CITY OF ANGLETON
CITY COUNCIL AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, JANUARY 14, 2025 AT 6:00 PM

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

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE CITY COUNCIL FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON TUESDAY, JANUARY 14, 2025, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

CITIZENS WISHING TO ADDRESS CITY COUNCIL

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

CEREMONIAL PRESENTATIONS

1. Presentation of employee service award.

CONSENT AGENDA

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

2. Discussion and possible action to approve Resolution No. 20250114-002 the surplus of two Angleton Fire Department vehicles.

3. Discussion and possible action to approve Ordinance No. 20250114-003 amending the Code of Ordinances, City of Angleton, Texas, Chapter 9, Garbage and Refuse Collection Rate; Revising and Providing for an Increase in the Rates to be charged for Solid Waste Collection; Providing for Repeal of Conflicting Ordinances.

4. Discussion and possible action on a Final Plat for Ashland Model Home Park clearing all referral agency conditions.

5. Discussion and possible action on a Final Plat for Ashland Section 1 to clear all conditions of the August 22, 2023 approval.

6. Discussion and possible action on a Final Plat for Ashland Section 2 to clear all conditions regarding referral agency approvals.

7. Discussion and possible action on the Final Plat of the Ashland Coral Haven Lane Street Dedication to clear all referral agency conditions.

8. Discussion and possible action on the Final Plat for Ashland Street Dedication Section 1 and Reserves to remove all conditions of the August 22, 2023 approval.

9. Discussion and possible action on the Final Plat of the Ashland Street Dedication Section 2 clearing all conditions of the August 22, 2023 approval.

10. Discussion and possible action on the Final Plat of the Ashland Street Dedication Section 3 to clear all conditions of the August 22, 2023 approval.

11. Discussion and possible action on a Final Plat for Ashland Development Water Plant to clear all conditions of the August 22, 2023 approval by Council.

12. Discussion and possible action on a Final Plat for Ashland Utility and Lift Station Reserve, for 0.23 acres of land, containing two reserves in one block for utility purposes, out of the Shubael Marsh Survey A-81 & A-82, Brazoria County, Texas as submitted by Ashton Gray Development to remove all referral agency conditions.

13. Discussion and possible action on the Final Plat for Ashland Development Wastewater Treatment Plant to clear all conditions of the August 22, 2023 approval by Council.

PUBLIC HEARINGS AND ACTION ITEMS

14. Conduct a public hearing, discussion, and possible action on Ordinance No. 20250114-014 approving a request to amend the Zoning Map from MFR-29, Multi-family Residential District to PD, Planned Development Overlay District, with a base LI- Light Industrial District for an RV/Boat parking use on approximately 2.359 acres (Part of Property ID: 171030), for property located at the rear of 105 Cemetery Rd., Angleton, Brazoria County, Texas.

15. Conduct a public hearing, discussion, and possible action on the proposed City of Angleton Comprehensive Fee Schedule as related to the User Fee Study.

REGULAR AGENDA

16. Update and discussion on road and drainage projects for Henderson Road Project, Street Bond Package III, and Texian Trail.

17. Update and discussion on the water bill contributions for retired firefighters and retired Emergency Management Service (EMS) volunteers.

18. Discussion and possible action to approve Resolution No. 20250114-018 consenting to the City of Angleton's participation in Texas Class Investment Pool consistent with Chapter 2256 of Texas Local Government Code and naming authorized signers.

19. Discussion and possible action on a year-to-date budget-to-actual report for the first quarter of Fiscal Year 2024-2025.

20. Discussion and possible action on a presentation of the Fiscal Year 2024 – 2025 budget book, findings, and development of a plan to balance budget.

21. Update and discussion on the Finance Director vacancy.

EXECUTIVE SESSION

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

22. Discussion and possible action on the deliberation of real property; pursuant to Section 551.072 of the Texas Government Code.

OPEN SESSION

The City Council will now adjourn Executive Session, reconvene into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

COMMUNICATIONS FROM MAYOR AND COUNCIL

ADJOURNMENT

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

CERTIFICATION

I, Michelle Perez, City Secretary, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Friday, January 10, 2025, by 6:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/S/ Michelle Perez
Michelle Perez, TRMC, CMC
City Secretary

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

AGENDA ITEM SUMMARY FORM

MEETING DATE: January 14, 2025

PREPARED BY: Colleen Martin

AGENDA CONTENT: Presentation of employee service award.

AGENDA ITEM SECTION: Ceremonial Presentation

BUDGETED AMOUNT:

FUNDS REQUESTED:

FUND:

EXECUTIVE SUMMARY:

Presentation of a five-year Service Award to Sgt. Carlos Cobos.

RECOMMENDATION:

Presentation of Service Awards.

AGENDA ITEM SUMMARY FORM

MEETING DATE: January 14, 2025

PREPARED BY: Neal Morton

AGENDA CONTENT: Discussion and possible action to approve the surplus of two Angleton Fire Department vehicles.

AGENDA ITEM SECTION: Consent Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

The Fire Department has two Ford F250 Trucks that we would like to surplus. One is our old PR truck owned by the City of Angleton and is a 2004 F250. The second is our Old Brush Truck, owned by the Angleton Volunteer Fire Fighters Association and is a 2008 Ford F350.

The fire department would like to submit both trucks to surplus auction at the next available opportunity.

RECOMMENDATION:

Approve the vehicles for surplus auction.

RESOLUTION NO. 20250114-002

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS (THE "CITY), DECLARING PROPERTY SURPLUS AND AUTHORIZING THE SALE OF SURPLUS PROPERTY (FIRE RESPONSE VEHICLES); PROVIDING AN EFFECTIVE DATE.

WHEREAS, The City of Angleton City Charter Section 2.01 provides the authority for the City to sell property it holds; and

WHEREAS, the City of Angleton Code of Ordinances, Chapter 2 Administration, Article 1 In General Section 2-4(b)(3) allows the city to auction property to which a legal title is attached and:

WHEREAS, Furnishings purchased by the City are considered "surplus property" which refers to personal property (new or used) that is not needed or required for the City's foreseeable needs but still has some usefulness for the purpose it was originally intended and may or may not have value. Tex. Gov. Code 2175.001(4); and

WHEREAS, the City of Angleton City Council in accordance with the Texas Government Code and the Angleton Code of Ordinances, Chapter 2 Administration, Article 1 In General, Sec. 2-4(b)(3), declares the fire response vehicles as described in the attachment to this Ordinance as Exhibit "A" surplus because the personal property (Fire Response Vehicles) possess some usefulness for the purpose for which it was intended.

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

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

SECTION 2. The property, Fire Response Vehicles, fully described in the attachment to this resolution as Exhibit "A" are declared surplus property as they are not needed or required for the needs of the Angleton Fire Department but may still have some usefulness; and

SECTION 3. City staff is authorized to sell the surplus property, Fire Response Vehicles, at public auction.

SECTION 4. That the meeting at which this resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code Chapter 551.

SECTION 5. This resolution shall be effective immediately upon passage.

PASSED AND APPROVED THIS THE 14TH DAY OF JANUARY 2025.

[SIGNATURE PAGE TO FOLLOW]

CITY OF ANGLETON, TEXAS:

_____
John Wright
Mayor

ATTEST:

_____
Michelle Perez, TRMC, CMC
City Secretary

EXHIBIT A

2005 Ford F-250
Estimated value of $3,500.00

FIRE PREVENTION IS OUR INTENTION
FIRE DEPT.
EST 1978
F250

FIRE PREVENTION IS OUR INTENTION
In God We Trust
FIRE DEPT
EST 1926

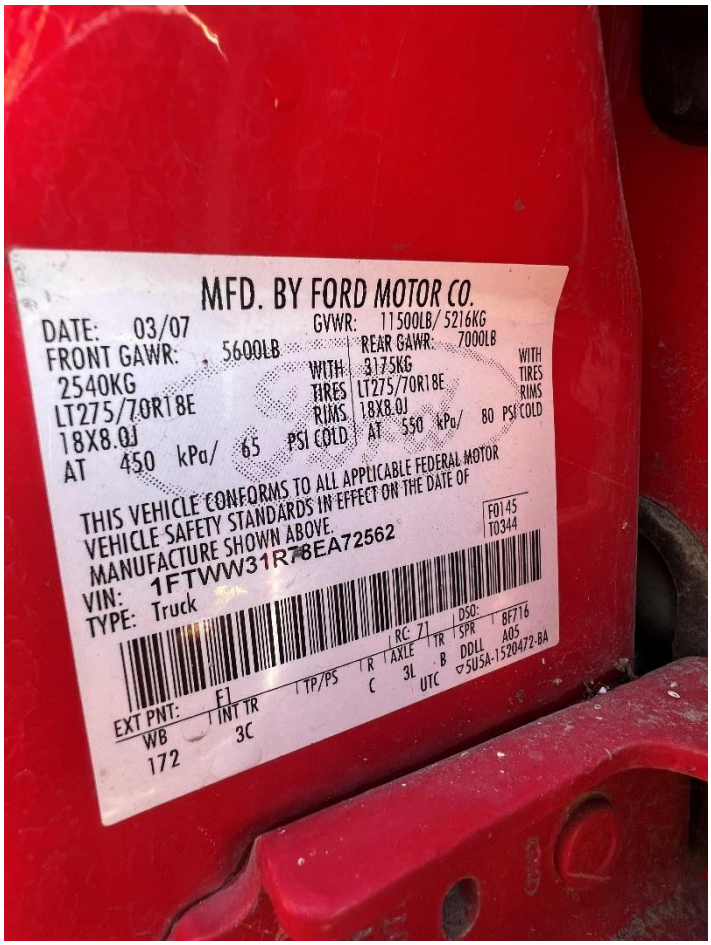
343
131•3370

MFD. BY FORD MOTOR CO.
DATE: 04/04
GVWR: 8800LB/ 3991KG
FRONT GAWR: 4550LB
REAR GAWR: 6084LB
WITH TIRES 2063KG LT235/85R16 RIMS 16X7.0K AT 380 kPa/55 PSI COLD
WITH TIRES 2759KG LT235/85R16 RIMS 16X7.0K AT 550 kPa/80 PSI COLD
THIS VEHICLE CONFORMS TO ALL APPLICABLE FEDERAL MOTOR VEHICLE SAFETY STANDARDS IN EFFECT ON THE DATE OF MANUFACTURE SHOWN ABOVE.
F0152
T0940
VIN: 1FTNW20P84ED29261
TYPE: TRUCK
EXT PNT: F1
INT TR GH
WB 156
TP/PS R 7
AXLE 31
RC 52
TR B
DSO: SPR KKPP
UTC
2U5A-1520472-AA

EXHIBIT A

2008 Ford F-350
Estimated value of $2,500.00

SUPER DUTY
TEXAS
131 3772


MFD. BY FORD MOTOR CO.
DATE: 03/07
GVWR: 11500LB/5216KG
FRONT GAWR: 5600LB
REAR GAWR: 7000LB
2540KG
WITH TIRES LT275/70R18E
WITH RIMS 18X8.0J
LT275/70R18E
18X8.0J
AT 450 kPa/ 65 PSI COLD
AT 550 kPa/ 80 PSI COLD
THIS VEHICLE CONFORMS TO ALL APPLICABLE FEDERAL MOTOR VEHICLE SAFETY STANDARDS IN EFFECT ON THE DATE OF MANUFACTURE SHOWN ABOVE.
VIN: 1FTWW31R78EA72562
TYPE: Truck
F0145
T0344
RC Z1
DSO: 8F716
SPR A05
AXLE TR B
DDLL 5U5A-1520472-BA
EXT PNT: F1
TP/PS R C
INT TR 3C
3L UTC
WB 172

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: January 14, 2025

PREPARED BY: Susie Hernandez and Chloe Campbell

AGENDA CONTENT: Discuss and Approve Ordinance Amending the Code of Ordinances, City of Angleton, Texas, Chapter 9, Garbage and Refuse Collection Rate; Revising and Providing for an Increase in the Rates to be charged for Solid Waste Collection; Providing for Repeal of Conflicting Ordinances.

AGENDA ITEM SECTION: Regular Agenda,

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

FUND: N/A

EXECUTIVE SUMMARY:

Section IXX Escalation Clause of the Contract with Waste Connections Inc. for garbage and trash collection allows annual increases or decreases in the 3rd Year of Agreement based on the Consumer Price Index (CPI-U) and All Urban Consumers, Garbage and Trash Collection with 45-day notice. On October 28, 2024 Waste Connections notified the City requesting a 2.6% increase. Council approved the increase at the December 10, 2024 meeting and passing/signing a ordinance is a requirement.

RECOMMENDATION:

Approve Ordinance Amending the Garbage and Refuse Collections Rates with adjustment/increase of 2.6% rate increase for the City customers.

ORDINANCE NO. 20250114-003

AN ORDINANCE AMENDING THE GARBAGE AND REFUSE RATE TABLES IN THE FEE SCHEDULE IN THE CONSOLIDATED SCHEDULE OF FEES OF THE CODE OF ORDINANCES OF THE CITY OF ANGLETON, TEXAS, REVISING AND PROVIDING FOR AN INCREASE IN THE RATES TO BE CHARGED FOR SOLID WASTE COLLECTION BY THE CITY OF ANGLETON; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR AN OPEN MEETINGS CLAUSE; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on January 01, 2018, the City Council of the City of Angleton granted to Waste Connections, Inc., a franchise, license and privilege to collect, haul and dispose of municipal solid waste within the corporate limits of the City; and

WHEREAS, on January 01, 2018, the City Council of the City of Angleton executed a service contract for the residential and commercial refuse and recycle with a term that ends December 31, 2027 and includes an escalation clause wherein the annual rates decrease or escalate at a rate equal to the rise or fall of the Consumer Price Index; and

WHEREAS, it is in the best interests of the public health, safety and welfare that this amendment to the garbage and refuse collection rates be effective February 1, 2025, and in the December 10, 2024 City Council meeting the City Council of Angleton approved the rates for 2025.

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

SECTION 1. That the matters and facts recited in the preamble are hereby found and determined to be true and correct.

SECTION 2. That Fee Schedule in the consolidated schedule of fees of the Code of Ordinances, City of Angleton, Texas, is hereby amended to reflect all water customers located within the city limits of the City of Angleton, Texas, shall pay the rates for solid waste collection as shown in Exhibit "A".

SECTION 3. That if any provision, section, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this Ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council of the City of Angleton in adopting, and of the Mayor in approving this Ordinance, that no portion hereof or provision or regulation contained herein shall

become inoperative or fail by reason of any unconstitutionality or invalidity of any portion, provision or regulation.

SECTION 4. That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 5. That the City Council has found and determined that the meeting at which this Ordinance is considered is open to the public and that notice thereof was given in accordance with the provisions of the Texas Open Meetings Act, Texas Government Code, Chapter 551, as amended, and that a quorum of the City Council was present.

SECTION 6. That this Ordinance shall become effective immediately upon its passage and approval, with new rates reflected in the utility bill due in February 2025.

PASSED AND APPROVED ON THIS THE 14TH DAY OF JANUARY 2025.

CITY OF ANGLETON, TEXAS:

_____
John Wright
Mayor

ATTEST:

_____
Michelle Perez, TRMC, CMC
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

EXHIBIT A - January 1, 2024

Customer Rates Charged for Solid Waste Collection
(Includes Franchise Fee or Processing Fee)

Rates for Section 9A - Residential	
Residential Monthly Cost	$23.10
Extra Trash Carts Monthly	$12.90
Extra Recycling Carts Monthly	$12.90

Rates for Section 9B - Hand Pick Commercial

90 Gallon Monthly Container Fee - Times picked up per week

	1 time	2 times	3 times	4 times
First Container	$29.00	$43.20	$57.40	$71.70
Each Additional Container	$15.40	$28.30	$41.00	$53.90
Replacement of carts due to negligence by customer			$66.70	each

Rates for Section 9C - Regular Commercial and Industrial

Front Loat Container Monthly Fee - Times picked up per week

	1 time	2 times	3 times	4 times	5 times	6 times	
Two Yard Container	$65.30	$113.60	$163.50	$211.90	$261.80	$320.10	
Three Yard Container	$88.10	$143.70	$199.20	$254.50	$310.10	$374.20	
Four Yard Container	$102.20	$164.90	$226.20	$288.80	$350.00	$421.20	
Six Yard Container	$133.60	$214.80	$303.10	$391.40	$479.50	$566.50	
Eight Yard Container	$156.30	$273.20	$391.40	$508.10	$626.30	$743.00	
Casters and Locking Devices		$9.80	per item per month				

	Front Load Compactor Service						Monthly
	1 time	2 times	3 times	4 times	5 times	6 times	Rental
Two Yard Container	$128.00	$224.70	$324.40	$421.20	$521.00	$637.70	$429.70
Three Yard Container	$173.50	$284.60	$395.50	$506.60	$617.70	$745.90	$429.70
Four Yard Container	$201.80	$327.20	$449.70	$575.00	$697.50	$839.80	$429.70
Six Yard Container	$264.60	$426.80	$603.40	$780.00	$956.50	$1,130.30	$429.70
Eight Yard Container	$310.10	$543.70	$780.00	$1,013.60	$1,250.00	$1,483.40	$429.70
Casters and Locking Devices		$9.80	per item per month				

EXHIBIT A CONTINUED – January 1, 2024

Customer Rates for Solid Waste Collection

(Rate charged to customer - includes Franchise Fee or Processing Fee)

Rates for Intermittent Commercial and Industrial

Front Load Container

	2 Yard	3 Yard	4 Yard	6 Yard	8 Yard
Each Extra Pick Up	$59.50	$62.40	$65.30	$71.00	$81.00
Delivery Charges and discontinued removals			$73.80		

Commercial Roll Off Container

	Delivery	Day Rental	Haul	Deposit
20 Yard	$145.00	$6.90	$379.80	none
30 Yard	$145.00	$6.90	$429.70	none
40 Yard	$145.00	$6.90	$465.40	none
Additional per ton for over 6 tons for all sizes			$31.20	

Compactor Service

	Delivery	Day Rental	Haul	Install	Deposit
28 Yard	$145.00	$19.20	$422.70	TBD	none
30 Yard	$145.00	$19.20	$444.00	TBD	none
35 Yard	$145.00	$19.20	$479.50	TBD	none
40 Yard	$145.00	$19.20	$444.00	TBD	none
42 Yard	$145.00	$26.10	$479.50	TBD	none

AGENDA ITEM SUMMARY FORM

MEETING DATE: January 14, 2025

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

AGENDA CONTENT: Discussion and possible action on a Final Plat for Ashland Model Home Park clearing all referral agency conditions.

AGENDA ITEM SECTION: Consent Agenda

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

FUND: None

EXECUTIVE SUMMARY: This is a request for approval of the Ashland Model Home Park Final Plat. The subject property consists of 3.46 acres, has nine (9) lots of varying sizes and is located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523. The development is subject to and is in compliance with the development agreement with the city.

The preliminary plat for Ashland Model Home Park was approved September 2022 then extension of the approval was granted in September 2023. Note that the Final Plat for Ashland Model Home Park was received but was tabled in November 14, 2023 due to referral agency conditions.

The Angleton Drainage District (ADD) has dropped their objection and deferring all the Drainage review to Brazoria County (Drainage District) with this new "Compromise and Settlement Agreement".

The MUD district is not required to meet the County Regulation standards for the collector and interior roads, referred to as "District" Roads. These roads will be platted and plan reviewed by the City. They will also be permitted by the City under the City Regulations. The maintenance and repairs will be done by the District until annexed into the City.

STAFF REVIEW:

The City Engineer has reviewed the submitted Final Plat for Ashland Model Home Park and has cleared all comments and the referral conditions have been satisfied by the LONO received from Brazoria County.

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

RECOMMENDATION:

The City Council should approve the Final Plat for Ashland Model Home Park.

META PLANNING + DESIGN
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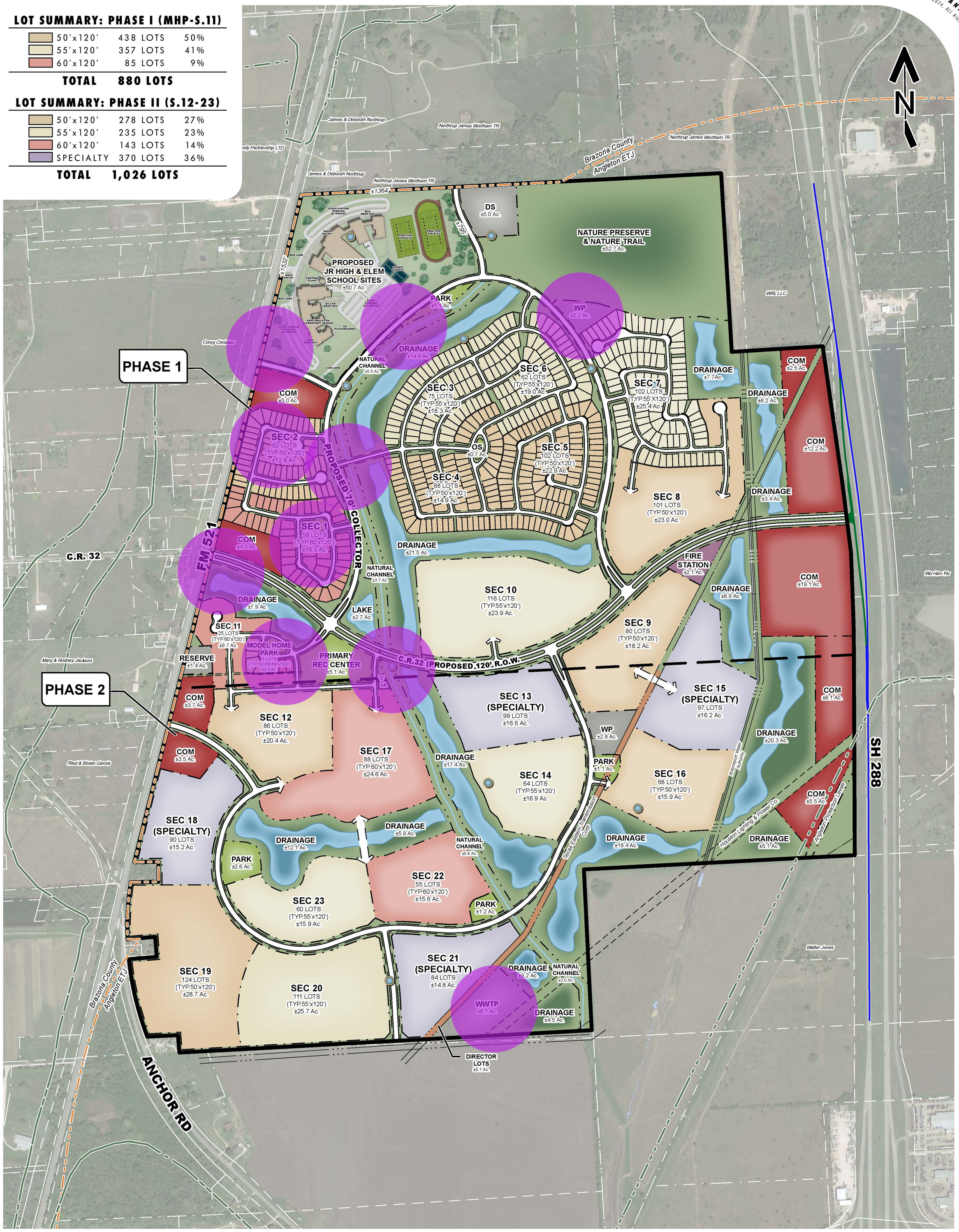
LOT SUMMARY: PHASE I (MHP-S.11)

50'x120'	438 LOTS	50%
55'x120'	357 LOTS	41%
60'x120'	85 LOTS	9%
TOTAL	**880 LOTS**	

LOT SUMMARY: PHASE II (S.12-23)

50'x120'	278 LOTS	27%
55'x120'	235 LOTS	23%
60'x120'	143 LOTS	14%
SPECIALTY	370 LOTS	36%
TOTAL	**1,026 LOTS**	



LAND USE ANALYSIS

RESIDENTIAL				**±433.0 Ac.**
SF	TYP. 50'x120'	716 LOTS	37.6%	±158.0 Ac.
SF	TYP. 55'x120'	592 LOTS	31.1%	±145.7 Ac.
SF	TYP. 60'x120'	228 LOTS	12.0%	±66.5 Ac.
MF	SPECIALTY - TYP. VARIES	370 LOTS	19.4%	±62.8 Ac.
TOTALS		**1,906 LOTS**		**±433.0 Ac.**
NON-RESIDENTIAL				**±116.4 Ac.**
COM	COMMERCIAL			±63.6 Ac.
ISD	PROPOSED SCHOOL SITE			±50.7 Ac.
FS	FIRE STATION			±2.1 Ac.

OPTION C

= WELL SITE

PARKS / RECREATION / OPEN SPACE			**±290.8 Ac.**
PARK	REC. CENTER & PARKS	(1.3%)	±11.8 Ac.
	DRAINAGE / DETENTION / CHANNEL	(19.4%)	±178.1 Ac.
	LEVEE	(0.5%)	±4.6 Ac.
	PRESERVATION AREA	(5.7%)	±52.7 Ac.
	PIPELINE EASEMENTS	(1.6%)	±15.0 Ac.
	LANDSCAPE / OPEN SPACE	(3.1%)	±28.6 Ac.
UTILITIES & EASEMENTS			**±20.8 Ac.**
	POWER EASEMENTS		±3.3 Ac.
DS	DRILL SITE		±5.0 Ac.
WP	WATER PLANT		±5.0 Ac.
WWTP	WASTEWATER TREATMENT PLANT		±6.1 Ac.
RES	RESERVE		±1.4 Ac.
CONSTRAINTS			**±55.9 Ac.**
	MAJOR THOROUGHFARES	(1.9%)	±17.4 Ac.
	COLLECTOR STREETS	(4.2%)	±38.5 Ac.
PROJECT TOTAL			**±916.9 Ac.**

a schematic development plan for

ASHLAND

±916.9 ACRES OF LAND

prepared for

ASHTON GRAY DEVELOPMENT

META PLANNING + DESIGN
24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 200 400 800

MTA-78006
MAY 20, 2024

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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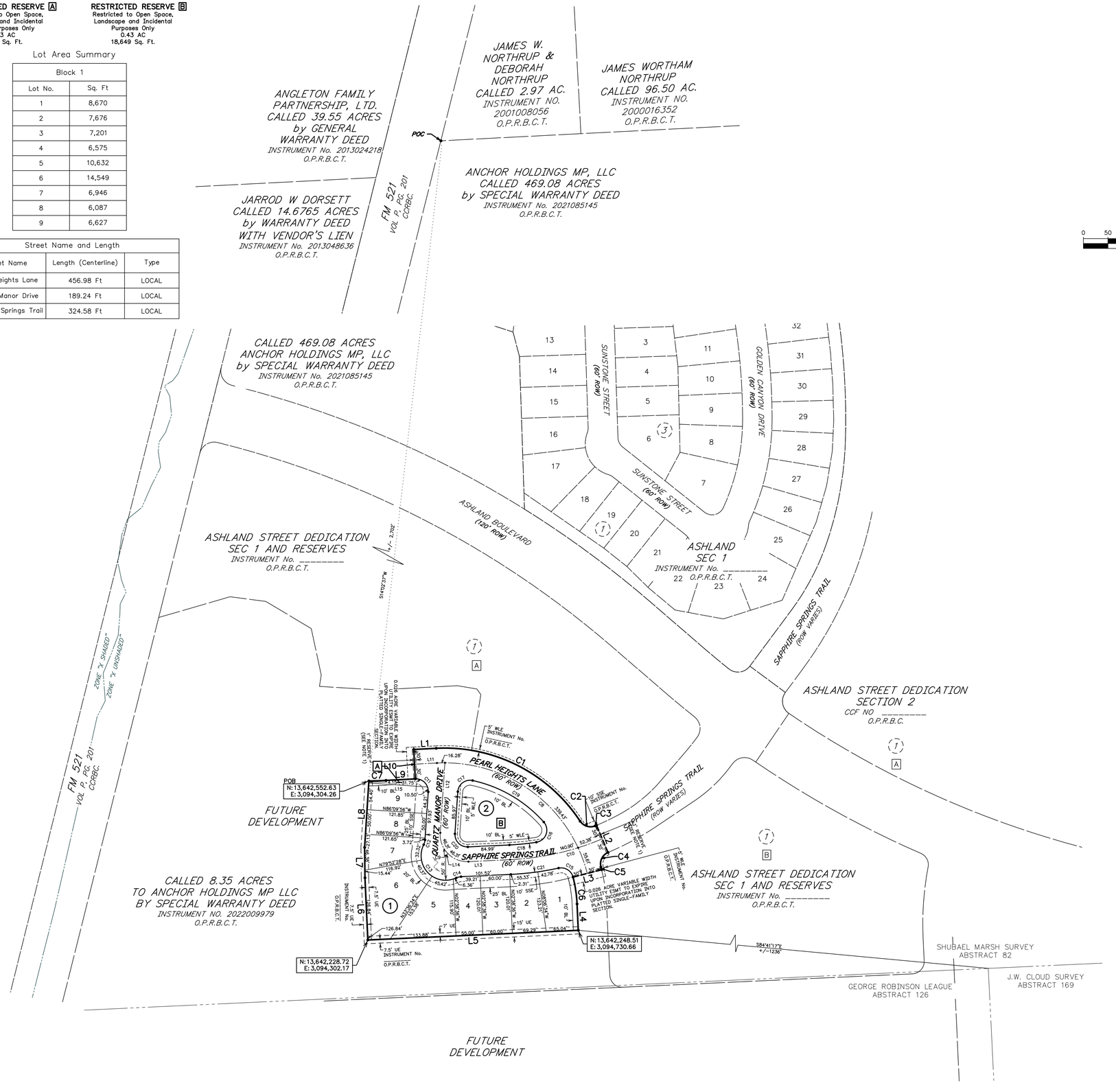
RESTRICTED RESERVE A
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.03 AC
1,143 Sq. Ft.

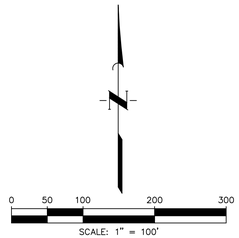
RESTRICTED RESERVE B
Restricted to Open Space, Landscape and Incidental Purposes Only
0.43 AC
18,649 Sq. Ft.

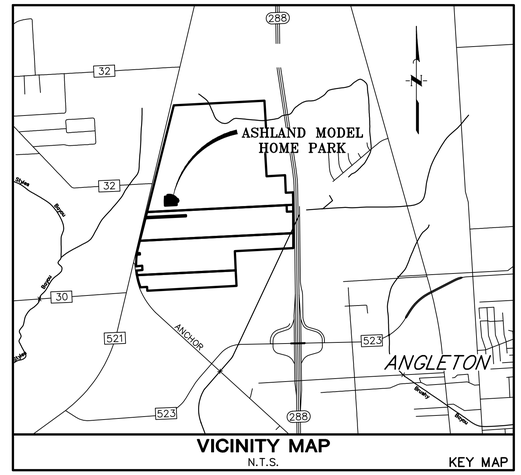
Lot Area Summary

Block 1	
Lot No.	Sq. Ft
1	8,670
2	7,676
3	7,201
4	6,575
5	10,632
6	14,549
7	6,946
8	6,087
9	6,627

Street Name and Length		
Street Name	Length (Centerline)	Type
Pearl Heights Lane	456.98 Ft	LOCAL
Quartz Manor Drive	189.24 Ft	LOCAL
Sapphire Springs Trail	324.58 Ft	LOCAL







Legend

AC	"Acres"
BL	"Building Line"
C.C.F.	"County Clerk's File"
CCRBC.	"County Clerk Records Brazoria County"
DE	"Drainage Easement"
Esm	"Easement"
FC	"Film Code"
IUP	"Incidental Utility Purposes"
O.P.R.B.C.T	"Official Public Records, Brazoria County, Texas"
No	"Number"
ROW	"Right-of-Way"
SSE	"Sanitary Sewer Easement"
Sq Ft	"Square Feet"
Stm SE	"Storm Sewer Easement"
Temp	"Temporary"
UE	"Utility Easement"
Vol _, Pg _	"Volume and Page"
WLE	"Waterline Easement"
(1)	"Block Number"
●	"Set 3/4-inch Iron Rod With Cap Stamped "Quiddity Eng. Property" as Per Certification"

General Notes
1. A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedicated being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. All building lines along street rights-of-way are as shown on the plat.
3. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.99987001?.
4. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
5. There are no pipelines or pipeline easements within the platted area shown hereon.
6. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (nad83), South Central Zone.
7. VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (nav88), Geoid 12b, based on Allterra's RTK Network, Stations HAGS_1012 and HCOG_14012.
8. These tracts lie within Zone "X" and Zone "X-Shaded" of the Flood Insurance Rate Map, Community Panel No. 485458, Map Number 48039C0430K, Panel 430, Suffix "K", dated December 30, 2020, for Brazoria County, Texas and incorporated areas.
9. All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
10. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
11. 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.
12. 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.
13. 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.
14. 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 where or not the application is reviewed for code compliance by the City Engineer.
15. 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.
16. Reserves A and B shall be owned and maintained by the Home Owners Association.
17. Incidental Utilities are including but not limited to the underground utility services.

FINAL PLAT OF ASHLAND MODEL HOME PARK

A SUBDIVISION OF 3.46 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEYS, A - 81 & 82

BRAZORIA COUNTY, TEXAS

9 LOTS 2 RESERVES 2 BLOCKS

DECEMBER 2024

OWNER
ANCHOR HOLDINGS MP, LC
101 PARKLANE BOULEVARD,
SUITE 102
SUGAR LAND, TEXAS 77478
281.912.3364

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

K:\16759\Client Management\FINAL PLATS\Model Park\ASHLAND MODEL HOME PARK-PLAT.dwg Dec 20,2024 - 11:11am CKJ

STATE OF TEXAS §

COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as ASHLAND MODEL HOME PARK, 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.

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 easments and public places thereon shown for the purpose and consideration therein expressed.

_____
Owner

_____
Duly Authorized Agent

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

_____
Print Name

My commission expires: _____

STATE OF TEXAS §

COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steven Jares, 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.

_____
Steven Jares
Registered Professional Land Surveyor
Texas Registration No 5317

STATE OF TEXAS §

COUNTY OF BRAZORIA §

That I, Darren J. McAfee, 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.

_____
Darren J. McAfee, PE
Professional Engineer 137808

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 3.46 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08 acre tract of land conveyed to Anchor Holdings by Special Warranty Deed recorded in Instrument No. 2021085145 of the Official Property Records of Brazoria County (OPRBC); said 3.46 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument at the northwest corner of a called 50.516 acre tract of land conveyed to Angleton Independent School District by Correction Special Warranty Deed recorded in Instrument No. 2023033483 OPRBC, being common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup recorded in Clerk's File No. 01-008056 OPRBC and being in the east right-of-way line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioner Court Records of Brazoria County, from which a found concrete monument being the southeast corner of a called 96.50 acre tract of land conveyed to James Wortham Northrup recorded in Instrument No. 00-016352 OPRBC bears North 87°05'19" East, 2947.41 feet;

THENCE, South 14°02'37" West, along the west line of said called 50.516 acre tract and said called 469.08 acre tract, being common with the east right-of-way line of said F.M. 521, 4023.24 feet to a point, from which a found 5/8-inch iron rod (with cap stamped "CBG") bears along the east line of said FM 521, South 14°02'37" West, 587.76 feet;

THENCE, South 75°57'23" East, 495.89 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the POINT OF BEGINNING of the herein described tract at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 780.00 feet, a central angle of 02°32'53", an arc length of 34.69 feet, and a long chord bearing North 88°17'00" East, with a chord length of 34.68 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, North 87°00'33" East, 60.01 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, North 02°59'27" West, 60.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, North 87°00'33" East, 45.65 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 330.00 feet, a central angle of 59°45'21", an arc length of 344.17 feet, and a long chord bearing South 63°06'46" East, with a chord length of 328.78 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a revere curve to the left;

THENCE, along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 79°12'04", an arc length of 34.56 feet, and a long chord bearing South 72°50'07" East, with a chord length of 31.87 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a compound curve to the left;

THENCE, along the arc of said compound curve to the left having a radius of 520.00 feet, a central angle of 00°20'32", an arc length of 3.11 feet, and a long chord bearing North 67°23'34" East, with a chord length of 3.11 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, South 22°46'42" East, 60.00 feet to a point at the beginning of a non-tangent curve to the left;
THENCE, along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 82°37'24", an arc length of 36.05 feet, and a long chord bearing South 25°54'36" West, with a chord length of 33.01 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 330.00 feet, a central angle of 00°58'07", an arc length of 5.58 feet, and a long chord bearing South 14°55'02" East, with a chord length of 5.58 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, South 75°34'02" West, 60.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 270.00 feet, a central angle of 11°47'21", an arc length of 55.55 feet, and a long chord bearing South 08°32'18" East, with a chord length of 55.46 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

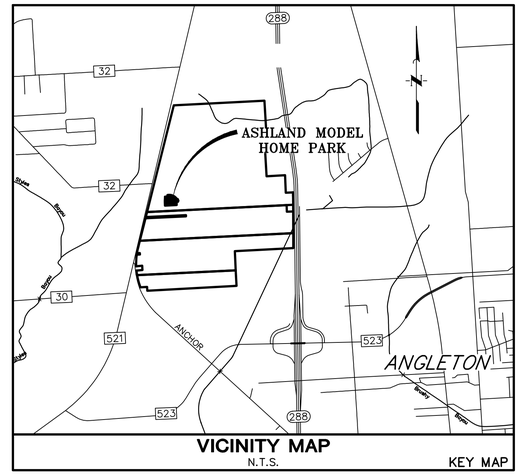
THENCE, South 02°38'38" East, 53.59 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, South 87°21'22" West, 429.00 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, North 02°38'38" West, 126.84 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, North 00°33'35" West, 61.83 feet to a set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, North 03°36'41" East, 135.68 feet to the POINT OF BEGINNING, CONTAINING 3.46 acres of land in Brazoria County, Texas.



VICINITY MAP
N.T.S. KEY MAP

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

_____
Chairman, Planning and Zoning Commission

_____
City Secretary

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

_____
Mayor

_____
City Secretary

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

_____,
Name

_____,
Title
On behalf of the Notary Public, State of Texas

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	330.00'	59°45'21"	344.17'	S63°06'46"E	328.78'	189.59'
C2	25.00'	79°12'04"	34.56'	S72°50'07"E	31.87'	20.68'
C3	520.00'	0°20'32"	3.11'	N67°23'34"E	3.11'	1.55'
C4	25.00'	82°37'24"	36.05'	S25°54'36"W	33.01'	21.97'
C5	330.00'	0°58'07"	5.58'	S14°55'02"E	5.58'	2.79'
C6	270.00'	11°47'21"	55.55'	S08°32'18"E	55.46'	27.88'
C7	780.00'	2°32'53"	34.69'	N88°17'00"E	34.68'	17.35'
C8	300.00'	78°33'28"	411.33'	N53°42'42"W	379.86'	245.36'
C9	55.00'	96°28'40"	92.61'	N44°24'16"W	82.05'	61.60'
C10	550.00'	20°08'06"	193.28'	N77°17'21"E	192.29'	97.65'
C11	25.00'	96°49'31"	42.25'	N44°34'41"W	37.40'	28.17'
C12	25.00'	23°04'26"	10.07'	N15°22'17"E	10.00'	5.10'
C13	50.00'	142°37'32"	124.46'	N44°24'16"W	94.73'	147.83'
C14	25.00'	23°04'26"	10.07'	N75°49'11"E	10.00'	5.10'
C15	25.00'	87°54'10"	38.35'	N58°23'03"W	34.70'	24.10'
C16	25.00'	122°55'43"	53.64'	N19°48'53"E	43.93'	45.98'
C17	25.00'	98°20'44"	42.91'	N53°00'26"E	37.83'	28.93'
C18	520.00'	6°04'39"	55.16'	N84°19'04"E	55.13'	27.61'
C19	270.00'	36°10'14"	170.45'	N59°44'05"W	167.63'	88.17'
C20	25.00'	96°28'40"	42.10'	N44°24'16"W	37.30'	28.00'
C21	580.00'	9°41'32"	98.11'	N82°30'38"E	98.00'	49.17'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°00'33"E	45.65'
L2	S22°46'42"E	60.00'
L3	S75°34'02"W	60.00'
L4	S02°38'38"E	53.59'
L5	S87°21'22"W	429.00'
L6	N02°38'38"W	126.84'
L7	N00°33'35"W	61.83'
L8	N03°36'41"E	135.68'
L9	N87°00'33"E	60.01'
L10	N02°59'27"W	60.00'
L11	N87°00'33"E	45.65'
L12	N03°50'04"E	142.94'
L13	N87°21'24"E	84.99'
L14	N45°35'44"E	6.56'
L15	S86°09'56"E	119.89'

FINAL PLAT OF ASHLAND MODEL HOME PARK

A SUBDIVISION OF 3.46 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEYS, A - 81 & 82
BRAZORIA COUNTY, TEXAS

9 LOTS 2 RESERVES 2 BLOCKS

DECEMBER 2024

OWNER
ANCHOR HOLDINGS MP, LC
101 PARKLANE BOULEVARD,
SUITE 102
SUGAR LAND, TEXAS 77478
281.912.3364

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10065100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

K:\16759\Client Management\FINAL PLATS\Model Park\ASHLAND MODEL HOME PARK-PLAT.dwg Dec 20,2024 - 11:11am CKJ

November 15, 2024

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

Re: On-Going Services
Ashland Model Home Park Construction Plans – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10391496

Dear Mr. Spriggs:

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

Construction Plans

1. Respective Authority Approvals shall be coordinated and received prior to construction. This includes but is not limited to Brazoria County and TxDOT.
2. The storm pipe material within the planset was previously designed using reinforced concrete pipe and has changed to "HP Storm Pipe" with the most recent submittals. Request for the use of this pipe material alternative was recently coordinated through the City in which use of the pipe would be allowed subject to the installation being performed per standard specifications designated by TxDOT. A formal request shall be made in writing for use of the pipe in other concurrent and future sections within the subdivision.

HDR takes no objection to the proposed Ashland Model Home Park Construction Plans with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.

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

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10391496)

Attachments

hdrinc.com 4828 Loop Central Drive, Suite 700, Houston, TX 77081-2220
T (713) 622-9264 F (713) 622-9265
Texas Registered Engineering Firm F-754

CONSTRUCTION
OF
ASHLAND MODEL HOME PARK
FOR
BRAZORIA COUNTY
MUNICIPAL UTILITY DISTRICT NO. 82

INDEX OF DRAWINGS

TITLE

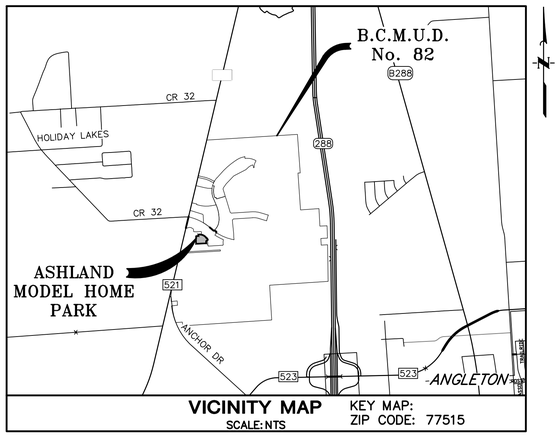
1	COVER SHEET & INDEX	
2	GENERAL CONSTRUCTION NOTES	
3	MODEL HOME PARK PLAT	
4	GENERAL CONSTRUCTION LAYOUT–WATER & SEWER	
5	GENERAL CONSTRUCTION LAYOUT–PAVING & DRAINAGE	
6	GENERAL CONSTRUCTION LAYOUT–SIGNS & BARRICADES	
7	GENERAL CONSTRUCTION LAYOUT–STORM WATER POLLUTION PREVENTION PLAN	
8	GENERAL CONSTRUCTION LAYOUT–GRADING PLAN	
9	DRAINAGE CALCULATIONS	

PLAN & PROFILE

10	SAPPHIRE SPRINGS TRAIL	STA. 0+00.00 TO 5+24.58
11	QUARTZ MANOR DRIVE	STA 0+00.00 TO 3+89.24
12	PEARL HEIGHTS LANE	STA 0+00.00 TO 6+56.98
13	OUTFALL	STA 0+00.00 TO 2+55.30

DETAILS

14	STORM WATER POLLUTION PREVENTION PLAN DETAILS
15	SANITARY SEWER & WATER DETAILS
16	STORM WATER DRAINAGE DETAILS
17	PAVEMENT DETAILS
18	MISCELLANEOUS DETAILS



NOTE: THIS PROJECT IS LOCATED IN CITY OF ANGLETON ETJ IN BRAZORIA COUNTY

FIRM
FLOOD INSURANCE RATE MAP 485458
PANEL 430
MAP NUMBER 48039C0430K
DATED DECEMBER 30, 2020
THIS SITE IS IN ZONE "X–SHADED"

ONE–CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG
(713) 223–4567 (In Houston)
(New Statewide Number Outside Houston)
1–800–545–6005
– OR –
TEXAS811 (DIG TESS): 1–800–344–8377
– OR –
LONE STAR NOTIFICATION CENTER: 1–800–669–8344
CALL AT LEAST 2 WORKING DAYS (48 HOURS) BEFORE YOU DIG

PROPERTY OWNER AND/OR DEVELOPER OR HIS ENGINEER WILL NOTIFY THE COUNTY ENGINEER'S OFFICE AND THE APPLICABLE DRAINAGE DISTRICT BY LETTER AT LEAST SEVEN (7) DAYS PRIOR TO CONSTRUCTION OF IMPROVEMENTS BEGINNING. CONTRACTOR SHALL PROVIDE A MINIMUM OF 24 HOURS ADVANCE NOTICE TO COUNTY ENGINEER, OF EACH DAY'S CONSTRUCTION. FAILURE TO DO SO MAY RESULT IN REJECTION, BY COUNTY, FOR ACCEPTANCE AND MAINTENANCE. INSPECTIONS SHALL BE SCHEDULED ON NORMAL COUNTY WORKING DAYS MONDAY THROUGH FRIDAY.

OWNER/DEVELOPER INFO

ANCHOR HOLDINGS MP, LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TX 77478

GENERAL NOTES

1. Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of their submittal, whether or not the application is reviewed for Code compliance by the City Engineer.
2. All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Design Engineer.

PROPERTY INFORMATION

WATERSHED: OYSTER CREEK

THERE ARE NO PROPOSED VARIANCES/WAIVERS FROM THE LDC OR THE ACM

NOVEMBER 2024

JOB NO. 16759–0010–12

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
601 Northwest Loop 410, Suite 453•San Antonio, Texas 78216•210.494.5511

ASHLAND MODEL HOME PARK
A SUBDIVISION OF 3.46 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEYS, A–81 & 82, BRAZORIA COUNTY, TEXAS

I, Darren J. McAfee, a Professional Engineer licensed in the State of Texas, do hereby certify that these plans were prepared under my supervision to meet or exceed the specifications and requirements of Fort Bend County, Texas.

Darren J. McAfee, P.E. — 11/11/2024 Date

STATE OF TEXAS · DARREN J. MCAFEE · 137808 · LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REVISIONS	APP

ASHLAND MODEL HOME PARK

© 2023 Quiddity

K:\16759\16759–0010–12 Ashland – Phase 1A – WS&D\2 Design Phase\CAD\Plans\Model Home Park\100 – Cover – 16759–0010–12 MHP.dwg Nov 11,2024 – 10:51am JWS

CITY OF ANGLETON GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ANGLETON CONSTRUCTION MANUAL (ACM) AND LAND DEVELOPMENT CODE, HEREAFTER REFERRED TO THE ACM AND THE LDC.
2. APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, ADEQUACY, AND COMPLIANCE OF THE SUBMITTED PLANS.
3. ALL RESPONSIBILITY FOR THE PLANS RESTS ON DESIGN ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY AND ACCURACY OF THE DESIGN ENGINEER.
4. DESIGNS SHALL BE IN COMPLETE COMPLIANCE WITH THE LDC AND THE ACM. ANY WAIVER, DEVIATION, VARIANCE, OR EXCEPTION FROM ANY SPECIFIC REQUIREMENT(S) OF THE LDC OR ACM THAT WERE NOT EXPRESSLY REQUESTED WHEN PLANS ARE SUBMITTED, SHALL NOT BE CONSTRUED TO HAVE BEEN GRANTED IF PLANS ARE APPROVED. IT IS THE RESPONSIBILITY OF THE ENGINEER TO MAKE SUCH A WAIVER PROACTIVELY WHEN PLANS ARE SUBMITTED.
5. A MINIMUM OF TWO EXISTING BENCHMARKS SHOULD BE SHOWN ON THE PLANS. IN ADDITION, TWO PERMANENT BENCHMARKS PER SUBDIVISION SHALL BE INSTALLED IN EACH NEW SUBDIVISION TO INCLUDE DESCRIPTION, LOCATION, AND ELEVATION AND TIE TO CITY STANDARDS.
6. CAST BRONZE SURVEY MARKERS SHALL BE PLACED IN CONCRETE IN PERMANENT, ACCESSIBLE LOCATIONS AT THE TIME OF CONSTRUCTION. THE LOCATIONS OF THE MARKERS SHALL BE INDICATED ON THE CONSTRUCTION PLANS. A MINIMUM OF ONE MARKER SHALL BE PLACED FOR EACH 20 ACRES OF THE PROJECT.
7. PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY, THE DEVELOPER'S CONSULTING ENGINEER, CONTRACTOR, AND ANY OTHER AFFECTED PARTIES. THE CITY SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE TIME OF THE CONFERENCE AND 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
8. THE CONTRACTOR SHALL PROVIDE THE CITY A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
9. BARRICADES, BUILT TO CITY SPECIFICATIONS, SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.
10. IF BLASTING IS PLANNED, A BLASTING PERMIT MUST BE SECURED PRIOR TO COMMENCEMENT OF ANY BLASTING.
11. ANY EXISTING PAVEMENT, CURBS, AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE SUBDIVISION.
12. THE LOCATION OF ANY WATER OR WASTEWATER LINES SHOWN ON THE PLANS MUST BE VERIFIED BY THE PUBLIC WORKS DEPARTMENT.
13. USE ONE CALL UTILITY SYSTEM: DIAL 1-800-344-8377, 48 HOURS BEFORE YOU DIG.
14. ALL STORM SEWER PIPES TO BE CLASS III RCP UNLESS NOTED OTHERWISE.

CITY OF ANGLETON SPECIAL NOTES:

1. THE SUBGRADE MATERIAL IN ASHLAND WAS TESTED BY TOLUNAY-WONG ENGINEERS GEOTECHNICAL LABORATORY ON 06/06/2022 AND THE STREET SECTION DESIGNED ACCORDING TO THE LDC AND ACM.
2. CONSTRUCTED STREET SECTIONS SHALL SHOW THE FOLLOWING:

   PROVIDE STREET NAMES, WIDTH OF R.O.W., OR OTHER METHODS TO IDENTIFY PROPOSED DESIGN OF DIFFERENT PAVEMENT THICKNESS. IN WRITING OR GRAPHICALLY, DESCRIBE THE STREET SECTION(S) TO BE CONSTRUCTED.

   MANHOLE FRAMES, COVERS, AND WATER VALVE COVERS WILL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY A QUALIFIED CONTRACTOR WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.

   CROWNS OF INTERSECTING STREETS WILL CULMINATE IN A DISTANCE OF 40' FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED. INLETS ON THE INTERSECTING STREET SHALL NOT BE CONSTRUCTED WITHIN 40 FEET OF THE VALLEY GUTTER, UNLESS OTHERWISE NOTED.

   PRIOR TO FINAL ACCEPTANCE OF A STREET OUTSIDE THE CITY LIMITS, STREET NAME SIGNS CONFORMING TO COUNTY STANDARDS SHALL BE INSTALLED BY DEVELOPER.

   SIDEWALK REQUIREMENTS (GIVE STREET NAME AND LOCATION OF REQUIRED SIDEWALK, I.E., NORTH, SOUTH, EAST, OR WEST SIDE.

   A CURB LAY DOWN WHERE REQUIRED WHEN ALL POINTS OF SIDEWALKS INTERSECTS CURBS.

   INSIDE THE CITY LIMITS, SIDEWALKS SHALL BE COMPLETED PRIOR TO ACCEPTANCE OF ANY DRIVEWAY APPROACHES AND /OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHEN OUTSIDE THE CITY LIMITS, A LETTER OF CREDIT MAY BE POSTED OR OTHER SUITABLE FINANCIAL ARRANGEMENTS MAY BE MADE TO ENSURE CONSTRUCTION OF THE SIDEWALKS. IN EITHER CASE, SIDEWALKS ADJACENT TO" COMMON AREAS", PARKWAYS, OR OTHER LOCATIONS ON WHICH NO BUILDING CONSTRUCTION WILL TAKE PLACE, MUST BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE OF THE SUBDIVISION.

   A LICENSE AGREEMENT FOR LANDSCAPING MAINTENANCE AND IRRIGATION IN STREET R.O.W. SHALL BE EXECUTED BY THE DEVELOPER IN PARTY WITH THE CITY PRIOR TO FINAL ACCEPTANCE.

CITY OF ANGLETON STANDARD CONSTRUCTION SEQUENCING:

1. CALL THE CITY 48 HOURS PRIOR TO BEGINNING ANY WORK AND SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY AND ALL AFFECTED UTILITY PROVIDERS, THE GENERAL CONTRACTOR, THE DEVELOPER AND THE DEVELOPER'S ENGINEER.
2. OBTAIN A DEVELOPMENT PERMIT FROM THE CITY.
3. PROVIDE THE CITY WITH EVIDENCE ALL TCEQ LICENSES AND REQUIREMENTS ARE UP TO DATE.
4. INSTALL TEMPORARY EROSION CONTROLS AND TREE PROTECTION FENCING PRIOR TO ANY CLEARING AND GRUBBING. NOTIFY THE CITY WHEN INSTALLED.
5. ROUGH-CUT ALL REQUIRED OR NECESSARY PONDS. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF ANY EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A LOW-LEVEL OUTLET AND AN EMERGENCY OVERFLOW MEETING THE REQUIREMENTS OF THE LDC. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL FINAL RESTORATION IS ACHIEVED.
6. DELIVER APPROVED ROUGH-CUT SHEETS TO THE CITY ENGINEER PRIOR TO CLEARING AND GRUBBING.
7. ROUGH GRADE STREETS. NO DEVELOPMENT OF EMBANKMENT WILL BE PERMITTED AT THIS TIME.
8. INSTALL ALL UTILITIES TO BE LOCATED UNDER THE PROPOSED PAVEMENT OR WITHIN THE ROAD RIGHT-OF-WAY.
9. DELIVER STORM SEWER CUT SHEETS TO THE CITY ENGINEER.
10. BEGIN INSTALLATION OF STORM SEWER LINES. UPON COMPLETION, RESTORE AS MUCH DISTURBED AREA AS POSSIBLE, PARTICULARLY CHANNELS AND LARGE OPEN AREAS.
11. DELIVER FINAL GRADE CUT SHEETS TO THE CITY ENGINEER.
12. RE-GRADE STREETS TO SUB-GRADE.
13. ENSURE THAT UNDERGROUND UTILITY CROSSINGS ARE COMPLETED. LAY 1ST-COURSE BASE MATERIAL ON STREETS.
14. INSTALL CURB AND GUTTER.
15. LAY FINAL BASE COURSE ON ALL STREETS.
16. LAY ASPHALT.
17. COMPLETE FINAL GRADING AND RESTORATION OF DETENTION, SEDIMENTATION / FILTRATION PONDS.
18. COMPLETE PERMANENT EROSION CONTROL AND RESTORATION OF SITE VEGETATION.
19. REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROLS.
20. COMPLETE ANY NECESSARY FINAL DRESS UP OF AREAS DISTURBED.

TCEQ WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES

1. THIS WATER DISTRIBUTION SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 290 SUBCHAPTER D. WHEN CONFLICTS ARE NOTED WITH LOCAL STANDARDS, THE MORE STRINGENT REQUIREMENT SHALL BE APPLIED. AT A MINIMUM, CONSTRUCTION FOR PUBLIC WATER SYSTEMS MUST ALWAYS MEET TCEQ'S "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS."
2. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)/NSF INTERNATIONAL STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI [§290.44(A)(1)].
3. PLASTIC PIPE FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NSF INTERNATIONAL SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 150 PSI OR A STANDARD DIMENSION RATIO OF 26 OR LESS [§290.44(A)(2)].
4. NO PIPE WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE IN ANY PUBLIC DRINKING WATER SUPPLY [§290.44(A)(3)].
5. ALL WATER LINE CROSSINGS OF WASTEWATER MAINS SHALL BE PERPENDICULAR [§290.44(E)(4)(B)].
6. WATER TRANSMISSION AND DISTRIBUTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. HOWEVER, THE TOP OF THE WATER LINE MUST BE LOCATED BELOW THE FROST LINE AND IN NO CASE SHALL THE TOP OF THE WATER LINE BE LESS THAN 24 INCHES BELOW GROUND SURFACE [§290.44(A)(4)].
7. THE MAXIMUM ALLOWABLE LEAD CONTENT OF PIPES, PIPE FITTINGS, PLUMBING FITTINGS, AND FIXTURES IS 0.25 PERCENT [§290.44(B)].
8. THE CONTRACTOR SHALL INSTALL APPROPRIATE AIR RELEASE DEVICES WITH VENT OPENINGS TO THE ATMOSPHERE COVERED WITH 16-MESH OR FINER, CORROSION RESISTANT SCREENING MATERIAL OR AN ACCEPTABLE EQUIVALENT [§290.44(D)(1)].
9. THE CONTRACTOR SHALL NOT PLACE THE PIPE IN WATER OR WHERE IT CAN BE FLOODED WITH WATER OR SEWAGE DURING ITS STORAGE OR INSTALLATION [§290.44(F)(1)].
10. WHEN WATERLINES ARE LAID UNDER ANY FLOWING OR INTERMITTENT STREAM OR SEMI-PERMANENT BODY OF WATER THE WATERLINE SHALL BE INSTALLED IN A SEPARATE WATERTIGHT PIPE ENCASEMENT. VALVES MUST BE PROVIDED ON EACH SIDE OF THE CROSSING WITH FACILITIES TO ALLOW THE UNDERWATER PORTION OF THE SYSTEM TO BE ISOLATED AND TESTED [§290.44(F)(2)].
11. PURSUANT TO 30 TAC §290.44(A)(5), THE HYDROSTATIC LEAKAGE RATE SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY THE MOST CURRENT AWWA FORMULAS FOR PVC PIPE, CAST IRON AND DUCTILE IRON PIPE. INCLUDE THE FORMULAS IN THE NOTES ON THE PLANS.
    - THE HYDROSTATIC LEAKAGE RATE FOR POLYVINYL CHLORIDE (PVC) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-605 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE;

      WHERE:
      - Q = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
      - L = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
      - D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
      - P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).
    - THE HYDROSTATIC LEAKAGE RATE FOR DUCTILE IRON (DI) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-600 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE;

      WHERE:
      - L = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
      - S = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
      - D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
      - P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).
12. THE CONTRACTOR SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE IN ALL DIRECTIONS OF NINE FEET BETWEEN THE PROPOSED WATERLINE AND WASTEWATER COLLECTION FACILITIES INCLUDING MANHOLES. IF THIS DISTANCE CANNOT BE MAINTAINED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROJECT ENGINEER FOR FURTHER DIRECTION. SEPARATION DISTANCES, INSTALLATION METHODS, AND MATERIALS UTILIZED MUST MEET §290.44(E)(1)-(4).
13. THE SEPARATION DISTANCE FROM A POTABLE WATERLINE TO A WASTEWATER MAIN OR LATERAL MANHOLE OR CLEANOUT SHALL BE A MINIMUM OF NINE FEET. WHERE THE NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE POTABLE WATERLINE SHALL BE ENCASED IN A JOINT OF AT LEAST 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE-FOOT INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHALL BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEALANT [§290.44(E)(5)].
14. FIRE HYDRANTS SHALL NOT BE INSTALLED WITHIN NINE FEET VERTICALLY OR HORIZONTALLY OF ANY WASTEWATER LINE, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE REGARDLESS OF CONSTRUCTION [§290.44(E)(6)].
15. SUCTION MAINS TO PUMPING EQUIPMENT SHALL NOT CROSS WASTEWATER MAINS, WASTEWATER LATERALS, OR WASTEWATER SERVICE LINES. RAW WATER SUPPLY LINES SHALL NOT BE INSTALLED WITHIN FIVE FEET OF ANY TILE OR CONCRETE WASTEWATER MAIN, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE [§290.44(E)(7)].
16. WATERLINES SHALL NOT BE INSTALLED CLOSER THAN TEN FEET TO SEPTIC TANK DRAINFIELDS [§290.44(E)(8)].
17. THE CONTRACTOR SHALL DISINFECT THE NEW WATERLINES IN ACCORDANCE WITH AWWA STANDARD C-651-14 OR MOST RECENT, THEN FLUSH AND SAMPLE THE LINES BEFORE BEING PLACED INTO SERVICE. SAMPLES SHALL BE COLLECTED FOR MICROBIOLOGICAL ANALYSIS TO CHECK THE EFFECTIVENESS OF THE DISINFECTION PROCEDURE WHICH SHALL BE REPEATED IF CONTAMINATION PERSISTS. A MINIMUM OF ONE SAMPLE FOR EACH 1,000 FEET OF COMPLETED WATERLINE WILL BE REQUIRED OR AT THE NEXT AVAILABLE SAMPLING POINT BEYOND 1,000 FEET AS DESIGNATED BY THE DESIGN ENGINEER [§290.44(F)(3)].
18. DECHLORINATION OF DISINFECTING WATER SHALL BE IN STRICT ACCORDANCE WITH CURRENT AWWA STANDARD C655-09 OR MOST RECENT.

TEXAS COMMISSION OF ENVIRONMENTAL QUALITY ORGANIZED SEWAGE COLLECTION SYSTEM GENERAL CONSTRUCTION NOTES

1. THIS ORGANIZED SEWAGE COLLECTION SYSTEM (SCS) MUST BE CONSTRUCTED IN ACCORDANCE WITH 30 1. TEXAS ADMINISTRATIVE CODE (TAC) §213.5(C), THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ) EDWARDS AQUIFER RULES AND ANY LOCAL GOVERNMENT STANDARD SPECIFICATIONS.
2. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE PRESIDING TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:
   - THE NAME OF THE APPROVED PROJECT;
   - THE ACTIVITY START DATE; AND
   - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
3. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
4. SEWER LINES LOCATED WITHIN OR CROSSING THE 5-YEAR FLOODPLAIN OF A DRAINAGE WAY WILL BE PROTECTED FROM INUNDATION AND STREAM VELOCITIES WHICH COULD CAUSE EROSION AND SCOURING OF BACKFILL. THE TRENCH MUST BE CAPPED WITH CONCRETE TO PREVENT SCOURING OF BACKFILL, OR THE SEWER LINES MUST BE ENCASED IN CONCRETE. ALL CONCRETE SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES.
5. WHERE WATER LINES AND NEW SEWER LINE ARE INSTALLED WITH A SEPARATION DISTANCE CLOSER THAN NINE FEET (I.E., WATER LINES CROSSING WASTEWATER LINES, WATER LINES PARALLELING WASTEWATER LINES, OR WATER LINES NEXT TO MANHOLES) THE INSTALLATION MUST MEET THE REQUIREMENTS OF 30 TAC §217.53(D) (PIPE DESIGN) AND 30 TAC §290.44(E) (WATER DISTRIBUTION).
6. TRENCHING, BEDDING AND BACKFILL MUST CONFORM WITH 30 TAC §217.54. THE BEDDING AND BACKFILL FOR FLEXIBLE PIPE MUST COMPLY WITH THE STANDARDS OF ASTM D-2321, CLASSES IA, IB, II OR III. RIGID PIPE BEDDING MUST COMPLY WITH THE REQUIREMENTS OF ASTM C 12 (ANSI A 106.2) CLASSES A, B OR C.
7. SEWER LINES MUST BE TESTED FROM MANHOLE TO MANHOLE. WHEN A NEW SEWER LINE IS CONNECTED TO AN EXISTING STUB OR CLEAN-OUT, IT MUST BE TESTED FROM EXISTING MANHOLE TO NEW MANHOLE. IF A STUB OR CLEAN-OUT IS USED AT THE END OF THE PROPOSED SEWER LINE, NO PRIVATE SERVICE ATTACHMENTS MAY BE CONNECTED BETWEEN THE LAST MANHOLE AND THE CLEANOUT UNLESS IT CAN BE CERTIFIED AS CONFORMING WITH THE PROVISIONS OF 30 TAC §213.5(C)(3)(E).
8. ALL SEWER LINES MUST BE TESTED IN ACCORDANCE WITH 30 TAC §217.57.
9. ALL MANHOLES MUST BE TESTED TO MEET OR EXCEED THE REQUIREMENTS OF 30 TAC §217.58.

UTILITY CONSTRUCTION NOTES:

1. CONSTRUCTION OF WATER, SANITARY SEWER, AND STORM DRAINAGE FACILITIES SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF ANGLETON STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED IN THE PLANS.
2. WHEN TRENCH CONDITION WARRANTS THE USE OF DEWATERING SYSTEMS, THEIR USE SHALL BE REQUESTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
3. CONTRACTOR SHALL REMOVE ALL MUD, DIRT AND DEBRIS DEPOSITED OR DROPPED ON EXISTING PAVEMENT DUE TO HIS CONSTRUCTION ACTIVITY DAILY. MATERIAL THAT IS HAZARDOUS TO TRAFFIC SHALL BE REMOVED IMMEDIATELY.
4. CONTRACTOR SHALL PROTECT ALL TREES ADJACENT TO WORK AREA. NO TREES SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFEGUARDING AND PROTECTING ALL MATERIAL AND EQUIPMENT STORED ON THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF MATERIALS IN A SAFE AND WORKMANLIKE MANNER TO PREVENT INJURIES, DURING AND AFTER WORKING HOURS, UNTIL PROJECT ACCEPTANCE.
6. THE CONTRACTOR SHALL PROVIDE SHEETING, SHORING AND BRACING NECESSARY TO PROTECT WORKMEN AND EXISTING UTILITIES DURING ALL PHASES OF CONSTRUCTION, AS MAY BE REQUIRED BY O.S.H.A., FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES.
7. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO THE EXISTING PUBLIC OR PRIVATE UTILITY LINES, INCLUDING, BUT NOT LIMITED TO, WATER LINES, WASTEWATER COLLECTION SYSTEMS, STORM SEWERS, BACKSLOPE INTERCEPTORS, IRRIGATION LINES, ELECTRICAL LINES, AND MATERIAL AND PROPERTY DAMAGES DURING CONSTRUCTION. ALL DAMAGES, RELOCATION, OR REPLACEMENT OF EXISTING UTILITIES SHALL BE REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS, DETAILS, AND REQUIREMENTS OF THE UTILITY'S OWNER.
8. THE CONTRACTOR SHALL RETURN ALL EXISTING PAVING AND DRIVEWAYS TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER UNLESS OTHERWISE NOTED OR SPECIFICALLY CALLED OUT AS A PAY ITEM.

WATER MAIN CONSTRUCTION NOTES:

1. ALL WATER MAIN PIPE SHALL BE BLUE AND INCLUDE TRACER WIRE IN THE SAME TRENCH AND ABOVE THE WATER MAIN AND IN GATE VALVES.
2. ALL WATER MAIN PIPING SHALL HAVE A MINIMUM COVER OF FOUR (4) FEET BELOW FINISHED GROUND UNLESS OTHERWISE NOTED.
3. ALL PROPOSED 4-INCH TO 12-INCH WATER MAINS SHALL BE POLYVINYL CHLORIDE PIPE (PVC) C900, DR 18.
4. ALL WATER MAIN PIPE SHALL BE BANK SAND BEDDED AND BACKFILLED.
5. ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED IN AN APPROVED MANNER IN ACCORDANCE WITH CITY OF ANGLETON STANDARD SPECIFICATIONS.
6. MAINTAIN 12-INCH MINIMUM VERTICAL CLEARANCE BETWEEN ALL STORM SEWERS AND CULVERTS UNLESS OTHERWISE NOTED.
7. SANITARY FACILITY CLEARANCES TO POTABLE WATER FACILITIES SHALL FOLLOW THE LATEST RULES AND REGULATIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
8. ALL TEES, ELBOWS, BENDS, AND PLUGS SHALL INCLUDE RESTRAINT OF FITTINGS. RESTRAINT MAY BE BY MEANS OF THRUST BLOCKS OR RESTRAINED JOINT PIPE (OF APPROVED MANUFACTURER). IF RESTRAINED JOINT PIPE IS USED, ALL PIPES LESS THAN 12-INCHES (12") IN DIAMETER SHALL INCLUDE A MINIMUM OF TWO (2) JOINTS OF RESTRAINT ON EACH SIDE OF THE FITTING AND ALL PIPES EQUAL TO OR GREATER THAN 16-INCHES (16") IN DIAMETER SHALL INCLUDE A MINIMUM OF THREE (3) JOINTS OF RESTRAINT ON EACH SIDE OF THE FITTING. WATERLINE FITTINGS SHALL BE CAST OR DUCTILE IRON UNLESS OTHERWISE NOTED. ALL PIPE FITTINGS SHALL BE MECHANICAL JOINTS.

SANITARY SEWER CONSTRUCTION NOTES:

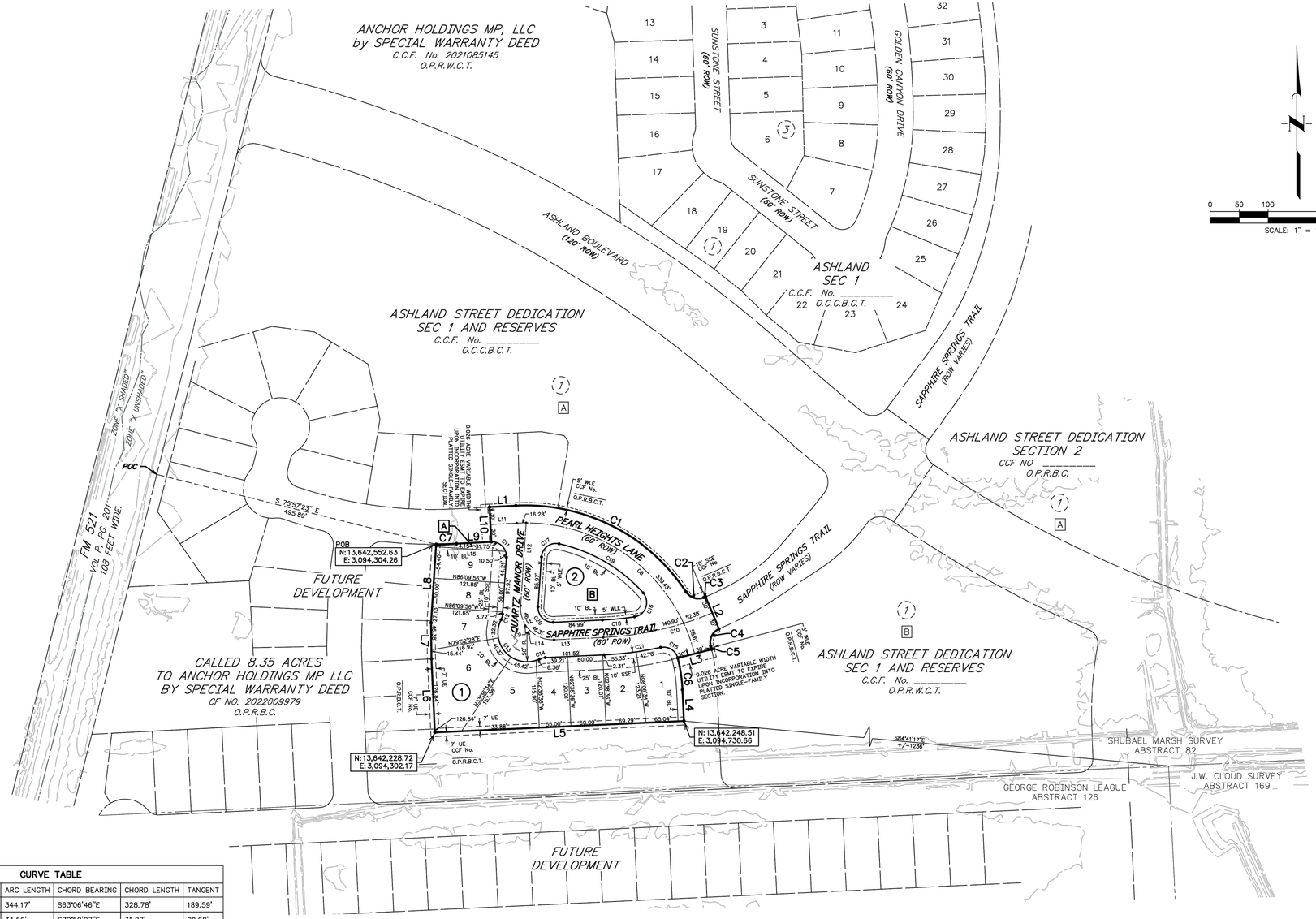
1. ALL SANITARY SEWER MAIN PIPE SHALL BE GREEN.
2. ALL PROPOSED 4-INCH TO 15-INCH SANITARY SEWER MAINS SHALL BE POLYVINYL CHLORIDE PIPE (PVC) SDR 26.
3. ALL SANITARY SEWER MAIN PIPE SHALL BE BANK SAND BEDDED AND BACKFILLED.
4. ALL SANITARY SEWER MAINS & MANHOLES SHALL BE TESTED IN AN APPROVED MANNER IN ACCORDANCE WITH CITY OF ANGLETON STANDARD SPECIFICATIONS.
5. MAINTAIN 24-INCH MINIMUM CLEARANCE BETWEEN ALL STORM SEWERS AND CULVERTS UNLESS OTHERWISE NOTED.
6. SANITARY FACILITY CLEARANCES TO POTABLE WATER FACILITIES SHALL FOLLOW THE LATEST RULES AND REGULATIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
7. SANITARY SEWER MANHOLE COVERS SHALL BE STANDARD CITY OF ANGLETON, UNLESS OTHERWISE NOTED.
8. ALL SANITARY MANHOLES WITHIN THE 100-YEAR FLOOD PLAIN (DESIGNATED) SHALL HAVE THE TOP SET AT LEAST TWELVE (12) INCHES ABOVE THE BASE FLOOD ELEVATION OR SEALED AND VENTED.
9. SANITARY SEWER MANHOLES SHALL BE PRECAST OR CAST-IN-PLACE IN ACCORDANCE WITH CITY OF SUGAR LAND SPECIFICATIONS.
10. MANHOLE RIMS ARE TO BE SET AT THE ELEVATIONS SHOWN ON THE PLANS INITIALLY. AFTER SITE RESTORATION IS COMPLETED, RIMS ARE TO BE ADJUSTED TO THREE (3) TO SIX (6) INCHES ABOVE FINAL GRADE AND BACK-DRESSED WITH DIRT TO PROVIDE DRAINAGE AWAY FROM THE MANHOLE.

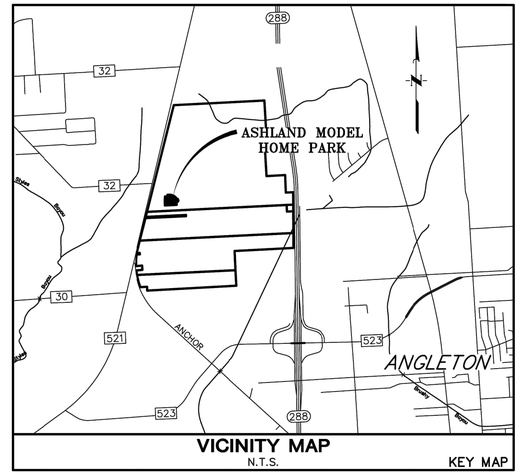
GENERAL CONSTRUCTION NOTES:

1. PRIOR TO BIDDING THE PROJECT, THE CONTRACTOR SHALL INSPECT THE SITE AND SATISFY ITSELF THAT ABOVE AND BELOW GROUND CONDITIONS OF THE SITE ARE ACCEPTABLE FOR CONSTRUCTION. CONTRACTOR SHALL NOTE ANY VISIBLE CONFLICTS NOT SHOWN IN THE DRAWINGS AND BRING TO THE ATTENTION OF THE ENGINEER PRIOR TO BIDDING THE PROJECT. SHOULD A CONSTRUCTION CONFLICT OCCUR DUE TO A VISIBLE CONFLICT APPARENT AT THE TIME OF BIDDING, ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH THE CHANGE SHALL BE BORNE BY THE CONTRACTOR.
2. THIS PROJECT IS WITHIN THE CITY OF ANGLETON E.T.J. AND BRAZORIA COUNTY, TEXAS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL PERMITS. CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY REGULATION OF BRAZORIA COUNTY, TEXAS FOR FLOODPLAIN MANAGEMENT PRIOR TO STARTING CONSTRUCTION.
4. THE APPROXIMATE LOCATION OF EXISTING UTILITIES ARE GIVEN FOR REFERENCE ONLY. BEFORE COMMENCING THE WORK ON THIS CONTRACT, THE CONTRACTOR SHALL VERIFY BY FIELD INVESTIGATION THE ACTUAL LOCATIONS OF ALL UTILITY FACILITIES WITHIN AND ADJACENT TO THE LIMITS OF THE WORK THAT MAY BE AFFECTED BY THE WORK. CONFLICTS WHICH RESULT DUE TO NEGLIGENCE BY THE CONTRACTOR TO LOCATE, HORIZONTALLY AND VERTICALLY, EXISTING UTILITIES WHICH ARE SHOWN ON THE CONSTRUCTION DRAWINGS, OR WHICH THE CONTRACTOR HAS BEEN GIVEN NOTICE OR HAS KNOWLEDGE, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF REMEDIAL WORK, REMOVAL OF PORTIONS OF THE WORK OR EXTENSIVE DESIGN CHANGES OCCASIONED BY THE FAILURE OF THE CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES AS DESCRIBED ABOVE SHALL BE BORNE BY THE CONTRACTOR.
5. CONTRACTOR IS TO CONTACT THE TEXAS811 AT 811 OR 1-800-344-8347 FOR LOCATION OF EXISTING FACILITIES THAT MAY NOT BE SHOWN ON THE PLANS AT LEAST 72 HOURS PRIOR BUT NOT MORE THAN 14 WORKING DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, MAINTAINING, AND RESTORING ALL EXISTING FACILITIES OR ANY OFF-SITE AREAS AFFECTED BY THIS CONSTRUCTION PROJECT TO EXISTING OR BETTER CONDITION, UNLESS OTHERWISE NOTED, AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL COMPLY WITH O.S.H.A. REGULATIONS AND TEXAS STATE LAW CONCERNING TRENCH SAFETY SYSTEMS.
8. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES. ACCESS SHALL BE MAINTAINED DURING ALL WEATHER CONDITIONS.
9. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE "NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM" (NPDES) REQUIREMENTS, AND ALL ANGLETON DRAINAGE DISTRICT REQUIREMENTS. BEST MANAGEMENT PRACTICES SHALL BE FOLLOWED FOR SWPPP.
10. SHOULD SOFT UNSTABLE AREAS APPEAR DURING THE COURSE OF GRADING, THE CONTRACTOR SHALL REMOVE UNSTABLE MATERIAL AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL REPLACE THIS WITH A SUITABLE MATERIAL COMPACTED AS REQUIRED PER SPECIFICATIONS. (LIMITED TO 18" AT NO COST TO THE OWNER.)
11. ALL WASTE MATERIALS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
12. PROVIDE ISOLATION JOINTS BETWEEN ALL PROPOSED SIDEWALKS AND ALL SLABS, STRUCTURES, AND PAVEMENTS. ALSO PROVIDE ISOLATION JOINTS WHERE PIPES PENETRATE CONCRETE SLABS OR PAVEMENT. ISOLATION JOINTS SHALL CONSIST OF ASPHALT IMPREGNATED FIBERBOARD AND JOINT SEALANT MATERIAL.
13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RED LINE RECORD DRAWINGS AT THE COMPLETION OF THIS PROJECT, PRIOR TO FINAL PAYMENT.
14. CONTRACTOR TO FOLLOW CONSTRUCTION DETAILS IF DRAWINGS DEVIATE FROM CITY OF SUGARLAND STANDARDS.
15. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SITE D

RESTRICTED RESERVE A
Restricted to Open Space, Landscape, and Incidental Utility Purposes Only
0.03 AC
1,143 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space and Landscape Purposes Only
0.43 AC
18,649 Sq. Ft.





BL . . . . . "Building Line"
C.C.F. . . . . "County Clerk's File"
DE . . . . . "Drainage Easement"
Esm . . . . . "Easement"
FC . . . . . "Film Code"
IUP . . . . . "Incidental Utility Purposes"
O.C.C.B.C.T. . . . "Official County Clerk, Brazoria County, Texas"
No . . . . . "Number"
ROW . . . . . "Right-of-Way"
SSE . . . . . "Sanitary Sewer Easement"
Sq Ft . . . . . "Square Feet"
Stm SE . . . . . "Storm Sewer Easement"
Temp . . . . . "Temporary"
UE . . . . . "Utility Easement"
Vol _, Pg _ . . . "Volume and Page"
WLE . . . . . "Waterline Easement"
(1) . . . . . "Block Number"
● . . . . . "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity" as Per Certification"

General Notes
1. A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedicated being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. All building lines along street rights-of-way are as shown on the plat.
3. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.99987017.
4. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
5. There are no pipelines or pipeline easements within the platted area shown hereon.
6. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (nad83), South Central Zone.
7. VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (nav88), Geoid 12b, based on Allterra's RTK Network, Stations HAGS_1012 and HCOG_1402.
8. These tracts lie within Zone "X" and Zone "X-Shaded" of the Flood Insurance Rate Map, Community Panel No. 485458, Map Number 48039C0430K, Panel 430, Suffix "K", dated December 30, 2020, for Brazoria County, Texas and incorporated areas.
9. All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
10. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
11. 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.
12. 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.
13. 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.
14. 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 where or not the application is reviewed for code compliance by the City Engineer.
15. 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.
16. Reserves A and B shall be owned and maintained by Brazoria County MUD No. 82 and the Home Owners Association.
17. Incidental Utilities are including but not limited to the underground utility services.

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	330.00'	59°45'21"	344.17'	S63°06'46"E	328.78'	189.59'
C2	25.00'	79°12'04"	34.56'	S72°50'07"E	31.87'	20.68'
C3	520.00'	0°20'32"	3.11'	N67°23'34"E	3.11'	1.55'
C4	25.00'	82°37'24"	36.05'	S25°54'36"W	33.01'	21.97'
C5	330.00'	0°58'07"	5.58'	S14°55'02"E	5.58'	2.79'
C6	270.00'	11°47'21"	55.55'	S08°32'18"E	55.46'	27.88'
C7	780.00'	2°32'53"	34.69'	N88°17'00"E	34.68'	17.35'
C8	300.00'	78°33'28"	411.33'	N53°42'42"W	379.86'	245.36'
C9	55.00'	96°28'40"	92.61'	N44°24'16"W	82.05'	61.60'
C10	550.00'	20°08'06"	193.28'	N77°17'21"E	192.29'	97.65'
C11	25.00'	96°49'31"	42.25'	N44°34'41"W	37.40'	28.17'
C12	25.00'	23°04'26"	10.07'	N15°22'17"E	10.00'	5.10'
C13	50.00'	142°37'32"	124.46'	N44°24'16"W	94.73'	147.83'
C14	25.00'	23°04'26"	10.07'	N75°49'11"E	10.00'	5.10'
C15	25.00'	87°54'10"	38.35'	N58°23'03"W	34.70'	24.10'
C16	25.00'	122°55'43"	53.64'	N19°48'53"E	43.93'	45.98'
C17	25.00'	98°20'44"	42.91'	N53°00'26"E	37.83'	28.93'
C18	520.00'	6°04'39"	55.16'	N84°19'04"E	55.13'	27.61'
C19	270.00'	36°10'14"	170.45'	N59°44'05"W	167.63'	88.17'
C20	25.00'	96°28'40"	42.10'	N44°24'16"W	37.30'	28.00'
C21	580.00'	9°41'32"	98.11'	N82°30'38"E	98.00'	49.17'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N87°00'33"E	45.65'
L2	S22°46'42"E	60.00'
L3	S75°34'02"W	60.00'
L4	S02°38'38"E	53.59'
L5	S87°21'22"W	429.00'
L6	N02°38'38"W	126.84'
L7	N00°33'35"W	61.83'
L8	N03°36'41"E	135.68'
L9	N87°00'33"E	60.01'
L10	N02°59'27"W	60.00'
L11	N87°00'33"E	45.65'
L12	N03°50'04"E	142.94'
L13	N87°21'24"E	84.99'
L14	N45°35'44"E	6.56'
L15	S86°09'56"E	119.89'

Lot Area Summary

Block 1	
Lot No.	Sq. Ft
1	8,670
2	7,676
3	7,201
4	6,575
5	10,632
6	14,549
7	6,946
8	6,087
9	6,627

Street Name and Length		
Street Name	Length (Centerline)	Type
Pearl Heights Lane	456.98 Ft	LOCAL
Quartz Manor Drive	189.24 Ft	LOCAL
Sapphire Springs Trail	324.58 Ft	LOCAL

FINAL PLAT OF
ASHLAND MODEL HOME PARK

A SUBDIVISION OF 3.46 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEYS, A - 81 & 82

BRAZORIA COUNTY, TEXAS

9 LOTS 2 RESERVES 2 BLOCKS

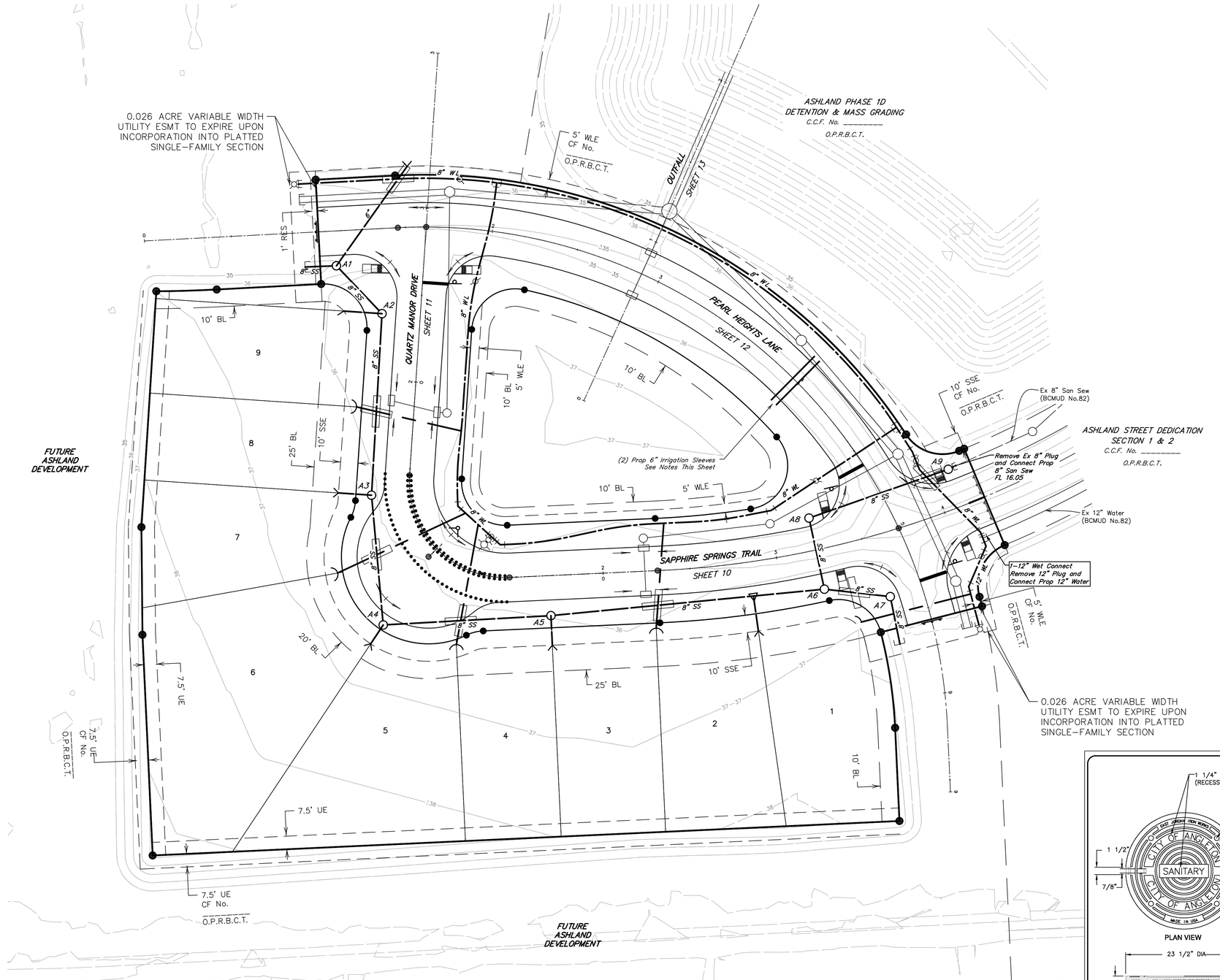
MAY 2024

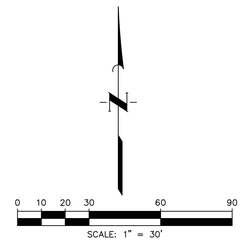
OWNER
ANCHOR HOLDINGS MP, LC
101 PARKLANE BOULEVARD,
SUITE 102
SUGAR LAND, TEXAS 77478
281.912.3364

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

K:\16759\Client Management\FINAL PLATS\Model Park\ASHLAND MODEL HOME PARK-PLAT.dwg May 15,2024 - 8:37am CKJ

NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION





BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:
DG6956 DW1 CLUTE COOP CORS ARP
DL3490 TXBC BAY CITY CORS ARP
DH3614 TXLM LA MARQUE CORS ARP

TBM A BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, APPROXIMATELY 1600 ± SOUTH FROM FM 32, AT THE NORTHWEST CORNER OF THE SUBJECT TRACT, 4.0' FROM THE EDGE OF ASPHALT AND 37' NORTHWEST FROM A POWER POLE
ELEVATION = 40.01 FEET, NAVD 88.

TBM B BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, 3130 FEET NORTH FROM THE INTERSECTION OF ANCHOR ROAD, 2.7' FROM THE EDGE OF ASPHALT AND 36' NORTHWEST FROM A POWER POLE.
ELEVATION = 36.59 FEET, NAVD 88.

FLOODPLAIN
THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS. ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

WATER LINE-SANITARY SEWER CROSSING
PLACE ONE FULL 18' SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES - SHEET XX - PROTECTION REQUIREMENTS AT WATERLINE - SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.

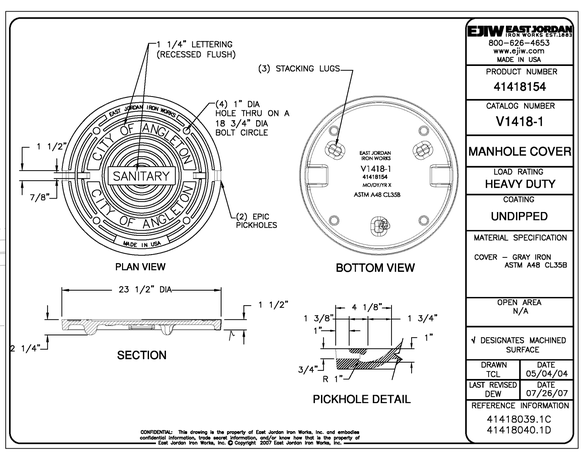
SANITARY SEWER MANHOLES
ALL SANITARY SEWER MANHOLES SHALL BE COATED IN ACCORDANCE WITH CITY OF SUGAR LAND STANDARD SPECIFICATIONS AND APPROVED PRODUCTS LIST.

SANITARY SEWER NOTE
ALL GRAVITY SANITARY SEWER PIPE SHALL BE SDR 26 PVC.

LEGEND

EXISTING	PROPOSED	
		WATERLINE w/ GATE VALVE
		FLUSH VALVE w/ GATE VALVE
		PLUG & CLAMP w/ BLOW OFF
		WATERLINE LEAD
		SANITARY SEWER w/ MANHOLE
		SANITARY STACK
		SANITARY LEAD
		STORM SEWER w/ MANHOLE
		STORM SEWER w/ INLET
GAS GAS GAS GAS	GAS GAS GAS GAS	GASLINE
		SWALE CENTERLINE
100.0	125	NATURAL GROUND CONTOUR
	UE	UTILITY EASEMENT
	WLE	WATERLINE EASEMENT
	SSE	SANITARY SEWER EASEMENT
	STM SE	STORM SEWER EASEMENT
	DE	DRAINAGE EASEMENT
	AE	AERIAL EASEMENT
	A	RESTRICTED RESERVE

IRRIGATION SLEEVES
1. Sleeves Shall be Schedule 40 PVC Extending a min 2' Beyond Back of Curb, Install 90 Deg bend and riser to a min. 24" above back of curb with ends capped.
2. Install a min. 24" Below Top of Pvm't to Top of Pipe.



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EJIW EAST JORDAN IRON WORKS
800-626-4653
www.ejiw.com
MADE IN USA

PRODUCT NUMBER	41418154
CATALOG NUMBER	V1418-1
	MANHOLE COVER
LOAD RATING	HEAVY DUTY
COATING	UNDIPPED
MATERIAL SPECIFICATION	COVER - GRAY IRON ASTM A48 CL35B
OPEN AREA	N/A
√ DESIGNATES MACHINED SURFACE	
DRAWN TCL	DATE 05/04/04
LAST REVISED DEW	DATE 07/26/07
REFERENCE INFORMATION	41418039.1C 41418040.1D

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND MODEL HOME PARK
GENERAL CONSTRUCTION LAYOUT

WATER & SEWER

QUIDDITY
TBPELS Registration Nos. F-23290 & 10046100
601 Northwest Loop 410, Suite 453 • San Antonio, Texas 78216 • 210.494.5511

SCALE: 1"=30' DGN. BY: AHR
DATE: NOVEMBER 2024 DWN. BY: JWS
JOB NO. 16759-0010-12 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
11/11/2024

SHEET NO. 4 OF 18

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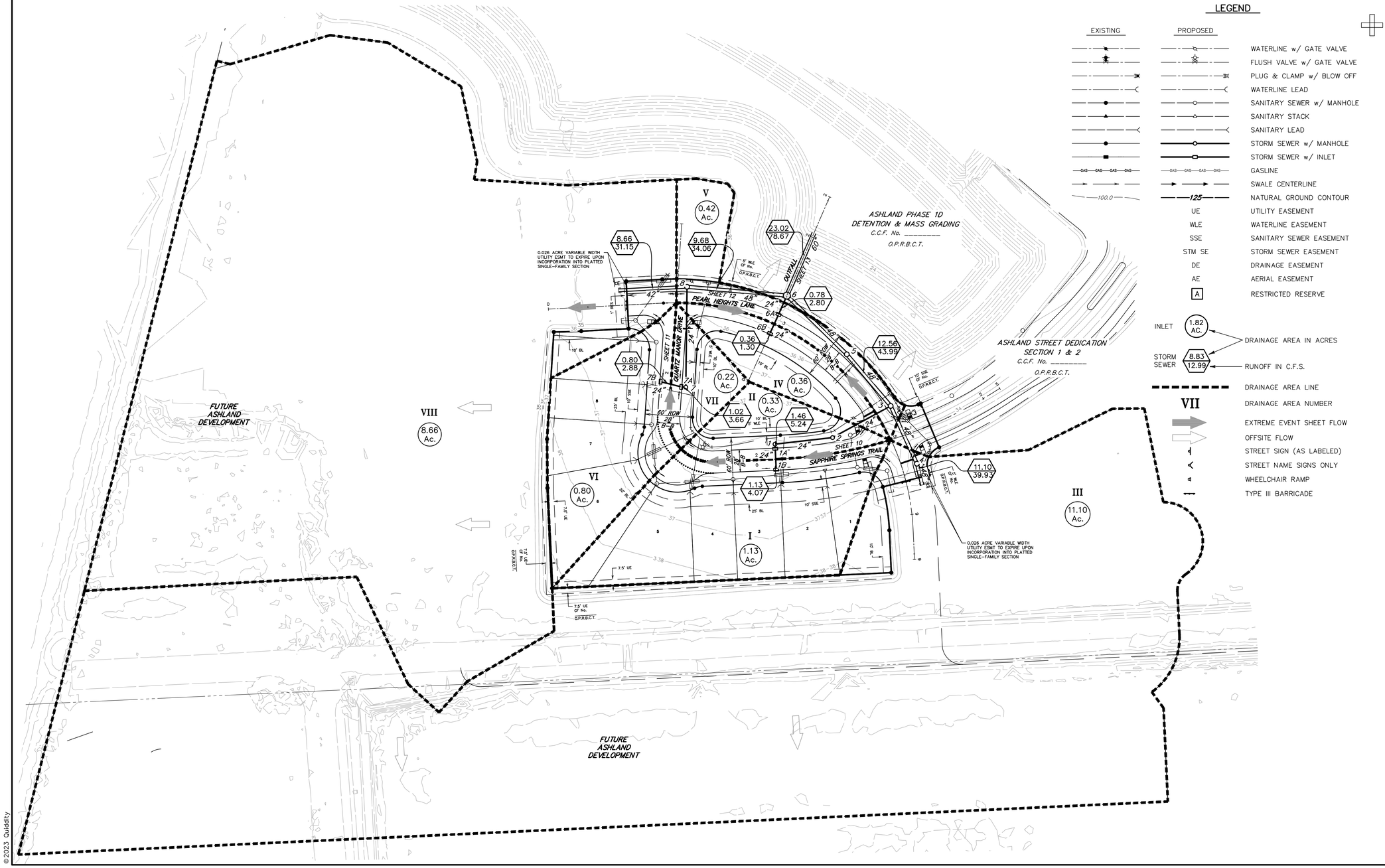
K:\16759\16759-0010-12 Ashland - Phase 1A - WS&D\2 Design Phase\CAD\Plans\Model Home Park\101 - Water & Sewer - 16759-0010-12 MHP.dwg Nov 11,2024 - 10:52am JWS

NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION



BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:
DG6956 DW1 CLUTE COOP CORS ARP
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LEGEND

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		WATERLINE w/ GATE VALVE
		FLUSH VALVE w/ GATE VALVE
		PLUG & CLAMP w/ BLOW OFF
		WATERLINE LEAD
		SANITARY SEWER w/ MANHOLE
		SANITARY STACK
		SANITARY LEAD
		STORM SEWER w/ MANHOLE
		STORM SEWER w/ INLET
GAS GAS GAS GAS	GAS GAS GAS GAS	GASLINE
		SWALE CENTERLINE
100.0	125	NATURAL GROUND CONTOUR
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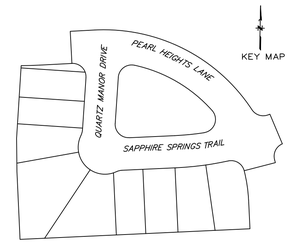
	WLE	WATERLINE EASEMENT
	SSE	SANITARY SEWER EASEMENT
	STM SE	STORM SEWER EASEMENT
	DE	DRAINAGE EASEMENT
	AE	AERIAL EASEMENT
	A	RESTRICTED RESERVE

INLET 1.82 AC. — DRAINAGE AREA IN ACRES
STORM SEWER 8.83 / 12.99 — RUNOFF IN C.F.S.
DRAINAGE AREA LINE
VII — DRAINAGE AREA NUMBER
EXTREME EVENT SHEET FLOW
OFFSITE FLOW
STREET SIGN (AS LABELED)
STREET NAME SIGNS ONLY
WHEELCHAIR RAMP
TYPE III BARRICADE

KEY MAP



NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND MODEL HOME PARK
GENERAL CONSTRUCTION LAYOUT

PAVING & DRAINAGE

QUIDDITY
TBPELS Registration Nos. F-23290 & 10046100
601 Northwest Loop 410, Suite 453 • San Antonio, Texas 78216 • 210.494.5511

SCALE: 1"=30' — DGN. BY: AHR
DATE: NOVEMBER 2024 — DWN. BY: JWS
JOB NO. 16759-0010-12 — DWG. NO. _____
SUBMITTED: — SURV. BY: _____
F.B. NO. _____

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
11/11/2024

SHEET NO. 5 OF 18

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K:\16759\16759-0010-12 Ashland – Phase 1A – WS&D\2 Design Phase\CAD\Plans\Model Home Park\102 – Paving & Drainage – 16759-0010-12 MHP.dwg Nov 11,2024 – 10:53am JWS

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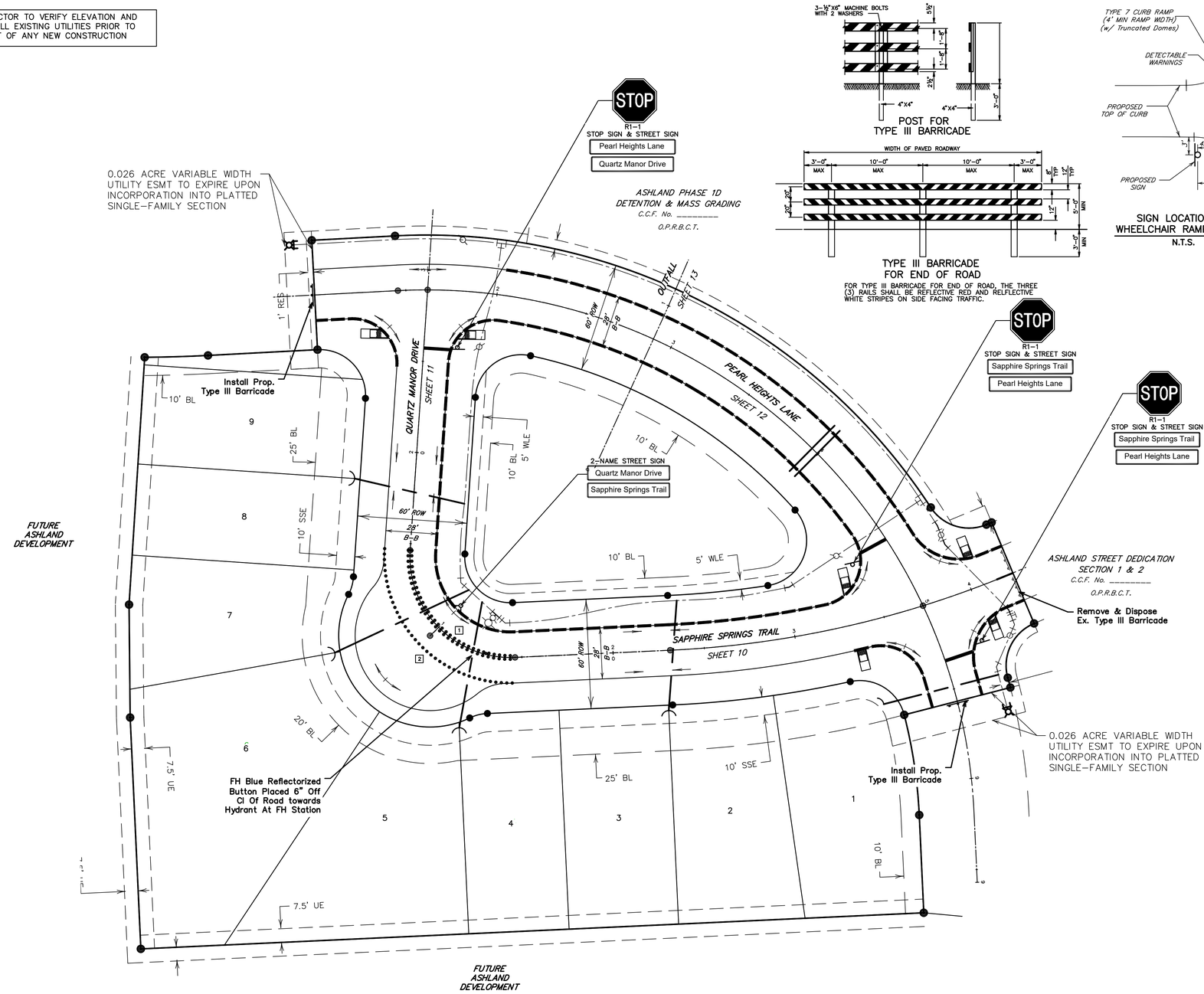
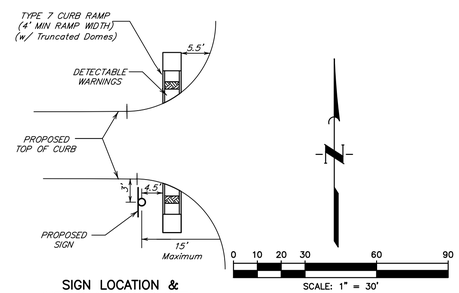
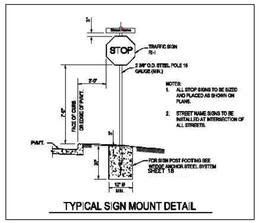




NOTE:
All Combination Street and Regulatory Signs Shall be Located at Curb Returns Unless Otherwise Noted.



TYPICAL SIGN MOUNT DETAIL

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DL3490 TXBC BAY CITY CORS ARP
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ELEVATION = 40.01 FEET, NAVD 88.

TBM B BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, 3130 FEET NORTH FROM THE INTERSECTION OF ANCHOR ROAD, 2.7' FROM THE EDGE OF ASPHALT AND 36' NORTHWEST FROM A POWER POLE.
ELEVATION = 36.59 FEET, NAVD 88.

FLOODPLAIN
THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS. ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

WATER LINE-SANITARY SEWER CROSSING
PLACE ONE FULL 18' SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES – SHEET XX – PROTECTION REQUIREMENTS AT WATERLINE – SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.

SANITARY SEWER MANHOLES
ALL SANITARY SEWER MANHOLES SHALL BE COATED IN ACCORDANCE WITH CITY OF SUGAR LAND STANDARD SPECIFICATIONS AND APPROVED PRODUCTS LIST.

SANITARY SEWER NOTE
ALL GRAVITY SANITARY SEWER PIPE SHALL BE SDR 26 PVC.

SPECIAL NOTES:

1. BLUE REFLECTOR BUTTONS SHALL BE PLACED 6" OFF OF THE CENTERLINE OF THE SIDE FLUSH VALVE.
2. ALL R1-1 STOP SIGNS SHALL BE 30"x30" DIAMOND GRADE SHEETING.
3. ALL STREET NAME SIGNS SHALL BE ON 8-INCH BLADES.
4. CONTRACTOR SHALL VERIFY ALL STREET NAMES WITH RECORDED PLAT PRIOR TO ORDERING STREET NAME SIGNS.
5. CONTRACTOR TO CONSTRUCT 4"x12" CONCRETE CURB WHERE 6" CURB NOT INDICATED.
6. CONTRACTOR SHALL COORDINATE SIGN COLOR, TEXT STYLE WITH OWNER

LEGEND

- STOP SIGN
- STREET NAME SIGNS ONLY
- TYPE III BARRICADE
- SPEED LIMIT SIGN
- 6" CURB (TRANSITION BETWEEN 6" CURB AND 4"x12" CURB AT WHEEL CHAIR RAMP OR LOT LINES)
- TYPE 7 ADA RAMP
- [A] RESTRICTED RESERVE

LEGEND

1. TYPE II A-A — YELLOW — *Button With Reflector in Both Directions*
2. TYPE Y — YELLOW — *Button (Non-Reflective)*
3. TYPE I-C — WHITE — *Facing Traffic* — *Button With Reflector in One Direction*
4. TYPE W — WHITE — *Button (Non-Reflective)*

BUTTON LEGEND
N.T.S.

TRAFFIC BUTTON PLACEMENT
PROPOSED REFLECTORIZED TRAFFIC BUTTONS TO BE PLACED AS FOLLOWS:
[1] PLACE DOUBLE ROW OF YELLOW REFLECTORIZED (TYPE II A-A) TRAFFIC BUTTONS AT 8" C-C, SPACED 3' C-C FROM ER TO ER.
[2] PLACE SINGLE ROW OF WHITE REFLECTORIZED (TYPE I-C) TRAFFIC BUTTONS AT 3' C-C, FROM ER TO ER.

IRRIGATION SLEEVES:
1.) SLEEVES SHALL BE CLASS 200 PVC EXTENDING A MIN. 2' BEYOND BACK OF CURB WITH ENDS CAPPED.
2.) INSTALL A MIN. 24" BELOW TOP OF PVMT. TO TOP OF PIPE.
3.) CONTRACTOR TO MARK LOCATION ON CURB WITH CHISELED MARK PAINTED GREEN.

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND MODEL HOME PARK GENERAL CONSTRUCTION LAYOUT

SIGNS & BARRICADES

QUIDDITY
TBPELS Registration Nos. F-23290 & 10046100
601 Northwest Loop 410, Suite 453 • San Antonio, Texas 78216 • 210.494.5511

SCALE: 1"=30' DGN. BY: AHR
DATE: NOVEMBER 2024 DWN. BY: JWS
JOB NO. 16759-0010-12 DWG. NO. _____
SUBMITTED: SURV. BY: _____
F.B. NO. _____

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
11/11/2024

SHEET NO. 6 OF 18

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K:\16759\16759-0010-12 Ashland – Phase 1A – WS&D\2 Design Phase\CAD\Plans\Model Home Park\103 – Signs & Barricades – 16759-0010-12 MHP.dwg Nov 11,2024 – 10:56am JWS

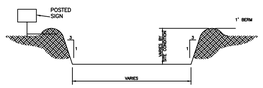
POST A SIGN READING "CONCRETE WASH OUT PIT" NEXT TO THE PIT.

VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASH OUT THEIR TRUCKS IN THE PIT AND NO WHERE ELSE.

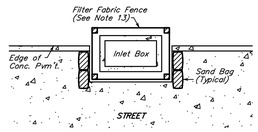
UNPON THE CONCRETE SETTING UP (CURING, DRYING OUT), THE CONCRETE WASTE SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR. AFTER REMOVAL OF THE CONCRETE WASTE, THE WASH OUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.

CONCRETE WASH OUT PITS SHALL NOT BE LOCATED DIRECTLY ADJACENT TO, NOR AT ANY TIME DRAIN INTO THE STORM SEWER SYSTEM OR ANY OTHER SWALE, DITCH, OR WATERWAY.

CONSTRUCT ENTRY ROAD AND BOTTOM OF WASHOUT AREA TO SUPPORT EXPECTED LOADINGS FROM TRUCKS EQUIPMENT.

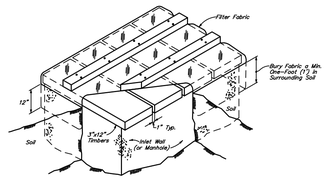


CONCRETE TRUCK WASHOUT AREA



TYPICAL INLET PROTECTION UPPER STAGE – AFTER REMOVAL OF TIMBER COVER

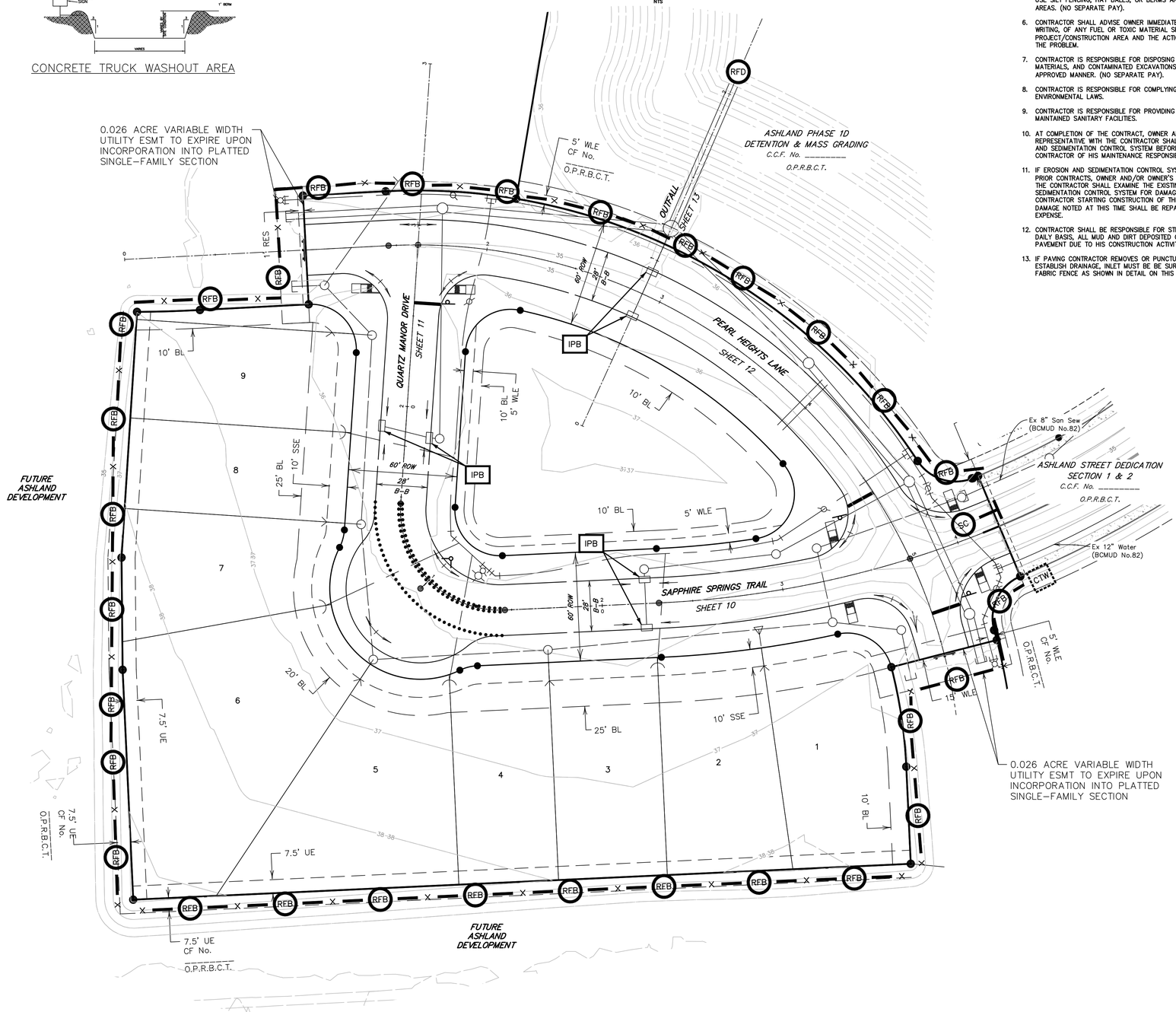
NTS



TYPICAL INLET AND MANHOLE PROTECTION – LOWER STAGE

NTS

NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION



EROSION AND SEDIMENTATION CONTROL NOTES

1. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROLS AT LOCATION SHOWN ON PLANS.
2. CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENTATION CONTROL SYSTEMS SPECIFIED HEREIN, AT A MINIMUM OF ONCE EVERY CALENDAR DAY.
3. CONTRACTOR SHALL MAINTAIN, REPAIR AND/OR REPLACE DAMAGED EROSION AND SEDIMENTATION CONTROL SYSTEM THROUGHOUT THE DURATION OF THE CONTRACT. (NO SEPARATE PAY).
4. CONTRACTOR SHALL PROVIDE PROTECTED STORAGE AREAS FOR CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER POTENTIALLY TOXIC MATERIALS.
5. CONTRACTOR SHALL LOCATE FUEL/MATERIAL STORAGE AREAS AWAY FROM STORM WATER CONVEYANCE SYSTEMS. CONTRACTOR SHALL USE SILT FENCING, HAY BALES, OR BERMS AROUND FUEL STORAGE AREAS. (NO SEPARATE PAY).
6. CONTRACTOR SHALL ADVISE OWNER IMMEDIATELY, VERBALLY, AND IN WRITING, OF ANY FUEL OR TOXIC MATERIAL SPILLS ONTO THE PROJECT/CONSTRUCTION AREA AND THE ACTION TAKEN TO REMEDY THE PROBLEM.
7. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF HIS FUELS, MATERIALS, AND CONTAMINATED EXCAVATIONS IN A LEGALLY APPROVED MANNER. (NO SEPARATE PAY).
8. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE ENVIRONMENTAL LAWS.
9. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATELY MAINTAINED SANITARY FACILITIES.
10. AT COMPLETION OF THE CONTRACT, OWNER AND/OR OWNER'S REPRESENTATIVE WITH THE CONTRACTOR SHALL EXAMINE EROSION AND SEDIMENTATION CONTROL SYSTEM BEFORE RELIEVING CONTRACTOR OF HIS MAINTENANCE RESPONSIBILITIES.
11. IF EROSION AND SEDIMENTATION CONTROL SYSTEM IS EXISTING FROM PRIOR CONTRACTS, OWNER AND/OR OWNER'S REPRESENTATIVES WITH THE CONTRACTOR SHALL EXAMINE THE EXISTING EROSION AND SEDIMENTATION CONTROL SYSTEM FOR DAMAGE PRIOR TO CONTRACTOR STARTING CONSTRUCTION OF THE CONTRACT. ANY DAMAGE NOTED AT THIS TIME SHALL BE REPAIRED AT OWNER'S EXPENSE.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR STREET CLEANING, ON A DAILY BASIS, ALL MUD AND DIRT DEPOSITED ON THE EXISTING PAVEMENT DUE TO HIS CONSTRUCTION ACTIVITY.
13. IF PAVING CONTRACTOR REMOVES OR PUNCTURES TIMBER GRATE TO ESTABLISH DRAINAGE, INLET MUST BE BE SURROUNDED BY FILTER FABRIC FENCE AS SHOWN IN DETAIL ON THIS SHEET.

MANHOLE/INLET PROTECTION NOTES

1. INLETS AND MANHOLES THAT ARE NOT COMPLETE AND/OR ARE SUBJECT TO CONVEYING STORM WATER FLOWS ARE TO BE PROTECTED TO PREVENT SEDIMENT FROM ENTERING THE PROPOSED OR EXISTING STORM SEWER SYSTEM.
2. PROTECTION SHALL CONSIST OF ONE LAYER OF 3x12-INCH OAK TIMBERS, ONE (1) INCH APART, COVERED WITH ONE LAYER OF WOVEN POLYPROPYLENE OR POLYESTER FILTER FABRIC (EXXON GTF 100s, PHILLIPS SUPAC 4WS[UV] OR APPROVED EQUAL) HELD IN PLACE WITH 1/2" STAPLES. TIMBERS SHALL BE HELD IN PLACE WITH TWO (2) 2x4's NAILED SECURELY TO EACH TIMBER OVER THE FILTER FABRIC. THE FILTER FABRIC SHALL EXTEND BEYOND THE PERIMETER OF THE OAK TIMBERS AS TO ENSURE ONE (1) FOOT OF BURY BETWEEN THE MANHOLE OR INLET AND THE SURROUNDING SOIL AS SHOWN.
3. FILTER FABRIC TO BE CLEANED OR REPLACED WHEN IT CEASES TO FUNCTION PROPERLY OR AS DIRECTED BY THE ENGINEER.
4. CONTRACTOR MAY SUBMIT PLANS FOR ALTERNATE METHODS OF PROTECTION. THESE ALTERNATE METHODS MUST BE APPROVED PRIOR TO USE IN THE FIELD.
5. NO SEPARATE PAYMENT SHALL BE MADE FOR INLET AND MANHOLE PROTECTION. INCLUDE THE COST IN THE UNIT PRICE FOR THE INLETS AND MANHOLES.

LEGEND

IPB	INLET PROTECTION BARRIERS FOR STAGE I & II INLETS
x — RFB — x	REINFORCED FILTER FABRIC BARRIER
RFD	ROCK FILTER DAM
SC	STABILIZED CONSTRUCTION ENTRANCE
CTW	CONCRETE TRUCK WASHOUT AREA

INSTALLATION SEQUENCE

SWPPP CONTRACTOR:

1. Install SC at start of construction.
2. Install x — RFB — x at designated locations.
3. Install Gravel Bags at existing inlets.
4. Install other Best Management Practices needed prior to construction.

UTILITY CONTRACTOR:

1. Maintain existing facilities.
2. Install IPB for Stage 1 inlets.
3. Install IPB for Stage 1 inlets.
4. Install Filter Fabric below manhole covers and inlet grates.

PAVING CONTRACTOR:

1. Maintain existing Best Management Practices.
2. Repair Stage 1 inlet protection as needed.
3. Install x — RFB — x behind Stage I inlets immediately upon completion of paving.
4. Coordinate/Request x — RFB — x Installed by SWPPP Contractor upon completion of curb.
5. Sweep existing streets during construction.

SWPPP CONTRACTOR:

1. Install x — RFB — x at designated locations.
2. Install IPB for Stage II inlets upon completion of paving
3. Area within ROW and Adjacent Easements Disturbed during Construction of Utilities to be Hydro-Mulch Seeded upon completion of Utilities.
4. Broadcast Seeding of disturbed areas after final grading
5. Install rock filter dam or velocity dissipation devices if needed.

SWPPP CONSTRUCTION NOTES

1. CONTRACTOR SHALL IMPLEMENT INLET PROTECTION DEVICES AND REINFORCED FILTER FABRIC BARRIER ALONG ROAD AND SIDE DITCHES AT LOCATIONS SHOWN ON THE TYPICAL STORM WATER POLLUTION PREVENTION (SWPPP) PLANS TO KEEP SLT AND OR EXCAVATED MATERIALS FROM ENTERING INTO THE STORM WATER INLETS AND DITCHES EVENTUALLY POLLUTING THE RECEIVING STORM.
2. DURING THE EXCAVATING PHASE OF THE PROJECT, CONTRACTOR SHALL SCHEDULE THE WORK IN SHORT SEGMENTS SO THAT EXCAVATION MATERIAL CAN BE QUICKLY HAULED AWAY FROM THE SITE AND TO PREVENT IT FORM STAYING UNCOLLECTED ON THE EXISTING PAVEMENT. ANY LOOSE EXCAVATED MATERIAL WHICH FALLS ON PAVEMENTS OR DRIVEWAYS SHALL BE SWEPT BACK INTO THE EXCATVATED AREAS.
3. CONTRACTOR SHALL CLEAN UP THE EXISTING STREET INTERSECTIONS AND DRIVEWAYS DAILY, AS NECESSARY, TO REMOVE ANY EXCESS MUD, SILT OR ROCK TRACKED FROM THE EXCAVATED AREA.
4. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT, ALWAYS CLEANING UP DIRT AND LOOSE MATERIAL AS CONSTRUCTION PROGRESSES.
5. CONTRACTOR TO INSPECT AND MAINTAIN THE AREAS LISTED BELOW AT LEAST ONCE EVERY FOURTEEN(14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF THE STORM EVENT OF 0.5 INCHES OR GREATER.

- DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
- AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
- STRUCTURAL CONTROL MEASURES.
- LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.

6. CONTRACTOR TO BE RESPONSIBLE TO MAINTAIN EXISTING DITCHES AND OR CULVERTS FOR UNOBSTRUCTED DRAINAGE AT ALL TIMES. WHERE SODDING IS DISTURBED BY EXCAVATION ON BACKFILLING OPERATIONS, SUCH AREAS SHALL BE REPLACED BY SEEDING OR SODDING. SLOPES 4:1 OR STEEPER SHALL BE REPLACED BY BLOCK SODDING.

BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:
DG6956 DW1 CLUTE COOP CORS ARP
DL3490 TXBC BAY CITY CORS ARP
DH3614 TXLM LA MARQUE CORS ARP

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SANITARY SEWER MANHOLES
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SANITARY SEWER NOTE
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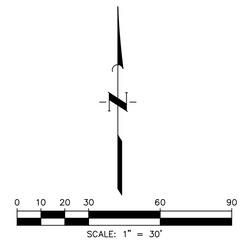

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND MODEL HOME PARK
GENERAL CONSTRUCTION LAYOUT

STORM WATER POLLUTION PREVENTION PLAN

QUIDDITY
TBPELS Registration Nos. F-23290 & 10046100
601 Northwest Loop 410, Suite 453 • San Antonio, Texas 78216 • 210.494.5511

SCALE: 1"=30' DGN. BY: AHR
DATE: NOVEMBER 2024 DWN. BY: JWS
JOB NO. 16759-0010-12 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
11/11/2024

SHEET NO. 7 OF 18

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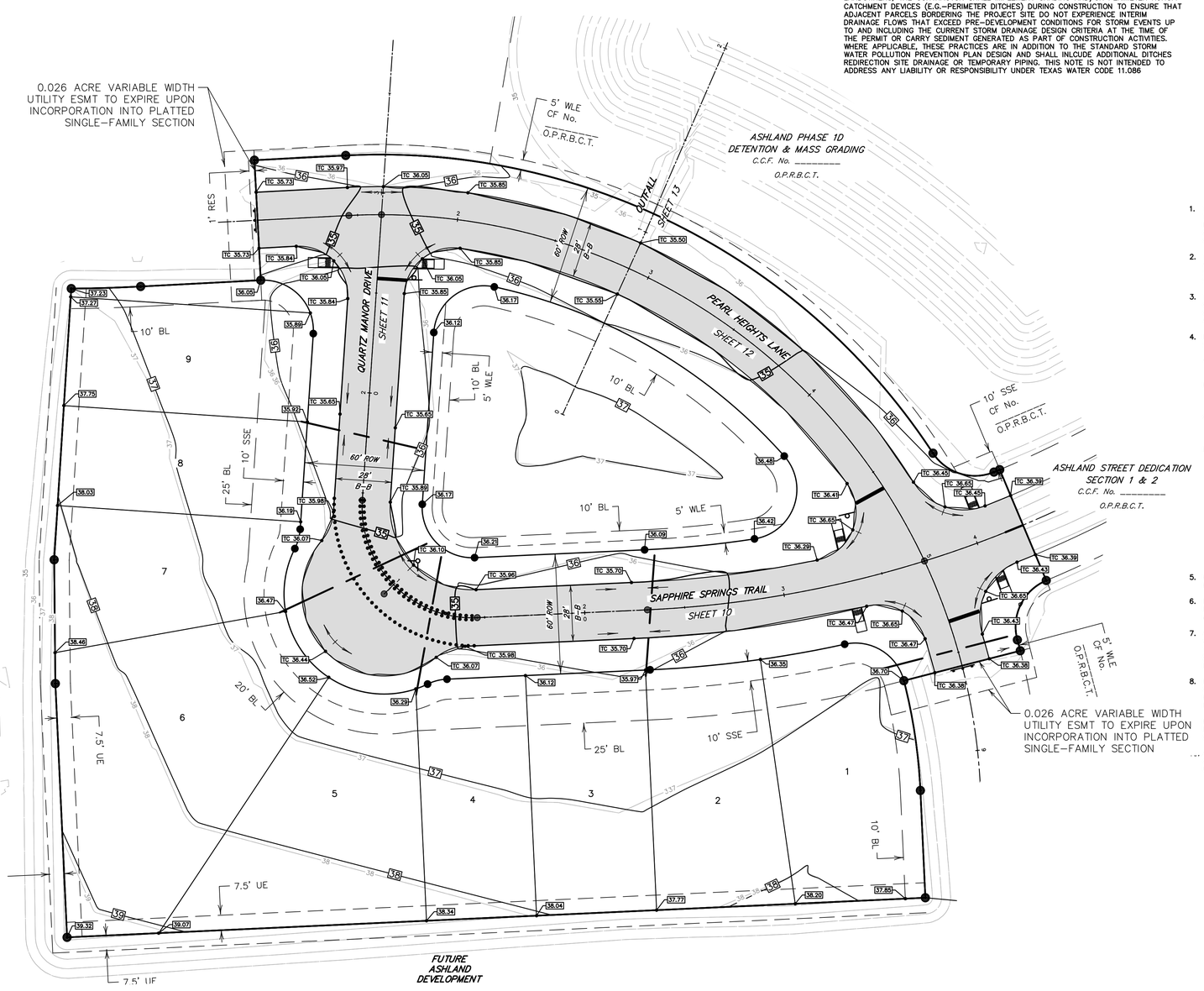
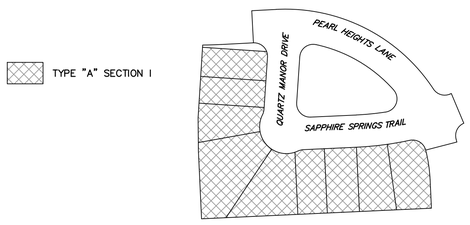
K:\16759\16759-0010-12 Ashland – Phase 1A – WS&D\2 Design Phase\CAD\Plans\Model Home Park\104 – Erosion Control – 16759-0010-12 MHP.dwg Nov 11,2024 – 10:58am JWS

NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

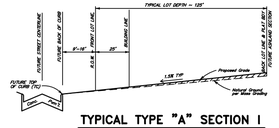
NOTE:
FOR STORM EVENTS UP TO AND INCLUDING THE 100 YR STORM, IT HAS BEEN DETERMINED THAT THE RESULTING SHEET FLOW PONDING WILL BE CONTAINED WITHIN THE STREET RIGHT OF WAY. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN TWELVE (12) INCHES ABOVE LOWEST FINISHED GRADE.

ADDITIONAL NOTES:
IN AREAS WHERE THE PROJECT DESIGN INCORPORATES FILL ADJACENT TO NEIGHBORING LANDOWNERS, THE CONTRACTOR SHALL IMPLEMENT GRADING AND/OR PERIMETER RUNOFF CATCHMENT DEVICES (E.G.–PERIMETER DITCHES) DURING CONSTRUCTION TO ENSURE THAT ADJACENT PARCELS BORDERING THE PROJECT SITE DO NOT EXPERIENCE INTERIM DRAINAGE FLOWS THAT EXCEED PRE–DEVELOPMENT CONDITIONS FOR STORM EVENTS UP TO AND INCLUDING THE CURRENT STORM DRAINAGE DESIGN CRITERIA AT THE TIME OF THE PERMIT OR CARRY SEDIMENT GENERATED AS PART OF CONSTRUCTION ACTIVITIES. WHERE APPLICABLE, THESE PRACTICES ARE IN ADDITION TO THE STANDARD STORM WATER POLLUTION PREVENTION PLAN DESIGN AND SHALL INLCUDE ADDITIONAL DITCHES REDIRECTION SITE DRAINAGE OR TEMPORARY PIPING. THIS NOTE IS NOT INTENDED TO ADDRESS ANY LIABILITY OR RESPONSIBILITY UNDER TEXAS WATER CODE 11.086

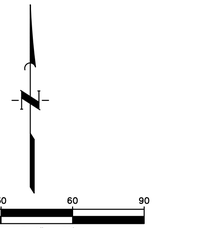




TYPE "A" SECTION I



TYPICAL TYPE "A" SECTION I
NTS



LOT GRADING NOTES:

1. THE LINES AND GRADES ON THIS GRADING PLAN DO NOT IMPLY AUTHORIZATION TO PERFORM ANY GRADING WORK ON OTHER PROPERTIES, NOR DOES THIS PLAN INDICATE GRADING APPROVAL FOR WORK SHOWN IN UTILITY EASEMENTS. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN SUCH APPROVALS PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL COMPLETE ALL EXCAVATION ACTIVITIES TO THE LINES AND GRADES SHOWN BY THIS PLAN. UNIFORM SMOOTH GRADING OF ALL AREAS SHALL BE ACCOMPLISHED. THE FINISHED SURFACE SHALL BE REASONABLY SMOOTH AND FREE FROM IRREGULARITIES.
3. THE CONTRACTOR SHALL FIELD ADJUST THE PROPOSED LOCATION AND ROUTING OF SURFACE DRAINAGE SWALES TO OPTIMIZE DRAINAGE, AS REQUIRED. CONTRACTOR TO OBTAIN APPROVAL FROM ENGINEER PRIOR TO MAKING ADJUSTMENTS (NO SEPARATE PAY).
4. LOT AREAS THAT ARE TO RECEIVE FILL SHALL BE PREPARED AS FOLLOWS (NO SEPARATE PAY).
   A. AREAS TO RECEIVE FILL WITH EXISTING GRASS OR SHRUBBERY HIGHER THAN 2 FEET MUST BE MOWED PRIOR TO THE PLACEMENT OF FILL STAKES.
   B. CLEARING OF SCATTERED TREES UP TO 4 INCH CALIPER IN AREAS DESIGNATED TO RECEIVE FILL IS INCIDENTAL TO THE CONTRACT. INCLUDE COSTS IN PRICE BID FOR LOT GRADING.
   C. AREAS THAT ARE TO RECEIVE FILL WILL BE STRIPPED TO A DEPTH OF 3", STRIPPINGS SHALL BE STOCK PILED AND THEN SPREAD EVENLY ON SURFACE OF FILL AREAS.
   D. CONTRACTOR TO PROOF ROLL ALL LOTS WITHIN THE PROJECT BOUNDARY AS PART OF LOT GRADING. PRIOR TO THE PLACEMENT OF ANY MATERIAL ON NATIVE EARTH, THE AREA SHALL BE PROOF ROLLED. THE NATIVE SOIL SHALL BE ROLLED WITH SUFFICIENT INTENSITY TO BRING OUT WEAK SPOTS IN THE SUBGRADE WHICH WOULD OTHERWISE FAIL DURING THE CONSTRUCTION PROCESS. THE PROOF ROLLING SHALL BE COMPLETED WITH EQUIPMENT WEIGHING AT LEAST 20 TONS WITH TIRE PRESSURES BETWEEN 50 PSI AND 150 PSI. A MINIMUM OF TWO COVERAGE'S OF THE PROOF ROLLER WILL BE REQUIRED. EACH SUCCEEDING TRIP OF THE PROOF ROLLER SHALL BE OFFSET BY NOT GREATER THAN ONE TIRE WIDTH. ROLLERS SHALL BE OPERATED AT SPEEDS BETWEEN 2 AND 6 MPH. SHOULD SOFT UNSTABLE AREAS APPEAR IN THE LOTS, THE CONTRACTOR SHALL REMOVE THE UNSTABLE MATERIAL AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL REPLACE THIS WITH A SUITABLE MATERIAL COMPACTED AS REQUIRED (NO SEPARATE PAY FOR A DEPTH UP TO 1.5 FOOT).
5. PLACEMENT OF FILL SHALL NOT CREATE PONDING ON ADJACENT LOTS OF PROPERTY.
6. LOT FILL SHALL BE PLACED IN MAXIMUM LOOSE LIFTS OF EIGHT INCHES (8") OR LESS AND COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM TO +5% MOISTURE CONTENT AS DETERMINED BY AASHTO TEST METHOD T–99.
7. ALL EXISTING DRAINAGE SWALES IN FILL AREAS SHALL BE STRIPPED OF ANY VEGETATION, CLEANED AND MUCKED OUT TO SUITABLE SUBGRADE MATERIAL AND THEN FILLED AS SHOWN WITH EXCAVATION MATERIAL IN MAXIMUM EIGHT INCH (8") LOOSE LIFTS, WITH EACH LIFT COMPACTED TO AT LEAST 95% PROCTOR DENSITY AS DETERMINED BY AASHTO TEST METHOD T–99.
8. ENGINEER WILL PROVIDE APPROXIMATE BACK LOT LINE FINISH ELEVATIONS. CONTRACTOR SHALL VERIFY FINAL LOT GRADES AND ELEVATIONS TIED TO PROJECT BENCH MARK. CONTRACTOR SHALL INCLUDE COST IN ITEM BID FOR LOT GRADING.

FINAL PAYMENT SHALL BE CONTINGENT ON THE ENGINEERS VERIFICATION THAT LOT GRADING IS IN ACCORDANCE WITH THE GRADING PLAN, AND THAT SOIL COMPACTION TESTS WERE PERFORMED AS REQUIRED.

... ALL LOTS SHALL BE GRADED SO THAT NO PORTION OF ANY LOT SHALL DRAIN ONTO OR ACROSS ANY OTHER LOT, BUT SHALL DRAIN DIRECTLY TO STREET UNLESS DESIGNATED AS OTHER THAN TYPE "A" GRADING.

BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:
DG6956 DW1 CLUTE COOP CORS ARP
DL3490 TXBC BAY CITY CORS ARP
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TBM A BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, APPROXIMATELY 1600 ± SOUTH FROM FM 32, AT THE NORTHWEST CORNER OF THE SUBJECT TRACT, 4.0' FROM THE EDGE OF ASPHALT AND 37' NORTHWEST FROM A POWER POLE
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FLOODPLAIN
THIS TRACT LIES WITHIN ZONES "X–SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS. ZONE "X–SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

WATER LINE–SANITARY SEWER CROSSING
PLACE ONE FULL 18' SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES – SHEET XX – PROTECTION REQUIREMENTS AT WATERLINE – SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.

SANITARY SEWER MANHOLES
ALL SANITARY SEWER MANHOLES SHALL BE COATED IN ACCORDANCE WITH CITY OF SUGAR LAND STANDARD SPECIFICATIONS AND APPROVED PRODUCTS LIST.

SANITARY SEWER NOTE
ALL GRAVITY SANITARY SEWER PIPE SHALL BE SDR 26 PVC.

LEGEND

EXISTING	PROPOSED	
194	194	GROUND CONTOUR
WC 196.0	TC 196.0	PROPOSED TOP OF CURB FINISH ELEVATIONS
	196.0	
		PROPOSED PAVEMENT

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND MODEL HOME PARK
GENERAL CONSTRUCTION LAYOUT

GRADING PLAN

QUIDDITY
TBPELS Registration Nos. F-23290 & 10046100
601 Northwest Loop 410, Suite 453 • San Antonio, Texas 78216 • 210.494.5511

SCALE: 1"=30' DGN. BY: AHR
DATE: NOVEMBER 2024 DWN. BY: JWS
JOB NO. 16759–0010–12 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
11/11/2024

SHEET NO. 8 OF 18

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K:\16759\16759–0010–12 Ashland – Phase 1A – WS&D\2 Design Phase\CAD\Plans\Model Home Park\105 – Grading – 16759–0010–12 MHP.dwg Nov 11,2024 – 11:00am JWS

Project: ASHLAND MODEL HOME PARK
Date: 9/11/2024
Job No: 16759-0010-12
System: 5-YEAR STORM
By: AHR
Checked By: CBJ

Design criteria adheres to the Brazoria County Design Criteria Manual dated May 2022

	Flowline	5-yr HGL	100-yr HGL
Outfall	20.50	32.14	34.47

5-yr HGL Starting Elevation = 2-yr W5E
100-yr HGL Starting Elevation = 25-yr W5E

Region 1 Design Storm =	2-YEAR STORM	5-YEAR STORM	10-YEAR STORM	25-YEAR STORM	100-YEAR STORM
b =	57.44	58.019	57.515	52.78	46.316
d =	11.511	9.236	7.777	5.022	1.555
e =	0.754	0.712	0.676	0.618	0.533

Drainage Area	Manhole From	Manhole To	Contributing Area (Acres)	Total Area (Acres)	Runoff Coefficient C	Intensity (in/hr)			Flow (ft3/s)		Time of Concentration (mins)	Pipe Length (feet)	Pipe Diameter (in)	Slope (%)	Mannings "n"	Design Capacity (cfs)	Design Velocity (ft/sec)	Fall (feet)	Manhole Drop (feet)	Flowline Elevation Upstream (feet)	Flowline Elevation Downstream (feet)	Actual Velocity (ft/sec)	Hydraulic Gradient (%)	Change in Head (feet)	Elevation of Hyd. Grad. Upstream (feet)	Elevation of Hyd. Grad. Downstream (feet)	Gutter Elevation Upstream (feet)	Actual Velocity (ft/sec)	Hydraulic Gradient (%)	Change in Head (feet)	Elevation of Hyd. Grad. Upstream (feet)	Elevation of Hyd. Grad. Downstream (feet)	Top of Curb Upstream (feet)
						Sum of C*A	5yr	100 yr	5yr	100 yr																								
I	1B	1A	1.13	1.13	0.60	0.7	6.00	10.38	4.07	7.04	15.00	28	24	1.07	0.013	23.40	7.45	0.30		31.01	30.71	1.29	0.03	0.01	33.01	32.71	35.20	2.24	0.10	0.03	35.53	35.50	35.70
											0.06																						
II	1A	1	0.33	1.46	0.60	0.9	5.98	10.36	5.24	9.07	15.06	5	24	2.00	0.013	31.99	10.18	0.10		30.71	30.61	1.67	0.05	0.00	32.71	32.61	35.20	2.89	0.16	0.01	35.50	35.49	35.70
											0.01																						
	1	2		1.46	0.60	0.9	5.98	10.35	5.24	9.07	15.07	73	24	0.18	0.013	9.60	3.06	0.13		30.61	30.47	1.67	0.05	0.04	32.61	32.47	35.31	2.89	0.16	0.12	35.49	35.37	35.81
											0.40																						
	2	3		1.46	0.60	0.9	5.91	10.22	5.24	9.07	15.47	84	24	0.18	0.013	9.60	3.06	0.15	8.53	30.47	30.32	1.67	0.05	0.04	32.47	32.40	35.78	2.89	0.16	0.13	35.37	35.24	36.28
											0.46																						
III	4A	4	11.10	11.10	0.60	6.7	6.00	10.38	39.93	69.11	15.00	28	48	0.10	0.013	45.42	3.61	0.03		21.90	21.87	3.18	0.08	0.02	32.48	32.46	35.35	5.50	0.23	0.06	35.49	35.42	35.85
											0.13																						
	4	3		11.10	0.60	6.7	5.97	10.33	39.93	69.11	15.13	80	48	0.10	0.013	45.42	3.61	0.08		21.87	21.79	3.18	0.08	0.06	32.46	32.40	36.08	5.50	0.23	0.19	35.42	35.24	36.58
											0.37																						
	3	5		12.56	0.60	7.5	5.84	10.08	43.99	75.96	15.93	86	48	0.10	0.013	45.42	3.61	0.09		21.79	21.71	3.50	0.09	0.08	32.40	32.32	35.77	6.04	0.28	0.24	35.24	35.00	36.27
											0.39																						
	5	6		12.56	0.60	7.5	5.77	9.96	43.99	75.96	16.32	106	48	0.10	0.013	45.42	3.61	0.11	1.02	21.71	21.60	3.50	0.09	0.10	32.32	32.22	35.38	6.04	0.28	0.30	35.00	34.70	35.88
											0.49																						
IV	6B	6A	0.36	0.36	0.60	0.2	6.00	10.38	1.30	2.24	15.00	28	24	1.07	0.013	23.40	7.45	0.30	3.90	30.80	30.50	0.41	0.00	0.00	32.80	32.22	35.05	0.71	0.01	0.00	34.72	34.71	35.55
											0.06																						
V	6A	6	0.42	0.78	0.60	0.5	5.98	10.36	2.80	4.85	15.06	25	24	1.67	0.013	29.23	9.31	0.42	5.59	26.60	26.18	0.89	0.02	0.00	32.22	32.22	35.00	1.54	0.05	0.01	34.71	34.70	35.50
											0.05																						
VI	7B	7A	0.80	0.80	0.60	0.5	6.00	10.38	2.88	4.98	15.00	28	24	1.05	0.013	23.18	7.38	0.30		30.90	30.60	0.92	0.02	0.00	32.90	32.60	35.15	1.59	0.05	0.01	35.03	35.02	35.65
											0.06																						
VII	7A	7	0.22	1.02	0.60	0.6	5.98	10.35	3.66	6.34	15.06	5	24	2.00	0.013	31.99	10.18	0.10		30.60	30.50	1.17	0.03	0.00	32.60	32.50	35.15	2.02	0.08	0.00	35.02	35.01	35.65
											0.01																						
	7	8		1.02	0.60	0.6	5.98	10.35	3.66	6.34	15.07	127	24	0.18	0.013	9.60	3.06	0.23	8.55	30.50	30.27	1.17	0.03	0.03	32.50	32.29	35.26	2.02	0.08	0.10	35.01	34.92	35.76
											0.69																						
VIII	8A	8	8.66	8.66	0.60	5.2	6.00	10.38	31.15	53.92	15.00	86	42	0.10	0.013	31.82	3.31	0.09	0.50	22.31	22.22	3.24	0.10	0.08	32.37	32.29	34.70	5.60	0.29	0.25	35.16	34.92	35.20
											0.44																						
	8	6		9.68	0.60	5.8	5.86	10.13	34.06	58.83	15.77	127	48	0.10	0.013	45.42	3.61	0.13	1.01	21.72	21.60	2.71	0.06	0.07	32.29	32.22	35.63	4.68	0.17	0.21	34.92	34.70	36.13
											0.58																						
	6	Outfall		23.02	0.60	13.8	5.70	9.82	78.67	135.61	16.81	86	60	0.10	0.013	82.36	4.19	0.09		20.59	20.50	4.01	0.09	0.08	32.22	32.14	34.98	6.91	0.27	0.23	34.70	34.47	35.48
											0.34																						

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND MODEL HOME PARK

DRAINAGE CALCULATIONS

QUIDDITY
TBPELS Registration Nos. F-23290 & 10046100
601 Northwest Loop 410, Suite 453 • San Antonio, Texas 78216 • 210.494.5511

SCALE: _____ DGN. BY: AHR
DATE: NOVEMBER 2024 DWN. BY: JWS
JOB NO. 16759-0010-12 DWG. NO. _____
SUBMITTED: SURV. BY: _____
F.B. NO. _____

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
11/11/2024

SHEET NO.
9
OF 18

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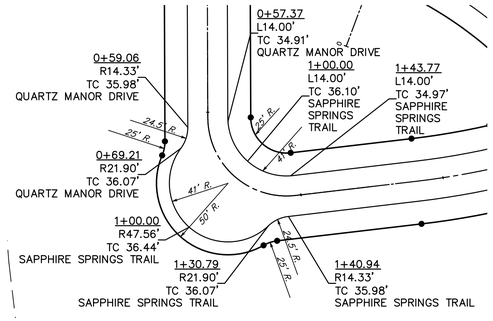
NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION



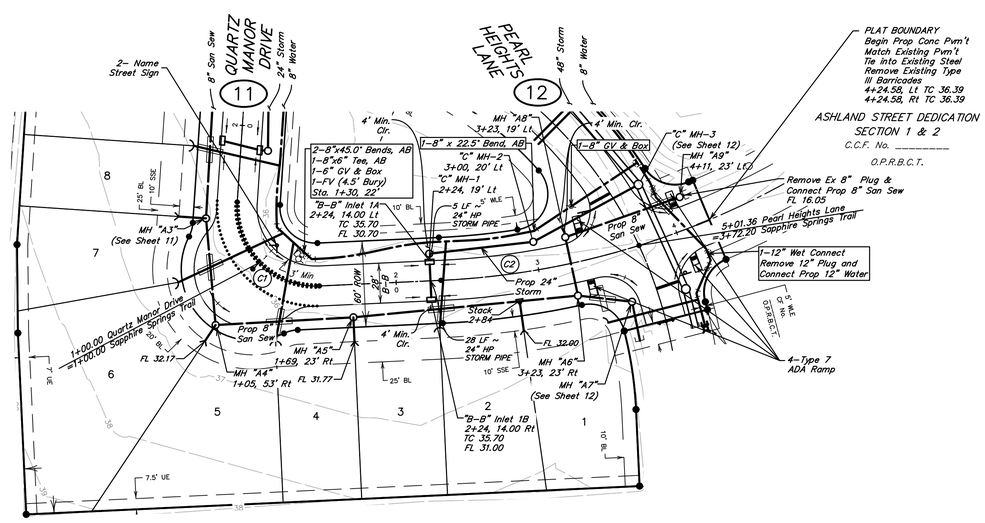
QUARTZ MANOR DRIVE & SAPPHIRE SPRINGS TRAIL KNUCKLE DETAIL
1"=50'

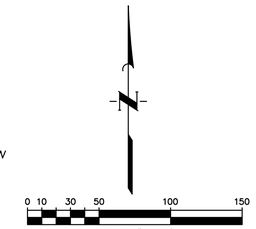
Special Geotechnical Note For Utilities under Cul-De-Sac and/or Knuckles

All utilities under pavement in Cul-De-Sac and/or Knuckles to be backfilled with cement stabilized sand up to pavement subgrade

(c1) ℄ Curve Data
R=55.00
L=92.61
Δ=96°28'40"
T=61.60
PC=0+53.69 Sapphire Springs Trail
PC=1+46.31 Sapphire Springs Trail

(c2) ℄ Curve Data
R=550.00
L=293.28
Δ=30°33'08"
T=150.22
PC=2+31.30 Sapphire Springs Trail
PT=5+24.58 Sapphire Springs Trail





BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:
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SANITARY SEWER NOTE
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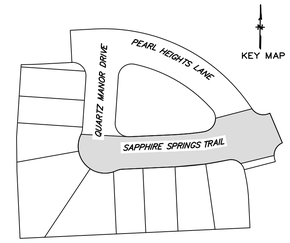
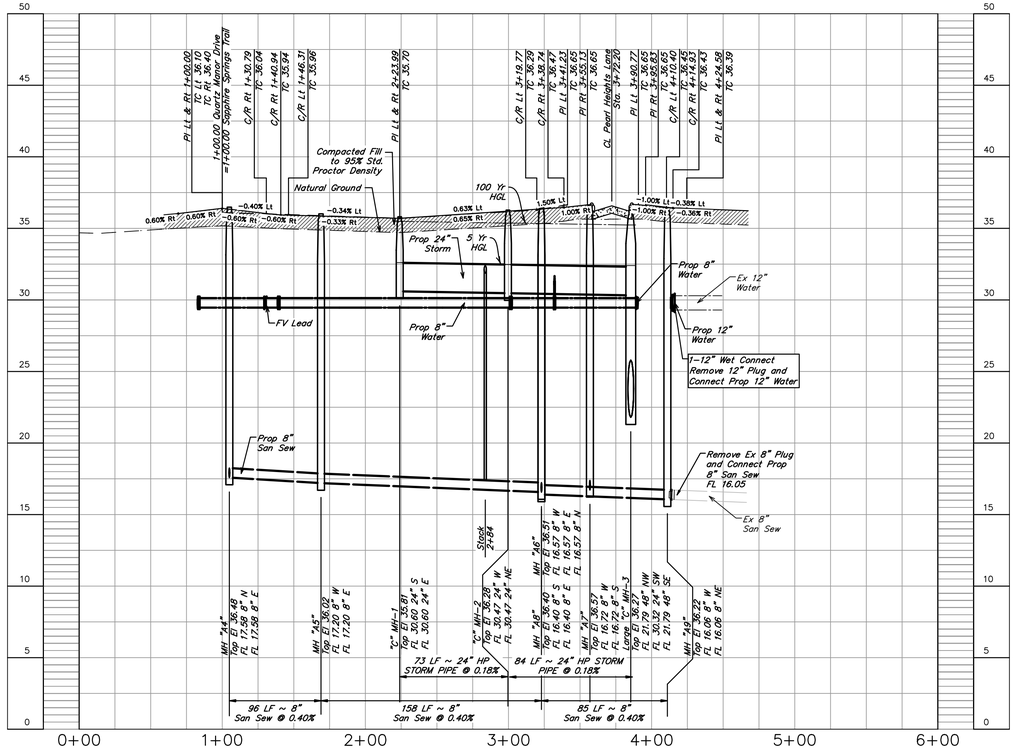


SAPPHIRE SPRINGS TRAIL



NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND MODEL HOME PARK

SAPPHIRE SPRINGS TRAIL STA. 0+00.00 TO 5+24.58

QUIDDITY
TBPELS Registration Nos. F-23290 & 10046100
601 Northwest Loop 410, Suite 453 • San Antonio, Texas 78216 • 210.494.5511

SCALE: 1"=50' H. 1"=5' V. DGN. BY: AHR
DATE: NOVEMBER 2024 DWN. BY: JWS
JOB NO. 16759-0010-12 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
11/11/2024

SHEET NO. 10 OF 18

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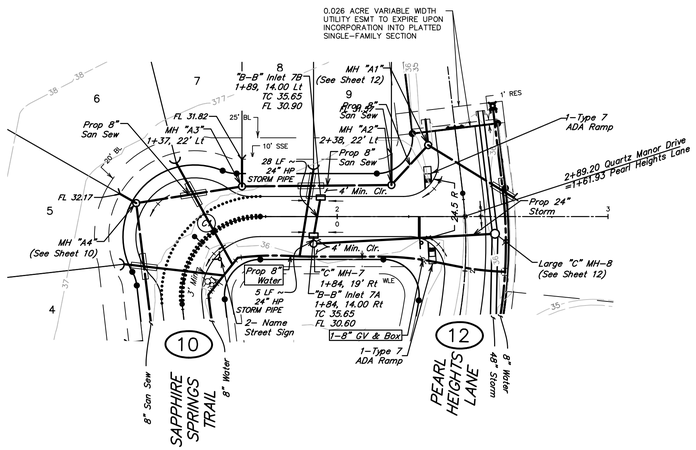
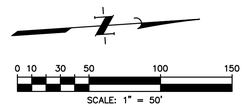
K:\16759\16759-0010-12 Ashland – Phase 1A – WS&D\2 Design Phase\CAD\Plans\Model Home Park\106 – Sapphire Springs Trail – 16759-0010-12 MHP.dwg Nov 11,2024 – 11:01am JWS

NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

(C1) *℄ Curve Data*
R=55.00'
L=92.61'
Δ=48°14'20"
T=61.60'
PC=0+53.69 Quartz Manor Drive
PC=1+46.31 Quartz Manor Drive





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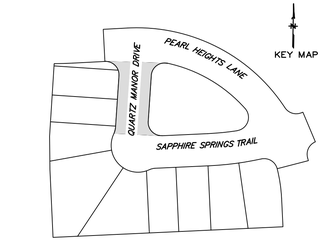
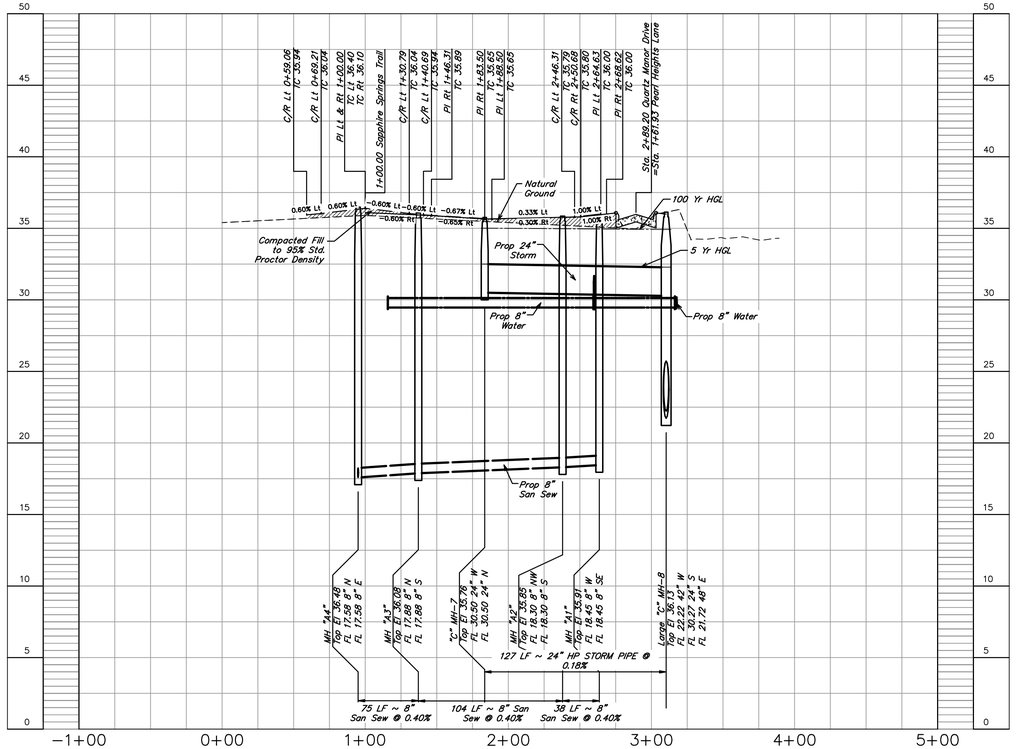


QUARTZ MANOR DRIVE



NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND MODEL HOME PARK

QUARTZ MANOR DRIVE
STA 0+00.00 TO 3+89.24

QUIDDITY
TBPELS Registration Nos. F-23290 & 10046100
601 Northwest Loop 410, Suite 453 • San Antonio, Texas 78216 • 210.494.5511

SCALE: 1"=50' H, 1"=5' V.
DATE: NOVEMBER 2024
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DGN. BY: AHR
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SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
11/11/2024

SHEET NO. 11 OF 18

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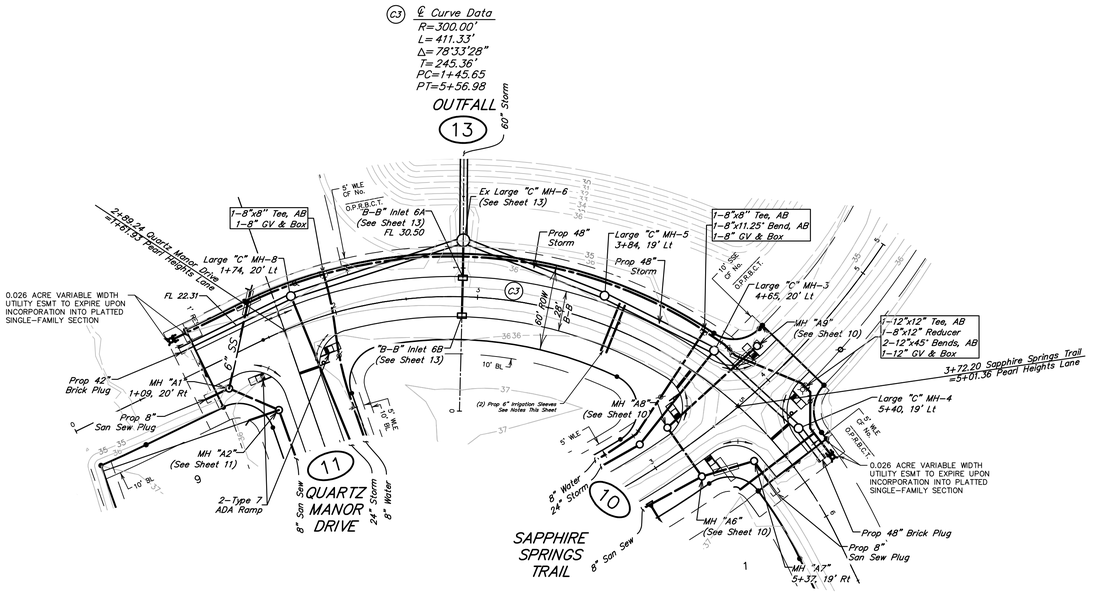
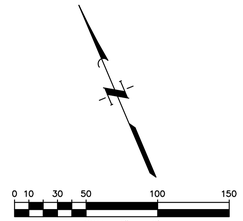
K:\16759\16759-0010-12 Ashland – Phase 1A – WS&D\2 Design Phase\CAD\Plans\Model Home Park\107 – Quartz Manor Drive – 16759-0010-12 MHP.dwg Nov 11,2024 – 11:01am JWS

NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION





BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:
DG6956 DW1 CLUTE COOP CORS ARP
DL3490 TXBC BAY CITY CORS ARP
DH3614 TXLM LA MARQUE CORS ARP

TBM A BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, APPROXIMATELY 1600 ± SOUTH FROM FM 32, AT THE NORTHWEST CORNER OF THE SUBJECT TRACT, 4.0' FROM THE EDGE OF ASPHALT AND 37' NORTHWEST FROM A POWER POLE
ELEVATION = 40.01 FEET, NAVD 88.

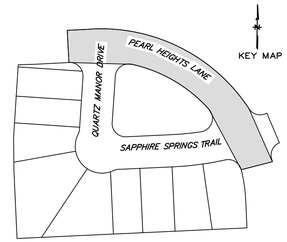
TBM B BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, 3130 FEET NORTH FROM THE INTERSECTION OF ANCHOR ROAD, 2.7' FROM THE EDGE OF ASPHALT AND 36' NORTHWEST FROM A POWER POLE.
ELEVATION = 36.59 FEET, NAVD 88.

FLOODPLAIN
THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

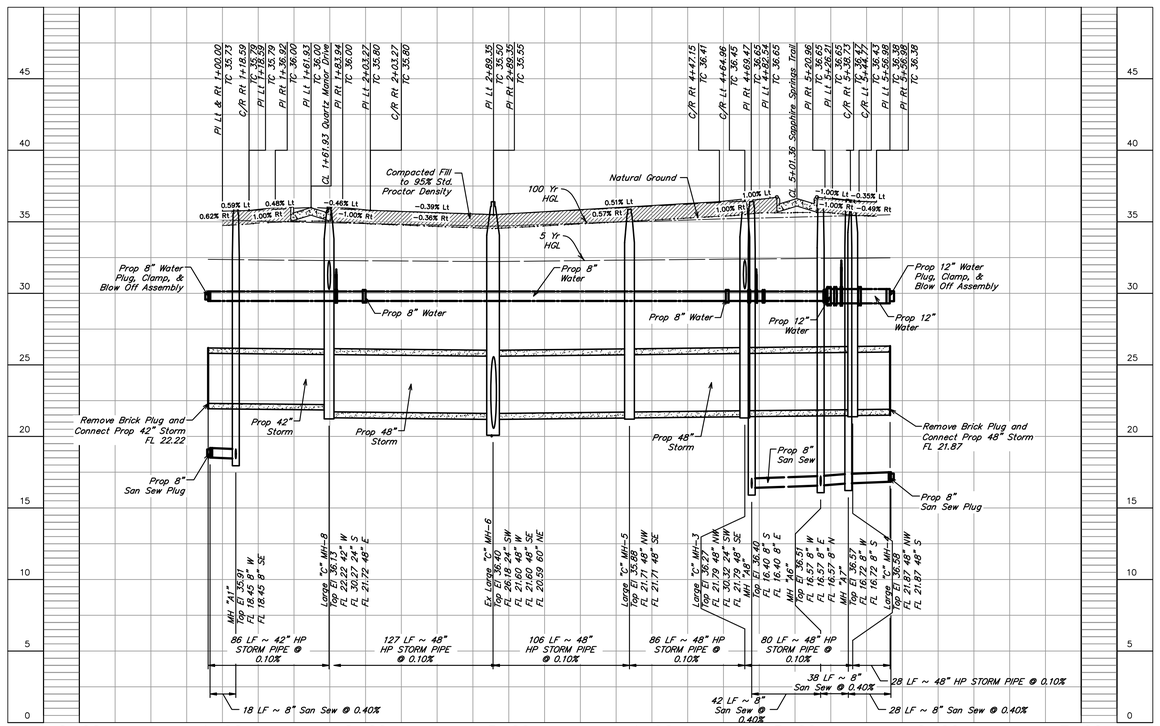
WATER LINE-SANITARY SEWER CROSSING
PLACE ONE FULL 18' SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES – SHEET XX – PROTECTION REQUIREMENTS AT WATERLINE – SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.

SANITARY SEWER MANHOLES
ALL SANITARY SEWER MANHOLES SHALL BE COATED IN ACCORDANCE WITH CITY OF SUGAR LAND STANDARD SPECIFICATIONS AND APPROVED PRODUCTS LIST.

SANITARY SEWER NOTE
ALL GRAVITY SANITARY SEWER PIPE SHALL BE SDR 26 PVC.



PEARL HEIGHTS LANE



NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND MODEL HOME PARK

PEARL HEIGHTS LANE
STA 0+00.00 TO 6+56.98

QUIDDITY
TBPELS Registration Nos. F-23290 & 10046100
601 Northwest Loop 410, Suite 453 • San Antonio, Texas 78216 • 210.494.5511

SCALE: 1"=50' H. 1"=5' V.
DATE: NOVEMBER 2024
JOB NO. 16759-0010-12
SUBMITTED:
DGN. BY: AHR
DWN. BY: JWS
DWG. NO.
SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
11/11/2024

SHEET NO. 12 OF 18

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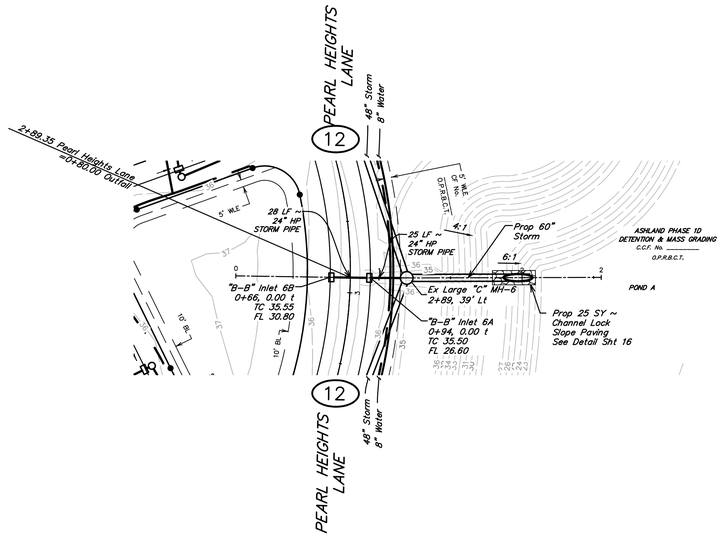
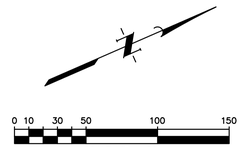
K:\16759\16759-0010-12 Ashland – Phase 1A – WS&D\2 Design Phase\CAD\Plans\Model Home Park\108 – Pearl Heights Lane – 16759-0010-12 MHP.dwg Nov 11,2024 – 1:08pm JWS

NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION





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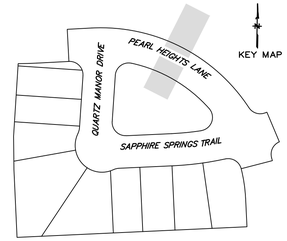
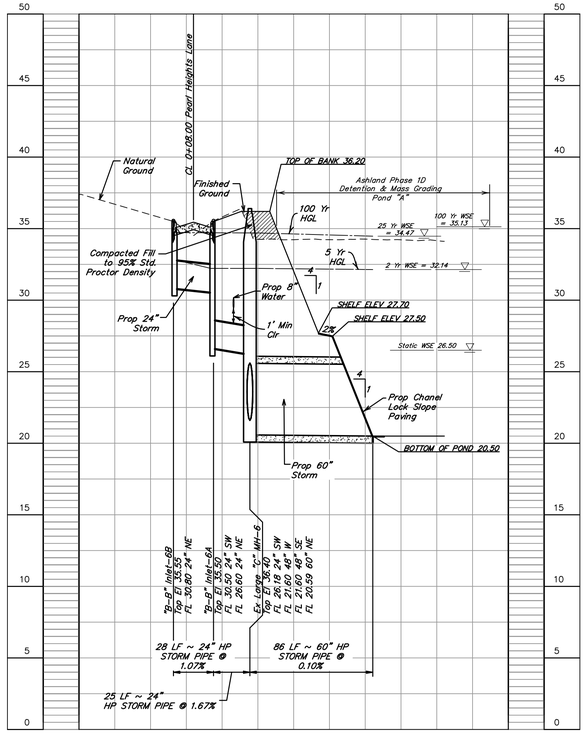


OUTFALL



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OF 18

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HYPER-CHLORINATED WATER NOTES

1. HYPER-CHLORINATED WATER SHALL NOT BE DISCHARGED TO THE STORM SEWER OR DRAINAGE SYSTEM UNLESS THE CHLORINE CONCENTRATION IS REDUCED TO 4 PPM OR LESS BY CHEMICALLY TREATING THE DISCHLORINATE WATER OR BY ALLOWING IT TO STAND UNDISTURBED FOR 24 HOURS.
2. DISCHARGE OF HIGH FLOW RATE AND VELOCITIES SHALL BE DIRECTED TO VELOCITY DISSIPATION DEVICES.
3. CHLORINE CAN BURN VEGETATION, SO IT SHOULD NOT BE USED TO WATER VEGETATION THAT IS BEING USED FOR REVEGETATION. VEGETATED FILTERS OR BUFFERS SHALL NOT BE USED TO FILTER CHLORINE.
4. HYPER-CHLORINATED WATER MAY BE DISCHARGED TO AN ONSITE RETENTION AREA UNTIL NATURAL ATTENUATION OCCURS. THE AREA MAY BE A DRY DETENTION EXCAVATION BASIN, OR A PORTION OF THE SITE MAY BE GRADED TO CONTAIN THE WATER THROUGH BERMING.
5. NATURAL ATTENUATION OF THE CHLORINE MAY BE AIDED BY AERATION. AIR CAN BE ADDED TO THE WATER BY DIRECTING THE DISCHARGE OVER A ROUGH SURFACE BEFORE IT ENTERS THE TEMPORARY RETENTION AREA OR AN ADDITIONAL AERATION AREA MAY BE CONSTRUCTED.
6. ONSITE DISCHARGE MAY REQUIRE SEVERAL HOURS TO A FEW DAYS BEFORE THE WATER IS SAFE TO DISCHARGE. THE RATE AT WHICH CHLORINE WILL ACTENUATE IS AFFECTED BY SOIL CONDITIONS AND WEATHER CONDITIONS. ATTENUATION WILL OCCUR QUICKEST DURING WARM, SUNNY, AND DRY WEATHER.

SANITARY WASTE NOTES

1. THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE NUMBER OF PORTABLE TOILETS BASED ON THE NUMBER OF EMPLOYEES USING THE TOILETS AND THE HOURS THEY WILL WORK.
2. SANITARY FACILITIES SHALL BE PLACED ON A MINIMUM OF 50 FEET AWAY FROM STORM DRAIN INLETS, CONVEYANCE, CHANNELS OR SURFACE WATERS. IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE A CONFIGURATION, PORTABLE TOILETS SHALL BE A MINIMUM OF 20 FEET AWAY FROM STORM DRAIN INLETS, CONVEYANCE CHANNELS OR SURFACE WATER AND SECONDARY CONTAINMENT SHALL BE PROVIDED IN CASE OF SPILLS.
3. THE LOCATION OF THE PORTABLE TOILETS SHALL BE ACCESSIBLE TO TOILET SERVICING TRUCKS AND PROTECTED FROM TRAFFIC AND SEDIMENT CONTROLS OR CAUSING EROSION OR TRACKING PROBLEMS.
4. SANITARY FACILITIES SHALL BE FULLY ENCLOSED AND DESIGNED IN A MANNER THAT PREVENTS THE EXPOSURE OF SANITARY WASTE TO PRECIPITATION AND STORMWATER RUNOFF.
5. WHEN HIGH WINDS ARE EXPECTED, PORTABLE TOILETS SHALL BE ANCHORED OR OTHERWISE SECURED TO PREVENT THEM FROM BEING BLOWN OVER.
6. THE COMPANY THAT SUPPLIES AND MAINTAINS THE PORTABLE TOILETS SHALL BE INSTRUCTED IN THE PROPER METHOD TO SERVICE AND DISPOSE OF WASTE IN A WAY THAT PREVENTS DISCHARGES OF WASTE DURING TOILET SERVICING. WASTE SHALL BE VACUUMED INTO A SEPTIC TRUCK BY THE COMPANY THAT MAINTAINS THE TOILETS.
7. THE OPERATOR OF THE MUNICIPAL SEPTAGE STORM SEWER SYSTEM (MS4) SHALL BE CONTACTED TO DETERMINE WHERE FROM THE PORTABLE TOILETS CAN BE EMPTIED INTO A NATURAL CHANNEL.
8. SANITARY FACILITIES SHALL NOT BE PERMITTED ON PUBLIC SIDEWALKS, STREETS OR INLETS.

DEBRIS AND TRASH NOTES

1. ALL WASTE SOURCES AND STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS AND OTHER WATERS. IF THE SITE CONFIGURATION PROVIDES SUFFICIENT SPACE TO DO SO, IN NO CASE SHALL MATERIAL AND WASTE SOURCES BE CLOSER THAN 20 FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS, AND OTHER WATERS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEBRIS AND TRASH GENERATED OR MANAGED ITS EXPOSURE TO PRECIPITATION AND STORMWATER RUNOFF.
2. WHENEVER POSSIBLE, MINIMIZE PRODUCTION OF DEBRIS AND TRASH.
3. INSTRUCT CONSTRUCTION WORKERS IN PROPER DEBRIS AND TRASH STORAGE AND HANDLING PROCEDURES.
4. SEPARATE HAZARDOUS WASTE FROM NON-HAZARDOUS CONSTRUCTION SITE DEBRIS.
5. PROHIBIT LITTERING BY WORKERS AND VISITORS.
6. POLICE SITE DAILY TO LOCATE AND REMOVE LITTER AND DEBRIS.
7. DESIGNATE LITTER COLLECTION AND STORAGE PROCEDURES.
8. TRY TO RECYCLE CONSTRUCTION AND DEMOLITION DEBRIS SUCH AS WOOD, METAL, AND CONCRETE.
9. TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AT REGULAR INTERVALS OR WHENEVER IT IS NECESSARY TO KEEP CONTAINERS WITHIN THEY ARE 90 PERCENT FULL OR MORE THROUGHOUT.
10. GENERAL CONSTRUCTION DEBRIS MAY BE HAULED TO A LICENSED CONSTRUCTION DEBRIS LANDFILL.
11. USE WASTE AND RECYCLING HAULERS/FACILITIES APPROVED BY THE LOCAL JURISDICTION.
12. DUMPING OF TRICE AND BRUSH FOR USE SUCH AS MULCH IS PREFERRED ALTERNATIVE TO OFFSITE DISPOSAL.
13. NO WASTE, TRASH, OR DEBRIS SHALL BE BURIED, BURNED OR OTHER WISE DISPOSED OF ONSITE.
14. DUMPSTERS SHALL HAVE ALL DEBRIS AND TRASH CONTAINERS WHICH MATERIALS ARE ACCEPTABLE. FOREMAN AND/OR CONSTRUCTION SUPERVISOR SHALL MONITOR ONSITE SOLID WASTE STORAGE AND DISPOSAL PROCEDURES DAILY.

CONCRETE SAWCUTTING WASTE NOTES

1. DURING SAWCUTTING OPERATIONS, THE SLURRY AND CUTTINGS SHALL BE CONTINUOUSLY VACUUMED OR OTHERWISE RECOVERED AND NOT BE ALLOWED TO DISCHARGE FROM THE SITE.
2. IF THE SLURRY CANNOT BE VACUUMED IS NOWN A STORM DRAIN INLET, THE INLET SHALL BE BLOCKED BY SANDBAGS OR EQUIVALENT TEMPORARY MEASURES TO PREVENT THE SLURRY FROM ENTERING THE INLET. REMOVE THE SANDBAGS AND CLEAN THE INLET COMPLETING SAWCUTTING OPERATIONS, SO THEY DO NOT CAUSE STORMWATER FLOODING DURING STORM EVENTS.
3. SLURRY AND CUTTINGS SHALL NOT BE ALLOWED TO REMAIN ON THE PAVEMENT TO DRY OUT.
4. DEVELOP PRE-DETERMINED, SAFE SLURRY DISPOSAL AREAS.
5. THE SLURRY AND CUTTINGS SHALL BE REMOVED FROM THE SITE DAILY HAULED FROM THE SITE FOR DISPOSAL AT A WASTE FACILITY, IF THIS IS NOT POSSIBLE, THE SLURRY AND CUTTINGS SHALL BE DISCHARGED INTO ONSITE CONTAINMENT.
6. THE ONSITE CONTAINMENT MAY BE EXCAVATED OR BERMED PIT LINED WITH PLASTIC SHEETING OR A PREFABRICATED TANK. WHEN THE TASK IS COMPLETE, PLACEMENT OF NEW CONCRETE, SLURRY FROM SAWCUTTING MAY BE DISPOSED OF IN FACILITIES DESIGNATED FOR THE WASHOUT OF CONCRETE TRUCKS INSTEAD CONSTRUCTING A SEPARATE CONTAINMENT.
7. THE CONTAINMENT SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM STORM DRAIN INLETS, DRAINAGE WAYS, CHANNELS, AND OTHER WATERS. IF THE SITE CONFIGURATION PROVIDES SUFFICIENT SPACE TO DO SO, IN NO CASE SHALL THE COLLECTION AREA BE CLOSER THAN 20 FEET FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS AND OTHER WATERS.
8. RENTAL, PORTABLE, PRE-FABRICATED, CONCRETE WASHOUT COLLECTION BASINS ARE COMMERCIALLY AVAILABLE AND ARE AN ACCEPTABLE ALTERNATIVE TO AN ONSITE CONTAINMENT PIT.
9. REMOVE MASTER CONCRETE WHEN THE CONTAINMENT IS HALF FULL, ALWAYS LEAVING ENOUGH FREEBOARD TO PREVENT OVERFLOW.
10. ONSITE EVAPORATION OF SLURRY WATER AND RECYCLING OF THE CONCRETE WASTE IS THE PREFERRED DISPOSAL METHOD. WHEN THIS IS NOT FEASIBLE, DISCHARGE FROM THE COLLECTION AREA SHALL ONLY BE ALLOWED IF A PASSIVE TREATMENT SYSTEM IS USED TO REMOVE THE FINES. MECHANICAL, CHEMICAL, AND ELECTRICAL TREATMENT SYSTEMS MAY BE USED IF THE PH OF AND DISCHARGED IS ALLOWED ON IT THE PH DOES NOT EXCEED 8.5. THE PH MAY BE LOWERED BY ADDING SULFURIC ACID TO THE SLURRY WATER.
11. CARE SHALL BE EXERCISED WHEN TREATING THE SLURRY WATER FOR DISCHARGE. MONITORING MUST BE IMPLEMENTED TO VERIFY THAT DISCHARGES DO NOT EXCEED PH LIMITS AND DO NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.
12. GEOTEXTILE FABRICS SUCH AS THOSE USED FOR SILT FENCE SHOULD NOT BE USED TO CONTROL SAWCUTTING WASTE, SINCE THE GRAIN SIZE IS SIGNIFICANTLY SMALLER THAN THE APPARENT OPENING SIZE OF THE FABRIC.

SPILL AND LEAK RESPONSE NOTES

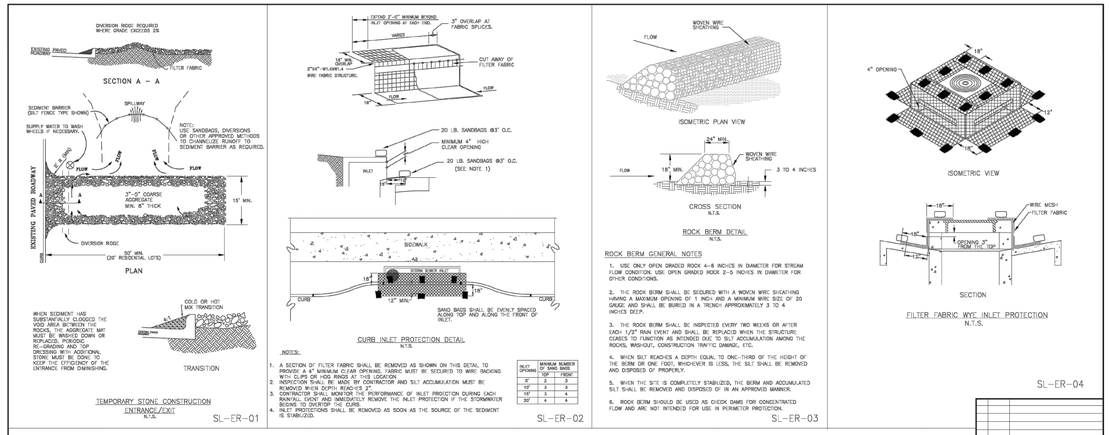
1. RECORDS OF RELEASES THAT EXCEED THE REPORTABLE QUANTITY (RQ) FOR OIL AND HAZARDOUS SUBSTANCES SHOULD BE MAINTAINED IN ACCORDANCE WITH THE FEDERAL AND STATE REGULATIONS.
2. SPILL PREVENTION AND EMERGENCY RESPONSE PROCEDURES SHALL BE POSTED IN A READILY AVAILABLE AREA FOR ACCESS BY ALL EMPLOYEES AND SUBCONTRACTORS.
3. MATERIAL SAFETY DATA SHEETS SHOULD BE MAINTAINED FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS THAT ARE REGULARLY ONSITE. MATERIALS IN KITS SHOULD BE BASED ON CONTAINMENT GUIDELINES IN THE MATERIALS SAFETY AND DATA SHEETS (MSDSS) FOR THE SUBSTANCE MOST FREQUENTLY ONSITE.
4. SPILL KITS ARE INTENDED FOR RESPONSE TO SMALL SPILLS, TYPICALLY LESS THAN 55 GALLONS OF SUBSTANCES THAT ARE NOT EXTREMELY HAZARDOUS. SIGNIFICANT SPILLS OR OTHER RELEASES WARRANT IMMEDIATE RESPONSE BY TRAINED PROFESSIONALS.
5. SUSPECTED JOB-SITE CONTAMINATION SHOULD BE IMMEDIATELY REPORTED TO REGULATORY AUTHORITIES AND PROTECTIVE ACTIONS TAKEN.
6. THE CONTRACTOR SHALL DESIGNATE ONE INDIVIDUAL ONSITE SUPERINTENDENT, FOREMAN, SAFETY OFFICER, OR OTHER SENIOR PERSON WHO IS ONSITE DAILY TO BE THE SPILL AND LEAK RESPONSE COORDINATOR (SLRC) AND MUST HAVE KNOWLEDGE OF AND BE TRAINED IN CORRECT SPILL AND LEAK RESPONSE PROCEDURES.

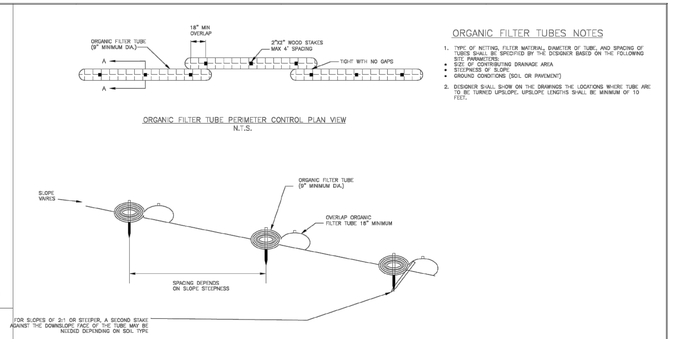
SUBGRADE STABILIZATION NOTES

1. MINIMIZE THE DISCHARGE OF PUTTY OVERSOIL STABILIZERS INTO THE STORMWATER SYSTEM BY PROPERLY DISPOSING OF EXCESS LIME THAT IS NOT WHICH CAN BE THOROUGHLY MIXED AND COMPACTED BY THE END OF EACH WORKDAY.
2. STABILIZERS SHALL BE APPLIED AT RATES THAT RESULT IN NO RUN OFF.
3. STABILIZATION SHALL NOT OCCUR IMMEDIATELY BEFORE AND DURING RAINFALL EVENTS.
4. NO TRAFFIC OTHER THAN WATER TRUCKS AND MIXING EQUIPMENT SHALL BE ALLOWED TO PASS OVER THE AREA BEING STABILIZED UNTIL AFTER COMPACTION AND FINAL GRADING.
5. AREA ADJACENT AND DOWNSTREAM OF STABILIZED AREAS SHALL BE REDUCTIONED TO INTERCEPT CHEMICAL RUNOFF AND REDUCE RUNOFF VELOCITY.
6. GEOTEXTILE FABRICS SUCH AS THOSE USED FOR SILT FENCE SHOULD NOT BE USED TO CONTROL STABILIZER WASTE, SINCE THE GRAIN SIZE IS DISSOLVED IN THE WATER AND WON'T BE AFFECTED BY A BARRIER AND THE SUSPENDED SOLIDS ARE SIGNIFICANTLY SMALLER THAN THE APPARENT OPENING SIZE OF THE FABRIC.
7. IF SOIL STABILIZERS ARE STORED ONSITE, THEY SHALL BE ENCLOSED WITHIN A BERMED AREA OR SURROUNDED BY SEDIMENT CONTROLS AS NECESSARY OF CHEMICAL MANAGEMENT TO CAPTURE ANY ACCIDENTAL LIME OR CHEMICAL OVERFLOW.
8. THE CONTRACTOR SHALL INSTALL BMP'S TO ALL INLETS AND OPENINGS CONNECTED TO THE STORM SEWER SYSTEMS TO PREVENT LIME FROM ENTERING THE MS4 SYSTEM.

SANDBLASTING WASTE NOTES

1. THE CONTRACTOR SHOULD BE REQUIRED TO DESIGNATE THE SITE LOCATION FOR SANDBLASTING OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR SANDBLASTING TO ALSO BE RESPONSIBLE FOR SANDBLASTING WASTE MANAGEMENT.
2. PROHIBIT ALL DISCHARGE OF SANDBLASTING WASTE.
3. USE ONLY NON-SILICA, NON-ORGANIC SANDBLAST MEDIA.
4. USE APPROPRIATE EQUIPMENT FOR THE JOB, DO NOT OVER-BLAST.
5. WHENEVER POSSIBLE, BLAST IN A DOWNWARD DIRECTION.
6. CEASE BLASTING ACTIVITIES IN HIGH WINDS OR IF WIND DIRECTION COULD CAUSE DUST TO BLOW INTO STREETS OR WATERS.
7. INSTALL DUST SHIELDING AROUND SANDBLASTING AREAS.
8. COLLECT AND DISPOSE OF ALL SPENT SANDBLAST GRIT, USE DUST COLLECTION AND CLEANING DUST COLLECTION HOPPERS AND BARRELS.
9. NON-HAZARDOUS SANDBLAST GRIT MAY BE DISPOSED IN PERMITTED CONSTRUCTION AND DEMOLITION (C&D) LANDFILLS WITH PRIOR APPROVAL.
10. IF SANDBLAST MEDIA CANNOT BE FULLY CONTAINED, CONSTRUCT SEDIMENT TRAPS DOWNSTREAM FROM BLASTING AREA WHERE APPROPRIATE.
11. USE SOUND FENCING WHERE APPROPRIATE IN AREAS WHERE BLAST MEDIA CANNOT BE FULLY CONTAINED.
12. USE VACUUM SWEEPING EQUIPMENT TO REMOVE SANDBLAST GRIT FROM THE AIR PREVENT RUNOFF FROM MISTING OPERATIONS FROM ENTERING DRAINAGE SYSTEMS.
13. USE VACUUM GRIT COLLECTION SYSTEMS WHERE POSSIBLE.
14. CONDITIONS ON SANDBLASTING MATERIALS, PROCEDURES, AND WEATHER CONDITIONS ON A DAILY BASIS.
15. TAKE ALL REASONABLE PRECAUTIONS TO ENSURE THAT SANDBLASTING GRIT IS CONTAINED AND KEPT AWAY FROM DRAINAGE STRUCTURES.
16. ENSURE THAT STORED SAND IS ALWAYS BY STORED UNDER COVER AWAY FROM DRAINAGE STRUCTURES.
17. ENSURE THAT STORED MEDIA OR GRIT IS NOT SUBJECTED TO TRANSPORT BY WIND.
18. ENSURE THAT ALL SANDBLASTING EQUIPMENT AND STORAGE CONTAINERS ARE IN GOOD CONDITION AND FREE OF RUST, AND FOLDING, REGULATIONS.
19. CAPTURE AND TREAT RUNOFF WHERE IT COMES INTO CONTACT WITH SANDBLASTING MATERIALS OR WASTE.





NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND MODEL HOME PARK

STORM WATER POLLUTION PREVENTION PLAN DETAILS

QUIDDITY
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601 Northwest Loup 410, Suite 453 • San Antonio, Texas 78216 • 210.494.5511

SCALE: NTS DGN. BY: AHR
DATE: NOVEMBER 2024 DWN. BY: JWS
JOB NO. 16759-0010-12 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS · DARREN J. MCAFEE · 137808 · LICENSED PROFESSIONAL ENGINEER
Darren McAfee 11/11/2024

SHEET NO. 14 OF 18

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

EROSION CONTROL DETAILS I

JOB No.: 0010
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-34 SHEET OF

EROSION CONTROL DETAILS II

JOB No.: 0010
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-35 SHEET OF

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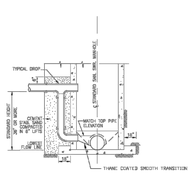
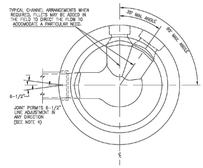


STANDARD DROP DETAIL

(SEE C.S.S. NOTES)

SL-SS-05

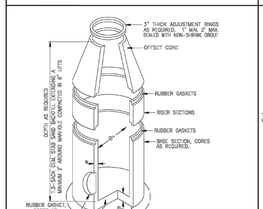


PIPING CONNECTIONS DETAIL

SL-SS-05A

NOTE:

1. EFFLUENT AND EXFILIENT PIPING CONNECTIONS TO MANHOLE MAY BE MADE BY FLEXIBLE PIPE OR PRECAST BOOTING.
2. EFFLUENT AND EXFILIENT CONNECTIONS ARE LIMITED TO A MAXIMUM 90° INCLUSIVE ANGLE OF CONVERGENCE.
3. MINIMUM 39" AND MAXIMUM 90" INCLUDED ANGLES MUST BE PROVIDED BETWEEN MULTIPLE INFLUENT CONNECTIONS.
4. ANGLE OF DEFLECTION AT PIPING JOINTS AS PER MANUFACTURER'S RECOMMENDATIONS.



SPECIFICATIONS:

CONCRETE: CLASS I CONCRETE, WITH A DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. MIXTO FOR H-30 LOADING.

REINFORCEMENT: STRUCTURAL REINFORCEMENT CONFORMING TO ASTM-C-478.

C.I. CASTINGS: CAST IRON FRAMES AND LIDS ARE MANUFACTURED OF GRAY CAST IRON CONFORMING TO ASTM A48-76 CLASS 30.

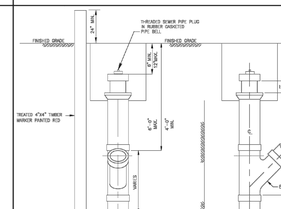
NOTES

1. LIFTING INSERTS AS REQUIRED.
2. ALL JOINTS SHALL BE SEALED WITH APPROVED RUBBER GASKET.
3. STRUCTURE TO BE PLACED ON 12" STABILIZED BASE.
4. C.S.S. SHALL BE BROUGHT TO WITHIN 2-FT OF TOP OF MANHOLE.
5. PRE-CAST MANHOLE SHALL BE IN COMPLIANCE WITH APPROVED PRODUCT LIST.
6. THANE COAT SHALL BE IN COMPLIANCE WITH APPROVED PRODUCT LIST.
7. ALL MANHOLES SHALL BE VACUUM TESTED AFTER INSTALLATIONS.
8. BUTCOM PROTECTORS REQUIRED ON ALL SANITARY MANHOLES.
9. REFER TO SANITARY MANHOLE LIDS, C.S.S. NOTES, MODIFIED BEDDING DETAILS AND NOTES.

PRECAST SANITARY MANHOLE

N.T.S.

SL-SS-03



TRENCH SIDE VIEW

TRENCH END VIEW

STACK DETAIL

N.T.S.

SL-SS-04

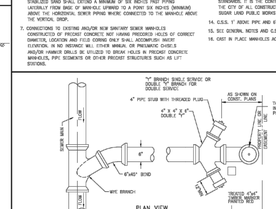
NOTES

A) NO STACKS ON MAINS OVER 14' DEEP OR IN WET SAND CONDITIONS.

B) ALL STACK CONNECTIONS SHALL BE IN-LINE FITTINGS.

NOTES:

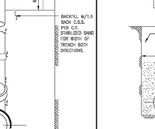
1. CONTRACTOR SHALL CONTACT CITY OF SUGAR LAND ENGINEERING DEPARTMENT AT (281) 275-2780 IF WET SAND OR OTHER UNSTABLE SOIL CONDITIONS, HIGH WATER TABLE AND/OR UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED.
2. SHOULD A CONFLICT ARISE BETWEEN INFORMATION DEPICTED ON APPROVED CONSTRUCTION DRAWINGS AND INFORMATION INCLUDED IN THESE SPECIFICATIONS, CITY OF SUGAR LAND DESIGN STANDARDS SHALL GOVERN.
3. SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED A MINIMUM OF FOUR FEET FROM BACK OF CURB ON CURB AND GUTTER ROADWAYS AND THREE FEET FROM EDGE OF PAVEMENT ON ROADWAYS WITHOUT CURB AND GUTTER.
4. FOR SEWERS LESS THAN 15" DIAMETER, AT MANHOLES, SANITARY SEWER MANHOLES SHALL NOT BE INSTALLED BETWEEN STREET RAMPS EXCEPT WHERE SPECIFICALLY AUTHORIZED BY THE CITY ENGINEER OR AS INDICATED ON APPROVED CONSTRUCTION DRAWINGS.
5. ALL SEWER MANHOLE COVERS SHALL HAVE THE CITY OF SUGAR LAND EMBLEM AND THE WORDS "SUGAR LAND" AND "SANITARY SEWER" CAST IN RAISED RELIEF. ALL MANHOLES SHALL BE LOCATED AND CONSTRUCTED AS PER STANDARD CONSTRUCTION DETAILS SHEETS. ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED AFTER INSTALLATION.
6. MANHOLE RIM ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY. CONTRACTORS SHALL ADJUST RIM ELEVATIONS TO 0.4 FOOT ABOVE FINISHED GRADE WITHIN RIGHTS-OF-WAY AND EASEMENTS AT END-OF MANHOLE LOCATION AFTER FINAL GRADING. ADJUSTMENTS TO MANHOLE RIM ELEVATIONS SHALL BE ACCOMPLISHED BY THE USE OF THREE RINGS ONLY (MAX. OF 24 INCHES PERMITTED). THE AREA ADJACENT TO SANITARY SEWER MANHOLE LOCATIONS SHALL BE GRADED TO DRAIN AWAY FROM MANHOLE AND SO PREVENT ENTRY OF STORM WATER DIRECTLY TO THE SANITARY SEWER SYSTEM.
7. DROP CONNECTIONS ARE REQUIRED WHEN INVERT ELEVATION OF SEWER LINE TO BE CONNECTED EXCEEDS 24 INCHES DIFFERENCE ABOVE INVERT ELEVATION OF MANHOLE BASE. ALL DROP CONNECTIONS SHALL BE CONSTRUCTED OF SAME MATERIALS AS SEWER AND SHALL BE CONSTRUCTED EXTERIOR TO MANHOLE. INSIDE DROP ALLOWED ON MANHOLES 10-FT in DEPTH, PER C.S.S.
8. BEDDING AND BACKFILL OF SANITARY SEWER PIPING AND MANHOLES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH CITY OF SUGAR LAND SEWER SYSTEMS, A 1.5-SACK MIX IS REQUIRED FOR ALL CEMENT STABILIZED SAND BEDDING AND BACK BEDDING SHALL BE INSTALLED IN LIFTS OF EIGHT INCHES MAXIMUM.
9. SOLVENT WELDED JOINTS ARE NOT AN ACCEPTABLE JOINING METHOD FOR SANITARY SEWERS CONSTRUCTED OF PVC PIPING MATERIALS AND LOCATED WITHIN RIGHTS-OF-WAY OR EASEMENTS. RUBBER GASKETED BELL AND SPIGOT SANITARY SEWER JOINTS ARE MANDATORY. BELL STUBS (2 INCH OF PIPE O.D.) SHALL BE INSTALLED AT ALL STUB-OUTS FOR FUTURE EXTENSIONAL.
10. SANITARY SEWER SERVICE LINES SHALL BE EXTENDED TO RIGHTS-OF-WAY AND/OR EASEMENT LINES AS APPLICABLE AND CAPPED/PLUGGED FOR FUTURE CONNECTIONS. SERVICE LINES ARE TO BE INSTALLED SO AS TO PROVIDE POSABLE WATER PIPING AT CROSSINGS WHERE POSSIBLE.
11. EACH SANITARY SEWER SERVICE LINES STUB, PLUGGED WITH BRANDY OUTLET AND STACK SHALL BE MARKED WITH A PRESSURE TREATED 4 X 4 TIMBER AT THE END OF THE SERVICE LINE EXTENDING FROM THE TOP OF THE GROUND TO A POINT 2 FEET MIN. AND AT AN ELEVATION TWO FEET BELOW THE EMPTIED TERMINATION POINT OF THE STACK AND EXTENDING TWO FEET ABOVE FINISHED GRADE. EACH TIMBER MARKER SHALL BE PAINTED RED AND LABELED "SANITARY SEWER STUB", "SANITARY SEWER WYE" OR "SANITARY SEWER STACK" AS APPROPRIATE WITH STUB, WYE BRANCH OUTLET OR STACK SIZE NOTED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATION OF ALL EXISTING UTILITIES AND SHALL TAKE PRECAUTIONARY MEASURES TO PREVENT ANY AND ALL CLOSURES, BREAKING, FILL, OVERFILL, EXCAVATION OR OTHER CONSTRUCTION. CONTRACTOR SHALL ENSURE THAT STORM DRAINAGE PATHWAYS ARE MAINTAINED AND REMAIN OPEN TO ENSURE POSITIVE DRAINAGE AND THAT SUCH CONVEYANCES ARE NOT IMPEDED OR BLOCKED IN ANY WAY. STORM SEWER INLETS SHALL BE PROTECTED FROM ENTRY OF SILT, TRASH, DEBRIS AND ANY SUBSTANCES DETRIMENTAL TO THE STORM SEWER SYSTEM AND/OR WATERWAYS.
13. ALL SANITARY SEWER PIPING AND BEDDING SHALL BE INSPECTED BY CITY CONSTRUCTION INSPECTOR FOR CONFORMANCE WITH CITY INFRASTRUCTURE STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY NOTIFY THE CITY OF ANY AND ALL CONSTRUCTION THAT IS TO CONFORM TO CITY OF SUGAR LAND PUBLIC WORKS DEPARTMENT INSPECTION POLICY.
14. C.S.S. 1" ASDHC PIPE AND 6" ELLOW PIPE MINIMUM.
15. SEE SCHEMA, NOTES AND C.S.S. NOTES.
16. CAST IN PLACE MANHOLES ACCEPTED, 4000 PSI CONCRETE.



SANITARY SEWER SERVICE CONNECTION

N.T.S.

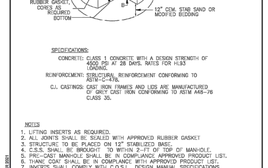
SL-SS-06



CARRIER PIPE	NOMINAL CASING	MIN. WALL THICKNESS (IN)
4"	12"	0.11
6"	14"	0.13
8"	16"	0.15
12"	18"	0.20

1. CASING SIZE AND THICKNESS SHALL CONFORM TO THE MINIMUM REQUIREMENTS AS SHOWN ON CASING SCHEDULE, OTHER PERMITS AS REQUIRED.
2. MAINTAIN 2" MINIMUM CLEARANCE BETWEEN THE MAXIMUM OUTSIDE DIAMETER OF CARRIER PIPE AND CASING AT ALL LOCATIONS.
3. DIMENSIONS ARE APPROXIMATE ONLY, CONTRACTOR SHALL INSTALL ADEQUATELY SIZED CASING TO ACCOMMODATE THE CARRIER PIPE.
4. NO FRANCO JOINT PIPING IS REQUIRED WHEN USED IN CASING.

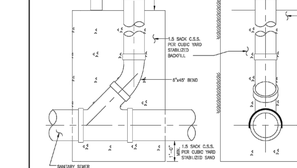
SL-WA-19



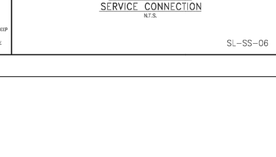
- 100 PSI PRESSURE CLASS PIPE MINIMUM 18 FEET LONG DIAMETER = 2 . 5 WASTELINE DIAMETER
- SPACE AROUND CARRIER PIPE SHALL BE FILLED WITH SAND OR OTHER DRY GRANULAR MATERIALS WITH SPACERS)
- CENTERED ON CROSSING
- BOTH ENDS SEALED WITH CEMENT GROUT OR A MANUFACTURED WATER TIGHT SEAL.

DETAIL OF WATER LINE CROSSING WASTEWATER FACILITIES WHERE SEPARATION IS LESS THAN 9' (NINE FEET)

SL-WA-13

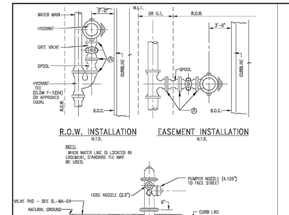


SL-WA-14


I
NEW POTABLE WATERLINE CROSSING NEW PRESSURE RATED WASTEWATER LINE WITH SEGMENT LENGTHS OF EIGHTEEN (18) FEET OR GREATER, HAVING 6 INCHES OF VERTICAL CLEARANCE AND 4 FEET OF HORIZONTAL CLEARANCE
NEW POTABLE WATERLINE SEGMENT
JOINT
4" MIN. CLEARANCE (VERTICAL)
9-FOOT MIN.
NEW PRESSURE RATED WASTEWATER LINE
II
NEW POTABLE WATERLINE CROSSING NEW PRESSURE RATED WASTEWATER LINE
9-FOOT MIN.
4-INCH MINIMUM CLEARANCE
NEW PRESSURE RATED WASTEWATER LINE
III
NEW POTABLE WATERLINE
NEW PRESSURE RATED WASTEWATER LINE
9-FOOT MIN.
4-INCH MINIMUM CLEARANCE
FOR A LINE TO PASS OVER AN OBSTRUCTION WHICH TAKES LESS THAN 12 HOUR HAVE ADEQUATE COVER AND BE APPROVED BY THE ENGINEERING DEPARTMENT.
NOTES:
1. NEW MAINS SHALL BE LAID AND TESTED IN ACCORDANCE WITH WATER MAIN SPECIFICATIONS.
2. NEITHER JOINTS NOR PIPE SHALL BE LOCATED WITHIN 9 FEET, HORIZONTALLY, OF ANY SEWER MANHOLE OR STRUCTURE.
3. NO PRESSURE TEST, OR IN ACCORDANCE WITH WATER MAIN TESTING SPECIFICATIONS.
4. INTERNATIONAL PLUMBING CODE MINIMUM DEPTHS OF COVER AS REQUIRED.
5. ALL PVC PRESSURE PIPES WILL BE LISTED ON CITY OF SUGAR LAND'S APPROVED PRODUCTS LIST.
MIN. PIPE WALL THICKNESS
4" — 0.200"
6" — 0.280"
8" — 0.322"
12" — 0.375"
AND LARGER
PVC WATER PIPE OFFSET ASSEMBLY
SL-WA-12
I
NEW POTABLE WATERLINE CROSSING NEW PRESSURE RATED WASTEWATER LINE WITH SEGMENT LENGTHS OF EIGHTEEN (18) FEET OR GREATER, HAVING 6 INCHES OF VERTICAL CLEARANCE AND 4 FEET OF HORIZONTAL CLEARANCE
NEW POTABLE WATERLINE SEGMENT
JOINT
4" MIN. CLEARANCE (VERTICAL)
9-FOOT MIN.
NEW PRESSURE RATED WASTEWATER LINE
9-FOOT MIN.
- WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN JOINTS OF THE WASTEWATER LINE.
- MINIMUM WASTEWATER PIPE STIFFNESS OF 115 PSI AT 5% DEFLECTION.
- CARRIED WASTEWATER LINE IN CEMENT STABILIZED SAND TO AT LEAST 12" INCHES BEYOND EACH JOINT OF CROSSED SECTION OF PIPE.
SL-WA-10
II
NEW POTABLE WATERLINE CROSSING NEW PRESSURE RATED WASTEWATER LINE
JOINT
NEW POTABLE WATERLINE SEGMENT
9-FOOT MIN.
4-INCH MINIMUM CLEARANCE
NEW PRESSURE RATED WASTEWATER LINE
- WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN JOINTS OF THE WASTEWATER LINE.
- MINIMUM WASTEWATER PIPE STIFFNESS OF 115 PSI AT 5% DEFLECTION.
- CARRIED WASTEWATER LINE IN CEMENT STABILIZED SAND TO AT LEAST 12" INCHES BEYOND EACH JOINT OF CROSSED SECTION OF PIPE.
SL-WA-11
III
NEW POTABLE WATERLINE
NEW PRESSURE RATED WASTEWATER LINE
9-FOOT MIN.
4-INCH MINIMUM CLEARANCE
FLEXIBLE ENCASE PIPE (SEE TABLE BELOW) EXTEND TO 3' BEYOND EACH SIDE OF CROSSING
SPACERS AT 9-FOOT INTERVALS
- MINIMUM CASING PIPE STIFFNESS OF 115 PSI AT 5% DEFLECTION
- MINIMUM CASING PIPE DIAMETER = 2 X WASTEWATER LINE DIAMETER
- TWO SPACERS AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE (5) FOOT ON CENTER (O.C.) INTERVALS WITH SPACERS
- EACH END CASING IS TO BE SEALED WITH MASTIK TIGHT NO-SHRINK GROUT OR MANUFACTURED WATER TIGHT SEAL.
SL-WA-18
IV
ENCASED WASTEWATER LINE
NEW POTABLE WATERLINE CROSSING NEW PRESSURE RATED WASTEWATER LINE WITH SEGMENT LENGTHS OF LESS THAN EIGHTEEN (18) FEET
NEW POTABLE WATERLINE SEGMENT
9-FOOT MIN.
4-INCH MINIMUM CLEARANCE
NEW PRESSURE RATED WASTEWATER LINE
FLEXIBLE ENCASE PIPE (SEE TABLE BELOW) EXTEND TO 3' BEYOND EACH SIDE OF CROSSING
SPACERS AT 9-FOOT INTERVALS
NEW POTABLE WATERLINE
- SAME ENGAGEMENT CRITERIA AS "ALTERNATIVE B" OR
- NEW WATERLINE (WITHOUT CASING TO BE CONSTRUCTED OF PVC C-900 DR-14), DUCTILE IRON MECHANICAL JOINT OR STEEL PIPE WITH WELDED JOINTS.
- BOTH WATERLINE AND WASTEWATER LINE MUST PASS A PRESSURE AND LEAKAGE TEST AS SPECIFIED IN AWWA C600 STANDARDS.
SL-WA-17
ALTERNATIVE A:
PRESSURE RATED WASTEWATER PIPE
CASING AND/OR NEW POTABLE WATERLINE SEGMENT
NEW PRESSURE RATED WASTEWATER LINE
9-FOOT MIN.
4-INCH MINIMUM CLEARANCE (VERTICAL)
JOINT
MINIMUM 18 FEET OF 100 PSI PRESSURE RATED WASTEWATER PIPE
SL-WA-15
ALTERNATIVE B:
EXISTING POTABLE WATERLINE CROSSING EXISTING PRESSURE RATED WASTEWATER LINE
NEW PRESSURE RATED WASTEWATER LINE
JOINT
4-INCH MINIMUM CLEARANCE (VERTICAL)
9-FOOT MIN.
NEW POTABLE WATERLINE SEGMENT
MINIMUM OF SEVEN (7) FEET OF PRESSURE RATED WASTEWATER PIPE
SL-WA-16
ALTERNATIVE C:
ENCASE NEW POTABLE WATERLINE UNDER A NEW PRESSURE RATED WASTEWATER LINE
NEW PRESSURE RATED WASTEWATER/AIR LINE
9-FOOT MIN.
9-FOOT MIN.
4-INCH MINIMUM CLEARANCE
NEW POTABLE WATERLINE
FLEXIBLE ENCASE PIPE (SEE TABLE BELOW) EXTEND TO 3' BEYOND EACH SIDE OF CROSSING
SPACERS AT 9-FOOT INTERVALS
- SAME ENGAGEMENT CRITERIA AS "ALTERNATIVE B" OR
- NEW WATERLINE (WITHOUT CASING TO BE CONSTRUCTED OF PVC C-900 DR-14), DUCTILE IRON MECHANICAL JOINT OR STEEL PIPE WITH WELDED JOINTS.
- BOTH WATERLINE AND WASTEWATER LINE MUST PASS A PRESSURE AND LEAKAGE TEST AS SPECIFIED IN AWWA C600 STANDARDS.
SL-WA-17

GENERAL NOTES

1. CONTRACTOR SHALL CONTACT CITY OF SUGAR LAND ENGINEERING DEPARTMENT AT (281) 275-2780 IF WET SAND OR OTHER UNSTABLE SOIL CONDITIONS, HIGH WATER TABLE AND/OR UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED.
2. SHOULD A CONFLICT ARISE BETWEEN INFORMATION DEPICTED ON APPROVED CONSTRUCTION DRAWINGS AND INFORMATION INCLUDED IN THESE SPECIFICATIONS, CITY OF SUGAR LAND DESIGN STANDARDS SHALL GOVERN.
3. ALL NEW POTABLE WATER LINES AND SANITARY SEWER FORCE MAINS SHALL BE BEDDED IN COMPACTED BANK SAND A MINIMUM OF 6 INCHES BELOW, ABOVE AND TO EITHER SIDE OF SUCH PIPING.
4. ALL NEW SANITARY SEWER GRAVITY DRAIN LINES SHALL BE BEDDED IN CEMENT STABILIZED SAND CONFORMING TO THE REQUIREMENTS FOR STANDARD BEDDING OR CLASS "A-A" BEDDING AS APPLICABLE. USE OF MODIFIED "A-A" BEDDING FOR SEWER LINES SHALL BE ALLOWED ONLY WHERE SPECIFICALLY AUTHORIZED AND SEPARATION DISTANCE TO POTABLE WATER LINES IS LESS THAN 9 FEET REQUIRES APPROVAL BY CITY ENGINEER.
5. CEMENT STABILIZED BEDDING SHALL BE A MINIMUM 1.5 SACK PER CUBIC YARD C.S.S., INSTALLED IN MAXIMUM LIFTS OF 8 INCHES AND MECHANICALLY TAMPED TO 95% PROCTOR.
6. WATER REQUIRED FOR THE EFFECTIVENESS OF PROPER WATER PIPING AND/OR SANITARY SEWER GRAVITY DRAIN LINES AND FORCE MAIN BEDDING, BACKFILL AND COMPACTION CONSIDERATIONS SHALL BE CONSTRUCTED OF APPROVED PIPING MATERIALS HAVING A MINIMUM PRESSURE RATING OF 150 PSI AND AVAILABLE SPACES BY EACH CURB SHALL BE SEALED WITH A MATERIAL APPROVED FOR SUCH USE.
7. ALL NEW POTABLE WATER LINES SHALL BE SLEEVED EXCEEDED WHERE A MINIMUM OF 9 FEET SEPARATION DISTANCE TO EXISTING OR PROPOSED SANITARY SEWER MANHOLE, LIFT STATION OR WASTEWATER TREATMENT PLANT CANNOT BE MAINTAINED. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CLOSEST PROXIMITY.
8. ALL NEW POTABLE WATER LINES SHALL BE SLEEVED EXCEEDED WHERE, LESS THAN 3 FEET VERTICAL OR 4 FEET HORIZONTAL CLEARANCE, TO EXISTING OR PROPOSED SANITARY SEWER GRAVITY LINES OR FORCE MAINS CANNOT BE MAINTAINED. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CLOSEST PROXIMITY. WHERE VERTICAL SEPARATION DISTANCES CANNOT BE MAINTAINED, SLEEVING SHALL EXTEND AT LEAST 9 FEET PAST THE POINT WHERE MINIMUM SEPARATION DISTANCES ARE ACHIEVED.
9. ALL NEW POTABLE WATER LINES SHALL BE CONSTRUCTED ABOVE EXISTING OR PROPOSED SANITARY SEWER GRAVITY LINES OR FORCE MAINS WHERE POSSIBLE. WHERE INSTALLATION ABOVEAN SANITARY SEWER GRAVITY LINES OR FORCE MAINS IS UNAVOIDABLE AT POINTS OF CROSSING, SLEEVING SHALL BE INSTALLED AS SPECIFIED IN NOTE 8 ABOVE. WHERE VERTICAL SEPARATION DISTANCES CANNOT BE MAINTAINED, SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING.
10. ALL NEW SANITARY SEWER GRAVITY LINES AND/OR FORCE MAINS CONSTRUCTED OF PVC PIPING MATERIALS SHALL BE SLEEVED EXCEEDED WHERE LESS THAN 2 FEET VERTICAL OR 4 FEET HORIZONTAL CLEARANCE TO EXISTING POTABLE WATER PIPING CANNOT BE MAINTAINED. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CLOSEST PROXIMITY.
11. ALL NEW SANITARY SEWER GRAVITY LINES AND/OR FORCE MAINS SHALL BE CONSTRUCTED BELOW EXISTING POTABLE WATER LINES WHERE POSSIBLE. WHERE INSTALLATION BELOW AN EXISTING POTABLE WATER LINE IS UNAVOIDABLE AT POINTS OF CROSSING, SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING.
12. WHERE NEW SANITARY SEWER RISING (24 INCH AND GREATER) PROCLUDES THE USE OF PVC PIPING MATERIALS AND SLEEVING ENCROACHMENT OF THE SANITARY SEWER WOULD DISTURBANCE BY REQUIRED BUT IS IMPRACTICAL, THE EXISTING POTABLE WATER PIPING SHALL BE RELOCATED. THE RELOCATION SHALL BE MADE WHERE MINIMUM CLEARANCE CAN BE MAINTAINED OR LESS OF SLEEVING (ENCASING) THE SANITARY SEWER LINE, SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING.
13. IN NO INSTANCE SHALL A FIRE HYDRANT BE INSTALLED WITHIN 9 LINEAR FEET OF A SANITARY SEWER SYSTEM.
14. NOTE: SEPARATION DISTANCES ARE MEASURED FROM THE OUTSIDE DIAMETERS OF EACH PIPE AND FROM THE EXTERIOR SURFACES OF MANHOLES, LIFT STATIONS, WASTEWATER TREATMENT PLANTS AND ASSOCIATED APPURTENANCES.
15. BELL STOPS SHALL BE USED WHEN WATER LINES ARE BORED. BELL STOPS TO BE INSTALLED PER MANUFACTURER SPECIFICATION. ALL BORED WATER LINES SHALL USE CIBA MEDA STOP SERIES 6000 BELL PROTECTION SYSTEM.
16. REFER TO GENERAL SANITARY, WATER AND C.S.S. NOTES.



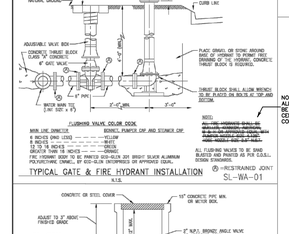
R.O.W. INSTALLATION

N.T.S.

FASEMENT INSTALLATION

N.T.S.

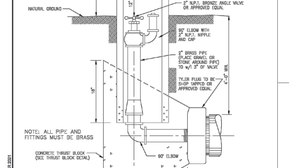
SL-WA-01



TYPICAL GATE & FIRE HYDRANT INSTALLATION

N.T.S.

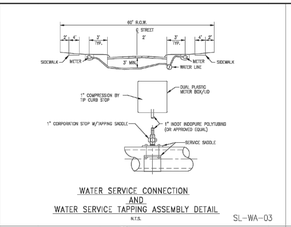
SL-WA-01



2" BLOW OFF VALVE ASSEMBLY

N.T.S.

SL-WA-02



WATER SERVICE CONNECTION AND WATER SERVICE TAPPING ASSEMBLY DETAIL

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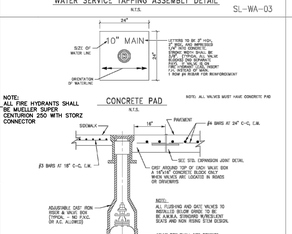
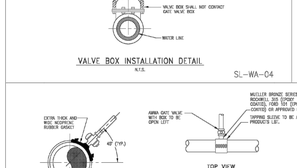
SL-WA-03



VALVE BOX INSTALLATION DETAIL

N.T.S.

SL-WA-04



TAPPING SLEEVE & VALVE DETAIL

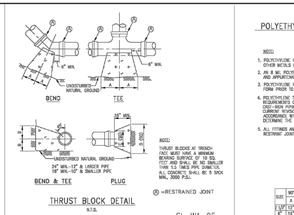
N.T.S.

SL-WA-07

CONSTRUCTION NOTES:

1. WATER LINES 12" (IN.) AND LESS SHALL BE AWWA C-900 DR18 WATER LINE GREATER THAN 12" (IN.) IN 6 SHALL BE AWWA C-905 DR 18
2. ALL FLUSHING VALVES AND GATE VALVES TO BE AMERICAN WATER WORKS ASSOC. (AWWA) STANDARD COUNTER/CLOCKWISE OPENING WITH NON-RISING STEM DESIGN.
3. ALL DUCTILE IRON PIPE SHALL BE CLASS 50 MORTAR LINED. NO A.C. PIPE WILL BE ALLOWED AND ALL DUCTILE IRON FITTINGS SHALL BE MECHANICAL PUSH-ON OR MCD-MANCAL JOINTS.
4. ALL BACKFILL WITHIN THE R.O.W. SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
5. MINIMUM SPACING BETWEEN TAPS SHALL BE 3' AT ALTERNATING TAP ANGLES.

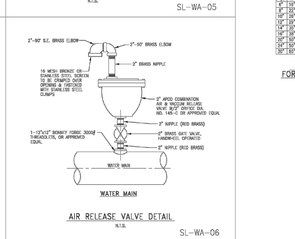
SL-WA-08

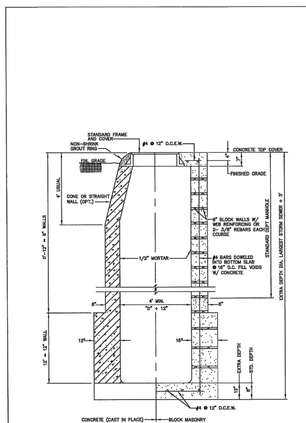


THRUST BLOCK DETAIL

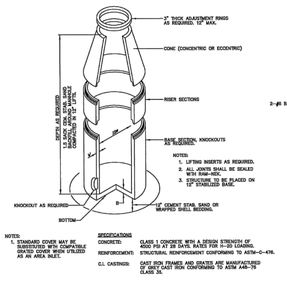
N.T.S.

SL-WA-05


3'-90° B.C. BENDS ELBOW
3'-90° BENDS ELBOW
3'-BENDS NIPPLE
TIE WITCH BRACKET OR EQUAL TO BE WELDED TO BE COMPLETE DUCTILE UNIONS & FASTENED WITH STAINLESS STEEL CLAMPS
3" APCO COMBINATION AIR RELEASE VALVE OR VALVE SIZE SHOWN ON PLANS NO. 146-C OR APPROVED EQUAL
3" NIPPLE (SCD 80MIN)
1"-2"x12" BRONZE FORG



TYPICAL STORM MANHOLE
N.T.S.



PRECAST CONCRETE STORM MANHOLE
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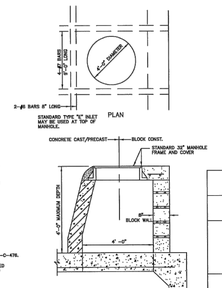


MANHOLE FOR STORM BOX SEWER
N.T.S.

STORM DRAINAGE CONSTRUCTION

DRAWING DETAIL

STORM WATER INLET DETAILS

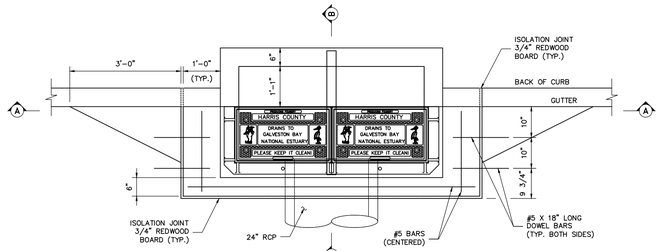
BRAZORIA COUNTY

DEPARTMENT OF ENGINEERING

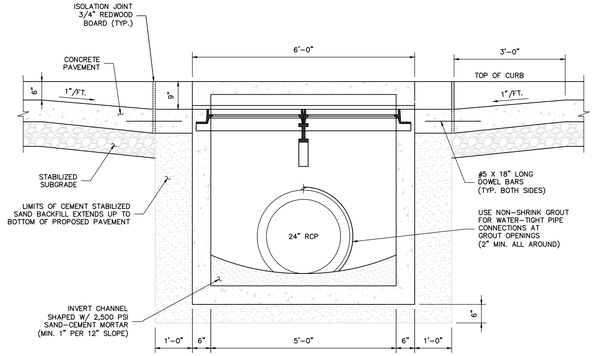
DEPARTMENT OF ENGINEERING

DESIGN ENGINEER: DATE:

SUBMITTED: SCALED: DATED: SHEET 3 OF 9



PLAN VIEW



SECTION A–A

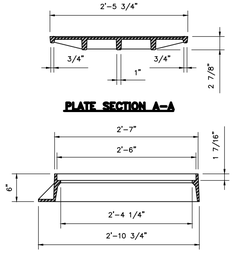
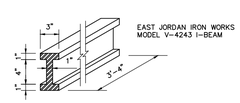
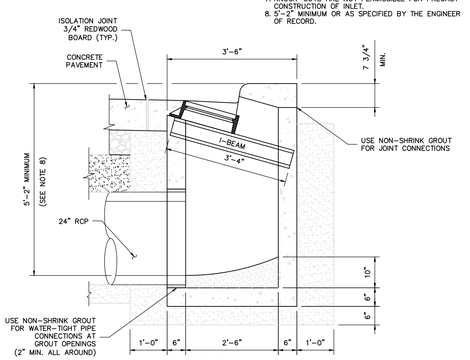


PLATE SECTION A–A

LEFT FRAME SECTION A–A
RIGHT FRAME IS OPPOSITE HAND



I–BEAM SECTION



SECTION B–B

GENERAL NOTES:

1. CONSTRUCTION AND MATERIALS SHALL MEET REQUIREMENTS OF ITEM 472 "INLETS".
2. CONCRETE FOR INLET: MINIMUM 4,000 PSI IN 28 DAYS
3. PRECAST STRUCTURE TO MEET ASTM C913.
4. FRAME WITH EITHER SOLID PLATE OR GRATE SHALL BE EAST JORDAN IRON WORKS MODEL V-4243 OR APPROVED EQUAL.
5. IF THE ENGINEER OF RECORD SPECIFIES A CAST-IN-PLACE INLET, HE/SHE SHALL INCORPORATE A DETAILED DRAWING INTO THE CONTRACT DOCUMENTS. HOWEVER, IF THE CONTRACTOR ELECTS TO CONSTRUCT A CAST-IN-PLACE INLET, THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A DETAILED DRAWING, SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS.
6. SHOP DRAWINGS WILL BE REQUIRED FOR PRECAST CONSTRUCTION OF INLET.
7. KNOCK-OUTS ARE NOT PERMISSIBLE FOR PRECAST CONSTRUCTION OF INLET.
8. 5'-2" MINIMUM OR AS SPECIFIED BY THE ENGINEER OF RECORD.

NO.	REVISIONS	DATE	NAME
1			
2			
3			
4			
5			

HARRIS COUNTY ENGINEERING DEPARTMENT

FOR INTERIM REVIEW ONLY
DOCUMENT INCOMPLETE; NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
ENGINEER: NAME
P.E. SERIAL No. NUMBER
DATE: / /

PROJECT TITLE:

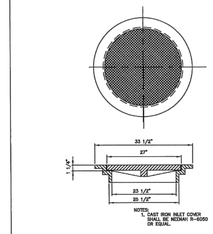
SHEET DESCRIPTION: TYPE "B-B" INLET DETAILS

CIVIL STANDARD: INL-BB

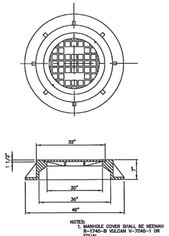
DRAWN BY: JDZ | DATE: 8/15/17

CK'D BY: PDG | SCALE: 1" = 1'-0" | SHEET NO.

K:\16759\16759-0010-12 Ashland - Phase 1A - WS&D\2 Design Phase\CAD\Plans\Model Home Park\400 - Details - 16759-0010-12 MHP.dwg



MANHOLE COVER AND FRAME FOR CURB INLET
N.T.S.



MANHOLE COVER AND FRAME
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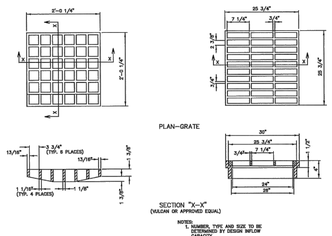


INLET FRAME AND GRATE
N.T.S.

STORM DRAINAGE CONSTRUCTION

DRAWING DETAIL

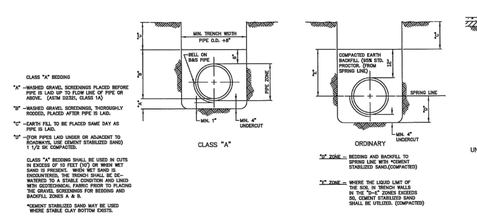
STORM WATER DETAILS

BRAZORIA COUNTY

DEPARTMENT OF ENGINEERING

DESIGN ENGINEER: DATE:

SUBMITTED: SCALED: DATE: SHEET 5 OF 9



TYPICAL BEDDING FOR STORM SEWERS
N.T.S.

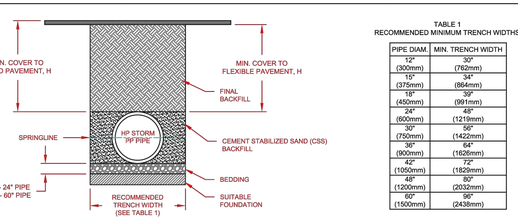


TABLE 1
RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION. NATIVE SOILS SHALL BE OF ADEQUATE STIFFNESS TO WITHSTAND A VERTICAL CUT WITHOUT MATERIAL SLOUGHING. DUE TO THE FINAL SET STRENGTH, CEMENT STABILIZED SAND (CSS) SHALL BE COMPACTED TO 85% SPD OR GREATER. SEE NOTES 7 AND 9 REGARDING SET STRENGTH.
2. RECOMMENDED TRENCH WIDTHS ARE LISTED IN TABLE 1 PER ASTM D2321. THESE VALUES ARE BASED ON PROVIDING SUFFICIENT SPACE BETWEEN THE PIPE O.D. AND THE TRENCH WALL, SUCH THAT WORKING ROOM FOR COMPACTION EQUIPMENT IS PROVIDED WITHOUT DAMAGING THE PIPE OR TRENCH WALL INTEGRITY. NARROWER TRENCHES MAY BE POSSIBLE BASED ON THE COMPACTION EQUIPMENT.
3. CSS SHALL HAVE A MIX DESIGN OF ADEQUATE FINAL STRENGTH TO CARRY ALL LIVE AND DEAD LOADING BUT ALLOW FOR ANY FUTURE EXCAVATION. TYPICAL 7 DAY COMPRESSIVE STRENGTHS RANGE BETWEEN 50 AND 100 PSI. MIX DESIGNS CAN VARY BASED ON THE CEMENT, ASH, SOIL, ADMIXTURES, AND WATER RATIO AND SHALL BE DESIGNED AND CONFIRMED BY THE ENGINEER OF RECORD. THE AMERICAN CONCRETE INSTITUTE (ACI) REPORT ACI 230.1R-09 IS ONE RESOURCE THAT PROVIDES MIX DESIGNS BASED ON DIFFERENT CLASSIFICATIONS OF SOIL.
4. CSS SHOULD NOT BE PLACED WHEN TEMPERATURES ARE BELOW 40°F, AGAINST FROZEN TRENCH MATERIAL OR WHEN APPRECIABLE PRECIPITATION IS FORECASTED DURING PLACEMENT.
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
6. BEDDING: SUITABLE MATERIAL SHALL BE CSS, OR CLASS I OR II PER ASTM D2321. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 12"-24" DIAMETER PIPE (300mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm) DIAMETER PIPE. THE MIDDLE 1/3 BENEATH THE PIPE INVERT SHALL BE LOOSELY PLACED.
7. FINAL BACKFILL: THE CSS BACKFILL SHALL BE ALLOWED TO CURE AT LEAST 4 HOURS TO REACH AN INITIAL SET STRENGTH PRIOR TO PLACING SOIL ABOVE THE PIPE EMBEDMENT. ADDITIONAL CURE TIME MAY BE REQUIRED BASED ON THE OVERALL FINAL FILL HEIGHT (SEE NOTE 9).
8. MINIMUM COVER: MINIMUM COVER, H, IS 12" (300mm) THROUGH 48" (1200mm) DIAMETER PIPE AND 24" (600mm) OF COVER FOR 60" (1500mm) DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
9. MAXIMUM COVER: MAXIMUM COVER, H, IS BASED ON A MINIMUM 4HR SET TIME OF THE CSS BACKFILL PRIOR TO ANY SOIL PLACEMENT ABOVE THE BACKFILL ENVELOPE. FILL HEIGHTS UP TO 18FT ARE SUITABLE FOR ALL DIAMETERS. LONGER SET TIME MAY ALLOW FOR GREATER FILL HEIGHTS, CONTACT AN ADS REPRESENTATIVE FOR GUIDANCE; SET TIME LESS THAN 4HR MAY RESULT IN HIGHER THAN EXPECTED DEFLECTION AND IMPACT LONG-TERM PERFORMANCE.

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ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

NO.	DESCRIPTION	BY	MM/DD/YY	CHK'D
1	PP-SPECIFIC	CKM	09/29/18	
REV.				

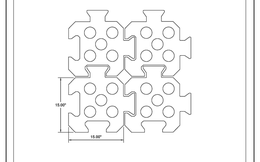
HP STORM TRENCH INSTALLATION (CEMENT STABILIZED SAND)

DRAWING NUMBER: STD-101K

4640 TRUEMAN BLVD HILLIARD, OHIO 43026

ADVANCED DRAINAGE SYSTEMS, INC.

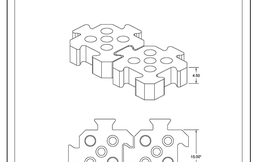
DRAWN BY: CKM | DATE: 8/14/18 | SCALE: NTS | SHEET: 1 OF 1



Channel-Lock II Flexible Revetment System
EROSION PREVENTION PRODUCTS
P.O. Box 551330
Houston, TX 77255-1330
(713)647-6888

CHANNEL LOCK II BLOCK DETAILS

CAD File Name: BLOCK | SCALE: N/A | SHEET 1 OF 1



Channel-Lock II Flexible Revetment System
EROSION PREVENTION PRODUCTS
P.O. Box 551330
Houston, TX 77255-1330
(713)647-6888

CHANNEL LOCK II 4.5" THICK

CAD File Name: BLOCK | SCALE: N/A | SHEET 1 OF 1

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND MODEL HOME PARK

STORM WATER DRAINAGE DETAILS

QUIDDITY
TBPELS Registration Nos. F-23290 & 100461000
601 Northwest Loop 410, Suite 453 • San Antonio, Texas 78216 • 210.494.5511

SCALE: NTS | DGN. BY: AHR
DATE: NOVEMBER 2024 | DWN. BY: JWS
JOB NO. 16759-0010-12 | DWG. NO.
SUBMITTED: | SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
11/11/2024

SHEET NO. 16 OF 18

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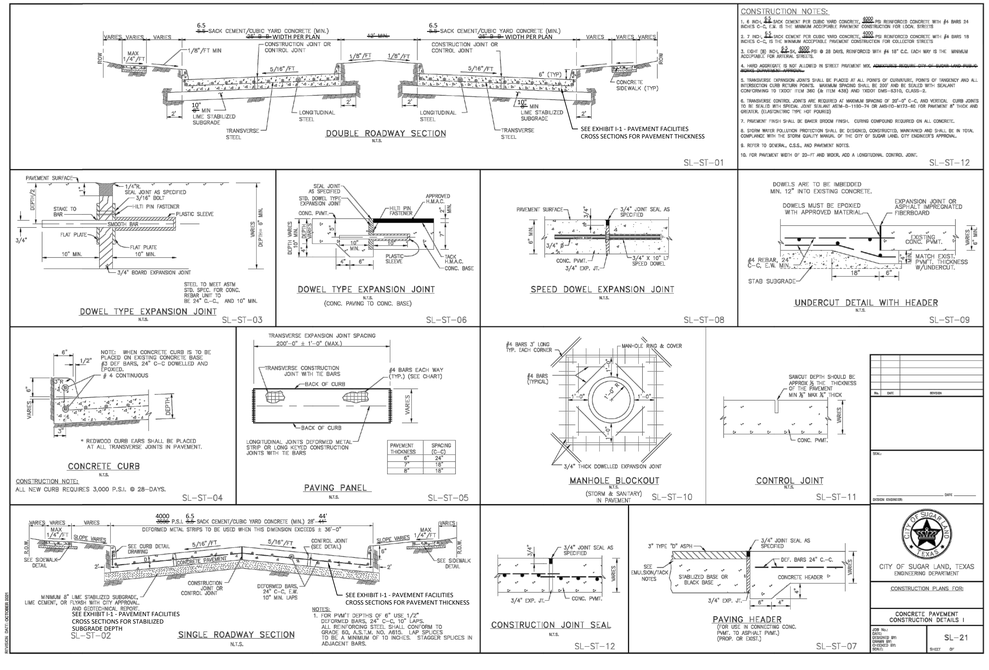
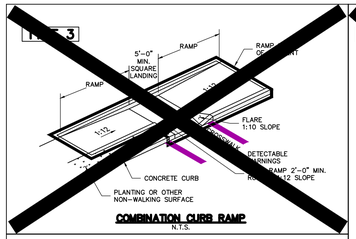
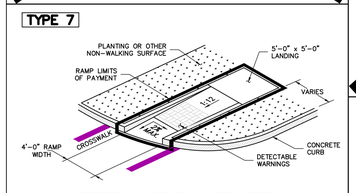
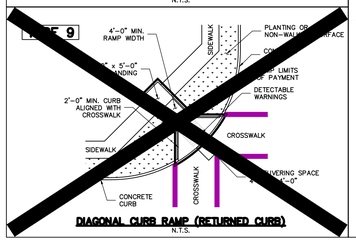
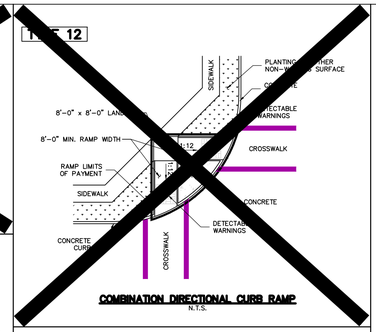
K:\16759\16759-0010-12 Ashland - Phase 1A - WS&D\2 Design Phase\CAD\Plans\Model Home Park\400 - Details - 16759-0010-12 MHP.dwg Nov 11,2024 - 11:05am JWS







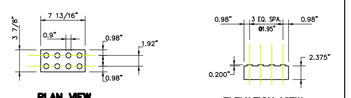




DETECTABLE WARNING GENERAL NOTES:

1. CONCRETE PAVER UNITS ARE REQUIRED FOR USE IN HARRIS COUNTY. ALTERNATIVE DETECTABLE WARNINGS THAT COMPLY WITH TAS AND TDLR GUIDELINES MAY BE SUBMITTED FOR CONSIDERATION TO HARRIS COUNTY PRIOR TO THE FINAL APPROVAL OF DESIGN DRAWINGS.
2. CONCRETE PAVER UNITS SHALL MEET ALL REQUIREMENTS OF ASTM C936, C33, AND SHALL BE LAID IN A TWO BY TWO UNIT BASKET WEAVE PATTERN, UNLESS OTHERWISE SHOWN IN THE PLANS.
3. CONCRETE PAVER UNITS SHALL BE BRICK RED AND HAVE A TRUNCATED DOME TOP SURFACE FOR DETECTABLE WARNING TO PEDESTRIANS.
4. CONCRETE PAVER UNITS SHALL BE SAW CUT ONLY AND ANY CUT UNIT SHALL BE NOT LESS THAN 25 PERCENT OF A FULL UNIT.
5. DETECTABLE WARNING SHALL BE A MINIMUM OF 24" IN DEPTH (IN THE DIRECTION OF PEDESTRIAN TRAVEL), AND EXTEND THE FULL WIDTH OF THE RAMP. (REFER TO TAS AND TDLR GUIDELINES)

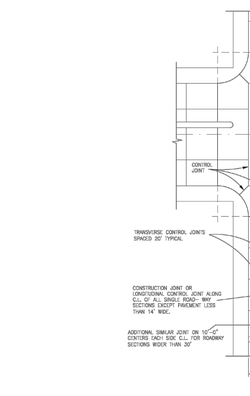
TRUNCATED DOME PATTERN

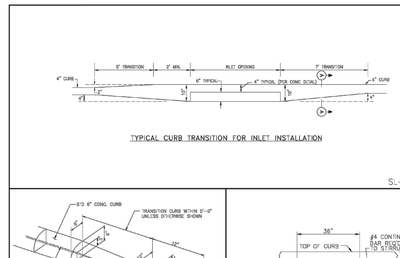


CONCRETE PAVER WITH TRUNCATED DOME SURFACE

ACCESSIBLE CURB RAMPS AND LANDINGS GENERAL NOTES:

1. THE DESIGN AND CONSTRUCTION OF ALL ELEMENTS OF PEDESTRIAN FACILITIES SHALL MEET THE CRITERIA ESTABLISHED IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS), AS PREPARED AND ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR), UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
2. PEDESTRIAN FACILITIES AT SIGNALIZED INTERSECTION SHALL BE IN ACCORDANCE WITH APPLICABLE TRAFFIC SIGNAL DESIGN DRAWINGS.
3. ADJUSTMENT TO SIDEWALKS THAT CONNECT TO WHEELCHAIR RAMPS AND LANDINGS MAY BE NECESSARY TO MATCH BOTH THE GRADE AND THE WIDTH OF THE LANDING. THESE ADJUSTMENTS MAY NOT BE SHOWN ON THE DRAWINGS. WHEN DEEMED NECESSARY BY THE ENGINEER, FIELD ADJUSTMENT TO THE SIDEWALK SHALL BE MADE AS DIRECTED BY THE ENGINEER AND PAID FOR SEPARATELY, AS DIRECTED BY THE ENGINEER.
4. ALL ITEMS NECESSARY FOR THE CONSTRUCTION OF THE WHEELCHAIR RAMPS AND LANDINGS WITHIN THE "LIMITS OF PAYMENT" INDICATED ON APPROPRIATE WHEELCHAIR RAMP DETAILS AND DESIGN DRAWINGS (I.E., SAW CUT OF PAVEMENT, REMOVAL OF MATERIAL, EXCAVATION, DISPOSAL OF MATERIALS, ETC.) SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE WHEELCHAIR RAMP FOR PROJECTS THAT ARE DESIGNED AND/OR CONSTRUCTED USING HARRIS COUNTY RESOURCES.
5. FLATTER SLOPES THAT WILL STILL DRAIN PROPERLY MAY BE USED WHERE APPROPRIATE, SUBJECT TO THE REQUIREMENT OF NOTES 7, 8, AND 9.
6. RAMPS AND LANDINGS WITH DROP-OFFS GREATER THAT 6 INCHES IN HEIGHT SHALL HAVE CURB, RAILINGS, OR PROJECTING SURFACES. REFER TO TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE ENGINEER.
7. ALL SLOPES SHOWN ARE MAXIMUM ALLOWABLE. THE CROSS SLOPE OF AN ACCESSIBLE ROUTE AND/OR LANDING MUST NOT EXCEED 1:50 (2%). ANY PART OF THE ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 (5%) SHALL BE CONSIDERED A RAMP.
8. IF A RAMP HAS A RISE GREATER THAT 6 INCHES, OR A HORIZONTAL PROJECTION GREATER THAT 72 INCHES, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. THE ONLY EXCEPTIONS SHALL BE AT CURB RAMPS. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS.
9. RAMP LENGTH OF GRADE OF APPROACH SIDEWALK SHALL BE SUBJECT TO ADJUSTMENT IN THE FIELD BY THE ENGINEER.
10. THE MAXIMUM ALLOWABLE CROSS SLOPE ON A SIDEWALK SHALL BE 2%
11. THE MINIMUM THICKNESS FOR CURB RAMPS SHALL BE 4-1/2 INCHES.
12. CURB RAMPS WITH RETURN CURB MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. OTHERWISE, FLARED SIDES SHALL BE PROVIDED.
13. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS. FLARED SIDES ASSOCIATED WITH CURB RAMPS ARE EXCLUDED FROM THIS REQUIREMENT.
14. A SMOOTH TRANSITION, IN ACCORDANCE WITH APPROPRIATE CONSTRUCTION DETAILS OR AS DIRECTED BY THE ENGINEER, AND SHALL BE PROVIDED WHERE CURB RAMPS CONNECT TO ADJACENT ROADWAY.
15. MANEUVERING SPACES AT THE BOTTOM OF THE CURB RAMPS SHALL BE A MINIMUM 4 FOOT X 4 FOOT CLEAR AREA, SHALL BE WHOLLY CONTAINED WITHIN THE CROSSWALK OUTSIDE OF THE PARALLEL VEHICULAR TRAVEL PATH.
16. A MINIMUM WIDTH OF 36 INCHES SHALL BE PROVIDED LANDINGS AROUND OBSTRUCTIONS (I.E., SIGN SUPPORTS, SIGNAL SUPPORTS, POLES, ETC.) LOCATED TO ADJACENT TO THE PEDESTRIAN ROUTE.
17. MINIMUM SIDEWALK WIDTH OF 4 FEET UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
18. CROSSWALKS WILL NOT BE REQUIRED AT UNSIGNALIZED INTERSECTIONS, UNLESS DIRECTED BY THE ENGINEER.
19. DETECTABLE WARNINGS ARE PLACED WHERE A PEDESTRIAN ACCESS ROUTE ENTERS THE ROADWAY, CROSSWALK, OR OTHER VEHICULAR AREA.
20. A MINIMUM OF 32 INCHES OF CLEARANCE IS REQUIRED FOR OBSTRUCTIONS LESS THAN 24 INCHES IN LENGTH, AND A MINIMUM OF 36 INCHES OF CLEARANCE IS REQUIRED FOR OBSTRUCTIONS GREATER THAN OR EQUAL TO 24 INCHES IN LENGTH.

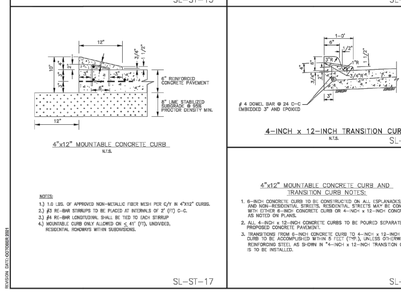




CONSTRUCTION NOTES:

1. 6 INCH 6.5 SACK CEMENT PER CUBIC YARD CONCRETE, 4000 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, C.W. IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR RESIDENTIAL STREETS.
2. 7 INCH 6.5 SACK CEMENT PER CUBIC YARD CONCRETE, 4000 PSI REINFORCED CONCRETE WITH #4 BARS 18 INCHES C-C IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR COLLECTOR STREETS
3. EIGHT (8) INCH 6.5 SK 4000 PSI @ 28 DAYS, REINFORCED WITH #4 18" C.C. EACH WAY IS THE MINIMUM ACCEPTABLE FOR ARTERIAL STREETS.
4. TRANSVERSE EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 200' AND BE SEALED CONFORMING TO TXDOT ITEM 360 (& ITEM 438) AND TXDOT DMS-6310, CLASS-2.
5. TRANSVERSE CONTROL JOINTS ARE REQUIRED AT MAXIMUM SPACING OF 20'-0" C-C, AND VERTICAL. CURB JOINTS TO BE SEALED WITH SPECIAL JOINT SEALANT ASTM-D-1190-74 OR AASHTO-M173-00 FOR PAVEMENT 8" THICK AND GREATER. (ELASTOMETRIC TYPE HOT POURED)
6. PAVEMENT FINISH SHALL BE BRAKER BROOM FINISH. CURING COMPOUND REQUIRED ON ALL CONCRETE.
7. STORM WATER POLLUTION PROTECTION SHALL BE DESIGNED, CONSTRUCTED, MAINTAINED AND SHALL BE IN TOTAL COMPLIANCE WITH THE STORM WATER QUALITY MANUAL OF THE CITY OF SUGAR LAND.
8. UNSTABLE SUBGRADE SHALL BE EXCAVATED AND REPLACED WITH CEMENT STABILIZED SAND.
9. USE 1"x6" REDWOOD STAKES FOR HEADERS.
10. EDGE ALL SIDES WITH EDGING TOOL.
11. DOWEL SHALL BE 3/4" DIAMETER, WITH MINIMUM 8" PENETRATION (BOTH SIDES).
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF SUGAR LAND OF ANY DRAINAGE PROBLEMS PRIOR TO CONSTRUCTION OF DRIVEWAY.
13. REFER TO GENERAL, C.S.S., AND PAVEMENT NOTES.
14. 1.0 LBS. OF APPROVED POLYPROPYLENE FIBER MESH PER C/Y IN 4"X12" CURBS REQUIRED.

SL-ST-20



CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT
CONSTRUCTION PLANS FOR:
RESIDENTIAL CURB CONSTRUCTION DETAILS
SL-23

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND MODEL HOME PARK

PAVEMENT DETAILS

QUIDDITY
TBPELS Registration Nos. F-23290 & 10046100
601 Northwest Loop 410, Suite 453 • San Antonio, Texas 78216 • 210.494.5511

SCALE: NTS
DATE: NOVEMBER 2024
JOB NO. 16759-0010-12
SUBMITTED:
DGN. BY: AHR
DWN. BY: JWS
DWG. NO.
SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
11/11/2024

SHEET NO. 17 OF 18

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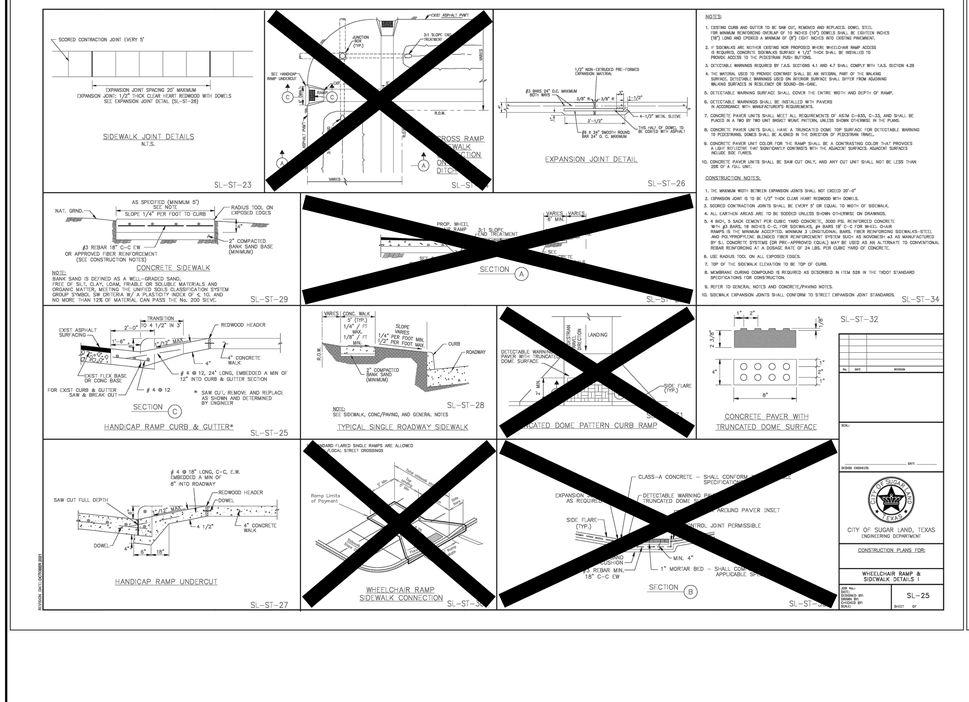
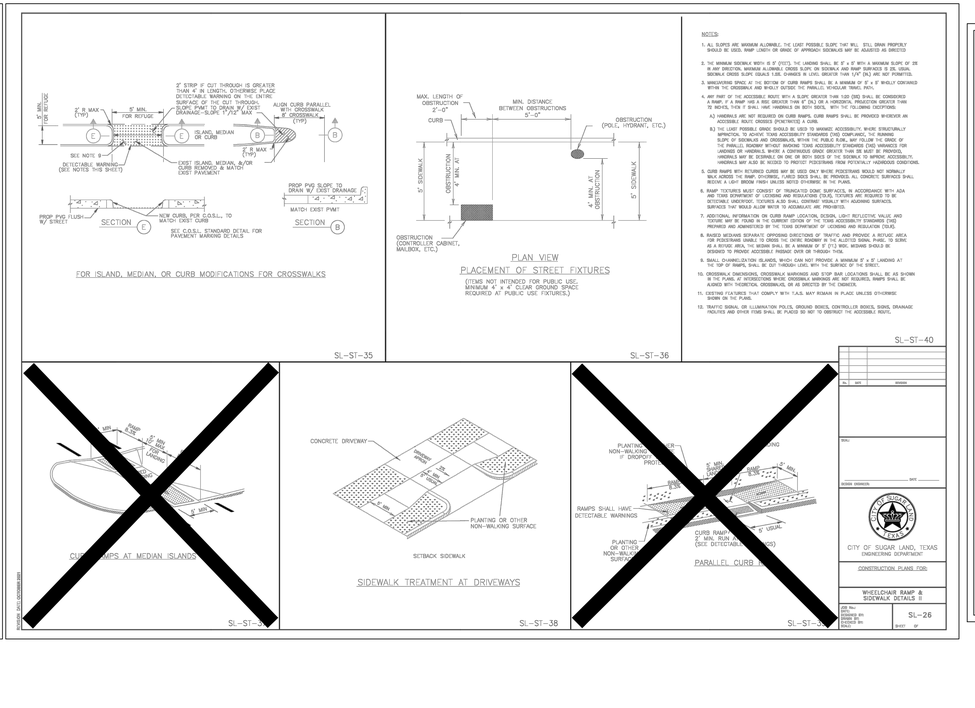
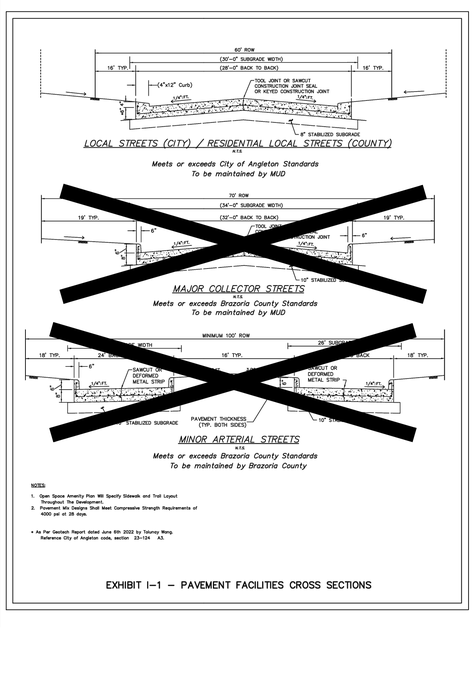




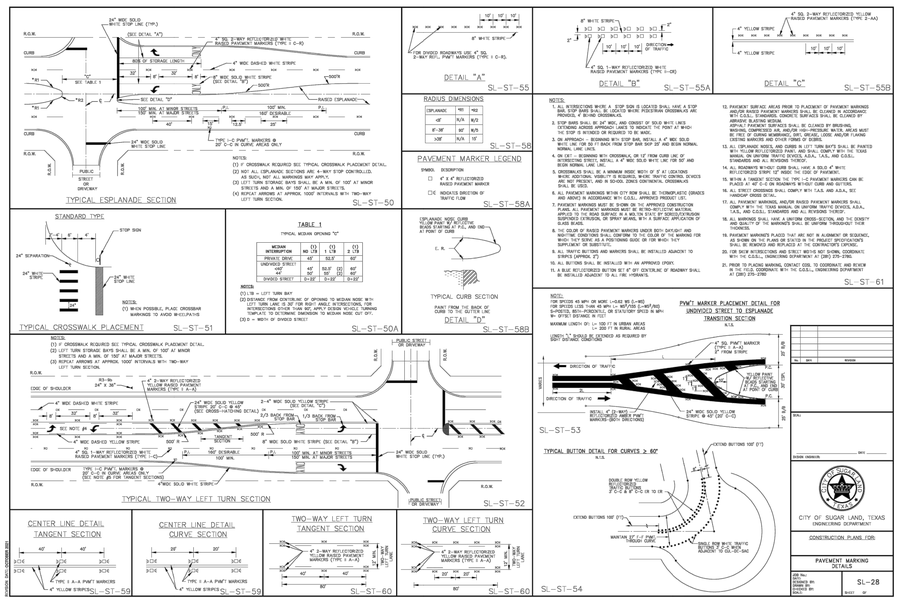


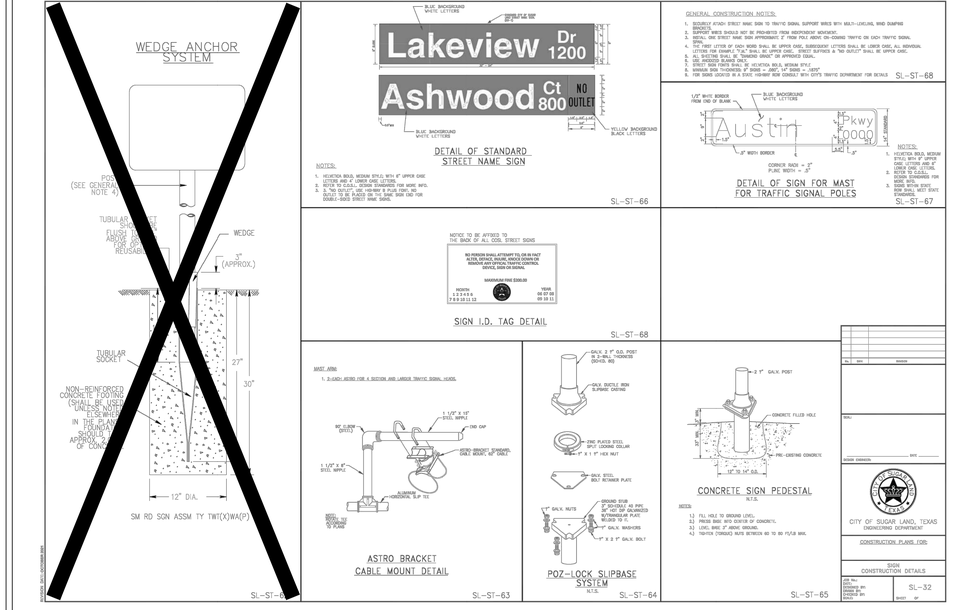
NOTES

1. Open Space Amenity Plan Will Specify Sidewalk and Trail Layout Throughout The Development.
2. Pavement Mix Designs Shall Meet Compressive Strength Requirements of 4000 psi at 28 days.

* As Per Geotech Report dated June 6th 2022 by Tatunay Wang. Reference City of Angleton code, section 23-124 A3.

EXHIBIT I-1 – PAVEMENT FACILITIES CROSS SECTIONS





NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND MODEL HOME PARK

MISCELLANEOUS DETAILS

QUIDDITY
TBPELS Registration Nos. F-23290 & 10046100
601 Northwest Loop 410, Suite 453 • San Antonio, Texas 78216 • 210.494.5511

SCALE: NTS
DATE: NOVEMBER 2024
JOB NO. 16759-0010-12
SUBMITTED:
DGN. BY: AHR
DWN. BY: JWS
DWG. NO.
SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
11/11/2024

SHEET NO. 18 OF 18

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Lloyd Gosselink
ATTORNEYS AT LAW

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Austin, Texas 78701
512.322.5800 p
512.472.0532 f
lglawfirm.com

Ms. Vassar's Direct Line: (512) 322-5867
nvassar@lglawfirm.com

December 12, 2023

Ms. Laurie Gharis
Office of the Chief Clerk (MC 105)
Texas Commission on Environmental Quality
P. O. Box 13087
Austin, Texas 78711-3087

VIA ELECTRONIC FILING

Re: Ashton Gray Development, LLC – Withdrawal of Protest and Hearing Request
Proposed Permit Ashland Wastewater Treatment Facility TPDES Permit No. WQ0016176001

Dear Ms. Gharis:

This letter is submitted on behalf of my client, the Angleton Drainage District (the "District"), as formal notice that the District unconditionally withdraws its comments, protest, and request for a contested case hearing with respect to the above-referenced application.

Please do not hesitate to contact me if you have any questions or if I can be of assistance. Thank you for your attention to this matter.

Sincerely,

Nathan E. Vassar

cc: Mr. Laurence Boyd, *Angleton Drainage District*
Ms. Lora Naismith, *Lloyd Gosselink Rochelle & Townsend, PC*

COMPROMISE AND SETTLEMENT AGREEMENT

I. PARTIES

1.1. The parties to this agreement are Angleton Drainage District (herein called ADD); Ashton Gray Development, LLC (herein called Ashton Gray); and Brazoria County Municipal Utility District No. 82 (herein called "the MUD" or "MUD 82"). All parties hereto other than ADD are sometimes jointly and severally called ("the Developer Parties.")

II. DEFINITIONS

2.1. The term "the Application" as used herein shall mean Ashton Gray Development, LLC's Application to the Texas Commission on Environmental Quality (TCEQ) for new Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0016176001, to authorize the discharge of treated domestic wastewater at an annual average flow not to exceed 1,000,000 gallons per day.

2.2. The term "Equivalent Single-Family Connection" ("ESFC") as used herein shall mean a measure of sewage treatment demand equivalent to that required by a typical detached single-family house, which is the lower of 300 GPD of Sewage flow or such lesser average daily flow as may be approved by TCEQ for use with respect to the System. For other types of buildings or premises, the number of ESFCs is calculated by dividing the domestic water usage, in GPD, by 360.

2.3. The term "the Development" as used herein shall mean the area containing approximately 3,000 ESFCs at full development, to be served by the wastewater treatment plant described in the Application for approval by TCEQ and described on Exhibit "A" attached hereto and incorporated herein in full.

2.4. The term "the Ditch" as used herein shall mean the ditch generally adjoining and paralleling the outside of ADD's western flood protection levee from the intersection of the Developer Parties' effluent channel with that Levee to the intersection of that Levee with ADD's Ditch 10, as shown on the map attached hereto as Exhibit "B" and incorporated herein in full.

2.5. The term "the Levee" as used herein shall mean the portion of ADD's western flood protection levee from the intersection of the Developer Parties' effluent channel with that Levee to the intersection of that Levee with ADD's Ditch 10, as shown on the map attached hereto as Exhibit "B" and incorporated herein in full.

2.6. The term "the System" herein shall mean the wastewater collection and treatment system for the Development.

III. SETTLEMENT

3.1. ADD has objected to the Application. The parties hereby settle that objection on the grounds herein stated. This settlement agreement is a compromise of disputed claims and is not an admission, or even an indication, of any fault, wrongdoing, or error by any party.

3.2. Subject to Section 3.5 below, the Developer Parties, jointly and severally, shall pay ADD per ESFC, payable at ADD's headquarters in Angleton, TX or at such other address as ADD may specify in writing to the Developer Parties. The payments shall be made quarterly, within one month after the end of each calendar quarter, for the ESFCs newly connected to the System during that newly-expired calendar quarter. For example:

	Number of ESFC's newly connected during the newly-expired calendar quarter:
100	Typical single-family homes
3	One neighborhood facility using an average of 900 gallons of water per day (3 times the amount used by a typical single-family home, so 3 ESFCs)
103	Total ESFC's newly connected in the calendar quarter
x	per ESFC
$	Amount due for the calendar quarter

3.3 The Developer Parties shall deliver to ADD with each payment a list of the addresses of the ESFCs for which the payment is made, with a signed certification on behalf of the MUD that the information in that document is true and complete. For each ESFC that is not a single-family home, the list shall also include a description of the type of facility, the number of gallons per day of water it is expected to use, and the number of ESFCs represented by the facility.

3.4. This agreement is made in reliance upon the Developer Parties' estimate – but not a guaranty – that the Development will have around 3,000 ESFCs in total, resulting in fees to ADD of around $ over 5-8 years after the date of this agreement. If that estimate is incorrect, then the Developer Parties shall have no liability for a misrepresentation or breach of warranty, but ADD may choose to cancel this agreement and retain any amounts paid hereunder.

3.5 Should the Development ever become – with the express, written consent of Angleton Drainage District – subject to an ad valorem tax levied by ADD, the Developer Parties will no longer have an obligation to make any further payments due under the terms of this Agreement, except for payments accrued before January 1st of the tax year for which the Development becomes subject to ad valorem taxes of the District. Payments to ADD for the ESFC's newly connected to the System shall terminate as to ESFC connections made after the final date (December 31st) of the calendar quarter preceding the effective date (January 1st) of the ad valorem tax levy, but this agreement shall not impair liability for payments for ESFC's connected before that effective date of the tax levy.

3.6. ADD hereby releases the Developer Parties from liability for physical damage to the Ditch and Levee resulting wholly or partly from runoff or from release of treated effluent from the System, provided that:

a. the rate of such runoff added to the rate of release of effluent from the System is not more than the rate of runoff from the Development in its undeveloped state;

b. the volume of treated effluent discharged from the System is not more than one million gallons per day and not more than 2,800 gallons per minute; and

c. the System is constructed, maintained, and operated in accordance with: (1) all plans and agreements approved by Brazoria County; (2) all plans and agreements approved by the Texas Commission on Environmental Quality; and (3) all plans and agreements approved by ADD.

3.7. Regardless of any other provision, this agreement shall not impair ADD's right to seek damages or other remedies against the Developer Parties or any other person for any type of harm resulting wholly or partly, directly or indirectly, from any of the following:

a. any unlawful conduct of any of the Developer Parties, other than release of runoff or treated effluent within the scope of the release in this agreement;

b. improper operation of the wastewater treatment plant, other than release of runoff or treated effluent within the scope of the release in this agreement;

c. environmental contamination, other than silt from erosion of the Ditch or Levee; or

d. any cause other than the release of runoff or treated effluent within the scope of the release in this agreement:

3.8. ADD retains sole discretion for repairing the Ditch and the Levee, subject to the terms of this agreement. The Developer Parties shall have no financial responsibility for repairing the Ditch or the Levee, except as otherwise provided in this agreement.

3.9. ADD shall withdraw its objections to Ashton Gray's Application to TCEQ for Discharge Permit No. WQ0016176001. The Developer Parties shall not expand the scope of that Application in any way.

3.10. Each party shall bear its own costs, attorney's fees, and expenses of litigation concerning ADD's objections to the Application.

3.11. ADD shall abstain from protesting any other applications by the Developer Parties for approval of any plans or permits for drainage or discharge of water from the Development, provided that: a. those plans or permits have been approved by Brazoria County; b. the Developer Parties are not in breach of this agreement; and c. the grounds for such protest are within the scope of the release under this agreement. This section does not impair ADD's right to inform Brazoria County of ADD's objections to any plans or permits.

3.12. This agreement shall be binding upon the parties and their respective successors and assigns. An assignor of any rights or obligations under this agreement shall obtain from the assignee a signed, written commitment and obligation, for the benefit of ADD, to comply with the assignor's obligations under this agreement. An assignment of any rights or obligations hereunder shall not relieve the assignor of any such obligations; rather, the assignor and the assignee shall be jointly and severally liable for the obligations of the assignor. This section does not apply to the sale of an individual lot to the end user.

IV. GENERAL

4.1. **Authority of Parties.** Each party represents and warrants that it has not has assigned any portion of any claim described herein, and that such party has full authority to make and perform this agreement.

4.2. **Further Actions.** The parties agree to execute all documents and take all actions necessary or appropriate to carry out the intent of this agreement.

4.3. **Texas Law.** This agreement shall be governed by the laws of the State of Texas, including both procedure and substance, but not conflict of laws rules that would result in the application of the law of a different jurisdiction than Texas.

4.4 **Venue.** Venue of any suit involving this agreement or the subject matter hereof, whether in contract, tort, or otherwise, shall lie only in Brazoria County, Texas or if there is federal jurisdiction, in a federal court for the Southern District of Texas, Galveston Division or Houston Division, except to the extent that mandatory venue is elsewhere.

4.5 **Construction of Agreement.** The parties hereto agree that this agreement shall not be construed in favor of or against a party on the basis that the party did or did not draft this agreement.

4.6 **Notices.** Any notice required or permitted to be given under the provisions of this agreement shall be in writing and shall be deemed received upon the earlier of the following: (1) actual receipt, regardless of the delivery method; (2) actual delivery to the address stated in this section, by hand delivery with a receipt for delivery signed by the addressee; (3) actual delivery to the address stated in this section by commercial courier, such as Federal Express or United Parcel Service, that provides tracking or proof of delivery; or (4) the deposit of the notice in the United States mail by certified or registered mail, postage prepaid, addressed as stated in this section. Unless otherwise provided in this Agreement, all notices shall be delivered to the following addresses:

To ADD: Angleton Drainage District
Attention: Chairman
1123 County Road 428
Angleton, Texas 77515

With a copy to:

Laurence E. Boyd
Attorney for Angleton Drainage District
209 East Mulberry, Suite 200
Angleton, Texas 77515

To Ashton Gray: Ashton Gray Development, LLC
101 Parklane Blvd., Suite 102
Sugar Land, Texas 77478
Attn: Mark Janik

To MUD 82: Brazoria County Municipal Utility District No. 82
202 Century Square Blvd.
Sugar Land, Texas 77478
Attn: Richard L. Muller, Jr.

A party may designate a different address by giving each other party ten days written notice, as herein provided.

4.7. **Multiple Counterparts.** Since several parties will sign this agreement, it will be binding when each party has signed at least one of the identical counterparts of this agreement, even though the parties may sign separate but identical counterparts. This agreement may also be executed in multiple originals.

4.8. **Amendments.** The parties wish to avoid any ambiguity as to whether or how this agreement is ever amended. Accordingly, this agreement may not be amended except by a writing signed by all parties and expressly stating that it amends this agreement.

4.9. **Whole Agreement.** The parties hereby agree, represent, and stipulate that: (1) this written agreement is the sole and only agreement between them concerning this settlement; (2) in reaching their decision to make this agreement, they have not relied upon any oral or written representations whatsoever, except the ones herein stated; and (3) no such oral or written representations have been made.

Effective the 30th day of November, 2023.

ANGLETON DRAINAGE DISTRICT

BY: _____
David B. Spoor, Chairman

ATTEST:

BY: _____
Terry Novak, Secretary

ASHTON GRAY DEVELOPMENT, LLC

BY: _____
Sudharsan Vembutty
President

BRAZORIA COUNTY MUNICIPAL
UTILITY DISTRICT NO. 82

BY: _____
David Garrett, Board President

EXHIBIT "A"

THE DEVELOPMENT

Brazoria County M.U.D. No. 82A
512.50 Acres

Shubael Marsh Surveys, Abstract 82

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A **METES & BOUNDS** description of a 512.50 acre tract of land in the Shubael Marsh Survey, Abstract 82, Brazoria County, Texas, being comprised of that certain called 469.08 acre tract recorded under County Clerk's File Number 2021085145, Official Public Records, Brazoria County, Texas, that certain residue of a called 60 acre tract recorded under County Clerk's File Number 2011015753, Official Public Records, and in Volume 411, Page 456, Deed Records, Brazoria County, Texas and that certain called 8.35 acre tract recorded under County Clerk's File Number 2022009979, Official Public Records, Brazoria County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at the northwest corner of said called 469.08 acre tract, same being the southwest corner of an adjoining called 2.97 acre tract recorded under County Clerk's File Number 01-008056, Official Public Records, Brazoria County, Texas, for the northwest corner of the herein described tract, said point being in the easterly right-of-way line of F. M. Highway 521 (100-feet wide);

Thence North 87 degrees 05 minutes 19 seconds East along the north line of the herein described tract and said called 469.08 acre tract, same being the south line of said adjoining called 2.97 acre tract, and the south line of an adjoining called 96.50 acre tract recorded under County Clerk's File Number 00-016352, Official Public Records, Brazoria County, Texas, at 284.23 feet pass the southeast corner of said adjoining called 2.97 acre tract, being the southwest corner of said adjoining called 96.50 acre tract, and continuing for a total distance of 2,947.41 feet to an angle point, said point being the southeast corner of said adjoining called 96.50 acre tract, same being the southwest corner of the adjoining residue of a called 36.97 acre tract recorded under County Clerk's File Number 94-019052, Official Public Records, Brazoria County, Texas;

Thence North 86 degrees 57 minutes 34 seconds East along the north line of the herein described tract and said called 469.08 acre tract, same being the south line of said adjoining called 36.97 acre tract, 861.64 feet to the upper northeast corner of the herein described tract, same being the northwest corner of the adjoining residue of a called 43.308 acre tract recorded under County Clerk's File Number 2017048421, Official Public Records, Brazoria County, Texas, and described as a called 28.23 acre tract under County Clerk's File Number 02-063838, Official Public Records, Brazoria County, Texas;

Thence South 03 degrees 24 minutes 10 seconds East along the common line of the herein described tract and said adjoining called 28.23 acre tract, 1,622.24 feet to the southwest corner of said adjoining called 28.23 acre tract, and being in the north line of the residue of said called 60 acre tract;

Thence North 86 degrees 26 minutes 35 seconds East along the common line of said adjoining called 28.23 acre tract and said residue of a called 60 acre tract, 825.98 feet to the southeast corner of said adjoining called 28.23 acre tract, same being the northwest corner of said residue of a called 60 acre tract, and being in the west right-of-way line of State Highway 288 (width varies);

Thence South 08 degrees 10 minutes 09 seconds East along the common line of said residue of a called 60 acre tract and said right-of-way line of State Highway 288, 1,184.70 feet to a point at the beginning of a curve to the right;

Thence along said common line and curve to the right, having a central angle of 01 degree 53 minute 42 seconds, a radius of 11,249.16 feet, an arc length of 372.03 feet, and a chord bearing South 07 degrees 13 minutes 18 seconds East, 372.02 feet to the end of said curve, being the southeast corner of said residue of a called 60 acre tract, same being the northeast corner of an adjoining called 4.90 acre tract recorded under County Clerk's File Number 2022001518, Official Public Records, Brazoria County, Texas;

Thence South 86 degrees 48 minutes 29 seconds West along the common line of said residue of a called 60 acre tract and said adjoining 4.90 acre tract, 271.50 feet to the northwest corner of said adjoining 4.90 acre tract;

Thence South 02 degrees 18 minutes 50 seconds East along the common line of the herein described tract and said adjoining called 4.90 acre tract, 735.89 feet to the southwest corner of said adjoining 4.90 acre tract;

Thence North 87 degrees 40 minutes 53 seconds East along the common line of the herein described tract and said adjoining called 4.90 acre tract, 298.27 feet to the southeast corner of said adjoining 4.90 acre tract, and being in the west right-of-way line of said State Highway 288, said point being the beginning of a non-tangent curve to the right;

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

Thence South 00 degrees 14 minutes 46 seconds East along the west right-of-way line of State Highway 288, 73.62 feet to the southeast corner of the herein described tract, being the southeast corner of said called 469.08 acre tract, same being the northeast corner of an adjoining called 1.73 acre tract (Tract 4) recorded under County Clerk's File Number 2022002351, Official Public Records, Brazoria County, Texas;

Thence South 87 degrees 09 minutes 33 seconds West along the south line of the herein described tract, at 276.33 feet pass the northwest corner of said adjoining called 1.73 acre tract, same being the upper northeast corner of an adjoining called 165.94 acre tract (Tract 2) recorded under County Clerk's File Number 2022002351, Official Public Records, Brazoria County, Texas, and continuing for a total distance of 5,566.94 feet to a reentry corner to the herein described tract, being the upper northwest corner of said adjoining called 165.94 acre tract, and being in the east line of said called 8.35 acre tract;

Thence South 00 degrees 30 minutes 00 seconds West along the common line of the herein described tract and said adjoining called 165.94 acre tract, 175.40 feet to the southeast corner of said called 8.35 acre tract, being a reentry corner to said adjoining called 165.94 acre tract;

Brazoria County M.U.D. No. 82A
512.50 Acres

Shubael Marsh Surveys, Abstract 82

Thence North 89 degrees 31 minutes 26 seconds West continuing along said common line, 600.44 feet to the southwest corner of the herein described tract, being the southwest corner of said called 8.35 acre tract, same being the lower northwest corner of said adjoining called 165.94 acre tract, and being in the easterly right-of-way line of F. M. Highway 521;

Thence North 14 degrees 05 minutes 31 seconds East along the westerly line of the herein described tract, same being the easterly right-of-way line of F. M. Highway 521, 146.72 feet to an angle point;

Thence North 14 degrees 02 minutes 37 seconds East along the westerly line of the herein described tract, same being the easterly right-of-way line of F. M. Highway 521, 4,611.00 feet to the **Place of Beginning** and containing 512.50 acres of land, more or less.

This document prepared under 22 Texas Administrative Code § 138.95, does not reflect the results of an on the ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

For reference and further description see Drawing No. 18900 prepared by the undersigned on same date.

July 14, 2023

Job Number 16759-0010-00

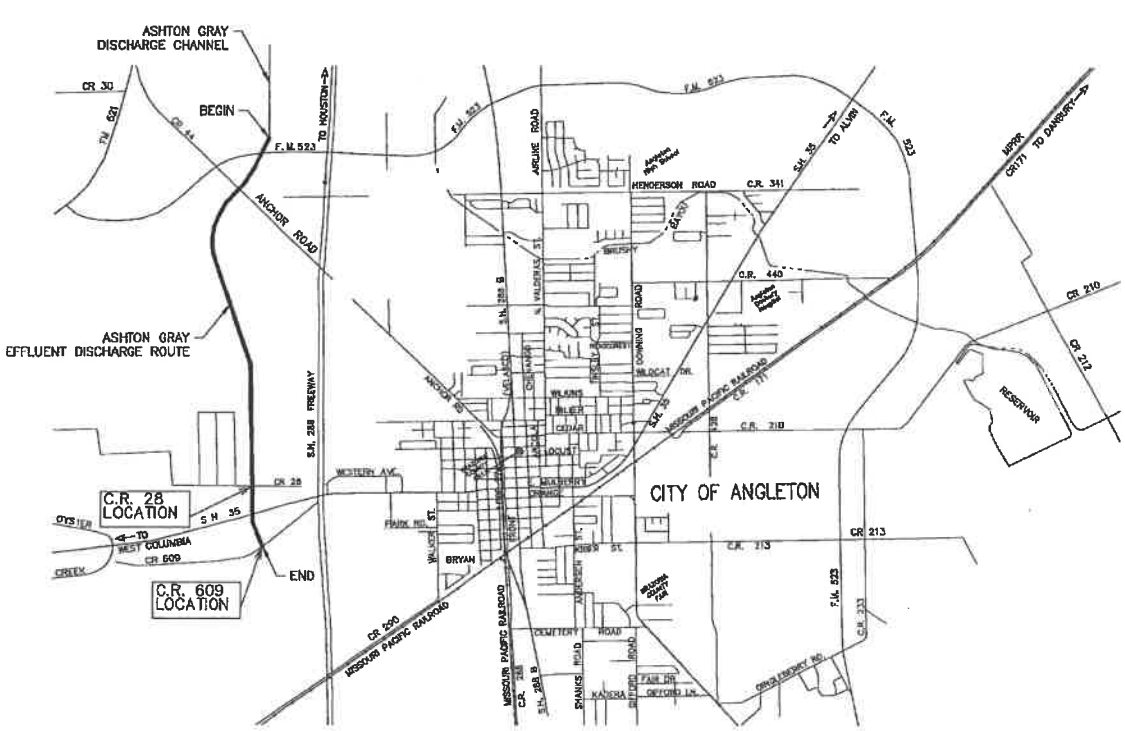
Quiddity Engineering, LLC
1229 Corporate Drive, Suite 100
Rosenberg, TX 77471
(281) 342-2033
Texas Board of Professional Land
Surveying Registration No. 10046100

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

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

EXHIBIT "B"

MAP OF DITCH AND LEVEE


ASHTON GRAY
DISCHARGE CHANNEL
BEGIN
ASHTON GRAY
EFFLUENT DISCHARGE ROUTE
C.R. 28
LOCATION
C.R. 609
LOCATION
END
CITY OF ANGLETON
ANCHOR ROAD
S.H. 288 FREEWAY
TO HOUSTON
HENDERSON ROAD
C.R. 341
C.R. 440
C.R. 210
C.R. 213
C.R. 212
C.R. 233
CR 30
CR 28
CR 609
CR 200
CR 171
F.M. 523
S.H. 35
TO ALVIN
TO DANBURY
MISSOURI PACIFIC RAILROAD
RESERVOIR
BRYAN
WESTERN AVE.
PARK RD.
CEMETERY ROAD
SHANKS ROAD
KAISERA
OYSTER
CREEK
TO
WEST COLUMBIA
ORNDLEMERRY RD.

Matt Hanks, P.E.
COUNTY ENGINEER

Karen McKinnon, P.E.,
ASST. COUNTY ENGINEER

(979) 864-1265
Office

Wael Tabara, P.E., CFM
ASST. COUNTY ENGINEER

Barbara X. Martinez, P.E.,
STAFF ENGINEER

(979) 864-1270
Fax

BRAZORIA COUNTY ENGINEERING
451 N VELASCO, SUITE 230
ANGLETON, TEXAS 77515
www.brazoriacountytx.gov

September 26, 2024

William A.C. McAshan, P.E.
Land Manager
3100 Alvin Devane Boulevard, Suite 150
Austin, TX 78741

RE: Plan Review –Drainage and Detention Impact Analysis for Phase 1 (299 acres) of Ashton Gray Development in Angleton ETJ, Texas

Dear Mr. McAshan:

Brazoria County and our consultant, Freese and Nichols, Inc (FNI) have completed the review of the above referenced report as provided on August 28, 2024. Exhibit A contains FNI's memo in response to this report. Based on this memo and the County's review, the County offers no objection to the report.

However, the County understands that additional easement must still be acquired to construct all detention ponds stated in the report and model. Therefore, certain conditions must remain in place until said easements are fully acquired. As shown in Exhibit B, Quiddity acknowledges the need for additional easement and has agreed to phasing the construction.

Below are the conditions per Quiddity's letter and the County response.

- Use of Excavated Material (Phase 1A Plans):
  - County agrees to the use of this material. Please apply for a conditional Fill and Grade permit with our Floodplain department.
- Fill & Grading Permit (Phase 1D Plans):
  - County will review Phase 1D plans and work with Quiddity to get approved plans. Once approved and the Petition of Condemnation is filed, then the County will provide Letter of No Objection. This LONO may be submitted with application for a Fill and Grade permit from our Floodplain department.
- Southern Berm Construction (Phase 1D plans)
  - County will review Phase 1D plans and work with Quiddity to get approved plans. Once approved and the Petition of Condemnation is filed, then the County will provide Letter of No Objection. This LONO may be submitted with application for a Fill and Grade permit from our Floodplain department.

- Detention Outfall Plans (Phase 1C Plans)
    - County will review Phase 1C plans and work with Quiddity to get approved plans. Once approved and Writ of Possession is recieved, then the County will provide Letter of No Objection. This LONO may be submitted with application for a Fill and Grade permit from our Floodplain department.
- Home Building Slabs
    - County agrees that building permits must be not allowed until Wirt of Possession is received.

Although the County agrees to these conditions, it is the responsibility of the Ashton Gray Development to ensure that no adverse impact to surrounding properties occurs during construction of the any detention ponds and other drainage facilities and after construction as a result of the development.

This Letter of No Objection is for the DIA only. It is the applicants responsibility to apply for the Brazoria County Driveway Permits through the Engineer's Office, as well as all other permits required by other Brazoria County Departments. These permits must remain posted onsite during the construction for this project.

Best Regards,

Matt Hanks

MEMORANDUM

FREESE AND NICHOLS
Innovative approaches
Practical results
Outstanding service

10497 Town and Country Way, Suite 600 • Houston, Texas 77024 • 713-600-6800 • fax 713-600-6801 www.freese.com

TO: Karen O. McKinnon, P.E.

FROM: Dane Schneider, P.E., ENV SP, Rolando A. Ayala II, P.E., CFM, Allison Hand, P.E., CFM

CC: Kyle Blank, P.E., CFM

SUBJECT: Drainage and Detention Impact Analysis for Phase 1 (299 acres) of Ashton Gray Development in Angleton ETJ, Texas

DATE: September 20, 2024

Objective

Brazoria County seeks to enhance the quality of life for its citizens and promote economic development within the community by enforcing adopted design criteria, guidelines, ordinances, and codes. In support of the County's objective, Freese and Nichols, Inc. (FNI) is providing on-call engineering services for review of the drainage study, plan, and other development submittals for the proposed Ashland Development in the City of Angleton ETJ. This memorandum serves to document the comments regarding the drainage and detention analysis performed by Quiddity Engineering.

The reference report, dated August 2024, has been reviewed pursuant to the Brazoria County Drainage Criteria Manual (dated May 2022) and the Angleton Drainage District Rules, Regulations, Guidelines and Flood Protection Plan (dated June 2008 and updated September 2018).

This review focuses on hydraulic and hydrologic methods in the existing condition analysis for the entire 900-acre Angleton Tract (in addition to offsite drainage areas), in accordance with Task 1 of the on-call engineering services. The Master Drainage Plan (phased proposed conditions H&H analysis) submittal review will be completed upon approval of the existing conditions analysis. It should be noted that the proposed analysis submitted by Quiddity Engineering is for Phase 1 which consists of 299 Acres.

Project Summary

The drainage report submitted presents Phase 1 (299 Acres) of the 917-acre Angleton Tract for the Ashton Gray Development located in the Lower Oyster Creek watershed in Brazoria County, Texas. The proposed development consists of single-family residential homes, two proposed schools, and stormwater detention. Hydrologic and hydraulic models were developed to reflect existing conditions for the 917-acre tract and proposed conditions for Phase 1. The existing conditions analysis included only a hydrologic model and encompassed the entire 917-acre tract of land. Review of the existing conditions analysis and proposed conditions drainage impact is the focus of this comment memorandum.

Detention Summary	
Ultimate Developed Drainage Area	299 acres
Ultimate Detention Volume Required	194.35 acre-ft
Ultimate Detention Volume Provided for Ponds A, C, D, E	27.4 acre-ft, 157.5 acre-ft, 154.5 acre-ft, 22.4 acre-ft
Ultimate Development Detention Storage Rate	1.38 acre-ft/acre
Detention 100-yr Water Surface Elevation for Ponds A, C, D, E	35.06 ft, 35.06 ft, 35.27 ft, 34.82ft
Restrictor Size and Configuration	7’ x 3’ RCB from Out 4 to Outside Levee Ditch
Group Responsible for Maintenance	Brazoria County MUD #82

Report Findings

The report states, “The H&H analysis shows that there will be no increase in the peak WSEL, flow, and velocity greater than 5% at downstream and all areas adjacent to the development in the 2-, 25-, and 100-year design storm events based on the 299 acres Phase 1 development of the Ashland Tract. Therefore, the proposed development will not have an adverse impact to the existing flood hazards in the area.

The documentation within the report and supplemental modeling provided by the Engineer generally supports the conclusions stated in the report. Based on the stated conclusions by the Engineer, policy/criteria in place at the time of the review, and the technical review performed on the supporting information provided by the Engineer, **FNI has not identified any reason to object to the conclusions formally presented by Quiddity Engineering LLC**. *Please note that this does not imply that all supporting data and calculations have been completely checked and verified. However, the report is signed, dated, and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer’s responsibility and accountability for the content in the report.*

This only applies to the proposed development and drainage concept identified within the referenced submittal. Please note that any departure from the proposed concept included within this submittal may affect the findings of the hydrologic and hydraulic assessment which was performed in support of this drainage submittal and will require additional study and resubmittal.

Statement of Condition: At the time of this submittal, FNI understands acquisition of additional right of way for an offsite drainage easement is required in order for Quiddity Engineering LLC to construct the proposed concept. Specifically, detention ponds Out 2, Out 3, and Out 4, and the ultimate 7'x3' RCB outfall. This FNI statement of no objection to the proposed concept identified within this submittal, does not imply no objection or permit approval of future engineering design plans to construct the subject drainage infrastructure. Failure to acquire control of the necessary right of way to construct the subject drainage infrastructure will require resubmittal of the analysis and demonstration of no adverse impact.

QUIDDITY

3100 Alvin Devane Blvd, Suite 150
Austin, Texas 78741
Tel: 512.441.9493
www.quiddity.com

September 19, 2024

Matt Hanks, JD, PE
County Engineer
Brazoria County Engineering Department
451 N Velasco, Suite 230
Angleton, Texas 77515

Re: Ashland Drainage Impact Analysis Phase 1
Conditional Approval Request
Brazoria County MUD 82

Dear Mr. Hanks,

I hope this message finds you well. I am writing on behalf of our team to request approval of our Drainage Impact Analysis (DIA) for the Ashland project and to outline specific requests related to the project's fill and grading permit.

We request that Brazoria County Engineering acknowledge that the Ashland Drainage Impact Analysis Phase 1 (Phase I DIA) demonstrates no adverse impacts to neighboring properties. We request the Phase I DIA be approved by Friday, September 20, 2024. We understand that an offsite drainage easement will need to be acquired and BCMUD No. 82 is prepared to acquire the drainage easement and will use its power of eminent domain, if necessary.

Separately, after the Phase I DIA is approved by Brazoria County, we propose the following Excavation/Fill projects will be phased in accordance with the specific construction timelines and regulatory requirements, as noted below.

Conditions:

- Use of Excavated Material (Phase 1A Plans): The Ashland project is currently proposing to stockpile dirt from the Phase 1A plans as a temporary measure prior to DIA approval. We request approval to utilize excavated material from the school detention pond to fill Sections 1 through 6 of the development after the DIA is approved.

- Fill & Grading Permit (Phase 1D Plans): We request that Brazoria County issue a fill and grading permit for the onsite detention plans once the Petition for Condemnation has been filed by BCMUD No. 82.

- Southern Berm Construction (Phase 1D Plans): We acknowledge that the southern berm construction will be part of the initial construction activity for the onsite detention pond. This will help manage site drainage as we proceed with excavation and grading onsite.

- Detention Outfall Plans (Phase 1C Plans): We acknowledge that the construction plans for the detention outfall located within the future Triangle Tract Drainage easement will not be approved until the Writ of Possession is received.

- Home Building Slabs: We acknowledge that no home building slabs will be allowed to be poured until the Writ of Possession is received.

Condemnation Schedule:

Task Name	Duration	Start	Finish
DIA Approval	0 days	Fri 9/20/24	Fri 9/20/24
Submit Initial Offer Letter	0 days	Wed 9/25/24	Wed 9/25/24
Initial Offer Period	37 days	Wed 9/25/24	Fri 11/1/24
Submit Final Offer Letter	0 days	Fri 11/1/24	Fri 11/1/24
Final Offer Period	23 days	Mon 11/4/24	Wed 11/27/24
File Petition	0 days	Mon 12/2/24	Mon 12/2/24
Court Appoints Commissioners	20 days	Tue 12/3/24	Mon 12/23/24
Schedule Hearing	55 days	Thu 1/2/25	Wed 2/26/25
Hearing	0 days	Wed 2/26/25	Wed 2/26/25
Deposit Money / Receive Writ of Possession	0 days	Wed 3/5/25	Wed 3/5/25

QUIDDITY

3100 Alvin Devane Blvd, Suite 150
Austin, Texas 78741
Tel: 512.441.9493
www.quiddity.com

We appreciate your consideration of these requests. Approval of the DIA and conditional issuance of the fill and grading permit would greatly assist in keeping the project on track, ensuring improved drainage conditions for our project and our neighbors, and fulfilling the requirements of the approved drainage study through phased construction.

Please feel free to reach out if any additional information or clarification is needed. We look forward to your response and working closely with you on the successful delivery of the Ashland project.

William A.C. McAshan, PE
Brazoria County MUD 82 District Engineer

INTERLOCAL AGREEMENT FOR ROAD MAINTENANCE

THE STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

THIS INTERLOCAL AGREEMENT FOR ROAD MAINTENANCE (the "Agreement") is made and entered into by and between BRAZORIA COUNTY, a political subdivision of the State of Texas (the "County") and BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 82, a political subdivision of the State of Texas operating as a municipal utility district (the "District"). The County and the District may hereinafter collectively be referred to as the Parties.

RECITALS

WHEREAS, the District lies within the extraterritorial jurisdiction of the City of Angleton, an unincorporated area of Brazoria County, Texas;

WHEREAS, the District will contain a residential subdivision that is subject to the City of Angleton's subdivision platting authority;

WHEREAS, the County reviews plats and road construction plans for development in the unincorporated areas of the County for compliance with County road standards;

WHEREAS, the County requirements and standards for roads can be found in the Brazoria County Subdivision Regulations, as amended February 9, 2021 (the "Regulations");

WHEREAS, the District will design and construct major thoroughfares to meet the Regulations, but the plans for the collectors and interior streets within the residential subdivisions in the District may not meet the requirements in the Regulations;

WHEREAS, the County will not maintain or accept roads within the District into the Brazoria County Road Maintenance System the plans for which do not meet or exceed the requirements set forth in the Regulations;

WHEREAS, the County and the District desire to enter into an interlocal agreement providing for the care, maintenance, and ownership by the District of the internal public roads lying within the District's boundaries (the "District Roads"), and the care, maintenance, and ownership by the County of the major thoroughfares (the "County Roads"), collectively District Roads and County Roads are referred to herein as "Public Roads".

AGREEMENT

NOW THEREFORE, in consideration of the foregoing premises and mutual covenants and agreements expressed herein, the parties hereby agree as follows:

ARTICLE ONE
OWNERSHIP AND MAINTENANCE OF THE ROADS

1.1. Ownership and Control. The District shall construct all Public Roads within its boundaries. The County agrees that it will accept and maintain the County Roads provided, that: 1) County Roads are constructed to meet or exceed County road standards and all bonding, maintenance, and inspection requirements under the Regulations are met; and 2) the County Roads contain no lots that front on the County Road. The District shall own the District Roads until the District Roads or portion of the District Roads have been annexed into the City of Angleton. The Public Roads will be public roads, and the general public will have the same access as other public roadways. Private Roads behind gates shall not be owned or maintained by the District or the County.

1.2. Maintenance. The District shall perform all reasonable and expected maintenance for County Roads through the end of the warranty period as provided in the Regulations. The District shall perform all reasonable and expected maintenance (the "Maintenance") on the District Roads until said District Roads or portion of the District Roads have been annexed into the City of Angleton. The District will follow all standard District procedures and state law, including competitive bidding requirements, if any, in performing all Maintenance.

1.3. Permits. The District shall acquire all County permits required for the construction of the County Roads, including right-of-way permits to allow connection to existing public roads, and permits for the construction of driveways connecting to the County Roads. The District will obtain approval of plans, specifications and permits for District Roads from the City of Angleton in accordance with the City's regulations. In no way does this agreement waive the requirement for any County permits, including FEMA flood plain administration permits and On Site Sewage Facility permits.

1.4. Traffic Regulations/Law Enforcement. In order to enforce traffic regulations on District Roads, the District Roads shall be subject to the requirements of Transportation Code, Sec. 542.0081. Upon acceptance by the County of a petition as outlined in Sec. 542.0081, the District shall pay for all traffic control devices for the District Roads. The District understands and agrees that this Agreement is not intended, nor shall it be construed to obligate the County or Sheriff to assign deputies to devote any portion of their working time to the District. However, if requested by the District and approved by the County, the District may enter into

a separate agreement with the County for the Brazoria County Sheriff's Office to provide additional law enforcement to the area. Once the number of occupied single-family residential units in the District exceeds 1000, the District will enter into an agreement with the County for the Brazoria County Sheriff's Office to provide, and the District to pay for 1 full time equivalent sheriff deputy and necessary equipment to provide additional patrol within the District.

1.5. The Developer will provide TxDOT a Traffic Impact Analysis related to the Angleton ISD site and overall Ashland Development for review and comment within 30 days of execution of this agreement. The Developer will design and construct improvements to FM 521 in accordance with the TIA.

ARTICLE TWO
COUNTY AGREEMENT

2.1. The County agrees that, in consideration for the District's ownership of and obligation to provide Maintenance of the District Roads as described herein, the County will not object to requests of developer plat approvals within the District on the basis of minimum lot frontage spacing.

ARTICLE THREE
GENERAL PROVISIONS

3.1. Cooperation. The parties agree with each other in good faith at all times to effectuate the purposes and intent of this Agreement.

3.2. Other Instruments, Actions. The parties hereto agree that they will take such other and further actions and execute such other and further consents, authorizations, instruments or documents as are necessary or incidental to effectuate the purposes of this Agreement.

3.3. Term; Annexation. This Agreement shall remain in effect for so long as the District remains in existence and shall terminate at such time as the City of Angleton annexes the District.

3.4. Notice. Any notice required or permitted to be delivered under this Agreement shall be deemed received on the earlier of (i) actual receipt by mail, Federal Express or other overnight delivery service, telecopy, or hand delivery, or (ii) three business days after being sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to the County or the District.

Addresses for notice shall be as follows:

County: County Engineer
Brazoria County, Texas

111 E. Locust Street
Angleton, Texas 77515
Telephone:(979) 864-1265
Facsimile:(979) 864-1270
Email: matth@brazoriacountytx.gov
karenm@brazoriacountytx.gov

District: Brazoria County Municipal Utility District No. 82
c/o Muller Law Group
202 Century Square Boulevard
Sugar Land, Texas 77478
Attn: Richard Muller

3.5. Remedies; Notice of Default. Default by a party shall occur if the party fails to perform or observe any of the terms and conditions of this Agreement required to be performed or observed by that party. The party alleging the default will give the other party written notice of the default. If the party in default fails to cure the default within sixty (60) business days of the date of the notice (and an additional reasonable time after such receipt if (A) such failure cannot be cured within such sixty (60) business day period, and (B) the party in default commences curing such failure within such sixty (60) business day period and thereafter diligently pursues the curing of such failures), the party giving the notice may pursue any remedies permitted by law including filing suit in a court of competent jurisdiction in Brazoria County, Texas, and seeking specific performance of the terms of the Agreement.

3.6. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes all prior and contemporaneous understandings or representations, whether oral or written, respecting the subject matter hereof.

3.7. Amendments. Any amendment to the Agreement must be in writing and signed by the authorized representatives of all parties.

3.8. Interpretation and Authority. The parties acknowledge that this Agreement is entered into pursuant to the authority of Texas law, including, without limitation, the authority conferred in V.T.C.A. Govt Code, Chapter 791, et. seq., V.T.C.A. Water Code, Section 49.213. In the event of any conflict between the provisions of this Agreement and the provisions of any other agreement entered into by and between the parties, the provisions of this Agreement shall prevail with respect to the subject matter hereof. Except as set forth above, this Agreement shall not be construed so as to modify, supplement or otherwise alter the provisions of any other agreement entered into by and between the County and the District.

3.9. Assignment. Neither party may assign its rights and obligations under the Agreement either in whole or in part.

3.10. No Third Party Beneficiaries. Except as expressly provided above, nothing herein shall be construed to confer upon any person other than the parties hereto any rights, benefits or remedies under or by reason of this Agreement.

3.11. No Joint Venture, Partnership, Agency. This Agreement shall not be construed in any form or manner to establish a partnership, joint venture or agency, express or implied, or any employer-employee or borrowed servant relationship by and among the parties hereto.

3.12. Responsibilities for Manner and Means of Performance. The District is performing all its duties to this Agreement as an independent contractor. The District shall have the exclusive authority and responsibility for determining the manner and means of performance under this Agreement and for selecting and supervising the persons who perform the work. Accordingly, the County shall not have any liability for intentional or negligent torts committed by the District or its agents in connection with the work contemplated by this Agreement.

3.13. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

3.14. Venue. Venue for any suit arising under this Agreement shall be Brazoria County, Texas.

3.15. Duplicate Originals. This Agreement may be executed in one or more duplicate originals, each of equal dignity.

3.16. Effective Date. This Agreement shall be effective on the later of the dates this Agreement is executed by the authorized representative of both parties.

3.17. Warranty. By execution of this Agreement, the County and the District warrant that the duties accorded herein are within their respective powers and authority.

3.18. Recording. This Agreement shall be recorded with the Brazoria County Clerk in the Official Records of Brazoria County and shall bind and benefit each Party.

[THE BALANCE OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

EXECUTED as of this 1st day of August, 2023, by the COUNTY.

COUNTY OF BRAZORIA

By: _____

Name: L.M. "Matt" Sebesta, Jr.

Title: County Judge

EXECUTED as of this 21 day of July, 2023, by the DISTRICT.

BRAZORIA COUNTY MUNICIPAL
UTILITY DISTRICT NO. 82

By: _____
Name: David Garrett
Title: President

ATTEST:

By: _____
Name: [illegible] Morris
Title: Secretary

June 13, 2023

THE COMMISSIONERS' COURT OF BRAZORIA COUNTY

REGULAR SESSION

ORDER NO. 7.E.2

RE: Interlocal Agreement for Road Maintenance with Municipal Utility District No. 82

Approve entering into an Interlocal Agreement between Brazoria County and Brazoria County Municipal Utility District No. 82 for the maintenance of public roads located within the boundaries of the District.

Further, that the County Judge be authorized to sign said Interlocal Agreement upon final review of the District Attorney's Office-Civil Division.

Further, that a certified copy of this order be furnished to the County Engineer for distribution to all parties involved.

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Kelly Keel, *Interim Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 12, 2024

John A. Alvarez II, PE
Quiddity Engineering, LLC.
6330 West Loop South, Suite 150
Bellaire, TX 77401

Re: Ashton Gray Development LLC
Polishing Ponds to Serve Ashland WWTP
Permit No. WQ0016176-001
WWPR Log No. 1223/010
CN606024818, RN111511218
Brazoria County

Dear Mr. Alvarez:

Texas Commission on Environmental Quality (TCEQ) received the project summary transmittal letter dated November 16, 2023, and the subsequent submittal of additional project information.

The rules which regulate the design, installation and testing of domestic wastewater projects are found in 30 TAC, Chapter 217, of the Texas Commission on Environmental Quality (TCEQ) rules titled, Design Criteria for Wastewater Systems.

The project includes construction of polishing ponds to serve the Ashland Wastewater Treatment Plant (WWTP), which is regulated under TPDES Permit No. WQ0016176001. The polishing ponds project scope includes construction of two polishing ponds, outfall piping from the WWTP to the first pond, transfer piping between the two ponds, outfall control structure between the second pond and the receiving stream, and site work. The two polishing ponds will include a 3-foot-thick clay liner and will have a combined surface area of approximately 270,713 square feet and a side water depth of 6 ft at the normal surface water elevation. The ponds will utilize embankment slopes of 1.0 vertical to 3.0 feet horizontal due to limitations in available land area for the ponds relative to the existing ditch the ponds will discharge to on the east side of the property and the existing easements surrounding the property.

The Summary Transmittal Letter also contained a request for variance from the requirements of Chapter 217 regarding the minimum width of 10 feet for the top of an embankment in §217.203(f)(1) for the polishing ponds. The engineer indicates that in order to maintain adequate clearances from the existing ditch that the ponds will discharge to on the east side of the property and from the existing easements surrounding the property, smaller widths at the tops of the berms are proposed. A width of five feet at the top of the embankment is proposed on the northeast side of Polishing Pond 1 (north) and a width of ten feet at the top of the embankment is proposed on the other three sides of the pond. A width of eight feet at the top of

the embankment is proposed on all sides of Polishing Pond 2 (south). The engineer indicates that they have designed and constructed ponds with widths of five feet at the top of the embankments in the past and find them suitable for use in the design of the proposed pond embankments based on the features of this project. The engineer request that a minimum with of five feet at the top of the embankment on the northeast side of Polishing Pond 1 (north) and a width of eight feet at the top of the embankment on all sides of Polishing Pond 2 (south) be approved for this project. Upon review, TCEQ is granting conditionally this variance.

TCEQ has completed the review of the submitted information. Based on the results of our review, TCEQ is conditionally approving the Polishing Ponds to Serve Ashland WWTP project. The condition is that all work be completed to the requirements of 30 TAC Chapter 217. This approval is for the Polishing Ponds project only. The design project for the Ashland WWTP was approved previously by TCEQ on October 13, 2023 (Reference WWPR Log No. 0623/053).

You must keep certain materials on file for the life of the project and provide them to TCEQ upon request. These materials include an engineering report, test results, a summary transmittal letter, and the final version of the project plans and specifications. These materials shall be prepared and sealed by a Professional Engineer licensed in the State of Texas and must show substantial compliance with Chapter 217. All plans and specifications must conform to any waste discharge requirements authorized in a permit by the TCEQ. Certain specific items which shall be addressed in the engineering report are discussed in §217.6(d). Additionally, the engineering report must include all constants, graphs, equations, and calculations needed to show substantial compliance with Chapter 217. The items which shall be included in the summary transmittal letter are addressed in §217.6(d)(1)-(9).

Any deviations from Chapter 217 shall be disclosed in the summary transmittal letter and the technical justifications for those deviations shall be provided in the engineering report. Any deviations from Chapter 217 shall be based on the best professional judgement of the licensed professional engineer sealing the materials and the engineer's judgement that the design would not result in a threat to public health or the environment.

Within 60 days of the completion of construction, an appointed engineer shall notify both the Wastewater Permits Section of the TCEQ and the appropriate Region Office of the date of completion. The engineer shall also provide written certification that all construction, materials, and equipment were substantially in accordance with the approved project, the rules of the TCEQ, and any change orders filed with the TCEQ. All notifications, certifications, and change orders must include the signed and dated seal of a Professional Engineer licensed in the State of Texas.

Please be reminded of 30 TAC §217.7(a) of the rules which states, "Approval given by the executive director or other authorized review authority does not relieve an owner of any liability or responsibility with respect to designing, constructing, or operating a collection system or treatment facility in accordance with applicable commission rules and the associated wastewater permit".

If you have any questions, or if we can be of any further assistance, please call me at (512) 239-4924.

Sincerely,

Baltazar Lucero-Ramirez, P.E.
Wastewater Permits Section (MC 148)
Water Quality Division
Texas Commission on Environmental Quality

cc: TCEQ, Region 12 Office

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Kelly Keel, *Interim Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 13, 2023

Nick C. Heilenman, P.E.
Quiddity Engineering, LLC
6330 West Loop South, Suite 150
Bellaire, TX 77401

Re: Ashton Gray Development LLC
Ashland 0.2 MGD WWTP; Polishing Ponds to Serve Ashland WWTP
Permit No. WQ0016176-001
WWPR Log No. 0623/053
CN606024818, RN111511218
Brazoria County

Dear Mr. Heilenman:

Texas Commission on Environmental Quality (TCEQ) received the project summary transmittal letter dated June 9, 2023, and the subsequent submittal of the revised project summary transmittal letter along with additional project information, received on August 25, 2023.

The rules which regulate the design, installation and testing of domestic wastewater projects are found in 30 TAC, Chapter 217, of the Texas Commission on Environmental Quality (TCEQ) rules titled, Design Criteria for Wastewater Systems.

The projects include construction of a 0.2 MGD average daily flow (ADF) leased interim wastewater treatment plant (WWTP) and two polishing ponds to serve the WWTP. The engineer indicates that a draft permit was issued in January 2023 for the Ashland WWTP (TPDES Permit No. WQ0016176001), but the final permit has not yet been issued. Interim phase I of the draft permit allows a daily average flow 0.20 MGD (2-hour peak of 556 gallons per minute) and effluent limits of 5 mg/L of CBOD5, 5 mg/L of TSS, 2 mg/L of Ammonia Nitrogen, 6 mg/L minimum dissolved oxygen (DO), and 100 CFU or MPN of *E. coli* per 100 mL. The design influent raw wastewater constituent concentrations are 250 mg/L of BOD5, 250 mg/L of TSS, and 40 mg/L of Ammonia Nitrogen.

The projects will include the following components:

Ashland 0.2 MGD WWTP

- Influent screening box with manual bar screen: 4'-6" x 3" x 3'-6" tall tank.
- Two (2) Aeration basins, each 52' x 12' x 11.47' side water depth (SWD), total volume of 14,315 cu ft.
- One (1) 34' diameter x 10' SWD clarifier

- One (1) chlorine contact basin, 36' x 12' x 8.75' peak SWD, with an effective volume of 3,377 cu ft. (after subtracting 403 cu ft for mixing chamber, final effluent chamber, and curved corners).
- Two tertiary filter tanks (one main, one redundant), each 11'-8" x 8'-9" x 7.94' SWD with 144 square feet proposed filter area per tank (288 square feet total including spare tank).
- Two (2) digesters, each 52' x 12' x 11.67 SWD, total volume of 14,564 cu ft.
- Three (3) blowers (2 duty, one spare), each 850 scfm, 1700 scfm firm capacity.
- Sodium hypochlorite disinfection system.

Polishing ponds to serve Ashland WWTP

- Two (2) polishing ponds. Total surface area of 270,713 square feet with a 6'-0" side water depth at the normal water surface elevation, and 2-ft clay liner. The polishing ponds are overlying the recharge zone of the Gulf Coast Aquifer.

The summary transmittal letter also contained the following requests for variance:

1. The engineer requests a variance from the requirements of Chapter 217 regarding a channel approach section to a weir requiring a straight length of at least 20 times the expected head on a weir in §217.33(c)(2)(A) for the chlorine contact basin. The engineer indicates that the manufacturer's equipment capabilities allow for a shorter length of run while still maintaining accurate flow measurement in the chlorine contact basin flow measurement chamber. The proposed chlorine contact flow measurement chamber will have a straight run of 8.5 feet resulting in a length of 11.3 times the expected head on the weir. The engineer requests a straight run of 11.3 times the expected head on the weir be approved for the chlorine contact basin flow measurement chamber for this project. Upon review, TCEQ is granting this variance.
2. The engineer requests a variance from the requirements of Chapter 217 regarding the minimum width of 10 ft for the top of an embankment in of §217.203(f)(1) for the polishing ponds. The engineer indicates that in order to maintain adequate clearances from the existing ditch that the ponds will discharge to on the east side of the property and from the existing easements surrounding the property, smaller widths at the tops of the berms are proposed. A width of five feet at the top of top of the embankment is proposed on the northeast side of Polishing Pond 1 (north) and a width of ten feet at the top of the embankment is proposed on the other three sides of the pond. A width of eight feet at the top of the embankment is proposed on all sides of Polishing Pond 2 (south). The engineer indicates they have designed and constructed ponds with widths of five feet at the top of the embankments in the past and find them suitable for use in the design of the proposed pond embankments based on the features of this project. The engineer requests a minimum width of five feet at the top of the embankments be approved for the polishing ponds for this project. Because TCEQ is not approving the polishing ponds project, we are unable to grant this variance.

TCEQ has completed the review of the submitted information. Based on the results of our review, TCEQ is approving the 0.2 MGD wastewater treatment plant design project only. We are not approving the polishing ponds project because the proposed clay liner thickness (2-ft) does not meet the requirements established in

Chapter 309.13(9), which require that " A wastewater treatment facility surface impoundment may not be located in areas overlying the recharge zone of major or minor aquifers, as defined by the Texas Water Development Board, unless the aquifer is separated from the base of the containment structure by a minimum of three feet of material with a hydraulic conductivity toward the aquifer not greater that 10-7 cm/sec.

You must keep certain materials on file for the life of the project and provide them to TCEQ upon request. These materials include an engineering report, test results, a summary transmittal letter, and the final version of the project plans and specifications. These materials shall be prepared and sealed by a Professional Engineer licensed in the State of Texas and must show substantial compliance with Chapter 217. All plans and specifications must conform to any waste discharge requirements authorized in a permit by the TCEQ. Certain specific items which shall be addressed in the engineering report are discussed in §217.6(d). Additionally, the engineering report must include all constants, graphs, equations, and calculations needed to show substantial compliance with Chapter 217. The items which shall be included in the summary transmittal letter are addressed in §217.6(d)(1)-(9).

Within 60 days of the completion of construction, an appointed engineer shall notify both the Wastewater Permits Section of the TCEQ and the appropriate Region Office of the date of completion. The engineer shall also provide written certification that all construction, materials, and equipment were substantially in accordance with the approved project, the rules of the TCEQ, and any change orders filed with the TCEQ. All notifications, certifications, and change orders must include the signed and dated seal of a Professional Engineer licensed in the State of Texas.

Please be reminded of 30 TAC §217.7(a) of the rules which states, "Approval given by the executive director or other authorized review authority does not relieve an owner of any liability or responsibility with respect to designing, constructing, or operating a collection system or treatment facility in accordance with applicable commission rules and the associated wastewater permit".

If you have any questions, or if we can be of any further assistance, please call me at (512) 239-4924.

Sincerely,

Baltazar Lucero-Ramirez, P.E.
Wastewater Permits Section (MC 148)
Water Quality Division
Texas Commission on Environmental Quality

cc: TCEQ, Region 12 Office

AGENDA ITEM SUMMARY FORM

MEETING DATE: January 14, 2025

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

AGENDA CONTENT: Discussion and possible action on a Final Plat for Ashland Section 1 to clear all conditions of the August 22, 2023 approval.

AGENDA ITEM SECTION: Consent Agenda

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

FUND: None

EXECUTIVE SUMMARY: This is a request for approval of the Ashland Section 1 Final Plat. The subject property consists of 17.02 acres and has 58, 60' X 120' lots, Four Reserves in Three Blocks located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523. The development is subject to and is in compliance with the development agreement with the city.

The preliminary plat for Ashland Section 1 was approved September 2022. A revised preliminary plat for Ashland Section 1 was approved in August 2023. The Final Plat for Ashland Section 1 was tabled on the November of 2023 Council Agenda, due to outstanding conditions that remained on the plat.

Since that time, Staff and the City Engineer have received necessary no objection letters from the referral agencies, as attached Exhibits addressing all outstanding conditions.

STAFF REVIEW:

The City Engineer has reviewed the submitted Final Plat for Ashland Section 1 and at this time comments have been addressed by the applicant.

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

RECOMMENDATION:

The City Council should approve the Final Plat for Ashland Section 1.

RESTRICTED RESERVE A
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.19 AC
8,124 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.25 AC
10,972 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
1.11 AC
48,225 Sq. Ft.

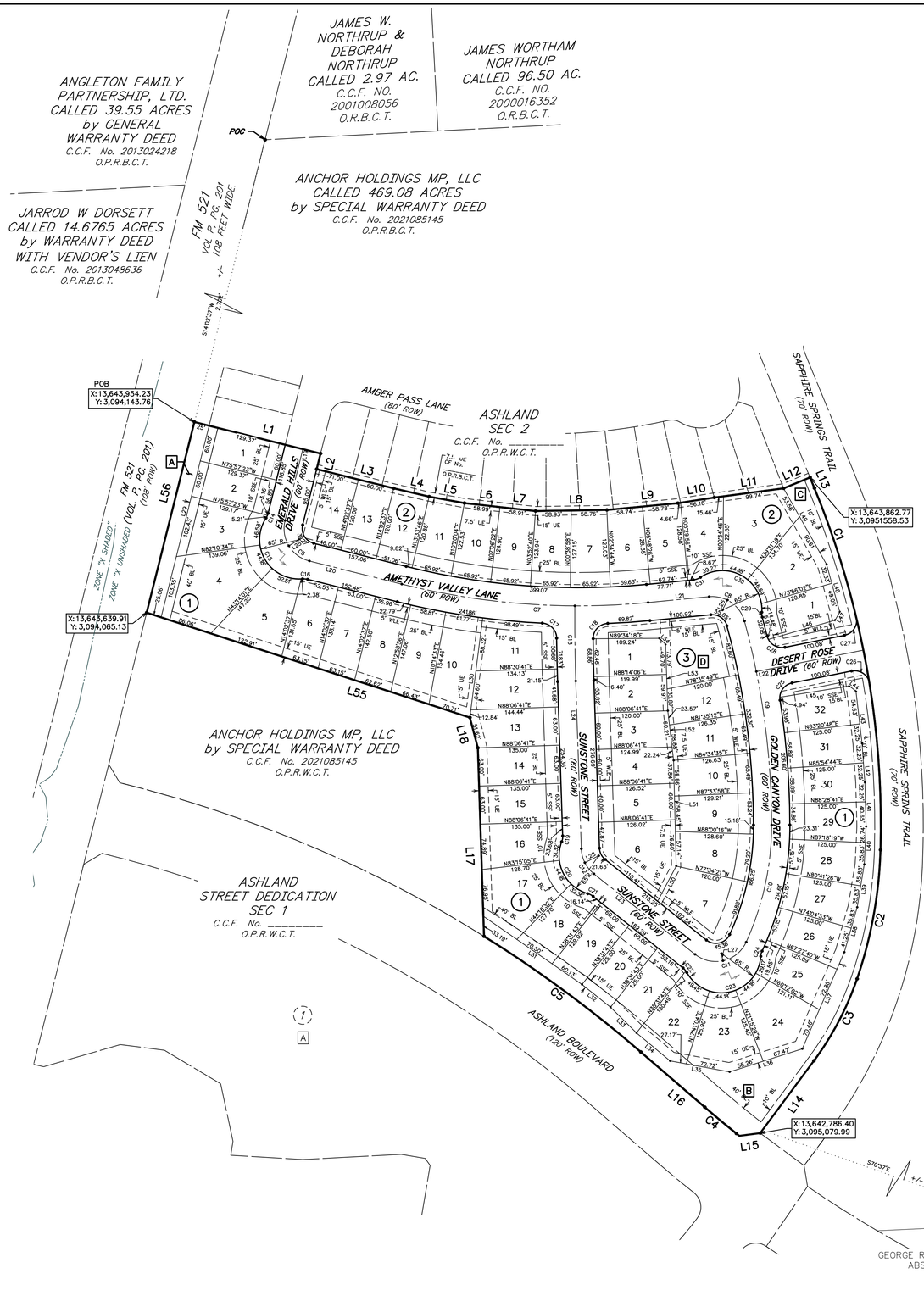
RESTRICTED RESERVE D
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.34 AC
14,952 Sq. Ft.

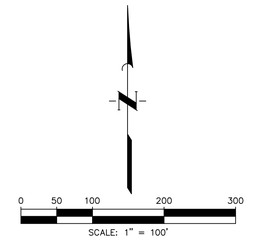
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N75°57'23"W	214.38'
L2	N14°02'37"E	26.43'
L3	N75°57'23"W	131.00'
L4	N76°48'30"W	59.87'
L5	N79°40'46"W	59.08'
L6	N83°34'43"W	117.91'
L7	N83°34'43"W	117.91'
L8	S89°09'01"W	117.69'
L9	S84°32'11"W	117.51'
L10	S81°08'49"W	60.84'
L11	S82°25'29"W	115.20'
L12	S67°42'34"W	47.25'
L13	N22°17'26"W	18.96'
L14	N36°32'41"E	148.55'
L15	N82°23'36"E	34.83'
L16	S49°11'44"E	142.96'
L17	S01°53'19"E	311.03'
L18	S14°45'48"E	51.62'
L19	N14°02'37"E	121.43'
L20	N75°57'23"W	157.06'
L21	N84°30'04"E	100.92'
L22	S78°38'33"W	180.00'

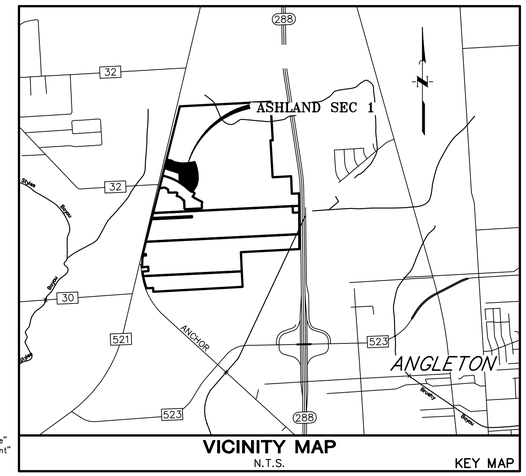
LINE TABLE		
LINE	BEARING	DISTANCE
L23	N51°28'17"W	213.25'
L24	N01°53'19"W	276.69'
L25	S59°02'37"W	19.64'
L26	N27°06'16"E	18.28'
L27	S12°19'49"E	12.23'
L28	S63°19'12"W	25.26'
L29	N14°02'37"E	325.78'
L30	N07°21'55"E	165.77'
L31	N55°18'02"W	197.79'
L32	S51°28'17"E	60.00'
L33	N45°20'22"W	60.35'
L34	S50°05'32"E	71.93'
L35	S79°31'01"E	99.89'
L36	N72°23'56"E	125.74'
L37	S23°32'13"W	173.77'
L38	N15°55'27"E	77.08'
L39	N09°18'34"E	71.66'
L40	N02°41'41"E	62.57'
L41	N01°31'19"W	72.90'
L42	N04°05'16"W	64.49'
L43	N06°39'12"W	86.77'
L44	N52°56'11"W	13.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L45	N80°46'51"E	115.95'
L46	N73°56'02"E	114.40'
L47	N29°31'51"E	15.66'
L48	N15°32'47"W	81.38'
L49	N29°26'01"W	144.17'
L50	S27°52'45"W	65.53'
L51	N01°24'46"W	174.45'
L52	N06°38'41"W	82.45'
L53	N01°53'19"W	109.67'
L54	N46°13'37"W	14.30'
L55	S71°59'47"E	560.10'
L56	S14°02'37"W	324.05'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1465.00'	23°53'41"	610.97'	N10°20'36"W	606.55'	309.99'
C2	715.00'	17°23'49"	217.10'	N10°18'10"E	216.27'	109.39'
C3	500.00'	17°32'37"	153.10'	N27°46'22"E	152.50'	77.15'
C4	1940.00'	2°11'34"	74.25'	S50°17'32"E	74.25'	37.13'
C5	2060.00'	8°50'10"	317.69'	N53°36'49"W	317.38'	159.16'
C6	55.00'	90°00'00"	86.39'	S30°57'23"E	77.78'	55.00'
C7	1200.00'	19°32'33"	409.30'	S85°43'39"E	407.32'	206.66'
C8	55.00'	80°19'29"	77.11'	N55°20'11"W	70.95'	46.42'
C9	1285.00'	15°10'15"	340.24'	N07°35'19"W	339.25'	171.12'
C10	465.00'	24°31'56"	199.10'	N12°15'46"E	197.58'	101.10'
C11	55.00'	103°59'59"	99.83'	N76°31'44"E	86.68'	70.40'
C12	55.00'	49°34'58"	47.60'	S26°40'48"E	46.12'	25.40'
C13	3000.00'	2°22'16"	124.15'	S00°42'11"E	124.14'	62.08'
C14	25.00'	19°11'17"	8.37'	N23°38'16"E	8.33'	4.23'
C15	65.00'	128°22'35"	145.64'	S30°57'23"E	117.03'	134.39'
C16	25.00'	19°11'17"	8.37'	N85°33'01"W	8.33'	4.23'
C17	25.00'	86°41'32"	37.83'	N43°52'35"W	34.32'	23.60'
C18	25.00'	88°18'48"	38.53'	S43°35'48"W	34.83'	24.27'
C19	25.00'	22°44'49"	9.93'	N09°29'06"E	9.86'	5.03'
C20	65.00'	95°04'36"	107.86'	S26°40'48"E	95.90'	71.03'
C21	25.00'	22°44'49"	9.93'	N62°50'41"W	9.86'	5.03'
C22	25.00'	22°44'49"	9.93'	N40°05'53"W	9.86'	5.03'
C23	65.00'	147°11'04"	166.98'	N77°41'00"E	124.71'	220.74'
C24	25.00'	20°44'45"	9.05'	S14°27'51"W	9.00'	4.58'
C25	25.00'	87°38'52"	38.24'	S34°49'07"W	34.62'	23.99'
C26	25.00'	92°11'22"	40.23'	N55°15'46"W	36.02'	25.97'
C27	25.00'	92°11'18"	40.22'	N32°32'54"E	36.02'	25.97'
C28	25.00'	87°38'52"	38.24'	S57°32'01"E	34.62'	23.99'
C29	25.00'	18°32'43"	8.09'	S05°50'06"E	8.06'	4.08'
C30	65.00'	127°28'40"	144.62'	N60°18'04"W	116.58'	131.74'
C31	25.00'	28°32'28"	12.45'	N70°13'50"E	12.33'	6.36'







General Notes

AC . . . . . "Acres"
BL . . . . . "Building Line"
C.C.F. . . . . "County Clerk's File"
DE . . . . . "Drainage Easement"
Esm . . . . . "Easement"
FC . . . . . "Film Code"
FND . . . . . "Found"
OCCBCT . . . . "Official County Clerk, Brazoria County, Texas"
OPROBC . . . . . "Official Public Records of Brazoria County"
No . . . . . "Number"
POB . . . . . "Point of Beginning"
ROW . . . . . "Right-of-Way"
SSE . . . . . "Sanitary Sewer Easement"
Sq Ft . . . . . "Square Feet"
Stm SE . . . . . "Storm Sewer Easement"
Temp . . . . . "Temporary"
UE . . . . . "Utility Easement"
Vol — Pg — . . . "Volume and Page"
WLE . . . . . "Waterline Easement"
① . . . . . "Block Number"
● . . . . . "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity" as Per Certification"

1. A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. All building lines along street rights-of-way are as shown on the plat.
3. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
4. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
5. There are pipelines or pipeline easements within the platted area shown hereon.
6. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (nad83), South Central Zone.
7. VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (navd88), Geoid 12b, based on Allterra's RTK Network, Stations HAGS_1012 and HCOO_14012.
8. These tracts lie within Zone "X" And Zone "X-Shaded" of the Flood Insurance Rate Map, Community No. 485458, Map Number 48039C0430K, Panel 430, Suffix "K" dated December 30, 2020, for Brazoria County, Texas and incorporated areas.
9. All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
10. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
11. This subdivision shall be serviced by the following providers: Brazoria County Mud #82. Centerpoint, Texas New Mexico Power, And Centric Gas & Fiber.
12. 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.
13. 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.
14. 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."
15. 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.
16. 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.
17. Reserves A, B, C, and D shall be owned and maintained by the Brazoria County MUD No. 82 and Home Owners Association.
18. Incidental Utilities are including but not limited to the underground utility services.
19. Driveway access shall be denied off FM 521 and Ashland Boulevard for adjacent lots and reserves.

Street Name and Length		
Street Name	Length (Centerline)	Type
Emerald Hills Drive	164.63 Ft	Local
Amethyst Valley Lane	749.03 Ft	Local
Golden Canyon Drive	627.81 Ft	Local
Sunstone Street	711.60 Ft	Local
Dessert Rose Drive	180.00 Ft	Local

FINAL PLAT OF
ASHLAND
SEC 1

A SUBDIVISION OF 17.02 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEY, A-82

BRAZORIA COUNTY, TEXAS

58 LOTS 4 RESERVES 3 BLOCKS

DECEMBER 2024

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281-912-3364

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SHEET 1 OF 2

K:\16759\16759-0010-11 Ashland - Phase 1A - Paving\2 Design Phase\Planning\SF Sec 1\Ashland Sec 1 - PLAT.dwg Dec 11,2024 - 11:15am mh1

STATE OF TEXAS §

COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Sec 1, 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.

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, successors, 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. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement 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 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.

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.

_____
Owner

_____
Duly Authorized Agent

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

_____
Print Name

My commission expires: _____

STATE OF TEXAS §

COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

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

_____
Steve Jares
Registered Professional Land Surveyor
Texas Registration No 5317

STATE OF TEXAS §

COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Darren J. McAfee P.E., 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.

_____
Darren J. McAfee P.E.
Professional Engineer
No. 137808

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 17.02 acre tract of land situated in Shubael Marsh Surveys, Abstract Nos. 81 & 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPRBC); said 17.02 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument for the northwest corner of said 469.08 acre tract, common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Clerk's File No. 01-008056 of the Official Records of Brazoria County (ORBC), being in the east line of F.M. Highway 521 recorded in Volume P, Page 201;

THENCE, South 14°02'37" West, along the east line of said F.M. Highway 521, 2702.30 feet to the POINT OF BEGINNING of the herein described subject tract;

THENCE, over and across said 469.08 acre tract the following twenty three (23) courses and distances:

1. South 75°57'23" East, 214.38 feet to a point for corner;
2. South 14°02'37" West, 26.43 feet to a point for corner;
3. South 75°57'23" West, 131.00 feet to a point for corner;
4. South 76°48'30" East, 59.87 feet to a point for corner;
5. South 79°40'46" East, 59.08 feet to a point for corner;
6. South 83°34'43" East, 117.91 feet to a point for corner;
7. North 89°09'01" East, 117.69 feet to a point for corner;
8. North 84°32'11" East, 117.51 feet to a point for corner;
9. North 81°08'49" East, 60.84 feet to a point for corner;
10. North 82°25'29" East, 115.20 feet to a point for corner;
11. North 67°42'34" East, 47.25 feet to a point for corner;
12. South 22°17'26" East, 18.96 feet to a point for corner marking the beginning of a tangent curve to the right;
13. Along the arc of said tangent curve to the right, having a radius of 1465.00 feet, a central angle of 23°53'41", an arc length of 610.97 feet, and a long chord bearing South 10°20'36" East, with a chord length of 606.55 feet to a point for corner marking the beginning of a compound curve to the right;
14. Along the arc of said compound curve to the right, having a radius of 715.00 feet, a central angle of 17°23'49", an arc length of 217.10 feet, and a long chord bearing South 10°18'10" West, with a chord length of 216.27 feet to a point for corner marking the beginning of a compound curve to the right;
15. Along the arc of said compound curve to the right, having a radius of 500.00 feet, a central angle of 17°32'37", an arc length of 153.10 feet, and a long chord bearing South 27°46'22" West, with a chord length of 152.50 feet to a point for corner;
16. South 36°32'41" West, 142.60 feet to a point for corner marking the beginning of a tangent curve to the right;
17. Along the arc of said tangent curve to the right, having a radius of 30.00 feet, a central angle of 92°14'59", an arc length of 48.30 feet, and a long chord bearing South 82°40'10" West, with a chord length of 43.25 feet to a point for corner marking the beginning of a compound curve to the right;
18. Along the arc of said compound curve to the right, having a radius of 1940.00 feet, a central angle of 02°00'36", an arc length of 68.06 feet, and a long chord bearing North 50°12'02" West, with a chord length of 68.05 feet to a point for corner;
19. North 49°11'44" West, 142.96 feet to a point for corner marking the beginning of a tangent curve to the left;
20. Along the arc of said tangent curve to the left, having a radius of 2060.00 feet, a central angle of 08°50'10", an arc length of 317.69 feet, and a long chord bearing North 53°36'49" West, with a chord length of 317.38 feet to a point for corner;
21. North 01°53'19" West, 311.02 feet to a point for corner;
22. North 14°45'48" West, 51.62 feet to a point for corner;
23. North 71°59'47" West, 560.10 feet to a point for corner in the east line of said F.M. Highway 521;

THENCE, North 14°02'37" East, 324.05 feet, along the east line of said F.M. Highway 521, to the POINT OF BEGINNING, CONTAINING 17.02 acres of land in Brazoria County, Texas.

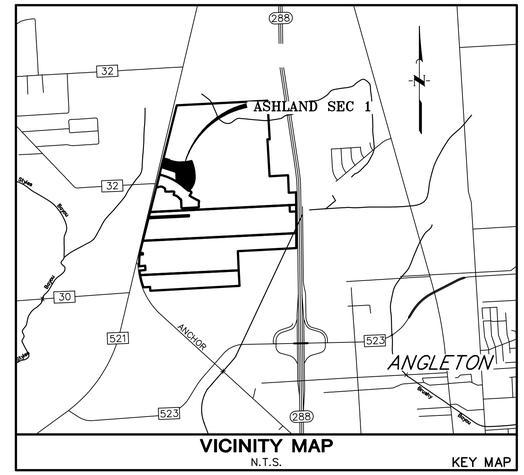
Lot Area Summary

Block 1	
Lot No.	Sq. Ft
1	7,762
2	7,762
3	9,724
4	16,612
5	11,351
6	8,558
7	8,840
8	8,839
9	9,392
10	10,513
11	10,127
12	8,816
13	8,927
14	8,505
15	8,505
16	9,159
17	12,369

Block 1	
Lot No.	Sq. Ft
18	8,153
19	7,620
20	7,500
21	7,691
22	9,528
23	10,987
24	11,493
25	7,997
26	8,083
27	8,070
28	8,070
29	7,859
30	7,718
31	7,718
32	7,691
33	8,124

Block 2	
Lot No.	Sq. Ft
1	7,423
2	10,386
3	12,813
4	8,071
5	8,096
6	7,974
7	7,939
8	7,849
9	7,783
10	7,741
11	7,622
12	7,272
13	7,200
14	8,386

Block 3	
Lot No.	Sq. Ft
1	7,261
2	7,212
3	7,350
4	7,584
5	7,576
6	12,147
7	11,761
8	8,488
9	8,195
10	7,965
11	7,881
12	7,721



VICINITY MAP
N.T.S. KEY MAP

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

_____
Chairman, Planning and Zoning Commission

_____
City Secretary

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

_____
Mayor

_____
City Secretary

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

_____,
Name

_____,
Title
On behalf of the Notary Public, State of Texas

FINAL PLAT OF
ASHLAND
SEC 1

A SUBDIVISION OF 17.02 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

58 LOTS 4 RESERVES 3 BLOCKS

DECEMBER 2024

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281-912-3364

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SHEET 2 OF 2

K:\16759\16759-0010-11 Ashland - Phase 1A - Paving\2 Design Phase\Planning\SF Sec 1\Ashland Sec 1 - PLAT.dwg Dec 11,2024 - 11:16am mh1

October 2, 2024

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

Re: On-Going Services
Ashland Sections 1 and 2 Construction Plans – 3rd Submittal Review
Angleton, Texas
HDR Job No. 10391496

Dear Mr. Spriggs:

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

Construction Plans

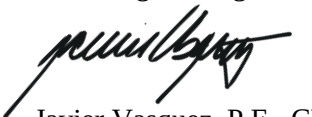
1. Respective Authority Approvals shall be coordinated and received prior to construction. This includes but is not limited to Brazoria County and TxDOT.
2. The storm pipe material within the planset was previously designed using reinforced concrete pipe and has changed to "HP Storm Pipe" with the most recent submittals. Request for the use of this pipe material alternative was recently coordinated through the City in which use of the pipe would be allowed subject to the installation being performed per standard specifications designated by TxDOT. A formal request shall be made in writing for use of the pipe in other concurrent and future sections within the subdivision.

HDR takes no objection to the proposed Ashland Sections 1 and 2 Construction Plans with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.

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

Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10391496)

Attachments

hdrinc.com 4828 Loop Central Drive, Suite 700, Houston, TX 77081-2220
T (713) 622-9264 F (713) 622-9265
Texas Registered Engineering Firm F-754

CONSTRUCTION
OF
ASHLAND SECTIONS 1 & 2
FOR
BRAZORIA COUNTY
MUNICIPAL UTILITY DISTRICT NO. 82

NO.	DATE	REVISIONS	APP

ASHLAND SECTIONS 1 & 2

INDEX OF DRAWINGS

TITLE

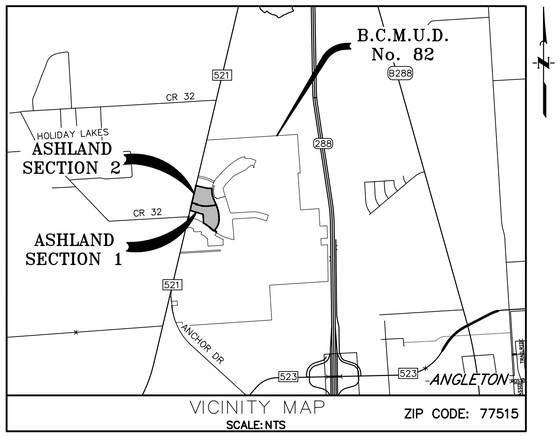
1	COVER SHEET & INDEX	
2	GENERAL CONSTRUCTION NOTES	
3	SECTION 1 PLAT 1 OF 2	
4	SECTION 1 PLAT 2 OF 2	
5	SECTION 2 PLAT 1 OF 2	
6	SECTION 2 PLAT 2 OF 2	
7	GENERAL CONSTRUCTION LAYOUT–WATER & SEWER I	
8	GENERAL CONSTRUCTION LAYOUT–WATER & SEWER II	
9	GENERAL CONSTRUCTION LAYOUT–PAVING & DRAINAGE I	
10	GENERAL CONSTRUCTION LAYOUT–PAVING & DRAINAGE II	
11	GENERAL CONSTRUCTION LAYOUT–SIGNS & BARRICADES I	
12	GENERAL CONSTRUCTION LAYOUT–SIGNS & BARRICADES II	
13	GENERAL CONSTRUCTION LAYOUT–STORM WATER POLLUTION PREVENTION PLAN I	
14	GENERAL CONSTRUCTION LAYOUT–STORM WATER POLLUTION PREVENTION PLAN II	
15	GENERAL CONSTRUCTION LAYOUT–GRADING PLAN I	
16	GENERAL CONSTRUCTION LAYOUT–GRADING PLAN II	
17	DRAINAGE CALCULATIONS	

PLAN & PROFILE

18	AMETHYST VALLEY LANE	STA 0+00.00 TO STA 9+49.03
19	GOLDEN CANYON DRIVE	STA 0+00.00 TO STA 8+27.81
20	SUNSTONE STREET 1 OF 2	STA 0+00.00 TO STA 5+00.00
21	SUNSTONE STREET 2 OF 2	STA 5+00.00 TO STA 9+11.60
22	EMERALD HILLS DRIVE	STA 0+00.00 TO STA 9+36.03
23	AMBER PASS LANE	STA 0+00.0 TO 8+87.96
24	OPAL PASS DRIVE	STA 0+00.00 TO 7+26.27
25	GRANITE GROVE COURT	STA 0+00.00 TO 3+03.09
	DESERT ROSE DRIVE	STA 0+00.00 TO 3+80.00

DETAILS

26	STORM WATER POLLUTION PREVENTION PLAN DETAILS
27	SANITARY SEWER & WATER DETAILS
28	STORM WATER DRAINAGE DETAILS
29	PAVEMENT DETAILS
30	MISCELLANEOUS DETAILS



VICINITY MAP
SCALE: NTS

ZIP CODE: 77515

NOTE: THIS PROJECT IS LOCATED IN CITY OF ANGLETON ETJ IN BRAZORIA COUNTY

FIRM
FLOOD INSURANCE RATE MAP 485458
PANEL 430
MAP NUMBER 48039C0430K
DATED DECEMBER 30, 2020
THIS SITE IS IN ZONE "X–SHADED"

ONE–CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG
(713) 223–4567 (In Houston)
(New Statewide Number Outside Houston)
1–800–545–6005
– OR –
TEXAS811 (DIG TESS): 1–800–344–8377
– OR –
LONE STAR NOTIFICATION CENTER: 1–800–669–8344
CALL AT LEAST 2 WORKING DAYS (48 HOURS) BEFORE YOU DIG

PROPERTY OWNER AND/OR DEVELOPER OR HIS ENGINEER WILL NOTIFY THE COUNTY ENGINEER'S OFFICE AND THE APPLICABLE DRAINAGE DISTRICT BY LETTER AT LEAST SEVEN (7) DAYS PRIOR TO CONSTRUCTION OF IMPROVEMENTS BEGINNING. CONTRACTOR SHALL PROVIDE A MINIMUM OF 24 HOURS ADVANCE NOTICE TO COUNTY ENGINEER, OF EACH DAY'S CONSTRUCTION. FAILURE TO DO SO MAY RESULT IN REJECTION, BY COUNTY, FOR ACCEPTANCE AND MAINTENANCE. INSPECTIONS SHALL BE SCHEDULED ON NORMAL COUNTY WORKING DAYS MONDAY THROUGH FRIDAY.

OWNER/DEVELOPER INFO

ANCHOR HOLDINGS MP, LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TX 77478

GENERAL NOTES

1. Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of their submittal, whether or not the application is reviewed for Code compliance by the City Engineer.
2. All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Design Engineer.

PROPERTY INFORMATION

WATERSHED: OYSTER CREEK

THERE ARE NO PROPOSED VARIANCES/WAIVERS FROM THE LDC OR THE ACM

OCTOBER 2024

JOB NO. 16759–0010–12

QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
4350 Lockhill-Selma Road, Suite 100•San Antonio, Texas 78249•210.494.5511

ASHLAND SECTION 1

A SUBDIVISION OF 17.02 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEY, A–82 BRAZORIA COUNTY, TEXAS

ASHLAND SECTION 2

A SUBDIVISION OF 14.26 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEY, A–82 BRAZORIA COUNTY, TEXAS

Otis Spriggs
City of Angleton Director of Development — Date

Brazoria County Municipal Utility District
No. 82 Engineer — Date

I, Darren J. McAfee, a Professional Engineer licensed in the State of Texas, do hereby certify that these plans were prepared under my supervision to meet or exceed the specifications and requirements of Brazoria County, Texas.

Darren J. McAfee, P.E. — 10/1/2024 — Date

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED
PROFESSIONAL ENGINEER

© 2023 Quiddity

K:\16759\16759–0010–12 Ashland – Phase 1A – WS&D\2 Design Phase\CAD\Plans\100 – Cover – 16759–0010–12.dwg Oct 01,2024 – 7:38am ar1

ANGLETON GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ANGLETON CONSTRUCTION MANUAL (ACM) AND LAND DEVELOPMENT CODE, HEREAFTER REFERRED TO THE ACM AND THE LDC.
2. APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, ADEQUACY, AND COMPLIANCE OF THE SUBMITTED PLANS.
3. ALL RESPONSIBILITY FOR THE PLANS RESTS ON DESIGN ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY AND ACCURACY OF THE DESIGN ENGINEER.
4. DESIGNS SHALL BE IN COMPLETE COMPLIANCE WITH THE LDC AND THE ACM. ANY WAIVER, DEVIATION, VARIANCE, OR EXCEPTION FROM ANY SPECIFIC REQUIREMENT(S) OF THE LDC OR ACM THAT WERE NOT EXPRESSLY REQUESTED WHEN PLANS ARE SUBMITTED, SHALL NOT BE CONSTRUED TO HAVE BEEN GRANTED IF PLANS ARE APPROVED. IT IS THE RESPONSIBILITY OF THE ENGINEER TO MAKE SUCH A WAIVER PROACTIVELY WHEN PLANS ARE SUBMITTED.
5. A MINIMUM OF TWO EXISTING BENCHMARKS SHOULD BE SHOWN ON THE PLANS. IN ADDITION, TWO PERMANENT BENCHMARKS PER SUBDIVISION SHALL BE INSTALLED IN EACH NEW SUBDIVISION TO INCLUDE DESCRIPTION, LOCATION, AND ELEVATION AND TIE TO CITY STANDARDS.
6. CAST BRONZE SURVEY MARKERS SHALL BE PLACED IN CONCRETE IN PERMANENT, ACCESSIBLE LOCATIONS AT THE TIME OF CONSTRUCTION. THE LOCATIONS OF THE MARKERS SHALL BE INDICATED ON THE CONSTRUCTION PLANS. A MINIMUM OF ONE MARKER SHALL BE PLACED FOR EACH 20 ACRES OF THE PROJECT.
7. PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY, THE DEVELOPER'S CONSULTING ENGINEER, CONTRACTOR, AND ANY OTHER AFFECTED PARTIES. THE CITY SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE TIME OF THE CONFERENCE AND 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
8. THE CONTRACTOR SHALL PROVIDE THE CITY A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
9. BARRICADES, BUILT TO CITY SPECIFICATIONS, SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.
10. IF BLASTING IS PLANNED, A BLASTING PERMIT MUST BE SECURED PRIOR TO COMMENCEMENT OF ANY BLASTING.
11. ANY EXISTING PAVEMENT, CURBS, AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE SUBDIVISION.
12. THE LOCATION OF ANY WATER OR WASTEWATER LINES SHOWN ON THE PLANS MUST BE VERIFIED BY THE PUBLIC WORKS DEPARTMENT.
13. USE ONE CALL UTILITY SYSTEM: DIAL 1-800-344-8377, 48 HOURS BEFORE YOU DIG.
14. ALL STORM SEWER PIPES TO BE CLASS III RCP UNLESS NOTED OTHERWISE.

CITY OF ANGLETON STANDARD CONSTRUCTION SEQUENCING:

1. CALL THE CITY 48 HOURS PRIOR TO BEGINNING ANY WORK AND SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY AND ALL AFFECTED UTILITY PROVIDERS, THE GENERAL CONTRACTOR, THE DEVELOPER AND THE DEVELOPER'S ENGINEER.
2. OBTAIN A DEVELOPMENT PERMIT FROM THE CITY.
3. PROVIDE THE CITY WITH EVIDENCE ALL TCEQ LICENSES AND REQUIREMENTS ARE UP TO DATE.
4. INSTALL TEMPORARY EROSION CONTROLS AND TREE PROTECTION FENCING PRIOR TO ANY CLEARING AND GRUBBING. NOTIFY THE CITY WHEN INSTALLED.
5. ROUGH-CUT ALL REQUIRED OR NECESSARY PONDS. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF ANY EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A LOW-LEVEL OUTLET AND AN EMERGENCY OVERFLOW MEETING THE REQUIREMENTS OF THE LDC. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL FINAL RESTORATION IS ACHIEVED.
6. DELIVER APPROVED ROUGH-CUT SHEETS TO THE CITY ENGINEER PRIOR TO CLEARING AND GRUBBING.
7. ROUGH GRADE STREETS. NO DEVELOPMENT OF EMBANKMENT WILL BE PERMITTED AT THIS TIME.
8. INSTALL ALL UTILITIES TO BE LOCATED UNDER THE PROPOSED PAVEMENT OR WITHIN THE ROAD RIGHT-OF-WAY.
9. DELIVER STORM SEWER CUT SHEETS TO THE CITY ENGINEER.
10. BEGIN INSTALLATION OF STORM SEWER LINES. UPON COMPLETION, RESTORE AS MUCH DISTURBED AREA AS POSSIBLE, PARTICULARLY CHANNELS AND LARGE OPEN AREAS.
11. DELIVER FINAL GRADE CUT SHEETS TO THE CITY ENGINEER.
12. RE-GRADE STREETS TO SUB-GRADE.
13. ENSURE THAT UNDERGROUND UTILITY CROSSINGS ARE COMPLETED. LAY 1ST-COURSE BASE MATERIAL ON STREETS.
14. INSTALL CURB AND GUTTER.
15. LAY FINAL BASE COURSE ON ALL STREETS.
16. LAY ASPHALT.
17. COMPLETE FINAL GRADING AND RESTORATION OF DETENTION, SEDIMENTATION / FILTRATION PONDS.
18. COMPLETE PERMANENT EROSION CONTROL AND RESTORATION OF SITE VEGETATION.
19. REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROLS.
20. COMPLETE ANY NECESSARY FINAL DRESS UP OF AREAS DISTURBED.

CITY OF ANGLETON SPECIAL NOTES (NOT ALL NOTES APPLY TO ASHLAND SECTIONS 1 & 2):

1. THE SUBGRADE MATERIAL IN ASHLAND WAS TESTED BY TOLUNAY-WONG ENGINEERS GEOTECHNICAL LABORATORY ON 06/06/2022 AND THE STREET SECTION DESIGNED ACCORDING TO THE LDC AND ACM.
2. CONSTRUCTED STREET SECTIONS SHALL SHOW THE FOLLOWING:

   PROVIDE STREET NAMES, WIDTH OF R.O.W., OR OTHER METHODS TO IDENTIFY PROPOSED DESIGN OF DIFFERENT PAVEMENT THICKNESS. IN WRITING OR GRAPHICALLY, DESCRIBE THE STREET SECTION(S) TO BE CONSTRUCTED.

   MANHOLE FRAMES, COVERS, AND WATER VALVE COVERS WILL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY A QUALIFIED CONTRACTOR WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.

   CROWNS OF INTERSECTING STREETS WILL CULMINATE IN A DISTANCE OF 40' FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED. INLETS ON THE INTERSECTING STREET SHALL NOT BE CONSTRUCTED WITHIN 40 FEET OF THE VALLEY GUTTER, UNLESS OTHERWISE NOTED.

   PRIOR TO FINAL ACCEPTANCE OF A STREET OUTSIDE THE CITY LIMITS, STREET NAME SIGNS CONFORMING TO COUNTY STANDARDS SHALL BE INSTALLED BY DEVELOPER.

   SIDEWALK REQUIREMENTS (GIVE STREET NAME AND LOCATION OF REQUIRED SIDEWALK, I.E., NORTH, SOUTH, EAST, OR WEST SIDE.

   A CURB LAY DOWN WHERE REQUIRED WHEN ALL POINTS OF SIDEWALKS INTERSECTS CURBS.

   INSIDE THE CITY LIMITS, SIDEWALKS SHALL BE COMPLETED PRIOR TO ACCEPTANCE OF ANY DRIVEWAY APPROACHES AND /OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHEN OUTSIDE THE CITY LIMITS, A LETTER OF CREDIT MAY BE POSTED OR OTHER SUITABLE FINANCIAL ARRANGEMENTS MAY BE MADE TO ENSURE CONSTRUCTION OF THE SIDEWALKS. IN EITHER CASE, SIDEWALKS ADJACENT TO" COMMON AREAS", PARKWAYS, OR OTHER LOCATIONS ON WHICH NO BUILDING CONSTRUCTION WILL TAKE PLACE, MUST BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE OF THE SUBDIVISION.

   A LICENSE AGREEMENT FOR LANDSCAPING MAINTENANCE AND IRRIGATION IN STREET R.O.W. SHALL BE EXECUTED BY THE DEVELOPER IN PARTY WITH THE CITY PRIOR TO FINAL ACCEPTANCE.

TCEQ WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES

1. THIS WATER DISTRIBUTION SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 290 SUBCHAPTER D. WHEN CONFLICTS ARE NOTED WITH LOCAL STANDARDS, THE MORE STRINGENT REQUIREMENT SHALL BE APPLIED. AT A MINIMUM, CONSTRUCTION FOR PUBLIC WATER SYSTEMS MUST ALWAYS MEET TCEQ'S "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS."
2. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)/NSF INTERNATIONAL STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI [§290.44(A)(1)].
3. PLASTIC PIPE FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NSF INTERNATIONAL SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 150 PSI OR A STANDARD DIMENSION RATIO OF 26 OR LESS [§290.44(A)(2)].
4. NO PIPE WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE IN ANY PUBLIC DRINKING WATER SUPPLY [§290.44(A)(3)].
5. ALL WATER LINE CROSSINGS OF WASTEWATER MAINS SHALL BE PERPENDICULAR [§290.44(E)(4)(B)].
6. WATER TRANSMISSION AND DISTRIBUTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. HOWEVER, THE TOP OF THE WATER LINE MUST BE LOCATED BELOW THE FROST LINE AND IN NO CASE SHALL THE TOP OF THE WATER LINE BE LESS THAN 24 INCHES BELOW GROUND SURFACE [§290.44(A)(4)].
7. THE MAXIMUM ALLOWABLE LEAD CONTENT OF PIPES, PIPE FITTINGS, PLUMBING FITTINGS, AND FIXTURES IS 0.25 PERCENT [§290.44(B)].
8. THE CONTRACTOR SHALL INSTALL APPROPRIATE AIR RELEASE DEVICES WITH VENT OPENINGS TO THE ATMOSPHERE COVERED WITH 16-MESH OR FINER, CORROSION RESISTANT SCREENING MATERIAL OR AN ACCEPTABLE EQUIVALENT [§290.44(D)(1)].
9. THE CONTRACTOR SHALL NOT PLACE THE PIPE IN WATER OR WHERE IT CAN BE FLOODED WITH WATER OR SEWAGE DURING ITS STORAGE OR INSTALLATION [§290.44(F)(1)].
10. WHEN WATERLINES ARE LAID UNDER ANY FLOWING OR INTERMITTENT STREAM OR SEMI-PERMANENT BODY OF WATER THE WATERLINE SHALL BE INSTALLED IN A SEPARATE WATERTIGHT PIPE ENCASEMENT. VALVES MUST BE PROVIDED ON EACH SIDE OF THE CROSSING WITH FACILITIES TO ALLOW THE UNDERWATER PORTION OF THE SYSTEM TO BE ISOLATED AND TESTED [§290.44(F)(2)].
11. PURSUANT TO 30 TAC §290.44(A)(5), THE HYDROSTATIC LEAKAGE RATE SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY THE MOST CURRENT AWWA FORMULAS FOR PVC PIPE, CAST IRON AND DUCTILE IRON PIPE. INCLUDE THE FORMULAS IN THE NOTES ON THE PLANS.
    - THE HYDROSTATIC LEAKAGE RATE FOR POLYVINYL CHLORIDE (PVC) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-605 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE;

      WHERE:
      - Q = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
      - L = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
      - D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
      - P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).
    - THE HYDROSTATIC LEAKAGE RATE FOR DUCTILE IRON (DI) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-600 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE;

      WHERE:
      - L = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
      - S = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
      - D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
      - P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).
12. THE CONTRACTOR SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE IN ALL DIRECTIONS OF NINE FEET BETWEEN THE PROPOSED WATERLINE AND WASTEWATER COLLECTION FACILITIES INCLUDING MANHOLES. IF THIS DISTANCE CANNOT BE MAINTAINED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROJECT ENGINEER FOR FURTHER DIRECTION. SEPARATION DISTANCES, INSTALLATION METHODS, AND MATERIALS UTILIZED MUST MEET §290.44(E)(1)-(4).
13. THE SEPARATION DISTANCE FROM A POTABLE WATERLINE TO A WASTEWATER MAIN OR LATERAL MANHOLE OR CLEANOUT SHALL BE A MINIMUM OF NINE FEET. WHERE THE NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE POTABLE WATERLINE SHALL BE ENCASED IN A JOINT OF AT LEAST 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE-FOOT INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHALL BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEALANT [§290.44(E)(5)].
14. FIRE HYDRANTS SHALL NOT BE INSTALLED WITHIN NINE FEET VERTICALLY OR HORIZONTALLY OF ANY WASTEWATER LINE, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE REGARDLESS OF CONSTRUCTION [§290.44(E)(6)].
15. SUCTION MAINS TO PUMPING EQUIPMENT SHALL NOT CROSS WASTEWATER MAINS, WASTEWATER LATERALS, OR WASTEWATER SERVICE LINES. RAW WATER SUPPLY LINES SHALL NOT BE INSTALLED WITHIN FIVE FEET OF ANY TILE OR CONCRETE WASTEWATER MAIN, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE [§290.44(E)(7)].
16. WATERLINES SHALL NOT BE INSTALLED CLOSER THAN TEN FEET TO SEPTIC TANK DRAINFIELDS [§290.44(E)(8)].
17. THE CONTRACTOR SHALL DISINFECT THE NEW WATERLINES IN ACCORDANCE WITH AWWA STANDARD C-651-14 OR MOST RECENT, THEN FLUSH AND SAMPLE THE LINES BEFORE BEING PLACED INTO SERVICE. SAMPLES SHALL BE COLLECTED FOR MICROBIOLOGICAL ANALYSIS TO CHECK THE EFFECTIVENESS OF THE DISINFECTION PROCEDURE WHICH SHALL BE REPEATED IF CONTAMINATION PERSISTS. A MINIMUM OF ONE SAMPLE FOR EACH 1,000 FEET OF COMPLETED WATERLINE WILL BE REQUIRED OR AT THE NEXT AVAILABLE SAMPLING POINT BEYOND 1,000 FEET AS DESIGNATED BY THE DESIGN ENGINEER [§290.44(F)(3)].
18. DECHLORINATION OF DISINFECTING WATER SHALL BE IN STRICT ACCORDANCE WITH CURRENT AWWA STANDARD C655-09 OR MOST RECENT.

TEXAS COMMISSION OF ENVIRONMENTAL QUALITY ORGANIZED SEWAGE COLLECTION SYSTEM GENERAL CONSTRUCTION NOTES

1. THIS ORGANIZED SEWAGE COLLECTION SYSTEM (SCS) MUST BE CONSTRUCTED IN ACCORDANCE WITH 30 1. TEXAS ADMINISTRATIVE CODE (TAC) §213.5(C), THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ) EDWARDS AQUIFER RULES AND ANY LOCAL GOVERNMENT STANDARD SPECIFICATIONS.
2. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE PRESIDING TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:
   - THE NAME OF THE APPROVED PROJECT;
   - THE ACTIVITY START DATE; AND
   - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
3. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
4. SEWER LINES LOCATED WITHIN OR CROSSING THE 5-YEAR FLOODPLAIN OF A DRAINAGE WAY WILL BE PROTECTED FROM INUNDATION AND STREAM VELOCITIES WHICH COULD CAUSE EROSION AND SCOURING OF BACKFILL. THE TRENCH MUST BE CAPPED WITH CONCRETE TO PREVENT SCOURING OF BACKFILL, OR THE SEWER LINES MUST BE ENCASED IN CONCRETE. ALL CONCRETE SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES.
5. WHERE WATER LINES AND NEW SEWER LINE ARE INSTALLED WITH A SEPARATION DISTANCE CLOSER THAN NINE FEET (I.E., WATER LINES CROSSING WASTEWATER LINES, WATER LINES PARALLELING WASTEWATER LINES, OR WATER LINES NEXT TO MANHOLES) THE INSTALLATION MUST MEET THE REQUIREMENTS OF 30 TAC §217.53(D) (PIPE DESIGN) AND 30 TAC §290.44(E) (WATER DISTRIBUTION).
6. TRENCHING, BEDDING AND BACKFILL MUST CONFORM WITH 30 TAC §217.54. THE BEDDING AND BACKFILL FOR FLEXIBLE PIPE MUST COMPLY WITH THE STANDARDS OF ASTM D-2321, CLASSES IA, IB, II OR III. RIGID PIPE BEDDING MUST COMPLY WITH THE REQUIREMENTS OF ASTM C 12 (ANSI A 106.2) CLASSES A, B OR C.
7. SEWER LINES MUST BE TESTED FROM MANHOLE TO MANHOLE. WHEN A NEW SEWER LINE IS CONNECTED TO AN EXISTING STUB OR CLEAN-OUT, IT MUST BE TESTED FROM EXISTING MANHOLE TO NEW MANHOLE. IF A STUB OR CLEAN-OUT IS USED AT THE END OF THE PROPOSED SEWER LINE, NO PRIVATE SERVICE ATTACHMENTS MAY BE CONNECTED BETWEEN THE LAST MANHOLE AND THE CLEANOUT UNLESS IT CAN BE CERTIFIED AS CONFORMING WITH THE PROVISIONS OF 30 TAC §213.5(C)(3)(E).
8. ALL SEWER LINES MUST BE TESTED IN ACCORDANCE WITH 30 TAC §217.57.
9. ALL MANHOLES MUST BE TESTED TO MEET OR EXCEED THE REQUIREMENTS OF 30 TAC §217.58.

UTILITY CONSTRUCTION NOTES:

1. CONSTRUCTION OF WATER, SANITARY SEWER, AND STORM DRAINAGE FACILITIES SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF ANGLETON STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED IN THE PLANS.
2. WHEN TRENCH CONDITION WARRANTS THE USE OF DEWATERING SYSTEMS, THEIR USE SHALL BE REQUESTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
3. CONTRACTOR SHALL REMOVE ALL MUD, DIRT AND DEBRIS DEPOSITED OR DROPPED ON EXISTING PAVEMENT DUE TO HIS CONSTRUCTION ACTIVITY DAILY. MATERIAL THAT IS HAZARDOUS TO TRAFFIC SHALL BE REMOVED IMMEDIATELY.
4. CONTRACTOR SHALL PROTECT ALL TREES ADJACENT TO WORK AREA. NO TREES SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFEGUARDING AND PROTECTING ALL MATERIAL AND EQUIPMENT STORED ON THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF MATERIALS IN A SAFE AND WORKMANLIKE MANNER TO PREVENT INJURIES, DURING AND AFTER WORKING HOURS, UNTIL PROJECT ACCEPTANCE.
6. THE CONTRACTOR SHALL PROVIDE SHEETING, SHORING AND BRACING NECESSARY TO PROTECT WORKMEN AND EXISTING UTILITIES DURING ALL PHASES OF CONSTRUCTION, AS MAY BE REQUIRED BY O.S.H.A., FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES.
7. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO THE EXISTING PUBLIC OR PRIVATE UTILITY LINES, INCLUDING, BUT NOT LIMITED TO, WATER LINES, WASTEWATER COLLECTION SYSTEMS, STORM SEWERS, BACKSLOPE INTERCEPTORS, IRRIGATION LINES, ELECTRICAL LINES, AND MATERIAL AND PROPERTY DAMAGES DURING CONSTRUCTION. ALL DAMAGES, RELOCATION, OR REPLACEMENT OF EXISTING UTILITIES SHALL BE REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS, DETAILS, AND REQUIREMENTS OF THE UTILITY'S OWNER.
8. THE CONTRACTOR SHALL RETURN ALL EXISTING PAVING AND DRIVEWAYS TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER UNLESS OTHERWISE NOTED OR SPECIFICALLY CALLED OUT AS A PAY ITEM.

WATER MAIN CONSTRUCTION NOTES:

1. ALL WATER MAIN PIPE SHALL BE BLUE AND INCLUDE TRACER WIRE IN THE SAME TRENCH AND ABOVE THE WATER MAIN AND IN GATE VALVES.
2. ALL WATER MAIN PIPING SHALL HAVE A MINIMUM COVER OF FOUR (4) FEET BELOW FINISHED GROUND UNLESS OTHERWISE NOTED.
3. ALL PROPOSED 4-INCH TO 12-INCH WATER MAINS SHALL BE POLYVINYL CHLORIDE PIPE (PVC) C900, DR 18.
4. ALL WATER MAIN PIPE SHALL BE BANK SAND BEDDED AND BACKFILLED.
5. ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED IN AN APPROVED MANNER IN ACCORDANCE WITH CITY OF ANGLETON STANDARD SPECIFICATIONS.
6. MAINTAIN 12-INCH MINIMUM VERTICAL CLEARANCE BETWEEN ALL STORM SEWERS AND CULVERTS UNLESS OTHERWISE NOTED.
7. SANITARY FACILITY CLEARANCES TO POTABLE WATER FACILITIES SHALL FOLLOW THE LATEST RULES AND REGULATIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
8. ALL TEES, ELBOWS, BENDS, AND PLUGS SHALL INCLUDE RESTRAINT OF FITTINGS. RESTRAINT MAY BE BY MEANS OF THRUST BLOCKS OR RESTRAINED JOINT PIPE (OF APPROVED MANUFACTURER). IF RESTRAINED JOINT PIPE IS USED, ALL PIPES LESS THAN 12-INCHES (12") IN DIAMETER SHALL INCLUDE A MINIMUM OF TWO (2) JOINTS OF RESTRAINT ON EACH SIDE OF THE FITTING AND ALL PIPES EQUAL TO OR GREATER THAN 16-INCHES (16") IN DIAMETER SHALL INCLUDE A MINIMUM OF THREE (3) JOINTS OF RESTRAINT ON EACH SIDE OF THE FITTING. WATERLINE FITTINGS SHALL BE CAST OR DUCTILE IRON UNLESS OTHERWISE NOTED. ALL PIPE FITTINGS SHALL BE MECHANICAL JOINTS.

SANITARY SEWER CONSTRUCTION NOTES:

1. ALL SANITARY SEWER MAIN PIPE SHALL BE GREEN.
2. ALL PROPOSED 4-INCH TO 15-INCH SANITARY SEWER MAINS SHALL BE POLYVINYL CHLORIDE PIPE (PVC) SDR 26.
3. ALL SANITARY SEWER MAIN PIPE SHALL BE BANK SAND BEDDED AND BACKFILLED.
4. ALL SANITARY SEWER MAINS & MANHOLES SHALL BE TESTED IN AN APPROVED MANNER IN ACCORDANCE WITH CITY OF ANGLETON STANDARD SPECIFICATIONS.
5. MAINTAIN 24-INCH MINIMUM CLEARANCE BETWEEN ALL STORM SEWERS AND CULVERTS UNLESS OTHERWISE NOTED.
6. SANITARY FACILITY CLEARANCES TO POTABLE WATER FACILITIES SHALL FOLLOW THE LATEST RULES AND REGULATIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
7. SANITARY SEWER MANHOLE COVERS SHALL BE STANDARD CITY OF ANGLETON, UNLESS OTHERWISE NOTED.
8. ALL SANITARY MANHOLES WITHIN THE 100-YEAR FLOOD PLAIN (DESIGNATED) SHALL HAVE THE TOP SET AT LEAST TWELVE (12) INCHES ABOVE THE BASE FLOOD ELEVATION OR SEALED AND VENTED.
9. SANITARY SEWER MANHOLES SHALL BE PRECAST OR CAST-IN-PLACE IN ACCORDANCE WITH CITY OF SUGAR LAND SPECIFICATIONS.
10. MANHOLE RIMS ARE TO BE SET AT THE ELEVATIONS SHOWN ON THE PLANS INITIALLY. AFTER SITE RESTORATION IS COMPLETED, RIMS ARE TO BE ADJUSTED TO THREE (3) TO SIX (6) INCHES ABOVE FINAL GRADE AND BACK-DRESSED WITH DIRT TO PROVIDE DRAINAGE AWAY FROM THE MANHOLE.

GENERAL CONSTRUCTION NOTES:

1. PRIOR TO BIDDING THE PROJECT, THE CONTRACTOR SHALL INSPECT THE SITE AND SATISFY ITSELF THAT ABOVE AND BELOW GROUND CONDITIONS OF THE SITE ARE ACCEPTABLE FOR CONSTRUCTION. CONTRACTOR SHALL NOTE ANY VISIBLE CONFLICTS NOT SHOWN IN THE DRAWINGS AND BRING TO THE ATTENTION OF THE ENGINEER PRIOR TO BIDDING THE PROJECT. SHOULD A CONSTRUCTION CONFLICT OCCUR DUE TO A VISIBLE CONFLICT APPARENT AT THE TIME OF BIDDING, ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH THE CHANGE SHALL BE BORNE BY THE CONTRACTOR.
2. THIS PROJECT IS WITHIN THE CITY OF ANGLETON E.T.J. AND BRAZORIA COUNTY, TEXAS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL PERMITS. CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY REGULATION OF BRAZORIA COUNTY, TEXAS FOR FLOODPLAIN MANAGEMENT PRIOR TO STARTING CONSTRUCTION.
4. THE APPROXIMATE LOCATION OF EXISTING UTILITIES ARE GIVEN FOR REFERENCE ONLY. BEFORE COMMENCING THE WORK ON THIS CONTRACT, THE CONTRACTOR SHALL VERIFY BY FIELD INVESTIGATION THE ACTUAL LOCATIONS OF ALL UTILITY FACILITIES WITHIN AND ADJACENT TO THE LIMITS OF THE WORK THAT MAY BE AFFECTED BY THE WORK. CONFLICTS WHICH RESULT DUE TO NEGLIGENCE BY THE CONTRACTOR TO LOCATE, HORIZONTALLY AND VERTICALLY, EXISTING UTILITIES WHICH ARE SHOWN ON THE CONSTRUCTION DRAWINGS, OR WHICH THE CONTRACTOR HAS BEEN GIVEN NOTICE OR HAS KNOWLEDGE, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF REMEDIAL WORK, REMOVAL OF PORTIONS OF THE WORK OR EXTENSIVE DESIGN CHANGES OCCASIONED BY THE FAILURE OF THE CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES AS DESCRIBED ABOVE SHALL BE BORNE BY THE CONTRACTOR.
5. CONTRACTOR IS TO CONTACT THE TEXAS811 AT 811 OR 1-800-344-8347 FOR LOCATION OF EXISTING FACILITIES THAT MAY NOT BE SHOWN ON THE PLANS AT LEAST 72 HOURS PRIOR BUT NOT MORE THAN 14 WORKING DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, MAINTAINING, AND RESTORING ALL EXISTING FACILITIES OR ANY OFF-SITE AREAS AFFECTED BY THIS CONSTRUCTION PROJECT TO EXISTING OR BETTER CONDITION, UNLESS OTHERWISE NOTED, AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL COMPLY WITH O.S.H.A. REGULATIONS AND TEXAS STATE LAW CONCERNING TRENCH SAFETY SYSTEMS.
8. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES. ACCESS SHALL BE MAINTAINED DURING ALL WEATHER CONDITIONS.
9. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE "NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM" (NPDES) REQUIREMENTS, AND ALL ANGLETON DRAINAGE DISTRICT REQUIREMENTS. BEST MANAGEMENT PRACTICES SHALL BE FOLLOWED FOR SWPPP.
10. SHOULD SOFT UNSTABLE AREAS APPEAR DURING THE COURSE OF GRADING, THE CONTRACTOR SHALL REMOVE UNSTABLE MATERIAL AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL REPLACE THIS WITH A SUITABLE MATERIAL COMPACTED AS REQUIRED PER SPECIFICATIONS. (LIMITED TO 18" AT NO COST TO THE OWNER.)
11. ALL WASTE MATERIALS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
12. PROVIDE ISOLATION JOINTS BETWEEN ALL PROPOSED SIDEWALKS AND ALL SLABS, STRUCTURES, AND PAVEMENTS. ALSO PROVIDE ISOLATION JOINTS WHERE PIPES PENETRATE CONCRETE SLABS OR PAVEMENT. ISOLATION JOINTS SHALL CONSIST OF ASPHALT IMPREGNATED FIBERBOARD AND JOINT SEALANT MATERIAL.
13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RED LINE RECORD DRAWINGS AT THE COMPLETION OF THIS PROJECT, PRIOR TO FINAL PAYMENT.
14. CONTRACTOR TO FOLLOW CONSTRUCTION DETAILS IF DRAWINGS DEVIATE FROM CITY OF SUGARLAND STANDARDS.
15. THE CONTRACTOR IS RESP

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S75°57'23"E	214.38'
L2	S14°02'37"W	26.43'
L3	S75°57'23"E	131.00'
L4	S76°48'30"E	59.87'
L5	S79°40'46"E	59.08'
L6	S83°34'43"E	117.91'
L7	N89°09'01"E	117.69'
L8	N84°32'11"E	117.51'
L9	N81°08'49"E	60.84'
L10	N82°25'29"E	115.20'
L11	N67°42'34"E	47.25'
L12	S22°17'26"E	18.96'
L13	S36°32'41"W	142.60'
L14	N49°11'44"W	142.96'
L15	N01°53'19"W	311.03'
L16	N14°45'48"W	51.62'
L17	N71°59'47"W	560.10'
L18	N14°02'37"E	324.05'
L19	N14°02'37"E	121.43'
L20	N75°57'23"W	157.06'
L21	N84°30'04"E	100.92'
L22	S78°38'33"W	180.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L23	N51°28'17"W	213.25'
L24	N01°53'19"W	276.69'
L25	S59°02'37"W	19.64'
L26	N27°06'16"E	18.28'
L27	S12°19'49"E	12.23'
L28	S63°19'12"W	25.26'
L29	N14°02'37"E	325.78'
L30	N07°21'55"E	165.77'
L31	N55°18'02"W	197.79'
L32	S51°28'17"E	60.00'
L33	N45°20'22"W	60.35'
L34	S50°05'32"E	71.93'
L35	S79°31'01"E	99.89'
L36	N72°23'56"E	125.74'
L37	S23°32'13"W	173.77'
L38	N15°55'27"E	77.08'
L39	N09°18'34"E	71.66'
L40	N02°41'41"E	62.57'
L41	N01°31'19"W	72.90'
L42	N04°05'16"W	64.49'
L43	N06°39'12"W	86.77'
L44	N52°56'11"W	13.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L45	N80°46'51"E	115.95'
L46	N73°56'02"E	114.40'
L47	N29°31'51"E	15.66'
L48	N15°32'47"W	81.38'
L49	N29°26'01"W	144.17'
L50	S27°52'45"W	65.53'
L51	N01°24'46"W	174.45'
L52	N06°38'41"W	82.45'
L53	N01°53'19"W	109.67'
L54	N46°13'37"W	14.30'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1465.00'	23°53'41"	610.97'	S10°20'36"E	606.55'	309.99'
C2	715.00'	17°23'49"	217.10'	S10°18'10"W	216.27'	109.39'
C3	500.00'	17°32'37"	153.10'	S27°46'22"W	152.50'	77.15'
C4	30.00'	92°14'59"	48.30'	S82°40'10"W	43.25'	31.20'
C5	1940.00'	2°00'36"	68.06'	N50°12'02"W	68.05'	34.03'
C6	2060.00'	8°50'10"	317.69'	N53°36'49"W	317.38'	159.16'
C7	55.00'	90°00'00"	86.39'	S30°57'23"E	77.78'	55.00'
C8	1200.00'	19°32'33"	409.30'	S85°43'39"E	407.32'	206.66'
C9	55.00'	80°19'29"	77.11'	N55°20'11"W	70.95'	46.42'
C10	1285.00'	15°10'15"	340.24'	N07°35'19"W	339.25'	171.12'
C11	465.00'	24°31'56"	199.10'	N12°15'46"E	197.58'	101.10'
C12	55.00'	103°59'59"	99.83'	N76°31'44"E	86.68'	70.40'
C13	55.00'	49°34'58"	47.60'	S26°40'48"E	46.12'	25.40'
C14	3000.00'	2°22'16"	124.15'	S00°42'11"E	124.14'	62.08'
C19	25.00'	19°11'17"	8.37'	N23°38'16"E	8.33'	4.23'
C20	65.00'	128°22'35"	145.64'	S30°57'23"E	117.03'	134.39'
C21	25.00'	19°11'17"	8.37'	N85°33'01"W	8.33'	4.23'
C22	25.00'	86°41'32"	37.83'	N43°52'35"W	34.32'	23.60'
C23	25.00'	88°18'48"	38.53'	S43°35'48"W	34.83'	24.27'
C24	25.00'	28°32'28"	12.45'	N70°13'50"E	12.33'	6.36'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C25	65.00'	127°28'40"	144.62'	N60°18'04"W	116.58'	131.74'
C26	25.00'	18°32'43"	8.09'	S05°50'06"E	8.06'	4.08'
C27	25.00'	87°38'52"	38.24'	S57°32'01"E	34.62'	23.99'
C28	25.00'	92°11'18"	40.22'	N32°32'54"E	36.02'	25.97'
C29	25.00'	92°11'22"	40.23'	N55°15'46"W	36.02'	25.97'
C30	25.00'	87°38'52"	38.24'	S34°49'07"W	34.62'	23.99'
C31	25.00'	20°44'45"	9.05'	S14°27'51"W	9.00'	4.58'
C32	65.00'	147°11'04"	166.98'	N77°41'00"E	124.71'	220.74'
C33	25.00'	22°44'49"	9.93'	N40°05'53"W	9.86'	5.03'
C34	25.00'	22°44'49"	9.93'	N62°50'41"W	9.86'	5.03'
C35	65.00'	95°04'36"	107.86'	S26°40'48"E	95.90'	71.03'
C36	25.00'	22°44'49"	9.93'	N09°29'06"E	9.86'	5.03'

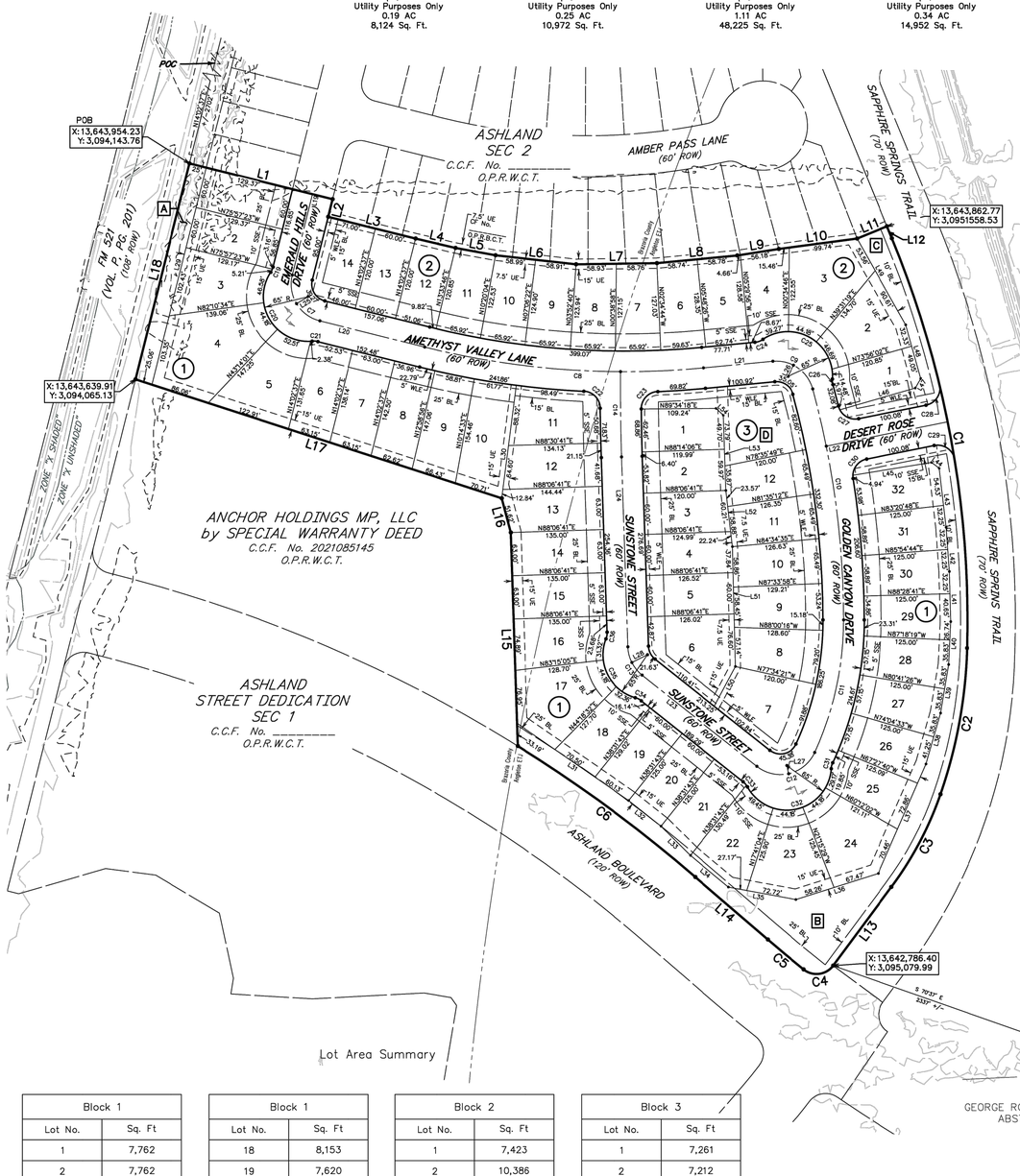
Street Name and Length		
Street Name	Length (Centerline)	Type
Emerald Hills Drive	164.63 Ft	Local
Amethyst Valley Lane	749.03 Ft	Local
Golden Canyon Drive	627.81 Ft	Local
Sunstone Street	711.60 Ft	Local
Dessert Rose Drive	180.00 Ft	Local

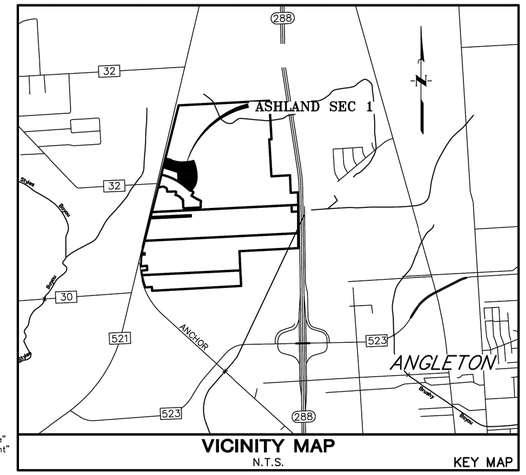
RESTRICTED RESERVE A
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.19 AC
8,124 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.25 AC
10,972 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
1.11 AC
48,225 Sq. Ft.

RESTRICTED RESERVE D
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.34 AC
14,952 Sq. Ft.





Lot Area Summary

Block 1	
Lot No.	Sq. Ft
1	7,762
2	7,762
3	9,724
4	16,612
5	11,351
6	8,558
7	8,840
8	8,839
9	9,392
10	10,513
11	10,127
12	8,816
13	8,927
14	8,505
15	8,505
16	9,159
17	12,369

Block 1	
Lot No.	Sq. Ft
18	8,153
19	7,620
20	7,500
21	7,691
22	9,528
23	10,987
24	11,493
25	7,997
26	8,083
27	8,070
28	8,070
29	7,859
30	7,718
31	7,718
32	7,691
33	8,124

Block 2	
Lot No.	Sq. Ft
1	7,423
2	10,386
3	12,813
4	8,071
5	8,096
6	7,974
7	7,939
8	7,849
9	7,783
10	7,741
11	7,622
12	7,272
13	7,200
14	8,386

Block 3	
Lot No.	Sq. Ft
1	7,261
2	7,212
3	7,350
4	7,584
5	7,576
6	12,147
7	11,761
8	8,488
9	8,195
10	7,965
11	7,881
12	7,721

General Notes

AC . . . . . "Acres"
BL . . . . . "Building Line"
C.C.F. . . . . "County Clerk's File"
DE . . . . . "Drainage Easement"
Esmt . . . . . "Easement"
FC . . . . . "Film Code"
FND . . . . . "Found"
OCCBCT . . . . "Official County Clerk, Brazoria County, Texas"
OPROBC . . . . "Official Public Records of Brazoria County"
No . . . . . "Number"
POB . . . . . "Point of Beginning"
ROW . . . . . "Right-of-Way"
SSE . . . . . "Sanitary Sewer Easement"
Sq. Ft . . . . . "Square Feet"
Stm SE . . . . . "Storm Sewer Easement"
Temp . . . . . "Temporary"
UE . . . . . "Utility Easement"
Vol ___ Pg ___ . "Volume and Page"
WLE . . . . . "Waterline Easement"
(1) . . . . . "Block Number"
● . . . . . "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity" as Per Certification"

1. A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. All building lines along street rights-of-way are as shown on the plat.
3. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
4. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
5. There are pipelines or pipeline easements within the platted area shown hereon.
6. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (nad83), South Central Zone.
7. VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (navd88), Geoid 12b, based on Allterra's RTK Network, Stations HAGS_1012 and HCOG_14012.
8. These tracts lie within Zone "X" And Zone "X-Shaded" of the Flood Insurance Rate Map, Community No. 485458, Map Number 48039C0430K, Panel 430, Suffix "K" dated December 30, 2020, for Brazoria County, Texas and incorporated areas.
9. All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
10. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
11. This subdivision shall be serviced by the following providers: Brazoria County Mud #82. Centerpoint, Texas New Mexico Power, And Centric Gas & Fiber.
12. 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.
13. 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.
14. 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."
15. 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.
16. 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.
17. Reserves A, B, C, and D shall be owned and maintained by the Brazoria County MUD No. 82 and Home Owners Association.
18. Incidental Utilities are including but not limited to the underground utility services.
19. Drive way access shall be denied off FM 521 and Ashland Blvd.

ASHLAND
SEC 1

A SUBDIVISION OF 17.02 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

58 LOTS 4 RESERVES 3 BLOCKS

NOVEMBER 2023

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281-912-3364

PLANNER
META PLANNING AND DESIGN
24275 KATY FREEWAY
SUITE 200
KATY, TEXAS 77494
281-810-1422

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033

SHEET **1** OF **2**

STATE OF TEXAS §

COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Sec 1, 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.

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, successors, 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. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement 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 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.

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.

_____
Owner

_____
Duly Authorized Agent

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

_____
Print Name

My commission expires: _____

STATE OF TEXAS §

COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

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

_____
Steve Jares
Registered Professional Land Surveyor
Texas Registration No 5317

STATE OF TEXAS §

COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, William A.C. McAshan, 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.

_____
William A.C. McAshan, P.E.
Professional Engineer

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 17.02 acre tract of land situated in Shubael Marsh Surveys, Abstract Nos. 81 & 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPRBC); said 17.02 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

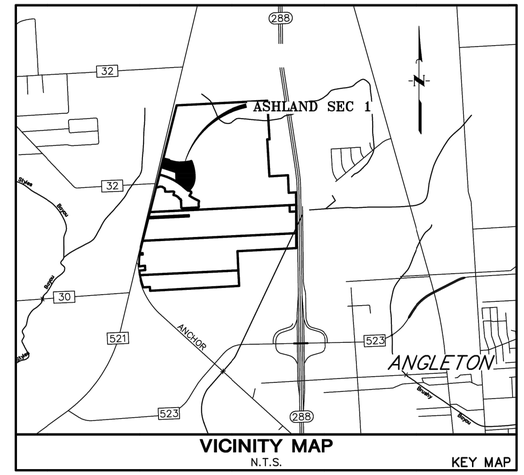
COMMENCING at a found concrete monument for the northwest corner of said 469.08 acre tract, common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Clerk's File No. 01-008056 of the Official Records of Brazoria County (ORBC), being in the east line of F.M. Highway 521 recorded in Volume P, Page 201;

THENCE, South 14°02'37" West, along the east line of said F.M. Highway 521, 2702.30 feet to the POINT OF BEGINNING of the herein described subject tract;

THENCE, over and across said 469.08 acre tract the following twenty three (23) courses and distances:

1. South 75°57'23" East, 214.38 feet to a point for corner;
2. South 14°02'37" West, 26.43 feet to a point for corner;
3. South 75°57'23" West, 131.00 feet to a point for corner;
4. South 76°48'30" East, 59.87 feet to a point for corner;
5. South 79°40'46" East, 59.08 feet to a point for corner;
6. South 83°34'43" East, 117.91 feet to a point for corner;
7. North 89°09'01" East, 117.69 feet to a point for corner;
8. North 84°32'11" East, 117.51 feet to a point for corner;
9. North 81°08'49" East, 60.84 feet to a point for corner;
10. North 82°25'29" East, 115.20 feet to a point for corner;
11. North 67°42'34" East, 47.25 feet to a point for corner;
12. South 22°17'26" East, 18.96 feet to a point for corner marking the beginning of a tangent curve to the right;
13. Along the arc of said tangent curve to the right, having a radius of 1465.00 feet, a central angle of 23°53'41", an arc length of 610.97 feet, and a long chord bearing South 10°20'36" East, with a chord length of 606.55 feet to a point for corner marking the beginning of a compound curve to the right;
14. Along the arc of said compound curve to the right, having a radius of 715.00 feet, a central angle of 17°23'49", an arc length of 217.10 feet, and a long chord bearing South 10°18'10" West, with a chord length of 216.27 feet to a point for corner marking the beginning of a compound curve to the right;
15. Along the arc of said compound curve to the right, having a radius of 500.00 feet, a central angle of 17°32'37", an arc length of 153.10 feet, and a long chord bearing South 27°46'22" West, with a chord length of 152.50 feet to a point for corner;
16. South 36°32'41" West, 142.60 feet to a point for corner marking the beginning of a tangent curve to the right;
17. Along the arc of said tangent curve to the right, having a radius of 30.00 feet, a central angle of 92°14'59", an arc length of 48.30 feet, and a long chord bearing South 82°40'10" West, with a chord length of 43.25 feet to a point for corner marking the beginning of a compound curve to the right;
18. Along the arc of said compound curve to the right, having a radius of 1940.00 feet, a central angle of 02°00'36", an arc length of 68.06 feet, and a long chord bearing North 50°12'02" West, with a chord length of 68.05 feet to a point for corner;
19. North 49°11'44" West, 142.96 feet to a point for corner marking the beginning of a tangent curve to the left;
20. Along the arc of said tangent curve to the left, having a radius of 2060.00 feet, a central angle of 08°50'10", an arc length of 317.69 feet, and a long chord bearing North 53°36'49" West, with a chord length of 317.38 feet to a point for corner;
21. North 01°53'19" West, 311.02 feet to a point for corner;
22. North 14°45'48" West, 51.62 feet to a point for corner;
23. North 71°59'47" West, 560.10 feet to a point for corner in the east line of said F.M. Highway 521;

THENCE, North 14°02'37" East, 324.05 feet, along the east line of said F.M. Highway 521, to the POINT OF BEGINNING, CONTAINING 17.02 acres of land in Brazoria County, Texas.



VICINITY MAP
N.T.S.
KEY MAP

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

_____
Chairman, Planning and Zoning Commission

_____
City Secretary

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

_____
Mayor

_____
City Secretary

_____
City Secretary

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

_____,
Name

_____,
Title
On behalf of the Notary Public, State of Texas

ASHLAND
SEC 1
A SUBDIVISION OF 17.02 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEY, A-82 BRAZORIA COUNTY, TEXAS

58 LOTS 4 RESERVES 3 BLOCKS

NOVEMBER 2023

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281-912-3364

PLANNER
META PLANNING AND DESIGN
24275 KATY FREEWAY
SUITE 200
KATY, TEXAS 77494
281-810-1422

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033

RESTRICTED RESERVE A
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.06 AC
2,681 Sq. Ft.

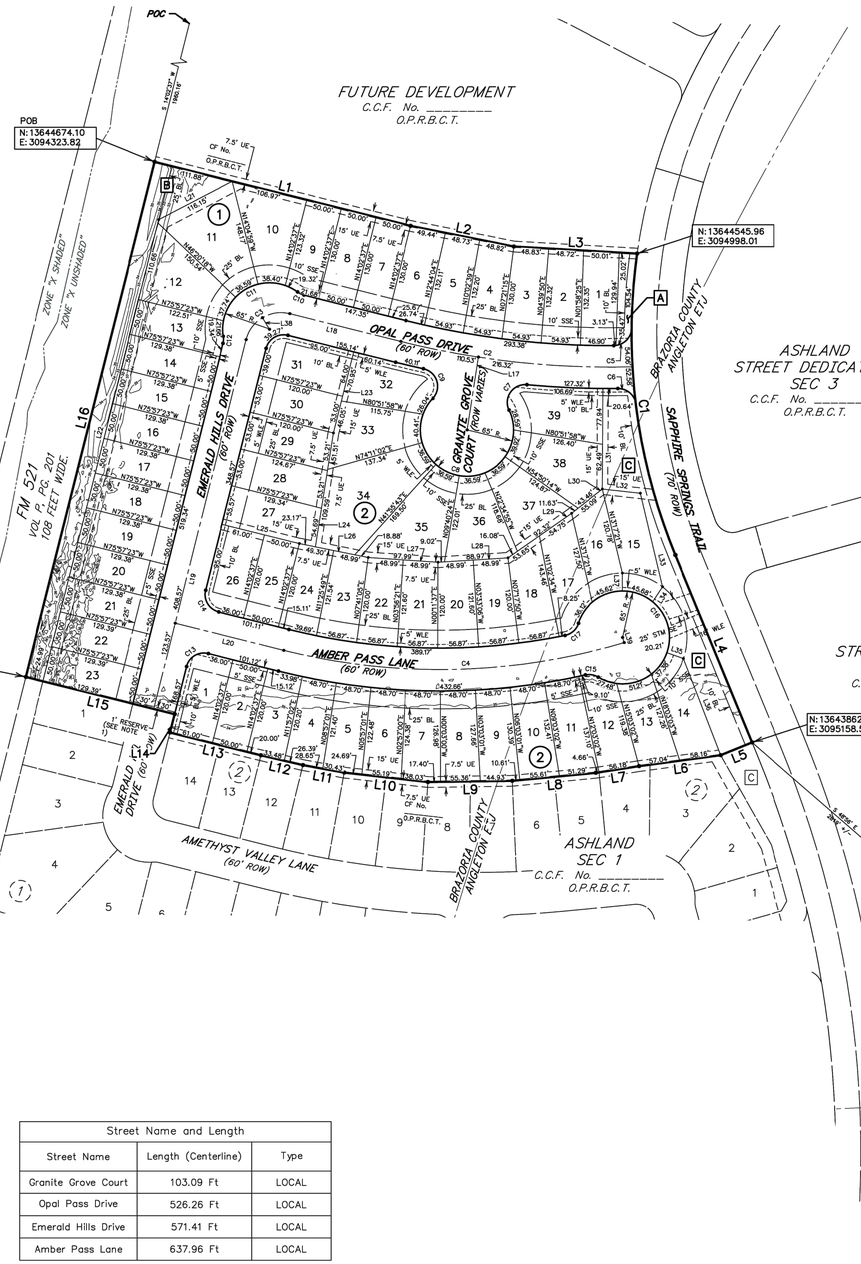
RESTRICTED RESERVE B
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.50 AC
21,900 Sq. Ft.

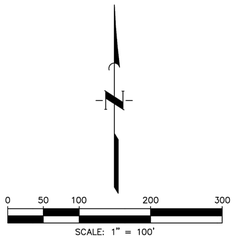
RESTRICTED RESERVE C
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.56 AC
24,231 Sq. Ft.

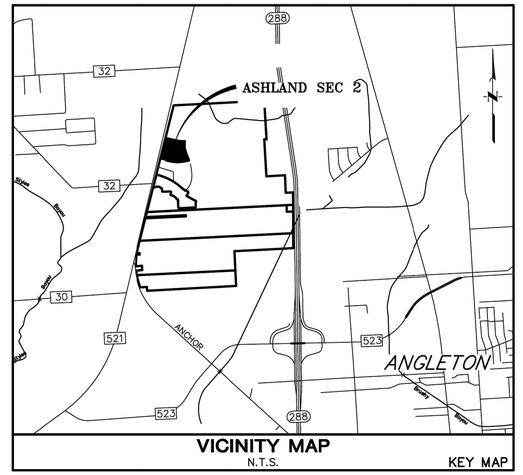
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S75°57'23"E	368.86'
L2	S78°43'03"E	146.99'
L3	S86°42'50"E	172.57'
L4	S22°17'26"E	283.14'
L5	S67°42'34"W	47.25'
L6	S82°25'29"W	115.20'
L7	S81°08'49"W	60.84'
L8	S84°32'11"W	117.51'
L9	S89°09'01"W	117.69'
L10	N83°34'43"W	117.91'
L11	N79°40'46"W	59.08'
L12	N76°48'30"W	59.87'
L13	N75°57'23"W	131.00'
L14	N14°02'37"E	26.43'
L15	N75°57'23"W	214.38'
L16	N14°02'37"E	742.14'
L17	N08°45'59"E	103.09'
L18	N75°57'23"W	160.14'
L19	N14°02'37"E	532.14'
L20	N75°57'23"W	156.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N62°27'43"E	116.15'
L22	N14°02'40"E	665.05'
L23	N14°02'37"E	117.00'
L24	N09°00'30"E	161.10'
L25	N75°57'23"W	111.00'
L26	N78°38'49"W	98.29'
L27	N86°03'39"W	97.99'
L28	N86°26'54"E	97.99'
L29	N54°54'45"E	108.40'
L30	N51°53'32"E	55.09'
L31	N00°20'56"E	140.43'
L32	N83°34'13"W	53.11'
L33	N13°17'21"W	134.37'
L34	N33°06'22"E	25.13'
L35	N70°53'11"W	25.00'
L36	N21°03'03"W	144.78'
L37	N00°14'08"W	25.00'
L38	N30°57'23"W	18.89'
L39	S16°37'52"E	7.50'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	815.00'	30°12'04"	429.59'	S07°11'24"E	424.64'	219.91'
C2	1200.00'	15°36'22"	326.85'	S83°45'33"E	325.84'	164.44'
C3	50.00'	90°00'00"	78.54'	S59°02'37"W	70.71'	50.00'
C4	900.00'	30°40'30"	481.84'	N88°42'23"E	476.11'	246.85'
C5	25.00'	89°05'41"	38.87'	N45°07'46"E	35.07'	24.61'
C6	25.00'	83°38'19"	36.49'	N48°45'15"W	33.34'	22.37'
C7	25.00'	120°34'48"	52.61'	S35°04'03"W	43.43'	43.81'
C8	65.00'	247°58'39"	281.32'	S81°14'01"E	107.79'	96.41'
C9	25.00'	120°34'48"	52.61'	N17°32'06"W	43.43'	43.81'
C10	25.00'	22°44'49"	9.93'	S64°34'58"E	9.86'	5.03'
C11	65.00'	135°29'37"	153.71'	S59°02'37"W	120.32'	158.86'
C12	25.00'	22°44'49"	9.93'	N02°40'13"E	9.86'	5.03'
C13	25.00'	90°00'00"	39.27'	S59°02'37"W	35.36'	25.00'
C14	25.00'	90°00'00"	39.27'	S30°57'23"E	35.36'	25.00'
C15	25.00'	44°02'28"	19.22'	N80°35'27"W	18.75'	10.11'
C16	65.00'	283°43'03"	321.87'	N20°25'44"W	80.29'	51.04'
C17	25.00'	60°42'06"	26.49'	N48°03'47"E	25.26'	14.64'







General Notes

AC . . . . . "Acres"
BL . . . . . "Building Line"
C.C.F. . . . . "County Clerk's File"
DE . . . . . "Drainage Easement"
Esm . . . . . "Easement"
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OCCBCT . . . . . "Official County Clerk, Brazoria County, Texas"
OPROBC . . . . . "Official Public Records of Brazoria County"
MUD . . . . . "Municipal Utility District"
No . . . . . "Number"
POB . . . . . "Point of Beginning"
ROW . . . . . "Right-of-Way"
SSE . . . . . "Sanitary Sewer Easement"
Sq Ft . . . . . "Square Feet"
Stm SE . . . . . "Storm Sewer Easement"
Temp . . . . . "Temporary"
UE . . . . . "Utility Easement"
Vol __, Pg __ . . . "Volume and Page"
WLE . . . . . "Waterline Easement"
(1) . . . . . "Block Number"
● . . . . . "Set 3/4-inch Iron Rod (With Cap Stamped "Quiddity Eng Property Corner") as Per Certification"

1. A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. All building lines along street rights-of-way are as shown on the plat.
3. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
4. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
5. There are no pipelines or pipeline easements within the platted area shown hereon.
6. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (nad83), South Central Zone.
7. VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (navd88), Geoid 12b, based on Allterra's RTK Network, Stations HAGS_1012 and HCOG_14012.
8. These tracts lie within Zone "X" And Zone "X-Shaded" of the Flood Insurance Rate Map, Community No. 485458, Map Number 48039C0430K, Panel 430, Suffix "K" dated December 30, 2020, for Brazoria County, Texas and incorporated areas.
9. All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
10. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
11. This subdivision shall be serviced by the following providers: Brazoria County Mud #82. Centerpoint, Texas New Mexico Power, and Centric Gas & Fiber.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. Reserves A, B, and C shall be owned and maintained by the Brazoria County MUD No. 82 and the Home Owners Association.
18. Incidental Utilities are including but not limited to the underground utility services.
19. Drive way access shall be denied off FM 521 and Ashland Blvd.

Lot Area Summary

Block 1	
Lot No.	Sq. Ft
1	6,571
2	6,868
3	6,811
4	6,808
5	6,859
6	6,676
7	6,500
8	6,500
9	6,404
10	9,207
11	11,262
12	9,395
13	6,357
14	6,469
15	6,469
16	6,469
17	6,469
18	6,469
19	6,469
20	6,469
21	6,469
22	6,469
23	6,469

Block 2	
Lot No.	Sq. Ft
1	7,186
2	6,000
3	6,811
4	6,270
5	6,340
6	6,396
7	6,562
8	6,611
9	6,724
10	6,837
11	7,031
12	6,888
13	6,380
14	7,627
15	7,505
16	6,613
17	7,454
18	6,942
19	6,406
20	6,406
21	6,406
22	6,406
23	6,405

Block 2	
Lot No.	Sq. Ft
23	6,405
24	6296
25	6,000
26	7,186
27	7,310
28	6,731
29	6,484
30	6,360
31	7,546
32	7,954
33	8,257
34	14,552
35	10,712
36	8,351
37	8,145
38	9,241
39	9,017

Street Name and Length		
Street Name	Length (Centerline)	Type
Granite Grove Court	103.09 Ft	LOCAL
Opal Pass Drive	526.26 Ft	LOCAL
Emerald Hills Drive	571.41 Ft	LOCAL
Amber Pass Lane	637.96 Ft	LOCAL

ASHLAND
SEC 2

A SUBDIVISION OF 14.26 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY AND ANGLETON ETJ, TEXAS
62 LOTS 3 RESERVES 2 BLOCKS
NOVEMBER 2023

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281-912-3364

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033

STATE OF TEXAS §

COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Sec 2, 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.

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, successors, 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. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement 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 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.

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.

_____
Owner

_____
Duly Authorized Agent

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

_____
Print Name

My commission expires: _____

STATE OF TEXAS §

COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steve Jares, 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.

_____
Steve Jares
Registered Professional Land Surveyor
Texas Registration No 5317

STATE OF TEXAS §

COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, William A.C. McAshan, 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.

_____
William A.C. McAshan, P.E.
Professional Engineer

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 14.26 acre tract of land situated in Shubael Marsh Surveys, Abstract Nos. 81 & 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPRBC); said 14.26 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

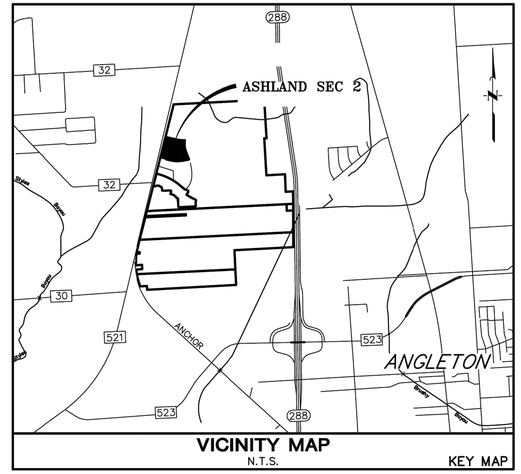
COMMENCING at a found concrete monument for the northwest corner of said 469.08 acre tract, common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Clerk's File No. 01–008056 of the Official Records of Brazoria County (ORBC), being in the east line of F.M. Highway 521 recorded in Volume P, Page 201;

THENCE, South 14°02'37" West, along the east line of said F.M. Highway 521, 1960.16 feet to the POINT OF BEGINNING of the herein described subject tract;

THENCE, over and across said 469.08 acre tract the following sixteen (16) courses and distances:

1. South 75°57'23" East, 368.86 feet to a point for corner;
2. South 78°43'03" East, 146.99 feet to a point for corner;
3. South 86°42'50" East, 172.57 feet to a point for corner marking the beginning of a tangent curve to the right;
4. Along the arc of said tangent curve to the right, having a radius of 815.00 feet, a central angle of 30°12'04", an arc length of 429.59 feet, and a long chord bearing South 07°11'24" East, with a chord length of 424.64 feet to a point for corner;
5. South 22°17'26" East, 283.14 feet to a point for corner;
6. South 67°42'34" West, 47.25 feet to a point for corner;
7. South 82°25'29" West, 115.20 feet to a point for corner;
8. South 81°08'49" West, 60.84 feet to a point for corner;
9. South 84°32'11" West, 117.51 feet to a point for corner;
10. South 89°09'01" West, 117.69 feet to a point for corner;
11. North 83°34'43" West, 117.91 feet to a point for corner;
12. North 79°40'46" West, 59.08 feet to a point for corner;
13. North 76°48'30" West, 59.87 feet to a point for corner;
14. North 75°57'23" West, 131.00 feet to a point for corner;
15. North 14°02'37" East, 26.43 feet to a point for corner;
16. North 75°57'23" West, 214.38 feet to a point for corner in the east line of said F.M. Highway 521;

THENCE, North 14°02'37" East, 742.14 feet, along the east line of said F.M. Highway 521, to the POINT OF BEGINNING, CONTAINING 14.26 acres of land in Brazoria County, Texas.



VICINITY MAP
N.T.S.
KEY MAP

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

_____
Chairman, Planning and Zoning Commission

_____
City Secretary

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

_____
Mayor

_____
City Secretary

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

_____,
Name

_____,
Title
On behalf of the Notary Public, State of Texas

ASHLAND
SEC 2

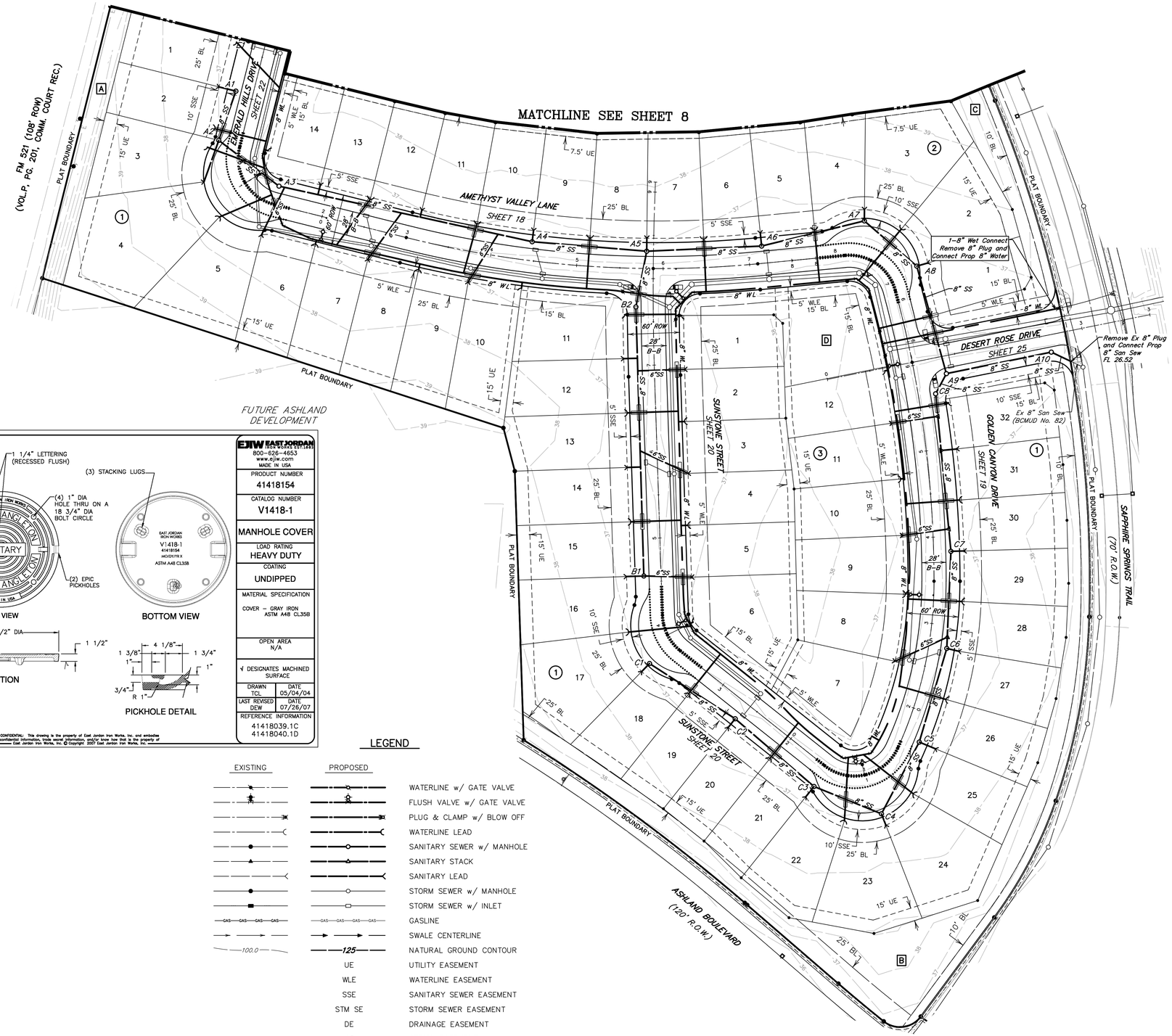
A SUBDIVISION OF 14.26 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY AND ANGLETON ETJ, TEXAS
62 LOTS 3 RESERVES 2 BLOCKS
NOVEMBER 2023

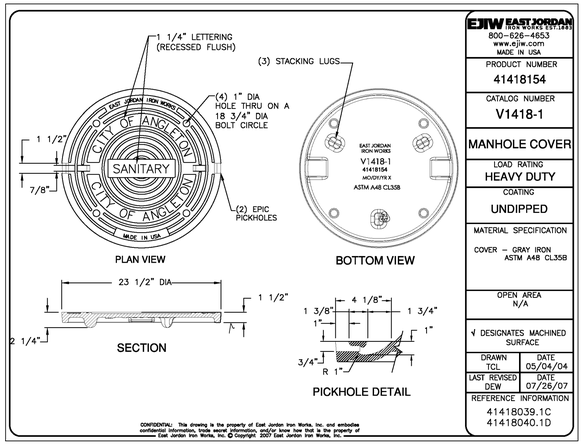
OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281–912–3364

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033

SHEET **2** OF **2**

K:\16759\16759–0010–11 Ashland – Phase 1A – Paving\2 Design Phase\Planning\SF Sec 2\ASHLAND SEC 2 – PLAT.dwg May 08,2024 – 1:08pm CKJ





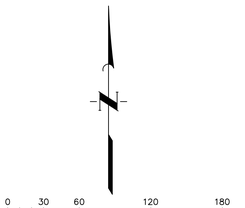
EJW EAST JORDAN IRON WORKS, INC. EST.1943
800-626-4653
www.ejiw.com
MADE IN USA

PRODUCT NUMBER	41418154
CATALOG NUMBER	V1418-1
	MANHOLE COVER
LOAD RATING	HEAVY DUTY
COATING	UNDIPPED
MATERIAL SPECIFICATION	COVER – GRAY IRON ASTM A48 CL35B
OPEN AREA	N/A
√ DESIGNATES MACHINED SURFACE	
DRAWN TCL	DATE 05/04/04
LAST REVISED DEW	DATE 07/26/07
REFERENCE INFORMATION	41418039.1C 41418040.1D

CONFIDENTIAL: This drawing is the property of East Jordan Iron Works, Inc. and embodies confidential information, trade secret information, and/or know how that is the property of East Jordan Iron Works, Inc. © Copyright 2007 East Jordan Iron Works, Inc.

LEGEND

EXISTING	PROPOSED	
		WATERLINE w/ GATE VALVE
		FLUSH VALVE w/ GATE VALVE
		PLUG & CLAMP w/ BLOW OFF
		WATERLINE LEAD
		SANITARY SEWER w/ MANHOLE
		SANITARY STACK
		SANITARY LEAD
		STORM SEWER w/ MANHOLE
		STORM SEWER w/ INLET
GAS GAS GAS GAS	GAS GAS GAS GAS	GASLINE
		SWALE CENTERLINE
100.0	125	NATURAL GROUND CONTOUR
	UE	UTILITY EASEMENT
	WLE	WATERLINE EASEMENT
	SSE	SANITARY SEWER EASEMENT
	STM SE	STORM SEWER EASEMENT
	DE	DRAINAGE EASEMENT
	AE	AERIAL EASEMENT
	A	RESTRICTED RESERVE



BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:
DG6956 DW1 CLUTE COOP CORS ARP
DL3490 TXBC BAY CITY CORS ARP
DH3614 TXLM LA MARQUE CORS ARP

TBM A BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, APPROXIMATELY 1600 ± SOUTH FROM FM 32, AT THE NORTHWEST CORNER OF THE SUBJECT TRACT, 4.0' FROM THE EDGE OF ASPHALT AND 37' NORTHWEST FROM A POWER POLE
ELEVATION = 40.01 FEET, NAVD 88.

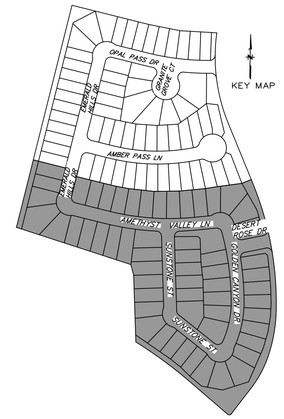
TBM B BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, 3130 FEET NORTH FROM THE INTERSECTION OF ANCHOR ROAD, 2.7' FROM THE EDGE OF ASPHALT AND 36' NORTHWEST FROM A POWER POLE.
ELEVATION = 36.59 FEET, NAVD 88.

FLOODPLAIN
THIS TRACT LIES WITHIN ZONES "X–SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS. ZONE "X–SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

WATER LINE–SANITARY SEWER CROSSING
PLACE ONE FULL 18' SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES – SHEET 2 – PROTECTION REQUIREMENTS AT WATERLINE – SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.

SANITARY SEWER MANHOLES
ALL SANITARY SEWER MANHOLES SHALL BE COATED IN ACCORDANCE WITH CITY OF SUGAR LAND STANDARD SPECIFICATIONS AND APPROVED PRODUCTS LIST.

SANITARY SEWER NOTE
ALL GRAVITY SANITARY SEWER PIPE SHALL BE SDR 26 PVC.



NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

NO.	DATE	REVISIONS	APP.

500 YEAR NOTE
ALL RESIDENTIAL SUBDIVISION PLANS PROPOSED IN UNINCORPORATED HARRIS COUNTY MUST BE DESIGNED TO SHOW THAT ALL HOME PAD FINISHED FLOOR ELEVATIONS ARE TO BE ELEVATED AT OR ABOVE THE NEAREST ADJACENT 0.2% BASE FLOOD ELEVATION BASED ON THE LATEST FLOOD INSURANCE STUDY, (FIS), PROFILE. THIS IS REGARDLESS OF WHETHER THE DEVELOPMENT IS LOCATED WITHIN A MAPPED FLOODPLAIN OR NOT.

ADDITIONAL NOTES:
IN AREAS WHERE THE PROJECT DESIGN INCORPORATES FILL ADJACENT TO NEIGHBORING LANDOWNERS, THE CONTRACTOR SHALL IMPLEMENT GRADING AND/OR PERIMETER RUNOFF CATCHMENT DEVICES (E.G.–PERIMETER DITCHES) DURING CONSTRUCTION TO ENSURE THAT ADJACENT PARCELS BORDERING THE PROJECT SITE DO NOT EXPERIENCE INTERIM DRAINAGE FLOWS THAT EXCEED PRE–DEVELOPMENT CONDITIONS FOR STORM EVENTS UP TO AND INCLUDING THE CURRENT STORM DRAINAGE DESIGN CRITERIA AT THE TIME OF THE PERMIT OR CARRY SEDIMENT GENERATED AS PART OF CONSTRUCTION ACTIVITIES. WHERE APPLICABLE, THESE PRACTICES ARE IN ADDITION TO THE STANDARD STORM WATER POLLUTION PREVENTION PLAN DESIGN AND SHALL INLCUDE ADDITIONAL DITCHES REDIRECTION SITE DRAINAGE OR TEMPORARY PIPING. THIS NOTE IS NOT INTENDED TO ADDRESS ANY LIABILITY OR RESPONSIBILITY UNDER TEXAS WATER CODE 11.086

FOR STORM EVENTS UP TO AND INCLUDING THE 100 YR STORM, IT HAS BEEN DETERMINED THAT THE RESULTING SHEET FLOW PONDING WILL NOT ENCROACH WITHIN A TEN FOOT RADIUS OF ANY POINT OF A PROPOSED STRUCTURE'S BUILDING PAD WITHIN THE CONSTRUCTION LIMITS OF THIS SET OF PLANS.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND SECTIONS 1 & 2
GENERAL CONSTRUCTION LAYOUT

WATER & SEWER I

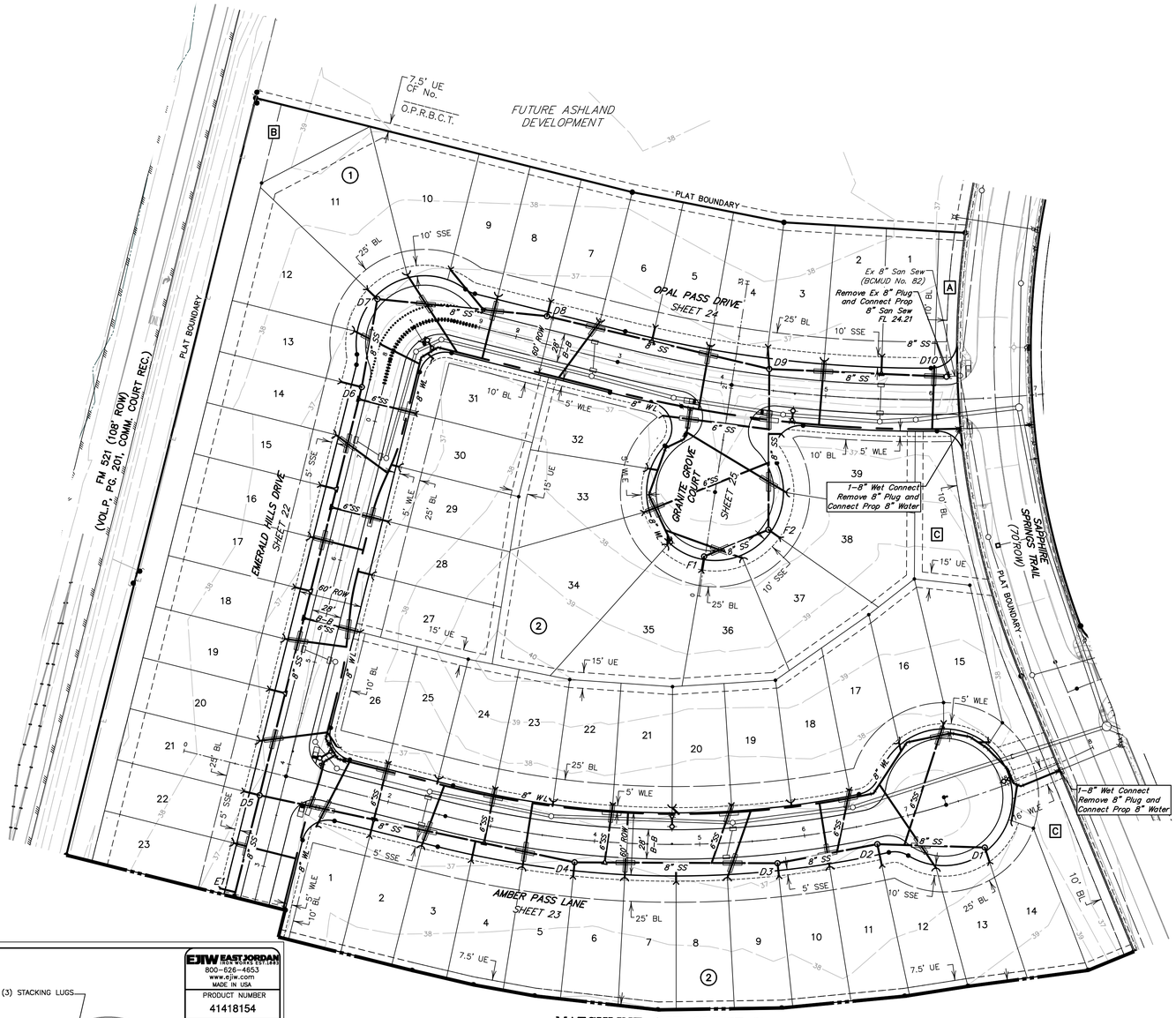
QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=60'	DGN. BY: AHR
DATE: OCTOBER 2024	DWN. BY: JWS
JOB NO. 16759–0010–12	DWG. NO.
SUBMITTED:	SURV. BY:
	F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED
PROFESSIONAL ENGINEER
10/1/2024

SHEET NO. 7 OF 30

©2023 Quiddity



MATCHLINE SEE SHEET 7

0 30 60 120 180
SCALE: 1" = 60'

BENCHMARK
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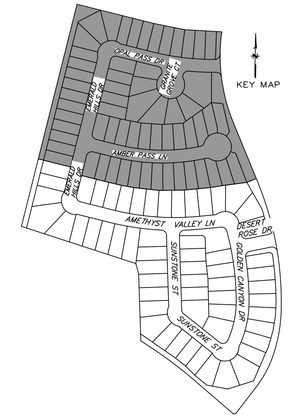
LEGEND

EXISTING	PROPOSED	
		WATERLINE w/ GATE VALVE
		FLUSH VALVE w/ GATE VALVE
		PLUG & CLAMP w/ BLOW OFF
		WATERLINE LEAD
		SANITARY SEWER w/ MANHOLE
		SANITARY STACK
		SANITARY LEAD
		STORM SEWER w/ MANHOLE
		STORM SEWER w/ INLET
GAS GAS GAS GAS	GAS GAS GAS GAS	GASLINE
		SWALE CENTERLINE
100.0	125	NATURAL GROUND CONTOUR
	UE	UTILITY EASEMENT
	WLE	WATERLINE EASEMENT
	SSE	SANITARY SEWER EASEMENT
	STM SE	STORM SEWER EASEMENT
	DE	DRAINAGE EASEMENT
	AE	AERIAL EASEMENT
	A	RESTRICTED RESERVE



NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

NO.	DATE	REVISIONS	APP.

500 YEAR NOTE
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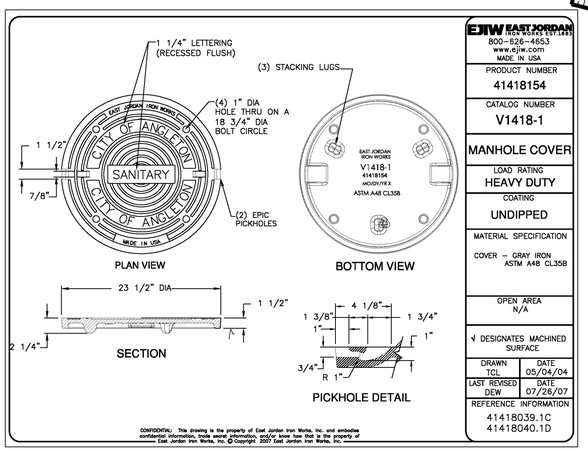

EJIW EAST JORDAN IRON WORKS, INC.
800-626-4653
www.ejiw.com
MADE IN USA

PRODUCT NUMBER	41418154
CATALOG NUMBER	V1418-1
	MANHOLE COVER
LOAD RATING	HEAVY DUTY
COATING	UNDIPPED
MATERIAL SPECIFICATION	COVER – GRAY IRON ASTM A48 CL35B
OPEN AREA	N/A
√ DESIGNATES MACHINED SURFACE	
DRAWN TCL	DATE 05/04/04
LAST REVISED DEW	DATE 07/26/07
REFERENCE INFORMATION	41418039.1C 41418040.1D

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BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND SECTIONS 1 & 2
GENERAL CONSTRUCTION LAYOUT

WATER & SEWER II

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: 1"=60'	DGN. BY: AHR
DATE: OCTOBER 2024	DWN. BY: JWS
JOB NO. 16759-0010-12	DWG. NO.
SUBMITTED:	SURV. BY:
	F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/1/2024

SHEET NO. 8 OF 30

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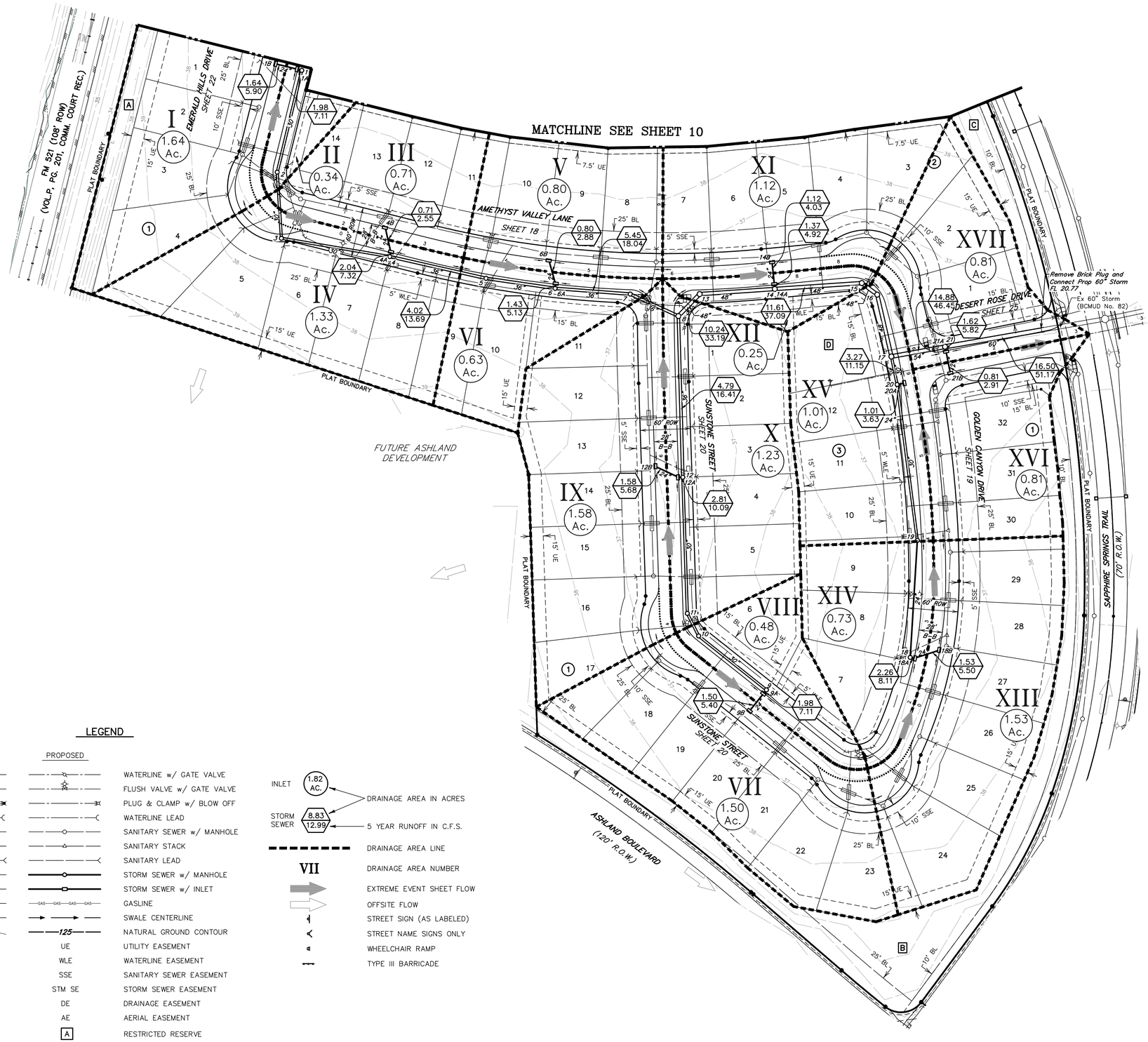

0 30 60 120 180
SCALE: 1" = 60'

BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:
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DL3490 TXBC BAY CITY CORS ARP
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FLOODPLAIN
THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS. ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

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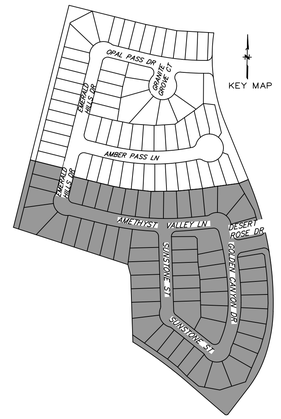

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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND SECTIONS 1 & 2
GENERAL CONSTRUCTION LAYOUT

PAVING & DRAINAGE I

QUIDDITY
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3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

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DATE: OCTOBER 2024
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DGN. BY: AHR
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DWG. NO.
SURV. BY:
F.B. NO.

STATE OF TEXAS
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LICENSED PROFESSIONAL ENGINEER
10/1/2024

SHEET NO. 9 OF 30

LEGEND

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		WATERLINE LEAD
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GAS GAS GAS GAS	GAS GAS GAS GAS	GASLINE
		SWALE CENTERLINE
100.0	125	NATURAL GROUND CONTOUR
UE		UTILITY EASEMENT
WLE		WATERLINE EASEMENT
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STM SE		STORM SEWER EASEMENT
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INLET 1.82 AC. — DRAINAGE AREA IN ACRES
STORM SEWER 8.83 / 12.99 — 5 YEAR RUNOFF IN C.F.S.
DRAINAGE AREA LINE
VII — DRAINAGE AREA NUMBER
EXTREME EVENT SHEET FLOW
OFFSITE FLOW
STREET SIGN (AS LABELED)
STREET NAME SIGNS ONLY
WHEELCHAIR RAMP
TYPE III BARRICADE

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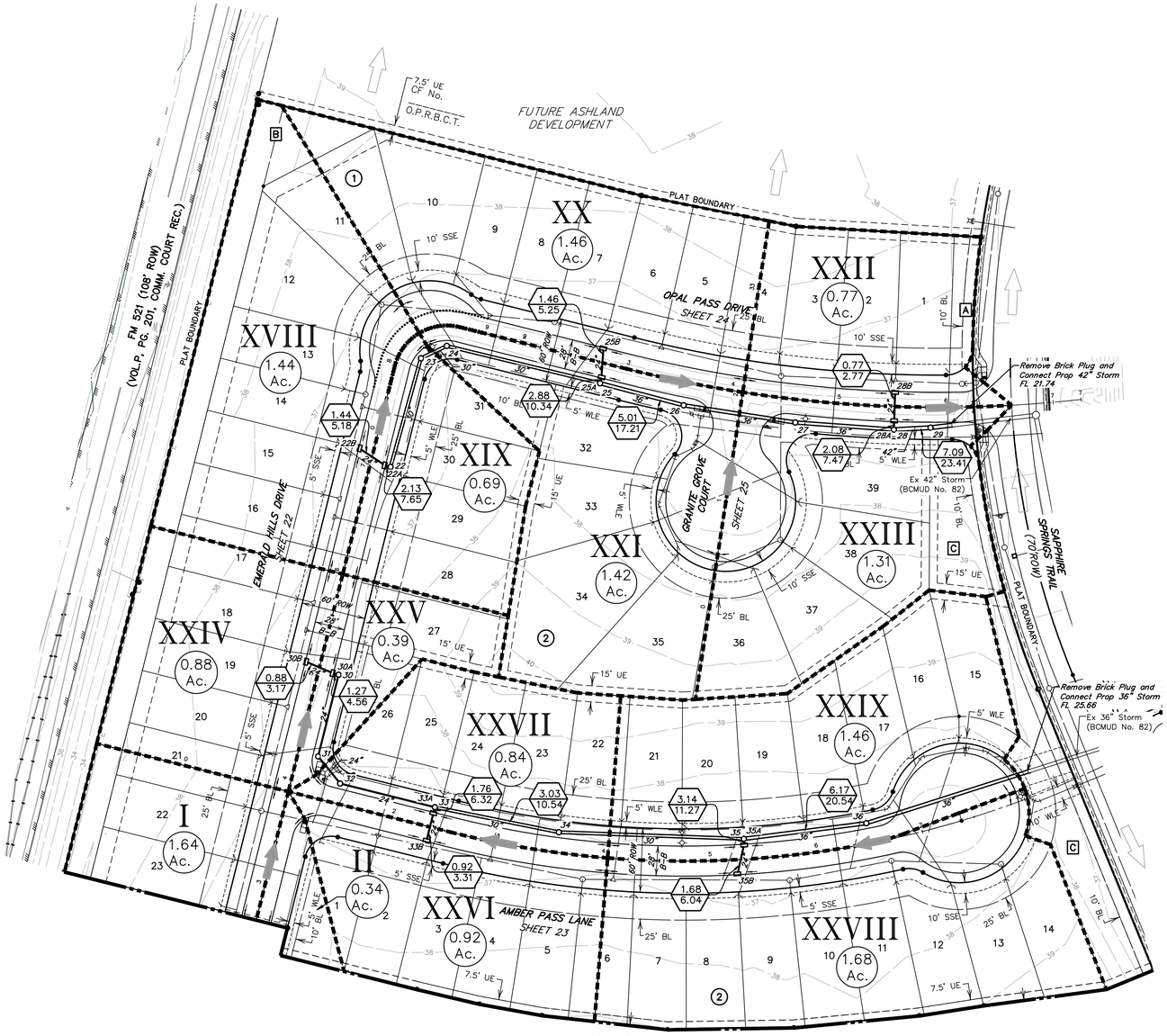

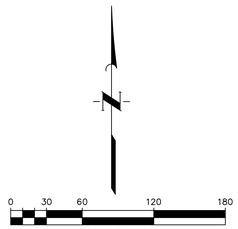

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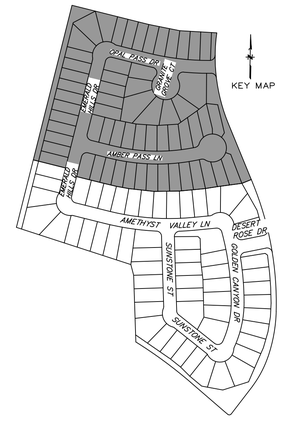

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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND SECTIONS 1 & 2
GENERAL CONSTRUCTION LAYOUT

PAVING & DRAINAGE II

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150 • Austin, Texas 78741 • 512.441.9493

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STATE OF TEXAS
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137808
LICENSED PROFESSIONAL ENGINEER
10/1/2024

SHEET NO. 10 OF 30

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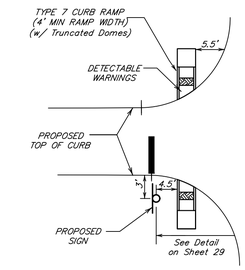
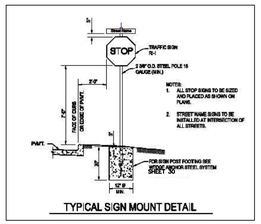


SIGN LOCATION & WHEELCHAIR RAMP DETAIL

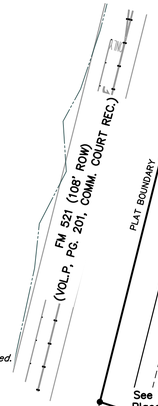
N.T.S.

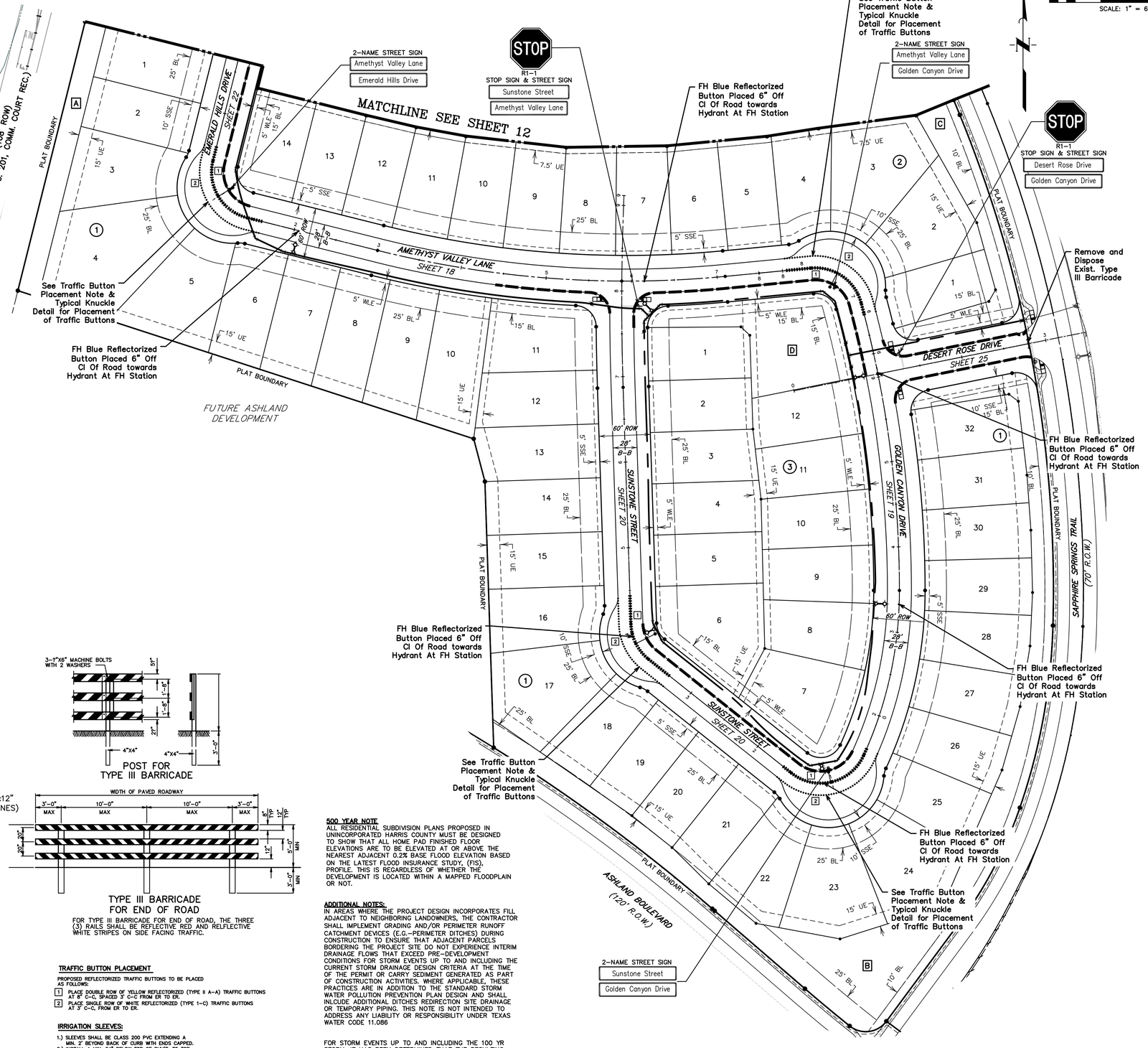
NOTE:

1. *All Combination Street and Regulatory Signs Shall be Located at Curb Returns Unless Otherwise Noted.*
2. *See Sheet 30 for Sign Construction Details*



TYPICAL SIGN MOUNT DETAIL





SPECIAL NOTES:

1. BLUE REFLECTOR BUTTONS SHALL BE PLACED 6" OFF OF THE CENTERLINE OF THE SIDE FLUSH VALVE.
2. ALL R1-1 STOP SIGNS SHALL BE 30"x30" DIAMOND GRADE SHEETING.
3. ALL STREET NAME SIGNS SHALL BE ON 8-INCH BLADES.
4. CONTRACTOR SHALL VERIFY ALL STREET NAMES WITH RECORDED PLAT PRIOR TO ORDERING STREET NAME SIGNS.
5. CONTRACTOR TO CONSTRUCT 4"x12" CONCRETE CURB WHERE 6" CURB NOT INDICATED.
6. CONTRACTOR SHALL COORDINATE SIGN COLOR, TEXT STYLE WITH OWNER

LEGEND

- STOP SIGN
- STREET NAME SIGNS ONLY
- TYPE III BARRICADE
- SPEED LIMIT SIGN
- 6" CURB (TRANSITION BETWEEN 6" CURB AND 4"x12" CURB AT WHEEL CHAIR RAMP OR LOT LINES)
- TYPE 7 ADA RAMP
- A — RESTRICTED RESERVE

LEGEND

1. TYPE II A-A — YELLOW — *Button With Reflector in Both Directions*
2. TYPE Y — YELLOW — *Button (Non-Reflective)*
3. TYPE I-C — WHITE — *Facing Traffic; Button With Reflector in One Direction*
4. TYPE W — WHITE — *Button (Non-Reflective)*

BUTTON LEGEND

N.T.S.

POST FOR TYPE III BARRICADE

TYPE III BARRICADE FOR END OF ROAD

FOR TYPE III BARRICADE FOR END OF ROAD, THE THREE (3) RAILS SHALL BE REFLECTIVE RED AND RELFLECTIVE WHITE STRIPES ON SIDE FACING TRAFFIC.

TRAFFIC BUTTON PLACEMENT

PROPOSED REFLECTORIZED TRAFFIC BUTTONS TO BE PLACED AS FOLLOWS:

1. PLACE DOUBLE ROW OF YELLOW REFLECTORIZED (TYPE II A-A) TRAFFIC BUTTONS AT 8" C-C, SPACED 3' C-C FROM ER TO ER.
2. PLACE SINGLE ROW OF WHITE REFLECTORIZED (TYPE 1-C) TRAFFIC BUTTONS AT 3' C-C, FROM ER TO ER.

IRRIGATION SLEEVES:

1.) SLEEVES SHALL BE CLASS 200 PVC EXTENDING A MIN. 2' BEYOND BACK OF CURB WITH ENDS CAPPED.
2.) INSTALL A MIN. 24" BELOW TOP OF PAVT. TO TOP OF PIPE.
3.) CONTRACTOR TO MARK LOCATION ON CURB WITH CHISELED MARK PAINTED GREEN.

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FLOODPLAIN

THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS. ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

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PLACE ONE FULL 18' SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES - SHEET 2 - PROTECTION REQUIREMENTS AT WATERLINE - SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.

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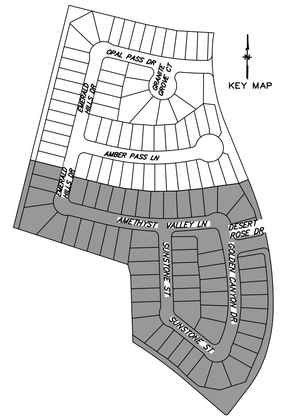

NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND SECTIONS 1 & 2
GENERAL CONSTRUCTION LAYOUT

SIGNS & BARRICADES I

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=60'	DGN. BY: AHR
DATE: OCTOBER 2024	DWN. BY: JWS
JOB NO. 16759-0010-12	DWG. NO.
SUBMITTED:	SURV. BY:
	F.B. NO.

STATE OF TEXAS — DARREN J. MCAFEE — 137808 — LICENSED PROFESSIONAL ENGINEER
10/1/2024

SHEET NO. 11 OF 30

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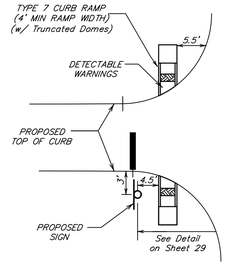
K:\16759\16759-0010-12 Ashland - Phase 1A - WS&D\2 Design Phase\CAD\Plans\103 - Signs & Barricades - 16759-0010-12.dwg Oct 01,2024 - 7:55am ar1

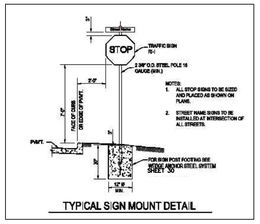


SIGN LOCATION & WHEELCHAIR RAMP DETAIL

N.T.S.

NOTE:

1. *All Combination Street and Regulatory Signs Shall be Located at Curb Returns Unless Otherwise Noted.*
2. *See Sheet 30 for Sign Construction Details*



TYPICAL SIGN MOUNT DETAIL

SPECIAL NOTES:

1. BLUE REFLECTOR BUTTONS SHALL BE PLACED 6" OFF OF THE CENTERLINE OF THE SIDE FLUSH VALVE.
2. ALL R1-1 STOP SIGNS SHALL BE 30"x30" DIAMOND GRADE SHEETING.
3. ALL STREET NAME SIGNS SHALL BE ON 8-INCH BLADES.
4. CONTRACTOR SHALL VERIFY ALL STREET NAMES WITH RECORDED PLAT PRIOR TO ORDERING STREET NAME SIGNS.
5. CONTRACTOR TO CONSTRUCT 4"x12" CONCRETE CURB WHERE 6" CURB NOT INDICATED.
6. CONTRACTOR SHALL COORDINATE SIGN COLOR, TEXT STYLE WITH OWNER

LEGEND

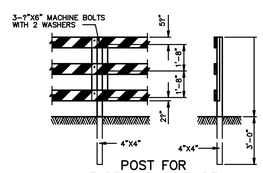
- STOP SIGN
- STREET NAME SIGNS ONLY
- TYPE III BARRICADE
- SPEED LIMIT SIGN
- 6" CURB (TRANSITION BETWEEN 6" CURB AND 4"x12" CURB AT WHEEL CHAIR RAMP OR LOT LINES)
- TYPE 7 ADA RAMP
- [A] RESTRICTED RESERVE

LEGEND

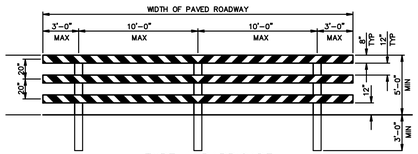
1	TYPE II A-A, YELLOW	Button With Reflector in Both Directions
2	TYPE Y, YELLOW	Button (Non-Reflective)
3	TYPE 1-C, WHITE (Facing Traffic)	Button With Reflector in One Direction
4	TYPE W, WHITE	Button (Non-Reflective)

BUTTON LEGEND

N.T.S.



POST FOR TYPE III BARRICADE



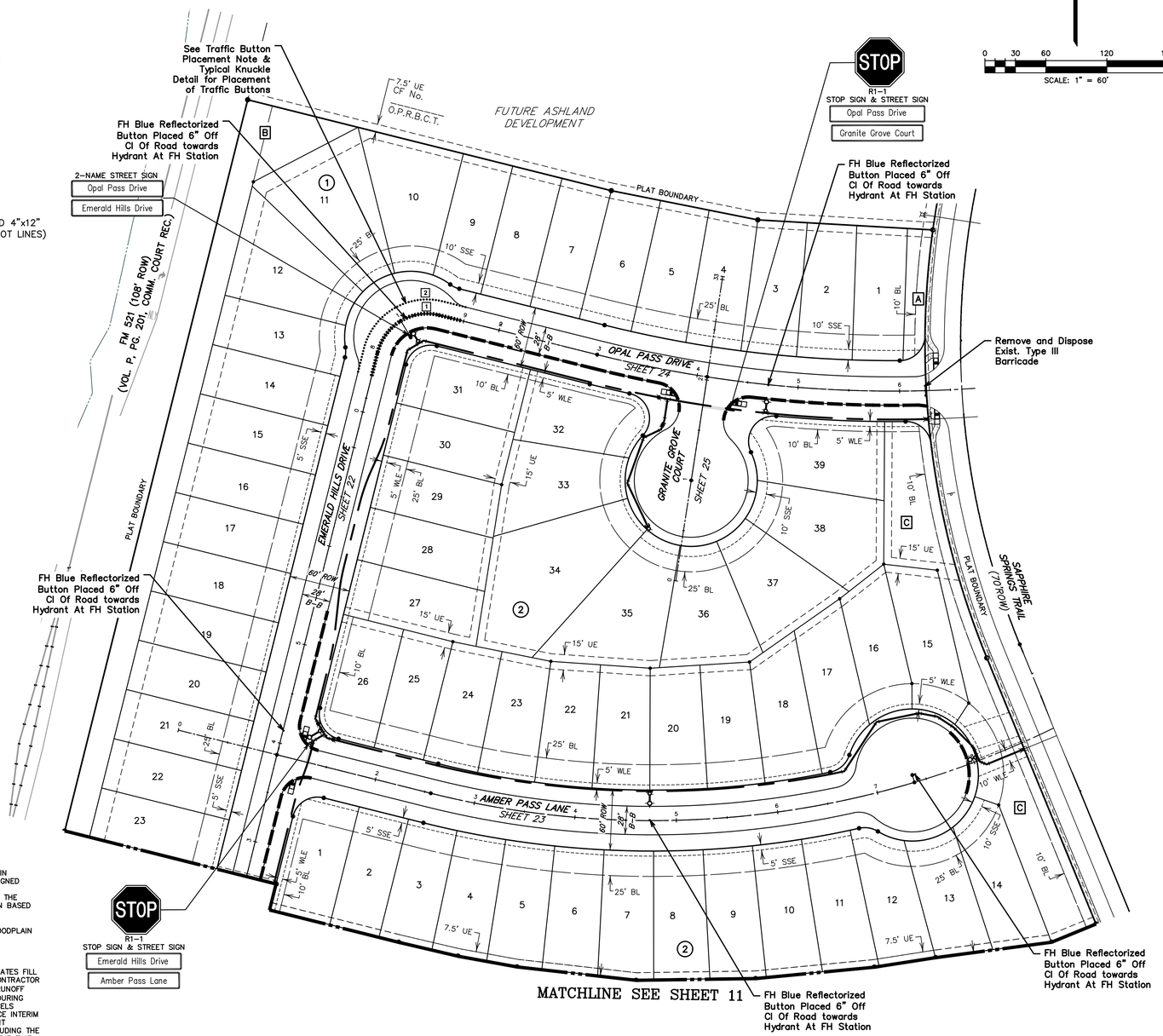
TYPE III BARRICADE FOR END OF ROAD

FOR TYPE III BARRICADE FOR END OF ROAD, THE THREE (3) RAILS SHALL BE REFLECTIVE RED AND RELFLECTIVE WHITE STRIPES ON SIDE FACING TRAFFIC.

TRAFFIC BUTTON PLACEMENT

PROPOSED REFLECTORIZED TRAFFIC BUTTONS TO BE PLACED AS FOLLOWS:

1. PLACE DOUBLE ROW OF YELLOW REFLECTORIZED (TYPE II A-A) TRAFFIC BUTTONS AT 8" C-C, SPACED 3' C-C FROM ER TO ER.
2. PLACE SINGLE ROW OF WHITE REFLECTORIZED (TYPE 1-C) TRAFFIC BUTTONS AT 3' C-C, FROM ER TO ER.



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0 30 60 120 180

SCALE: 1" = 60'

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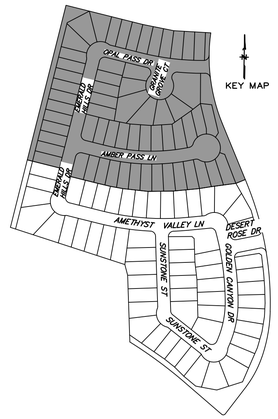

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BRAZORIA COUNTY MUD NO. 82
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STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/1/2024

SHEET NO. 12 OF 30

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5. CONTRACTOR SHALL LOCATE FUEL/MATERIAL STORAGE AREAS AWAY FROM STORM WATER CONVEYANCE SYSTEMS. CONTRACTOR SHALL USE SILT FENCING, HAY BALES, OR BERMS AROUND FUEL STORAGE AREAS. (NO SEPARATE PAY).
6. CONTRACTOR SHALL ADVISE OWNER IMMEDIATELY, VERBALLY, AND IN WRITING, OF ANY FUEL OR TOXIC MATERIAL SPILLS ONTO THE PROJECT/CONSTRUCTION AREA AND THE ACTION TAKEN TO REMEDY THE PROBLEM.
7. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF HIS FUELS, MATERIALS, AND CONTAMINATED EXCAVATIONS IN A LEGALLY APPROVED MANNER. (NO SEPARATE PAY).
8. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE ENVIRONMENTAL LAWS.
9. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATELY MAINTAINED SANITARY FACILITIES.
10. AT COMPLETION OF THE CONTRACT, OWNER AND/OR OWNER'S REPRESENTATIVE WITH THE CONTRACTOR SHALL EXAMINE EROSION AND SEDIMENTATION CONTROL SYSTEM BEFORE RELIEVING CONTRACTOR OF HIS MAINTENANCE RESPONSIBILITIES.
11. IF EROSION AND SEDIMENTATION CONTROL SYSTEM IS EXISTING FROM PRIOR CONTRACTS, OWNER AND/OR OWNER'S REPRESENTATIVES WITH THE CONTRACTOR SHALL EXAMINE THE EXISTING EROSION AND SEDIMENTATION CONTROL SYSTEM FOR DAMAGE PRIOR TO CONTRACTOR STARTING CONSTRUCTION OF THE CONTRACT. ANY DAMAGE NOTED AT THIS TIME SHALL BE REPAIRED AT OWNER'S EXPENSE.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR STREET CLEANING, ON A DAILY BASIS, ALL MUD AND DIRT DEPOSITED ON THE EXISTING PAVEMENT DUE TO HIS CONSTRUCTION ACTIVITY.
13. IF PAVING CONTRACTOR REMOVES OR PUNCTURES TIMBER GRATE TO ESTABLISH DRAINAGE, INLET MUST BE BE SURROUNDED BY FILTER FABRIC FENCE AS SHOWN IN DETAIL ON THIS SHEET.

MANHOLE/INLET PROTECTION NOTES

1. INLETS AND MANHOLES THAT ARE NOT COMPLETE AND/OR ARE SUBJECT TO CONVEYING STORM WATER FLOWS ARE TO BE PROTECTED TO PREVENT SEDIMENT FROM ENTERING THE PROPOSED OR EXISTING STORM SEWER SYSTEM.
2. PROTECTION SHALL CONSIST OF ONE LAYER OF 3x12–INCH OAK TIMBERS, ONE (1) INCH APART, COVERED WITH ONE LAYER OF WOVEN POLYPROPYLENE OR POLYESTER FILTER FABRIC (EXXON GTF 100s, PHILLIPS SUPAC 4WS[UV] OR APPROVED EQUAL) HELD IN PLACE WITH 1/2" STAPLES. TIMBERS SHALL BE HELD IN PLACE WITH TWO (2) 2x4's NAILED SECURELY TO EACH TIMBER OVER THE FILTER FABRIC. THE FILTER FABRIC SHALL EXTEND BEYOND THE PERIMETER OF THE OAK TIMBERS AS TO ENSURE ONE (1) FOOT OF BURY BETWEEN THE MANHOLE OR INLET AND THE SURROUNDING SOIL AS SHOWN.
3. FILTER FABRIC TO BE CLEANED OR REPLACED WHEN IT CEASES TO FUNCTION PROPERLY OR AS DIRECTED BY THE ENGINEER.
4. CONTRACTOR MAY SUBMIT PLANS FOR ALTERNATE METHODS OF PROTECTION. THESE ALTERNATE METHODS MUST BE APPROVED PRIOR TO USE IN THE FIELD.
5. NO SEPARATE PAYMENT SHALL BE MADE FOR INLET AND MANHOLE PROTECTION. INCLUDE THE COST IN THE UNIT PRICE FOR THE INLETS AND MANHOLES.

LEGEND

- IPB — INLET PROTECTION BARRIERS FOR STAGE I & II INLETS
- X — RFB — X — REINFORCED FILTER FABRIC BARRIER
- SC — STABILIZED CONSTRUCTION ENTRANCE
- CTW — CONCRETE TRUCK WASHOUT AREA

INSTALLATION SEQUENCE

SWPPP CONTRACTOR:

1. Install SC at start of construction.
2. Install x — RFB — x at designated locations.
3. Install Gravel Bags at existing inlets.
4. Install other Best Management Practices needed prior to construction.

UTILITY CONTRACTOR:

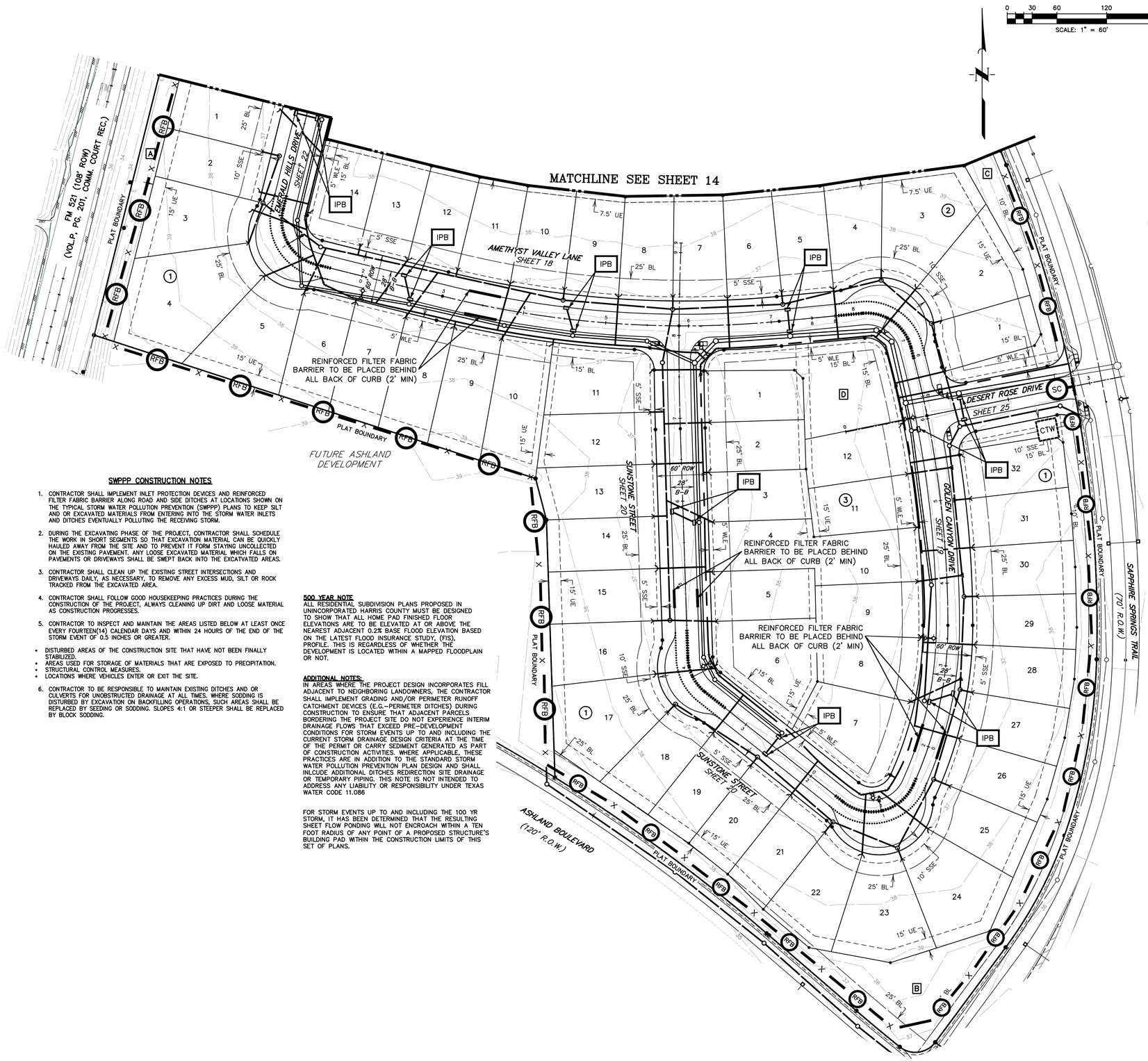
1. Maintain existing facilities.
2. Install IPB for Stage 1 inlets.
3. Install IPB for Stage 1 inlets.
4. Install Filter Fabric below manhole covers and inlet grates.

PAVING CONTRACTOR:

1. Maintain existing Best Management Practices.
2. Repair Stage 1 inlet protection as needed.
3. Install x — RFB — x behind Stage I inlets immediately upon completion of paving.
4. Coordinate/Request x — RFB Installed by SWPPP Contractor upon completion of curb.
5. Sweep existing streets during construction.

SWPPP CONTRACTOR:

1. Install x — RFB — x at designated locations.
2. Install IPB for Stage II inlets upon completion of paving
3. Area within ROW and Adjacent Easements Disturbed during Construction of Utilities to be Hydro–Mulch Seeded upon completion of Utilities.
4. Broadcast Seeding of disturbed areas after final grading
5. Install rock filter dam or velocity dissipation devices if needed.



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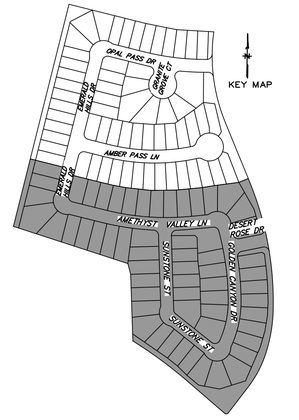

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STORM WATER POLLUTION PREVENTION PLAN I

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3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

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SHEET NO. 13 OF 30

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4. CONTRACTOR SHALL PROVIDE PROTECTED STORAGE AREAS FOR CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER POTENTIALLY TOXIC MATERIALS.
5. CONTRACTOR SHALL LOCATE FUEL/MATERIAL STORAGE AREAS AWAY FROM STORM WATER CONVEYANCE SYSTEMS. CONTRACTOR SHALL USE SILT FENCING, HAY BALES, OR BERMS AROUND FUEL STORAGE AREAS. (NO SEPARATE PAY).
6. CONTRACTOR SHALL ADVISE OWNER IMMEDIATELY, VERBALLY, AND IN WRITING, OF ANY FUEL OR TOXIC MATERIAL SPILLS ONTO THE PROJECT/CONSTRUCTION AREA AND THE ACTION TAKEN TO REMEDY THE PROBLEM.
7. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF HIS FUELS, MATERIALS, AND CONTAMINATED EXCAVATIONS IN A LEGALLY APPROVED MANNER. (NO SEPARATE PAY).
8. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE ENVIRONMENTAL LAWS.
9. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATELY MAINTAINED SANITARY FACILITIES.
10. AT COMPLETION OF THE CONTRACT, OWNER AND/OR OWNER'S REPRESENTATIVE WITH THE CONTRACTOR SHALL EXAMINE EROSION AND SEDIMENTATION CONTROL SYSTEM BEFORE RELIEVING CONTRACTOR OF HIS MAINTENANCE RESPONSIBILITIES.
11. IF EROSION AND SEDIMENTATION CONTROL SYSTEM IS EXISTING FROM PRIOR CONTRACTS, OWNER AND/OR OWNER'S REPRESENTATIVES WITH THE CONTRACTOR SHALL EXAMINE THE EXISTING EROSION AND SEDIMENTATION CONTROL SYSTEM FOR DAMAGE PRIOR TO CONTRACTOR STARTING CONSTRUCTION OF THE CONTRACT. ANY DAMAGE NOTED AT THIS TIME SHALL BE REPAIRED AT OWNER'S EXPENSE.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR STREET CLEANING, ON A DAILY BASIS, ALL MUD AND DIRT DEPOSITED ON THE EXISTING PAVEMENT DUE TO HIS CONSTRUCTION ACTIVITY.
13. IF PAVING CONTRACTOR REMOVES OR PUNCTURES TIMBER GRATE TO ESTABLISH DRAINAGE, INLET MUST BE BE SURROUNDED BY FILTER FABRIC FENCE AS SHOWN IN DETAIL ON THIS SHEET.

MANHOLE/INLET PROTECTION NOTES

1. INLETS AND MANHOLES THAT ARE NOT COMPLETE AND/OR ARE SUBJECT TO CONVEYING STORM WATER FLOWS ARE TO BE PROTECTED TO PREVENT SEDIMENT FROM ENTERING THE PROPOSED OR EXISTING STORM SEWER SYSTEM.
2. PROTECTION SHALL CONSIST OF ONE LAYER OF 3x12-INCH OAK TIMBERS, ONE (1) INCH APART, COVERED WITH ONE LAYER OF WOVEN POLYPROPYLENE OR POLYESTER FILTER FABRIC (EXXON GTF 100s, PHILLIPS SUPAC 4WS[UV] OR APPROVED EQUAL) HELD IN PLACE WITH 1/2" STAPLES. TIMBERS SHALL BE HELD IN PLACE WITH TWO (2) 2x4's NAILED SECURELY TO EACH TIMBER OVER THE FILTER FABRIC. THE FILTER FABRIC SHALL EXTEND BEYOND THE PERIMETER OF THE OAK TIMBERS AS TO ENSURE ONE (1) FOOT OF BURY BETWEEN THE MANHOLE OR INLET AND THE SURROUNDING SOIL AS SHOWN.
3. FILTER FABRIC TO BE CLEANED OR REPLACED WHEN IT CEASES TO FUNCTION PROPERLY OR AS DIRECTED BY THE ENGINEER.
4. CONTRACTOR MAY SUBMIT PLANS FOR ALTERNATE METHODS OF PROTECTION. THESE ALTERNATE METHODS MUST BE APPROVED PRIOR TO USE IN THE FIELD.
5. NO SEPARATE PAYMENT SHALL BE MADE FOR INLET AND MANHOLE PROTECTION. INCLUDE THE COST IN THE UNIT PRICE FOR THE INLETS AND MANHOLES.

LEGEND

- IPB — INLET PROTECTION BARRIERS FOR STAGE I & II INLETS
- X — RFB — X — REINFORCED FILTER FABRIC BARRIER
- SC — STABILIZED CONSTRUCTION ENTRANCE
- CTW — CONCRETE TRUCK WASHOUT AREA

INSTALLATION SEQUENCE

SWPPP CONTRACTOR:
1. Install SC at start of construction.
2. Install x — RFB — x at designated locations.
3. Install Gravel Bags at existing inlets.
4. Install other Best Management Practices needed prior to construction.

UTILITY CONTRACTOR:
1. Maintain existing facilities.
2. Install IPB for Stage 1 Inlets.
3. Install IPB for Stage 1 Inlets.
4. Install Filter Fabric below manhole covers and inlet grates.

PAVING CONTRACTOR:
1. Maintain existing Best Management Practices.
2. Repair Stage 1 Inlet protection as needed.
3. Install x — RFB — x behind Stage 1 Inlets immediately upon completion of paving.
4. Coordinate/Request x — RFB — Installed by SWPPP Contractor upon completion of curb.
5. Sweep existing streets during construction.

SWPPP CONTRACTOR:
1. Install x — RFB — x at designated locations.
2. Install IPB for Stage II Inlets upon completion of paving
3. Area within ROW and Adjacent Easements Disturbed during Construction of Utilities to be Hydro-Mulch Seeded upon completion of Utilities.
4. Broadcast Seeding of disturbed areas after final grading
5. Install rock filter dam or velocity dissipation devices if needed.

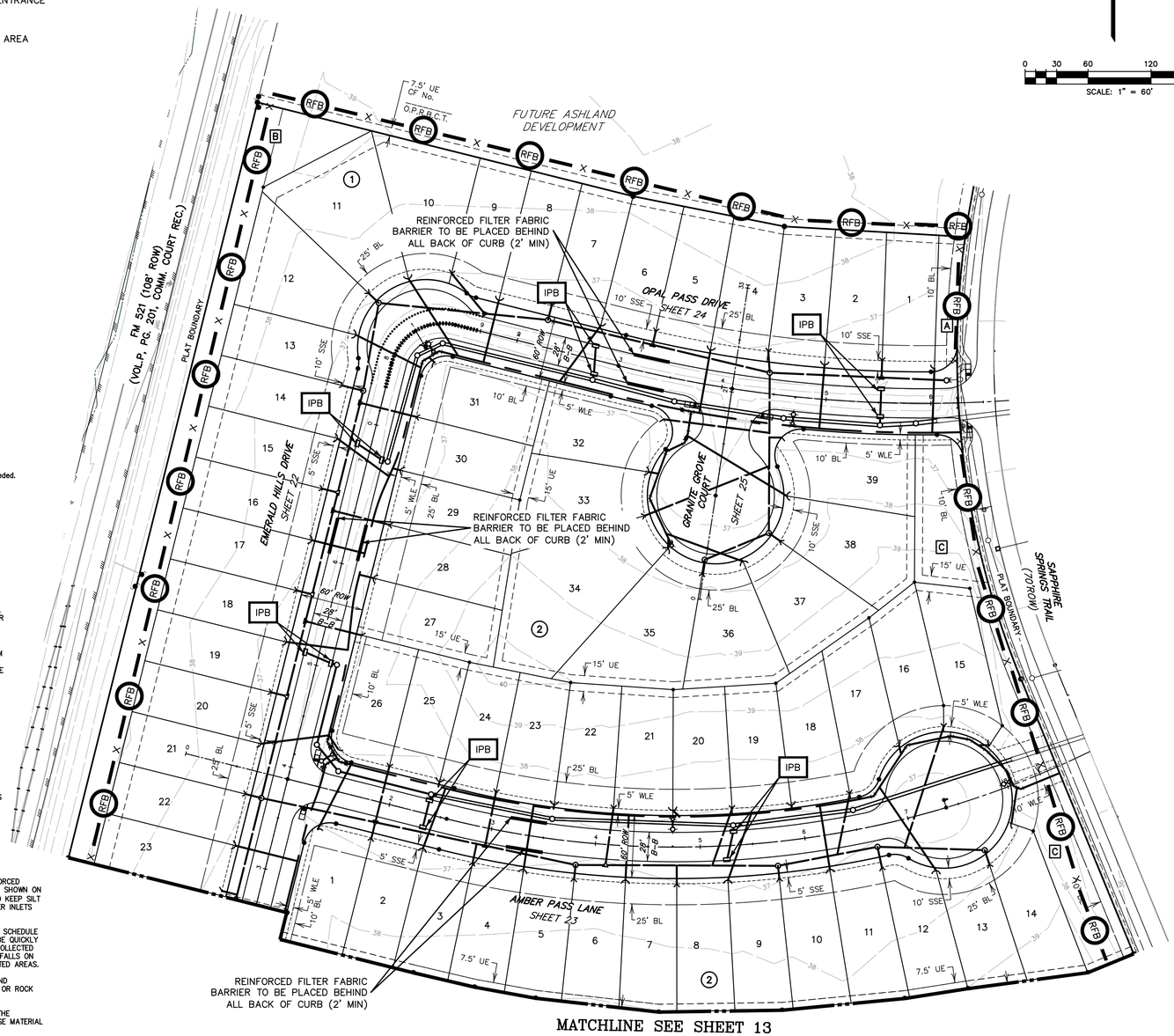
500 YEAR NOTE
ALL RESIDENTIAL SUBDIVISION PLANS PROPOSED IN UNINCORPORATED HARRIS COUNTY MUST BE DESIGNED TO SHOW THAT ALL HOME PAD FINISHED FLOOR ELEVATIONS ARE TO BE ELEVATED AT OR ABOVE THE NEAREST ADJACENT 0.2% BASE FLOOD ELEVATION BASED ON THE LATEST FLOOD INSURANCE STUDY, (FIS), PROFILE. THIS IS REGARDLESS OF WHETHER THE DEVELOPMENT IS LOCATED WITHIN A MAPPED FLOODPLAIN OR NOT.

ADDITIONAL NOTES:
IN AREAS WHERE THE PROJECT DESIGN INCORPORATES FILL ADJACENT TO NEIGHBORING LANDOWNERS, THE CONTRACTOR SHALL IMPLEMENT GRADING AND/OR PERIMETER RUNOFF CATCHMENT DEVICES (E.G.-PERIMETER DITCHES) DURING CONSTRUCTION TO ENSURE THAT ADJACENT PARCELS BORDERING THE PROJECT SITE DO NOT EXPERIENCE INTERIM DRAINAGE FLOWS THAT EXCEED PRE-DEVELOPMENT CONDITIONS FOR STORM EVENTS UP TO AND INCLUDING THE CURRENT STORM DRAINAGE DESIGN CRITERIA AT THE TIME OF THE PERMIT OR CARRY SEDIMENT GENERATED AS PART OF CONSTRUCTION ACTIVITIES. WHERE APPLICABLE, THESE PRACTICES ARE IN ADDITION TO THE STANDARD STORM WATER POLLUTION PREVENTION PLAN DESIGN AND SHALL INCLUDE ADDITIONAL DITCHES REDIRECTION SITE DRAINAGE OR TEMPORARY PIPING. THIS NOTE IS NOT INTENDED TO ADDRESS ANY LIABILITY OR RESPONSIBILITY UNDER TEXAS WATER CODE 11.086

FOR STORM EVENTS UP TO AND INCLUDING THE 100 YR STORM, IT HAS BEEN DETERMINED THAT THE RESULTING SHEET FLOW PONDING WILL NOT ENCROACH WITHIN A TEN FOOT RADIUS OF ANY POINT OF A PROPOSED STRUCTURE'S BUILDING PAD WITHIN THE CONSTRUCTION LIMITS OF THIS SET OF PLANS.

SWPPP CONSTRUCTION NOTES

1. CONTRACTOR SHALL IMPLEMENT INLET PROTECTION DEVICES AND REINFORCED FILTER FABRIC BARRIER ALONG ROAD AND SIDE DITCHES AT LOCATIONS SHOWN ON THE TYPICAL STORM WATER POLLUTION PREVENTION (SWPPP) PLANS TO KEEP SILT AND OR EXCAVATED MATERIALS FROM ENTERING INTO THE STORM WATER INLETS AND DITCHES EVENTUALLY POLLUTING THE RECEIVING STORM.
2. DURING THE EXCAVATING PHASE OF THE PROJECT, CONTRACTOR SHALL SCHEDULE THE WORK IN SHORT SEGMENTS SO THAT EXCAVATION MATERIAL CAN BE QUICKLY HAULED AWAY FROM THE SITE AND TO PREVENT IT FORM STAYING UNCOLLECTED ON THE EXISTING PAVEMENT. ANY LOOSE EXCAVATED MATERIAL WHICH FALLS ON PAVEMENTS OR DRIVEWAYS SHALL BE SWEPT BACK INTO THE EXCATVATED AREAS.
3. CONTRACTOR SHALL CLEAN UP THE EXISTING STREET INTERSECTIONS AND DRIVEWAYS DAILY, AS NECESSARY, TO REMOVE ANY EXCESS MUD, SILT OR ROCK TRACKED FROM THE EXCAVATED AREA.
4. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT, ALWAYS CLEANING UP DIRT AND LOOSE MATERIAL AS CONSTRUCTION PROGRESSES.
5. CONTRACTOR TO INSPECT AND MAINTAIN THE AREAS LISTED BELOW AT LEAST ONCE EVERY FOURTEEN(14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF THE STORM EVENT OF 0.5 INCHES OR GREATER.
   - DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
   - AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
   - STRUCTURAL CONTROL MEASURES.
   - LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
6. CONTRACTOR TO BE RESPONSIBLE TO MAINTAIN EXISTING DITCHES AND OR CULVERTS FOR UNOBSTRUCTED DRAINAGE AT ALL TIMES. WHERE SODDING IS DISTURBED BY EXCAVATION ON BACKFILLING OPERATIONS, SUCH AREAS SHALL BE REPLACED BY SEEDING OR SODDING. SLOPES 4:1 OR STEEPER SHALL BE REPLACED BY BLOCK SODDING.



MATCHLINE SEE SHEET 13

0 30 60 120 180
SCALE: 1" = 60'

BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:
DG6956 DW1 CLUTE COOP CORS ARP
DL3490 TXBC BAY CITY CORS ARP
DH3614 TXLM LA MARQUE CORS ARP

TBM A BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, APPROXIMATELY 1600 ± SOUTH FROM FM 32, AT THE NORTHWEST CORNER OF THE SUBJECT TRACT, 4.0' FROM THE EDGE OF ASPHALT AND 37' NORTHWEST FROM A POWER POLE
ELEVATION = 40.01 FEET, NAVD 88.

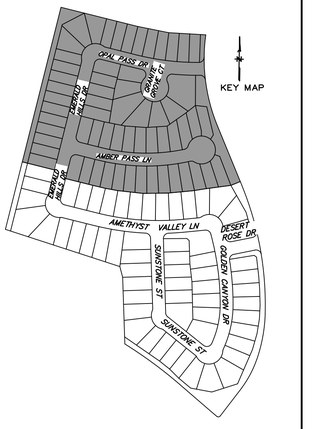
TBM B BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, 3130 FEET NORTH FROM THE INTERSECTION OF ANCHOR ROAD, 2.7' FROM THE EDGE OF ASPHALT AND 36' NORTHWEST FROM A POWER POLE.
ELEVATION = 36.59 FEET, NAVD 88.

FLOODPLAIN
THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

WATER LINE-SANITARY SEWER CROSSING
PLACE ONE FULL 18' SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES - SHEET 2 - PROTECTION REQUIREMENTS AT WATERLINE - SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.

SANITARY SEWER MANHOLES
ALL SANITARY SEWER MANHOLES SHALL BE COATED IN ACCORDANCE WITH CITY OF SUGAR LAND STANDARD SPECIFICATIONS AND APPROVED PRODUCTS LIST.

SANITARY SEWER NOTE
ALL GRAVITY SANITARY SEWER PIPE SHALL BE SDR 26 PVC.



NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND SECTIONS 1 & 2
GENERAL CONSTRUCTION LAYOUT

STORM WATER POLLUTION PREVENTION PLAN II

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=60' DGN. BY: AHR
DATE: OCTOBER 2024 DWN. BY: JWS
JOB NO. 16759-0010-12 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS · DARREN J. MCAFEE · 137808 · LICENSED PROFESSIONAL ENGINEER
10/11/2024

SHEET NO. 14 OF 30

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K:\16759\16759-0010-12 Ashland - Phase 1A - WS&D\2 Design Phase\CAD\Plans\104 - Erosion Control - 16759-0010-12.dwg Oct 01,2024 - 7:59am ar1

LOT GRADING NOTES:

1. THE LINES AND GRADES ON THIS GRADING PLAN DO NOT IMPLY AUTHORIZATION TO PERFORM ANY GRADING WORK ON OTHER PROPERTIES, NOR DOES THIS PLAN INDICATE GRADING APPROVAL FOR WORK SHOWN IN UTILITY EASEMENTS. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN SUCH APPROVALS PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL COMPLETE ALL EXCAVATION ACTIVITIES TO THE LINES AND GRADES SHOWN BY THIS PLAN. UNIFORM SMOOTH GRADING OF ALL AREAS SHALL BE ACCOMPLISHED. THE FINISHED SURFACE SHALL BE REASONABLY SMOOTH AND FREE FROM IRREGULARITIES.
3. THE CONTRACTOR SHALL FIELD ADJUST THE PROPOSED LOCATION AND ROUTING OF SURFACE DRAINAGE SWALES TO OPTIMIZE DRAINAGE, AS REQUIRED. CONTRACTOR TO OBTAIN APPROVAL FROM ENGINEER PRIOR TO MAKING ADJUSTMENTS (NO SEPARATE PAY).
4. LOT AREAS THAT ARE TO RECEIVE FILL SHALL BE PREPARED AS FOLLOWS (NO SEPARATE PAY).
   A. AREAS TO RECEIVE FILL WITH EXISTING GRASS OR SHRUBBERY HIGHER THAN 2 FEET MUST BE MOWED PRIOR TO THE PLACEMENT OF FILL STAKES.
   B. CLEARING OF SCATTERED TREES UP TO 4 INCH CALIPER IN AREAS DESIGNATED TO RECEIVE FILL IS INCIDENTAL TO THE CONTRACT. INCLUDE COSTS IN PRICE BID FOR LOT GRADING.
   C. AREAS THAT ARE TO RECEIVE FILL WILL BE STRIPPED TO A DEPTH OF 3". STRIPPINGS SHALL BE STOCK PILED AND THEN SPREAD EVENLY ON SURFACE OF FILL AREAS.
   D. CONTRACTOR TO PROOF ROLL ALL LOTS WITHIN THE PROJECT BOUNDARY AS PART OF LOT GRADING. PRIOR TO THE PLACEMENT OF ANY MATERIAL ON NATIVE EARTH, THE AREA SHALL BE PROOF ROLLED. THE NATIVE SOIL SHALL BE ROLLED WITH SUFFICIENT INTENSITY TO BRING OUT WEAK SPOTS IN THE SUBGRADE WHICH WOULD OTHERWISE FAIL DURING THE CONSTRUCTION PROCESS. THE PROOF ROLLING SHALL BE COMPLETED WITH EQUIPMENT WEIGHING AT LEAST 20 TONS WITH TIRE PRESSURES BETWEEN 50 PSI AND 150 PSI. A MINIMUM OF TWO COVERAGE'S OF THE PROOF ROLLER WILL BE REQUIRED. EACH SUCCEEDING TRIP OF THE PROOF ROLLER SHALL BE OFFSET BY NOT GREATER THAN ONE TIRE WIDTH. ROLLERS SHALL BE OPERATED AT SPEEDS BETWEEN 2 AND 6 MPH. SHOULD SOFT UNSTABLE AREAS APPEAR IN THE LOTS, THE CONTRACTOR SHALL REMOVE THE UNSTABLE MATERIAL AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL REPLACE THIS WITH A SUITABLE MATERIAL COMPACTED AS REQUIRED (NO SEPARATE PAY FOR A DEPTH UP TO 1.5 FOOT).
5. PLACEMENT OF FILL SHALL NOT CREATE PONDING ON ADJACENT LOTS OF PROPERTY.
6. LOT FILL SHALL BE PLACED IN MAXIMUM LOOSE LIFTS OF EIGHT INCHES (8") OR LESS AND COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM TO +5% MOISTURE CONTENT AS DETERMINED BY AASHTO TEST METHOD T-99.
7. ALL EXISTING DRAINAGE SWALES IN FILL AREAS SHALL BE STRIPPED OF ANY VEGETATION, CLEANED AND MUCKED OUT TO SUITABLE SUBGRADE MATERIAL AND THEN FILLED AS SHOWN WITH EXCAVATION MATERIAL IN MAXIMUM EIGHT INCH (8") LOOSE LIFTS, WITH EACH LIFT COMPACTED TO AT LEAST 95% PROCTOR DENSITY AS DETERMINED BY AASHTO TEST METHOD T-99.
8. ENGINEER WILL PROVIDE APPROXIMATE BACK LOT LINE FINISH ELEVATIONS. CONTRACTOR SHALL VERIFY FINAL LOT GRADES AND ELEVATIONS TIED TO PROJECT BENCH MARK. CONTRACTOR SHALL INCLUDE COST IN ITEM BID FOR LOT GRADING.
9. FINAL PAYMENT SHALL BE CONTINGENT ON THE ENGINEERS VERIFICATION THAT LOT GRADING IS IN ACCORDANCE WITH THE GRADING PLAN, AND THAT SOIL COMPACTION TESTS WERE PERFORMED AS REQUIRED.
10. ALL LOTS SHALL BE GRADED SO THAT NO PORTION OF ANY LOT SHALL DRAIN ONTO OR ACROSS ANY OTHER LOT, BUT SHALL DRAIN DIRECTLY TO STREET UNLESS DESIGNATED AS OTHER THAN TYPE "A" GRADING.

LEGEND

EXISTING	PROPOSED	
194	194	GROUND CONTOUR
WC 196.0	TC 196.0	PROPOSED TOP OF CURB
	196.0	FINISH ELEVATIONS
		PROPOSED PAVEMENT

NOTE:
FOR STORM EVENTS UP TO AND INCLUDING THE 100 YR STORM, IT HAS BEEN DETERMINED THAT THE RESULTING SHEET FLOW PONDING WILL BE CONTAINED WITHIN THE STREET RIGHT OF WAY. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN TWELVE (12) INCHES ABOVE LOWEST FINISHED GRADE.

ADDITIONAL NOTES:
IN AREAS WHERE THE PROJECT DESIGN INCORPORATES FILL ADJACENT TO NEIGHBORING LANDOWNERS, THE CONTRACTOR SHALL IMPLEMENT GRADING AND/OR PERIMETER RUNOFF CATCHMENT DEVICES (E.G.–PERIMETER DITCHES) DURING CONSTRUCTION TO ENSURE THAT ADJACENT PARCELS BORDERING THE PROJECT SITE DO NOT EXPERIENCE INTERIM DRAINAGE FLOWS THAT EXCEED PRE–DEVELOPMENT CONDITIONS FOR STORM EVENTS UP TO AND INCLUDING THE CURRENT STORM DRAINAGE DESIGN CRITERIA AT THE TIME OF THE PERMIT OR CARRY SEDIMENT GENERATED AS PART OF CONSTRUCTION ACTIVITIES. WHERE APPLICABLE, THESE PRACTICES ARE IN ADDITION TO THE STANDARD STORM WATER POLLUTION PREVENTION PLAN DESIGN AND SHALL INLCUDE ADDITIONAL DITCHES REDIRECTION SITE DRAINAGE OR TEMPORARY PIPING. THIS NOTE IS NOT INTENDED TO ADDRESS ANY LIABILITY OR RESPONSIBILITY UNDER TEXAS WATER CODE 11.086

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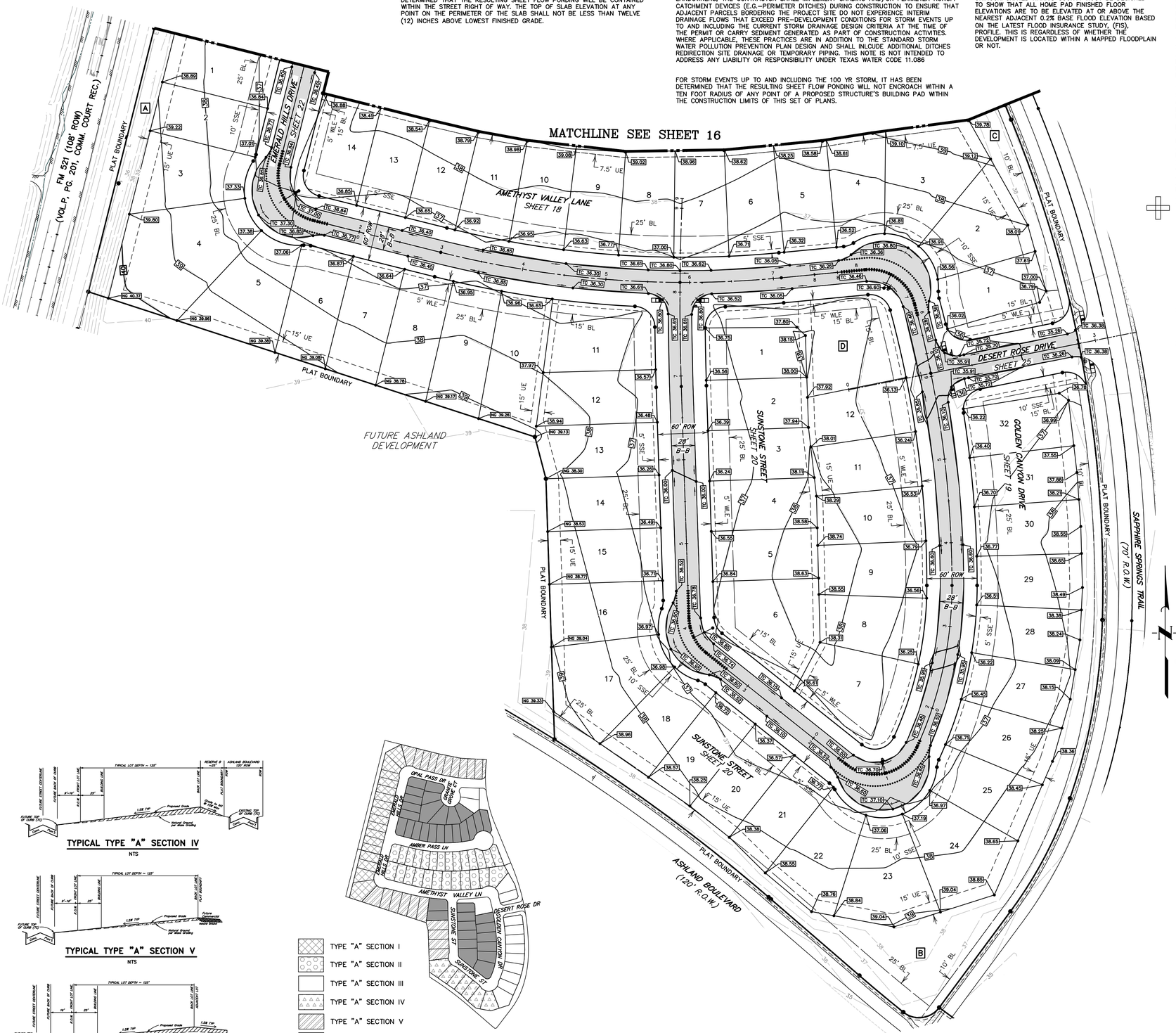

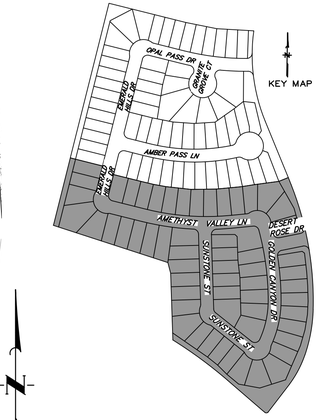

NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:
DG6956 DW1 CLUTE COOP CORS ARP
DL3490 TXBC BAY CITY CORS ARP
DH3614 TXLM LA MARQUE CORS ARP

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ELEVATION = 40.01 FEET, NAVD 88.

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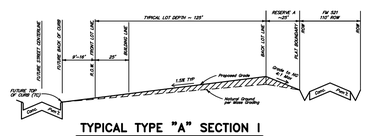
FLOODPLAIN
THIS TRACT LIES WITHIN ZONES "X–SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS. ZONE "X–SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

WATER LINE–SANITARY SEWER CROSSING
PLACE ONE FULL 18' SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES – SHEET 2 – PROTECTION REQUIREMENTS AT WATERLINE – SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.

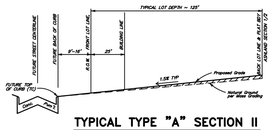
SANITARY SEWER MANHOLES
ALL SANITARY SEWER MANHOLES SHALL BE COATED IN ACCORDANCE WITH CITY OF SUGAR LAND STANDARD SPECIFICATIONS AND APPROVED PRODUCTS LIST.

SANITARY SEWER NOTE
ALL GRAVITY SANITARY SEWER PIPE SHALL BE SDR 26 PVC.



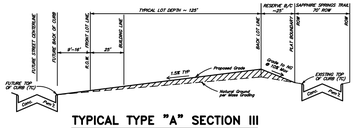
TYPICAL TYPE "A" SECTION I
NTS

TYPICAL TYPE "A" SECTION IV
NTS

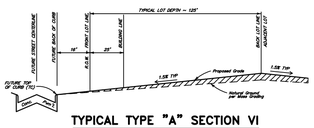


TYPICAL TYPE "A" SECTION II
NTS

TYPICAL TYPE "A" SECTION V
NTS



TYPICAL TYPE "A" SECTION III
NTS



TYPICAL TYPE "A" SECTION VI
NTS

TYPE "A" SECTION I
TYPE "A" SECTION II
TYPE "A" SECTION III
TYPE "A" SECTION IV
TYPE "A" SECTION V
TYPE "A" SECTION VI

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND SECTIONS 1 & 2
GENERAL CONSTRUCTION LAYOUT

GRADING PLAN I

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=60'	DGN. BY: AHR
DATE: OCTOBER 2024	DWN. BY: JWS
JOB NO. 16759–0010–12	DWG. NO.
SUBMITTED:	SURV. BY:
	F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/1/2024

SHEET NO.
15
OF 30

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K:\16759\16759–0010–12 Ashland – Phase 1A – WS&D\2 Design Phase\CAD\Plans\105 – Grading – 16759–0010–12.dwg Oct 01,2024 – 8:03am ar1

LOT GRADING NOTES:

1. THE LINES AND GRADES ON THIS GRADING PLAN DO NOT IMPLY AUTHORIZATION TO PERFORM ANY GRADING WORK ON OTHER PROPERTIES, NOR DOES THIS PLAN INDICATE GRADING APPROVAL FOR WORK SHOWN IN UTILITY EASEMENTS. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN SUCH APPROVALS PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL COMPLETE ALL EXCAVATION ACTIVITIES TO THE LINES AND GRADES SHOWN BY THIS PLAN. UNIFORM SMOOTH GRADING OF ALL AREAS SHALL BE ACCOMPLISHED. THE FINISHED SURFACE SHALL BE REASONABLY SMOOTH AND FREE FROM IRREGULARITIES.
3. THE CONTRACTOR SHALL FIELD ADJUST THE PROPOSED LOCATION AND ROUTING OF SURFACE DRAINAGE SWALES TO OPTIMIZE DRAINAGE, AS REQUIRED. CONTRACTOR TO OBTAIN APPROVAL FROM ENGINEER PRIOR TO MAKING ADJUSTMENTS (NO SEPARATE PAY).
4. LOT AREAS THAT ARE TO RECEIVE FILL SHALL BE PREPARED AS FOLLOWS (NO SEPARATE PAY).
   A. AREAS TO RECEIVE FILL WITH EXISTING GRASS OR SHRUBBERY HIGHER THAN 2 FEET MUST BE MOWED PRIOR TO THE PLACEMENT OF FILL STAKES.
   B. CLEARING OF SCATTERED TREES UP TO 4 INCH CALIPER IN AREAS DESIGNATED TO RECEIVE FILL IS INCIDENTAL TO THE CONTRACT. INCLUDE COSTS IN PRICE BID FOR LOT GRADING.
   C. AREAS THAT ARE TO RECEIVE FILL WILL BE STRIPPED TO A DEPTH OF 3". STRIPPINGS SHALL BE STOCK PILED AND THEN SPREAD EVENLY ON SURFACE OF FILL AREAS.
   D. CONTRACTOR TO PROOF ROLL ALL LOTS WITHIN THE PROJECT BOUNDARY AS PART OF LOT GRADING. PRIOR TO THE PLACEMENT OF ANY MATERIAL ON NATIVE EARTH, THE AREA SHALL BE PROOF ROLLED. THE NATIVE SOIL SHALL BE ROLLED WITH SUFFICIENT INTENSITY TO BRING OUT WEAK SPOTS IN THE SUBGRADE WHICH WOULD OTHERWISE FAIL DURING THE CONSTRUCTION PROCESS. THE PROOF ROLLING SHALL BE COMPLETED WITH EQUIPMENT WEIGHING AT LEAST 20 TONS WITH TIRE PRESSURES BETWEEN 50 PSI AND 150 PSI. A MINIMUM OF TWO COVERAGE'S OF THE PROOF ROLLER WILL BE REQUIRED. EACH SUCCEEDING TRIP OF THE PROOF ROLLER SHALL BE OFFSET BY NOT GREATER THAN ONE TIRE WIDTH. ROLLERS SHALL BE OPERATED AT SPEEDS BETWEEN 2 AND 6 MPH. SHOULD SOFT UNSTABLE AREAS APPEAR IN THE LOTS, THE CONTRACTOR SHALL REMOVE THE UNSTABLE MATERIAL AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL REPLACE THIS WITH A SUITABLE MATERIAL COMPACTED AS REQUIRED (NO SEPARATE PAY FOR A DEPTH UP TO 1.5 FOOT).
5. PLACEMENT OF FILL SHALL NOT CREATE PONDING ON ADJACENT LOTS OF PROPERTY.
6. LOT FILL SHALL BE PLACED IN MAXIMUM LOOSE LIFTS OF EIGHT INCHES (8") OR LESS AND COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM TO +5% MOISTURE CONTENT AS DETERMINED BY AASHTO TEST METHOD T-99.
7. ALL EXISTING DRAINAGE SWALES IN FILL AREAS SHALL BE STRIPPED OF ANY VEGETATION, CLEANED AND MUCKED OUT TO SUITABLE SUBGRADE MATERIAL AND THEN FILLED AS SHOWN WITH EXCAVATION MATERIAL IN MAXIMUM EIGHT INCH (8") LOOSE LIFTS, WITH EACH LIFT COMPACTED TO AT LEAST 95% PROCTOR DENSITY AS DETERMINED BY AASHTO TEST METHOD T-99.
8. ENGINEER WILL PROVIDE APPROXIMATE BACK LOT LINE FINISH ELEVATIONS. CONTRACTOR SHALL VERIFY FINAL LOT GRADES AND ELEVATIONS TIED TO PROJECT BENCH MARK. CONTRACTOR SHALL INCLUDE COST IN ITEM BID FOR LOT GRADING.
9. FINAL PAYMENT SHALL BE CONTINGENT ON THE ENGINEERS VERIFICATION THAT LOT GRADING IS IN ACCORDANCE WITH THE GRADING PLAN, AND THAT SOIL COMPACTION TESTS WERE PERFORMED AS REQUIRED.
10. ALL LOTS SHALL BE GRADED SO THAT NO PORTION OF ANY LOT SHALL DRAIN ONTO OR ACROSS ANY OTHER LOT, BUT SHALL DRAIN DIRECTLY TO STREET UNLESS DESIGNATED AS OTHER THAN TYPE "A" GRADING.

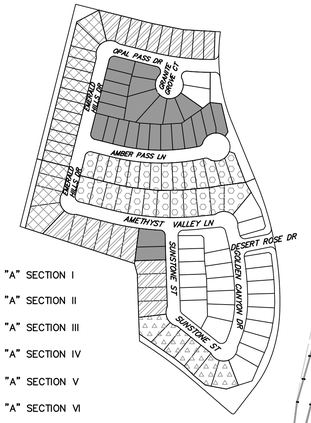
LEGEND

EXISTING	PROPOSED	
194	194	GROUND CONTOUR
VC 196.0	TC 196.0	PROPOSED TOP OF CURB
	196.0	FINISH ELEVATIONS
		PROPOSED PAVEMENT

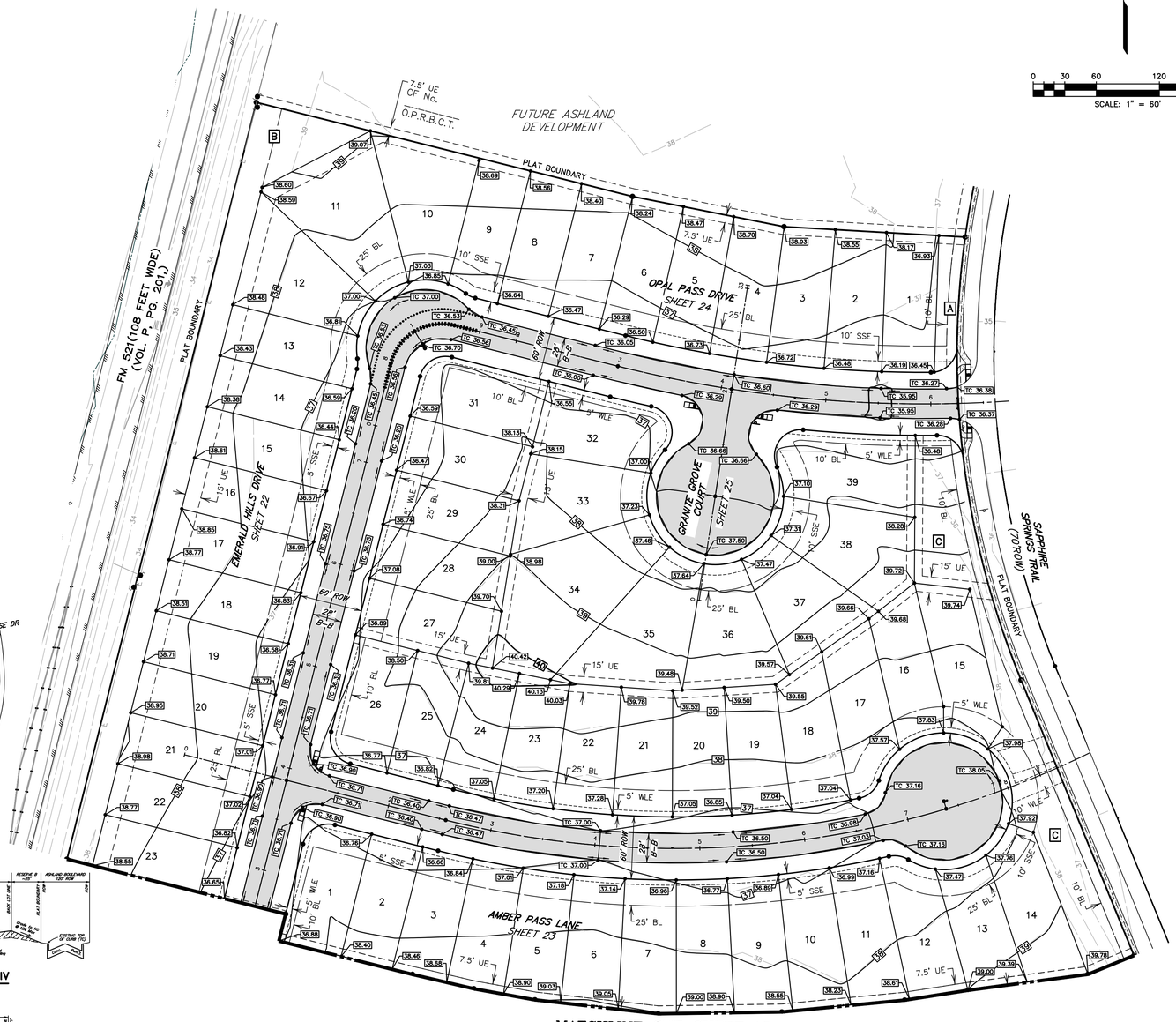
500 YEAR NOTE
ALL RESIDENTIAL SUBDIVISION PLANS PROPOSED IN UNINCORPORATED HARRIS COUNTY MUST BE DESIGNED TO SHOW THAT ALL HOME PAD FINISHED FLOOR ELEVATIONS ARE TO BE ELEVATED AT OR ABOVE THE NEAREST ADJACENT 0.2% BASE FLOOD ELEVATION BASED ON THE LATEST FLOOD INSURANCE STUDY, (FIS), PROFILE. THIS IS REGARDLESS OF WHETHER THE DEVELOPMENT IS LOCATED WITHIN A MAPPED FLOODPLAIN OR NOT.

ADDITIONAL NOTES:
IN AREAS WHERE THE PROJECT DESIGN INCORPORATES FILL ADJACENT TO NEIGHBORING LANDOWNERS, THE CONTRACTOR SHALL IMPLEMENT GRADING AND/OR PERIMETER RUNOFF CATCHMENT DEVICES (E.G.–PERIMETER DITCHES) DURING CONSTRUCTION TO ENSURE THAT ADJACENT PARCELS BORDERING THE PROJECT SITE DO NOT EXPERIENCE INTERIM DRAINAGE FLOWS THAT EXCEED PRE–DEVELOPMENT CONDITIONS FOR STORM EVENTS UP TO AND INCLUDING THE CURRENT STORM DRAINAGE DESIGN CRITERIA AT THE TIME OF THE PERMIT OR CARRY SEDIMENT GENERATED AS PART OF CONSTRUCTION ACTIVITIES. WHERE APPLICABLE, THESE PRACTICES ARE IN ADDITION TO THE STANDARD STORM WATER POLLUTION PREVENTION PLAN DESIGN AND SHALL INCLUDE ADDITIONAL DITCHES REDIRECTION SITE DRAINAGE OR TEMPORARY PIPING. THIS NOTE IS NOT INTENDED TO ADDRESS ANY LIABILITY OR RESPONSIBILITY UNDER TEXAS WATER CODE 11.086

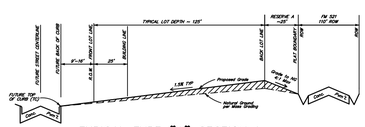
FOR STORM EVENTS UP TO AND INCLUDING THE 100 YR STORM, IT HAS BEEN DETERMINED THAT THE RESULTING SHEET FLOW PONDING WILL NOT ENCROACH WITHIN A TEN FOOT RADIUS OF ANY POINT OF A PROPOSED STRUCTURE'S BUILDING PAD WITHIN THE CONSTRUCTION LIMITS OF THIS SET OF PLANS.



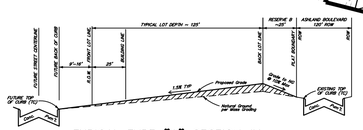
- TYPE "A" SECTION I
- TYPE "A" SECTION II
- TYPE "A" SECTION III
- TYPE "A" SECTION IV
- TYPE "A" SECTION V
- TYPE "A" SECTION VI



MATCHLINE SEE SHEET 15



TYPICAL TYPE "A" SECTION I
NTS



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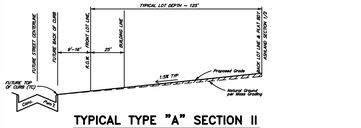

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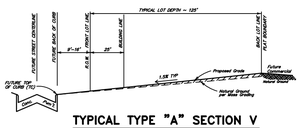

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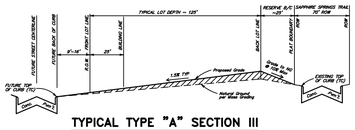
NTS



TYPICAL TYPE "A" SECTION III
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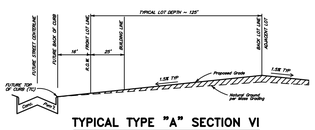
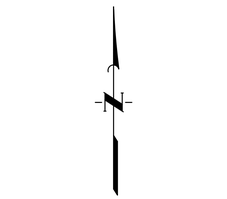


TYPICAL TYPE "A" SECTION VI
NTS

NOTE:
FOR STORM EVENTS UP TO AND INCLUDING THE 100 YR STORM, IT HAS BEEN DETERMINED THAT THE RESULTING SHEET FLOW PONDING WILL BE CONTAINED WITHIN THE STREET RIGHT OF WAY. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN TWELVE (12) INCHES ABOVE LOWEST FINISHED GRADE.



BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:
DG6956 DW1 CLUTE COOP CORS ARP
DL3490 TXBC BAY CITY CORS ARP
DH3614 TXLM LA MARQUE CORS ARP

TBM A BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, APPROXIMATELY 1600 ± SOUTH FROM FM 32, AT THE NORTHWEST CORNER OF THE SUBJECT TRACT, 4.0' FROM THE EDGE OF ASPHALT AND 37' NORTHWEST FROM A POWER POLE
ELEVATION = 40.01 FEET, NAVD 88.

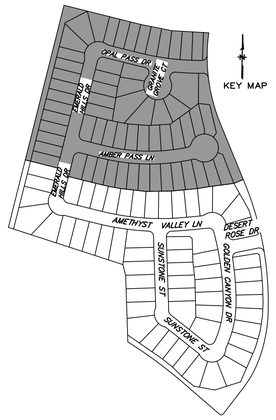
TBM B BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, 3130 FEET NORTH FROM THE INTERSECTION OF ANCHOR ROAD, 2.7' FROM THE EDGE OF ASPHALT AND 36' NORTHWEST FROM A POWER POLE.
ELEVATION = 36.59 FEET, NAVD 88.

FLOODPLAIN
THIS TRACT LIES WITHIN ZONES "X–SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
ZONE "X–SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

WATER LINE–SANITARY SEWER CROSSING
PLACE ONE FULL 18' SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES – SHEET 2 – PROTECTION REQUIREMENTS AT WATERLINE – SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.

SANITARY SEWER MANHOLES
ALL SANITARY SEWER MANHOLES SHALL BE COATED IN ACCORDANCE WITH CITY OF SUGAR LAND STANDARD SPECIFICATIONS AND APPROVED PRODUCTS LIST.

SANITARY SEWER NOTE
ALL GRAVITY SANITARY SEWER PIPE SHALL BE SDR 26 PVC.



NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND SECTIONS 1 & 2
GENERAL CONSTRUCTION LAYOUT

GRADING PLAN II

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.5493

SCALE: 1"=60' DGN. BY: AHR
DATE: OCTOBER 2024 DWN. BY: JWS
JOB NO. 16759-0010-12 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/1/2024

SHEET NO. 16 OF 30

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K:\16759\16759-0010-12 Ashland – Phase 1A – WS&D\2 Design Phase\CAD\Plans\105 – Grading – 16759-0010-12.dwg Oct 01,2024 – 8:03am ar1

Project: ASHLAND SECTION 1
Date: 8/30/2024
Job No: 16759-0010-12
System: 5-YEAR STORM
By: AHR
Checked By: CBJ

Design criteria adheres to the Brazoria County Design Criteria Manual dated May 2022

	Flowline	5-yr HGL	100-yr HGL
Outfall_1	20.77	32.25	34.80

5-yr HGL Starting Elevation = 2-yr WSE | 100-yr HGL Starting Elevation = 25-yr WSE

Region 1 Design Storm =	2-YEAR STORM	5-YEAR STORM	10-YEAR STORM	25-YEAR STORM	100-YEAR STORM
b =	57.44	58.019	57.515	52.78	46.316
d =	11.511	9.236	7.777	5.022	1.555
e =	0.754	0.712	0.676	0.618	0.533

Drainage Area	Manhole From	Manhole To	Contributing Area (Acres)	Total Area (Acres)	Runoff Coefficient C	Intensity (in/hr)			Flow (ft3/s)		Time of Concentration (mins)	Pipe Length (feet)	Pipe Diameter (in)	Slope (%)	Mannings "n"	Design Capacity (cfs)	Design Velocity (ft/sec)	Fall (feet)	Manhole Drop (feet)	Flowline Elevation Upstream (feet)	Flowline Elevation Downstream (feet)	Actual Velocity (ft/sec)	Hydraulic Gradient (ft)	Change in Head (feet)	Elevation of Hyd. Grad. Upstream (feet)	Elevation of Hyd. Grad. Downstream (feet)	Gutter Elevation Upstream (feet)	Actual Velocity (ft/sec)	Hydraulic Gradient (ft)	Change in Head (feet)	Elevation of Hyd. Grad. Upstream (feet)	Elevation of Hyd. Grad. Downstream (feet)	Top of Curb Upstream (feet)
						Sum of C*A	5yr	100 yr	5yr	100 yr																							
I	1B	1A	1.64	1.64	0.60	1.0	6.00	10.38	5.90	10.21	15.00	28	24	1.07	0.013	23.40	7.45	0.30		31.70	31.40	1.88	0.07	0.02	33.70	33.40	35.90	3.25	0.20	0.06	36.60	36.55	36.40
II	1A	1	0.34	1.98	0.60	1.2	5.99	10.36	7.11	12.30	15.06	5	24	1.98	0.013	31.83	10.13	0.10	0.50	31.40	31.30	2.26	0.10	0.00	33.40	33.30	35.90	3.92	0.30	0.01	36.55	36.53	36.40
	1	2		1.98	0.60	1.2	5.98	10.35	7.11	12.30	15.07	125	30	0.13	0.013	14.79	3.01	0.16	3.06	30.80	30.64	1.45	0.03	0.04	33.30	32.80	36.03	2.51	0.09	0.11	36.53	36.42	36.53
	2	3		1.98	0.60	1.2	5.87	10.13	7.11	12.30	15.76	79	30	0.13	0.013	14.79	3.01	0.10	2.60	27.58	27.48	1.45	0.03	0.02	32.80	32.77	36.43	2.51	0.09	0.07	36.42	36.35	36.93
	3	4		1.98	0.60	1.2	5.79	10.00	7.11	12.30	16.20	131	30	0.13	0.013	14.79	3.01	0.17	0.50	24.87	24.70	1.45	0.03	0.04	32.77	32.73	36.53	2.51	0.09	0.12	36.35	36.23	37.03
III	4B	4A	0.71	0.71	0.60	0.4	6.00	10.38	2.55	4.42	15.00	31	24	0.96	0.013	22.17	7.06	0.30		31.70	31.40	0.81	0.01	0.00	33.70	33.40	35.90	1.41	0.04	0.01	36.26	36.25	36.40
IV	4A	4	1.33	2.04	0.60	1.2	5.98	10.35	7.32	12.67	15.07	5	24	2.00	0.013	31.99	10.18	0.10	7.10	31.40	31.30	2.33	0.10	0.01	33.40	32.73	35.90	4.03	0.31	0.02	36.25	36.23	36.40
	4	5		4.02	0.60	2.4	5.68	9.78	13.69	23.60	16.93	118	36	0.11	0.013	22.12	3.13	0.13		24.20	24.07	1.94	0.04	0.05	32.73	32.69	35.97	3.34	0.13	0.15	36.23	36.08	36.47
	5	6		4.02	0.60	2.4	5.58	9.61	13.69	23.60	17.56	84	36	0.11	0.013	22.12	3.13	0.09		24.07	23.98	1.94	0.04	0.04	32.69	32.65	36.29	3.34	0.13	0.10	36.08	35.98	36.79
V	6B	6A	0.80	0.80	0.60	0.5	6.00	10.38	2.88	4.98	15.00	30	24	0.99	0.013	22.51	7.16	0.30		31.60	31.30	0.92	0.02	0.00	33.60	33.30	35.80	1.59	0.05	0.01	36.00	35.99	36.30
VI	6A	6	0.63	1.43	0.60	0.9	5.98	10.35	5.13	8.88	15.07	5	24	2.00	0.013	31.99	10.18	0.10	7.22	31.30	31.20	1.63	0.05	0.00	33.30	32.65	35.80	2.83	0.15	0.01	35.99	35.98	36.30
	6	7		5.45	0.60	3.3	5.52	9.49	18.04	31.05	18.00	90	36	0.11	0.013	22.12	3.13	0.10		23.98	23.88	2.55	0.07	0.07	32.65	32.58	35.89	4.39	0.22	0.19	35.98	35.78	36.39
	7	8		5.45	0.60	3.3	5.45	9.37	18.04	31.05	18.48	63	36	0.11	0.013	22.12	3.13	0.07	1.00	23.88	23.81	2.55	0.07	0.05	32.58	32.54	36.21	4.39	0.22	0.14	35.78	35.65	36.71
VII	9B	9A	1.50	1.50	0.60	0.9	6.00	10.38	5.40	9.34	15.00	28	24	1.07	0.013	23.40	7.45	0.30		31.40	31.10	1.72	0.06	0.02	33.40	33.10	35.60	2.97	0.17	0.05	36.32	36.27	36.30
VIII	9A	9	0.48	1.98	0.60	1.2	5.99	10.36	7.11	12.30	15.06	5	24	2.00	0.013	31.99	10.18	0.10	0.50	31.10	31.00	2.26	0.10	0.00	33.10	33.00	35.65	3.92	0.30	0.01	36.27	36.26	36.15
	9	10		1.98	0.60	1.2	5.98	10.35	7.11	12.30	15.07	103	30	0.13	0.013	14.79	3.01	0.14	2.57	30.50	30.37	1.45	0.03	0.03	33.00	32.71	35.79	2.51	0.09	0.09	36.26	36.17	36.29
	10	11		1.98	0.60	1.2	5.89	10.17	7.11	12.30	15.64	30	30	0.13	0.013	14.79	3.01	0.04		27.80	27.76	1.45	0.03	0.01	32.71	32.70	36.35	2.51	0.09	0.03	36.17	36.14	36.85
	11	12		1.98	0.60	1.2	5.86	10.12	7.11	12.30	15.81	163	30	0.13	0.013	14.79	3.01	0.21	0.50	27.76	27.55	1.45	0.03	0.05	32.70	32.65	36.34	2.51	0.09	0.15	36.14	35.99	36.84
IX	12B	12A	1.58	1.58	0.60	0.9	6.00	10.38	5.68	9.84	15.00	31	24	0.96	0.013	22.11	7.04	0.30		31.30	31.00	1.81	0.06	0.02	33.30	33.00	35.50	3.13	0.19	0.06	36.08	36.02	36.00
X	12A	12	1.23	2.81	0.60	1.7	5.98	10.35	10.09	17.46	15.07	5	24	2.00	0.013	31.99	10.18	0.10	3.85	31.00	30.90	3.21	0.20	0.01	33.00	32.65	35.50	5.56	0.60	0.03	36.02	35.99	36.00
	12	8		4.79	0.60	2.9	5.71	9.85	16.41	28.30	16.71	193	36	0.11	0.013	22.12	3.13	0.22	4.02	27.05	26.83	2.32	0.06	0.12	32.65	32.54	35.58	4.00	0.18	0.35	35.99	35.65	36.08
	8	13		10.24	0.60	6.1	5.40	9.29	33.19	57.07	18.82	37	48	0.10	0.013	45.42	3.61	0.04		22.81	22.78	2.64	0.05	0.02	32.54	32.52	36.15	4.54	0.16	0.06	35.65	35.59	36.65
	13	14		10.24	0.60	6.1	5.38	9.25	33.19	57.07	18.99	90	48	0.10	0.013	45.42	3.61	0.09		22.78	22.69	2.64	0.05	0.05	32.52	32.47	36.18	4.54	0.16	0.14	35.59	35.45	36.68
XI	14B	14A	1.12	1.12	0.60	0.7	6.00	10.38	4.03	6.97	15.00	28	24	1.07	0.013	23.40	7.45	0.30		31.35	31.05	1.28	0.03	0.01	33.35	33.05	35.55	2.22	0.10	0.03	35.48	35.45	36.05
XII	14A	14	0.25	1.37	0.60	0.8	5.99	10.36	4.92	8.51	15.06	5	24	2.00	0.013	31.99	10.18	0.10	8.26	31.05	30.95	1.57	0.05	0.00	33.05	32.47	35.55	2.71	0.14	0.01	35.45	35.45	36.05
	14	15		11.61	0.60	7.0	5.32	9.15	37.09	63.75	19.40	104	48	0.10	0.013	45.42	3.61	0.10		22.69	22.58	2.95	0.07	0.07	32.47	32.40	35.74	5.07	0.20	0.21	35.45	35.24	36.24
	15	16		11.61	0.60	7.0	5.26	9.04	37.09	63.75	19.88	23	48	0.10	0.013	45.42	3.61	0.02		22.58	22.56	2.95	0.07	0.02	32.40	32.39	36.10	5.07	0.20	0.05	35.24	35.19	36.60
	16	17		11.61	0.60	7.0	5.25	9.02	37.09	63.75	19.99	76	48	0.10	0.013	45.42	3.61	0.08	1.03	22.56	22.48	2.95	0.07	0.05	32.39	32.33	36.05	5.07	0.20	0.15	35.19	35.05	36.55
XIII	18B	18A	1.53	1.53	0.60	0.9	6.00	10.38	5.50	9.53	15.00	32	24	0.94	0.013	21.93	6.98	0.30		31.25	30.95	1.75	0.06	0.02	33.25	32.95	35.45	3.03	0.18	0.06	35.96	35.90	35.95
XIV	18A	18	0.73	2.26	0.60	1.4	5.98	10.35	8.11	14.03	15.08	5	24	2.00	0.013	31.99	10.18	0.10	3.64	30.95	30.85	2.58	0.13	0.01	32.95	32.61	35.45	4.47	0.38	0.02	35.90	35.88	35.95
	18	19		2.26	0.60	1.4	5.98	10.35	8.11	14.03	15.09	160	24	0.18	0.013	9.60	3.06	0.25	0.50	27.21	26.95	2.58	0.13	0.18	32.61	32.43	35.54	4.47	0.38	0.54	35.88	35.34	36.04
	19	20		2.26	0.60	1.4	5.85	10.10	8.11	14.03	15.85	188	30	0.13	0.013	14.79	3.01	0.24		26.45	26.21	1.65	0.04	0.07	32.43	32.36	36.17	2.86	0.12	0.22	35.34	35.12	36.67
XV	20A	20	1.01	1.01	0.60	0.6	6.00	10.38	3.63	6.29	15.00	8	24	1.25	0.013	25.29	8.05	0.10	4.79	31.10	31.00	1.16	0.03	0.00	33.10	32.36	35.30	2.00	0.08	0.01	35.13	35.12	35.80
	20	17		3.27	0.60	2.0	5.68	9.80	11.15	19.22	16.89	34	30	0.13	0.013	14.79	3.01	0.04	4.71	26.21	26.17	2.27	0.07	0.03	32.36	32.33	35.42	3.92	0.22	0.07	35.12	35.05	35.92
	17	21		14.88	0.60	8.9	5.20	8.94	46.45	79.81	20.34	65	54	0.10	0.013	62.19	3.91	0.07	0.50	21.45	21.39	2.92	0.06	0.04	32.33	32.30	35.63	5.02	0.16	0.11	35.05	34.94	36.13
XVI	21B	21A	0.81	0.81	0.60	0.5	6.00	10.38	2.91	5.04	15.00	28	24	1.07	0.013	23.40	7.45	0.30		31.00	30.70	0.93	0.02	0.00	33.00	32.70	35.20	1.61	0.05	0.01	34.96	34.95	35.70
XVII	21A	21	0.81	1.62	0.60	1.0	5.99	10.36	5.82	10.07	15.06	5	24	2.00	0.013	31.99	10.18	0.10	9.71	30.70	30.60	1.85	0.07	0.00	32.70	32.30	35.20	3.20	0.20	0.01	34.95	34.94	35.70
	21	Outfall_1		16.50	0.60	9.9	5.17	8.88	51.17	87.91	20.62	117	60	0.10	0.013	82.36	4.19	0.12		20.89	20.77	2.61	0.04	0.05	32.30	32.25	35.30	4.48	0.11	0.13	34.94	34.80	35.80

Project: ASHLAND SECTION 2
Date: 8/30/2024
Job No: 16759-0010-12
System: 5-YEAR STORM
By: AHR
Checked By: CBJ

Design criteria adheres to the Brazoria County Design Criteria Manual dated May 2022

	Flowline	5-yr HGL	100-yr HGL
Outfall_2	21.74	32.44	35.36
Outfall_3	25.66	32.30	34.95

5-yr HGL Starting Elevation = 2-yr WSE | 100-yr HGL Starting Elevation = 25-yr WSE

Region 1 Design Storm =	2-YEAR STORM	5-YEAR STORM	10-YEAR STORM	25-YEAR STORM	100-YEAR STORM
b =	57.44	58.019	57.515	52.78	46.316
d =	11.511	9.236	7.777	5.022	1.555
e =	0.754	0.712	0.676	0.618	0.533

Drainage Area	Manhole From	Manhole To	Contributing Area (Acres)	Total Area (Acres)	Runoff Coefficient C	Intensity (in/hr)			Flow (ft3/s)		Time of Concentration (mins)	Pipe Length (feet)	Pipe Diameter (in)	Slope (%)	Mannings "n"	Design Capacity (cfs)	Design Velocity (ft/sec)	Fall (feet)	Manhole Drop (feet)	Flowline Elevation Upstream (feet)	Flowline Elevation Downstream (feet)	Actual Velocity (ft/sec)	Hydraulic Gradient (%)	Change in Head (feet)	Elevation of Hyd. Grad. Upstream (feet)	Elevation of Hyd. Grad. Downstream (feet)	Gutter Elevation Upstream (feet)	Actual Velocity (ft/sec)	Hydraulic Gradient (%)	Change in Head (feet)	Elevation of Hyd. Grad. Upstream (feet)	Elevation of Hyd. Grad. Downstream (feet)	Top of Curb Upstream (feet)
						Sum of C*A	5yr	100 yr	5yr	100 yr																							
XVIII	22B	22A	1.44	1.44	0.60	0.9	6.00	10.38	5.18	8.97	15.00	30	24	1.01	0.013	22.75	7.24	0.30		31.50	31.20	1.65	0.05	0.02	33.50	33.20	35.70	2.85	0.16	0.05	36.36	36.31	36.20
XIX	22A	22	0.69	2.13	0.60	1.3	5.98	10.35	7.65	13.23	15.07	5	24	2.00	0.013	31.99	10.18	0.10	2.90	31.20	31.10	2.43	0.11	0.01	33.20	32.75	35.70	4.21	0.34	0.02	36.31	36.29	36.20
	22	23		2.13	0.60	1.3	5.98	10.35	7.65	13.23	15.08	105	30	0.13	0.013	14.79	3.01	0.14		28.20	28.06	1.56	0.03	0.04	32.75	32.72	35.77	2.70	0.10	0.11	36.29	36.18	36.27
	23	24		2.13	0.60	1.3	5.88	10.16	7.65	13.23	15.66	27	30	0.13	0.013	14.79	3.01	0.03		28.06	28.03	1.56	0.03	0.01	32.72	32.71	36.16	2.70	0.10	0.03	36.18	36.15	36.66
	24	25		2.13	0.60	1.3	5.86	10.12	7.65	13.23	15.81	147	30	0.13	0.013	14.79	3.01	0.19	0.50	28.03	27.84	1.56	0.03	0.05	32.71	32.66	36.15	2.70	0.10	0.15	36.15	36.00	36.65
XX	25B	25A	1.46	1.46	0.60	0.9	6.00	10.38	5.25	9.09	15.00	28	24	1.06	0.013	23.24	7.40	0.30		31.35	31.05	1.67	0.05	0.02	33.35	33.05	35.55	2.89	0.16	0.05	36.08	36.03	36.05
XXI	25A	25	1.42	2.88	0.60	1.7	5.99	10.36	10.34	17.90	15.06	5	24	2.00	0.013	31.99	10.18	0.10	3.61	31.05	30.95	3.29	0.21	0.01	33.05	32.66	35.50	5.70	0.63	0.03	36.03	36.00	36.00
	25	26		5.01	0.60	3.0	5.73	9.87	17.21	29.68	16.62	81	36	0.11	0.013	22.12	3.13	0.09	1.30	27.34	27.25	2.43	0.07	0.05	32.66	32.60	35.64	4.20	0.20	0.16	36.00	35.84	36.14
	26	27		5.01	0.60	3.0	5.66	9.75	17.21	29.68	17.05	105	36	0.11	0.013	22.12	3.13	0.12	1.82	25.95	25.84	2.43	0.07	0.07	32.60	32.53	35.96	4.20	0.20	0.21	35.84	35.63	36.46
	27	28		5.01	0.60	3.0	5.57	9.60	17.21	29.68	17.61	92	36	0.11	0.013	22.12	3.13	0.10	0.50	24.02	23.92	2.43	0.07	0.06	32.53	32.47	35.96	4.20	0.20	0.18	35.63	35.45	36.46
XXII	28B	28A	0.77	0.77	0.60	0.5	6.00	10.38	2.77	4.79	15.00	28	24	1.07	0.013	23.41	7.45	0.30		31.25	30.95	0.88	0.01	0.00	33.25	32.95	35.45	1.53	0.04	0.01	35.49	35.48	35.95
XXIII	28A	28	1.31	2.08	0.60	1.2	5.99	10.36	7.47	12.92	15.06	8	24	1.33	0.013	26.12	8.31	0.10	7.43	30.95	30.85	2.38	0.11	0.01	32.95	32.47	35.45	4.11	0.33	0.02	35.48	35.45	35.95
	28	29		7.09	0.60	4.3	5.50	9.47	23.41	40.28	18.10	34	42	0.10	0.013	31.82	3.31	0.03	1.63	23.42	23.39	2.43	0.05	0.02	32.47	32.45	35.64	4.19	0.16	0.05	35.45	35.40	36.14
	29	Outfall_2		7.09	0.60	4.3	5.48	9.43	23.41	40.28	18.27	20	42	0.10	0.013	31.82	3.31	0.02		21.76	21.74	2.43	0.05	0.01	32.45	32.44	35.73	4.19	0.16	0.03	35.40	35.36	36.23
XXIV	30B	30A	0.88	0.88	0.60	0.5	6.00	10.38	3.17	5.48	15.00	28	24	1.06	0.013	23.27	7.41	0.30		31.60	31.30	1.01	0.02	0.01	33.60	33.30	35.81	1.74	0.06	0.02	36.56	36.54	36.31
XXV	30A	30	0.39	1.27	0.60	0.8	5.99	10.36	4.56	7.89	15.06	5	24	2.00	0.013	31.99	10.18	0.10		31.30	31.20	1.45	0.04	0.00	33.30	33.20	35.81	2.51	0.12	0.01	36.54	36.53	36.31
	30	31		1.27	0.60	0.8	5.98	10.35	4.56	7.89	15.07	78	24	0.18	0.013	9.60	3.06	0.14		31.20	31.06	1.45	0.04	0.03	33.20	33.06	35.96	2.51	0.12	0.10	36.53	36.44	36.46
	31	32		1.27	0.60	0.8	5.91	10.21	4.56	7.89	15.50	33	24	0.18	0.013	9.60	3.06	0.06	3.50	31.06	31.00	1.45	0.04	0.01	33.06	32.79	36.33	2.51	0.12	0.04	36.44	36.40	36.83
	32	33		1.27	0.60	0.8	5.88	10.16	4.56	7.89	15.68	91	24	0.18	0.013	9.60	3.06	0.16	0.50	27.50	27.34	1.45	0.04	0.04	32.79	32.75	36.26	2.51	0.12	0.11	36.40	36.29	36.76
XXVI	33B	33A	0.92	0.92	0.60	0.6	6.00	10.38	3.31	5.73	15.00	28	24	1.07	0.013	23.41	7.45	0.30		31.70	31.40	1.05	0.02	0.01	33.70	33.40	35.90	1.82	0.06	0.02	36.32	36.30	36.40
XXVII	33A	33	0.84	1.76	0.60	1.1	5.99	10.36	6.32	10.94	15.06	5	24	2.00	0.013	31.99	10.18	0.10	4.46	31.40	31.30	2.01	0.08	0.00	33.40	32.75	35.90	3.48	0.23	0.01	36.30	36.29	36.40
	33	34		3.03	0.60	1.8	5.80	10.00	10.54	18.18	16.18	118	30	0.13	0.013	14.79	3.01	0.15		26.84	26.68	2.15	0.07	0.08	32.75	32.67	36.02	3.70	0.20	0.23	36.29	36.06	36.52
	34	35		3.03	0.60	1.8	5.69	9.81	10.54	18.18	16.83	173	30	0.13	0.013	14.79	3.01	0.22	0.50	26.68	26.46	2.15	0.07	0.11	32.67	32.56	36.44	3.70	0.20	0.34	36.06	35.72	36.94
XXVIII	35B	35A	1.68	1.68	0.60	1.0	6.00	10.38	6.04	10.46	15.00	29	24	1.03	0.013	22.97	7.31	0.30		31.80	31.50	1.92	0.07	0.02	33.80	33.50	36.00	3.33	0.21	0.06	35.82	35.75	36.50
XXIX	35A	35	1.46	3.14	0.60	1.9	5.98	10.35	11.27	19.51	15.07	5	24	2.00	0.013	31.99	10.18	0.10	5.44	31.50	31.40	3.59	0.25	0.01	33.50	32.56	36.00	6.21	0.74	0.04	35.75	35.72	36.50
	35	36		6.17	0.60	3.7	5.55	9.55	20.54	35.36	17.78	115	36	0.11	0.013	22.12	3.13	0.13		25.96	25.83	2.91	0.09	0.11	32.56	32.45	36.11	5.00	0.28	0.32	35.72	35.39	36.61
	36	Outfall_3		6.17	0.60	3.7	5.46	9.40	20.54	35.36	18.39	158	36	0.11	0.013	22.12	3.13	0.17		25.83	25.66	2.91	0.09	0.15	32.45	32.30	36.47	5.00	0.28	0.44	35.39	34.95	36.97

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND SECTIONS 1 & 2

DRAINAGE CALCULATIONS

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: NTS | DGN. BY: AHR
DATE: OCTOBER 2024 | DWN. BY: JWS
JOB NO. 16759-0010-12 | DWG. NO.
SUBMITTED: | SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/1/2024

SHEET NO. 17 OF 30

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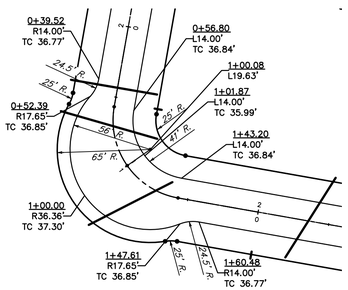
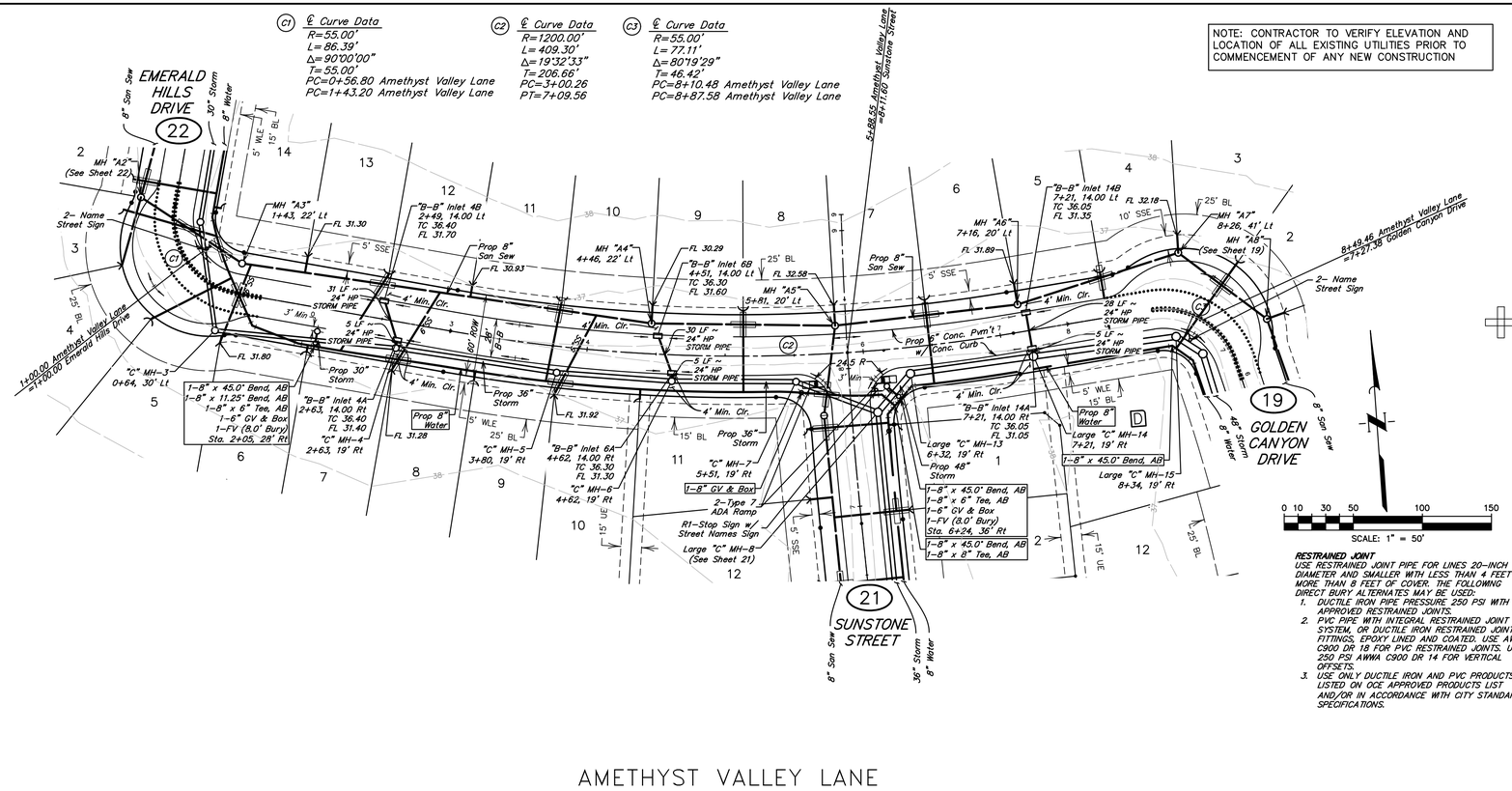


EMERALD HILLS DRIVE & AMETHYST VALLEY LANE
KNUCKLE DETAIL
1"=50'

Special Geotechnical Note
For Utilities under Cul-De-Sac and/or Knuckles

All utilities under pavement in Cul-De-Sac and/or Knuckles to be backfilled with cement stabilized sand up to pavement subgrade


EMERALD HILLS DRIVE
22
21
SUNSTONE STREET
19
GOLDEN CANYON DRIVE
C1 ℄ Curve Data
R=55.00'
L=86.39'
Δ=90°00'00"
T=55.00'
PC=0+56.80 Amethyst Valley Lane
PC=1+43.20 Amethyst Valley Lane
C2 ℄ Curve Data
R=1200.00'
L=409.30'
Δ=19°32'33"
T=206.66'
PC=3+00.26
PI=7+09.56
C3 ℄ Curve Data
R=55.00'
L=77.11'
Δ=80°19'29"
T=46.42'
PC=8+10.48 Amethyst Valley Lane
PC=8+87.58 Amethyst Valley Lane
5+88.55 Amethyst Valley Lane
=8+17.80 Sunstone Street
1+00.00 Amethyst Valley Lane
=1+00.00 Emerald Hills Drive
8+49.46 Amethyst Valley Lane
=14+27.38 Golden Canyon Drive
MH "A2" (See Sheet 22)
MH "A3" 1+43, 22' Lt FL 31.30
MH "A4" 4+46, 22' Lt FL 30.29
MH "A5" 5+81, 20' Lt FL 32.58
MH "A6" 7+16, 20' Lt FL 31.89
MH "A7" 8+26, 41' Lt
MH "A8" (See Sheet 19)
"B-B" Inlet 4B 2+49, 14.00 Lt TC 36.40 FL 31.70
"B-B" Inlet 6B 4+51, 14.00 Lt TC 36.30 FL 31.60
"B-B" Inlet 7A 7+21, 14.00 Lt TC 36.05 FL 31.35
"B-B" Inlet 4A 2+63, 14.00 Rt TC 36.40 FL 31.40
"B-B" Inlet 6A 4+62, 14.00 Rt TC 36.30 FL 31.30
"B-B" Inlet 14A 7+21, 14.00 Rt TC 36.05 FL 31.05
"C" MH-3 0+64, 30' Lt
"C" MH-4 2+63, 19' Rt
"C" MH-5 3+80, 19' Rt
"C" MH-6 4+62, 19' Rt
"C" MH-7 5+51, 19' Rt
"C" MH-13 6+32, 19' Rt
"C" MH-14 7+21, 19' Rt
"C" MH-15 8+34, 19' Rt
2- Name Street Sign
Prop 8" San Sew
Prop 30" Storm
Prop 36" Storm
Prop 48" Storm
Prop 8" Water
1-8" x 45.0° Bend, AB
1-8" x 11.25° Bend, AB
1-8" x 6" Tee, AB
1-6" GV & Box
1-FV (8.0' Bury)
Sta. 2+05, 28' Rt
1-8" GV & Box
2-Type 7 ADA Ramp
R1-Stop Sign w/ Street Names Sign
Large "C" MH-8 (See Sheet 21)
1-8" x 45.0° Bend, AB
1-8" x 6" Tee, AB
1-6" GV & Box
1-FV (8.0' Bury)
Sta. 6+24, 36' Rt
1-8" x 45.0° Bend, AB
1-8" x 8" Tee, AB
Large "C" MH-14 7+21, 19' Rt
1-8" x 45.0° Bend, AB
Large "C" MH-15 8+34, 19' Rt
Prop 8" San Sew
FL 30.93
FL 31.80
FL 31.28
FL 31.92
FL 32.18
FL 32.58
FL 31.60
FL 31.89
FL 31.35
FL 31.05
FL 31.40
FL 31.30
FL 31.25
FL 31.37
FL 31.23
FL 31.33
FL 31.49
FL 24.87
FL 24.20
FL 24.07
FL 23.88
FL 23.83
FL 23.98
FL 29.40
FL 29.03
FL 28.67
FL 28.19
FL 22.81
FL 22.78
FL 22.69
FL 22.58
FL 22.59
TC 36.40
TC 36.30
TC 36.05
TC 36.26
TC 36.46
TC 36.60
TC 36.40
TC 36.30
TC 36.05
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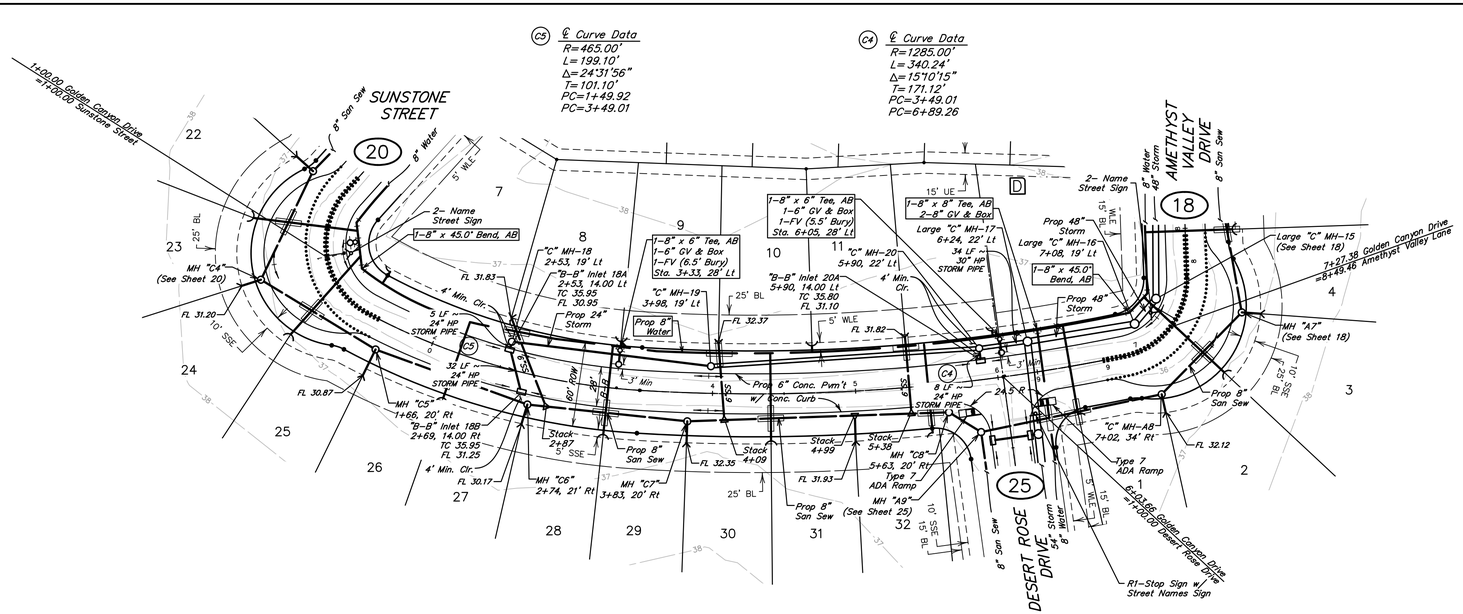
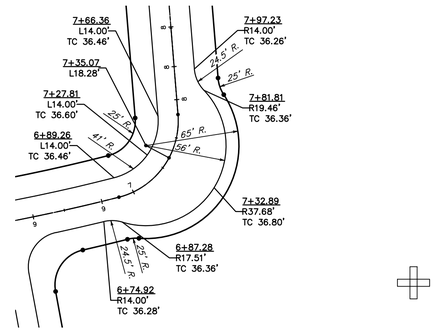
TC 36.60
TC 36.77
TC 36.84
TC 36.99
TC 37.00
TC 37.30
TC 36.85



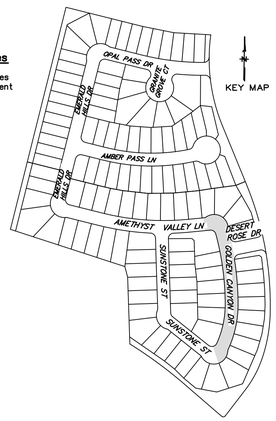


AMETHYST VALLEY LANE & GOLDEN CANYON DRIVE
KNUCKLE DETAIL
1"=50'

0 10 30 50 100 150
SCALE: 1" = 50'

Special Geotechnical Note
For Utilities under Cul-De-Sac and/or Knuckles

All utilities under pavement in Cul-De-Sac and/or Knuckles to be backfilled with cement stabilized sand up to pavement subgrade



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ELEVATION = 36.59 FEET, NAVD 88.

FLOODPLAIN
THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS. ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

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SANITARY SEWER NOTE
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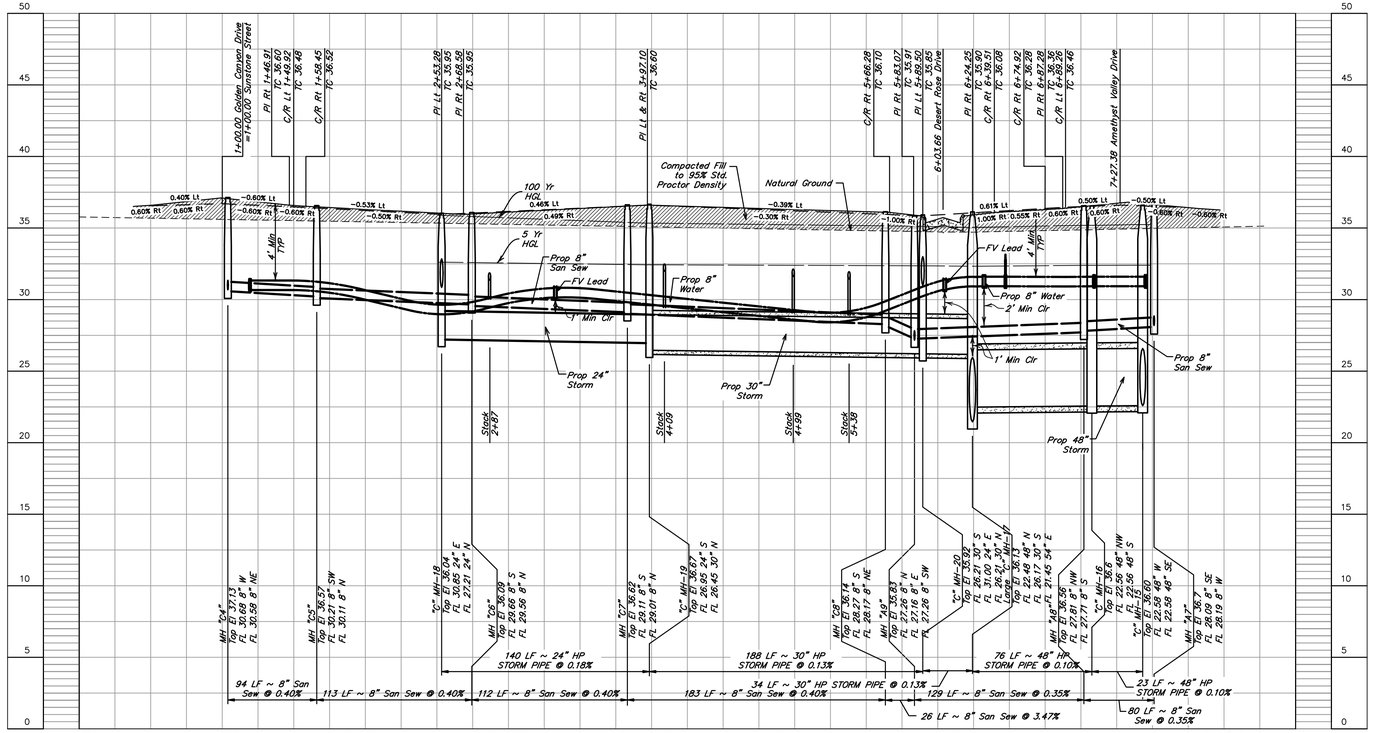
GOLDEN CANYON DRIVE



NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND SECTIONS 1 & 2

GOLDEN CANYON DRIVE
STA 0+00.00 TO STA 8+27.81

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: 1"=50' H. 1"=5' V.
DATE: OCTOBER 2024
JOB NO. 16759-0010-12
SUBMITTED:
DGN. BY: AHR
DWN. BY: JWS
DWG. NO.
SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/1/2024

SHEET NO. 19 OF 30

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(C6) ℄ Curve Data
R=55.00'
L=99.83'
Δ=103°59'59"
T=70.40'
PC=0+50.08
PT=1+49.92

(C7) ℄ Curve Data
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L=47.60'
Δ=49°34'58"
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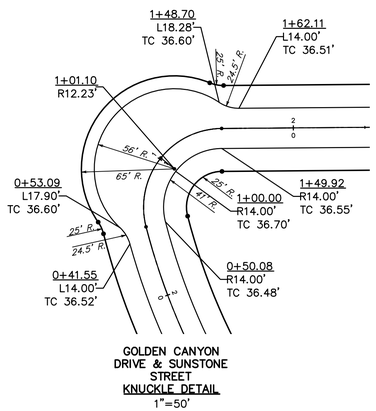
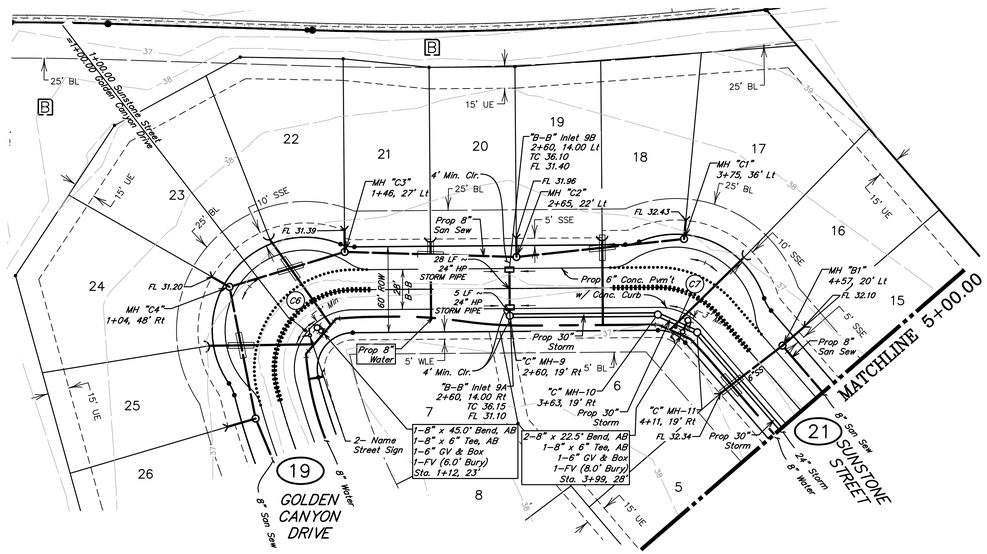
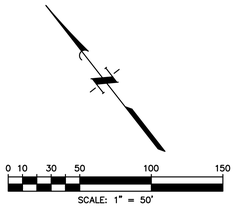
PC=3+63.16
PT=4+10.76



GOLDEN CANYON DRIVE & SUNSTONE STREET
KNUCKLE DETAIL
1"=50'





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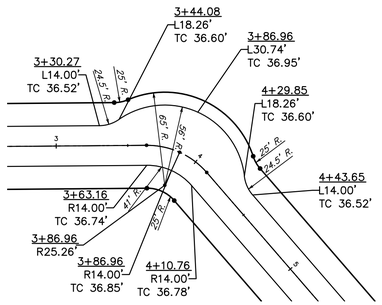

SUNSTONE STREET
KNUCKLE DETAIL
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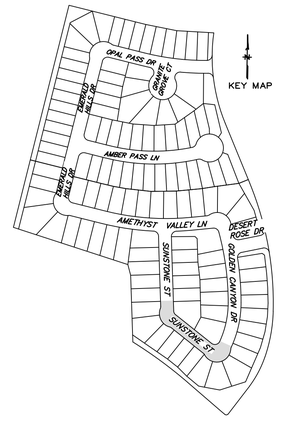
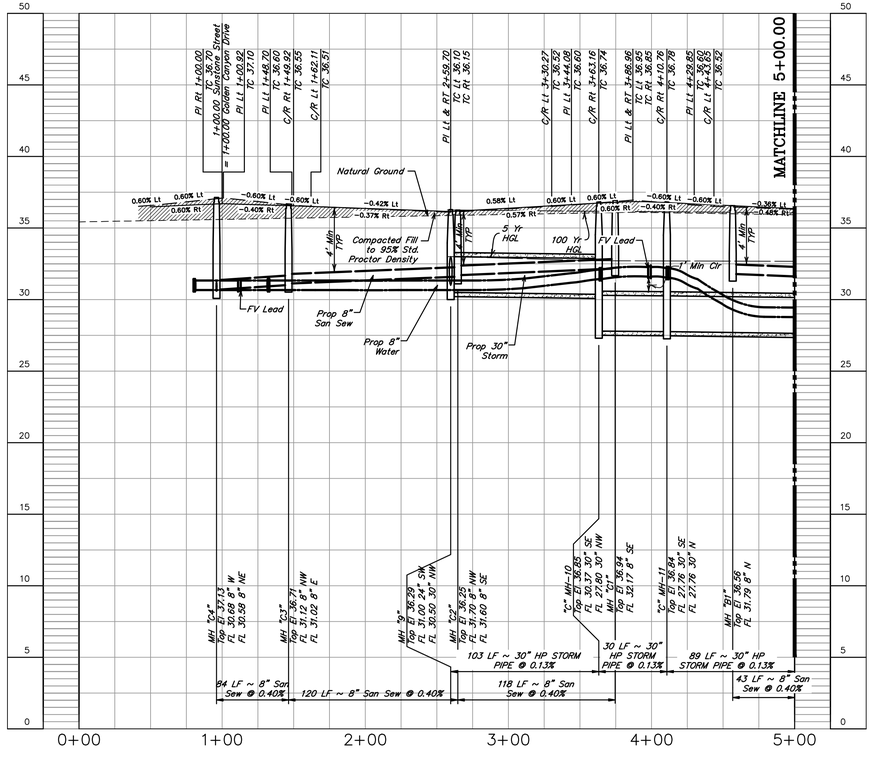


SUNSTONE STREET



NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND SECTIONS 1 & 2

SUNSTONE STREET 1 OF 2
STA 0+00.00 TO STA 5+00.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: 1"=50' H. 1"=5' V.
DATE: OCTOBER 2024
JOB NO. 16759-0010-12
SUBMITTED:
DGN. BY: AHR
DWN. BY: JWS
DWG. NO.
SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/1/2024

SHEET NO.
20
OF 30

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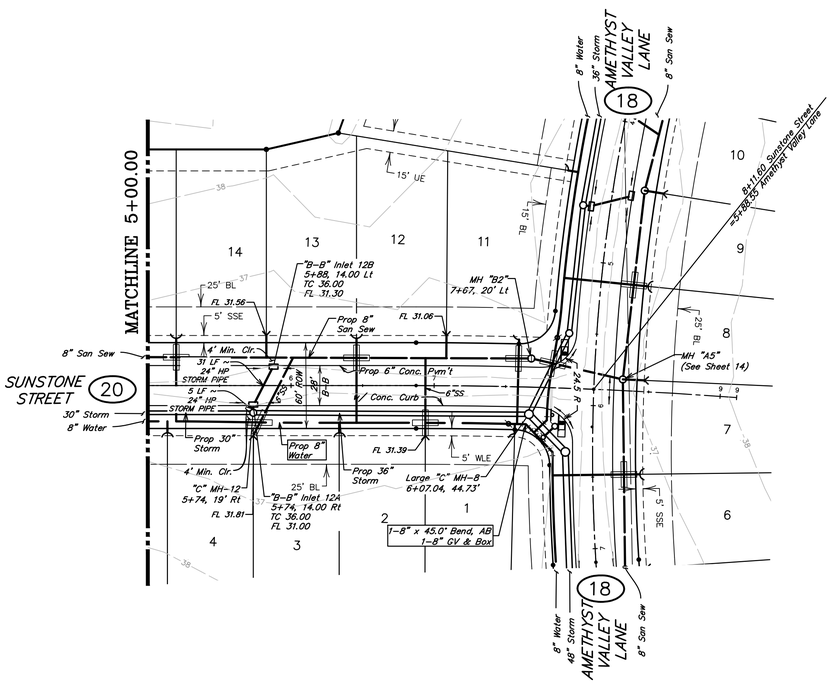
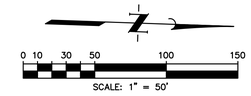
K:\16759\16759-0010-12 Ashland – Phase 1A – WS&D\2 Design Phase\CAD\Plans\202 – Sunstone 1 – 16759-0010-12.dwg Oct 01,2024 – 8:31am ar1





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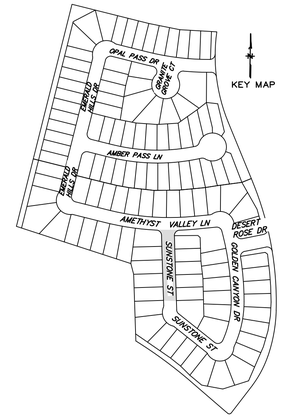
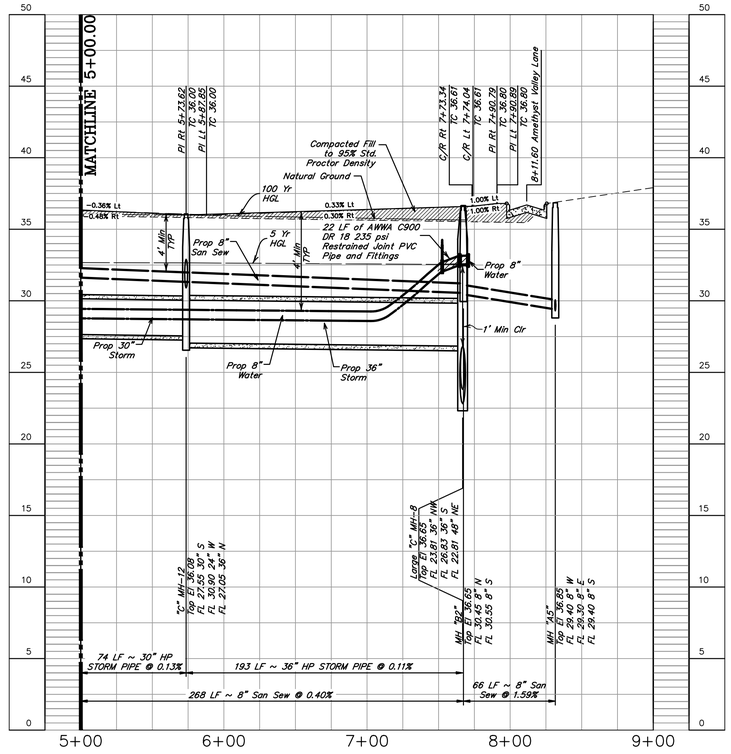


SUNSTONE STREET



NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND SECTIONS 1 & 2

SUNSTONE STREET 2 OF 2
STA 5+00.00 TO STA 9+11.60

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: 1"=50' H. 1"=5' V. DGN. BY: AHR
DATE: OCTOBER 2024 DWN. BY: JWS
JOB NO. 16759-0010-12 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/1/2024

SHEET NO. 21 OF 30

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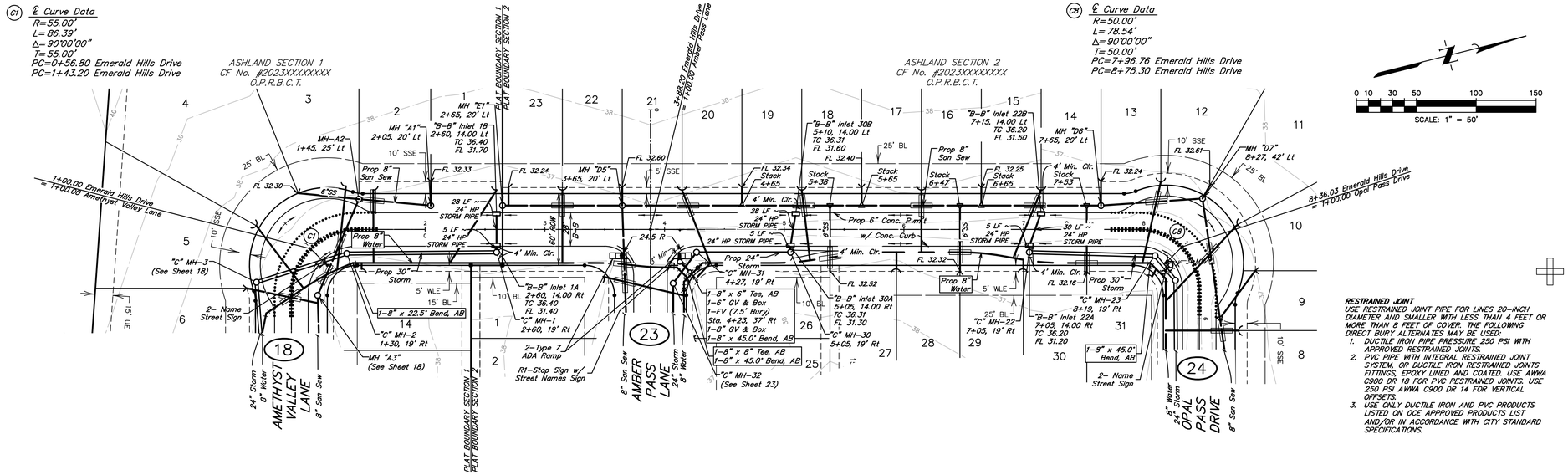
K:\16759\16759-0010-12 Ashland – Phase 1A – WS&D\2 Design Phase\CAD\Plans\202 – Sunstone 2 – 16759-0010-12.dwg Oct 01,2024 – 8:36am ar1



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SANITARY SEWER NOTE
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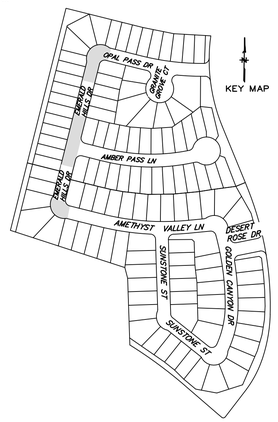
RESTRAINED JOINT
USE RESTRAINED JOINT PIPE FOR LINES 20-INCH DIAMETER AND SMALLER WITH LESS THAN 4 FEET OR MORE THAN 8 FEET OF COVER. THE FOLLOWING DIRECT BURY ALTERNATES MAY BE USED:

1. *DUCTILE IRON PIPE PRESSURE 250 PSI WITH APPROVED RESTRAINED JOINTS.*
2. *PVC PIPE WITH INTEGRAL RESTRAINED JOINT SYSTEM, OR DUCTILE IRON RESTRAINED JOINTS FITTINGS, EPOXY LINED AND COATED. USE AWWA C900 DR 18 FOR PVC RESTRAINED JOINTS. USE 250 PSI AWWA C900 DR 14 FOR VERTICAL OFFSETS.*
3. *USE ONLY DUCTILE IRON AND PVC PRODUCTS LISTED ON OCE APPROVED PRODUCTS LIST AND/OR IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.*



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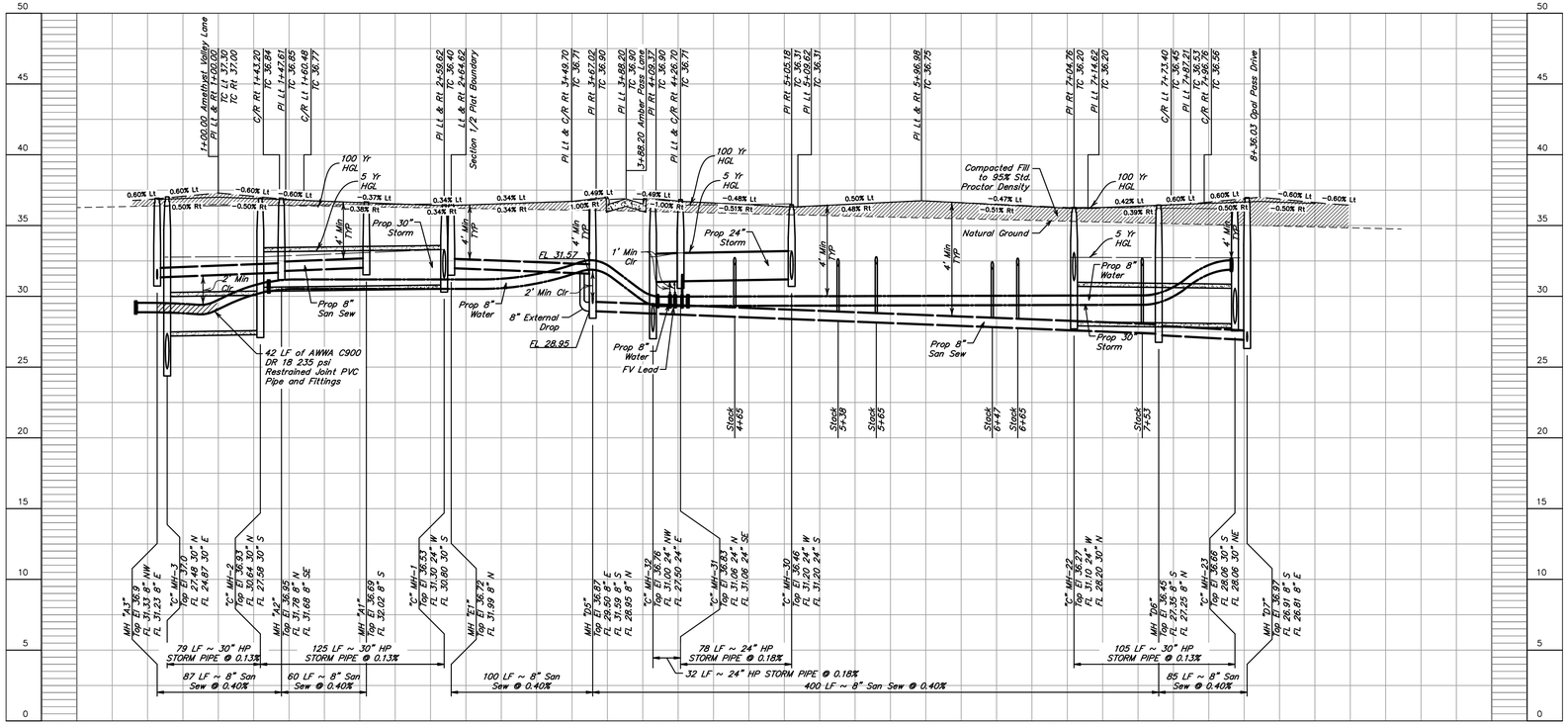
EMERALD HILLS DRIVE



NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND SECTIONS 1 & 2

EMERALD HILLS DRIVE
STA 0+00.00 TO STA 9+36.03

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: 1"=50' H. 1"=5' V.	DGN. BY: AHR
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SUBMITTED:	SURV. BY:
	F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/1/2024

SHEET NO. 22 OF 30

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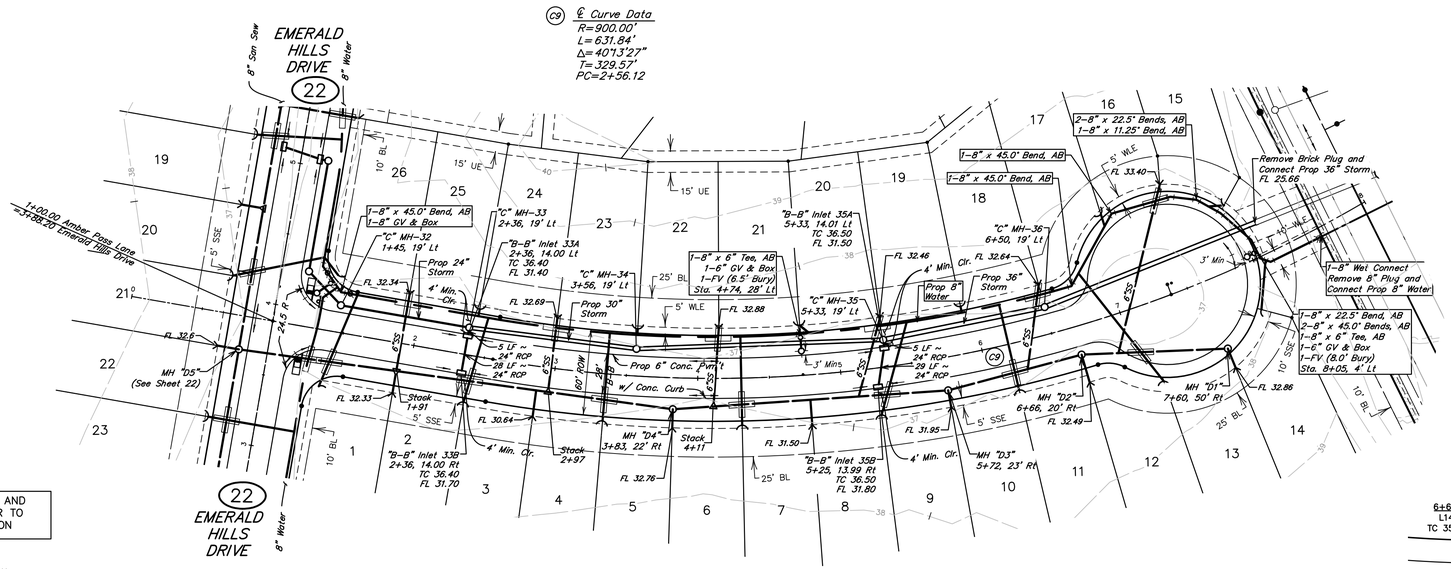
K:\16759\16759-0010-12 Ashland – Phase 1A – WS&D\2 Design Phase\CAD\Plans\203 – Emerald Hills – 16759-0010-12.dwg Oct 01,2024 – 8:41am ar1


EMERALD HILLS DRIVE
22
8" San Sew
8" Water
℄ Curve Data
R=900.00'
L=6.31.84'
Δ=40°13'27"
T=329.57'
PC=2+56.12
1+00.00 Amber Pass Lane
=3+88.20 Emerald Hills Drive
1-8" x 45.0° Bend, AB
1-8" GV & Box
"C" MH-32
1+45, 19' Lt
Prop 24" Storm
"B-B" Inlet 33A
2+36, 14.00 Lt
TC 36.40
FL 31.40
"C" MH-33
2+36, 19' Lt
"C" MH-34
3+56, 19' Lt
Prop 30" Storm
"B-B" Inlet 33B
2+36, 14.00 Rt
TC 36.40
FL 31.70
Stock 1+91
Stock 2+97
Stock 4+11
MH "D4"
3+83, 22' Rt
MH "D5"
(See Sheet 22)
Prop 6" Conc. Pvmt w/ Conc. Curb
1-8" x 6" Tee, AB
1-6" GV & Box
1"-FV (6.5' Bury)
Sta. 4+74, 28' Lt
"B-B" Inlet 35A
5+33, 14.01 Lt
TC 36.50
FL 31.50
"C" MH-35
5+33, 19' Lt
"B-B" Inlet 35B
5+25, 13.99 Rt
TC 36.50
FL 31.80
MH "D3"
5+72, 23' Rt
MH "D2"
6+66, 20' Rt
2-8" x 22.5° Bends, AB
1-8" x 11.25° Bend, AB
1-8" x 45.0° Bend, AB
"C" MH-36
6+50, 19' Lt
Prop 36" Storm
Prop 8" Water
MH "D1"
7+60, 50' Rt
Remove Brick Plug and Connect Prop 36" Storm
FL 25.66
1-8" Wet Connect
Remove 8" Plug and
Connect Prop 8" Water
1-8" x 22.5° Bend, AB
2-8" x 45.0° Bends, AB
1-8" x 6" Tee, AB
1"-6" GV & Box
1"-FV (8.0' Bury)
Sta. 8+05, 4' Lt
5' WLE
5' SSE
10' BL
25' BL
15' UE
60' ROW
24.5' R
3' Min
4' Min. Clr.
5 LF ~ 24" RCP
28 LF ~ 24" RCP
29 LF ~ 24" RCP
FL 32.46
FL 32.64
FL 32.88
FL 32.86
FL 32.49
FL 31.95
FL 31.50
FL 32.76
FL 32.69
FL 32.34
FL 32.33
FL 30.64
FL 32.8
FL 33.40
FL 32.42
FL 32.11
FL 32.07
FL 32.05
FL 32.06
FL 32.04
FL 32.03
FL 32.02
FL 32.01
FL 32.00
FL 31.99
FL 31.98
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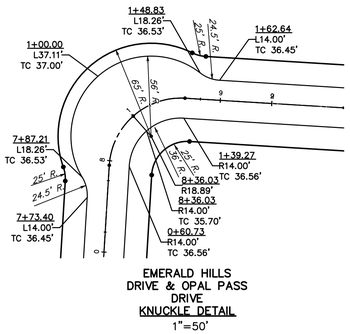

Special Geotechnical Note For Utilities under Cul-De-Sac and/or Knuckles

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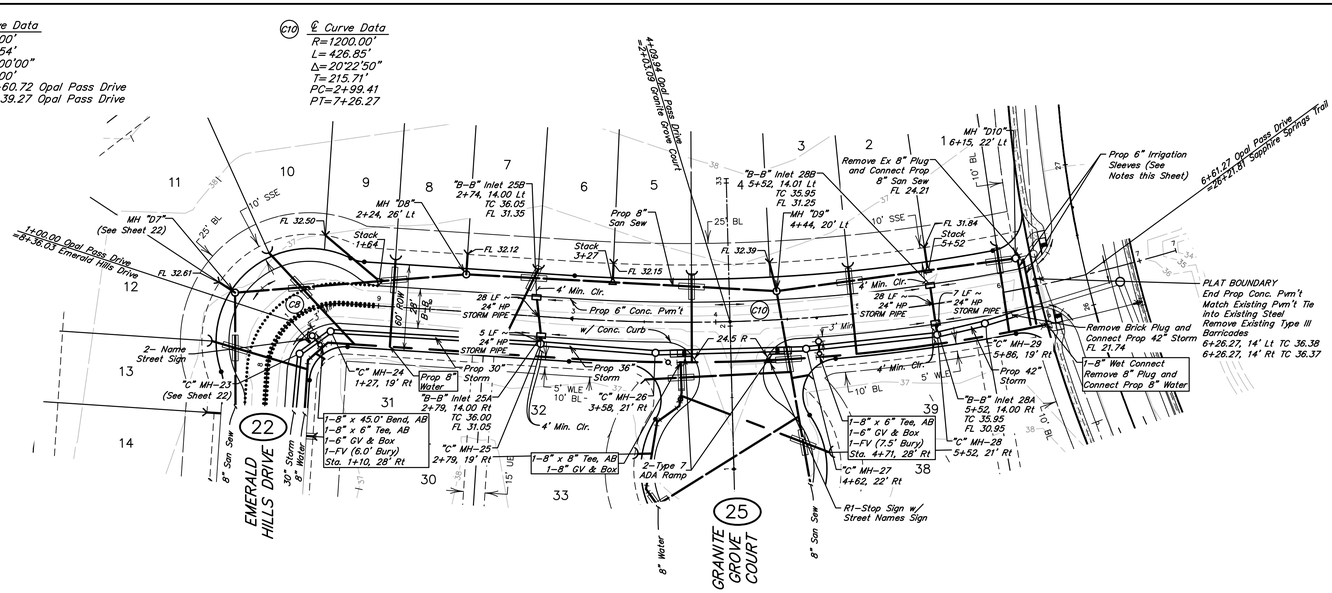

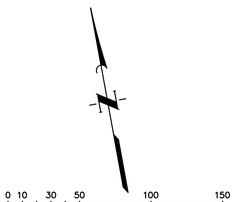

NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

IRRIGATION SLEEVES

1. Sleeves Shall be Schedule 40 PVC Extending a min 2' Beyond Back of Curb, Install 90 Deg bend and riser to a min. 24" above back of curb with ends capped.
2. Install a min. 24" Below Top of Pvm't to Top of Pipe.

BENCHMARK

ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:
DG6956 DW1 CLUTE COOP CORS ARP
DL3490 TXBC BAY CITY CORS ARP
DH3614 TXLM LA MARQUE CORS ARP

TBM A BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, APPROXIMATELY 1600 ± SOUTH FROM FM 32, AT THE NORTHWEST CORNER OF THE SUBJECT TRACT, 4.0' FROM THE EDGE OF ASPHALT AND 37' NORTHWEST FROM A POWER POLE
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FLOODPLAIN

THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS. ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

WATER LINE-SANITARY SEWER CROSSING

PLACE ONE FULL 18' SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES – SHEET 2 – PROTECTION REQUIREMENTS AT WATERLINE – SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.

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ALL SANITARY SEWER MANHOLES SHALL BE COATED IN ACCORDANCE WITH CITY OF SUGAR LAND STANDARD SPECIFICATIONS AND APPROVED PRODUCTS LIST.

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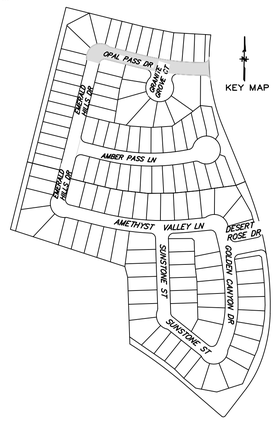
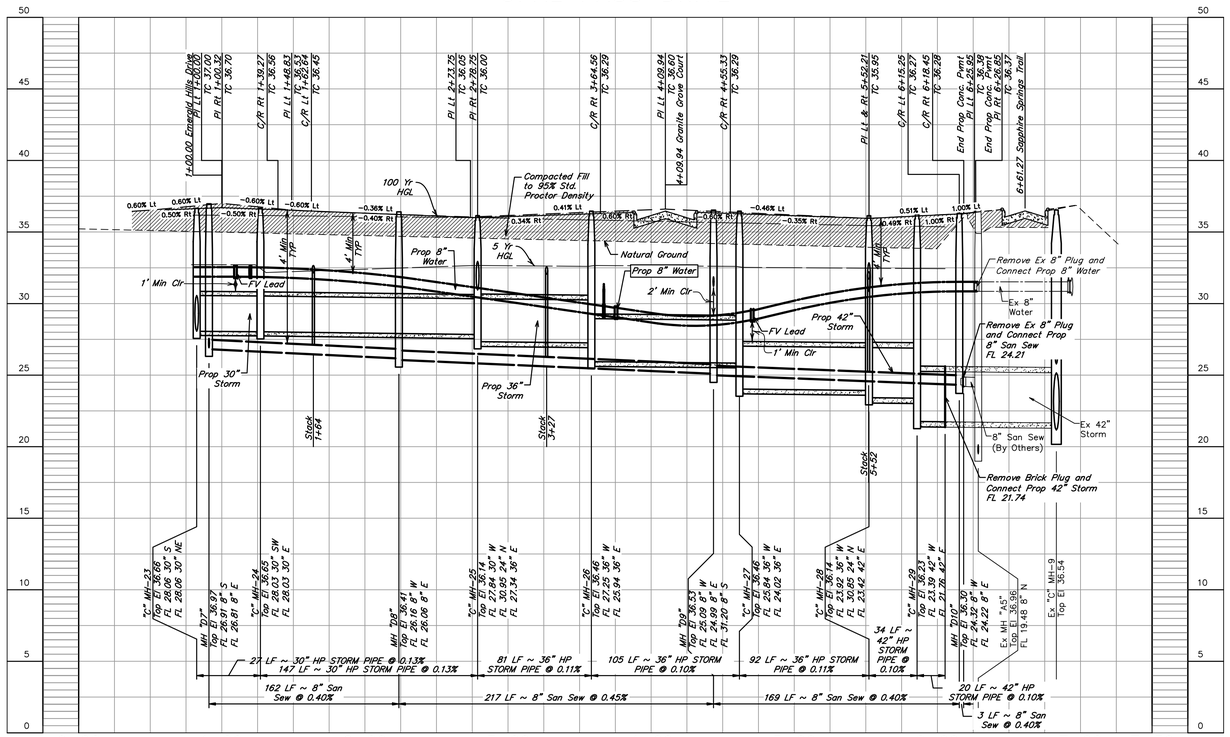


OPAL PASS DRIVE



NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND SECTIONS 1 & 2

OPAL PASS DRIVE
STA 0+00.00 TO 7+26.27

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: 1"=50' H. 1"=5' V.	DGN. BY: AHR
DATE: OCTOBER 2024	DWN. BY: JWS
JOB NO. 16759-0010-12	DWG. NO.
SUBMITTED:	SURV. BY:
	F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/1/2024

SHEET NO. 24 OF 30

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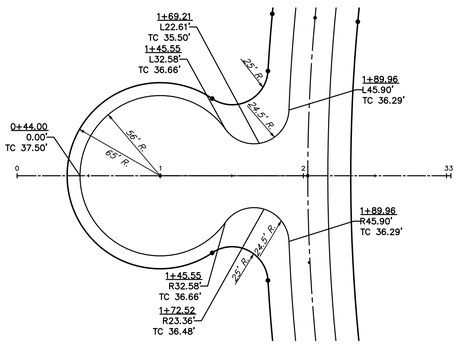
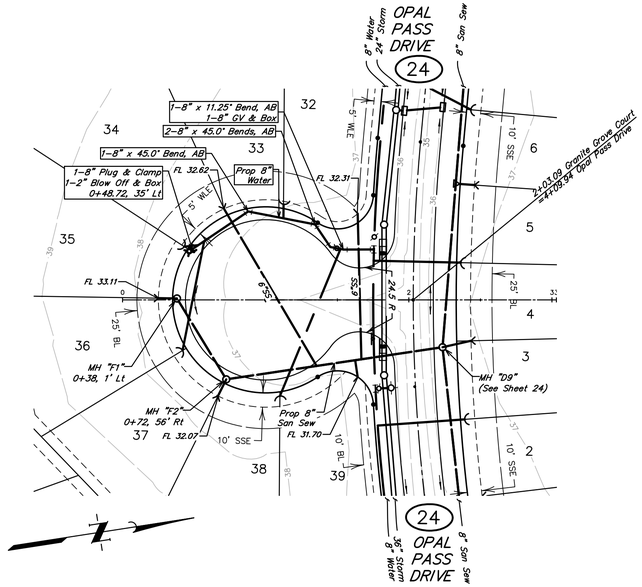


GRANITE GROVE COURT
CUL-DE-SAC
DETAIL
1"=50'



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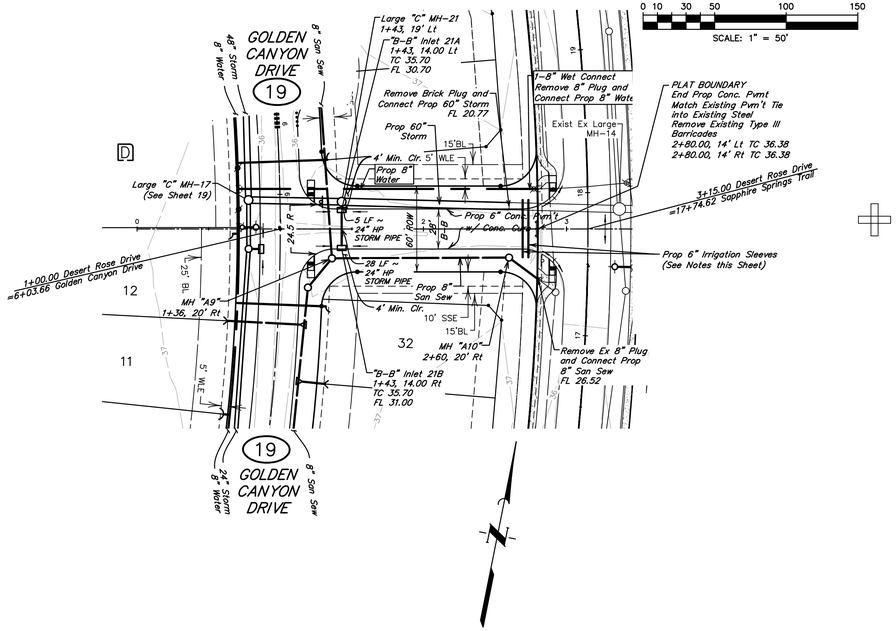

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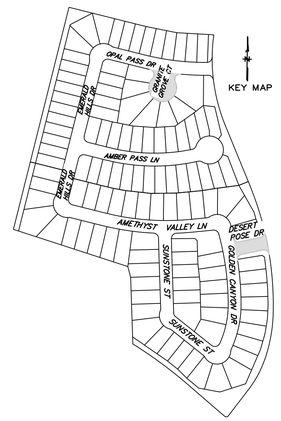
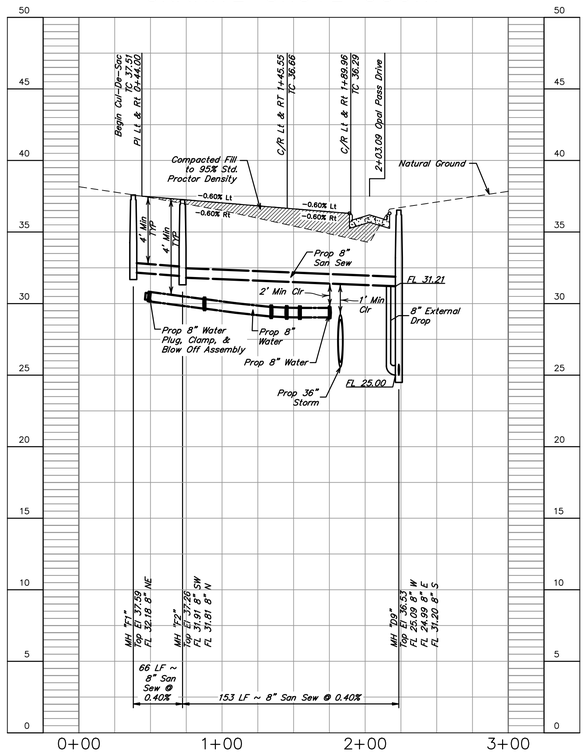
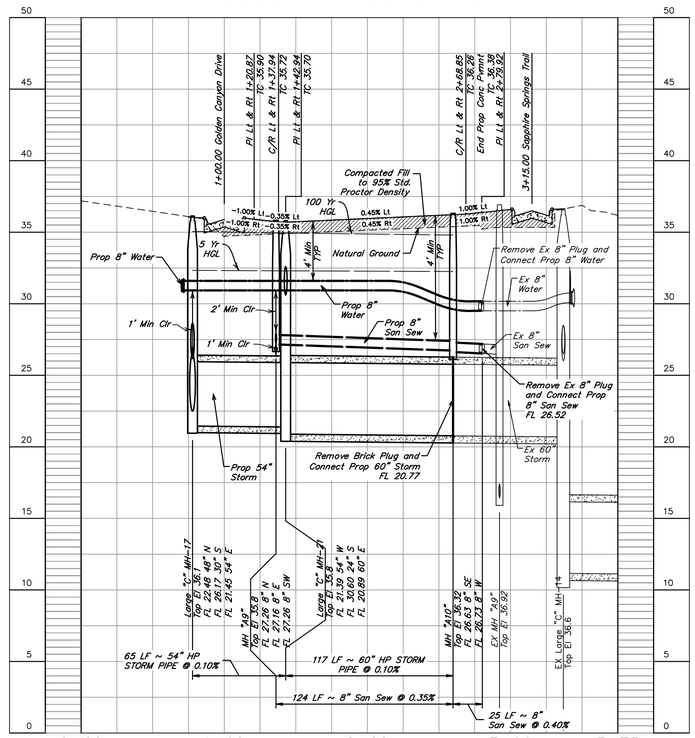


GRANITE GROVE COURT



DESERT ROSE DRIVE



NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND SECTIONS 1 & 2

GRANITE GROVE COURT
STA 0+00.00 TO 3+03.09
DESERT ROSE DRIVE
STA 0+00.00 TO 3+80.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150 • Austin, Texas 78741 • 512.441.9493

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STATE OF TEXAS
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137808
LICENSED
PROFESSIONAL ENGINEER
10/1/2024

SHEET NO.
25
OF 30

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HYPER-CHLORINATED WATER NOTES

1. HYPER-CHLORINATED WATER SHALL NOT BE DISCHARGED TO THE STORM SEWER OR DRAINAGE SYSTEM UNLESS THE CHLORINE CONCENTRATION IS REDUCED TO 4 PPM OR LESS BY CHEMICALLY TREATING THE DISCHARGE WATER OR BY ALLOWING IT TO STAND UNDISTURBED FOR 24 HOURS.
2. DISCHARGE OF HIGH FLOW RATE AND VELOCITIES SHALL BE DIRECTED TO VELOCITY DISSIPATION DEVICES.
3. CHLORINE CAN BURN VEGETATION, SO IT SHOULD NOT BE USED TO WATER VEGETATION THAT IS BEING USED FOR REVEGETATION, VEGETATED FILTERS OR BUFFERS, OR AREAS THAT ARE TO BE LANDSCAPED.
4. HYPER-CHLORINATED WATER MAY BE DISCHARGED TO AN ONSITE RETENTION AREA UNTIL NATURAL ATTENUATION OCCURS. THE AREA MAY BE A DRY STORMWATER DETENTION BASIN, OR A PORTION OF THE SITE MAY BE GRADED TO CREATE A TEMPORARY RETENTION AREA.
5. NATURAL ATTENUATION OF THE CHLORINE MAY BE AIDED BY AERATION. AIR CAN BE ADDED TO THE WATER BY DIRECTING THE DISCHARGE OVER A ROUGH SURFACE BEFORE IT ENTERS THE TEMPORARY RETENTION AREA OR AN ONSITE DRAINAGE DITCH OR SWALE THAT LEADS TO THE AREA.
6. ONSITE DISCHARGE MAY REQUIRE SEVERAL HOURS TO A FEW DAYS BEFORE THE WATER IS SAFE TO DISCHARGE. THE RATE AT WHICH CHLORINE WILL ACTENUATE IS AFFECTED BY SOIL CONDITIONS AND WEATHER CONDITIONS. ATTENUATION WILL OCCUR QUICKEST DURING WARM, SUNNY, AND DRY PERIODS.

SANITARY WASTE NOTES

1. THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE NUMBER OF PORTABLE TOILETS BASED ON THE NUMBER OF EMPLOYEES USING THE TOILETS AND THE HOURS THEY WILL WORK.
2. SANITARY FACILITIES SHALL BE PLACED ON A MINIMUM OF 50 FEET AWAY FROM STORM DRAIN INLETS, CONVEYANCE, CHANNELS OR SURFACE WATERS. IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE A CONFIGURATION, PORTABLE TOILETS SHALL BE A MINIMUM OF 20 FEET AWAY FROM STORM DRAIN INLETS, CONVEYANCE CHANNELS OR SURFACE WATER AND SECONDARY CONTAINMENT SHALL BE PROVIDED IN CASE OF SPILLS.
3. THE LOCATION OF THE PORTABLE TOILETS SHALL BE ACCESSIBLE TO TOILET SERVICING TRUCKS AND OUTSIDE OF DRAINAGE AND SEDIMENT CONTROLS OR CAUSING EROSION OR TRACKING PROBLEMS.
4. SANITARY FACILITIES SHALL BE FULLY ENCLOSED AND DESIGNED IN A MANNER THAT PREVENTS THE EXPOSURE OF SANITARY WASTE TO PRECIPITATION AND STORMWATER RUNOFF.
5. WHEN HIGH WINDS ARE EXPECTED, PORTABLE TOILETS SHALL BE ANCHORED OR OTHERWISE SECURED TO PREVENT THEM FROM BEING BLOWN OVER.
6. THE COMPANY THAT SUPPLIES AND MAINTAINS THE PORTABLE TOILETS SHALL BE INSTRUCTED IN THE PROPER METHOD TO SERVICE OR DISPOSE OF WASTE IN A WAY THAT IS ENVIRONMENTALLY ACCEPTABLE. DISPOSAL OF WASTE SHALL BE VACUUMED INTO A SEPTIC TRUCK BY THE COMPANY THAT MAINTAINS THE TOILETS.
7. THE OPERATOR OF THE MUNICIPAL SEPTAGE STORM SEWER SYSTEM (MS4) SHALL BE NOTIFIED PRIOR TO DISCHARGE FROM THE PORTABLE TOILETS ENTERS THE MS4 OR A NATURAL CHANNEL.
8. SANITARY FACILITIES SHALL NOT BE PERMITTED ON PUBLIC SIDEWALKS, STREETS OR INLETS.

DEBRIS AND TRASH NOTES

1. ALL WASTE SOURCES AND STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS AND OTHER WATERS. IF THE SITE CONFIGURATION PROVIDES SUFFICIENT SPACE TO DO SO, IN NO CASE SHALL MATERIAL AND WASTE SOURCES BE CLOSER THAN 20 FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS, AND OTHER WATERS. CONTRACTOR SHALL PROVIDE A CONFIGURATION, PORTABLE TOILETS SHALL BE MINIMIZED ITS EXPOSURE TO PRECIPITATION AND STORMWATER RUNOFF.
2. WHENEVER POSSIBLE, MINIMIZE PRODUCTION OF DEBRIS AND TRASH.
3. INSTRUCT CONSTRUCTION WORKERS IN PROPER DEBRIS AND TRASH STORAGE AND HANDLING PROCEDURES.
4. SEPARATE HAZARDOUS WASTE FROM NON-HAZARDOUS CONSTRUCTION SITE DEBRIS.
5. PROHIBIT LITTERING BY WORKERS AND VISITORS.
6. POLICE SITE DAILY TO PICK UP LITTER AND DEBRIS.
7. DISPOSE OF DEBRIS USING LAWFUL AND STORAGE PROCEDURES.
8. TO FEASIBLE, RECYCLE CONSTRUCTION AND DEMOLITION DEBRIS SUCH AS WOOD, METAL, AND CONCRETE.
9. TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AT REGULAR INTERVALS OF SUFFICIENT FREQUENCY TO PREVENT OVERFLOW OF TRASH CONTAINERS WHEN THEY ARE 90 PERCENT FULL OR MORE THROUGHOUT.
10. GENERAL CONSTRUCTION DEBRIS MAY BE HAULED TO A LICENSED CONSTRUCTION DEBRIS LANDFILL.
11. USE WASTE AND RECYCLING HAULERS/FACILITIES APPROVED BY THE LOCAL JURISDICTION.
12. DUMPING OF TRICE AND BRUSH FOR USE SUCH AS MULCH IS PREFERRED ALTERNATIVE TO OFFSITE DISPOSAL.
13. NO WASTE, TRASH, OR DEBRIS SHALL BE BURIED, BURNED OR OTHER WISE DISPOSED OF ONSITE.
14. TRASH CONTAINERS ALL DEBRIS AND TRASH CONTAINERS WHICH MATERIALS ARE ACCEPTABLE, FORMAN AND/OR CONSTRUCTION SUPERVISOR SHALL MONITOR ONSITE SOLID WASTE STORAGE AND DISPOSAL PROCEDURES DAILY.

CONCRETE SAWCUTTING WASTE NOTES

1. DURING SAWCUTTING OPERATIONS, THE SLURRY AND CUTTINGS SHALL BE CONTINUOUSLY VACUUMED OR OTHERWISE RECOVERED AND NOT BE ALLOWED TO DISCHARGE FROM THE SITE.
2. IF THE SAWCUTTING SLURRY DOES NOT FLOW IN A STORM DRAIN INLET, THE INLET SHALL BE BLOCKED BY SANDBAGS OR EQUIVALENT TEMPORARY MEASURES TO PREVENT THE SLURRY FROM ENTERING THE INLET. REMOVE THE SANDBAGS AND CLEAN THE INLET COMPLETING SAWCUTTING OPERATIONS, SO THEY DO NOT CAUSE DOWNWARD FLOWS DURING STORM EVENTS.
3. SLURRY AND CUTTINGS SHALL NOT BE ALLOWED TO REMAIN ON THE PAVEMENT TO DRY OUT.
4. DEVELOP PRE-DETERMINED, SAFE SLURRY DISPOSAL AREAS.
5. SLURRY AND CUTTINGS SHALL BE REMOVED FROM THE SITE DAILY HAULED FROM THE SITE FOR DISPOSAL AT A WASTE FACILITY, IF THIS IS NOT POSSIBLE, THE SLURRY AND CUTTINGS SHALL BE DISCHARGED INTO ONSITE CONTAINMENT.
6. THE ONSITE CONTAINMENT MAY BE EXCAVATED OR BERMED PIT LINED WITH PLASTIC SHEETING OR A PREFABRICATED TANK. WHEN THE PIT IS NEARING PLACEMENT OF NEW CONCRETE, SLURRY FROM SAWCUTTING MAY BE DISPOSED OF IN FACILITIES DESIGNATED FOR THE WASHOUT OF CONCRETE TRUCKS INSTEAD CONSTRUCTING A SEPARATE CONTAINMENT.
7. THE CONTAINMENT SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM STORM DRAIN INLETS, DRAINAGE WAYS, CHANNELS, AND OTHER WATERS. IF THE SITE CONFIGURATION PROVIDES SUFFICIENT SPACE TO DO SO, IN NO CASE SHALL THE COLLECTION AREA BE CLOSER THAN 20 FEET FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS AND OTHER WATERS.
8. RENTAL, PORTABLE, PRE-FABRICATED, CONCRETE WASHOUT COLLECTION BASINS ARE COMMERCIALLY AVAILABLE AND ARE AN ACCEPTABLE ALTERNATIVE TO AN ONSITE CONTAINMENT PIT.
9. REMOVE MASTER CONCRETE WHEN THE CONTAINMENT IS HALF FULL, ALWAYS LEAVE ENOUGH FREEBOARD TO PREVENT OVERFLOW.
10. ONSITE EVAPORATION OF SLURRY WATER AND RECYCLING OF THE CONCRETE WASTE IS THE PREFERRED DISPOSAL METHOD, WHEN THIS IS NOT FEASIBLE, DISCHARGE FROM THE COLLECTION AREA SHALL ONLY BE ALLOWED IF A PASSIVE TREATMENT SYSTEM IS USED TO REMOVE THE FINES, MECHANICAL, CHEMICAL, AND/OR OTHER TREATMENT METHODS MAY BE USED. THE PH OF WATER AND DISCHARGED IS ALLOWED ON IT THE pH DOES NOT EXCEED 8.5. THE pH MAY BE LOWERED BY ADDING SULFURIC ACID TO THE SLURRY WATER.
11. CARE SHALL BE EXERCISED WHEN TREATING THE SLURRY WATER FOR DISCHARGE. MONITORING MUST BE IMPLEMENTED TO VERIFY THAT DISCHARGES DO NOT EXCEED APPLICABLE WATER QUALITY STANDARDS AND DISCHARGES DO NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.
12. GEOTEXTILE FABRICS SUCH AS THOSE USED FOR SILT FENCE SHOULD NOT BE USED TO CONTROL SAWCUTTING WASTE, SINCE THE GRAIN SIZE IS SIGNIFICANTLY SMALLER THAN THE APPARENT OPENING SIZE OF THE FABRIC.

SPILL AND LEAK RESPONSE NOTES

1. RECORDS OF RELEASES THAT EXCEED THE REPORTABLE QUANTITY (RQ) FOR OIL AND HAZARDOUS SUBSTANCES SHOULD BE MAINTAINED IN ACCORDANCE WITH THE FEDERAL AND STATE REGULATIONS.
2. SPILL PREVENTION AND EMERGENCY RESPONSE PROCEDURES SHALL BE POSTED IN A READILY AVAILABLE AREA FOR ACCESS BY ALL EMPLOYEES AND SUBCONTRACTORS.
3. SPILL PREVENTION PLANS SHOULD BE MAINTAINED FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS THAT ARE REGULARLY ONSITE. MATERIALS IN KITS SHOULD BE BASED ON CONTAINMENT GUIDELINES IN THE MATERIALS SAFETY AND DATA SHEETS (MSDSS) FOR THE SUBSTANCE MOST FREQUENTLY ONSITE.
4. SPILL KITS ARE INTENDED FOR RESPONSE TO SMALL SPILLS, TYPICALLY LESS THAN 55 GALLONS OF SUBSTANCES THAT ARE NOT EXTREMELY HAZARDOUS. SIGNIFICANT SPILLS OR OTHER RELEASES WARRANT IMMEDIATE RESPONSE BY TRAINED PROFESSIONALS.
5. SUSPECTED JOB-SITE CONTAMINATION SHOULD BE IMMEDIATELY REPORTED TO REGULATORY AUTHORITIES AND PROTECTIVE ACTIONS TAKEN.
6. THE CONTRACTOR SHALL DESIGNATE AN INDIVIDUAL ONSITE SUPERINTENDENT, FOREMAN, SAFETY OFFICER, OR OTHER SENIOR PERSON WHO IS ONSITE DAILY TO BE THE SPILL AND LEAK RESPONSE COORDINATOR (SLRC) AND MUST HAVE KNOWLEDGE OF AND BE TRAINED IN CORRECT SPILL AND LEAK RESPONSE PROCEDURES.

SUBGRADE STABILIZATION NOTES

1. MINIMIZE THE DISCHARGE OF PUTTY OVERSOIL STABILIZERS INTO THE STORMWATER SYSTEM BY PROPERLY DISPOSING OF EXCESS SOIL THAT WHICH CAN BE THOROUGHLY MIXED AND COMPACTED BY THE END OF EACH WORKDAY.
2. STABILIZERS SHALL BE APPLIED AT RATES THAT RESULT IN NO RUN OFF.
3. STABILIZATION SHALL NOT OCCUR IMMEDIATELY BEFORE AND DURING RAINFALL EVENTS.
4. NO TRAFFIC OTHER THAN WATER TRUCKS AND MIXING EQUIPMENT SHALL BE ALLOWED TO PASS OVER THE AREA BEING STABILIZED UNTIL AFTER STABILIZER HAS BEEN THOROUGHLY MIXED.
5. AREA ADJACENT AND DOWNSTREAM OF STABILIZED AREAS SHALL BE REDUCTIONED TO INTERCEPT CHEMICAL RUNOFF AND REDUCE RUNOFF VELOCITY.
6. GEOTEXTILE FABRICS SUCH AS THOSE USED FOR SILT FENCE SHOULD NOT BE USED TO CONTROL STABILIZER WASTE, SINCE THE GRAIN SIZE IS DISSOLVED IN THE WATER AND WON'T BE AFFECTED BY A BARRIER AND THE SUSPENDED SOLIDS ARE SIGNIFICANTLY SMALLER THAN THE APPARENT OPENING SIZE OF THE FABRIC.
7. IF SOIL STABILIZERS ARE STORED ONSITE, THEY SHALL BE CONSIDERED HAZARDOUS MATERIALS AND SHALL BE STORED ACCORDINGLY. THE CONSTRUCTION OF CHEMICAL MANAGEMENT TO CAPTURE ANY ACCIDENTAL LIKE OR CHEMICAL OVERFLOW.
8. THE CONTRACTOR SHALL INSTALL BMP'S TO ALL INLETS AND OPENINGS CONNECTED TO THE STORM SEWER SYSTEMS TO PREVENT LIME FROM ENTERING THE MS4 SYSTEM.

SANDBLASTING WASTE NOTES

1. THE CONTRACTOR SHOULD BE REQUIRED TO DESIGNATE THE SITE FOR SANDBLASTING. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR SANDBLASTING TO ALSO BE RESPONSIBLE FOR SANDBLASTING WASTE MANAGEMENT.
2. PROHIBIT ALL DISCHARGE OF SANDBLASTING WASTE.
3. CONTROL DUST, NON-HAZARDOUS SANDBLAST MEDIA.
4. USE APPROPRIATE EQUIPMENT FOR THE JOB, DO NOT OVER-BLAST.
5. WHENEVER POSSIBLE, BLAST IN A DOWNWARD DIRECTION.
6. CEASE BLASTING ACTIVITIES IN HIGH WINDS OR IF WIND DIRECTION COULD CAUSE DUST TO BLOW ONTO ADJACENT PROPERTY.
7. NON-HAZARDOUS SANDBLAST GRIT MAY BE DISPOSED IN PERMITTED LANDFILLS OR USED AS FILL MATERIAL IF APPROVED BY THE ENGINEER.
8. IF SANDBLAST MEDIA CANNOT BE FULLY CONTAINED, CONSTRUCT SEDIMENT TRAPS DOWNSTREAM FROM BLASTING AREA WHERE APPROPRIATE.
9. USE SOUND FENCING WHERE APPROPRIATE IN AREAS WHERE BLAST MEDIA CANNOT BE FULLY CONTAINED.
10. USE VACUUM TRUCKS OR SWEEPING EQUIPMENT TO REMOVE SANDBLAST GRIT FROM THE ARE PREVENT RUNOFF FROM MISTING OPERATIONS FROM ENTERING DRAINAGE SYSTEMS.
11. USE VACUUM GRIT COLLECTION SYSTEMS WHERE POSSIBLE.
12. ADDRESS OTHER SANDBLASTING MATERIALS, PROCEDURES, AND WEATHER CONDITIONS ON A DAILY BASIS.
13. TAKE ALL REASONABLE PRECAUTIONS TO ENSURE THAT SANDBLASTING GRIT IS CONTAINED AND KEPT AWAY FROM DRAINAGE STRUCTURES.
14. ENSURE THAT STORED MEDIA IS ALWAYS BY STORED UNDER COVER AWAY FROM DRAINAGE STRUCTURES.
15. ENSURE THAT STORED MEDIA OR GRIT IS NOT SUBJECTED TO TRANSPORT BY WIND.
16. ENSURE THAT ALL SANDBLASTING EQUIPMENT AND STORAGE CONTAINERS ARE MAINTAINED IN GOOD CONDITION TO PREVENT FUTURE RELEASES.
17. CAPTURE AND TREAT RUNOFF WHICH COMES INTO CONTACT WITH SANDBLASTING MATERIALS OR WASTE.

NO.	DATE	REVISION

SCALE:

DESIGN ENGINEER _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

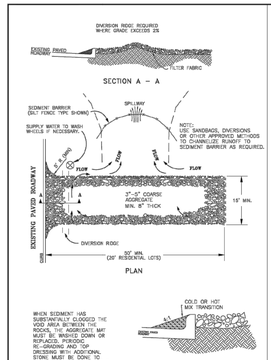
GENERAL EROSION CONTROL NOTES

JOB No.:
DES.
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-33

SHEET OF

REVISION DATE: OCTOBER 2021

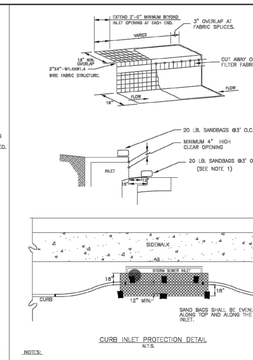


WHEN SEDIMENT HAS SUBSTANTIALLY CLOGGED THE VOID AREA BETWEEN THE ROCKS, THE AGGREGATE MAT MUST BE WASHED DOWN OR REMOVED AND REPLACED. RE-GRADING AND TOP DRESSING WITH ADDITIONAL STONE MAY BE DONE TO KEEP THE OPENINGS OF THE ENTRANCE FROM DIMINISHING.

TRANSITION

TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT
N.T.S.

SL-ER-01



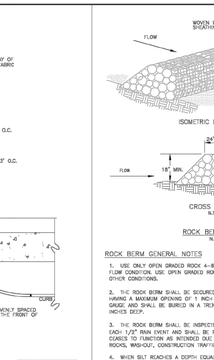
CURB INLET PROTECTION DETAIL
N.T.S.

NOTES:

1. A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL TO PROVIDE A 20 LB. SANDBAG @ 3' O.C. FILTER FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR WIRE TIES AS NEEDED.
2. INSPECTION SHALL BE MADE BY CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
3. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL AND IMMEDIATELY REMOVE THE INLET PROTECTION IF THE STORMWATER BACKS UP OR OVERFLOWS.
4. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF THE SEDIMENT IS STABILIZED.

SLOT OPENING	MINIMUM NUMBER OF SANDBAGS	
	DEEP	SHALLOW
6"	2	3
10"	3	3
15"	3	4
20"	4	4

SL-ER-02

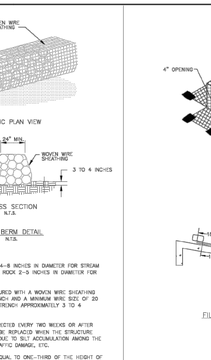


ROCK BERM DETAIL
N.T.S.

ROCK BERM GENERAL NOTES

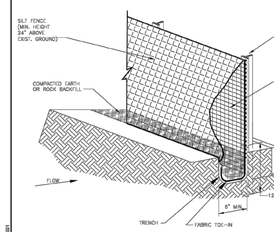
1. USE ONLY OPEN GRADED ROCK 4-8 INCHES IN DIAMETER FOR STREAM FLOW CONDITION. USE OPEN GRADED ROCK 2-5 INCHES IN DIAMETER FOR OTHER CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING A MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE SIZE OF 20 GAUGE AND SHALL BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP.
3. THE ROCK BERM SHALL BE INSPECTED EVERY TWO WEEKS OR AFTER EACH 1/2" RAIN EVENT AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASH-OUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE BERM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
5. WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
6. ROCK BERM SHOULD BE USED AS CHECK DAMS FOR CONCENTRATED FLOW AND ARE NOT INTENDED FOR USE IN PERIMETER PROTECTION.

SL-ER-03



FILTER FABRIC WYE INLET PROTECTION
N.T.S.

SL-ER-04

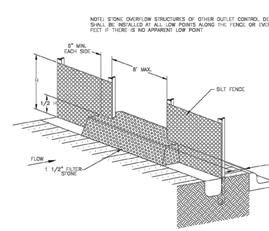


ISOMETRIC PLAN VIEW
N.T.S.

SILT FENCE GENERAL NOTES

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE, INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR TRENCHING MACHINE. THE TRENCH SHALL BE A MINIMUM OF 6 INCHES DEEP AND FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM STEPPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR BETWEEN POSTS. WOVEN WIRE SHALL BE FASTENED TO EACH STEEL POST. THERE SHALL BE A 3' TOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NOTICED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE, AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILVATION.

NOTE: STONE OVERFLOW STRUCTURES OF OTHER OUTLET CONTROL DEVICES SHALL BE INSTALLED AT ALL LOW POINTS ALONG THE FENCE OR EVERY 300 FEET IF THERE IS NO APPARENT LOW POINT



SILT FENCE
STONE OVERFLOW STRUCTURE
N.T.S.

SL-ER-05

NO.	DATE	REVISION

SCALE:

DESIGN ENGINEER _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

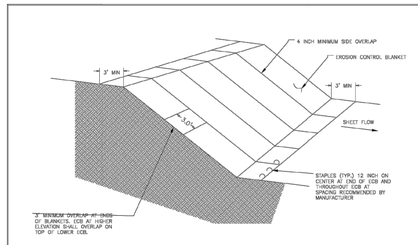
EROSION CONTROL DETAILS I

JOB No.:
DES.
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-34

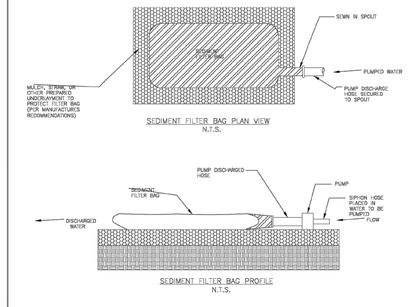
SHEET OF

REVISION DATE: OCTOBER 2021



EROSION CONTROL BLANKETS
N.T.S.

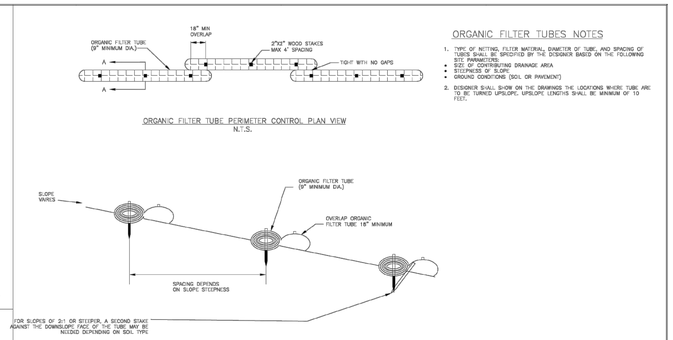
SL-ER-06



NOTE: A FILTRATION BAG IS NOT REQUIRED IF IF THE DRAINAGE SYSTEM CAN BE ADEQUATELY PROTECTED

DEWATERING CONTROLS
N.T.S.

SL-ER-07

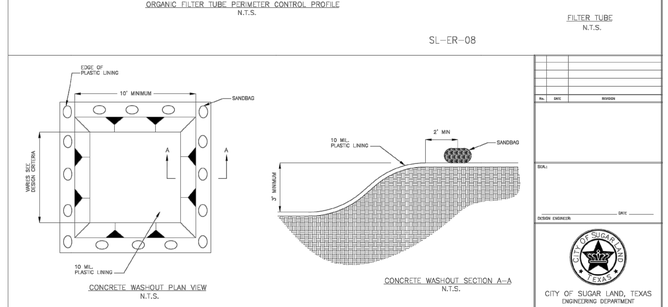


ORGANIC FILTER TUBES NOTES

1. TYPE OF NETTING, FILTER MATERIAL, DIAMETER OF TUBE, AND SPACING OF TUBES SHALL BE SPECIFIED BY THE DESIGNER BASED ON THE FOLLOWING FACTORS:
   - SIZE OF CONTRIBUTING DRAINAGE AREA
   - STEEPNESS OF SLOPE
   - GROUND CONDITIONS (SOIL OR PAVEMENT)
2. DESIGNER SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE TUBE ARE TO BE TURNED UPSLOPE. UPSLOPE LENGTHS SHALL BE MINIMUM OF 10 FEET.

FILTER TUBE
N.T.S.

SL-ER-08



CONCRETE WASHOUT NOTES

1. SANDBAGS MAYBE REPLACED BY A SOIL BERM TO ANCHOR THE PLASTIC BAG

CONCRETE WASHOUT AREA
N.T.S.

SL-ER-09

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND SECTIONS 1 & 2

STORM WATER POLLUTION PREVENTION PLAN DETAILS

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: NTS DGN. BY: AHR
DATE: OCTOBER 2024 DWN. BY: JWS
JOB NO. 16759-0010-12 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/11/2024

SHEET NO. 26 OF 30

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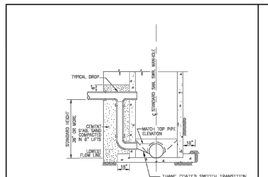
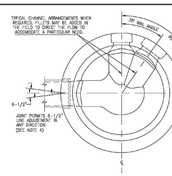


STANDARD DROP DETAIL
(SEE C.S.S. NOTES)

SL-SS-05



PIPING CONNECTIONS DETAIL

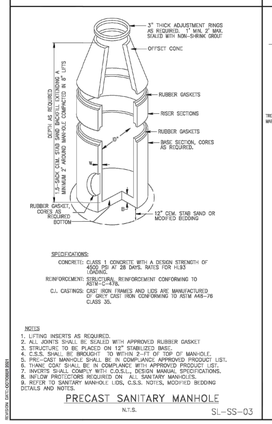
SL-SS-05A

NOTES:
1. EFFLUENT AND EXFILIENT PIPING CONNECTIONS TO MANHOLE SHALL BE FLEXIBLE TO PREVENT ROOTED TERM.
2. EFFLUENT AND EXFILIENT CONNECTIONS ARE LIMITED TO A MAXIMUM 90° INCLUDED ANGLE OF CONVERGENCE.
3. MINIMUM 39" AND MAXIMUM 80" INCLUDED ANGLES MUST BE PROVIDED BETWEEN MULTIPLE INFLUENT CONNECTIONS.
4. ANGLE OF DEFLECTION AT PIPING JOINTS AS PER MANUFACTURER'S RECOMMENDATIONS.

NOTES:
1. CONTRACTOR SHALL CONTACT CITY OF SUGAR LAND ENGINEERING DEPARTMENT AT (281) 275-2780 IF WET SAND OR OTHER UNSUITABLE SOIL CONDITIONS, HIGH WATER TABLE AND/OR UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED.
2. SHOULD A CONFLICT ARISE BETWEEN INFORMATION DEPICTED ON APPROVED CONSTRUCTION DRAWINGS AND INFORMATION INCLUDED IN PROJECT SPECIFICATIONS, CITY OF SUGAR LAND DESIGN STANDARDS SHALL GOVERN.
3. SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED A MINIMUM OF FOUR FOOT FROM BACK OF CURB ON CURB AND GUTTER ROADWAYS AND THREE FEET FROM EDGE OF PAVEMENT ON ROADWAYS WITHOUT CURB AND GUTTER.
4. ALL SEWER MANHOLE COVERS SHALL HAVE THE CITY OF SUGAR LAND EMBLEM AND THE WORDS "SUGAR LAND" AND "SANITARY SEWER" CAST IN RAISED RELIEF AS DEPICTED IN CITY OF SUGAR LAND STANDARD CONSTRUCTION DETAILS SHEETS. ALL SANITARY SEWER MANHOLES SHALL BE WATERTIGHT AND BOLTED.
5. MANHOLE RIM ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY. CONTRACTORS SHALL ADJUST RIM ELEVATIONS TO 0.4 FOOT ABOVE FINISHED GRADE WITHIN RIGHT-OF-WAY AND EASEMENTS AT EACH MANHOLE LOCATION AFTER FINAL GRADING. ADJUSTMENTS TO MANHOLE RIM ELEVATIONS SHALL BE AND ACCOMPLISHED BY THE USE OF "I-ROC" RINGS ONLY (MAX. OF 24 INCHES PERMITTED). THE AREA ADJACENT TO SANITARY SEWER MANHOLE LOCATIONS SHALL BE GRADED TO PREVENT THE ENTRY OF SURFACE DRAINAGE AND PREVENT ENTRY OF STORM WATER RUNOFF TO THE SANITARY SEWER SYSTEM.
6. DROP CONNECTIONS ARE REQUIRED WHEN INVERT ELEVATION OF SEWER LINE TO BE CONNECTED EXCEEDS 24 INCHES DIFFERENCE ABOVE INVERT ELEVATION OF MANHOLE BASE. ALL DROP CONNECTIONS SHALL BE CONSTRUCTED OF SAME MATERIALS AS SEWER AND SHALL BE CONSTRUCTED EXTERIOR TO MANHOLE. INSIDE DROP ALLOWED ON MANHOLES 10-FT in DEPTH, PVC.
7. ALL MANHOLES SHALL BE VACUUM TESTED AND SHALL NOT BE WATERTIGHT AND TO ALLOW UPPER INSIDE PIPE WILL CLIMBSIDE OF ALL PIPING CONNECTED TO BASE OF MANHOLE UNIFORMLY, REGARDLESS OF PIPE DIAMETERS. DROP ASSEMBLIES SHALL BE BUILDED IN CONCRETE STAINLESS SHALL CONCRETE STAINLESS SAND SHALL CATCH A MINIMUM OF SIX INCHES PAST PIPING ARRANGEMENT FROM BASE OF MANHOLE OPENING TO A POINT SIX INCHES (MINIMUM) ABOVE TOP OF HIGH SEWER PIPING WHERE CONNECTED TO THE MANHOLE ABOVE THE VERTICAL DROP.
8. CONNECTIONS TO EXISTING MAJOR SANITARY SEWER MANHOLES DURING CONSTRUCTION OF PROJECT CONCRETE NOT HAVING PROVIDED HOLES OF CORRECT DIAMETER, LOCATION AND FIELD CORING ONLY SHALL ACCOMPLISH INVERT ELEVATION, IN NO INSTANCE WILL EITHER MANUAL OR PNEUMATIC CHISELS AND/OR HAMMER DRILLS BE UTILIZED TO BREAK HOLES IN PRECAST CONCRETE MANHOLES, PIPE SEGMENTS OR OTHER PRECAST STRUCTURES SUCH AS LIFT STATIONS.
8. BEDDING AND BACKFILL OF SANITARY SEWER PIPING AND MANHOLES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH CITY OF SUGAR LAND DESIGN STANDARDS. A 1.5-SACK MIX IS REQUIRED FOR ALL CEMENT STABILIZED SAND BEDDING AND BACK BEDDING SHALL BE INSTALLED IN LIFTS OF EIGHT INCHES MAXIMUM.
9. SOLVENT WELDED JOINTS ARE NOT AN ACCEPTABLE JOINING METHOD FOR SANITARY SEWERS CONSTRUCTED OF PVC PIPING MATERIALS AND LOCATED WITHIN RIGHTS-OF-WAY OR EASEMENTS. RUBBER GASKETED BELL AND SPIGOT SANITARY SEWER JOINTS ARE MANDATORY. BELL STUBS (3) INCH OF PIPE SHALL BE INSTALLED AT ALL MANHOLES FOR FUTURE USE IN EXTENDING LINES DIRECTIONAL.
10. SANITARY SEWER SERVICE LINES SHALL BE EXTENDED TO RIGHTS-OF-WAY AND/OR EASEMENT LINES AS APPLICABLE AND CAPPED/PLUGGED FOR FUTURE CONNECTIONS. SERVICE LINES ARE TO BE INSTALLED SO AS TO PROVIDE UNDER POSSIBLE WATER PIPING AT CROSSINGS WHERE POSSIBLE.
11. EACH SANITARY SEWER SERVICE LINES STUB, PLUGGED WYE BRANCH OUTLET AND STACK SHALL BE MARKED WITH A PRESSURE TREATED 4 X 4 TIMBER AT THE END OF THE SERVICE LINE EXTENDING FROM THE TOP OF THE GROUND TO A POINT 18" MIN. AND AT AN ELEVATION TWO FEET BELOW THE EXPOSED TERMINATION POINT OF THE STACK AND EXTENDING TWO FEET ABOVE FINISHED GRADE. EACH TIMBER MARKER SHALL BE PAINTED RED AND LABELED "SANITARY SEWER STUB", "SANITARY SEWER WYE" OR "SANITARY SEWER STACK" AS APPROPRIATE WITH STUB, WYE BRANCH OUTLET OR STACK SIZE NOTED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR PROTECTION OF ANY AND ALL CLIMBING, EXCAVATING, FILL, GRADING, EXCAVATION AND OTHER CONSTRUCTION. CONTRACTOR SHALL CHECK THAT STORM DRAINAGE PATHWAYS ARE MAINTAINED AND REMAIN OPEN TO ENSURE POSITIVE DRAINAGE AND THAT SUCH CONVEYANCES ARE NOT IMPEDED OR BLOCKED IN ANY WAY. STORM SEWER INLETS SHALL BE PROTECTED FROM ENTRY OF SILT, TRASH, DEBRIS AND ANY SUBSTANCES DETRIMENTAL TO THE STORM SEWER SYSTEM AND/OR WATERWAYS.
13. ALL SANITARY SEWER PIPING AND BEDDING SHALL BE INSPECTED BY CITY CONSTRUCTION INSPECTOR FOR CONFORMANCE WITH CITY INFRASTRUCTURE STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY NOTIFY THE CITY OF SUGAR LAND CONSTRUCTION INSPECTOR PRIOR TO CITY OF SUGAR LAND PUBLIC WORKS DEPARTMENT INSPECTION POLICY.
14. C.S.S. 1" ASDHC PIPE AND 6" BLOOM PIPE MINIMUM.
15. SEE SCHEMA, NOTES AND C.S.S. NOTES.
16. CAST IN PLACE MANHOLES ACCEPTED, #300 PSI CONCRETE.

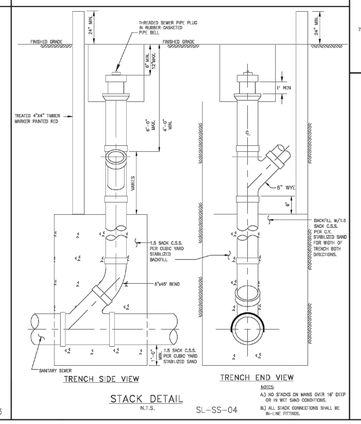
SANITARY SEWER SERVICE CONNECTION
N.T.S.

SL-SS-06



PRECAST SANITARY MANHOLE
N.T.S.

SL-SS-03



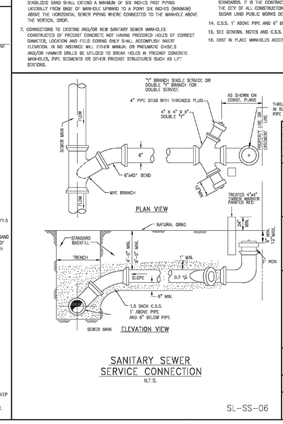
TRENCH SIDE VIEW

TRENCH END VIEW

STACK DETAIL
N.T.S.

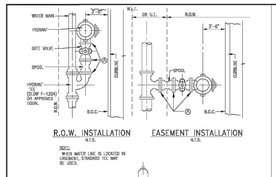
SL-SS-04

NOTES
A) NO STACKS ON MAINS OVER 18" DIOP OR IN WET SAND CONDITIONS.
B) ALL STACK CONNECTIONS SHALL BE IN-LINE FITTINGS.



SANITARY SEWER SERVICE CONNECTION
N.T.S.

SL-SS-06

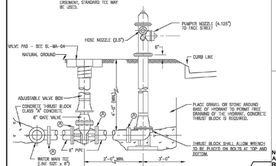


R.O.W. INSTALLATION

EASEMENT INSTALLATION

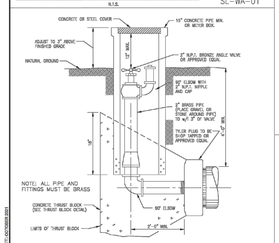
N.T.S.

SL-WA-01



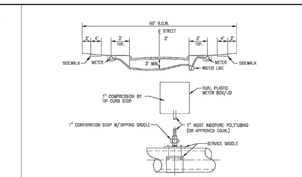
TYPICAL GATE & FIRE HYDRANT INSTALLATION
N.T.S.

SL-WA-01



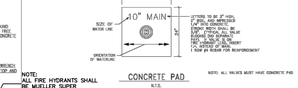
2" BLOW OFF VALVE ASSEMBLY
N.T.S.

SL-WA-02



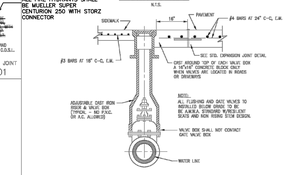
WATER SERVICE CONNECTION AND WATER SERVICE TAPPING ASSEMBLY DETAIL
N.T.S.

SL-WA-03



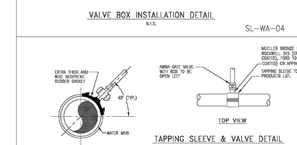
CONCRETE PAD
N.T.S.

NOTE: ALL VALVES MUST HAVE CONCRETE PAD



VALVE BOX INSTALLATION DETAIL
N.T.S.

SL-WA-04



TAPPING SLEEVE & VALVE DETAIL
N.T.S.

SL-WA-07

NOTES:
POLYETHYLENE WRAP FOR IRON PIPE

NOTES:
1. POLYETHYLENE FILM SHALL BE USED AS A WRAP TO PROTECT CAST IRON AND DUCTILE IRON PIPE IN A CORROSIVE SOIL ENVIRONMENT.
2. AS A NO. POLYETHYLENE FILM WRAP SHALL BE REQUIRED AROUND ALL METAL PIPE AND APPURTENANCES EXCEPT FIRE HYDRANTS.
3. POLYETHYLENE FILM SHALL BE FURNISHED AND INSTALLED EITHER IN TUBULAR FORM PRIOR TO LOWERING THE PIPE IN TRENCH OR IN SHEET FORM.
4. POLYETHYLENE TUBE ENCASEMENT SHALL CONFORM WITH THE MINIMUM REQUIREMENTS OF ANSI/AWWA C105/A21.5 AND SHALL BE USED WITH CAST IRON FITTINGS FOR WATER AND SEWER AGAINST ANSI/AWWA C104, CURRENT REVISION. SCH 80 WITH A PRODUCT SHALL BE TESTED IN ACCORDANCE WITH ASTM D1238 AND ASTM D1505 TO REQUISITELY DETERMINE THE REQUIREMENTS FOR ENGINEERING.
5. ALL FITTINGS AND PIPE JOINTS WITHIN 10' OF A FITTING SHALL HAVE RESTRAINT JOINTS

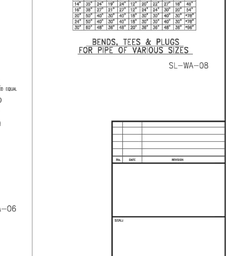
THRUST BLOCK DETAIL
N.T.S.

SL-WA-05

	90° BEND	45° BEND	22 1/2° BEND	11 1/2	PLUGS
SIZE	A	B	A	B	A	B	A	B	A	B
3 (3")	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
4 (4")	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
6 (6")	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
8 (8")	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
10"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
12"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
14"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
16"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
18"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
20"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
24"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"

BENDS, TEES & PLUGS FOR PIPE OF VARIOUS SIZES

SL-WA-08

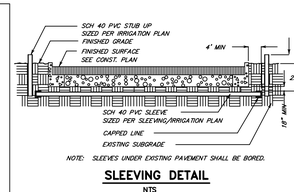


AIR RELEASE VALVE DETAIL
N.T.S.

SL-WA-06

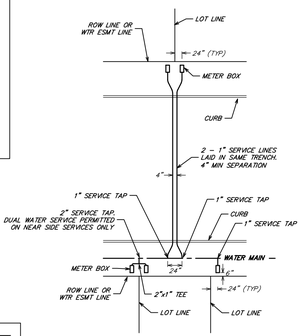
CONSTRUCTION NOTES:
1. WATER LINES 12" (IN.) AND LESS SHALL BE AWWA C-900 DR18 WATER LINE GREATER THAN 12" (IN.) IN # SHALL BE AWWA C-905 OR 18
2. ALL FLUSHING VALVES AND GAUT VALVES TO BE AMERICAN WATER WORKS ASSOC. (AWWA) STANDARD COUNTERCLOCKWISE OPENING WITH NON-RISING STEM DESIGN.
3. ALL DUCTILE IRON PIPE SHALL BE CLASS 50 MORTAR LINED. NO A.C. PIPE WILL BE ALLOWED AND ALL DUCTILE IRON FITTINGS SHALL BE MECHANICAL PUSH-ON OR MECHANICAL JOINTS.
4. ALL BACKFILL WITHIN THE R.O.W. SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
5. MINIMUM SPACING BETWEEN TAPS SHALL BE 2' AT ALTERNATING TAP ANGLES.

SL-WA-08

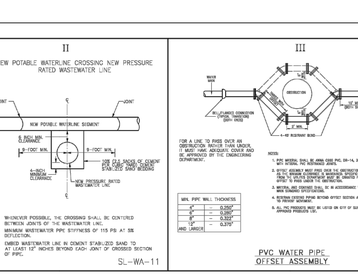


NOTE: SLEEVES UNDER EXISTING PAVEMENT SHALL BE BORED.

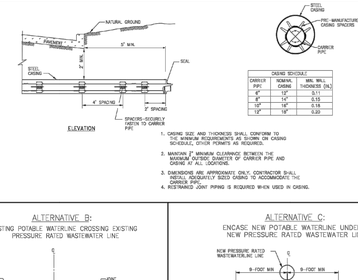
SLEEVING DETAIL
NTS



TYPICAL WATER SERVICE LAYOUT
NTS



SL-WA-10



SL-WA-11

III
MAIN LINE
CL
WYE BRANCH
CL
WYE BRANCH
CL
MAIN LINE
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INSPECTION
CL
CL
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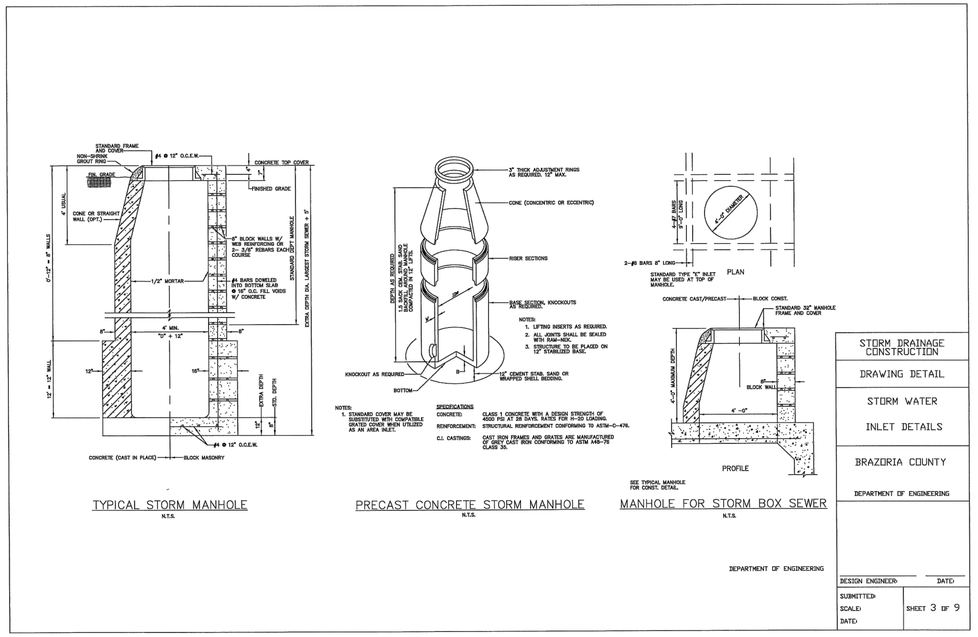
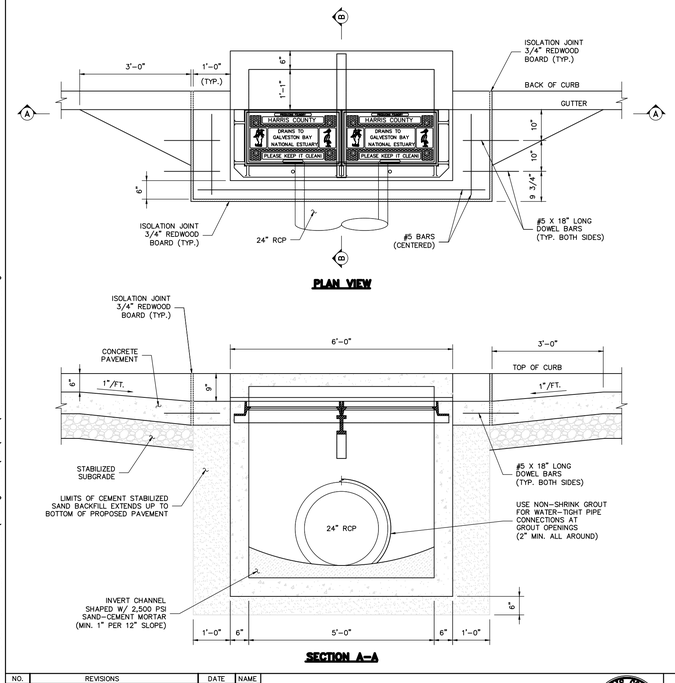
MAIN LINE
CL
CL
CL
WYE BRANCH
CL
MAIN LINE





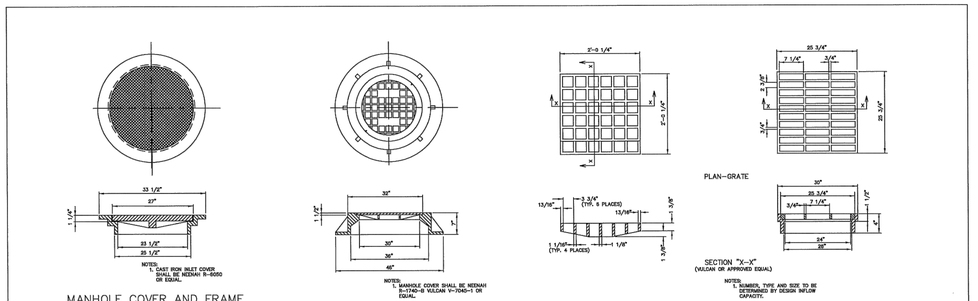
NO.	REVISIONS	DATE	NAME
1			
2			
3			
4			
5			

HARRIS COUNTY ENGINEERING DEPARTMENT

FOR INTERIM REVIEW ONLY
DOCUMENT INCOMPLETE; NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
ENGINEER: NAME
P.E. SERIAL No. NUMBER
DATE: / /

PROJECT TITLE:
SHEET DESCRIPTION: TYPE "B-B" INLET DETAILS
CIVIL STANDARD: INL-BB
DRAWING BY: JDZ
DATE: 8/15/17
CK'D BY: PDG
SCALE: 1" = 1'-0"
SHEET NO.:

K:\16759\16759-0010-12 Ashland - Phase 1A - WS&D\2 Design Phase\CAD\Plans\400 - Details - 16759-0010-12.dwg



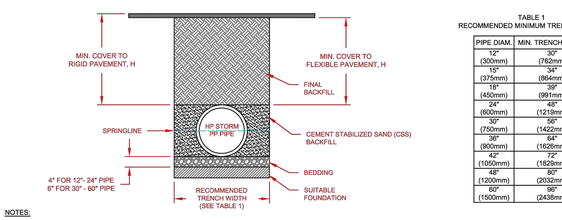


TABLE 1
RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS". LATEST ADDITION. NATIVE SOILS SHALL BE OF ADEQUATE STIFFNESS TO WITHSTAND A VERTICAL CUT WITHOUT MATERIAL SLOUGHING. DUE TO THE FINAL SET STRENGTH, CEMENT STABILIZED SAND (CSS) SHALL BE COMPACTED TO 85% SPD OR GREATER. SEE NOTES 7 AND 9 REGARDING SET STRENGTH.
2. RECOMMENDED TRENCH WIDTHS ARE LISTED IN TABLE 1 PER ASTM D2321. THESE VALUES ARE BASED ON PROVIDING SUFFICIENT SPACE BETWEEN THE PIPE O.D. AND THE TRENCH WALL, SUCH THAT WORKING ROOM FOR COMPACTION EQUIPMENT IS PROVIDED WITHOUT DAMAGING THE PIPE OR TRENCH WALL INTEGRITY. NARROWER TRENCHES MAY BE POSSIBLE BASED ON THE COMPACTION EQUIPMENT.
3. CSS SHALL HAVE A MIX DESIGN OF ADEQUATE FINAL STRENGTH TO CARRY ALL LIVE AND DEAD LOADING BUT ALLOW FOR ANY FUTURE EXCAVATION. TYPICAL 7 DAY COMPRESSIVE STRENGTHS RANGE BETWEEN 50 AND 100 PSI. MIX DESIGNS CAN VARY BASED ON THE CEMENT, ASH, SOIL, ADMIXTURES, AND WATER RATIO AND SHALL BE DESIGNED AND DEFINED BY THE ENGINEER OF RECORD. THE AMERICAN CONCRETE INSTITUTE (ACI) REPORT ACI 230.1R-09 IS ONE RESOURCE THAT PROVIDES MIX DESIGNS BASED ON DIFFERENT CLASSIFICATIONS OF SOIL.
4. CSS SHOULD NOT BE PLACED WHEN TEMPERATURES ARE BELOW 40°F, AGAINST FROZEN TRENCH MATERIAL OR WHEN APPRECIABLE PRECIPITATION IS FORECASTED DURING PLACEMENT.
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
6. BEDDING: SUITABLE MATERIAL SHALL BE CSS, OR CLASS I OR II PER ASTM D2321. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 12"-24" DIAMETER PIPE (300mm-600mm). 6" (150mm) FOR 30"-60" (750mm-1500mm) DIAMETER PIPE. THE MIDDLE 1/3 BENEATH THE PIPE INVERT SHALL BE LOOSELY PLACED.
7. FINAL BACKFILL: THE CSS BACKFILL SHALL BE ALLOWED TO CURE AT LEAST 4 HOURS TO REACH AN INITIAL SET STRENGTH PRIOR TO PLACING SOIL ABOVE THE PIPE EMBEDMENT. ADDITIONAL CURE TIME MAY BE REQUIRED BASED ON THE OVERALL FINAL FILL HEIGHT (SEE NOTE 9).
8. MINIMUM COVER: MINIMUM COVER, H, IS 12" (300mm) THROUGH 48" (1200mm) DIAMETER PIPE AND 24" (600mm) OF COVER FOR 60" (1500mm) DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
9. MAXIMUM COVER: MAXIMUM COVER, H, IS BASED ON A MINIMUM 4HR SET TIME OF THE CSS BACKFILL PRIOR TO ANY SOIL PLACEMENT ABOVE THE BACKFILL ENVELOPE. FILL HEIGHTS UP TO 18FT ARE SUITABLE FOR ALL DIAMETERS. LONGER SET TIME MAY ALLOW FOR GREATER FILL HEIGHTS, CONTACT AN ADS REPRESENTATIVE FOR GUIDANCE; SET TIME LESS THAN 4HR MAY RESULT IN HIGHER THAN EXPECTED DEFLECTION AND IMPACT LONG-TERM PERFORMANCE.

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ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
1	PP-SPECIFIC	CKM	08/29/18	

HP STORM TRENCH INSTALLATION (CEMENT STABILIZED SAND)
DRAWING NUMBER: STD-101K

4640 TRUEMAN BLVD HILLIARD, OHIO 43026
ADVANCED DRAINAGE SYSTEMS, INC.

DRAWN: CKM
DATE: 8/14/18
SCALE: NTS
SHEET: 1 OF 1

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND SECTIONS 1 & 2

STORM WATER DRAINAGE DETAILS

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150 • Austin, Texas 78741 • 512.441.5493

SCALE: NTS
DATE: OCTOBER 2024
JOB NO. 16759-0010-12
SUBMITTED:
DGN. BY: AHR
DWN. BY: JWS
DWG. NO.
SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/1/2024

SHEET NO. 28 OF 30

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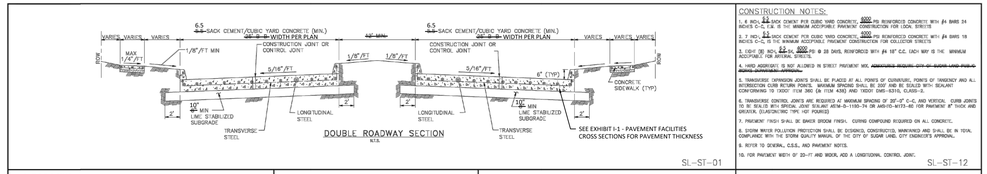


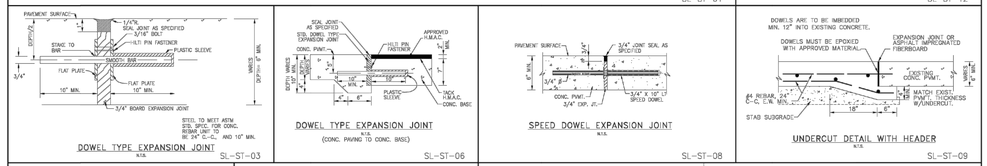
DOUBLE ROADWAY SECTION
N.T.S.

SL-ST-01

CONSTRUCTION NOTES:

1. 6 INCH, 6.5 SACK CEMENT PER CUBIC YARD CONCRETE, 4000 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, E.W. IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR LOCAL STREETS.
2. 7 INCH, 6.5 SACK CEMENT PER CUBIC YARD CONCRETE, 4000 PSI REINFORCED CONCRETE WITH #4 BARS 18 INCHES C-C, IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR COLLECTOR STREETS
3. EIGHT (8) INCH, 6.5 SK, 4000 PSI @ 28 DAYS, REINFORCED WITH #4 18" C.C. EACH WAY IS THE MINIMUM ACCEPTABLE FOR ARTERIAL STREETS.
4. TRANSVERSE EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 200' AND BE SEALED WITH SEALANT CONFORMING TO TXDOT ITEM 360 (A ITEM 438) AND TXDOT DMS-6310, CLASS-2.
5. TRANSVERSE CONTROL JOINTS ARE REQUIRED AT MAXIMUM SPACING OF 20'-0" C-C. AND VERTICAL. CURB JOINTS TO BE SEALED WITH SPECIAL JOINT SEALANT ASTM-D-1190-74 OR AASHTO-M173-80 FOR PAVEMENT 8" THICK AND GREATER. (ELASTOMETRIC TYPE HOT POURED)
6. TRANSVERSE CONTROL JOINTS SHALL BE SAW CUT WITHIN 4 HOURS AFTER FINISHING OF CONCRETE. JOINTS SHALL BE SAW CUT TO A DEPTH OF 1/4 OF SLAB THICKNESS AND A WIDTH OF 1/8" TO 1/4".
7. PAVEMENT FINISH SHALL BE BROOM FINISH. CURING COMPOUND REQUIRED ON ALL CONCRETE.
8. STORM WATER POLLUTION PROTECTION SHALL BE DESIGNED, CONSTRUCTED, MAINTAINED AND SHALL BE IN TOTAL COMPLIANCE WITH THE STORM WATER QUALITY MANUAL OF THE CITY OF SUGAR LAND. CITY ENGINEER'S APPROVAL.
9. REFER TO GENERAL, C.S.S., AND PAVEMENT NOTES.
10. FOR PAVEMENT WIDTH 9' 20-FT AND WIDER, ADD A LONGITUDINAL CONTROL JOINT.

SL-ST-12



DOWEL TYPE EXPANSION JOINT
N.T.S.

STED. TO MEET ASTM STD. SPEC. FOR CONC. REBAR UNIT TO BE 24" C.-C. AND 10" MIN.

SL-ST-03

DOWEL TYPE EXPANSION JOINT
N.T.S.
(CONC. PAVING TO CONC. BASE)

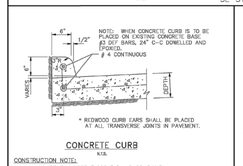
SL-ST-06

SPEED DOWEL EXPANSION JOINT
N.T.S.

SL-ST-08

UNDERCUT DETAIL WITH HEADER
N.T.S.

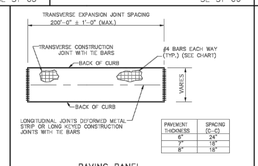
SL-ST-09



CONCRETE CURB
N.T.S.

CONSTRUCTION NOTE:
ALL NEW CURB REQUIRES 3,000 P.S.I. @ 28-DAYS.

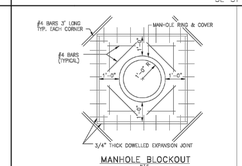
SL-ST-04



PAVEMENT THICKNESS	SPACING (C-C)
6"	24"
7"	18"
8"	18"

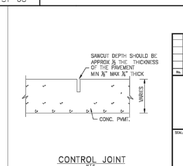
PAVING PANEL
N.T.S.

SL-ST-05



MANHOLE BLOCKOUT
N.T.S.
(STORM & SANITARY) IN PAVEMENT

SL-ST-10

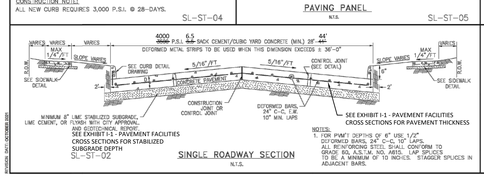


CONTROL JOINT
N.T.S.

SL-ST-11

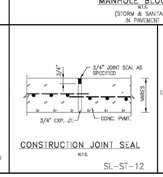
No.	DATE	REVISION

SCALE:
DESIGN OVERVIEW
DATE



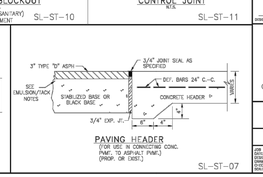
SINGLE ROADWAY SECTION
N.T.S.

SL-ST-02



CONSTRUCTION JOINT SEAL
N.T.S.

SL-ST-12



PAVING HEADER
(FOR USE IN CONNECTING CONC. PVMT. TO ASPHALT PVMT.) (MINOR, OR DIRT.)

SL-ST-07

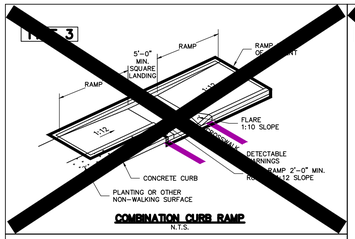
CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

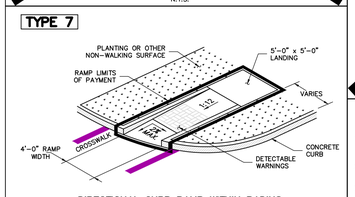
CONCRETE PAVEMENT CONSTRUCTION DETAILS I

JOB No.:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
SCALE:	SHEET OF

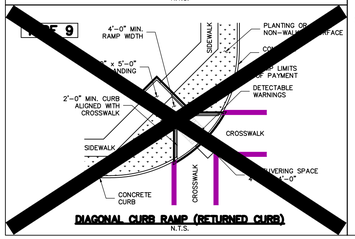
SL-21



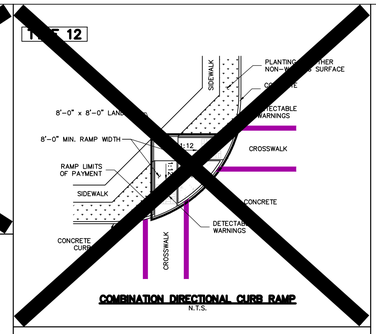
COMBINATION CURB RAMP
N.T.S.



DIRECTIONAL CURB RAMP WITHIN RADIUS
N.T.S.



DIAGONAL CURB RAMP (RETURNED CURB)
N.T.S.

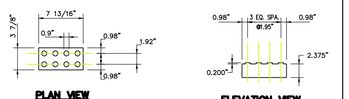


COMBINATION DIRECTIONAL CURB RAMP
N.T.S.

DETECTABLE WARNING GENERAL NOTES:

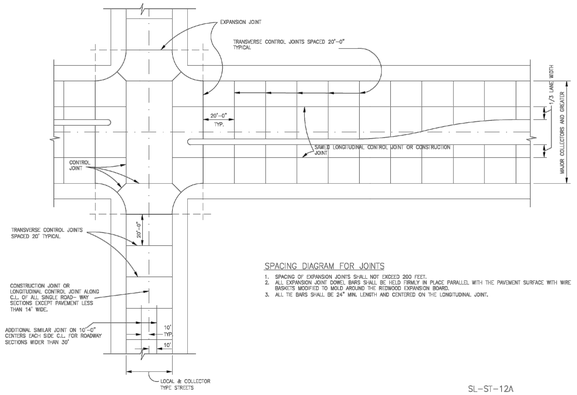
1. CONCRETE PAVER UNITS ARE REQUIRED FOR USE IN HARRIS COUNTY. ALTERNATIVE DETECTABLE WARNINGS THAT COMPLY WITH TAS AND TDLR GUIDELINES MAY BE SUBMITTED FOR CONSIDERATION TO HARRIS COUNTY PRIOR TO THE FINAL APPROVAL OF DESIGN DRAWINGS.
2. CONCRETE PAVER UNITS SHALL MEET ALL REQUIREMENTS OF ASTM C936, C33, AND SHALL BE LAID IN A TWO BY TWO UNIT BASKET WEAVE PATTERN, UNLESS OTHERWISE SHOWN IN THE PLANS.
3. CONCRETE PAVER UNITS SHALL BE BRICK RED AND HAVE A TRUNCATED DOME TOP SURFACE FOR DETECTABLE WARNING TO PEDESTRIANS.
4. CONCRETE PAVER UNITS SHALL BE SAW CUT ONLY AND ANY CUT UNIT SHALL BE NOT LESS THAN 25 PERCENT OF A FULL UNIT.
5. DETECTABLE WARNING SHALL BE A MINIMUM OF 24" IN DEPTH (IN THE DIRECTION OF PEDESTRIAN TRAVEL), AND EXTEND THE FULL WIDTH OF THE RAMP. (REFER TO TAS AND TDLR GUIDELINES)

TRUNCATED DOME PATTERN



ACCESSIBLE CURB RAMPS AND LANDINGS GENERAL NOTES:

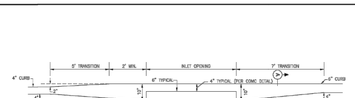
1. THE DESIGN AND CONSTRUCTION OF ALL ELEMENTS OF PEDESTRIAN FACILITIES SHALL MEET THE CRITERIA ESTABLISHED IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS), AS PREPARED AND ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR), UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
2. PEDESTRIAN FACILITIES AT SIGNALIZED INTERSECTION SHALL BE IN ACCORDANCE WITH APPLICABLE TRAFFIC SIGNAL DESIGN DRAWINGS.
3. ADJUSTMENT TO SIDEWALKS THAT CONNECT TO WHEELCHAIR RAMPS AND LANDINGS MAY BE NECESSARY TO MATCH BOTH THE GRADE AND THE WIDTH OF THE LANDING. THESE ADJUSTMENTS MAY NOT BE SHOWN ON THE DRAWINGS. WHEN DEEMED NECESSARY BY THE ENGINEER, FIELD ADJUSTMENT TO THE SIDEWALK SHALL BE MADE AS DIRECTED BY THE ENGINEER AND PAID FOR SEPARATELY, AS DIRECTED BY THE ENGINEER.
4. ALL ITEMS NECESSARY FOR THE CONSTRUCTION OF THE WHEELCHAIR RAMPS AND LANDINGS WITHIN THE "LIMITS OF PAYMENT" INDICATED ON APPROPRIATE WHEELCHAIR RAMP DETAILS AND DESIGN DRAWINGS (I.E., SAW CUT OF PAVEMENT, REMOVAL OF MATERIAL, EXCAVATION, DISPOSAL OF MATERIALS, ETC.) SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE WHEELCHAIR RAMP FOR PROJECTS THAT ARE DESIGNED AND/OR CONSTRUCTED USING HARRIS COUNTY RESOURCES.
5. FLATTER SLOPES THAT WILL STILL DRAIN PROPERLY MAY BE USED WHERE APPROPRIATE, SUBJECT TO THE REQUIREMENT OF NOTES 7, 8, AND 9.
6. RAMPS AND LANDINGS WITH DROP-OFFS GREATER THAT 6 INCHES IN HEIGHT SHALL HAVE CURB, RAILINGS, OR PROJECTING SURFACES. REFER TO TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE ENGINEER.
7. ALL SLOPES SHOWN ARE MAXIMUM ALLOWABLE. THE CROSS SLOPE OF AN ACCESSIBLE ROUTE AND/OR LANDING MUST NOT EXCEED 1:50 (2%). ANY PART OF THE ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 (5%) SHALL BE CONSIDERED A RAMP.
8. IF A RAMP HAS A RISE GREATER THAT 6 INCHES, OR A HORIZONTAL PROJECTION GREATER THAT 72 INCHES, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. THE ONLY EXCEPTIONS SHALL BE AT CURB RAMPS. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS.
9. RAMP LENGTH OF GRADE OF APPROACH SIDEWALK SHALL BE SUBJECT TO ADJUSTMENT IN THE FIELD BY THE ENGINEER.
10. THE MAXIMUM ALLOWABLE CROSS SLOPE ON A SIDEWALK SHALL BE 2%
11. THE MINIMUM THICKNESS FOR CURB RAMPS SHALL BE 4-1/2 INCHES.
12. CURB RAMPS WITH RETURN CURB MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. OTHERWISE, FLARED SIDES SHALL BE PROVIDED.
13. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS. FLARED SIDES ASSOCIATED WITH CURB RAMPS ARE EXCLUDED FROM THIS REQUIREMENT.
14. A SMOOTH TRANSITION, IN ACCORDANCE WITH APPROPRIATE CONSTRUCTION DETAILS OR AS DIRECTED BY THE ENGINEER, AND SHALL BE PROVIDED WHERE CURB RAMPS CONNECT TO ADJACENT ROADWAY.
15. MANEUVERING SPACES AT THE BOTTOM OF THE CURB RAMPS SHALL BE A MINIMUM 4 FOOT X 4 FOOT CLEAR AREA, SHALL BE WHOLLY CONTAINED WITHIN THE CROSSWALK OUTSIDE OF THE PARALLEL VEHICULAR TRAVEL PATH.
16. A MINIMUM WIDTH OF 36 INCHES SHALL BE PROVIDED LANDINGS AROUND OBSTRUCTIONS (I.E., SIGN SUPPORTS, SIGNAL SUPPORTS, POLES, ETC.) LOCATED TO ADJACENT TO THE PEDESTRIAN ROUTE.
17. MINIMUM SIDEWALK WIDTH OF 4 FEET UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
18. CROSSWALKS WILL NOT BE REQUIRED AT UNSIGNALIZED INTERSECTIONS, UNLESS DIRECTED BY THE ENGINEER.
19. DETECTABLE WARNINGS ARE PLACED WHERE A PEDESTRIAN ACCESS ROUTE ENTERS THE ROADWAY, CROSSWALK, OR OTHER VEHICULAR AREA.
20. A MINIMUM OF 32 INCHES OF CLEARANCE IS REQUIRED FOR OBSTRUCTIONS LESS THAN 24 INCHES IN LENGTH, AND A MINIMUM OF 36 INCHES OF CLEARANCE IS REQUIRED FOR OBSTRUCTIONS GREATER THAN OR EQUAL TO 24 INCHES IN LENGTH.



SPACING DIAGRAM FOR JOINTS

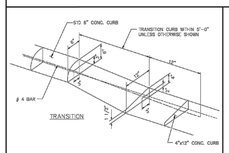
1. SPACING OF EXPANSION JOINTS SHALL NOT EXCEED 300 FEET.
2. ALL EXPANSION JOINT DOWEL BARS SHALL BE HELD TRIMLY IN PLACE PARALLEL WITH THE PAVEMENT SURFACE WITH WIRE BASKETS MODIFIED TO MOLD AROUND THE REDWOOD EXPANSION BOARD.
3. ALL TIE BARS SHALL BE 24" MIN. LENGTH AND CENTERED ON THE LONGITUDINAL JOINT.

SL-ST-12A



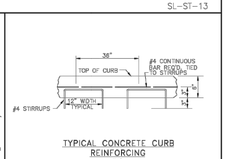
TYPICAL CURB TRANSITION FOR INLET INSTALLATION

SL-ST-13



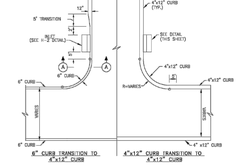
TYPICAL CURB TRANSITION
N.T.S.

SL-ST-15



TYPICAL CONCRETE CURB REINFORCING
N.T.S.

SL-ST-16



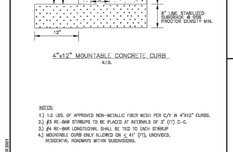
TYPICAL 4"X12" CURB W/INLET TRANSITION FOR CURB RETURNS
N.T.S.

SL-ST-14

CONSTRUCTION NOTES:

1. 6 INCH, 6.5 SACK CEMENT PER CUBIC YARD CONCRETE, 4000 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, E.W. IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR RESIDENTIAL STREETS.
2. 7 INCH, 6.5 SACK CEMENT PER CUBIC YARD CONCRETE, 4000 PSI REINFORCED CONCRETE WITH #4 BARS 18 INCHES C-C IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR COLLECTOR STREETS
3. EIGHT (8) INCH, 6.5 SK, 4000 PSI @ 28 DAYS, REINFORCED WITH #4 18" C.C. EACH WAY IS THE MINIMUM ACCEPTABLE FOR ARTERIAL STREETS.
4. TRANSVERSE EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 200' AND BE SEALED CONFORMING TO TXDOT ITEM 360 (A ITEM 438) AND TXDOT DMS-6310, CLASS-2.
5. TRANSVERSE CONTROL JOINTS ARE REQUIRED AT MAXIMUM SPACING OF 20'-0" C-C. AND VERTICAL. CURB JOINTS TO BE SEALED WITH SPECIAL JOINT SEALANT ASTM-D-1190-74 OR AASHTO-M173-80 FOR PAVEMENT 8" THICK AND GREATER. (ELASTOMETRIC TYPE HOT POURED)
6. PAVEMENT FINISH SHALL BE BROOM FINISH. CURING COMPOUND ON ALL CONCRETE.
7. STORM WATER POLLUTION PROTECTION SHALL BE DESIGNED, CONSTRUCTED, MAINTAINED AND SHALL BE IN TOTAL COMPLIANCE WITH THE STORM WATER QUALITY MANUAL OF THE CITY OF SUGAR LAND.
8. UNSTABLE SUBGRADE SHALL BE EXCAVATED AND REPLACED WITH CEMENT STABILIZED SAND.
9. USE 1"x6" REDWOOD STAKES FOR HEADERS.
10. EDGE ALL SIDES WITH EDGING TOOL.
11. DOWEL SHALL BE 3/4" DIAMETER, WITH MINIMUM 8" PENETRATION (BOTH SIDES).
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF SUGAR LAND OF ANY BIRDBATH PROBLEMS PRIOR TO CONSTRUCTION OF DRIVEWAY.
13. REFER TO GENERAL, C.S.S., AND PAVEMENT NOTES.
14. 1.5 LBS. OF APPROVED POLYPROPYLENE FIBER MESH PER C/Y IN 4"X12" CURBS REQUIRED.

SL-ST-20



4"x12" MOUNTABLE CONCRETE CURB
N.T.S.

NOTES:
1.) 1.5 LBS. OF APPROVED NON-METALLIC FIBER MESH PER C/Y IN 4"X12" CURBS.
2.) #3 RE-BAR STIRRUPS TO BE PLACED AT INTERVALS OF 3' (T) C-C.
3.) #4 RE-BAR LONGITUDINAL BARS TO BE TIED TO EACH STIRRUP
4.) MOUNTABLE CURB ONLY ALLOWED ON 6" (T), UNDIVIDED, RESIDENTIAL ROADWAYS WITHIN SUBDIVISIONS.

SL-ST-17

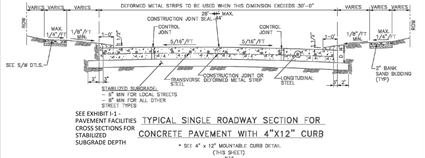
4-INCH x 12-INCH TRANSITION CURB
N.T.S.

SL-ST-18

4"x12" MOUNTABLE CONCRETE CURB AND TRANSITION CURB NOTES:

1. 6-INCH CONCRETE CURB TO BE CONSTRUCTED ON ALL ISLANDS, ISLANDS SHALL BE CONSTRUCTED WITH 6" CONCRETE PAVEMENT. ISLANDS SHALL BE BUILT WITH EITHER 6-INCH CONCRETE CURB OR 4-INCH x 12-INCH CONCRETE CURB AS NOTED ON PLANS.
2. ALL 6-INCH CURB AND CONCRETE CURBS TO BE POURED SEPARATE FROM ALL CONCRETE PAVEMENT.
3. TRANSITIONS FROM 6-INCH CONCRETE CURB TO 4-INCH x 12-INCH CONCRETE CURB TO BE ACCOMPLISHED WITHIN 5 FEET (TYP.), UNLESS OTHERWISE SHOWN. REINFORCING STEEL AS SHOWN IN "4-INCH x 12-INCH TRANSITION CURB" DETAIL IS TO BE INSTALLED.

SL-ST-20



SEE EXHIBIT I-1 - PAVEMENT FACILITIES CROSS SECTIONS FOR STABILIZED SUBGRADE DEPTH

TYPICAL SINGLE ROADWAY SECTION FOR CONCRETE PAVEMENT WITH 4"X12" CURB

* SEE 4" x 12" MOUNTABLE CURB DETAIL (THIS SHEET)
N.T.S.

SL-ST-19

No.	DATE	REVISION

SCALE:
DESIGN OVERVIEW
DATE

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

RESIDENTIAL CURB CONSTRUCTION DETAILS

JOB No.:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
SCALE:	SHEET OF

SL-23

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND SECTIONS 1 & 2

PAVEMENT DETAILS

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: NTS	DGN. BY: AHR
DATE: OCTOBER 2024	DWN. BY: JWS
JOB NO. 16759-0010-12	DWG. NO.
SUBMITTED:	SURV. BY:
	F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/11/2024

SHEET NO.
29
OF 30

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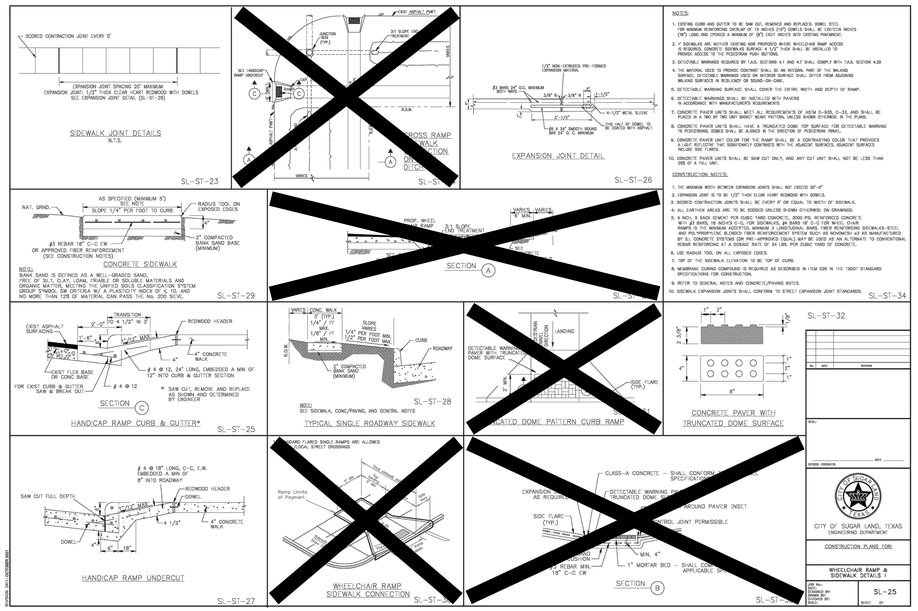

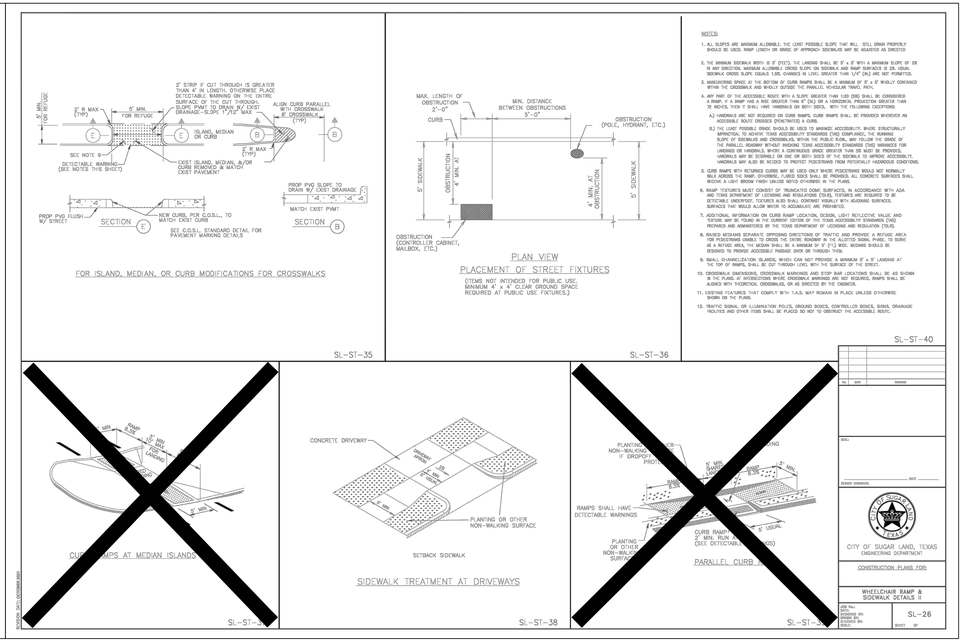

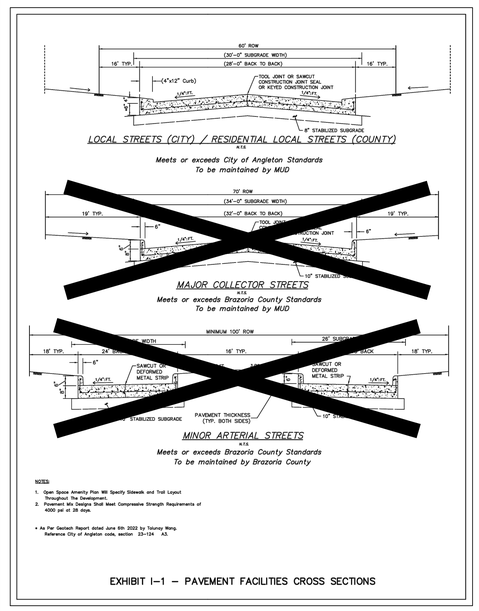

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BRAZORIA COUNTY, TEXAS

ASHLAND SECTIONS 1 & 2

MISCELLANEOUS DETAILS

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: NTS	DGN. BY: AHR
DATE: OCTOBER 2024	DWN. BY: JWS
JOB NO. 16759-0010-12	DWG. NO.
SUBMITTED:	SURV. BY:
	F.B. NO.

STATE OF TEXAS · DARREN J. MCAFEE · 137808 · LICENSED PROFESSIONAL ENGINEER
10/11/2024

SHEET NO. 30 OF 30

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Matt Hanks, P.E.
COUNTY ENGINEER

Karen McKinnon, P.E.,
ASST. COUNTY ENGINEER

(979) 864-1265
Office

Wael Tabara, P.E., CFM
ASST. COUNTY ENGINEER

Barbara X. Martinez, P.E.,
STAFF ENGINEER

(979) 864-1270
Fax

BRAZORIA COUNTY ENGINEERING
451 N VELASCO, SUITE 230
ANGLETON, TEXAS 77515
www.brazoriacountytx.gov

September 26, 2024

William A.C. McAshan, P.E.
Land Manager
3100 Alvin Devane Boulevard, Suite 150
Austin, TX 78741

RE: Plan Review –Drainage and Detention Impact Analysis for Phase 1 (299 acres) of Ashton Gray Development in Angleton ETJ, Texas

Dear Mr. McAshan:

Brazoria County and our consultant, Freese and Nichols, Inc (FNI) have completed the review of the above referenced report as provided on August 28, 2024. Exhibit A contains FNI's memo in response to this report. Based on this memo and the County's review, the County offers no objection to the report.

However, the County understands that additional easement must still be acquired to construct all detention ponds stated in the report and model. Therefore, certain conditions must remain in place until said easements are fully acquired. As shown in Exhibit B, Quiddity acknowledges the need for additional easement and has agreed to phasing the construction.

Below are the conditions per Quiddity's letter and the County response.

- Use of Excavated Material (Phase 1A Plans):
  - County agrees to the use of this material. Please apply for a conditional Fill and Grade permit with our Floodplain department.
- Fill & Grading Permit (Phase 1D Plans):
  - County will review Phase 1D plans and work with Quiddity to get approved plans. Once approved and the Petition of Condemnation is filed, then the County will provide Letter of No Objection. This LONO may be submitted with application for a Fill and Grade permit from our Floodplain department.
- Southern Berm Construction (Phase 1D plans)
  - County will review Phase 1D plans and work with Quiddity to get approved plans. Once approved and the Petition of Condemnation is filed, then the County will provide Letter of No Objection. This LONO may be submitted with application for a Fill and Grade permit from our Floodplain department.

- Detention Outfall Plans (Phase 1C Plans)
    - County will review Phase 1C plans and work with Quiddity to get approved plans. Once approved and Writ of Possession is recieved, then the County will provide Letter of No Objection. This LONO may be submitted with application for a Fill and Grade permit from our Floodplain department.
- Home Building Slabs
    - County agrees that building permits must be not allowed until Wirt of Possession is received.

Although the County agrees to these conditions, it is the responsibility of the Ashton Gray Development to ensure that no adverse impact to surrounding properties occurs during construction of the any detention ponds and other drainage facilities and after construction as a result of the development.

This Letter of No Objection is for the DIA only. It is the applicants responsibility to apply for the Brazoria County Driveway Permits through the Engineer's Office, as well as all other permits required by other Brazoria County Departments. These permits must remain posted onsite during the construction for this project.

Best Regards,

Matt Hanks

MEMORANDUM

FREESE AND NICHOLS
Innovative approaches
Practical results
Outstanding service

10497 Town and Country Way, Suite 600 • Houston, Texas 77024 • 713-600-6800 • fax 713-600-6801 www.freese.com

TO: Karen O. McKinnon, P.E.

FROM: Dane Schneider, P.E., ENV SP, Rolando A. Ayala II, P.E., CFM, Allison Hand, P.E., CFM

CC: Kyle Blank, P.E., CFM

SUBJECT: Drainage and Detention Impact Analysis for Phase 1 (299 acres) of Ashton Gray Development in Angleton ETJ, Texas

DATE: September 20, 2024

Objective

Brazoria County seeks to enhance the quality of life for its citizens and promote economic development within the community by enforcing adopted design criteria, guidelines, ordinances, and codes. In support of the County's objective, Freese and Nichols, Inc. (FNI) is providing on-call engineering services for review of the drainage study, plan, and other development submittals for the proposed Ashland Development in the City of Angleton ETJ. This memorandum serves to document the comments regarding the drainage and detention analysis performed by Quiddity Engineering.

The reference report, dated August 2024, has been reviewed pursuant to the Brazoria County Drainage Criteria Manual (dated May 2022) and the Angleton Drainage District Rules, Regulations, Guidelines and Flood Protection Plan (dated June 2008 and updated September 2018).

This review focuses on hydraulic and hydrologic methods in the existing condition analysis for the entire 900-acre Angleton Tract (in addition to offsite drainage areas), in accordance with Task 1 of the on-call engineering services. The Master Drainage Plan (phased proposed conditions H&H analysis) submittal review will be completed upon approval of the existing conditions analysis. It should be noted that the proposed analysis submitted by Quiddity Engineering is for Phase 1 which consists of 299 Acres.

Project Summary

The drainage report submitted presents Phase 1 (299 Acres) of the 917-acre Angleton Tract for the Ashton Gray Development located in the Lower Oyster Creek watershed in Brazoria County, Texas. The proposed development consists of single-family residential homes, two proposed schools, and stormwater detention. Hydrologic and hydraulic models were developed to reflect existing conditions for the 917-acre tract and proposed conditions for Phase 1. The existing conditions analysis included only a hydrologic model and encompassed the entire 917-acre tract of land. Review of the existing conditions analysis and proposed conditions drainage impact is the focus of this comment memorandum.

Detention Summary	
Ultimate Developed Drainage Area	299 acres
Ultimate Detention Volume Required	194.35 acre-ft
Ultimate Detention Volume Provided for Ponds A, C, D, E	27.4 acre-ft, 157.5 acre-ft, 154.5 acre-ft, 22.4 acre-ft
Ultimate Development Detention Storage Rate	1.38 acre-ft/acre
Detention 100-yr Water Surface Elevation for Ponds A, C, D, E	35.06 ft, 35.06 ft, 35.27 ft, 34.82ft
Restrictor Size and Configuration	7’ x 3’ RCB from Out 4 to Outside Levee Ditch
Group Responsible for Maintenance	Brazoria County MUD #82

Report Findings

The report states, “The H&H analysis shows that there will be no increase in the peak WSEL, flow, and velocity greater than 5% at downstream and all areas adjacent to the development in the 2-, 25-, and 100-year design storm events based on the 299 acres Phase 1 development of the Ashland Tract. Therefore, the proposed development will not have an adverse impact to the existing flood hazards in the area.

The documentation within the report and supplemental modeling provided by the Engineer generally supports the conclusions stated in the report. Based on the stated conclusions by the Engineer, policy/criteria in place at the time of the review, and the technical review performed on the supporting information provided by the Engineer, **FNI has not identified any reason to object to the conclusions formally presented by Quiddity Engineering LLC**. *Please note that this does not imply that all supporting data and calculations have been completely checked and verified. However, the report is signed, dated, and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer’s responsibility and accountability for the content in the report.*

This only applies to the proposed development and drainage concept identified within the referenced submittal. Please note that any departure from the proposed concept included within this submittal may affect the findings of the hydrologic and hydraulic assessment which was performed in support of this drainage submittal and will require additional study and resubmittal.

Statement of Condition: At the time of this submittal, FNI understands acquisition of additional right of way for an offsite drainage easement is required in order for Quiddity Engineering LLC to construct the proposed concept. Specifically, detention ponds Out 2, Out 3, and Out 4, and the ultimate 7'x3' RCB outfall. This FNI statement of no objection to the proposed concept identified within this submittal, does not imply no objection or permit approval of future engineering design plans to construct the subject drainage infrastructure. Failure to acquire control of the necessary right of way to construct the subject drainage infrastructure will require resubmittal of the analysis and demonstration of no adverse impact.

QUIDDITY

3100 Alvin Devane Blvd, Suite 150
Austin, Texas 78741
Tel: 512.441.9493
www.quiddity.com

September 19, 2024

Matt Hanks, JD, PE
County Engineer
Brazoria County Engineering Department
451 N Velasco, Suite 230
Angleton, Texas 77515

Re: Ashland Drainage Impact Analysis Phase 1
Conditional Approval Request
Brazoria County MUD 82

Dear Mr. Hanks,

I hope this message finds you well. I am writing on behalf of our team to request approval of our Drainage Impact Analysis (DIA) for the Ashland project and to outline specific requests related to the project's fill and grading permit.

We request that Brazoria County Engineering acknowledge that the Ashland Drainage Impact Analysis Phase 1 (Phase I DIA) demonstrates no adverse impacts to neighboring properties. We request the Phase I DIA be approved by Friday, September 20, 2024. We understand that an offsite drainage easement will need to be acquired and BCMUD No. 82 is prepared to acquire the drainage easement and will use its power of eminent domain, if necessary.

Separately, after the Phase I DIA is approved by Brazoria County, we propose the following Excavation/Fill projects will be phased in accordance with the specific construction timelines and regulatory requirements, as noted below.

Conditions:

- Use of Excavated Material (Phase 1A Plans): The Ashland project is currently proposing to stockpile dirt from the Phase 1A plans as a temporary measure prior to DIA approval. We request approval to utilize excavated material from the school detention pond to fill Sections 1 through 6 of the development after the DIA is approved.

- Fill & Grading Permit (Phase 1D Plans): We request that Brazoria County issue a fill and grading permit for the onsite detention plans once the Petition for Condemnation has been filed by BCMUD No. 82.

- Southern Berm Construction (Phase 1D Plans): We acknowledge that the southern berm construction will be part of the initial construction activity for the onsite detention pond. This will help manage site drainage as we proceed with excavation and grading onsite.

- Detention Outfall Plans (Phase 1C Plans): We acknowledge that the construction plans for the detention outfall located within the future Triangle Tract Drainage easement will not be approved until the Writ of Possession is received.

- Home Building Slabs: We acknowledge that no home building slabs will be allowed to be poured until the Writ of Possession is received.

Condemnation Schedule:

Task Name	Duration	Start	Finish
DIA Approval	0 days	Fri 9/20/24	Fri 9/20/24
Submit Initial Offer Letter	0 days	Wed 9/25/24	Wed 9/25/24
Initial Offer Period	37 days	Wed 9/25/24	Fri 11/1/24
Submit Final Offer Letter	0 days	Fri 11/1/24	Fri 11/1/24
Final Offer Period	23 days	Mon 11/4/24	Wed 11/27/24
File Petition	0 days	Mon 12/2/24	Mon 12/2/24
Court Appoints Commissioners	20 days	Tue 12/3/24	Mon 12/23/24
Schedule Hearing	55 days	Thu 1/2/25	Wed 2/26/25
Hearing	0 days	Wed 2/26/25	Wed 2/26/25
Deposit Money / Receive Writ of Possession	0 days	Wed 3/5/25	Wed 3/5/25

QUIDDITY

3100 Alvin Devane Blvd, Suite 150
Austin, Texas 78741
Tel: 512.441.9493
www.quiddity.com

We appreciate your consideration of these requests. Approval of the DIA and conditional issuance of the fill and grading permit would greatly assist in keeping the project on track, ensuring improved drainage conditions for our project and our neighbors, and fulfilling the requirements of the approved drainage study through phased construction.

Please feel free to reach out if any additional information or clarification is needed. We look forward to your response and working closely with you on the successful delivery of the Ashland project.

William A.C. McAshan, PE
Brazoria County MUD 82 District Engineer

AGENDA ITEM SUMMARY FORM

MEETING DATE: January 14, 2025

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

AGENDA CONTENT: Discussion and possible action on a Final Plat for Ashland Section 2 to clear all conditions regarding referral agency approvals.

AGENDA ITEM SECTION: Consent Agenda

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

FUND: None

EXECUTIVE SUMMARY: This is a request for approval of the Ashland Section 2 Final Plat. The subject property consists of 14.26 acres, has 62 (50' X 120' lots) including 3 reserves in 2 blocks and is located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523. The development is subject to and is in compliance with the development agreement with the city.

The preliminary plat for Ashland Section 2 was approved September 2022. A revised preliminary plat for Ashland Section 2 was approved in August 2023. Ashland Section 2 Final Plat was tabled in November of 2023 due to outstanding conditions by the referral agencies as demonstrated in the attached Exhibits.

STAFF REVIEW:

The City Engineer has reviewed all LONO's for the submitted Final Plat for Ashland Section 2 and at this time feels all comments have not been addressed by the applicant as demonstrated by the attached Exhibits.

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

RECOMMENDATION:

City Council should approve the Final Plat for Ashland Section 2 removing all agency conditions.

RESTRICTED RESERVE A
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.06 AC
2,681 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.50 AC
21,900 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Open Space, Landscape, Incidental Utility Purposes Only
0.56 AC
24,231 Sq. Ft.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S75°57'23"E	368.86'
L2	S78°43'03"E	146.99'
L3	S86°42'50"E	172.57'
L4	S22°17'26"E	283.14'
L5	S67°42'34"W	47.25'
L6	S82°25'29"W	115.20'
L7	S81°08'49"W	60.84'
L8	S84°32'11"W	117.51'
L9	S89°09'01"W	117.69'
L10	N83°34'43"W	117.91'
L11	N79°40'46"W	59.08'
L12	N76°48'30"W	59.87'
L13	N75°57'23"W	131.00'
L14	N14°02'37"E	26.43'
L15	N75°57'23"W	214.38'
L16	N14°02'37"E	742.14'
L17	N08°45'59"E	103.09'
L18	N75°57'23"W	160.14'
L19	N14°02'37"E	532.14'
L20	N75°57'23"W	156.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N62°27'43"E	116.15'
L22	N14°02'40"E	665.05'
L23	N14°02'37"E	117.00'
L24	N09°00'30"E	161.10'
L25	N75°57'23"W	111.00'
L26	N78°38'49"W	98.29'
L27	N86°03'39"W	97.99'
L28	N86°26'54"E	97.99'
L29	N54°54'45"E	108.40'
L30	N51°53'32"E	55.09'
L31	N00°20'56"E	140.43'
L32	N83°34'13"W	53.11'
L33	N13°17'21"W	134.37'
L34	N33°06'22"E	25.13'
L35	N70°53'11"W	25.00'
L36	N21°03'03"W	144.78'
L37	N00°14'08"W	25.00'
L38	N30°57'23"W	18.89'
L39	S16°37'52"E	7.50'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	815.00'	30°12'04"	429.59'	S07°11'24"E	424.64'	219.91'
C2	1200.00'	15°36'22"	326.85'	S83°45'33"E	325.84'	164.44'
C3	50.00'	90°00'00"	78.54'	S59°02'37"W	70.71'	50.00'
C4	900.00'	30°40'30"	481.84'	N88°42'23"E	476.11'	246.85'
C5	25.00'	89°05'41"	38.87'	N45°07'46"E	35.07'	24.61'
C6	25.00'	83°38'19"	36.49'	N48°45'15"W	33.34'	22.37'
C7	25.00'	120°34'48"	52.61'	S35°04'03"W	43.43'	43.81'
C8	65.00'	247°58'39"	281.32'	S81°14'01"E	107.79'	96.41'
C9	25.00'	120°34'48"	52.61'	N17°32'06"W	43.43'	43.81'
C10	25.00'	22°44'49"	9.93'	S64°34'58"E	9.86'	5.03'
C11	65.00'	135°29'37"	153.71'	S59°02'37"W	120.32'	158.86'
C12	25.00'	22°44'49"	9.93'	N02°40'13"E	9.86'	5.03'
C13	25.00'	90°00'00"	39.27'	S59°02'37"W	35.36'	25.00'
C14	25.00'	90°00'00"	39.27'	S30°57'23"E	35.36'	25.00'
C15	25.00'	44°02'28"	19.22'	N80°35'27"W	18.75'	10.11'
C16	65.00'	283°43'03"	321.87'	N20°25'44"W	80.29'	51.04'
C17	25.00'	60°42'06"	26.49'	N48°03'47"E	25.26'	14.64'

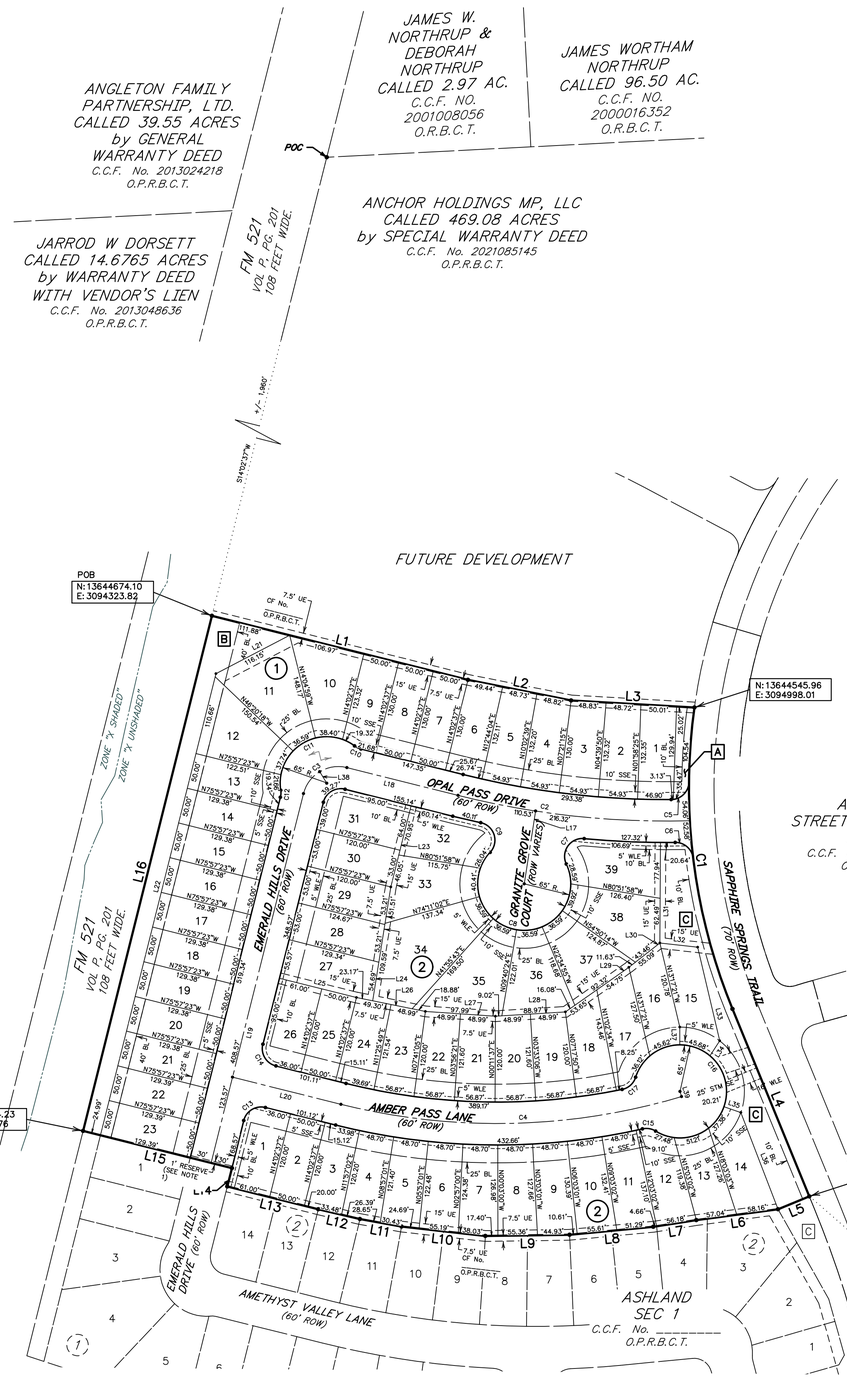
Lot Area Summary

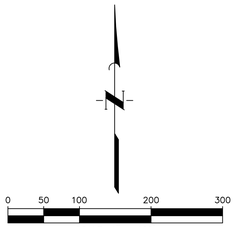
Block 1	
Lot No.	Sq. Ft
1	6,571
2	6,868
3	6,811
4	6,808
5	6,859
6	6,676
7	6,500
8	6,500
9	6,404
10	9,207
11	11,262
12	9,395
13	6,357
14	6,469
15	6,469
16	6,469
17	6,469
18	6,469
19	6,469
20	6,469
21	6,469
22	6,469
23	6,469

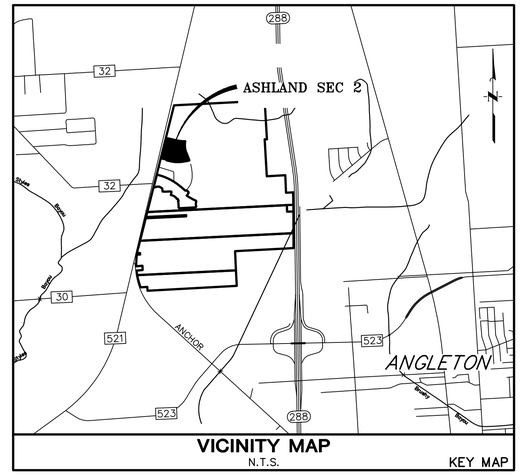
Block 2	
Lot No.	Sq. Ft
1	7,186
2	6,000
3	6,811
4	6,270
5	6,340
6	6,396
7	6,562
8	6,611
9	6,724
10	6,837
11	7,031
12	6,888
13	6,380
14	7,627
15	7,505
16	6,613
17	7,454
18	6,942
19	6,406
20	6,406
21	6,406
22	6,406
23	6,405

Block 2	
Lot No.	Sq. Ft
23	6,405
24	6296
25	6,000
26	7,186
27	7,310
28	6,731
29	6,484
30	6,360
31	7,546
32	7,954
33	8,257
34	14,552
35	10,712
36	8,351
37	8,145
38	9,241
39	9,017

Street Name and Length		
Street Name	Length (Centerline)	Type
Granite Grove Court	103.09 Ft	LOCAL
Opal Pass Drive	526.26 Ft	LOCAL
Emerald Hills Drive	571.41 Ft	LOCAL
Amber Pass Lane	637.96 Ft	LOCAL







General Notes

AC . . . . . "Acres"
BL . . . . . "Building Line"
C.C.F. . . . . "County Clerk's File"
DE . . . . . "Drainage Easement"
Esmn . . . . . "Easement"
FC . . . . . "Film Code"
FND . . . . . "Found"
OCCBCT . . . . . "Official County Clerk, Brazoria County, Texas"
OPROBC . . . . . "Official Public Records of Brazoria County"
MUD . . . . . "Municipal Utility District"
No . . . . . "Number"
POB . . . . . "Point of Beginning"
ROW . . . . . "Right-of-Way"
SSE . . . . . "Sanitary Sewer Easement"
Sq Ft . . . . . "Square Feet"
Stm SE . . . . . "Storm Sewer Easement"
Temp . . . . . "Temporary"
UE . . . . . "Utility Easement"
Vol __, Pg __ . . . "Volume and Page"
WLE . . . . . "Waterline Easement"
(1) . . . . . "Block Number"
● . . . . . "Set 3/4-inch Iron Rod (With Cap Stamped "Quiddity Eng Property Corner") as Per Certification"
. . . . . "Street Break"

1. A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. All building lines along street rights-of-way are as shown on the plat.
3. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
4. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
5. There are no pipelines or pipeline easements within the platted area shown hereon.
6. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (nad83), South Central Zone.
7. VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (navd88), Geoid 12b, based on Alterra's RTK Network, Stations HAGS_1012 and HCOG_14012.
8. These tracts lie within Zone "X" And Zone "X-Shaded" of the Flood Insurance Rate Map, Community No. 485458, Map Number 48039C0430K, Panel 430, Suffix "K" dated December 30, 2020, for Brazoria County, Texas and incorporated areas.
9. All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
10. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
11. This subdivision shall be serviced by the following providers: Brazoria County Mud #82. Centerpoint, Texas New Mexico Power, and Centric Gas & Fiber.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. Reserves A, B, and C shall be owned and maintained by the Brazoria County MUD No. 82 and the Home Owners Association.
18. Incidental Utilities are including but not limited to the underground utility services.
19. Driveway access shall be denied off FM 521 and Ashland Boulevard for adjacent lots and reserves.

FINAL PLAT OF
ASHLAND
SEC 2

A SUBDIVISION OF 14.26 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY AND ANGLETON ETJ, TEXAS
62 LOTS 3 RESERVES 2 BLOCKS
DECEMBER 2024

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281-912-3364

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23250 & 10046100
1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033

K:\16759\16759-0010-11 Ashland - Phase 1A - Paving\2 Design Phase\Planning\SF Sec 2\ASHLAND SEC 2 - PLAT.dwg Dec 20,2024 - 10:46am CKJ

STATE OF TEXAS §

COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Sec 2, 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.

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, successors, 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. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement 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 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.

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.

_____
Owner

_____
Duly Authorized Agent

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

_____
Print Name

My commission expires: _____

STATE OF TEXAS §

COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steve Jares, 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.

_____
Steve Jares
Registered Professional Land Surveyor
Texas Registration No 5317

STATE OF TEXAS §

COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Darren J. McAfee P.E., 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.

_____
Darren J. McAfee P.E.
Professional Engineer
No. 137808

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 14.26 acre tract of land situated in Shubael Marsh Surveys, Abstract Nos. 81 & 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPRBC); said 14.26 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

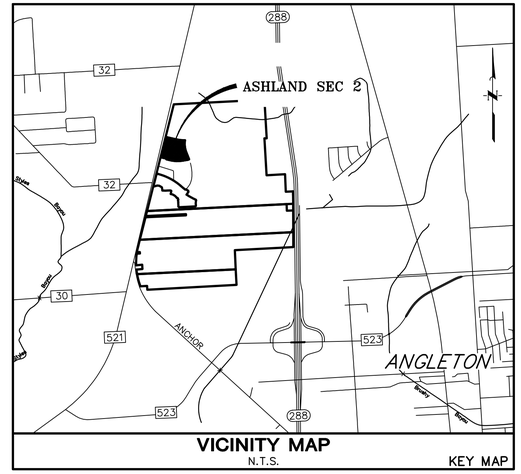
COMMENCING at a found concrete monument for the northwest corner of said 469.08 acre tract, common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Clerk's File No. 01-008056 of the Official Records of Brazoria County (ORBC), being in the east line of F.M. Highway 521 recorded in Volume P, Page 201;

THENCE, South 14°02'37" West, along the east line of said F.M. Highway 521, 1960.16 feet to the POINT OF BEGINNING of the herein described subject tract;

THENCE, over and across said 469.08 acre tract the following sixteen (16) courses and distances:

1. South 75°57'23" East, 368.86 feet to a point for corner;
2. South 78°43'03" East, 146.99 feet to a point for corner;
3. South 86°42'50" East, 172.57 feet to a point for corner marking the beginning of a tangent curve to the right;
4. Along the arc of said tangent curve to the right, having a radius of 815.00 feet, a central angle of 30°12'04", an arc length of 429.59 feet, and a long chord bearing South 07°11'24" East, with a chord length of 424.64 feet to a point for corner;
5. South 22°17'26" East, 283.14 feet to a point for corner;
6. South 67°42'34" West, 47.25 feet to a point for corner;
7. South 82°25'29" West, 115.20 feet to a point for corner;
8. South 81°08'49" West, 60.84 feet to a point for corner;
9. South 84°32'11" West, 117.51 feet to a point for corner;
10. South 89°09'01" West, 117.69 feet to a point for corner;
11. North 83°34'43" West, 117.91 feet to a point for corner;
12. North 79°40'46" West, 59.08 feet to a point for corner;
13. North 76°48'30" West, 59.87 feet to a point for corner;
14. North 75°57'23" West, 131.00 feet to a point for corner;
15. North 14°02'37" East, 26.43 feet to a point for corner;
16. North 75°57'23" West, 214.38 feet to a point for corner in the east line of said F.M. Highway 521;

THENCE, North 14°02'37" East, 742.14 feet, along the east line of said F.M. Highway 521, to the POINT OF BEGINNING, CONTAINING 14.26 acres of land in Brazoria County, Texas.



VICINITY MAP
N.T.S. KEY MAP

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

_____
Chairman, Planning and Zoning Commission

_____
City Secretary

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

_____
Mayor

_____
City Secretary

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

_____,
Name

_____,
Title
On behalf of the Notary Public, State of Texas

FINAL PLAT OF
ASHLAND
SEC 2

A SUBDIVISION OF 14.26 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY AND ANGLETON ETJ, TEXAS
62 LOTS 3 RESERVES 2 BLOCKS
DECEMBER 2024

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281-912-3364

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10061100
1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033

K:\16759\16759-0010-11 Ashland - Phase 1A - Paving\2 Design Phase\Planning\SF Sec 2\ASHLAND SEC 2 - PLAT.dwg Dec 20,2024 - 10:46am CKJ

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: January 14, 2025

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

AGENDA CONTENT: Discussion and possible action on the Final Plat of the Ashland Coral Haven Lane Street Dedication to clear all referral agency conditions.

AGENDA ITEM SECTION: Consent Agenda

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

FUND: N/A

EXECUTIVE SUMMARY. This is a request for approval of Ashland Project Coral Haven Street Dedication Final Plat (Attachment 1). The subject property is located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523, on 1.2405 acres of land. This section of street dedication is crucial for the timing of completed construction for the schools as well as provide access to the first phases of residential home construction.

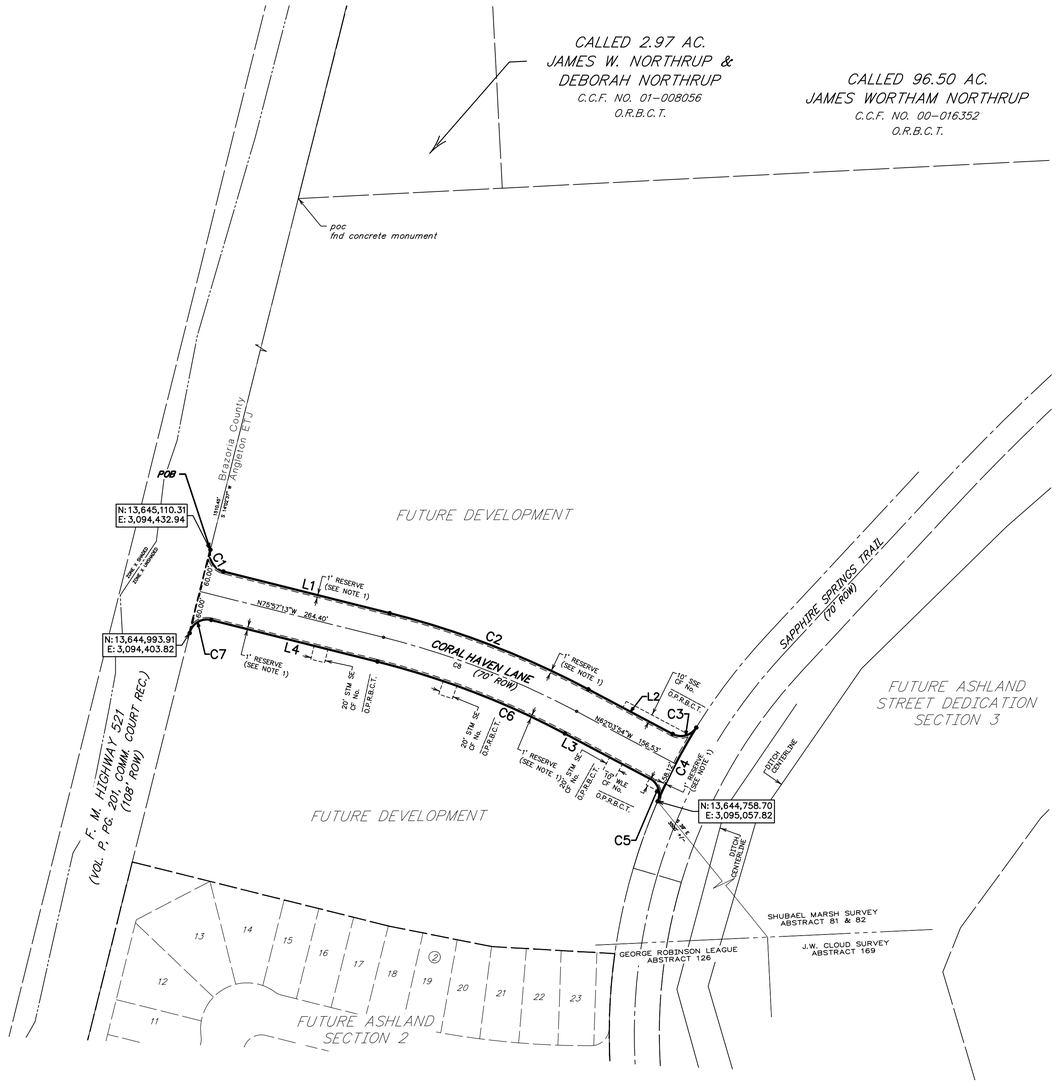
TxDOT approval exhibit is attached, which approves the tie-in to FM 521. The TxDOT donation form demonstrating over $2MIL in off-site improvements at the FM521 intersections is attached, which includes: a.) the design, b.) construction of 3 right turn lanes, c.) 4 left turn lanes, d.) 2 traffic signals, and e.) 3 street tie-ins from northbound/southbound FM 521 into the SH 288 Ashland Tract.

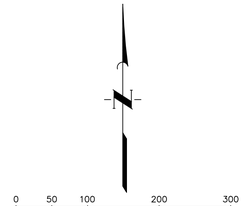
History: On August 22, 2023, City Council approved the Final Plat of the Ashland Coral Haven Lane Street Dedication. Subject to the approval of the Texas Department of Transportation (TxDOT) and Brazoria County agreements. The item was approved on a 5- 0 vote.

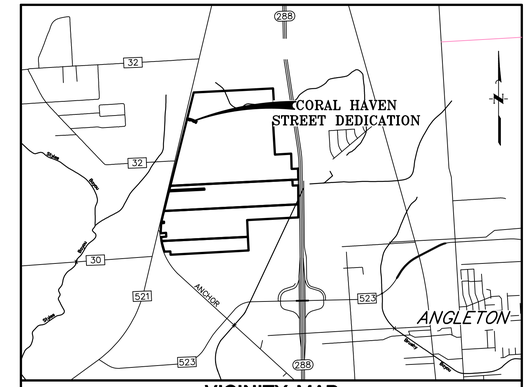
Planning & Engineering Review and Comments:

This report reflects an update to the various comments initially submitted including any noted conditions pending by referral agencies as demonstrated in the attached Exhibits which reflect the letters of no objection, which have been reviewed and cleared by the City Engineer in the attached Exhibits.

Recommendation. Council is recommended to approve the final plat for Coral Haven.







VICINITY MAP
N.T.S.
KEY MAP

Bl. . . . . "Building Line"
C.C.F. . . . . "County Clerk's File"
DE . . . . . "Drainage Easement"
Esm . . . . . "Easement"
FC . . . . . "Film Code"
FND . . . . . "Found"
O.C.C.B.T. . . . "Official County Clerk, Brazoria County, Texas"
No . . . . . "Number"
ROW . . . . . "Right-of-Way"
SSE . . . . . "Sanitary Sewer Easement"
Sq Ft . . . . . "Square Feet"
Stm SE . . . . . "Storm Sewer Easement"
Temp . . . . . "Temporary"
UE . . . . . "Utility Easement"
Vol _ Pg . . . "Volume and Page"
WLE . . . . . "Waterline Easement"
(1). . . . . "Block Number"
● . . . . . "Set 3/4-inch Iron Rod (with Cap Stamped "QUIDDITY ENG. PROPERTY CORNER") as per Certification"

1. A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

2. All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').

3. All cul-de-sac radii are sixty-five feet (65'), unless otherwise indicated.

4. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.

5. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.

6. There are no pipelines or pipeline easements within the platted area shown hereon.

7. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (NAD83), South Central Zone.

8. VERTICAL DATUM: Elevations were obtained with Real Time Kinetic Global Positioning Satellite Equipment and are based on National Geodetic Survey Monument Designation:
DG6956 DWI1 CLUTE COOP CORS ARP
DL3490 TXBC BAY CITY CORS ARP
DH3614 TXLM LA MARQUE CORS ARP

9. According to Map No. 48039C0430K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazoria County, Texas and Incorporated Areas, dated December 30, 2020, the subject tract is situated within: Shaded Zone 'X'; defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

10. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.

11. 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.

12. 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.

13. 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."

14. 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.

15. 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.

16. This platted area shall be serviced by the following providers Brazoria County Mud No. 82, CenterPoint, Texas New Mexico Power and Centric Gas & Fiber.

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	89°59'50"	39.27'	S30°57'18"E	35.35'	25.00'
C2	1230.00'	13°53'19"	298.15'	S69°00'33"E	297.42'	149.81'
C3	25.00'	86°14'47"	37.63'	N74°48'43"E	34.18'	23.41'
C4	815.00'	8°11'32"	116.53'	S27°35'33"W	116.43'	58.36'
C5	25.00'	85°33'41"	37.33'	N19°17'03"W	33.96'	23.13'
C6	1160.00'	13°53'19"	281.19'	N69°00'33"W	280.50'	141.29'
C7	25.00'	90°00'09"	39.27'	N59°02'43"E	35.36'	25.00'
C8	1195.00'	13°53'19"	289.67'	N69°00'33"W	288.96'	145.55'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S75°57'13"E	239.41'
L2	S62°03'54"E	133.32'
L3	N62°03'54"W	134.04'
L4	N75°57'13"W	239.40'
L5	N14°02'37"E	120.00'

FINAL PLAT OF
CORAL HAVEN LANE
STREET DEDICATION
A SUBDIVISION OF 1.154 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-81 & 82
BRAZORIA COUNTY, TEXAS

DECEMBER 2024

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478
281-912-3364

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

STATE OF TEXAS

COUNTY OF BRAZORIA

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as CORAL HAVEN STREET DEDICATION, 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.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

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, successors, 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. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement 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 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.

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.

_____
Owner

_____
Duly Authorized Agent

STATE OF TEXAS §

COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, Authorized Signer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

_____
Print Name

My commission expires: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

That I, Steve Jares, 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.

_____
Steve Jares
Registered Professional Land Surveyor
Texas Registration No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

That I, William A.C. McAshan, 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.

_____
William A.C. McAshan, P.E.
Professional Engineer

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 1.154–acre tract of land situated in the Shubael Marsh Survey, Abstract No. 81 & 82 in Brazoria County, Texas, being out of a called 469.08 acre tract of land conveyed to Anchor Holdings by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Property Records of Brazoria County; said 1.154–acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument being the northwest corner of said 469.08 acre tract of land, common with the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the community court Records, and the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup recorded in Clerk's File No. 01–008056 of the Official Records of Brazoria County, from which a found concrete monument being the southeast corner of a called 96.50 acre tract of land conveyed to James Wortham Northrup recorded in Clerk's File No. 00–016352 Official Records of Brazoria County bears North 87°05'19"East, 2947.41 feet;

THENCE, South 14°02'37" West, along the west line of said 469.08 acre tract, common with the east line of said F.M. 521, 1510.45 feet to the POINT OF BEGINNING of the herein described tract at the beginning of a non–tangent curve to the left;

THENCE, along the arc of said non–tangent curve to the left having a radius of 25.00 feet, a central angle of 89°59'50", an arc length of 39.27 feet, and a long chord bearing South 30°57'18" East, 35.35 feet to a point for corner;

THENCE, South 75°57'13" East, 239.41 feet to a point for corner at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 1230.00 feet, a central angle of 13°53'19", an arc length of 298.15 feet, and a long chord bearing South 69°00'33" East, 297.42 feet to a point for corner;

THENCE, South 62°03'54" East, 133.32 feet to a point for corner at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 86°14'47", an arc length of 37.63 feet, and a long chord bearing North 74°48'43" East, 34.18 feet to a point for corner at the beginning of a compound curve to the left;

THENCE, along the arc of said compound curve to the left having a radius of 815.00 feet, a central angle of 08°11'32", an arc length of 116.53 feet, and a long chord bearing South 27°35'33" West, 116.43 feet to a point for corner at the beginning of a compound curve to the left;

THENCE, along the arc of said compound curve to the left having a radius of 25.00 feet, a central angle of 85°33'41", an arc length of 37.33 feet, and a long chord bearing North 19°17'03" West, 33.96 feet to a point for corner;

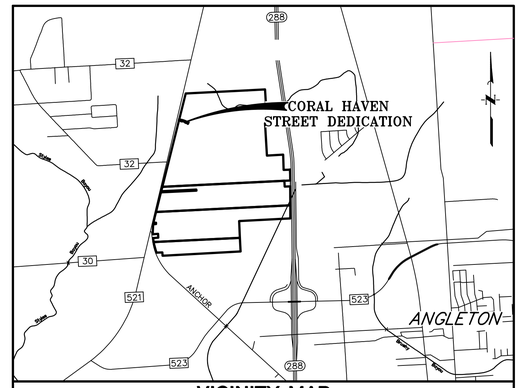
THENCE, North 62°03'54" West, 134.04 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 1160.00 feet, a central angle of 13°53'19", an arc length of 281.19 feet, and a long chord bearing North 69°00'33" West, with a chord length of 280.50 feet, to a point for corner;

THENCE, North 75°57'13" West, 239.40 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°00'10", an arc length of 39.27 feet, and a long chord bearing South 59°02'42" West, with a chord length of 35.36 feet, to a point for corner in the east line of the aforementioned FM 521 common with the wets line of the aforementioned 469.08–acre tract;

THENCE, North 14°02'37" East, along said common line, 120.00 feet to the POINT OF BEGINNING, CONTAINING 1.154–acres of land in Brazoria County, Texas.



VICINITY MAP
N.T.S.
KEY MAP

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

_____
Chairman, Planning and Zoning Commission

_____
City Secretary

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

_____
Mayor

_____
City Secretary

STATE OF TEXAS

COUNTY OF BRAZORIA

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

_____,
City Secretary, City of Angleton
On behalf of the Notary Public, State of Texas

FINAL PLAT OF
CORAL HAVEN LANE
STREET DEDICATION
A SUBDIVISION OF 1.154 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEY, A-81 & 82 BRAZORIA COUNTY, TEXAS

DECEMBER 2024

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478
281–912–3364

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

REQUEST FOR APPROVAL TO ACCEPT GIFTS OR DONATIONS

Texas Department of Transportation

The department may accept a gift or donation if the gift or donation will further the department's responsibilities.

1. Requesting District/Division/Office: Houston - HOU - 12

DD Contact: Sue-Ning Lee *Phone:* 713-504-2685

2. Value of the Proposed Gift/Donation:

Choose one: $2,150,000.00

3. Description of the Proposed Gift/Donation:

The donation consists of the design and construction of 3 right turn lanes, 4 left turn lanes, 2 traffic signals, and 3 street tie-ins from northbound/southbound FM 521 into the SH 288 Tract development in Brazoria County, Texas. All design and construction work will be provided by the donor, it's consultant, or its contractor. The District has determined there will be no direct costs for this project. There will be no exchange of right of way or utilities.

4. Donor Name: Ashton Gray Development

Donor Contact: Sudharshan Vembutty *Phone:* 281-617-6302

Authorized Signer: Sudharshan Vembutty *Title:* Manager

Mailing Address, City, State, Zip Code:
101 Parklane Blvd, Suite 102, Sugar Land, Texas 77478

Donor's Physical Address if Different than Mailing Address (cannot be a P.O. Box):

5. Intended Use of Proposed Gift/Donation:

The purpose of the donation is to allow the donor to construct 3 right turn lanes, 4 left turn lanes, 2 traffic signals, and 3 street tie-ins on FM 521 in order to provide safe access by the traveling public into the donor's development.

6. Describe the Donor's Relationship, if any, to TxDOT

a. No — Is the donor a party to a contested case before the department that will not be final at least 30 days prior to the donation?

b. No — Is the donor subject to department regulation or oversight or interested in or likely to become interested in any contract, purchase, payment, or claim with or against the department?

7. If "Yes" was selected for either a or b or both in item 6 above, complete a, b, and c below. If "No" was selected for a and b, enter N/A in a, b, and c below:

a. *Describe the donor's relationship to TxDOT:*
N/A

b. *How will the donation provide a significant public benefit?*
N/A

c. *How will the donation not influence nor reasonably appear to influence the department in the performance of its duties?*
N/A

Approved By: _____ **Date:** 7/18/2023

Printed Name: Sudharsan Vembutty **Title:** Manager

August 16, 2024

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

Re: On-Going Services
Construction Plans for Coral Haven Street Dedication, Street Dedication 3, and Phase 1a Offsite Utilities – 4th Submittal Review
Angleton, Texas
HDR Job No. 10391496

Dear Mr. Spriggs:

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

Construction Plans

1. Sheet 27 of 37 – BASELINE C – STA. 0+00.00 to STA. 1+49.30 - Baseline C - Update plan and profile to show water line improvements. Please resubmit a final planset once this revision has been completed.
2. The storm pipe material within the planset was previously designed using reinforced concrete pipe and has changed to "HP Storm Pipe" with the most recent submittals. Request for the use of this pipe material alternative was recently coordinated through the City in which use of the pipe would be allowed subject to the installation being performed per standard specifications designated by TxDOT. A formal request shall be made in writing for use of the pipe in other concurrent and future sections within the subdivision.

HDR takes no objection to the proposed Coral Haven Street Dedication, Street Dedication 3, and Phase 1a Offsite Utilities with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.

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

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10391496 /10361761)

Attachments

hdrinc.com 4828 Loop Central Drive, Suite 700, Houston, TX 77081-2220
T (713) 622-9264 F (713) 622-9265
Texas Registered Engineering Firm F-754

Docusign Envelope ID: A1A87D61-850E-48CE-8C83-D6478DCB34A9

Permit to Construct Access Driveway Facilities on Highway Right of Way

PERMIT NUMBER: 22020001				
		GPS*	ROADWAY	
REQUESTOR		LATITUDE, LONGITUDE	HWY NAME	FM 521
		29.216766, -95.47113	FOR TxDOT'S USE	
			CONTROL	0111
NAME	Anchor Holdings MP, LLC c/o Quiddity Engineering		SECTION	05
MAILING ADDRESS	6330 WEst Loop South, Suite 150			
CITY, STATE, ZIP	Bellaire, TX 77401			
PHONE NUMBER	713-777-5337			
*GLOBAL POSITIONING SYSTEM COORDINATES AT INTERSECTION OF DRIVEWAY CENTERLINE WITH ABUTTING ROADWAY				

The Texas Department of Transportation, hereinafter called the State, hereby authorizes Anchor Holdings MP, LLC c/o Quiddity Engineering, hereinafter called the Permittee, to ☒ construct / ☐ reconstruct a (3) Street Tie-Ins (residential, convenience store, retail mall, farm, etc.) access driveway on the highway right of way abutting highway number FM 521 in Brazoria County, located FM 521 and CR 32.

USE ADDITIONAL SHEETS AS NEEDED

Is this parcel in current litigation with the State of Texas? ☐ YES ☒ NO

Is the Permittee or a family member of Permittee an employee or official of the Texas Department of Transportation? ☐ YES ☒ NO

Does an employee or official of the Texas Department of Transportation serve as an employee or officer of Permittee or own a controlling interest in Permittee? ☐ YES ☒ NO

This permit is subject to the Access Driveway Policy described on page 2 and the following:

1. The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the state highway right of way.
2. The Permittee represents that the design of the facilities, as shown in the attached sketch, is in accordance with the Roadway Design Manual, Hydraulic Design Manual and the access management standards set forth in the Access Management Manual (except as otherwise permitted by an approved variance).
3. Construction of the driveway shall be in accordance with the attached design sketch, and is subject to inspection and approval by the State.
4. Maintenance of facilities constructed hereunder shall be the responsibility of the Permittee, and the State reserves the right to require any changes, maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to the highway. Changes in design will be made only with prior written approval of the State.
5. The Permittee shall hold harmless the State and its duly appointed agents and employees against any action for personal injury or property damage related to the driveway permitted hereunder.
6. Except for regulatory and guide signs at county roads and city streets, the Permittee shall not erect any sign on or extending over any portion of the highway right of way. The Permittee shall ensure that any vehicle service fixtures such as fuel pumps, vendor stands, or tanks shall be located at least 12 feet from the right of way line to ensure that any vehicle services from these fixtures will be off the highway right of way.
7. The State reserves the right to require a new access driveway permit in the event of: (i) a material change in land use, driveway traffic volume or vehicle types using the driveway, or (ii) reconstruction or other modification of the highway facility by the State.
8. The State may revoke this permit upon violation of any provision of this permit by the Permittee.
9. This permit will become null and void if the above-referenced driveway facilities are not constructed within six (6) months from the issuance date of this permit.
10. The Permittee will contact the State's representative Robert Etheredge telephone, (979) 864-8551, at least twenty-four (24) hours prior to beginning the work authorized by this permit.
11. The requesting Permittee will be provided instructions on the appeal process if this permit request is denied by the State.

Docusign Envelope ID: A1A87D61-850E-48CE-8C83-D6478DCB34A9

The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the highway right of way.

Date: 10/24/2024 Signed: Signed by: Brian Geier 588196135136429... (Property owner or owner's representative)

10/23/2024	DocuSigned by: Maria Pilar Aponte C8B39625B1F14DE...
Date of Issuance	District Engineer, or designee Approval
Date of Issuance as per Variance to AMM	District Engineer, or designee Approval
Date of Denial	District Engineer Denial (No Delegation)

Access Driveway Policy

Title 43 Texas Administrative Code (Transportation), Chapter 11 (Design), Subchapter C (Access Connections To State Highways) and the "Access Management Manual" establish policy for the granting of access and the design, materials, and construction of driveways connecting to state highways. All driveway facilities must follow this policy. To the extent there is any conflict between this permit and the policy, the policy shall control. If a proposed driveway does not comply with the access management standards, the owner may seek a variance to a requirement contained in the access management standards by contacting the local TxDOT office.

TxDOT Driveway Permit Request Contact

For a local contact for your TxDOT Driveway Permit Request or variance request, visit: http://www.txdot.gov/inside-txdot/district.html. You can click on the section of the map closest to your location to find the local TxDOT office. You can also click on the drop down box below the map to find the district for your county.

Other Conditions

In addition to Items 1 thru 11 on page 1 of this permit, the facility shall also be in accordance with the attached sketch and subject to the following additional conditions stated below:

Provide for a 44' wide street tie-in using a single row of 24" RCP with SETs and 35'radii.
Provide for a 80' wide street tie-in using a single row of 24" RCP with SETs and 35'radii.
Provide for a 71' wide street tie-in using a single row of 24" RCP with SETs and 25'/30' radii.
According to plans dated 10-04-2024. Donation Agreement in progress.
Also, attached Special Provisions dated July 1, 2022 must be followed.
Hydraulic re-approval per following specs.:
Proposed 3 street tie in on FM 521
School driveway 1 (Stat 226+40.51)
Roadway width = 71 ft and radius = 25 ft and 30 ft
Proposed 106 LF of 24" RCP culvert w/SET.
Roadway 1: (Sta 235+44.13)
Roadway width = 44 ft and radius = 35 ft
Proposed 94 LF of 24" RCP culvert w/SET.
Roadway 2 (Stat 253+43.01)
Roadway width = 80 ft and radius = 35 ft and 30 ft
Proposed 151 LF of 24" RCP culvert w/SET.
No onsite drainage coming to TXDOT.
Proposed site development will drain to a tributary of Oyster Creek.

Variance Documentation Justification

For a Variance request, please indicate which of the below are applicable, as required by TAC §11.52(e):

- ☐ a significant negative impact to the owner's real property or its use will likely result from the denial of its request for the variance, including the loss of reasonable access to the property or undue hardship on a business located on the property.
- ☐ an unusual condition affecting the property exists that was not caused by the property owner and justifies the request for the variance.

Docusign Envelope ID: A1A87D61-850E-48CE-8C83-D6478DCB34A9

For the conditions selected above, provide written justification below. (Attach additional sheets, if needed)

For TXDOT use below:

For Variance denials, please indicate which of the below conditions, as provided in TAC §11.52(e), were determined:

☐ adversely affect the safety, design, construction, mobility, efficient operation, or maintenance of the highway; or

☐ likely impair the ability of the state or the department to receive funds for highway construction or maintenance from the federal government.

Attachments:

Sketch of Installation

All Variance Documentation

Docusign Envelope ID: A1A87D61-850E-48CE-8C83-D6478DCB34A9

Permit Special Provisions

Revised July 1, 2022

1. The Permittee is responsible for all costs associated with the construction of this access driveway.

2. All Pipes used shall be Reinforced Concrete Pipe (RCP), unless otherwise specified.

3. Culvert crossings within the 30-foot clear zone (parallel culverts) shall be required to have minimum 6:1 sloping ends known as Safety End Treatments (SETs). The culvert shall have sufficient length to allow the 6:1 slope to be achieved from the edge of pavement to the flowline at the end of the SET. Culverts that exceed 50'f in length shall have a junction box for clean out, or as specified by the TxDOT Area Engineer.

4. Culverts larger than single 33-inch diameter, double 30-inch diameter, or three or more 12-inch diameter shall require safety pipe runners.

5. Riprap or stabilizing material shall be provided and installed by grantee at time of construction, or as directed by the TxDOT Area Engineer.

6. For TxDOT-maintained ASPHALT SURFACED PAVEMENT, no concrete pavement or curbing shall be allowed within State right of way.

7. For TxDOT-maintained CONCRETE SURFACED PAVEMENT, additional full-depth saw cuts may be made as needed to facilitate removal of the concrete within the limits of the required full-depth cuts. Concrete adjacent to the patch shall not be spalled or fractured by the removal procedure.

8. Placement or removal of beautification on State right of way shall be under the direction of TxDOT.

9. The Permittee certifies that its storm water runoff to the State's right of way shall not be contaminated by any industrial processes or significant pollutants, and the State shall not be held liable for any pollutants entering State right of way through storm water connections.

10. The Permittee be in compliance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and the Texas Accessibility Standards (TAS), and Texas Department of Licensing and Regulation (TDLR) requirements for items including but not limited to sidewalks, landings, and wheelchair ramps.

11. Permittee shall obtain overall environmental clearance with all appropriate regulatory agencies prior to beginning construction. Approval of this request by TxDOT does not relieve the Permittee or its agents of this obligation.

12. Work performed on railroad right-of-way, or easements controlled by others, is subject to the concurrence of the owner of said properties. Approval of this request by TxDOT does not relieve the Permittee of this obligation.

13. The complete permit package shall be on the project site at all times and available for review by TxDOT.

14. TxDOT will inspect the construction and may provide the flow-line elevation.

Docusign Envelope ID: A1A87D61-850E-48CE-8C83-D6478DCB34A9

Permit Special Provisions

Revised July 1, 2022

15. All work within the State of Texas right-of-way shall be performed in accordance with State standards and specifications as to the installation and materials used. All materials and mix designs to be placed in TxDOT right-of-way must be obtained from TxDOT approved sources and be of approved TxDOT mix designs.

16. At least five (5) working days prior to any excavation, permittee shall request the location of all underground utilities within the work area by calling 811, and contacting local municipalities, utility districts, school districts, or any other utility owners. TxDOT-owned fiber optic, communications, power, illumination, and traffic signal cabling and conduit can be located by calling the TxDOT Houston District Traffic Operations Office at HOU-LocateRequest@txdot.gov. Do not perform underground work on the project until TxDOT – owned facilities have been located and marked. Use caution when working in these areas to avoid damaging or interfering with existing facilities. Permittee shall be responsible for relocating and/or adjusting any utilities within the work area.

17. This permit is subject to a separate traffic control plan being approved by the Area Engineer. All work must follow the TxDOT Traffic Control Plan Standards, Latest Revision, or if approved, Typical Applications shown in the Texas Manual on Uniform Traffic Control Devices, Latest Revision, Chapter 6-H. The advanced warning signage shown on standards BC(1)-21 thru BC(12)-21 will be required. It is mutually agreed and understood that the implementation and maintenance of the traffic control plan shall be the responsibility of the Permittee. Contractor is required to supply all sub-contractors with a copy of this permit and approved traffic control plan.

18. The Permittee shall coordinate the sequence of construction and traffic control plan with any adjacent highway construction or maintenance projects. No overnight lane closures will be permitted, unless otherwise approved by the Area Engineer.

19. Work performed within the waterways, such as rivers, creeks, bayous, and drainage ditches, is subject to the concurrence of appropriate regulatory agencies. Permittee shall use Best Management Practices to minimize erosion and sedimentation resulting from proposed activities. Permittee certifies that its drainage system meets all storm water quality criteria of the County and/or City where the permit is located. Construction and/or maintenance of this project shall not adversely affect the drainage patterns within the area.

20. All excavations within the right-of-way shall be backfilled according to the TxDOT Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges (SPECS), Item 400, as currently amended. All surplus material shall be removed from the right-of-way, and the excavation finished flush with surrounding natural ground.

21. In no event will an edge drop-off be permitted during the hours of darkness. If the Contractor is unable to complete a section before the end of the workday, base material capable of vehicle support shall be pulled back to the existing edge on a 4:1 or flatter slope, to provide for driver and pedestrian safety.

22. The Contractor shall not create a dirt nuisance or safety hazard in any roadway. The pavement shall be cleaned daily.

Docusign Envelope ID: A1A87D61-850E-48CE-8C83-D6478DCB34A9

Permit Special Provisions

Revised July 1, 2022

23. All exposed dirt surfaces shall be sodded, unless otherwise approved by the Area Engineer. A slope of 4:1, or flatter, shall be required on the ditch front slope.

24. No trees, vegetation, valves, meter boxes, cleanouts, ground boxes, handholes, manhole covers, etc. will be allowed in the pavement. These appurtenances shall be relocated elsewhere within the right-of-way, unless otherwise approved by the Area Engineer.

25. The Texas Universal Triangular Slip Base Sign Supports shall be required for all signage within TxDOT right-of-way. Proposed signs, or those which require relocation, shall be done in accordance with the following TxDOT Sign Mounting Details Standards: SMD (GEN)-08, SMD (SLIP-1)-08, SMD (SLIP-2)-08, and SMD (SLIP-3)-08.

26. All work zone pavement markings shall meet the requirements of SPECS, Item 662. All permanent pavement markings shall meet the requirements of SPECS, Item 666, and be placed in accordance with the following TxDOT Pavement Standards: PM(1)-20, PM(2)-20, PM(3)-20, and PM(4)-22. All raised pavement markers shall meet the requirements of SPECS, Item 672.

27. Existing pavement markings shall be removed according to the requirements of SPECS, Item 677, or to the satisfaction of the Area Engineer. All pavement surfaces shall be cleaned and prepared in accordance with SPECS, Item 678.

28. For roadway improvements and Street Tie-Ins, the Contractor shall employ at his/her expense, an approved commercial testing laboratory to perform testing on concrete to determine the in-situ strength. Make at least one set of test specimens for each element cast each day. Cure these specimens under the same conditions as the portion of the structure involved for all stages of construction. Ensure safe handling, curing, and storage of all test specimens. Sample and test the hardened concrete in accordance with SPECS, Item 421. Certified reports of all test results shall be submitted to the Area Engineer.

29. Should the existing roadway pavement or other feature be damaged, it shall be repaired as specified by the Area Engineer.

30. Construction Access Permits are to expire after 12 months, unless renewed.

31. The Permittee acknowledges and fully accepts responsibility and liability for the design, construction, maintenance, and operation of this project, which shall be the responsibility of the Grantee for the life of the project. The Permittee shall indemnify and save harmless the State from any and all damages or losses that may develop due to this project.

32. All TxDOT Standard Sheets are available online for free download:
    Statewide http://www.dot.state.tx.us/business/standardplanfiles.htm
    Houston District http://www.dot.state.tx.us/hou/specinfo/specs.htm

Docusign Envelope ID: A1A87D61-850E-48CE-8C83-D6478DCB34A9

Permit Special Provisions

Revised July 1, 2022

33. The contractor or sub-contractor is required to contact the TxDOT Local Maintenance Office Supervisor a minimum of 72 hours prior to commencing any work.

- Brazoria Maintenance Office – Permit Section 2: 979-864-8550
- Galveston Maintenance Office – Permit Section 3: 409-978-2551
- Fort Bend Maintenance Office – Permit Section 4: 281-238-7950
- Montgomery Maintenance Office – Permit Section 5: 936-538-3350
- Southeast Harris Maintenance Office – Permit Section 6: 281-464-5540
- Waller Maintenance Office – Permit Section 7: 979-921-2400
- West Harris Maintenance Office – Permit Section 8: 713-934-5900
- Metro Houston Maintenance Office – Permit Section 9: 713-636-7400
- North Harris Maintenance Office – Permit Section 10: 281-319-6450

Docusign Envelope ID: A1A87D61-850E-48CE-8C83-D6478DCB34A9

TRACKING NO. TR22020001 Rev 3 **ROADWAY** FM 521

Area Office Review Form

What does the AO recommend?	1	2	3	4
Driveway or Street-Tie Width:	44'	80'		
Culvert / Pipe Size:	24"	24"		
Number of Rows of Pipe:	One	One		
SETs Required (yes/no):	Yes	Yes		
Radii Returns:	35'	35'		

Please answer the following questions:

What is the pavement material of the adjacent TxDOT roadway? Asphalt

Does the drawing accurately show the features of the right-of-way? Yes

What is the posted speed limit of the adjacent TxDOT roadway? 60 MPH

Does your office believe this application will have an adverse effect on the safety, efficient operation, or maintenance of the highway? Circle yes or no. If yes, please explain below. YES / NO

What is the date on the final / revised plans? 10/04/24

Additional Comments:

Street Tie-In (2)
Turn Lanes
Traffic Signals
Donation Agreement in progress

Inspected by: Scott Alberg Date: 10-10-24

For AE / AAE Approval: Joshua Bailey Date: 10-10-24

Form Revised 04/2017 Houston District Area Office Review Form

Docusign Envelope ID: A1A87D61-850E-48CE-8C83-D6478DCB34A9

Houston District Access Permit Application

DF-M200 2-2022

Application Help

Submit by Email

Date of Submittal: Aug 17, 2022

Version 1.0

Name of Applicant: Anchor Holdings MP, LLC
Permittee (Property Owner)

Ashton Gray Development
Name of Site

Quiddity Engineering
Consulting Firm

Brian Geier
Contact Person

0 FM 521
Site Address / Location / Limits

Email Permit To: bgeier@quiddity.com
Contact Email Address

(713) 777-5337
Contact Phone

Angleton | TX | 77515
City | State | Zip Code

6330 West Loop South, Suite 150
Contact Address

Bellaire | TX | 77401
City | State | Zip Code

Latitude 29.216766 Longitude -95.47113

Is this parcel in current litigation with the State of Texas? ○ Yes ◉ No

Type of Permit Request: ☒ Street Tie-In ☐ Commercial ☐ Drainage Only ☐ Low Use ☐ Construction ☐ Sidewalk ☒ TIA ☐ Traffic Signal ☐ Preliminary ☐ Controlled Access (ADL Break)

Help

Highway: FM0521

Name of closest cross street: CR 32

Is Highway within an incorporated city? ☐ Yes ☒ No City: _____ County: Brazoria

Maint Map

Property on which side of highway? ○ Northbound ○ Southbound ◉ Eastbound ○ Westbound

Number of requested driveway(s): _____

Number of requested street tie-in(s): 2

Number of Existing access(s) to be modified: _____

Date of Sign and Seal Plans Submittal: Aug 17, 2022 (Except Preliminary)

Tracking No: TR22020001

Revision No: 1

Type of highway design? ☐ Curbed ☒ Open Ditch ☐ Both

If open ditch, inside diameter of nearest upstream and downstream pipes: 24.00

Is there an existing roadway median opening, ramp, or traffic signal located within 1000 feet of the proposed driveway? If yes, indicate distance and direction in all plans. ☐ Yes ☒ No

Does this request include any drainage coming to TxDOT? ☒ Yes ☐ No

If no, provide name of entity/agency/authority that will receive any drainage outfall / storm discharge after the site has been developed: _____

Upon request, please provide a copy of the approval letter from the drainage authority.

Please complete and attach the Drainage/Hydraulic Checklist.

The drainage / hydraulic checklist must be completed and submitted for street tie-in, commercial access *and drainage-only permit applications.*

Docusign Envelope ID: A1A87D61-850E-48CE-8C83-D6478DCB34A9

Houston District Access Permit Application

DF-M200 2-2022

1. Purpose of Request: Explain the need for proposed access. Proposed operations / facilities, frequency of use of proposed access, approximate types and sizes of vehicles using proposed access for each individual year of the next three years.

Quiddity is construction a street tie-in on the east side of FM 521 across from CR 32 South and a street tie-in on the east side of FM 521 approximately 2600 feet north of CR 32 South, into the proposed Ashton Gray Development tract. Refer to the TIA for more information.

2. Background: Date chronology of previous correspondence, meetings, or discussions about proposed access, identification of property zoning or approved platting, if applicable. Include any previous approved permits, permit applications, preliminary approvals, and tracking numbers, if applicable.

3. Existing roadway characteristics: At location(s) of proposed access: Number of roadway lanes in each directions, Approximate width of roadway lanes / shoulders, Posted speed of roadway, Roadway pavement material (asphalt, concrete, gravel, dirt). Also, is there an existing roadway median opening, entrance / exit ramp, or traffic signal within one-thousand feet of the proposed access?

FM 521 is an undivided asphalt roadway with 2 12-foot lanes, a 10.5-foot shoulder, and a roadside ditch. The posted speed limit is 60 mph. See the attached plans for dimensions.

4. Environmental Clearance Requirements: *If the access request includes work on right turn lanes, roadway widening, excavation or median opening changes, please provide the environmental requirements/reports that will be needed to be completed once design is approved by TxDOT. (Please complete form* **Environmental Review for Permit Level Actions***).*

The Environmental Permit has been attached.

5. **Agreements:** *An agreement between TxDOT and the applicant will also be needed once all plans are finalized if the application includes roadway improvements such as Traffic Signals, Turn Lanes, Widenings,and Median Openings. Please refer to the Agreement Type Table to identity the type of agreement needed and describe below, if applicable.*

This will be completed under a Donation Agreement. The Division "Owner" of Agreement is Contract Services and a private entity (Ashton Gray Development) will be entering into an agreement with TxDOT.

Docusign Envelope ID: A1A87D61-850E-48CE-8C83-D6478DCB34A9

Texas Department of Transportation

REQUEST FOR APPROVAL TO ACCEPT GIFTS OR DONATIONS

The department may accept a gift or donation if the gift or donation will further the department's responsibilities.

1. Requesting District/Division/Office: Houston - HOU - 12

DD Contact: Sue-Ning Lee *Phone:* 713-504-2685

2. Value of the Proposed Gift/Donation:

Estimated Value $525,000.00

3. Description of the Proposed Gift/Donation:

The donation consists of the design and construction of a right turn lane, 2 left turn lanes, and 2 street tie-ins from northbound/southbound FM 521 into the SH 288 Tract development in Brazoria County, Texas. All design and construction work will be provided by the donor, it's consultant, or its contractor. The District has determined there will be no direct costs for this project. There will be no exchange of right of way or utilities.

4. Donor Name: Ashton Gray Development

Donor Contact: Sudharshan Vembutty *Phone:* 281-617-6302

Authorized Signer: Sudharshan Vembutty. *Title:* Manager

Mailing Address, City, State, Zip Code:

101 Parklane Blvd, Suite 102, Sugar Land, Texas 77478

Donor's Physical Address if Different than Mailing Address (cannot be a P.O. Box):

Same as mailing address above

5. Intended Use of Proposed Gift/Donation:

The purpose of the donation is to allow the donor to construct a right turn lane, 2 left turn lanes, and 2 street tie-ins on FM 521 in order to provide safe access by the traveling public into the donor's development.

6. Describe the Donor's Relationship, if any, to TxDOT

a. No — Is the donor a party to a contested case before the department that will not be final at least 30 days prior to the donation?

b. No — Is the donor subject to department regulation or oversight or interested in or likely to become interested in any contract, purchase, payment, or claim with or against the department?

7. If "Yes" was selected for either a or b or both in item 6 above, complete a, b, and c below. If "No" was selected for a and b, enter N/A in a, b, and c below:

a. *Describe the donor's relationship to TxDOT:*
N/A

b. *How will the donation provide a significant public benefit?*
N/A

c. *How will the donation not influence nor reasonably appear to influence the department in the performance of its duties?*
N/A

Approved By: _____ **Date:** 3/17/22

Printed Name: Sudharshan Vembutty **Title:** Manager Anchor and Holdings

Docusign Envelope ID: A1A87D61-850E-48CE-8C83-D6478DCB34A9

Access Driveway Policy

Title 43 Texas Administrative Code (Transportation), Chapter 11 (Design), Subchapter C (Access Connections To State Highways) and the "Access Management Manual" establish policy for the granting of access and the design, materials, and construction of driveways connecting to state highways. All driveway facilities must follow this policy. To the extent there is any conflict between this permit and the policy, the policy shall control. If a proposed driveway does not comply with the access management standards, the owner may seek a variance to a requirement contained in the access management standards by contacting the local TxDOT office.

TxDOT Driveway Permit Request Contact

For a local contact for your TxDOT Driveway Permit Request or variance request, visit: http://www.txdot.gov/inside-txdot/district.html. You can click on the section of the map closest to your location to find the local TxDOT office. You can also click on the drop down box below the map to find the district for your county.

Other Conditions

In addition to Items 1 thru 11 on page 1 of this permit, the facility shall also be in accordance with the attached sketch and subject to the following additional conditions stated below:

Variance Documentation Justification

For a Variance request, please indicate which of the below are applicable, as required by TAC §11.52(e):

☐ a significant negative impact to the owner's real property or its use will likely result from the denial of its request for the variance, including the loss of reasonable access to the property or undue hardship on a business located on the property.

☐ an unusual condition affecting the property exists that was not caused by the property owner and justifies the request for the variance.

For the conditions selected above, provide written justification below. (Attach additional sheets, if needed)

For TXDOT use below:

For Variance denials, please indicate which of the below conditions, as provided in TAC §11.52(e), were determined:

☐ adversely affect the safety, design, construction, mobility, efficient operation, or maintenance of the highway; or

☐ likely impair the ability of the state or the department to receive funds for highway construction or maintenance from the federal government.

Attachments:

Sketch of Installation

All Variance Documentation

Docusign Envelope ID: A1A87D61-850E-48CE-8C83-D6478DCB34A9

From: Tan Luong
To: HOU-Braz-InternalPermitReview
Cc: Michelle Howe
Subject: TR22020001 FM 521 at CR 32_ HYDRAULIC RE-APPROVAL_10-23-2024
Date: Wednesday, October 23, 2024 1:38:15 PM

Michelle,

Here is hydraulic re-approval for revision. Please note that hydraulic did not ask for ROW donation before because this plan submitted before Oct 2022. From begin of Nov 2022 we start to ask for ROW donation for any widening project. It is up to the AO decision if ROW donation is asking for this project.

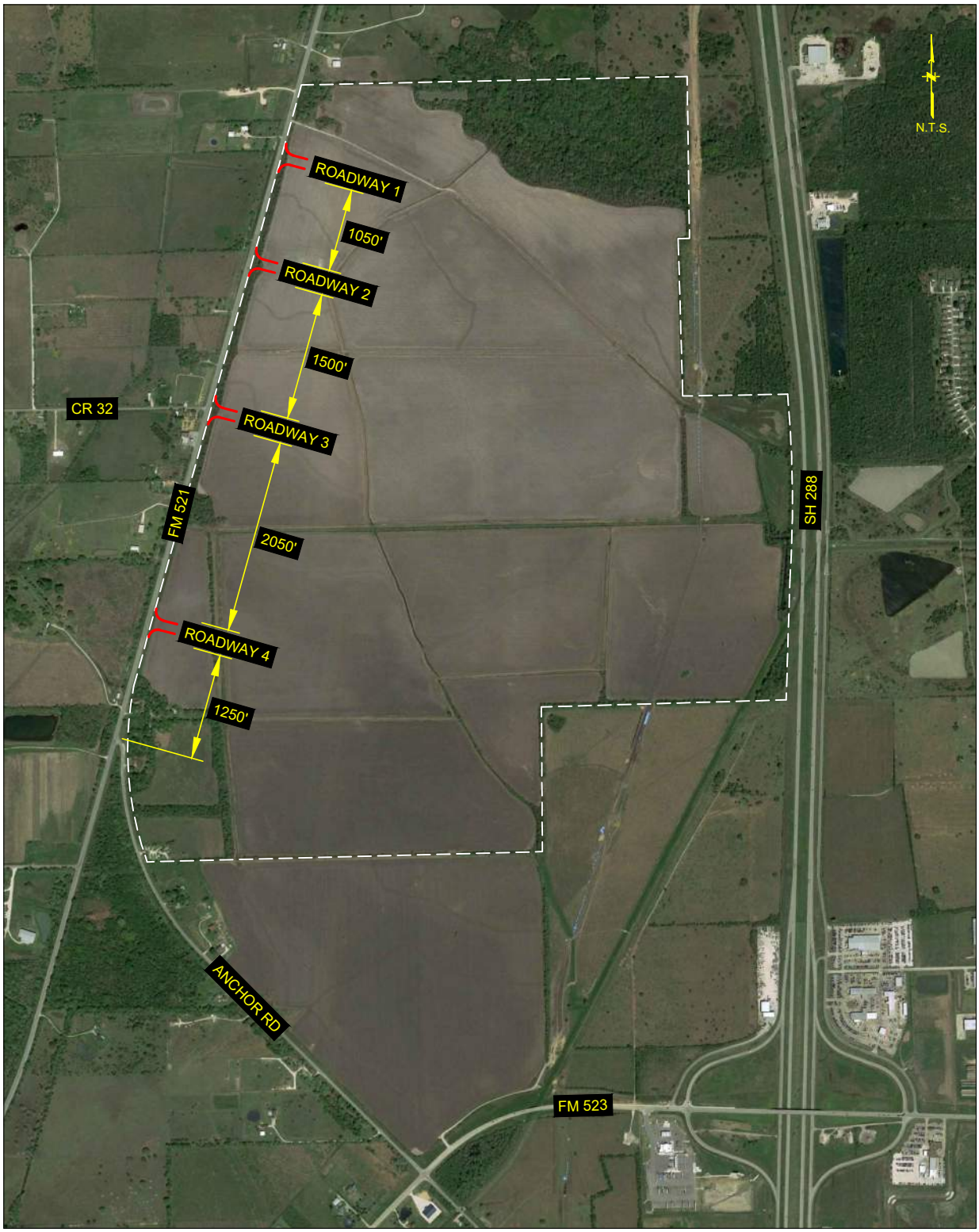
Hydraulic re-approval per following specs.:

- Proposed 3 street tie in on FM 521
  - School driveway 1 (Stat 226+40.51)
    - Roadway width = 71 ft and radius = 25 ft and 30 ft
    - Proposed 106 LF of 24" RCP culvert w/SET.
  - Roadway 1: (Sta 235+44.13)
    - Roadway width = 44 ft and radius = 35 ft
    - Proposed 94 LF of 24" RCP culvert w/SET.
  - Roadway 2 (Stat 253+43.01)
    - Roadway width = 80 ft and radius = 35 ft and 30 ft
    - Proposed 151 LF of 24" RCP culvert w/SET.
- No onsite drainage coming to TXDOT.
- Proposed site development will drain to a tributary of Oyster Creek.
- Last updated plans: 10/04/2024.
- Plan is stored at the following directory:
  P:\02 - Brazoria\2022 Permits\TR22020001\FM 521 Ashland Signals_Flashing Beacon_...gned and Sealed_Compiled Plans (3).pdf

Thanks,

Tan Luong, P.E.
Houston District Hydraulic Section
(713) 802-5565 (office)
(281) 685-5830 (cell)
Email: tan.luong@txdot.gov

Docusign Envelope ID: A1A87D61-850E-48CE-8C83-D6478DCB34A9



LEGEND:

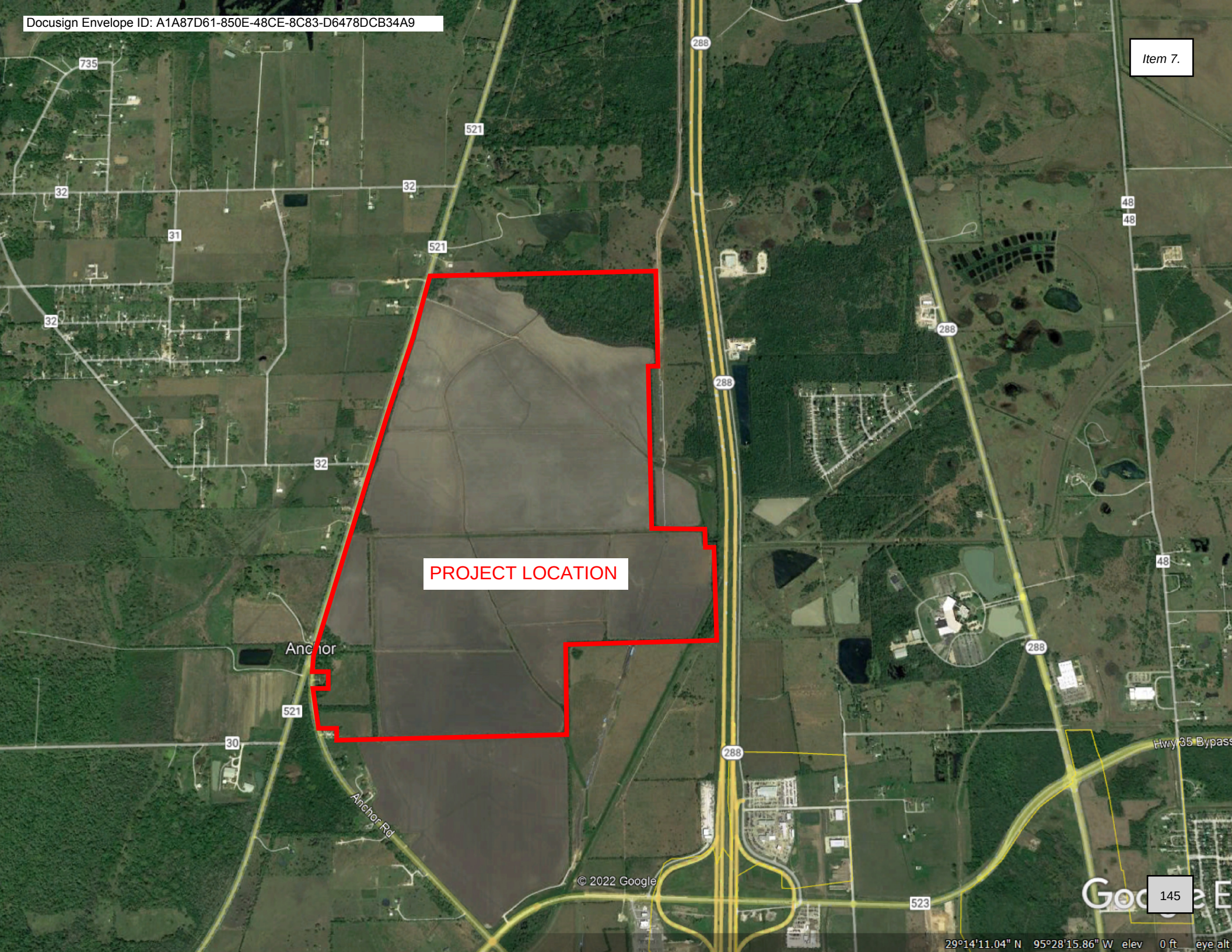
PROPOSED DRIVEWAY

SITE BOUNDARY

DRIVEWAY SPACING DIAGRAM

QUIDDITY

Docusign Envelope ID: A1A87D61-850E-48CE-8C83-D6478DCB34A9



Docusign Envelope ID: A1A87D61-850E-48CE-8C83-D6478DCB34A9

From: Tan Luong
To: HOU-Braz-InternalPermitReview
Subject: TR22020001 FM 521 at CR 32_ HYDRAULIC RE-APPROVAL_11-14-2023
Date: Tuesday, November 14, 2023 10:04:00 AM

Michelle,

Revision No 3 of TR22020001 adding TIA, hydraulic is unchanged. Onsite drainage will drain to Oyster Creek. Here is hydraulic re-approval for revision. Please note that hydraulic did not ask for ROW donation before because this plan submitted before Oct 2022. From begin of Nov 2022 we start to ask for ROW donation for any widening project. It is up to the AO decision if ROW donation is asking for this project.

Hydraulic re-approval per following specs.:

- Proposed 2 street tie in on FM 521
  - Location 1 (Stat 513)
    - Roadway width = 80 ft and radius = 35 ft
    - Proposed 151 LF of 24" RCP culvert w/SET.
  - Location 2: (Sta 531)
    - Roadway width = 44 ft and radius = 35 ft
    - Proposed 94 LF of 24" RCP culvert w/SET.
- No onsite drainage coming to TXDOT.
- Proposed site development will drain to a tributary of Oyster Creek.
- Per plans dated: 07/18/2023.

The plan is too large to attach along with this email. I placed the final hydraulic approval plan set on the following directory in P drive:
P:\02 - Brazoria\2022 Permits\TR22020001\Hydraulic Approval Plan

Thanks,

Tan Luong, P.E.
Houston District Hydraulic Section
(713) 802-5565 (office)
(281) 685-5830 (cell)
Email: tan.luong@txdot.gov

Docusign Envelope ID: A1A87D61-850E-48CE-8C83-D6478DCB34A9

CONSTRUCTION

OF

TURN LANES & TRAFFIC SIGNALS

ON

FM 521

FOR

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 82

OCTOBER 2024

DESIGN SPEED = 60 MPH

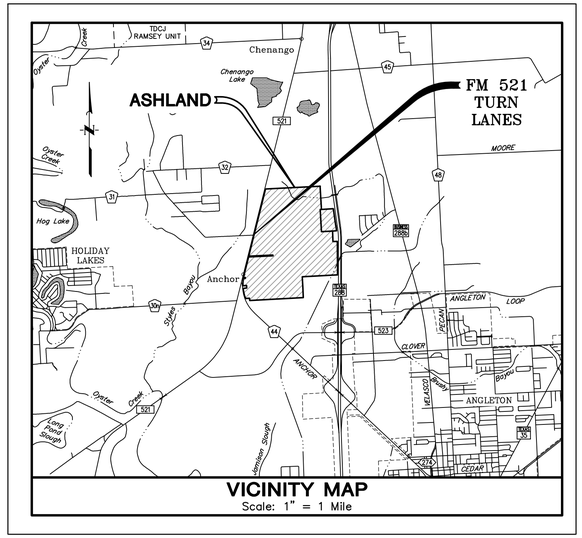
INDEX OF DRAWINGS

SHEET No.	TITLE
1	COVER & INDEX
2	GENERAL NOTES
3	TRAFFIC CONTROL NARRATIVE
4	SUMMARY OF QUANTITIES & DRAINAGE CALCULATIONS
5	TYPICAL SECTIONS
6–10	FM 521 PLAN VIEW
11–15	FM 521 SIGNING & PAVEMENT MARKINGS
16–17	TXDOT SETP–CD DETAILS
18	TXDOT SETP–PD DETAILS
19	TXDOT PSET–SC DETAILS
20	TXDOT PSET–SP DETAILS
21	TXDOT TE (HMAC)–11 DETAILS
22–24	TXDOT DRIVEWAY DETAILS
25–28	TXDOT PED–18 DETAILS
29	TXDOT EC(1)–16 DETAILS
30	TXDOT EC(3)–16 DETAILS
31–34	TXDOT PM–22 DETAILS
35–40	TXDOT SMD–08 DETAILS
41–52	TXDOT BC–21 DETAILS
53	TXDOT WZ(TD)–17 DETAILS
54	TXDOT WZ(STPM)–23 DETAILS
55	TXDOT WZ(BRK)–13 DETAILS
56	TXDOT WZ(UL)–13 DETAILS
57	TXDOT WZ(RS)–22 DETAILS
58	TXDOT RS(2)–23 DETAILS
59–60	TXDOT D&OM–20 DETAILS
61–63	TXDOT TCP(1)–18 DETAILS
64–66	TXDOT TCP(2)–18/23 DETAILS
67	TXDOT TCP(3–1)–13 DETAILS
68	TXDOT TCP(3–3)–14 DETAILS
69	TXDOT TCP(7–1)–13 DETAILS
70–71	TXDOT E&BD DETAILS
72	SUMMARY OF TRAFFIC SIGNAL QUANTITIES
73	PLAN LAYOUT NOTES
74	FM 521 AT (FUTURE) CORAL HAVEN LANE EXISTING LAYOUT
75	FM 521 AT CORAL HAVEN LANE EXISTING LAYOUT (FUTURE)
76–77	FM 521 AT CORAL HAVEN LANE PROPOSED LAYOUT
78	FM 521 AT CORAL HAVEN LANE SIGNING AND PAVEMENT MARKINGS LAYOUT
79	FM 521 AT (FUTURE) SCHOOL DRIVEWAY 1 EXISTING LAYOUT
80	FM 521 AT SCHOOL DRIVEWAY 1 EXISTING LAYOUT (FUTURE)
81–82	FM 521 AT SCHOOL DRIVEWAY 1 PROPOSED LAYOUT
83	FM 521 AT SCHOOL DRIVEWAY 1 SIGNING AND PAVEMENT MARKINGS LAYOUT
83a	FM 521 AT CR 32 EXISTING LAYOUT
83b	FM 521 AT CR 32 EXISTING LAYOUT (FUTURE)
83c–83d	FM 521 AT CR 32 PROPOSED LAYOUT
84	TXDOT CD PM (APS) PS DETAILS
85	TXDOT CFA–12 DETAILS
86–92	TXDOT ED–14 DETAILS
93	TXDOT LUM–A–12 DETAILS
94	TXDOT MA–C–12 DETAILS
95	TXDOT MA–D–12 DETAILS
96	TXDOT MA–DPD–20 DETAILS
97	TXDOT OSNS MD DETAILS
98	TXDOT RFBA–13 DETAILS
99	TXDOT SD SCFD DETAILS
100	TXDOT SD S BSM DETAILS
101–102	TXDOT SMA–100–12 DETAILS
103	TXDOT TS–BP–20 DETAILS
104	TXDOT TS–FD–12 DETAILS

SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION ON NOVEMBER 1, 2014 AND SPECIFICATION ITEMS SHALL GOVERN THIS PROJECT.

NOTICE

CALL AT LEAST 2 WORKING DAYS (48 HOURS) BEFORE YOU DIG
TEXAS811 (DIG TESS) (1–800–344–8377)
– OR –
LONE STAR NOTIFICATION CENTER (1–800–669–8344)



VICINITY MAP
Scale: 1" = 1 Mile

STATE OF TEXAS
COLBY W. WRIGHT
98717
LICENSED PROFESSIONAL ENGINEER
10/4/2024

NO.	DATE	REVISIONS	APP.
1	10.4.24	Change Order 1 - CR 32 Flashing Beacon	CWW

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

TURN LANES & TRAFFIC SIGNALS ON FM 521

Docusign Envelope ID: A1A87D61-850E-48CE-8C83-D6478DCB34A9

MATERIAL OF HIGHWAY TRAFFIC SIGNAL

ITEM NO.	DESC. CODE	DESCRIPTION	UNIT	FM 521 AT CORAL HAVEN LANE	FM 521 AT SCHOOL DRIVEWAY 1	FM 521 AT CR 32	TOTAL ESTIMATE
416	6032	DRILL SHAFT (TRF SIG POLE) (36 IN)	LF	43	43	60	146
500	6001	MOBILIZATION	LS	1	1	1	3
502	6001	BARRICADES, SIGNS, AND TRAFFIC HANDLING	MO	3	3	3	9
618	6046	CONDT (PVC) (SCH 80) (2")	LF	200	275	115	590
618	6053	CONDT (PVC) (SCH 80) (3")	LF	140	155	195	490
618	6054	CONDT (PVC) (SCH 80) (3") (BORE)	LF	120	50	210	380
620	6007	ELEC CONDR (NO.8) BARE	LF	420	365	460	1245
620	6011	ELEC CONDR (NO.4) BARE	LF	40	115	60	215
620	6012	ELEC CONDR (NO.4) INSULATED	LF	80	230	120	430
621	6005	TRAY CABLE (4 CONDR) (12 AWG)	LF	315	475	430	1220
624	6009	GROUND BOX TY D (162922)	EA	5	4	5	14
628	6145	ELC SRV TY D 120/240 060(NS)SS(E)SP(O)	EA	1	1	1	3
636	6001	ALUMINUM SIGNS (TY A)	SF	18	18		36
644	6004	IN SM RD SN SUP&AM TY10BWG(1)SA(T)	EA	2	2		4
644	6076	REMOVE SM RD SN SUP&AM	EA	1	1		2
666	6048	REFL PAV MRK TY I (W) 24" (SLD) (100MIL)	LF	55	55		110
666	6230	PAVEMENT SEALER 24"	LF	55	55		110
678	6008	PAV SURF PREP FOR MRK (24")	LF	55	55		110
680	6001	INSTALL HWY TRF SIG (FLASH BEACON)	EA			1	1
	**	TRAFFIC SIGNAL CONTROLLER (FULLY ACTUATED WITH CABINET)	EA			1	1
	**	TRAFFIC SIGNAL CONTROLLER FOUNDATION	EA			1	1
	**	LED LUMINAIRE HEAD-EQUIVALENT TO 250W (HPS)	EA			2	2
	**	ROD,5/8" X 10' COPPER-CLAD GROUND (CONTROLLER ONLY)	EA			1	1
	**	STREET NAME SIGN, "FM 521" (44"X18")	EA			2	2
	**	STREET NAME SIGN, "CR 32" (40"X18")	EA			2	2
	**	4G LTE ENABLED CELLULAR MODEM W/ ANTENNA AND POWER SUPPLY	EA			1	1
	**	18-INCH CABINET BASE EXTENSION	EA			1	1
	**	MAST ARM DAMPER (REQUIRED)	EA			4	4
680	6003	INSTALL HWY TRF SIG (SYSTEM)	EA	1	1		2
	**	TRAFFIC SIGNAL CONTROLLER (FULLY ACTUATED WITH CABINET)	EA	1	1		2
	**	TRAFFIC SIGNAL CONTROLLER FOUNDATION	EA	1	1		2
	**	LED LUMINAIRE HEAD-EQUIVALENT TO 250W (HPS)	EA	2	2		4
	**	ROD,5/8" X 10' COPPER-CLAD GROUND (CONTROLLER ONLY)	EA	1	1		2
	**	"LEFT ON GREEN ARROW ONLY" (30"X36") (R10-5)	EA	1	1		2
	**	STREET NAME SIGN, "FM 521" (44"X18")	EA	1	1		2
	**	STREET NAME SIGN, "Coral Haven LN" (92"X18")	EA	2			2
	**	DETECTOR PROCESSOR	EA	1	1		2
	**	4G LTE ENABLED CELLULAR MODEM W/ ANTENNA AND POWER SUPPLY	EA	1	1		2
	**	18-INCH CABINET BASE EXTENSION	EA	1	1		2
	**	MAST ARM DAMPER (REQUIRED)	EA	3	3		6

** MATERIAL SUBSIDIARY TO PERTINENT ITEM

1

1

MATERIAL OF HIGHWAY TRAFFIC SIGNAL

ITEM NO.	DESC. CODE	DESCRIPTION	UNIT	FM 521 AT CORAL HAVEN LANE	FM 521 AT SCHOOL DRIVEWAY 1	FM 521 AT CR 32	TOTAL ESTIMATE
682	6001	VEH SIG SEC (12 IN) LED (GRN)	EA	6	6		12
682	6002	VEH SIG SEC (12 IN) LED (GRN ARW)	EA	1	1		2
682	6003	VEH SIG SEC (12 IN) LED (YEL)	EA	6	6	6	18
682	6004	VEH SIG SEC (12 IN) LED (YEL ARW)	EA	1	1		2
682	6005	VEH SIG SEC (12 IN) LED (RED)	EA	6	6	4	16
682	6006	VEH SIG SEC (12 IN) LED(RED ARW)	EA	2	2		4
682	6018	PED SIG SEC (LED) (COUNTDOWN)	EA	2			2
682	6054	BACK PLATE W/REFL BRDR (3 SEC) (VENT) ALUM	EA	6	6		12
682	6055	BACK PLATE W/REFL BRDR (4 SEC) (VENT) ALUM	EA	1	1		2
682	6061	BACK PLATE W/REFL BRDR (1 SEC) (VENT) ALUM	EA			10	10
684	6007	TRF SIG CBL (TY A)(12 AWG)(2 CONDR)	LF	235			235
684	6009	TRF SIG CBL (TY A)(12 AWG)(4 CONDR)	LF	345			345
684	6012	TRF SIG CBL (TY A)(12 AWG)(7 CONDR)	LF	865	900	1255	3020
686	6039	INS TRF SIG PL AM(S) 1 ARM (36') LUM	EA	1	1		2
686	6043	INS TRF SIG PL AM(S) 1 ARM (40') LUM	EA			2	2
686	6045	INS TRF SIG PL AM(S) 1 ARM (44')	EA	1	1	2	4
686	6047	INS TRF SIG PL AM(S) 1 ARM (44') LUM	EA	1	1		2
687	6001	PED POLE ASSEMBLY	EA	2			2
	**	SCREW-IN TYPE FOUNDATION	EA	2			2
688	6001	PED DETECT PUSH BUTTON (APS)	EA	2			2
	**	SIGN, PEDESTRIAN PUSH BUTTON (9"X15") (R10-3eL)	EA	1			1
	**	SIGN, PEDESTRIAN PUSH BUTTON (9"X15") (R10-3eR)	EA	1			1
688	6003	PED DETECTOR CONTROLLER UNIT	EA	1			1
6058	6001	BBU SYSTEM (EXTERNAL BATT CABINET)	EA	1	1	1	3
6155	6002	RADAR COMMUNICATION CABLE	LF	755	795		1550
6185	6002	TMA (STATIONARY)	DAY	30	30	30	90
6292	6001	RVSD(PRESENCE DET ONLY)	EA	3	3		6
6292	6002	RVSD(ADVANCE DET ONLY)	EA	2	2		4

** MATERIAL SUBSIDIARY TO PERTINENT ITEM

NO.	DATE	REVISIONS	APP.
1	10.4.24	Change Order 1 - CR 32 Flashing Beacon	CWW

ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

FM 521 TURN LANES

FM 521

SUMMARY OF TRAFFIC SIGNAL QUANITITIES

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SCALE: _____ DGN. BY: THC
DATE: OCTOBER 2024 DWN. BY: LRM
JOB NO. 16759-0010-05 DWG. NO. _____
SUBMITTED: SURV. BY: _____
F.B. NO. _____

STATE OF TEXAS
COLBY W. WRIGHT
96717
LICENSED PROFESSIONAL ENGINEER
10/4/2024

1

SHEET NO. 72
OF 104

K:\16759\16759-0010-05 Angleton - TIA & Turn Lanes\2 Design Phase\CAD\Traffic\0 FM 521 Ashtond Signals_.dwg Oct 03,2024 - 6:17pm thc

Docusign Envelope ID: A1A87D61-850E-48CE-8C83-D6478DCB34A9

NOTES FOR PERMANENT TRAFFIC SIGNAL(S):

1. INSTALL SIGNALS HORIZONTALLY ON MAST ARM, 17 FT. – 6 IN. ABOVE THE ROADWAY
2. FURNISH BLACK HOUSING FOR VEHICLE AND PEDESTRIAN SIGNALS. FURNISH BLACK VEHICLE SIGNAL HEAD BACK PLATES WITH 2 IN. RETROFLECTIVE YELLOW BORDER.
3. FURNISH VEHICLE AND PEDESTRIAN SIGNALS WITH LIGHT EMITTING DIODE (LED) SIGNAL LAMP UNITS.
4. USE TYPE B (HIGH INTENSITY PRISMATIC) OR TYPE D (DIAMOND GRADE) RETROREFLECTIVE SHEETING FOR SIGNS MOUNTED UNDER OR ADJACENT TO THE SIGNAL HEADS.
5. FURNISH SYMBOL TYPE PEDESTRIAN COUNTDOWN SIGNALS. INSTALL USING MOUNTING HEIGHT IN ACCORDANCE WITH THE LATEST TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. FURNISH MATERIALS NECESSARY TO INSTALL ACCESSIBLE PEDESTRIAN SIGNAL UNITS AND SIGNS AS SHOWN IN THE PLANS. INSTALL AT 3 FT. – 6 IN. TO 4 FT. – 0 IN. ABOVE THE SIDEWALK OR CONCRETE WALKWAY.
7. ROUTE CABLE FOR LUMINAIRES (#12/4C – TRAY CABLE) TO THE SERVICE ENCLOSURE. SEE ELECTRICAL DETAIL SHEETS. DO NOT PASS LUMINAIRE CONDUCTORS THROUGH THE SIGNAL CONTROLLER CABINET.
8. FURNISH AND INSTALL FULL–ACTUATED CONTROLLER WITH INTERNAL TIME BASE COORDINATION UNIT IN A CABINET, MOUNTED ON AN 18–INCH BASE EXTENSION.
9. FURNISH ALL MATERIALS. SUPPLY THE CONTROLLER WITH DETECTION PHASE SEQUENCE, DETECTOR UNITS, DETECTOR CARDS, DETECTOR CARD RACK, AND POWER SUPPLY, TO THE DEPARTMENT'S SIGNAL SHOP, 6810 KATY ROAD, HOUSTON, TEXAS FORTY FIVE (45) DAYS IN ADVANCE FOR INSPECTION, SET UP, AND TESTING. CONTACT MR. MICHAEL AWA, P. E., IN WRITING, AT LEAST FIFTEEN (15) WORKING DAYS PRIOR TO PICKING UP THE MATERIALS.
   ADDRESS: TEXAS DEPARTMENT OF TRANSPORTATION
   P.O. BOX 1386
   HOUSTON, TEXAS 77251–1386
   TEL. NO. (713) 802–5661
10. THE DEPARTMENT'S TRAFFIC SIGNAL MAINTENANCE OFFICE WILL PROVIDE PHASING FOR TEMPORARY AND PERMANENT TRAFFIC SIGNALS. THE CONTRACTOR WILL PROVIDE TIMING.
11. LOCATE CABINET(S), STEEL SIGNAL POLES, SIGNAL DETECTORS, ETC., AS APPROVED.
12. REPAIR OR REPLACE PAVEMENT AND SIDEWALKS DAMAGED BY THE CONTRACTOR'S FORCES DURING CONSTRUCTION AT NO COST TO THE DEPARTMENT.
13. ASSUME OWNERSHIP OF THE REMOVED EXISTING SIGNS.
14. SEAL ENDS OF ALL CONDUITS WITH DUCT SEAL, EXPANDABLE FOAM, OR BY OTHER METHODS APPROVED BY THE ENGINEER. SEAL CONDUIT IMMEDIATELY AFTER COMPLETION OF CONDUCTOR INSTALLATION AND PULL TESTS. DO NOT USE DUCT TAPE AS PERMANENT CONDUIT SEALANT. DO NOT USE SILICON CAULK AS A CONDUIT SEALANT.
15. CAP SPARE CONDUITS INSTALLED IN POLE FOUNDATIONS AND GROUND BOXES USING APPROVED CAPPING DEVICES.
16. DO NOT PLACE SIGNAL HEADS OVER THE ROADWAY UNTIL ALL NECESSARY MATERIALS ARE ON HAND AS APPROVED.
17. INSTALL TWO SET SCREWS ON ALL VEHICLE SIGNAL HEAD MOUNTING HARDWARE FITTINGS.
18. INSTALL A 5/8–IN. (MINIMUM) EYE BOLT FOR THE POINT OF ATTACHMENT BELOW THE SERVICE ENTRANCE WEATHERHEAD FOR THE SERVICE DROP TO STEEL OR WOOD POLE.
19. AIM LUMINAIRE ARMS MOUNTED ON TRAFFIC SIGNAL POLES PERPENDICULAR TO THE CENTERLINE OF THE ROADWAY IT IS INTENDED TO COVER, TO DEVELOP THE PROPER ILLUMINATION PATTERN FOR THE INTERSECTION.
20. PROVIDE 250 WATT HPS (HIGH PRESSURE SODIUM) EQUIVALENT LIGHT EMITTING DIODE (LED) LUMINAIRES OPERATING AT 240 VOLTS.
21. WRAP SIGNAL HEADS WITH DARK PLASTIC OR SUITABLE MATERIAL TO CONCEAL THE SIGNAL FACES FROM THE TIME OF INSTALLATION UNTIL PLACING INTO OPERATION.
22. GROUND STEEL MAST ARM POLE ASSEMBLIES IN ACCORDANCE WITH REQUIREMENTS SHOWN ON THE LATEST TRAFFIC SIGNAL POLE FOUNDATION STANDARD. USE THE GROUNDING LUG ON THE POLE TO GROUND THE POLE TO THE GROUND CONDUCTORS FROM THE CONDUITS.
23. VERIFY THE CORRECT MAST ARM POLE LENGTHS FOR EACH SIGNALIZED INTERSECTION PRIOR TO ORDERING THE EQUIPMENT.
24. INSTALL A CLOSE NIPPLE WITH LOCK NUT AND BUSHING (SIZE AS REQUIRED) WHERE THE CABLE ENTERS THE UPPER PORTION OF THE SIGNAL POLE.
25. REFER TO TXDOT'S WEBSITE FOR PREQUALIFIED PRODUCTS LIST REGARDING RADAR DETECTORS, VEHICLE LED TRAFFIC SIGNAL LAMP UNIT, SYMBOLIC PEDESTRIAN SIGNAL HEAD, SYMBOLIC PEDESTRIAN SIGNAL LAMP, ACCESSIBLE PEDESTRIAN SIGNALS, SIGNAL CONTROLLERS, SIGNAL CABINETS, BUS INTERFACE UNITS, BATTERY BACKUP UNITS. CHECK WEBSITE PERIODICALLY FOR CURRENT UPDATES.
26. THE CONTRACTOR IS RESPONSIBLE FOR THE SIGNAL CARRYING CAPABILITY AND PERFORMANCE OF THE CABLE. INSTALL EACH WIRE WITH A LIGHTNING PROTECTION DEVICE UNLESS OTHERWISE NOTED.
27. CONTRACTOR TO ADJUST SIGNAL HEAD ALIGNMENT, AS NEEDED, USING ARTICULATING SIGNAL BRACKET ASSEMBLIES WITH A MINIMUM OF THREE ADJUSTABLE AXES.
28. THE CONTRACTOR TO FURNISH AND INSTALL ALL EQUIPMENT CALLED FOR AND REQUIRED AS NEEDED FOR A FULLY OPERATIONAL TRAFFIC SIGNAL.
29. THE VENDORS' REPRESENTATIVES OF THE RADAR EQUIPMENT SUPPLIED FOR THIS PROJECT MUST SUPERVISE THE INSTALLATION, SETUP AND TESTING OF THIS EQUIPMENT AND BE FACTORY CERTIFIED. THE REPRESENTATIVE MUST BE ON SITE DURING THIS TIME. ANY EQUIPMENT REQUIRED FOR SETUP AND OPERATION OF THE RADAR DEVICES MUST BE PROVIDIED TO TXDOT OR THE CITY UPON COMPLETION. THE VENDORS' REPRESENTATIVE MUST PROVIDE TRAINING TO THE MUNICIPALITIES WHO WILL BE RESPONSIBLES FOR THE MAINTENANCE OF THE RADAR EQUIPMENT AFTER ACCEPTANCE OF THE PROJECT.
30. THE RADAR PRESENCE DETECTOR AND RADAR ADVANCE DETECTION DEVICES MUST BE COMPATIBLE WITH EACH OTHER AND FROM THE SAME MANUFACTURER.
31. RADAR PRESENCE DETECTION DEVICE MUST UTILIZE TRUE–PRESENCE DETECTION. SYSTEM USING LOCKING ALGORITHMS TO ATTEMPT PRESENCE DETECTION WILL NOT BE ACCEPTED.
32. RADAR ADVANCE DETECTION DEVICE MUST CONTINUOUSLY TRACK VEHICLE SPEED, DISTANCE, AND ESTIMATED TIME OF ARRIVAL.
33. COMMUNICATION AND POWER TO THE RADAR DEVICES SHALL BE VIA CONTINUOUS CABLE RUN OF UP TO 1000 FEET WITH THE USE OF REPEATERS.
34. THE FINAL PLACEMENT OF RADAR DEVICES TO BE APPROVED BY ENGINEER.
35. THE LOCATION OF THE RADAR DETECTION ZONE IS APPROXIMATE. THE EXACT LOCATION WILL BE DETERMINED BY THE ENGINEER AND/OR DEPARTMENT'S TRAFFIC OPERATIONS SECTION.
36. INSTALL A CONCRETE WALKWAY FROM THE END OF THE CURB RAMP OR EDGE OF PAVEMENT TO THE TRAFFIC SIGNAL POLE FOUNDATION TO PROVIDE ACCESS TO THE PEDESTRIAN PUSH BUTTON(S). PERFORM THIS WORK IN ACCORDANCE WITH ITEM 531, "SIDEWALKS".
37. FOR FLASHING BEACON SIGNAL ONLY, INSTALL SIGNALS WITH ALTERNATELY FLASHING RED AND YELLOW 12 IN. LENS. (1)

NO.	DATE	REVISIONS	APP.
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ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

FM 521 TURN LANES

FM 521

PLAN LAYOUT NOTES

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

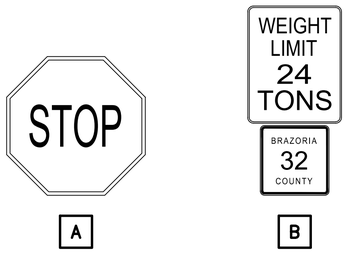
SCALE: DGN. BY: THC
DATE: OCTOBER 2024 DWN. BY: LRM
JOB NO. 16759–0010–05 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

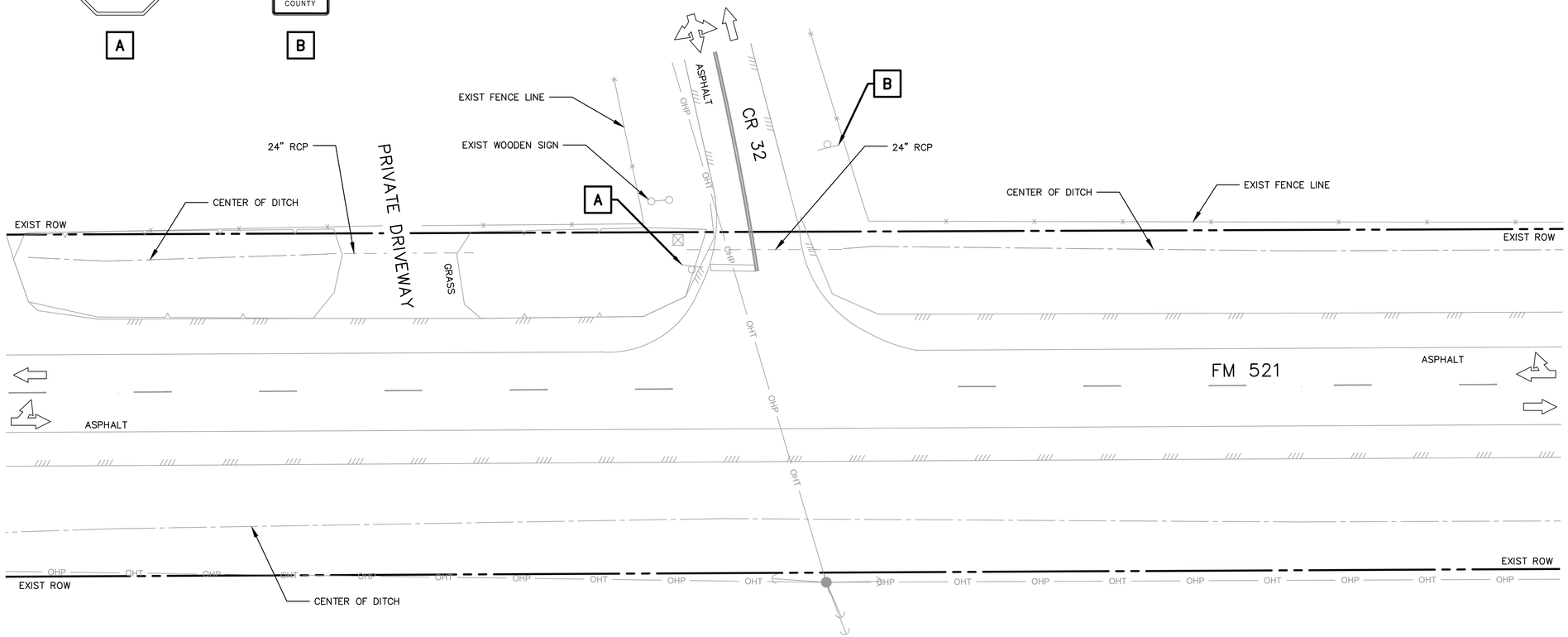
STATE OF TEXAS
COLBY W. WRIGHT
98717
LICENSED PROFESSIONAL ENGINEER
(1)
P.E. FOR RIP1
10/4/2024

SHEET NO. 73
OF 104

Docusign Envelope ID: A1A87D61-850E-48CE-8C83-D6478DCB34A9

EXISTING SIGNS





LEGEND

- RIGHT OF WAY
- FENCE
- OVERHEAD ELECTRIC
- POWER POLE
- TELEPHONE PEDESTAL
- EXIST. SIGN/POLE
- DIRECTION OF TRAFFIC FLOW

1 : NEW SHEET

0 5 10 20 40 60

SCALE: 1" = 20'

NO.	DATE	REVISIONS	APP.
1	10.4.24	Change Order 1 - CR 32 Flashing Beacon	CWW

ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

FM 521 TURN LANES

FM 521 AT CR 32

EXISTING LAYOUT

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SCALE: 1"=20' DGN. BY: THC
DATE: OCTOBER 2024 DWN. BY: WCB
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F.B. NO.

STATE OF TEXAS
COLBY W. WRIGHT
98717
LICENSED PROFESSIONAL ENGINEER
10/4/2024

1

SHEET NO. 83a
OF 104

K:\16759\16759-0010-05 Angleton - TIA & Turn Lanes\2 Design Phase\CAD\Traffic\0 FM 521 Ashland Signals_.dwg Oct 03,2024 - 8:37am wbrowning

Docusign Envelope ID: A1A87D61-850E-48CE-8C83-D6478DCB34A9

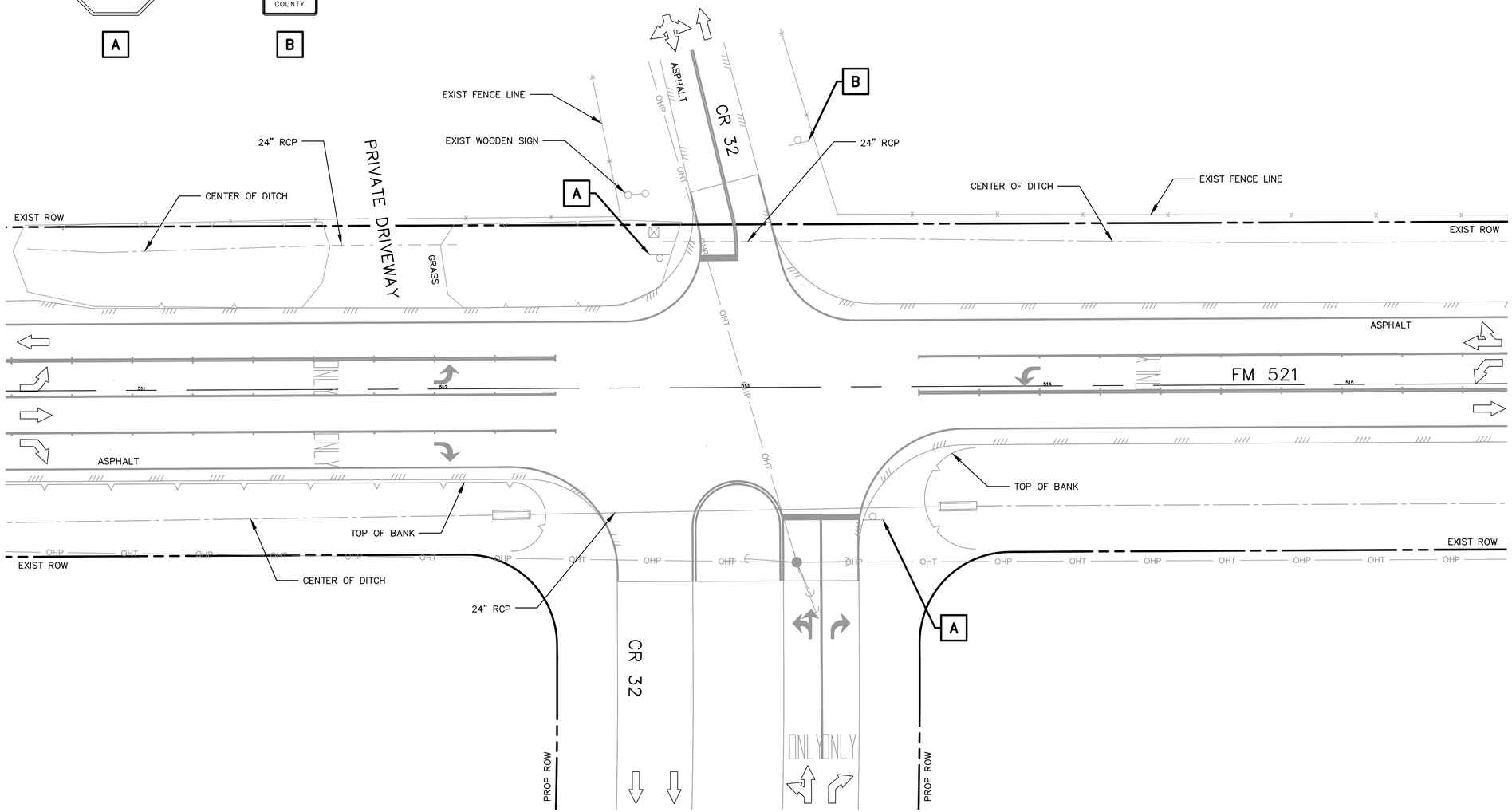
EXISTING SIGNS

A

B

LEGEND

- RIGHT OF WAY
- FENCE
- OHT—OHP— OVERHEAD ELECTRIC
- POWER POLE
- TELEPHONE PEDESTAL
- EXIST. SIGN/POLE
- DIRECTION OF TRAFFIC FLOW



1 : NEW SHEET

0 5 10 20 40 60

SCALE: 1" = 20'

NO.	DATE	REVISIONS	APP.
1	10.4.24	Change Order 1 - CR 32 Flashing Beacon	CWW

ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

FM 521 TURN LANES

FM 521 AT CR 32

EXISTING LAYOUT (FUTURE)

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SCALE: 1"=20' DGN. BY: THC
DATE: OCTOBER 2024 DWN. BY: WCB
JOB NO. 16759-0010-05 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
COLBY W. WRIGHT
98717
LICENSED PROFESSIONAL ENGINEER
10/4/2024

1

SHEET NO. 83b OF 104

K:\16759\16759-0010-05 Angleton - TIA & Turn Lanes\2 Design Phase\CAD\Traffic\0 FM 521 Ashland Signals_.dwg Oct 03,2024 - 8:37am wbrowning

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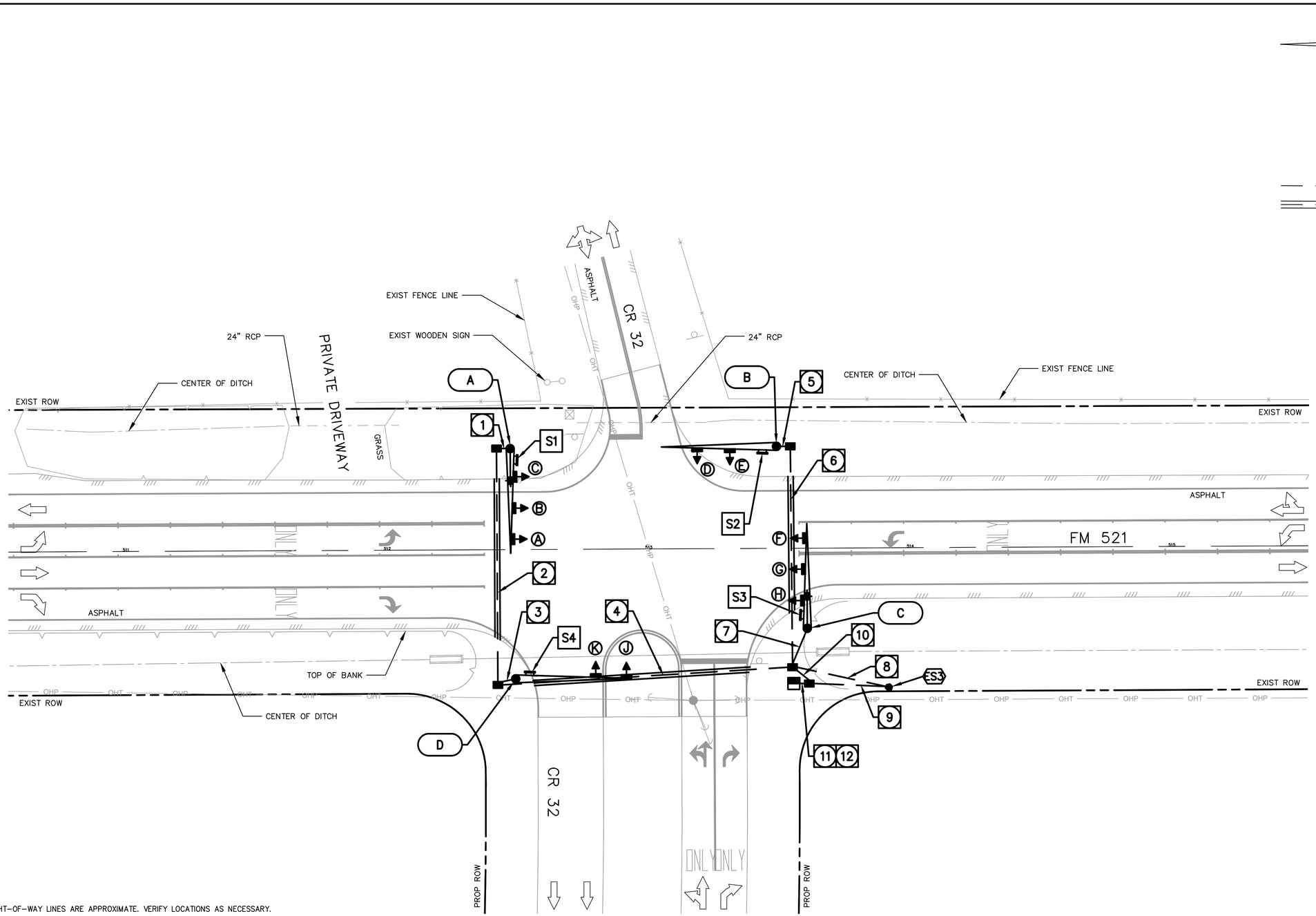

LEGEND

- PROPOSED MAST ARM POLE
- PROPOSED TRAFFIC SIGNAL HEAD
- PROPOSED ROADWAY/STREET SIGN
- PROPOSED ELECTRICAL SERVICE POLE (ES)
- PROPOSED LUMINAIRE
- PROPOSED FULL-ACTUATED CONTROLLER W/CABINET, GPS MODULE AND BATTERY BACK-UP (BBU)
- PROPOSED GROUND BOX TY D
- PROPOSED CONDUIT (TRENCH)
- PROPOSED CONDUIT (BORE)
- DIRECTION OF TRAFFIC FLOW

NOTES:

1. ALL RIGHT-OF-WAY LINES ARE APPROXIMATE. VERIFY LOCATIONS AS NECESSARY.
2. ALL UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR MUST VERIFY ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES FOR ELEVATION AND CLEARANCES.
3. LOCATION OF UNDERGROUND INSTALLATIONS ARE APPROXIMATE.
4. LUMINAIRES ARE SHOWN FOR DIAGRAMMATIC PURPOSE ONLY.

FOR CALLOUTS SEE SHEET 83d.

POSTED SPEED LIMITS:

SPEED LIMIT: 60 MPH (FM 521)

SPEED LIMIT: 40 MPH (CR 32)

1 : NEW SHEET

0 5 10 20 40 60

SCALE: 1" = 20'

NO.	DATE	REVISIONS	APP.
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ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

FM 521 TURN LANES

FM 521 AT
CR 32

PROPOSED LAYOUT

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SCALE: 1"=20' DGN. BY: THC
DATE: OCTOBER 2024 DWN. BY: WCB
JOB NO. 16759-0010-05 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
COLBY W. WRIGHT
98717
LICENSED PROFESSIONAL ENGINEER
10/4/2024

1

SHEET NO. 83c
OF 104

K:\16759\16759-0010-05 Angleton - TIA & Turn Lanes\2 Design Phase\CAD\Traffic\0 FM 521 Ashland Signals_.dwg Oct 03,2024 - 8:37am wbrowning

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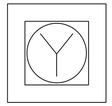
PROPOSED SIGNAL HEAD SCHEDULE

1W–1S (Y)

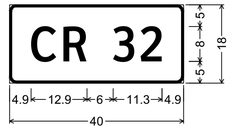


SIGNALS A, B, C, F, G, H

1W–1S (R)

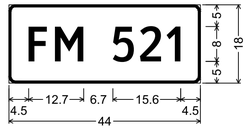
SIGNALS D, E, J, K

PROPOSED SIGNS



1.5" Radius, 0.5" Border, White on Green;
"CR 32", ClearviewHwy-3-W;

S1 , S3



1.5" Radius, 0.5" Border, White on Green;
"FM 521", ClearviewHwy-3-W;

S2 , S4

CONDUIT AND CONDUCTOR RUNS																
RUN NO.	CONDUIT (618)						CONDUCTORS (620)						TRAY CABLE (621)		SIGNALS (684)	
	PVC						POWER		GROUND				LUMINAIRE		SIGNAL	
	2" (SCHD 80)		3" (SCHD 80)				#4 INSULATED		#4 BARE		#8 BARE		#12/4C TRAY CABLE		#12/7C	
	(6046)		(6053)		(6054)		(6012)		(6011)		(6007)		(6005)		(6012)	
	NO.	TRENCH	NO.	TRENCH	NO.	BORE	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH
	EA	LF	EA	LF	EA	LF	EA	LF	EA	LF	EA	LF	EA	LF	EA	LF
1	1	10									1	10	1	10	2	10
2			1	35	1	65					1	100	1	100	2	100
3	1	15									1	15			1	15
4			1	40	1	90					1	130	1	130	3	130
5	1	10									1	10			1	10
6			1	40	1	55					1	95			1	95
7	1	20									1	20	1	20	2	20
8			1	55							1	55	2	55		
9	1	50					2	50	1	50						
10			1	15							1	15			6	15
11	1	10					2	10	1	10						
12			1	10							1	10			6	10
POLE A													1	30	2	20
POLE B															1	20
POLE C													1	30	2	20
POLE D															1	20
MA															2	35
MB															1	30
MC															2	35
MD															1	45
TOTAL		115		195		210		120		60		460		430		1255

TRAFFIC SIGNAL POLE LEGEND

A	PROP. 40' MAST ARM POLE W/ LUMINAIRE
B	PROP. 44' MAST ARM POLE
C	PROP. 40' MAST ARM POLE W/ LUMINAIRE
D	PROP. 44' MAST ARM POLE
ES3	PROP. SERVICE POLE TY D WITH METER AND (120/240 VOLT SERVICE). SERVICE ENCLOSURE AND SERVICE DISCONNECT.

ELECTRICAL SERVICE DATA											
ELECTRICAL SERVICE NAME	POLE NO. CALLOUT	ELECTRICAL SERVICE DESCRIPTION (SEE ED (5, 6, 7, 8) - 14	SERVICE CONDUIT SIZE (RMC)	SERVICE CONDUCTOR NO./SIZE	SAFETY SWITCH AMPS	MAIN DISCONNECT CKT. BRK. POLE/AMP	TWO-POLE CONTACTOR AMPS	PANEL BD./ LOAD CENTER AMP RATING (MIN)	CIRCUIT NO.	BRANCH CIRCUIT AMPS	BRANCH CKT. BRK. POLE/AMPS	KVA LOAD
FM 521 AT CR 32	ES3	ELEC SERV TY D(120/240) 060 (NS)SS(E)SP(O)	1 - 1/4"	3 / #6	10	2P / 60	30	100	SIGNAL	40	1P / 50	<5.5
									LUMINAIRE	3	2P / 20	

1 : NEW SHEET

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ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

FM 521 TURN LANES

FM 521 AT
CR 32

PROPOSED LAYOUT

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SCALE:
DATE: OCTOBER 2024
JOB NO. 16759–0010–05
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DWN. BY: WCB
DWG. NO.
SURV. BY:
F.B. NO.

STATE OF TEXAS
COLBY W. WRIGHT
96717
LICENSED
PROFESSIONAL ENGINEER
10/4/2024

1

SHEET NO. 83d
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DATE:
FILE:

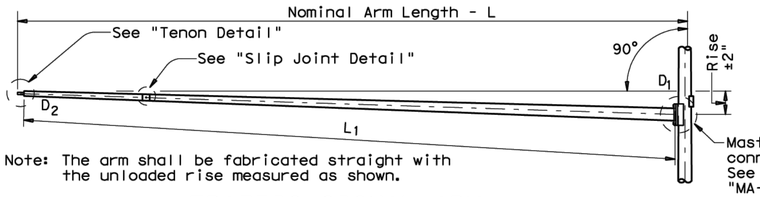
Arm Length	ROUND POLES					POLYGONAL POLES					Foundation Type
	D_B	D_{19}	D_{24}	D_{30}	① thk	D_B	D_{19}	D_{24}	D_{30}	① thk	
ft.	in.	in.	in.	in.	in.	in.	in.	in.	in.	in.	
20	12.0	9.3	8.6	7.8	.239	12.5	9.5	8.7	7.8	.239	36-A
24	12.0	9.3	8.6	7.8	.239	13.0	10.0	9.2	8.3	.239	36-A
28	12.0	9.3	8.6	7.8	.239	13.5	10.5	9.7	8.8	.239	36-A
32	13.0	10.3	9.6	8.8	.239	14.0	11.0	10.2	9.3	.239	36-A
36	13.5	10.8	10.1	9.3	.239	15.0	12.0	11.2	10.3	.239	36-A
40	14.0	11.3	10.6	9.8	.239	16.0	13.0	12.2	11.3	.239	36-B
44	14.5	11.8	11.1	10.3	.239	16.5	13.5	12.7	11.8	.239	36-B

Arm Length	ROUND ARMS					POLYGONAL ARMS				
	L_1	D_1	D_2	① thk	Rise	L_1	D_1	② D_2	① thk	Rise
ft.	ft.	in.	in.	in.		ft.	in.	in.	in.	
20	19.1	8.0	5.3	.179	1'-8"	19.1	8.0	3.5	.179	1'-7"
24	23.1	9.0	5.8	.179	1'-9"	23.1	9.0	3.5	.179	1'-8"
28	27.1	9.5	5.7	.179	1'-10"	27.1	10.0	3.5	.179	1'-9"
32	31.0	9.5	5.2	.239	1'-11"	31.0	9.5	3.5	.239	1'-10"
36	35.0	10.0	5.1	.239	2'-0"	35.0	10.0	3.5	.239	1'-11"
40	39.0	10.5	5.1	.239	2'-3"	39.0	11.0	3.5	.239	2'-1"
44	43.0	11.0	5.1	.239	2'-8"	43.0	11.5	4.0	.239	2'-3"

D_B = Pole Base O.D.
D_{19} = Pole Top O.D. with no Luminaire and no ILSN
D_{24} = Pole Top O.D. with ILSN w/out Luminaire
D_{30} = Pole Top O.D. with Luminaire
D_1 = Arm Base O.D.
D_2 = Arm End O.D.
L_1 = Shaft Length
L = Nominal Arm Length

① Thickness shown are minimums, thicker materials may be used.

② D_2 may be increased by up to 1" for polygonal arms.



Note: The arm shall be fabricated straight with the unloaded rise measured as shown.

TRAFFIC SIGNAL ARM

(Fixed Mount)

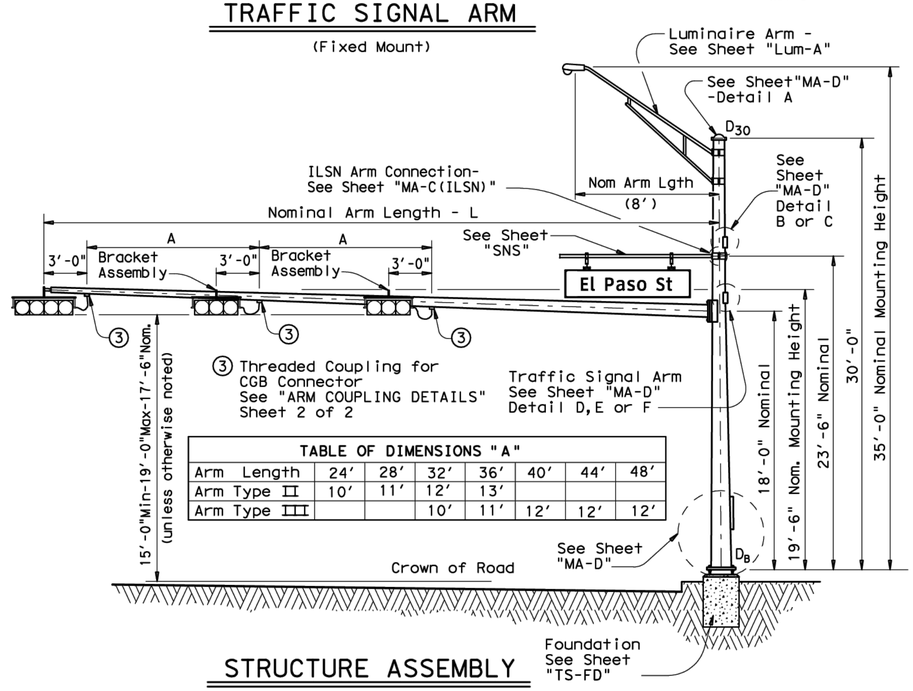


TABLE OF DIMENSIONS "A"

Arm Length	24'	28'	32'	36'	40'	44'	48'
Arm Type II	10'	11'	12'	13'			
Arm Type III			10'	11'	12'	12'	12'

STRUCTURE ASSEMBLY

SHIPPING PARTS LIST

Ship each pole with the following attached: enlarged hand hole, pole cap, fixed-arm connection bolts and washers and any additional hardware listed in the table.

Nominal Arm Length	30' Poles With Luminaire		24' Poles With ILSN		19' Poles With No Luminaire and No ILSN	
	Above hardware plus: One (or two if ILSN attached) small hand hole, clamp-on simplex		Above hardware plus one small hand hole		See note above	
ft	Designation	Quantity	Designation	Quantity	Designation	Quantity
20	20L-100		20S-100		20-100	
24	24L-100		24S-100		24-100	
28	28L-100		28S-100		28-100	
32	32L-100		32S-100		32-100	
36	36L-100	2	36S-100		36-100	
40	40L-100	(2) 1	40S-100		40-100	
44	44L-100	2	44S-100		44-100	(4) 1

Traffic Signal Arms (1 per pole) Ship each arm with the listed equipment attached

Nominal Arm Length	Type I Arm (1 Signal)		Type II Arm (2 Signals)		Type III Arm (3 Signals)	
	1 CGB connector		1 Bracket Assembly and 2 CGB Connectors		2 Bracket Assemblies and 3 CGB Connectors	
ft	Designation	Quantity	Designation	Quantity	Designation	Quantity
20	20I-100					
24	24I-100		24II-100			
28	28I-100		28II-100			
32			32II-100		32III-100	
36			36II-100	2	36III-100	
40					40III-100	(2) 6
44					44III-100	

1

Luminaire Arms (1 per 30' pole)

Nominal Arm Length	Quantity
8' Arm	(6) 1

ILSN Arm (Max. 2 per pole) Ship with clamps, bolts and washers

Nominal Arm Length	Quantity
7' Arm	
9' Arm	

Anchor Bolt Assemblies (1 per pole)

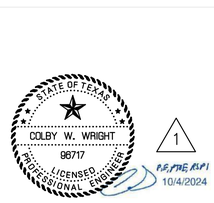
Anchor Bolt Diameter	Anchor Bolt Length	Quantity
1 ½"	3'-4"	
1 ¾"	3'-10"	2
2"	4'-3"	(8)

Each anchor bolt assembly consists of the following: Top and Bottom templates, 4 anchor bolts, 8 nuts, 8 flat washers, and 4 nut anchor devices (Type 2) per Standard Drawing "TS-FD".

Templates may be removed for shipment.

1

SHEET 1 OF 2



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Texas Department of Transportation
Traffic Operations Division

TRAFFIC SIGNAL SUPPORT STRUCTURES

SINGLE MAST ARM ASSEMBLY

(100 MPH WIND ZONE)

SMA-100(1)-12

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FOUNDATION DESIGN TABLE

FDN TYPE	DRILLED SHAFT DIA	REINFORCING STEEL		EMBEDDED DRILLED SHAFT LENGTH-ft ④, ⑤, ⑥			ANCHOR BOLT DESIGN ①				FOUNDATION DESIGN LOAD ②		TYPICAL APPLICATION
		VERT BARS	SPIRAL & PITCH	TEXAS CONE PENETROMETER N blows/ft			ANCHOR BOLT DIA	Fy (ksi)	BOLT CIR DIA	ANCHOR TYPE	MOMENT K-ft	SHEAR Kips	
				10	15	40							
24-A	24"	4- #5	#2 at 12"	5.7	5.3	4.5	¾"	36	12 ¾"	1	10	1	Pedestal pole, pedestal mounted controller.
30-A	30"	8- #9	#3 at 6"	11.3	10.3	8.0	1 ½"	55	17"	2	87	3	Mast arm assembly. (see Selection Table)
36-A	36"	10- #9	#3 at 6"	13.2	12.0	9.4	1 ¾"	55	19"	2	131	5	Mast arm assembly. (see Selection Table) 30' strain pole with or without luminaire.
36-B	36"	12- #9	#3 at 6"	15.2	13.6	10.4	2"	55	21"	2	190	7	Mast arm assembly. (see Selection Table) Strain pole taller than 30' & strain pole with mast arm
42-A	42"	14- #9	#3 at 6"	17.4	15.6	11.9	2 ¼"	55	23"	2	271	9	Mast arm assembly. (see Selection Table)

NOTES:

① Anchor bolt design develops the foundation capacity given under Foundation Design Loads.

② Foundation Design Loads are the allowable moments and shears at the base of the structure.

③ Foundations may be listed separately or grouped according to similarity of location and type. Quantities are for the Contractor's information only.

④ Field Penetrometer readings at a depth of approximately 3 to 5 feet may be used to adjust shaft lengths.

⑤ If rock is encountered, the Drilled Shaft shall extend a minimum of two diameters into solid rock.

⑥ Decimal lengths in Design Table are to allow interpolation for other penetrometer values. Round to nearest foot for entry into Summary Table.

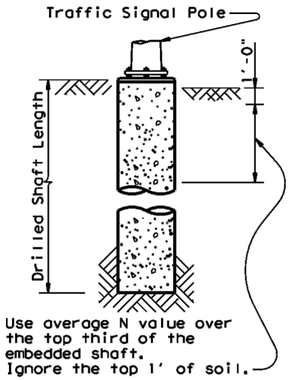
FOUNDATION SUMMARY TABLE ③

LOCATION IDENTIFICATION	AVG. N BLOW /ft.	FDN TYPE	NO. EA	DRILLED SHAFT LENGTH ⑥ (FEET)				
				24-A	30-A	36-A	36-B	42-A
CORAL HAVEN								
POLE A	10	36-B	1				15	
POLE B	10	36-B	1				15	
POLE C	10	36-A	1			13		
SCHOOL DRIVE								
POLE A	10	36-B	1				15	
POLE B	10	36-B	1				15	
POLE C	10	36-A	1			13		
CR 32								
POLE A							15	
POLE B							15	
POLE C							15	
POLE D							15	
TOTAL DRILLED SHAFT LENGTHS						26	120	

1

FOUNDATION SELECTION TABLE FOR STANDARD MAST ARM PLUS ILSN SUPPORT ASSEMBLIES (ft)

		FDN 30-A	FDN 36-A	FDN 36-B	FDN 42-A
80 MPH DESIGN WIND SPEED	MAX SINGLE ARM LENGTH	32'	48'		
	MAXIMUM DOUBLE ARM LENGTH COMBINATIONS	24' X 24'			
		28' X 28'			
		32' X 28'	32' X 32'		
			36' X 36'		
			40' X 36'		
			44' X 28'	44' X 36'	
100 MPH DESIGN WIND SPEED	MAX SINGLE ARM LENGTH		36'	44'	
	MAXIMUM DOUBLE ARM LENGTH COMBINATIONS		24' X 24'		
			28' X 28'		
			32' X 24'	32' X 32'	
				36' X 36'	
				40' x24'	40' X 36'
					44' x 36'



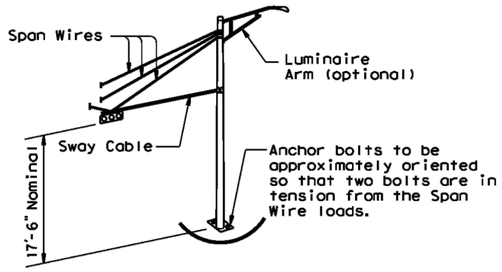
Use average N value over the top third of the embedded shaft. Ignore the top 1' of soil.

ANCHOR BOLT & TEMPLATE SIZES

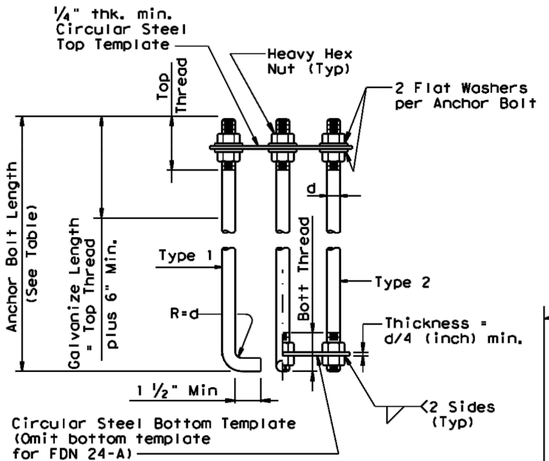
BOLT DIA IN.	⑦ BOLT LENGTH	TOP THREAD	BOTTOM THREAD	BOLT CIRCLE	R2	R1
¾"	1'-6"	3"	—	12 ¾"	7 ⅛"	5 ⅝"
1 ½"	3'-4"	6"	4"	17"	10"	7"
1 ¾"	3'-10"	7"	4 ½"	19"	11 ¼"	7 ¾"
2"	4'-3"	8"	5"	21"	12 ½"	8 ½"
2 ¼"	4'-9"	9"	5 ½"	23"	13 ¾"	9 ¼"

⑦ Min dimensions given, longer bolts are acceptable.

EXAMPLE:
1. For 80mph design wind speed, foundation 30-A can support up to a 32' arm with another arm up to 28'
2. For 100mph design wind speed, foundation 36-A can support a single 36' mast arm.



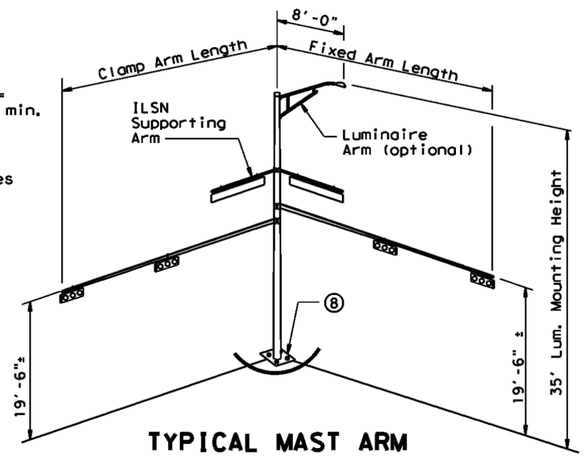
TYPICAL STRAIN POLE ASSEMBLY



HOOKED ANCHOR (TYPE 1) NUT ANCHOR (TYPE 2)

ANCHOR BOLT ASSEMBLY

⑧ Orient anchor bolts orthogonal with the fixed arm direction to ensure that two bolts are in tension under dead load.



TYPICAL MAST ARM ASSEMBLY

TOP VIEW

ELEVATION

FOUNDATION DETAILS

GENERAL NOTES:

Design conforms to 1994 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires and Traffic Signals and interim revisions thereto.

Reinforcing steel shall conform to Item 440, "Reinforcing Steel".

Concrete shall be Class "C".

Threads for anchor bolts and nuts shall be rolled or cut threads of 8UN series up to 2" in diameter or UNC series for all sizes. Bolts and nuts shall have Class 2A and 2B fit tolerances. Galvanized nuts shall be tapped after galvanizing.

Anchor bolts that are larger than 1" in diameter shall conform to "alloy steel" or "medium-strength mild steel" per Item 449, "Anchor Bolts". Anchor bolts that are 1" in diameter or less shall conform to ASTM A36. Galvanize a minimum of the top end thread length plus 6" for all anchor bolts unless otherwise noted. Exposed washers and exposed nuts shall be galvanized. All galvanizing shall be in accordance with Item 445, "Galvanizing".

Templates and embedded nuts need not be galvanized. Lubricate and tighten anchor bolts when erecting the structure in accordance with Item 449, "Anchor Bolts".

STATE OF TEXAS
COLBY W. WRIGHT
96717
LICENSED PROFESSIONAL ENGINEER
10/4/2024

1

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Texas Department of Transportation
Traffic Operations Division

TRAFFIC SIGNAL POLE FOUNDATION

TS-FD-12

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REVISIONS 5-96 11-99 1-12

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At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. For such copies, as long as you are an authorized user of the DocuSign system you will have the ability to download and print any documents we send to you through your DocuSign user account for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign 'Withdraw Consent' form on the signing page of your DocuSign account. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use your DocuSign Express user account to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through your DocuSign user account all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Texas Department of Transportation:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: kevin.setoda@txdot.gov

To advise Texas Department of Transportation of your new e-mail address

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at kevin.setoda@txdot.gov and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

In addition, you must notify DocuSign, Inc to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in DocuSign.

To request paper copies from Texas Department of Transportation
To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an e-mail to kevin.setoda@txdot.gov and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.
To withdraw your consent with Texas Department of Transportation

To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your DocuSign account, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an e-mail to kevin.setoda@txdot.gov and in the body of such request you must state your e-mail, full name, IS Postal Address, telephone number, and account number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	• Allow per session cookies

	• Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

** These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

By checking the 'I Agree' box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC RECORD AND SIGNATURE DISCLOSURES document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify Texas Department of Transportation as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by Texas Department of Transportation during the course of my relationship with you.

AGENDA ITEM SUMMARY FORM

MEETING DATE: January 14, 2025

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

AGENDA CONTENT: Discussion and possible action on the Final Plat for Ashland Street Dedication Sec 1 and Reserves to remove all conditions of the August 22, 2023 approval.

AGENDA ITEM SECTION: Consent Agenda

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

FUND: N/A

EXECUTIVE SUMMARY. This is a request for approval of the Ashland Street Dedication Sec 1 and Reserves Final Plat (Attachment 1)/Ashland Boulevard. The subject property is located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523, for 17.53 acres, 2 reserves, 2 blocks. The land uses for the 2 reserves include the Recreation Center and Detention and Drainage.

Status: 8/22/2023: Final Plat approved by Council with Conditions. Referral Agency condition of final approval was granted. Motion by Council member Christiene Daniels; seconded by: Council Member Longoria. 3-2

City Engineer comments are provided in Attachment 2. Pursuant to Section II County Regulatory Authority of the existing interlocal agreement between the City of Angleton and Brazoria County, the County shall have exclusive jurisdiction in the following matters: Subsection (b): Regulate the construction of any and all roads located within a subdivision of property that will be located within the City's ETJ, including but not limited to, planning, review, construction, bonding, inspection and acceptance of any newly constructed road or street. County authority shall also apply to the improvement, removal, relocation, or abandonment of any existing road or streets in City's ETJ. County's oversite of roads shall be performed using the most current and applicable construction standards adopted by County. For roads, the construction of which are governed by a development agreement between City and developer, County and City shall jointly coordinate and cross-reference construction standards to verify that the roads are constructed to meet or exceed County standards.

Planning & Engineering Review and Comments:

This report reflects an update to the various comments initially submitted. The City Engineer feels that the previous conditions of the referral agencies have all been addressed in the attached Exhibits.

Recommendation. City Council is recommended to approve the Final Plat for Ashland Street Dedication Sec 1 and Reserves, removing all previous conditions.

INTERLOCAL AGREEMENT FOR ROAD MAINTENANCE

THE STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

THIS INTERLOCAL AGREEMENT FOR ROAD MAINTENANCE (the "Agreement") is made and entered into by and between BRAZORIA COUNTY, a political subdivision of the State of Texas (the "County") and BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 82, a political subdivision of the State of Texas operating as a municipal utility district (the "District"). The County and the District may hereinafter collectively be referred to as the Parties.

RECITALS

WHEREAS, the District lies within the extraterritorial jurisdiction of the City of Angleton, an unincorporated area of Brazoria County, Texas;

WHEREAS, the District will contain a residential subdivision that is subject to the City of Angleton's subdivision platting authority;

WHEREAS, the County reviews plats and road construction plans for development in the unincorporated areas of the County for compliance with County road standards;

WHEREAS, the County requirements and standards for roads can be found in the Brazoria County Subdivision Regulations, as amended February 9, 2021 (the "Regulations");

WHEREAS, the District will design and construct major thoroughfares to meet the Regulations, but the plans for the collectors and interior streets within the residential subdivisions in the District may not meet the requirements in the Regulations;

WHEREAS, the County will not maintain or accept roads within the District into the Brazoria County Road Maintenance System the plans for which do not meet or exceed the requirements set forth in the Regulations;

WHEREAS, the County and the District desire to enter into an interlocal agreement providing for the care, maintenance, and ownership by the District of the internal public roads lying within the District's boundaries (the "District Roads"), and the care, maintenance, and ownership by the County of the major thoroughfares (the "County Roads"), collectively District Roads and County Roads are referred to herein as "Public Roads".

AGREEMENT

NOW THEREFORE, in consideration of the foregoing premises and mutual covenants and agreements expressed herein, the parties hereby agree as follows:

ARTICLE ONE
OWNERSHIP AND MAINTENANCE OF THE ROADS

1.1. Ownership and Control. The District shall construct all Public Roads within its boundaries. The County agrees that it will accept and maintain the County Roads provided, that: 1) County Roads are constructed to meet or exceed County road standards and all bonding, maintenance, and inspection requirements under the Regulations are met; and 2) the County Roads contain no lots that front on the County Road. The District shall own the District Roads until the District Roads or portion of the District Roads have been annexed into the City of Angleton. The Public Roads will be public roads, and the general public will have the same access as other public roadways. Private Roads behind gates shall not be owned or maintained by the District or the County.

1.2. Maintenance. The District shall perform all reasonable and expected maintenance for County Roads through the end of the warranty period as provided in the Regulations. The District shall perform all reasonable and expected maintenance (the "Maintenance") on the District Roads until said District Roads or portion of the District Roads have been annexed into the City of Angleton. The District will follow all standard District procedures and state law, including competitive bidding requirements, if any, in performing all Maintenance.

1.3. Permits. The District shall acquire all County permits required for the construction of the County Roads, including right-of-way permits to allow connection to existing public roads, and permits for the construction of driveways connecting to the County Roads. The District will obtain approval of plans, specifications and permits for District Roads from the City of Angleton in accordance with the City's regulations. In no way does this agreement waive the requirement for any County permits, including FEMA flood plain administration permits and On Site Sewage Facility permits.

1.4. Traffic Regulations/Law Enforcement. In order to enforce traffic regulations on District Roads, the District Roads shall be subject to the requirements of Transportation Code, Sec. 542.0081. Upon acceptance by the County of a petition as outlined in Sec. 542.0081, the District shall pay for all traffic control devices for the District Roads. The District understands and agrees that this Agreement is not intended, nor shall it be construed to obligate the County or Sheriff to assign deputies to devote any portion of their working time to the District. However, if requested by the District and approved by the County, the District may enter into

a separate agreement with the County for the Brazoria County Sheriff's Office to provide additional law enforcement to the area. Once the number of occupied single-family residential units in the District exceeds 1000, the District will enter into an agreement with the County for the Brazoria County Sheriff's Office to provide, and the District to pay for 1 full time equivalent sheriff deputy and necessary equipment to provide additional patrol within the District.

1.5. The Developer will provide TxDOT a Traffic Impact Analysis related to the Angleton ISD site and overall Ashland Development for review and comment within 30 days of execution of this agreement. The Developer will design and construct improvements to FM 521 in accordance with the TIA.

ARTICLE TWO
COUNTY AGREEMENT

2.1. The County agrees that, in consideration for the District's ownership of and obligation to provide Maintenance of the District Roads as described herein, the County will not object to requests of developer plat approvals within the District on the basis of minimum lot frontage spacing.

ARTICLE THREE
GENERAL PROVISIONS

3.1. Cooperation. The parties agree with each other in good faith at all times to effectuate the purposes and intent of this Agreement.

3.2. Other Instruments, Actions. The parties hereto agree that they will take such other and further actions and execute such other and further consents, authorizations, instruments or documents as are necessary or incidental to effectuate the purposes of this Agreement.

3.3. Term; Annexation. This Agreement shall remain in effect for so long as the District remains in existence and shall terminate at such time as the City of Angleton annexes the District.

3.4. Notice. Any notice required or permitted to be delivered under this Agreement shall be deemed received on the earlier of (i) actual receipt by mail, Federal Express or other overnight delivery service, telecopy, or hand delivery, or (ii) three business days after being sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to the County or the District.

Addresses for notice shall be as follows:

County: County Engineer
Brazoria County, Texas

111 E. Locust Street
Angleton, Texas 77515
Telephone:(979) 864-1265
Facsimile:(979) 864-1270
Email: matth@brazoriacountytx.gov
karenm@brazoriacountytx.gov

District: Brazoria County Municipal Utility District No. 82
c/o Muller Law Group
202 Century Square Boulevard
Sugar Land, Texas 77478
Attn: Richard Muller

3.5. Remedies; Notice of Default. Default by a party shall occur if the party fails to perform or observe any of the terms and conditions of this Agreement required to be performed or observed by that party. The party alleging the default will give the other party written notice of the default. If the party in default fails to cure the default within sixty (60) business days of the date of the notice (and an additional reasonable time after such receipt if (A) such failure cannot be cured within such sixty (60) business day period, and (B) the party in default commences curing such failure within such sixty (60) business day period and thereafter diligently pursues the curing of such failures), the party giving the notice may pursue any remedies permitted by law including filing suit in a court of competent jurisdiction in Brazoria County, Texas, and seeking specific performance of the terms of the Agreement.

3.6. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes all prior and contemporaneous understandings or representations, whether oral or written, respecting the subject matter hereof.

3.7. Amendments. Any amendment to the Agreement must be in writing and signed by the authorized representatives of all parties.

3.8. Interpretation and Authority. The parties acknowledge that this Agreement is entered into pursuant to the authority of Texas law, including, without limitation, the authority conferred in V.T.C.A. Govt Code, Chapter 791, et. seq., V.T.C.A. Water Code, Section 49.213. In the event of any conflict between the provisions of this Agreement and the provisions of any other agreement entered into by and between the parties, the provisions of this Agreement shall prevail with respect to the subject matter hereof. Except as set forth above, this Agreement shall not be construed so as to modify, supplement or otherwise alter the provisions of any other agreement entered into by and between the County and the District.

3.9. Assignment. Neither party may assign its rights and obligations under the Agreement either in whole or in part.

3.10. No Third Party Beneficiaries. Except as expressly provided above, nothing herein shall be construed to confer upon any person other than the parties hereto any rights, benefits or remedies under or by reason of this Agreement.

3.11. No Joint Venture, Partnership, Agency. This Agreement shall not be construed in any form or manner to establish a partnership, joint venture or agency, express or implied, or any employer-employee or borrowed servant relationship by and among the parties hereto.

3.12. Responsibilities for Manner and Means of Performance. The District is performing all its duties to this Agreement as an independent contractor. The District shall have the exclusive authority and responsibility for determining the manner and means of performance under this Agreement and for selecting and supervising the persons who perform the work. Accordingly, the County shall not have any liability for intentional or negligent torts committed by the District or its agents in connection with the work contemplated by this Agreement.

3.13. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

3.14. Venue. Venue for any suit arising under this Agreement shall be Brazoria County, Texas.

3.15. Duplicate Originals. This Agreement may be executed in one or more duplicate originals, each of equal dignity.

3.16. Effective Date. This Agreement shall be effective on the later of the dates this Agreement is executed by the authorized representative of both parties.

3.17. Warranty. By execution of this Agreement, the County and the District warrant that the duties accorded herein are within their respective powers and authority.

3.18. Recording. This Agreement shall be recorded with the Brazoria County Clerk in the Official Records of Brazoria County and shall bind and benefit each Party.

[THE BALANCE OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

EXECUTED as of this 1st day of August, 2023, by the COUNTY.

COUNTY OF BRAZORIA

By: _____

Name: L.M. "Matt" Sebesta, Jr.

Title: County Judge

EXECUTED as of this 21 day of July, 2023, by the DISTRICT.

BRAZORIA COUNTY MUNICIPAL
UTILITY DISTRICT NO. 82

By: _____
Name: David Garrett
Title: President

ATTEST:

By: _____
Name: [illegible] Morris
Title: Secretary

June 13, 2023

THE COMMISSIONERS' COURT OF BRAZORIA COUNTY

REGULAR SESSION

ORDER NO. 7.E.2

RE: Interlocal Agreement for Road Maintenance with Municipal Utility District No. 82

Approve entering into an Interlocal Agreement between Brazoria County and Brazoria County Municipal Utility District No. 82 for the maintenance of public roads located within the boundaries of the District.

Further, that the County Judge be authorized to sign said Interlocal Agreement upon final review of the District Attorney's Office-Civil Division.

Further, that a certified copy of this order be furnished to the County Engineer for distribution to all parties involved.

October 25, 2024

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

Re: On-Going Services
Ashland Street Dedication 1 and 2 Construction Plans – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10391496

Dear Mr. Spriggs:

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

Construction Plans

1. Pipeline removal noted to be verified as noted and update provided to the City to confirm removal.
2. Speed limits to be determined as noted on striping and signage plan. Coordination to be made with City Planning accordingly.
3. Respective Authority Approvals shall be coordinated and received prior to construction. This includes but is not limited to Brazoria County and TxDOT.
4. The storm pipe material within the planset was previously designed using reinforced concrete pipe and has changed to "HP Storm Pipe" with the most recent submittals. Request for the use of this pipe material alternative was recently coordinated through the City in which use of the pipe would be allowed subject to the installation being performed per standard specifications designated by TxDOT. A formal request shall be made in writing for use of the pipe in other concurrent and future sections within the subdivision.

HDR takes no objection to the proposed Ashland Street Dedication 1 and 2 Construction Plans with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.

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

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10391496)

Attachments

hdrinc.com 4828 Loop Central Drive, Suite 700, Houston, TX 77081-2220
T (713) 622-9264 F (713) 622-9265
Texas Registered Engineering Firm F-754

CONSTRUCTION
OF
ASHLAND STREET DEDICATION 1
& STREET DEDICATION 2
FOR
BRAZORIA COUNTY
MUNICIPAL UTILITY DISTRICT NO. 82

INDEX OF DRAWINGS

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22	ASHLAND BOULEVARD II PROFILE	4+50.00 TO 9+00.00
23	ASHLAND BOULEVARD III	9+00.00 TO 12+50.00
24	ASHLAND BOULEVARD III PROFILE	9+00.00 TO 12+50.00
25	ASHLAND BOULEVARD IV	12+50.00 TO 15+00.00
26	ASHLAND BOULEVERD IV PROFILE	12+50.00 TO 15+00.00
27	SAPPHIRE SPRINGS TRAIL I	3+00.00 TO 7+30.00
28	SAPPHIRE SPRINGS TRAIL I PROFILE	3+00.00 TO 7+30.00
29	SAPPHIRE SPRINGS TRAIL II	7+30.00 TO 11+80.00
30	SAPPHIRE SPRINGS TRAIL II PROFILE	7+30.00 TO 11+80.00
31	SAPPHIRE SPRINGS TRAIL III	11+80.00 TO 16+40.00
32	SAPPHIRE SPRINGS TRAIL III PROFILE	11+80.00 TO 16+40.00
33	SAPPHIRE SPRINGS TRAIL IV	16+40.00 TO 21+00.00
34	SAPPHIRE SPRINGS TRAIL IV PROFILE	16+40.00 TO 21+00.00
35	SAPPHIRE SPRINGS TRAIL V	21+00.00 TO 25+50.00
36	SAPPHIRE SPRINGS TRAIL V PROFILE	21+00.00 TO 25+50.00
37	SAPPHIRE SPRINGS TRAIL VI	25+50.00 TO 28+91.27
38	SAPPHIRE SPRINGS TRAIL VI PROFILE	25+50.00 TO 28+91.27
39	DESERT ROSE DRIVE	0+00.00 TO 1+50.00
	BASELINE A	0+00.00 TO 2+16.12
	OPAL PASS DRIVE	0+00.00 TO 1+50.00
40	OUTFALL 1	0+50.00 TO 3+73.02
	OUTFALL 2	0+50.00 TO 3+35.55
41	OUTFALL 3	0+50.00 TO 3+74.98
42	OUTFALL 4	0+50.00 TO 3+09.39
	OUTFALL 5	0+00.00 TO 3+10.96
	DETAILS	
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NOTE: THIS PROJECT IS LOCATED IN CITY OF ANGLETON ETJ IN BRAZORIA COUNTY

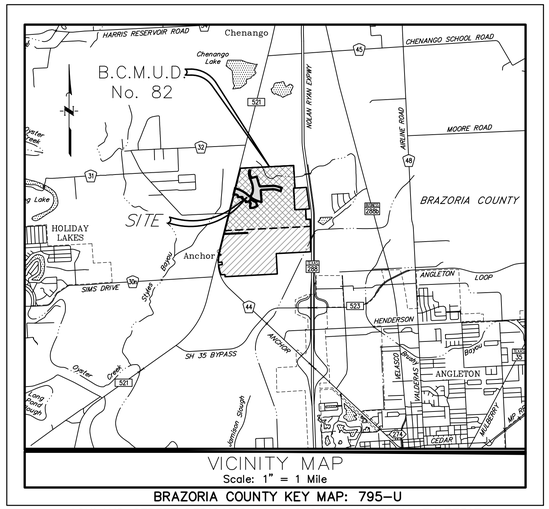
FIRM
FLOOD INSURANCE RATE MAP 485458
PANEL 430
MAP NUMBER 48039C0430K
DATED DECEMBER 30, 2020
THIS SITE IS IN ZONE "X–SHADED"

ONE–CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG
(713) 223–4567 (In Houston)
(New Statewide Number Outside Houston)
1–800–545–6005
– OR –
TEXAS811 (DIG TESS): 1–800–344–8377
– OR –
LONE STAR NOTIFICATION CENTER: 1–800–669–8344
CALL AT LEAST 2 WORKING DAYS (48 HOURS) BEFORE YOU DIG

PROPERTY OWNER AND/OR DEVELOPER OR HIS ENGINEER WILL NOTIFY THE COUNTY ENGINEER'S OFFICE AND THE APPLICABLE DRAINAGE DISTRICT BY LETTER AT LEAST SEVEN (7) DAYS PRIOR TO CONSTRUCTION OF IMPROVEMENTS BEGINNING. CONTRACTOR SHALL PROVIDE A MINIMUM OF 24 HOURS ADVANCE NOTICE TO COUNTY ENGINEER, OF EACH DAY'S CONSTRUCTION. FAILURE TO DO SO MAY RESULT IN REJECTION, BY COUNTY, FOR ACCEPTANCE AND MAINTENANCE. INSPECTIONS SHALL BE SCHEDULED ON NORMAL COUNTY WORKING DAYS MONDAY THROUGH FRIDAY.

OWNER/DEVELOPER INFO

ANCHOR HOLDINGS MP, LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TX 77478



VICINITY MAP
Scale: 1" = 1 Mile

BRAZORIA COUNTY KEY MAP: 795–U

ASHLAND STREET DEDICATION 1 & 2 SITE: ANGLETON, TX 77517

JULY 2024

JOB NO. 16759–0010–14

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F–23290
4350 Lockhill–Selma Road, Suite 100•San Antonio, Texas 78249•210.494.5511

I, Darren J. McAfee, a Professional Engineer licensed in the State of Texas, do hereby certify that these plans were prepared under my supervision to meet or exceed the specifications and requirements of Brazoria County, Texas.

Darren J. McAfee, P.E. — Date 10/22/2024

STATE OF TEXAS · DARREN J. MCAFEE · 137808 · LICENSED PROFESSIONAL ENGINEER

SHEET No. 1 OF 48

NO.	DATE	REVISIONS	APP

ASHLAND STREET DEDICATION 1 & STREET DEDICATION 2

©2023 Quiddity

K:\16759\16759–0010–14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\100 – Cover – 16759–0010–14.dwg Oct 21,2024 – 4:18pm cj

CITY OF ANGLETON GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ANGLETON CONSTRUCTION MANUAL (ACM) AND LAND DEVELOPMENT CODE, HEREAFTER REFERRED TO THE ACM AND THE LDC.
2. APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, ADEQUACY, AND COMPLIANCE OF THE SUBMITTED PLANS.
3. ALL RESPONSIBILITY FOR THE PLANS RESTS ON DESIGN ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY AND ACCURACY OF THE DESIGN ENGINEER.
4. DESIGNS SHALL BE IN COMPLETE COMPLIANCE WITH THE LDC AND THE ACM. ANY WAIVER, DEVIATION, VARIANCE, OR EXCEPTION FROM ANY SPECIFIC REQUIREMENT(S) OF THE LDC OR ACM THAT WERE NOT EXPRESSLY REQUESTED WHEN PLANS ARE SUBMITTED, SHALL NOT BE CONSTRUED TO HAVE BEEN GRANTED IF PLANS ARE APPROVED. IT IS THE RESPONSIBILITY OF THE ENGINEER TO MAKE SUCH A WAIVER PROACTIVELY WHEN PLANS ARE SUBMITTED.
5. A MINIMUM OF TWO EXISTING BENCHMARKS SHOULD BE SHOWN ON THE PLANS. IN ADDITION, TWO PERMANENT BENCHMARKS PER SUBDIVISION SHALL BE INSTALLED IN EACH NEW SUBDIVISION TO INCLUDE DESCRIPTION, LOCATION, AND ELEVATION AND TIE TO CITY STANDARDS.
6. CAST BRONZE SURVEY MARKERS SHALL BE PLACED IN CONCRETE IN PERMANENT, ACCESSIBLE LOCATIONS AT THE TIME OF CONSTRUCTION. THE LOCATIONS OF THE MARKERS SHALL BE INDICATED ON THE CONSTRUCTION PLANS. A MINIMUM OF ONE MARKER SHALL BE PLACED FOR EACH 20 ACRES OF THE PROJECT.
7. PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY, THE DEVELOPER'S CONSULTING ENGINEER, CONTRACTOR, AND ANY OTHER AFFECTED PARTIES. THE CITY SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE TIME OF THE CONFERENCE AND 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
8. THE CONTRACTOR SHALL PROVIDE THE CITY A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
9. BARRICADES, BUILT TO CITY SPECIFICATIONS, SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.
10. IF BLASTING IS PLANNED, A BLASTING PERMIT MUST BE SECURED PRIOR TO COMMENCEMENT OF ANY BLASTING.
11. ANY EXISTING PAVEMENT, CURBS, AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE SUBDIVISION.
12. THE LOCATION OF ANY WATER OR WASTEWATER LINES SHOWN ON THE PLANS MUST BE VERIFIED BY THE PUBLIC WORKS DEPARTMENT.
13. USE ONE CALL UTILITY SYSTEM: DIAL 1-800-344-8377, 48 HOURS BEFORE YOU DIG.
14. ALL STORM SEWER PIPES TO BE CLASS III RCP UNLESS NOTED OTHERWISE.

CITY OF ANGLETON SPECIAL NOTES:

1. THE SUBGRADE MATERIAL IN ASHLAND WAS TESTED BY TOLUNAY-WONG ENGINEERS GEOTECHNICAL LABORATORY ON 06/06/2022 AND THE STREET SECTION DESIGNED ACCORDING TO THE LDC AND ACM.
2. CONSTRUCTED STREET SECTIONS SHALL SHOW THE FOLLOWING:

   PROVIDE STREET NAMES, WIDTH OF R.O.W., OR OTHER METHODS TO IDENTIFY PROPOSED DESIGN OF DIFFERENT PAVEMENT THICKNESS. IN WRITING OR GRAPHICALLY, DESCRIBE THE STREET SECTION(S) TO BE CONSTRUCTED.

   MANHOLE FRAMES, COVERS, AND WATER VALVE COVERS WILL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY A QUALIFIED CONTRACTOR WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.

   CROWNS OF INTERSECTING STREETS WILL CULMINATE IN A DISTANCE OF 40' FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED. INLETS ON THE INTERSECTING STREET SHALL NOT BE CONSTRUCTED WITHIN 40 FEET OF THE VALLEY GUTTER, UNLESS OTHERWISE NOTED.

   PRIOR TO FINAL ACCEPTANCE OF A STREET OUTSIDE THE CITY LIMITS, STREET NAME SIGNS CONFORMING TO COUNTY STANDARDS SHALL BE INSTALLED BY DEVELOPER.

   SIDEWALK REQUIREMENTS (GIVE STREET NAME AND LOCATION OF REQUIRED SIDEWALK, I.E., NORTH, SOUTH, EAST, OR WEST SIDE.

   A CURB LAY DOWN WHERE REQUIRED WHEN ALL POINTS OF SIDEWALKS INTERSECTS CURBS.

   INSIDE THE CITY LIMITS, SIDEWALKS SHALL BE COMPLETED PRIOR TO ACCEPTANCE OF ANY DRIVEWAY APPROACHES AND /OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHEN OUTSIDE THE CITY LIMITS, A LETTER OF CREDIT MAY BE POSTED OR OTHER SUITABLE FINANCIAL ARRANGEMENTS MAY BE MADE TO ENSURE CONSTRUCTION OF THE SIDEWALKS. IN EITHER CASE, SIDEWALKS ADJACENT TO" COMMON AREAS", PARKWAYS, OR OTHER LOCATIONS ON WHICH NO BUILDING CONSTRUCTION WILL TAKE PLACE, MUST BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE OF THE SUBDIVISION.

   A LICENSE AGREEMENT FOR LANDSCAPING MAINTENANCE AND IRRIGATION IN STREET R.O.W. SHALL BE EXECUTED BY THE DEVELOPER IN PARTY WITH THE CITY PRIOR TO FINAL ACCEPTANCE.

CITY OF ANGLETON STANDARD CONSTRUCTION SEQUENCING:

1. CALL THE CITY 48 HOURS PRIOR TO BEGINNING ANY WORK AND SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY AND ALL AFFECTED UTILITY PROVIDERS, THE GENERAL CONTRACTOR, THE DEVELOPER AND THE DEVELOPER'S ENGINEER.
2. OBTAIN A DEVELOPMENT PERMIT FROM THE CITY.
3. PROVIDE THE CITY WITH EVIDENCE ALL TCEQ LICENSES AND REQUIREMENTS ARE UP TO DATE.
4. INSTALL TEMPORARY EROSION CONTROLS AND TREE PROTECTION FENCING PRIOR TO ANY CLEARING AND GRUBBING. NOTIFY THE CITY WHEN INSTALLED.
5. ROUGH-CUT ALL REQUIRED OR NECESSARY PONDS. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF ANY EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A LOW-LEVEL OUTLET AND AN EMERGENCY OVERFLOW MEETING THE REQUIREMENTS OF THE LDC. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL FINAL RESTORATION IS ACHIEVED.
6. DELIVER APPROVED ROUGH-CUT SHEETS TO THE CITY ENGINEER PRIOR TO CLEARING AND GRUBBING.
7. ROUGH GRADE STREETS. NO DEVELOPMENT OF EMBANKMENT WILL BE PERMITTED AT THIS TIME.
8. INSTALL ALL UTILITIES TO BE LOCATED UNDER THE PROPOSED PAVEMENT OR WITHIN THE ROAD RIGHT-OF-WAY.
9. DELIVER STORM SEWER CUT SHEETS TO THE CITY ENGINEER.
10. BEGIN INSTALLATION OF STORM SEWER LINES. UPON COMPLETION, RESTORE AS MUCH DISTURBED AREA AS POSSIBLE, PARTICULARLY CHANNELS AND LARGE OPEN AREAS.
11. DELIVER FINAL GRADE CUT SHEETS TO THE CITY ENGINEER.
12. RE-GRADE STREETS TO SUB-GRADE.
13. ENSURE THAT UNDERGROUND UTILITY CROSSINGS ARE COMPLETED. LAY 1ST-COURSE BASE MATERIAL ON STREETS.
14. INSTALL CURB AND GUTTER.
15. LAY FINAL BASE COURSE ON ALL STREETS.
16. LAY ASPHALT.
17. COMPLETE FINAL GRADING AND RESTORATION OF DETENTION, SEDIMENTATION / FILTRATION PONDS.
18. COMPLETE PERMANENT EROSION CONTROL AND RESTORATION OF SITE VEGETATION.
19. REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROLS.
20. COMPLETE ANY NECESSARY FINAL DRESS UP OF AREAS DISTURBED.

TCEQ WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES

1. THIS WATER DISTRIBUTION SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 290 SUBCHAPTER D. WHEN CONFLICTS ARE NOTED WITH LOCAL STANDARDS, THE MORE STRINGENT REQUIREMENT SHALL BE APPLIED. AT A MINIMUM, CONSTRUCTION FOR PUBLIC WATER SYSTEMS MUST ALWAYS MEET TCEQ'S "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS."
2. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)/NSF INTERNATIONAL STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI [§290.44(A)(1)].
3. PLASTIC PIPE FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NSF INTERNATIONAL SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 150 PSI OR A STANDARD DIMENSION RATIO OF 26 OR LESS [§290.44(A)(2)].
4. NO PIPE WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE IN ANY PUBLIC DRINKING WATER SUPPLY [§290.44(A)(3)].
5. ALL WATER LINE CROSSINGS OF WASTEWATER MAINS SHALL BE PERPENDICULAR [§290.44(E)(4)(B)].
6. WATER TRANSMISSION AND DISTRIBUTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. HOWEVER, THE TOP OF THE WATER LINE MUST BE LOCATED BELOW THE FROST LINE AND IN NO CASE SHALL THE TOP OF THE WATER LINE BE LESS THAN 24 INCHES BELOW GROUND SURFACE [§290.44(A)(4)].
7. THE MAXIMUM ALLOWABLE LEAD CONTENT OF PIPES, PIPE FITTINGS, PLUMBING FITTINGS, AND FIXTURES IS 0.25 PERCENT [§290.44(B)].
8. THE CONTRACTOR SHALL INSTALL APPROPRIATE AIR RELEASE DEVICES WITH VENT OPENINGS TO THE ATMOSPHERE COVERED WITH 16-MESH OR FINER, CORROSION RESISTANT SCREENING MATERIAL OR AN ACCEPTABLE EQUIVALENT [§290.44(D)(1)].
9. THE CONTRACTOR SHALL NOT PLACE THE PIPE IN WATER OR WHERE IT CAN BE FLOODED WITH WATER OR SEWAGE DURING ITS STORAGE OR INSTALLATION [§290.44(F)(1)].
10. WHEN WATERLINES ARE LAID UNDER ANY FLOWING OR INTERMITTENT STREAM OR SEMI-PERMANENT BODY OF WATER THE WATERLINE SHALL BE INSTALLED IN A SEPARATE WATERTIGHT PIPE ENCASEMENT. VALVES MUST BE PROVIDED ON EACH SIDE OF THE CROSSING WITH FACILITIES TO ALLOW THE UNDERWATER PORTION OF THE SYSTEM TO BE ISOLATED AND TESTED [§290.44(F)(2)].
11. PURSUANT TO 30 TAC §290.44(A)(5), THE HYDROSTATIC LEAKAGE RATE SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY THE MOST CURRENT AWWA FORMULAS FOR PVC PIPE, CAST IRON AND DUCTILE IRON PIPE. INCLUDE THE FORMULAS IN THE NOTES ON THE PLANS.
    - THE HYDROSTATIC LEAKAGE RATE FOR POLYVINYL CHLORIDE (PVC) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-605 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE;

      WHERE:
      - Q = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
      - L = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
      - D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
      - P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).
    - THE HYDROSTATIC LEAKAGE RATE FOR DUCTILE IRON (DI) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-600 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE;

      WHERE:
      - L = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
      - S = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
      - D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
      - P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).
12. THE CONTRACTOR SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE IN ALL DIRECTIONS OF NINE FEET BETWEEN THE PROPOSED WATERLINE AND WASTEWATER COLLECTION FACILITIES INCLUDING MANHOLES. IF THIS DISTANCE CANNOT BE MAINTAINED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROJECT ENGINEER FOR FURTHER DIRECTION. SEPARATION DISTANCES, INSTALLATION METHODS, AND MATERIALS UTILIZED MUST MEET §290.44(E)(1)-(4).
13. THE SEPARATION DISTANCE FROM A POTABLE WATERLINE TO A WASTEWATER MAIN OR LATERAL MANHOLE OR CLEANOUT SHALL BE A MINIMUM OF NINE FEET. WHERE THE NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE POTABLE WATERLINE SHALL BE ENCASED IN A JOINT OF AT LEAST 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE-FOOT INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHALL BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEALANT [§290.44(E)(5)].
14. FIRE HYDRANTS SHALL NOT BE INSTALLED WITHIN NINE FEET VERTICALLY OR HORIZONTALLY OF ANY WASTEWATER LINE, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE REGARDLESS OF CONSTRUCTION [§290.44(E)(6)].
15. SUCTION MAINS TO PUMPING EQUIPMENT SHALL NOT CROSS WASTEWATER MAINS, WASTEWATER LATERALS, OR WASTEWATER SERVICE LINES. RAW WATER SUPPLY LINES SHALL NOT BE INSTALLED WITHIN FIVE FEET OF ANY TILE OR CONCRETE WASTEWATER MAIN, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE [§290.44(E)(7)].
16. WATERLINES SHALL NOT BE INSTALLED CLOSER THAN TEN FEET TO SEPTIC TANK DRAINFIELDS [§290.44(E)(8)].
17. THE CONTRACTOR SHALL DISINFECT THE NEW WATERLINES IN ACCORDANCE WITH AWWA STANDARD C-651-14 OR MOST RECENT, THEN FLUSH AND SAMPLE THE LINES BEFORE BEING PLACED INTO SERVICE. SAMPLES SHALL BE COLLECTED FOR MICROBIOLOGICAL ANALYSIS TO CHECK THE EFFECTIVENESS OF THE DISINFECTION PROCEDURE WHICH SHALL BE REPEATED IF CONTAMINATION PERSISTS. A MINIMUM OF ONE SAMPLE FOR EACH 1,000 FEET OF COMPLETED WATERLINE WILL BE REQUIRED OR AT THE NEXT AVAILABLE SAMPLING POINT BEYOND 1,000 FEET AS DESIGNATED BY THE DESIGN ENGINEER [§290.44(F)(3)].
18. DECHLORINATION OF DISINFECTING WATER SHALL BE IN STRICT ACCORDANCE WITH CURRENT AWWA STANDARD C655-09 OR MOST RECENT.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY LIFT STATION AND FORCE MAIN GENERAL CONSTRUCTION NOTES

1. THIS LIFT STATION AND/OR FORCE MAIN MUST BE CONSTRUCTED IN ACCORDANCE WITH 30 TEXAS 1. ADMINISTRATIVE CODE (TAC) §213.5(C), THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) EDWARDS AQUIFER RULES, AND ANY LOCAL GOVERNMENT STANDARD SPECIFICATIONS.
2. ALL FORCE MAIN LINES MUST BE TESTED IN ACCORDANCE WITH 30 TAC §217.68. TESTING METHOD WILL BE:
   - A PRESSURE TEST MUST USE 50 POUNDS PER SQUARE INCH ABOVE THE NORMAL OPERATING PRESSURE OF A FORCE MAIN.
   - A TEMPORARY VALVE FOR PRESSURE TESTING MAY BE INSTALLED NEAR THE DISCHARGE POINT OF A FORCE MAIN AND REMOVED AFTER A TEST IS SUCCESSFULLY COMPLETED.
   - A PUMP ISOLATION VALVE MAY BE USED AS AN OPPOSITE TERMINATION POINT.
   - A TEST MUST INVOLVE FILLING A FORCE MAIN WITH WATER.
   - A PIPE MUST HOLD THE DESIGNATED TEST PRESSURE FOR A MINIMUM OF 4.0 HOURS.
   - THE LEAKAGE RATE MUST NOT EXCEED 10.0 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER DAY.

TEXAS COMMISSION OF ENVIRONMENTAL QUALITY ORGANIZED SEWAGE COLLECTION SYSTEM GENERAL CONSTRUCTION NOTES

1. THIS ORGANIZED SEWAGE COLLECTION SYSTEM (SCS) MUST BE CONSTRUCTED IN ACCORDANCE WITH 30 1. TEXAS ADMINISTRATIVE CODE (TAC) §213.5(C), THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ) EDWARDS AQUIFER RULES AND ANY LOCAL GOVERNMENT STANDARD SPECIFICATIONS.
2. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE PRESIDING TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:
   - THE NAME OF THE APPROVED PROJECT;
   - THE ACTIVITY START DATE; AND
   - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
3. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
4. SEWER LINES LOCATED WITHIN OR CROSSING THE 5-YEAR FLOODPLAIN OF A DRAINAGE WAY WILL BE PROTECTED FROM INUNDATION AND STREAM VELOCITIES WHICH COULD CAUSE EROSION AND SCOURING OF BACKFILL. THE TRENCH MUST BE CAPPED WITH CONCRETE TO PREVENT SCOURING OF BACKFILL, OR THE SEWER LINES MUST BE ENCASED IN CONCRETE. ALL CONCRETE SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES.
5. WHERE WATER LINES AND NEW SEWER LINE ARE INSTALLED WITH A SEPARATION DISTANCE CLOSER THAN NINE FEET (I.E., WATER LINES CROSSING WASTEWATER LINES, WATER LINES PARALLELING WASTEWATER LINES, OR WATER LINES NEXT TO MANHOLES) THE INSTALLATION MUST MEET THE REQUIREMENTS OF 30 TAC §217.53(D) (PIPE DESIGN) AND 30 TAC §290.44(E) (WATER DISTRIBUTION).
6. TRENCHING, BEDDING AND BACKFILL MUST CONFORM WITH 30 TAC §217.54. THE BEDDING AND BACKFILL FOR FLEXIBLE PIPE MUST COMPLY WITH THE STANDARDS OF ASTM D-2321, CLASSES IA, IB, II OR III. RIGID PIPE BEDDING MUST COMPLY WITH THE REQUIREMENTS OF ASTM C 12 (ANSI A 106.2) CLASSES A, B OR C.
7. SEWER LINES MUST BE TESTED FROM MANHOLE TO MANHOLE. WHEN A NEW SEWER LINE IS CONNECTED TO AN EXISTING STUB OR CLEAN-OUT, IT MUST BE TESTED FROM EXISTING MANHOLE TO NEW MANHOLE. IF A STUB OR CLEAN-OUT IS USED AT THE END OF THE PROPOSED SEWER LINE, NO PRIVATE SERVICE ATTACHMENTS MAY BE CONNECTED BETWEEN THE LAST MANHOLE AND THE CLEANOUT UNLESS IT CAN BE CERTIFIED AS CONFORMING WITH THE PROVISIONS OF 30 TAC §213.5(C)(3)(E).
8. ALL SEWER LINES MUST BE TESTED IN ACCORDANCE WITH 30 TAC §217.57.
9. ALL MANHOLES MUST BE TESTED TO MEET OR EXCEED THE REQUIREMENTS OF 30 TAC §217.58.

UTILITY CONSTRUCTION NOTES:

1. CONSTRUCTION OF WATER, SANITARY SEWER, AND STORM DRAINAGE FACILITIES SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF ANGLETON STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED IN THE PLANS.
2. WHEN TRENCH CONDITION WARRANTS THE USE OF DEWATERING SYSTEMS, THEIR USE SHALL BE REQUESTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
3. CONTRACTOR SHALL REMOVE ALL MUD, DIRT AND DEBRIS DEPOSITED OR DROPPED ON EXISTING PAVEMENT DUE TO HIS CONSTRUCTION ACTIVITY DAILY. MATERIAL THAT IS HAZARDOUS TO TRAFFIC SHALL BE REMOVED IMMEDIATELY.
4. CONTRACTOR SHALL PROTECT ALL TREES ADJACENT TO WORK AREA. NO TREES SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFEGUARDING AND PROTECTING ALL MATERIAL AND EQUIPMENT STORED ON THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF MATERIALS IN A SAFE AND WORKMANLIKE MANNER TO PREVENT INJURIES, DURING AND AFTER WORKING HOURS, UNTIL PROJECT ACCEPTANCE.
6. THE CONTRACTOR SHALL PROVIDE SHEETING, SHORING AND BRACING NECESSARY TO PROTECT WORKMEN AND EXISTING UTILITIES DURING ALL PHASES OF CONSTRUCTION, AS MAY BE REQUIRED BY O.S.H.A., FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES.
7. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO THE EXISTING PUBLIC OR PRIVATE UTILITY LINES, INCLUDING, BUT NOT LIMITED TO, WATER LINES, WASTEWATER COLLECTION SYSTEMS, STORM SEWERS, BACKSLOPE INTERCEPTORS, IRRIGATION LINES, ELECTRICAL LINES, AND MATERIAL AND PROPERTY DAMAGES DURING CONSTRUCTION. ALL DAMAGES, RELOCATION, OR REPLACEMENT OF EXISTING UTILITIES SHALL BE REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS, DETAILS, AND REQUIREMENTS OF THE UTILITY'S OWNER.
8. THE CONTRACTOR SHALL RETURN ALL EXISTING PAVING AND DRIVEWAYS TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER UNLESS OTHERWISE NOTED OR SPECIFICALLY CALLED OUT AS A PAY ITEM.

WATER MAIN CONSTRUCTION NOTES:

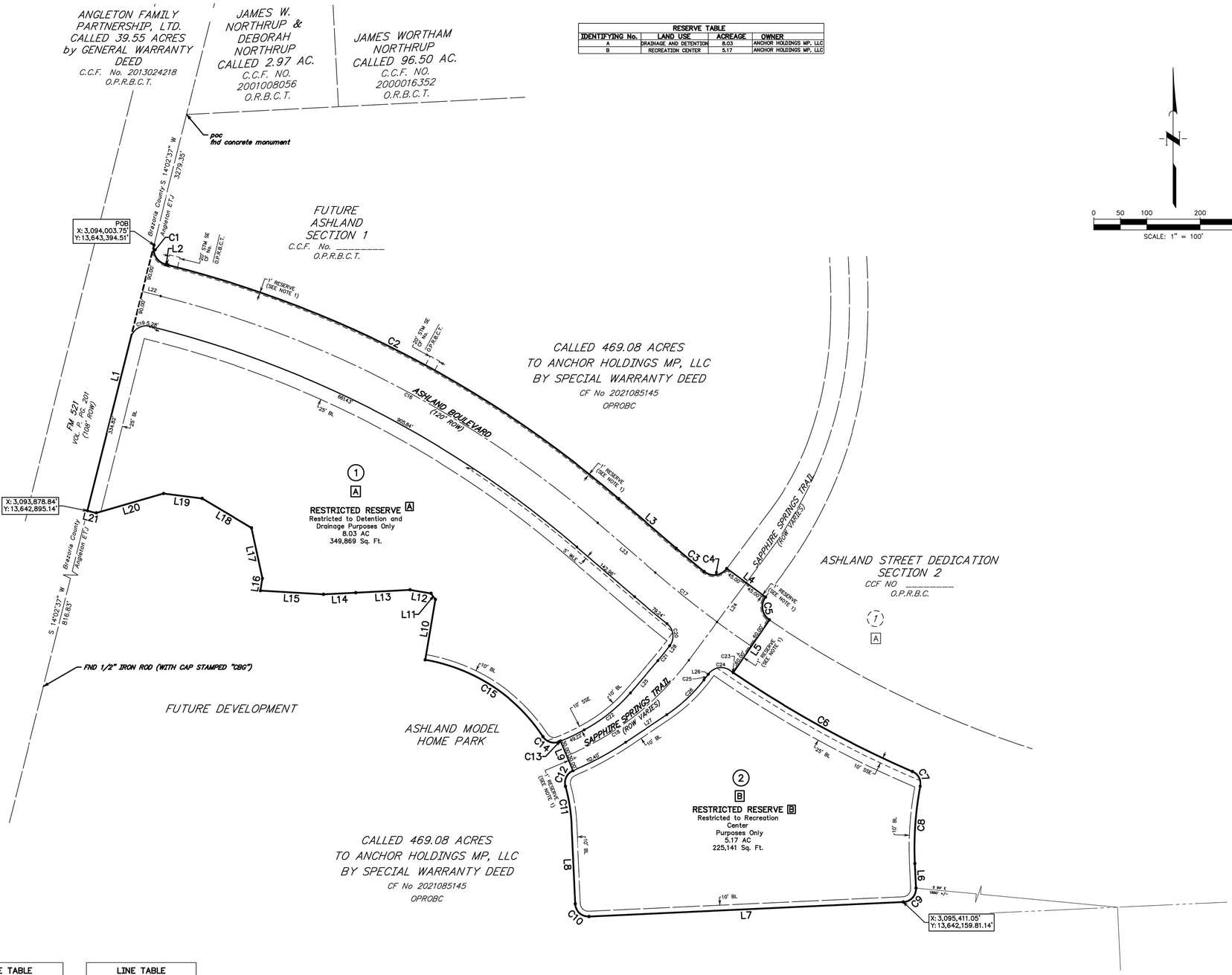
1. ALL WATER MAIN PIPE SHALL BE BLUE AND INCLUDE TRACER WIRE IN THE SAME TRENCH AND ABOVE THE WATER MAIN AND IN GATE VALVES.
2. ALL WATER MAIN PIPING SHALL HAVE A MINIMUM COVER OF FOUR (4) FEET BELOW FINISHED GROUND UNLESS OTHERWISE NOTED.
3. ALL PROPOSED 4-INCH TO 12-INCH WATER MAINS SHALL BE POLYVINYL CHLORIDE PIPE (PVC) C900, DR 18.
4. ALL WATER MAIN PIPE SHALL BE BANK SAND BEDDED AND BACKFILLED.
5. ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED IN AN APPROVED MANNER IN ACCORDANCE WITH CITY OF ANGLETON STANDARD SPECIFICATIONS.
6. MAINTAIN 12-INCH MINIMUM VERTICAL CLEARANCE BETWEEN ALL STORM SEWERS AND CULVERTS UNLESS OTHERWISE NOTED.
7. SANITARY FACILITY CLEARANCES TO POTABLE WATER FACILITIES SHALL FOLLOW THE LATEST RULES AND REGULATIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
8. ALL TEES, ELBOWS, BENDS, AND PLUGS SHALL INCLUDE RESTRAINT OF FITTINGS. RESTRAINT MAY BE BY MEANS OF THRUST BLOCKS OR RESTRAINED JOINT PIPE (OF APPROVED MANUFACTURER). IF RESTRAINED JOINT PIPE IS USED, ALL PIPES LESS THAN 12-INCHES (12") IN DIAMETER SHALL INCLUDE A MINIMUM OF TWO (2) JOINTS OF RESTRAINT ON EACH SIDE OF THE FITTING AND ALL PIPES EQUAL TO OR GREATER THAN 16-INCHES (16") IN DIAMETER SHALL INCLUDE A MINIMUM OF THREE (3) JOINTS OF RESTRAINT ON EACH SIDE OF THE FITTING. WATERLINE FITTINGS SHALL BE CAST OR DUCTILE IRON UNLESS OTHERWISE NOTED. ALL PIPE FITTINGS SHALL BE MECHANICAL JOINTS.

SANITARY SEWER CONSTRUCTION NOTES:

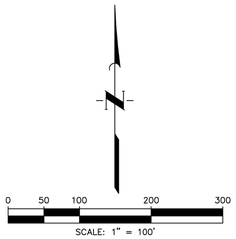
1. ALL SANITARY SEWER MAIN PIPE SHALL BE GREEN.
2. ALL PROPOSED 4-INCH TO 15-INCH SANITARY SEWER MAINS SHALL BE POLYVINYL CHLORIDE PIPE (PVC) SDR 26.
3. ALL SANITARY SEWER MAIN PIPE SHALL BE BANK SAND BEDDED AND BACKFILLED.
4. ALL SANITARY SEWER MAINS & MANHOLES SHALL BE TESTED IN AN APPROVED MANNER IN ACCORDANCE WITH CITY OF ANGLETON STANDARD SPECIFICATIONS.
5. MAINTAIN 24-INCH MINIMUM CLEARANCE BETWEEN ALL STORM SEWERS AND CULVERTS UNLESS OTHERWISE NOTED.
6. SANITARY FACILITY CLEARANCES TO POTABLE WATER FACILITIES SHALL FOLLOW THE LATEST RULES AND REGULATIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
7. SANITARY SEWER MANHOLE COVERS SHALL BE STANDARD CITY OF ANGLETON, UNLESS OTHERWISE NOTED.
8. ALL SANITARY MANHOLES WITHIN THE 100-YEAR FLOOD PLAIN (DESIGNATED) SHALL HAVE THE TOP SET AT LEAST TWELVE (12) INCHES ABOVE THE BASE FLOOD ELEVATION OR SEALED AND VENTED.
9. SANITARY SEWER MANHOLES SHALL BE PRECAST OR CAST-IN-PLACE IN ACCORDANCE WITH CITY OF SUGAR LAND SPECIFICATIONS.
10. MANHOLE RIMS ARE TO BE SET AT THE ELEVATIONS SHOWN ON THE PLANS INITIALLY. AFTER SITE RESTORATION IS COMPLETED, RIMS ARE TO BE ADJUSTED TO THREE (3) TO SIX (6) INCHES ABOVE FINAL GRADE AND BACK-DRESSED WITH DIRT TO PROVIDE DRAINAGE AWAY FROM THE MANHOLE.

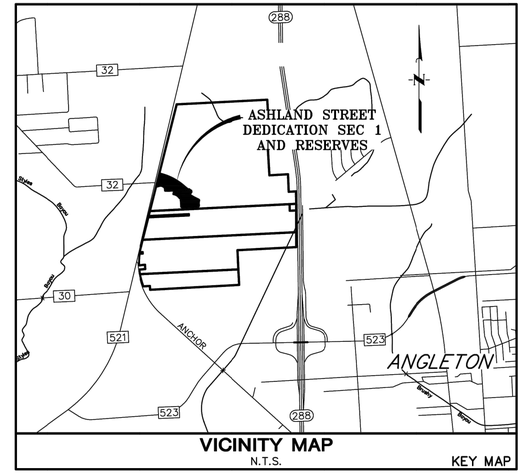
GENERAL CONSTRUCTION NOTES:

1. PRIOR TO BIDDING THE PROJECT, THE CONTRACTOR SHALL INSPECT THE SITE AND SATISFY ITSELF THAT ABOVE AND BELOW GROUND CONDITIONS OF THE SITE ARE ACCEPTABLE FOR CONSTRUCTION. CONTRACTOR SHALL NOTE ANY VISIBLE CONFLICTS NOT SHOWN IN THE DRAWINGS AND BRING TO THE ATTENTION OF THE ENGINEER PRIOR TO BIDDING THE PROJECT. SHOULD A CONSTRUCTION CONFLICT OCCUR DUE TO A VISIBLE CONFLICT APPARENT AT THE TIME OF BIDDING, ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH THE CHANGE SHALL BE BORNE BY THE CONTRACTOR.
2. THIS PROJECT IS WITHIN THE CITY OF ANGLETON E.T.J. AND BRAZORIA COUNTY, TEXAS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL PERMITS. CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY REGULATION OF BRAZORIA COUNTY, TEXAS FOR FLOODPLAIN MANAGEMENT PRIOR TO STARTING CONSTRUCTION.
4. THE APPROXIMATE LOCATION OF EXISTING UTILITIES ARE GIVEN FOR REFERENCE ONLY. BEFORE COMMENCING THE WORK ON THIS CONTRACT, THE CONTRACTOR SHALL VERIFY BY FIELD INVESTIGATION THE ACTUAL LOCATIONS OF ALL UTILITY FACILITIES WITHIN AND ADJACENT TO THE LIMITS OF THE WORK THAT MAY BE AFFECTED BY THE WORK. CONFLICTS WHICH RESULT DUE TO NEGLIGENCE BY THE CONTRACTOR TO LOCATE, HORIZONTALLY AND VERTICALLY, EXISTING UTILITIES WHICH ARE SHOWN ON THE CONSTRUCTION DRAWINGS, OR WHICH THE CONTRACTOR HAS BEEN GIVEN NOTICE OR HAS KNOWLEDGE, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF REMEDIAL WORK, REMOVAL OF PORTIONS OF THE WORK OR EXTENSIVE DESIGN CHANGES OCCASIONED BY THE FAILURE OF THE CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES AS DESCRIBED ABOVE SHALL BE BORNE BY THE CONTRACTOR.
5. CONTRACTOR IS TO CONTACT THE TEXAS811 AT 811 OR 1-800-344-8347 FOR LOCATION OF EXISTING FACILITIES THAT MAY NOT BE SHOWN ON THE PLANS AT LEAST 72 HOURS PRIOR BUT NOT MORE THAN 14 WORKING DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, MAINTAINING, AND RESTORING ALL EXISTING FACILITIES OR ANY OFF-SITE AREAS AFFECTED BY THIS CONSTRUCTION PROJECT TO EXISTING OR BETTER CONDITION, UNLESS OTHERWISE NOTED, AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL COMPLY WITH O.S.H.A. REGULATIONS AND TEXAS STATE LAW CONCERNING TRENCH SAFETY SYSTEMS.
8. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES. ACCESS SHALL BE MAINTAINED DURING ALL WEATHER CONDITIONS.
9. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE "NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM" (NPDES) REQUIREMENTS, AND ALL ANGLETON DRAINAGE DISTRICT REQUIREMENTS. BEST MAN



RESERVE TABLE			
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	DRAINAGE AND DETENTION	8.03	ANCHOR HOLDINGS MP, LLC
B	RECREATION CENTER	5.17	ANCHOR HOLDINGS MP, LLC





BL . . . . . "Building Line"
C.C.F. . . . . "County Clerk's File"
DE . . . . . "Drainage Easement"
Esm . . . . . "Easement"
FC . . . . . "Film Code"
FND . . . . . "Found"
O.C.C.B.T . . . . "Official County Clerk, Brazoria County, Texas"
No . . . . . "Number"
ROW . . . . . "Right-of-Way"
SSE . . . . . "Sanitary Sewer Easement"
Sq Ft . . . . . "Square Feet"
Stm SE . . . . . "Storm Sewer Easement"
Temp . . . . . "Temporary"
UE . . . . . "Utility Easement"
Vol _, Pg _ . . . "Volume and Page"
WLE . . . . . "Waterline Easement"
(1) . . . . . "Block Number"
● . . . . . "Set 3/4-inch Iron Rod (with Cap Stamped "QUIDDITY ENG. PROPERTY CORNER") as per Certification"

General Notes

1. A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedicated being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. All building lines along street rights-of-way are as shown on the plat.
3. The Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone NAD 83, and may be brought to surface by applying the following combined scale factor of 1.00011449.34.
4. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
5. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (NAD83), South Central Zone.
6. VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (NAV88), Geoid 12b, based on Allterra's RTK Network, Stations HAGS_1012 and HCOG_14012.
7. According to Map No. 48039C0430K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazoria County, Texas and Incorporated Areas, dated December 30, 2020, the subject tract is situated within: Shaded Zone 'X'; defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
8. All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
9. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
10. 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.
11. 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.
12. 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.
13. 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 where or not the application is reviewed for code compliance by the City Engineer.
14. 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.
15. Reserves A and B shall be owned and maintained by the Brazoria County MUD No. 82
16. Elevations were obtained with Real Time Kinetic Global Positioning Satellite Equipment and are based on National Geodetic Survey Monument Designation:
    DG6956 DW1 CLUTE COOP CORS ARP
    DL3490 TXBC BAY CITY CORS ARP
    DH3614 TXLM LA MARQUE CORS ARP

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N14°02'37"E	514.82'
L2	S75°56'55"E	5.31'
L3	S49°11'44"E	142.96'
L4	S53°27'23"E	90.00'
L5	S34°17'37"W	120.00'
L6	S02°38'38"E	46.21'
L7	S87°21'22"W	590.66'
L8	N02°38'38"W	148.59'
L9	N22°46'42"W	60.01'
L10	N09°32'52"E	115.00'
L11	N35°27'08"W	14.14'
L12	N80°27'08"W	39.99'
L13	S87°00'33"W	102.41'
L14	S87°02'50"W	60.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	N86°35'27"W	118.93'
L16	N09°08'42"E	23.28'
L17	N12°07'46"W	97.00'
L18	N59°09'04"W	107.91'
L19	N82°39'43"W	73.37'
L20	S73°49'38"W	131.51'
L21	N75°57'23"W	17.00'
L22	S75°56'55"E	35.29'
L23	N49°11'44"W	142.96'
L24	S36°32'41"W	181.09'
L25	N40°31'06"E	79.84'
L26	S36°32'41"W	0.96'
L27	S56°07'07"W	92.87'
L28	S36°32'41"W	0.96'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	89°59'32"	47.12'	S30°57'09"E	42.42'	30.00'
C2	2060.00'	26°45'10"	961.87'	S62°34'20"E	953.15'	489.87'
C3	1940.00'	2°00'36"	68.06'	S50°12'02"E	68.05'	34.03'
C4	30.00'	92°14'59"	48.30'	N82°40'10"E	43.25'	31.20'
C5	30.00'	92°15'04"	48.30'	S09°34'51"E	43.25'	31.20'
C6	2060.00'	10°42'36"	385.07'	S61°03'41"E	384.51'	193.10'
C7	25.00'	77°03'36"	33.62'	S27°53'12"E	31.15'	19.91'
C8	630.00'	13°17'14"	146.10'	S03°59'59"W	145.77'	73.38'
C9	25.00'	90°00'00"	39.27'	S42°21'22"W	35.36'	25.00'
C10	25.00'	90°00'00"	39.27'	N47°38'38"W	35.36'	25.00'
C11	330.00'	12°45'28"	73.48'	N09°01'22"W	73.33'	36.89'
C12	25.00'	82°37'24"	36.05'	N25°54'36"E	33.01'	21.97'
C13	519.99'	0°24'12"	3.66'	S67°25'24"W	3.66'	1.83'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C14	25.00'	77°55'52"	34.00'	N72°12'01"W	31.44'	20.22'
C15	330.00'	47°13'02"	271.95'	N56°50'37"W	264.32'	144.23'
C16	2000.00'	26°45'10"	933.85'	N62°34'20"W	925.39'	475.60'
C17	2000.00'	6°30'39"	227.27'	S52°27'04"E	227.15'	113.76'
C18	550.00'	30°40'38"	294.48'	N51°52'59"E	290.97'	150.86'
C19	30.00'	90°00'28"	47.13'	S59°02'51"W	42.43'	30.00'
C20	30.00'	87°56'23"	46.05'	N07°25'42"W	41.66'	28.94'
C21	505.00'	3°58'25"	35.02'	N38°31'53"E	35.02'	17.52'
C22	300.00'	21°16'48"	111.42'	N51°09'30"E	110.78'	56.36'
C23	2060.00'	0°11'38"	6.97'	N55°36'34"W	6.97'	3.49'
C24	30.00'	87°56'34"	46.05'	S80°30'58"W	41.66'	28.94'
C25	595.00'	1°13'27"	12.71'	N37°09'24"E	12.71'	6.36'
C26	300.00'	18°20'59"	96.08'	N46°56'38"E	95.67'	48.45'

FINAL PLAT OF ASHLAND STREET DEDICATION SEC 1 AND RESERVES

A SUBDIVISION OF 17.53 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEYS, A - 81 & 82 BRAZORIA COUNTY, TEXAS

2 RESERVES 2 BLOCKS

AUGUST 2024

OWNER
ANCHOR HOLDINGS MP, LC
101 PARKLANE BOULEVARD,
SUITE 102
SUGAR LAND, TEXAS 77478
281.912.3364

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

K:\16759\16759-0010-13 Ashland - Phase 1A - Offsite Paving\2 Design Phase\Planning\Sec 1\ASHLAND STD SEC 1 - PLAT.dwg Aug 21,2024 - 2:49pm CKJ

STATE OF TEXAS §

COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as _____, 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.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

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, successors, 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. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement 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 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.

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.

_____
Owner

_____
Duly Authorized Agent

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

_____
Print Name

My commission expires: _____

STATE OF TEXAS §

COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steve Jares, 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.

_____
Steve Jares
Registered Professional Land Surveyor
Texas Registration No 5317

STATE OF TEXAS §

COUNTY OF BRAZORIA §

That I, William A.C. McAshan, 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.

_____
William A.C. McAshan, P.E.
Professional Engineer

A METES & BOUNDS description of a certain 17.53–acre tract of land situated in Shubael Marsh Surveys, Abstract Nos. 81 & 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPROBC); said 17.53–acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

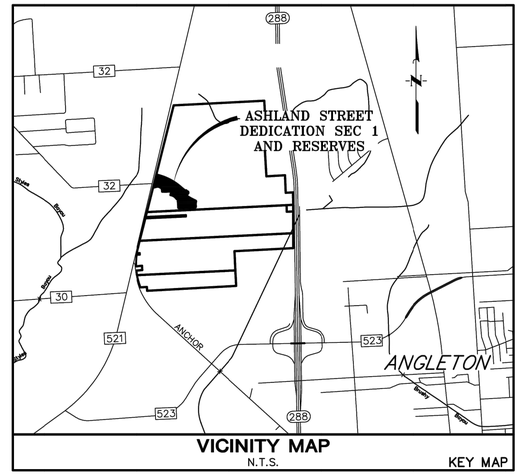
COMMENCING at a found concrete monument at the northwest corner of said 469.08–acre tract, the southwest corner of a called 2.97–acre tract of land conveyed to James W. Northrup and Deborah Northrup in Clerk's File No. 01–008056 in Brazoria County Official Public Records, and along the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioner Court Records;

THENCE, South 14°02'37" West, along the west line of said 469.08–acre tract, common with the east line of said F.M. Highway 521, 3279.35 feet to a point for corner being the POINT OF BEGINNING of the herein described subject tract marking the beginning of a non–tangent curve to the left, from which a found 1/2–inch iron rod (with cap stamped "CBG") bears South 14°02'37" West, 1331.65 feet;

THENCE, over and across said 469.08–acre tract the following thirty–five (35) courses and distances:

1. Along the arc of said non–tangent curve to the left having a radius of 30.00 feet, a central angle of 89°59'32", an arc length of 47.12 feet, and a long chord bearing South 30°57'09" East, with a chord length of 42.42 feet to a point for corner;
2. South 75°56'55" East, 5.31 feet to a point for corner marking the beginning of a curve to the right;
3. Along the arc of said curve to the right having a radius of 2060.00 feet, a central angle of 26°45'10", an arc length of 961.87 feet, and a long chord bearing South 62°34'20" East, with a chord length of 953.15 feet to a point for corner;
4. South 49°11'44" East, 142.96 feet to a point for corner marking the beginning of a curve to the left;
5. Along the arc of said curve to the left having a radius of 1940.00 feet, a central angle of 02°00'36", an arc length of 68.06 feet, and a long chord bearing South 50°12'02" East, with a chord length of 68.05 feet to a point for corner marking the beginning of a compound curve to the left;
6. Along the arc of said compound curve to the left having a radius of 30.00 feet, a central angle of 92°14'59", an arc length of 48.30 feet, and a long chord bearing North 82°40'10" East, with a chord length of 43.25 feet to a point for corner;
7. South 53°27'23" East, 90.00 feet to a point for corner marking the beginning of a non–tangent curve to the left;
8. Along the arc of said non–tangent curve to the left having a radius of 30.00 feet, a central angle of 92°15'04", an arc length of 48.30 feet, and a long chord bearing South 09°34'51" East, with a chord length of 43.25 feet to a point for corner;
9. South 34°17'37" West, 120.00 feet to a point for corner marking the beginning of a non–tangent curve to the left;
10. Along the arc of said non–tangent curve to the left having a radius of 2060.00 feet, a central angle of 10°42'36", an arc length of 385.07 feet, and a long chord bearing South 61°03'41" East, with a chord length of 384.51 feet to a point for corner marking the beginning of a reverse curve to the right;
11. Along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 77°03'36", an arc length of 33.62 feet, and a long chord bearing South 27°53'12" East, with a chord length of 31.15 feet to a point for corner marking the beginning of a reverse curve to the left;
12. Along the arc of said reverse curve to the left having a radius of 630.00 feet, a central angle of 13°17'14", an arc length of 146.10 feet, and a long chord bearing South 03°59'59" West, with a chord length of 145.77 feet to a point for corner;
13. South 02°38'38" East, 46.21 feet to a point for corner marking the beginning of a curve to the right;
14. Along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing South 42°21'22" West, with a chord length of 35.36 feet to a point for corner;
15. South 87°21'22" West, 590.66 feet to a point for corner marking the beginning of a curve to the right;
16. Along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing North 47°38'38" West, with a chord length of 35.36 feet to a point for corner;
17. North 02°38'38" West, 148.59 feet to a point for corner marking the beginning of a curve to the left;
18. Along the arc of said curve to the left having a radius of 330.00 feet, a central angle of 12°45'28", an arc length of 73.48 feet, and a long chord bearing North 09°01'22" West, with a chord length of 73.33 feet to a point for corner marking the beginning of a reverse curve to the right;
19. Along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 82°37'24", an arc length of 36.05 feet, and a long chord bearing North 25°54'36" East, with a chord length of 33.01 feet to a point for corner;
20. North 22°46'42" West, 60.01 feet to a point for corner marking the beginning of a non–tangent curve to the right;
21. Along the arc of said non–tangent curve to the right having a radius of 519.99 feet, a central angle of 00°24'12", an arc length of 3.66 feet, and a long chord bearing South 67°25'24" West, with a chord length of 3.66 feet to a point for corner marking the beginning of a compound curve to the right;
22. Along the arc of said compound curve to the right having a radius of 25.00 feet, a central angle of 77°55'52", an arc length of 34.00 feet, and a long chord bearing North 72°12'01" West, with a chord length of 31.44 feet to a point for corner marking the beginning of a reverse curve to the left;
23. Along the arc of said reverse curve to the left having a radius of 330.00 feet, a central angle of 47°13'02", an arc length of 271.95 feet, and a long chord bearing North 56°50'37" West, with a chord length of 264.32 feet to a point for corner;
24. North 09°32'52" East, 115.00 feet to a point for corner;
25. North 35°27'08" West, 14.14 feet to a point for corner;
26. North 80°27'08" West, 39.99 feet to a point for corner;
27. South 87°00'33" West, 102.41 feet to a point for corner;
28. South 87°02'50" West, 60.12 feet to a point for corner;
29. North 86°35'27" West, 118.93 feet to a point for corner;
30. North 09°08'42" East, 23.28 feet to a point for corner;
31. North 12°07'46" West, 97.00 feet to a point for corner;
32. North 59°09'04" West, 107.91 feet to a point for corner;
33. North 82°39'43" West, 73.37 feet to a point for corner;
34. South 73°49'38" West, 131.51 feet to a point for corner;
35. North 75°57'23" West, 17.00 feet to a point for corner marking the southwest corner of the herein described subject tract, being common with the east line of aforementioned F.M. Highway 521 and the west line of said 469.08–acre tract;

THENCE, North 14°02'37" East, along said common lines, 514.82 feet to the POINT OF BEGINNING, CONTAINING 17.53 acres of land situated in Brazoria County, Texas.



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

_____
Chairman, Planning and Zoning Commission

_____
City Secretary

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

_____
Mayor

_____
City Secretary

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

_____,
City Secretary, City of Angleton
On behalf of the Notary Public, State of Texas

FINAL PLAT OF ASHLAND STREET DEDICATION SEC 1 AND RESERVES

A SUBDIVISION OF 17.53 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEYS, A - 81 & 82 BRAZORIA COUNTY, TEXAS

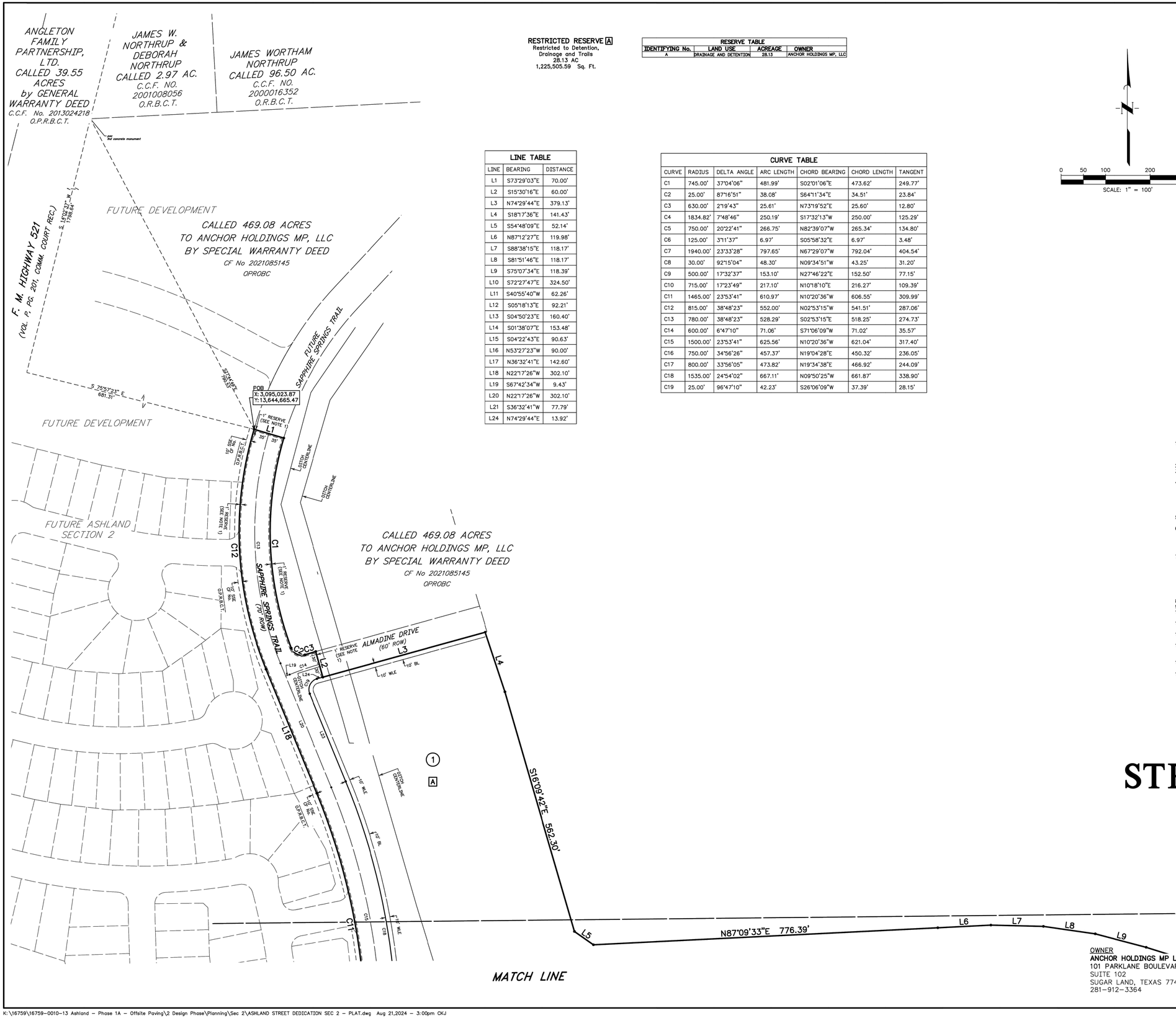
2 RESERVES 2 BLOCKS

AUGUST 2024

OWNER
ANCHOR HOLDINGS MP, LC
101 PARKLANE BOULEVARD,
SUITE 102
SUGAR LAND, TEXAS 77478
281.912.3364

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SHEET No. 4 OF 48

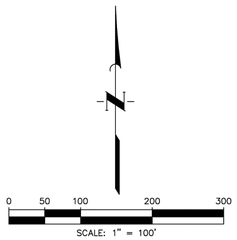


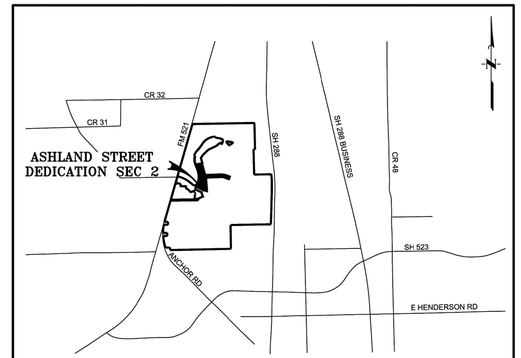
RESTRICTED RESERVE A
Restricted to Detention, Drainage and Trails
28.13 AC
1,225,505.59 Sq. Ft.

RESERVE TABLE			
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	DRAINAGE AND DETENTION	28.13	ANCHOR HOLDINGS MP, LLC

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S73°29'03"E	70.00'
L2	S15°30'16"E	60.00'
L3	N74°29'44"E	379.13'
L4	S18°17'36"E	141.43'
L5	S54°48'09"E	52.14'
L6	N87°12'27"E	119.98'
L7	S88°38'15"E	118.17'
L8	S81°51'46"E	118.17'
L9	S75°07'34"E	118.39'
L10	S72°27'47"E	324.50'
L11	S40°55'40"W	62.26'
L12	S05°18'13"E	92.21'
L13	S04°50'23"E	160.40'
L14	S01°38'07"E	153.48'
L15	S04°22'43"E	90.63'
L16	N53°27'23"W	90.00'
L17	N36°32'41"E	142.60'
L18	N22°17'26"W	302.10'
L19	S67°42'34"W	9.43'
L20	N22°17'26"W	302.10'
L21	S36°32'41"W	77.79'
L24	N74°29'44"E	13.92'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	745.00'	37°04'06"	481.99'	S02°01'06"E	473.62'	249.77'
C2	25.00'	87°16'51"	38.08'	S64°11'34"E	34.51'	23.84'
C3	630.00'	2°19'43"	25.61'	N73°19'52"E	25.60'	12.80'
C4	1834.82'	7°48'46"	250.19'	S17°32'13"W	250.00'	125.29'
C5	750.00'	20°22'41"	266.75'	N82°39'07"W	265.34'	134.80'
C6	125.00'	3°11'37"	6.97'	S05°58'32"E	6.97'	3.48'
C7	1940.00'	23°33'28"	797.65'	N67°29'07"W	792.04'	404.54'
C8	30.00'	92°15'04"	48.30'	N09°34'51"W	43.25'	31.20'
C9	500.00'	17°32'37"	153.10'	N27°46'22"E	152.50'	77.15'
C10	715.00'	17°23'49"	217.10'	N10°18'10"E	216.27'	109.39'
C11	1465.00'	23°53'41"	610.97'	N10°20'36"W	606.55'	309.99'
C12	815.00'	38°48'23"	552.00'	N02°53'15"W	541.51'	287.06'
C13	780.00'	38°48'23"	528.29'	S02°53'15"E	518.25'	274.73'
C14	600.00'	6°47'10"	71.06'	S71°06'09"W	71.02'	35.57'
C15	1500.00'	23°53'41"	625.56'	N10°20'36"W	621.04'	317.40'
C16	750.00'	34°56'26"	457.37'	N19°04'28"E	450.32'	236.05'
C17	800.00'	33°56'05"	473.82'	N19°34'38"E	466.92'	244.09'
C18	1535.00'	24°54'02"	667.11'	N09°50'25"W	661.87'	338.90'
C19	25.00'	96°47'10"	42.23'	S26°06'09"W	37.39'	28.15'





VICINITY MAP
N.T.S.

BL . . . . . "Building Line"
C.C.F. . . . . "County Clerk's File"
DE . . . . . "Drainage Easement"
Esm . . . . . "Easement"
FC . . . . . "Film Code"
O.C.C.B.T. . . . "Official County Clerk, Brazoria County, Texas"
No . . . . . "Number"
ROW . . . . . "Right-of-Way"
SSE . . . . . "Sanitary Sewer Easement"
Sq Ft . . . . . "Square Feet"
Stm SE . . . . . "Storm Sewer Easement"
Temp . . . . . "Temporary"
UE . . . . . "Utility Easement"
Vol ___, Pg ___ . . . "Volume and Page"
WLE . . . . . "Waterline Easement"
① . . . . . "Block Number"
● . . . . . "Set 3/4-inch Iron Rod (with Cap Stamped "QUIDDITY ENG. PROPERTY CORNER") as per Certification"

General Notes
1. A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedicated being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. All building lines along street rights-of-way are as shown on the plat.
3. The Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone NAD 83, and may be brought to surface by applying the following combined scale factor of 0.999870017.
4. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
5. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (nad83), South Central Zone.
6. VERTICAL DATUM: Elevations were obtained with Real Time Kinetic Global Positioning Satellite Equipment and are based on National Geodetic Survey Monument Designation:
   DG6956 DW1 CLUTE COOP CORS ARP
   DL3490 TXBC BAY CITY CORS ARP
   DH3614 TXLM LA MARQUE CORS ARP
7. According to Map No. 48039C0430K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazoria County, Texas and Incorporated Areas, dated December 30, 2020, the subject tract is situated within: Shaded Zone "X"; defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
8. All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
9. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
10. 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.
11. 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.
12. 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.
13. 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 where or not the application is reviewed for code compliance by the City Engineer.
14. 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.
15. Reserves A shall be owned and maintained by the Brazoria County MUD No. 82

FINAL PLAT OF ASHLAND STREET DEDICATION SEC 2

A SUBDIVISION OF 31.51 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK

AUGUST 2024

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281-912-3364

PLANNER
META PLANNING AND DESIGN
24275 KATY FREEWAY
SUITE 200
KATY, TEXAS 77494
281-810-1422

ENGINEER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10066100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

RESTRICTED RESERVE A
Restricted to Detention, Drainage and Trails
28.13 AC
1,225,505.59 Sq. Ft.

RESERVE TABLE			
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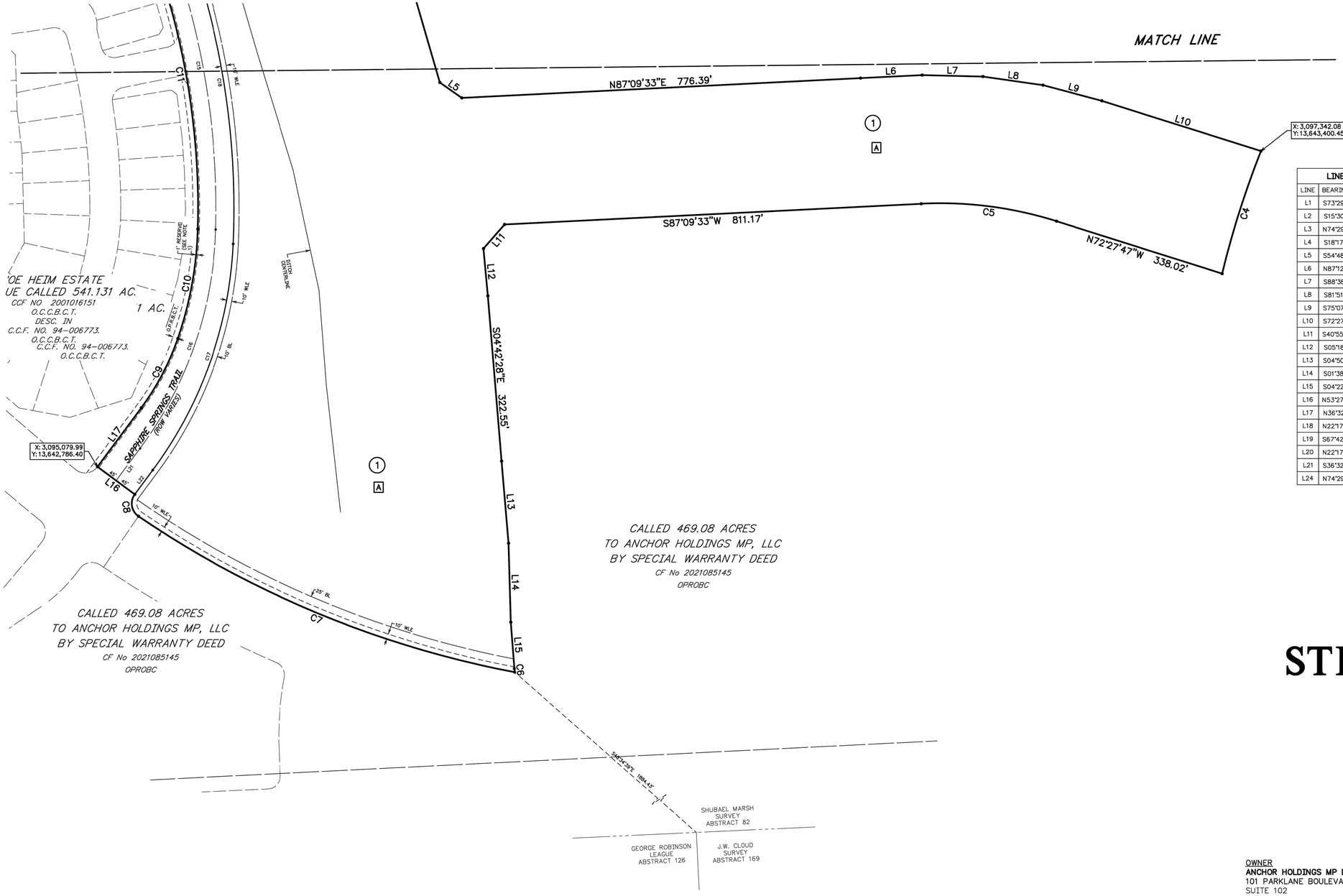
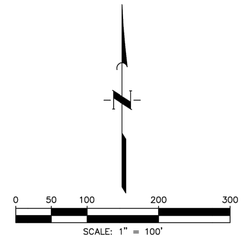
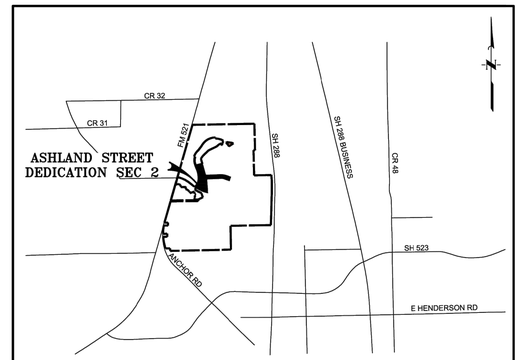
A	DRAINAGE AND DETENTION	28.13	ANCHOR HOLDINGS MP, LLC







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N.T.S.

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FINAL PLAT OF
ASHLAND STREET DEDICATION SEC 2

A SUBDIVISION OF 31.51 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK

AUGUST 2024

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281-912-3364

PLANNER
META PLANNING AND DESIGN
24275 KATY FREEWAY
SUITE 200
KATY, TEXAS 77494
281-810-1422

ENGINEER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10066100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

K:\16759\16759-0010-13 Ashland - Phase 1A - Offsite Paving\2 Design Phase\Planning\Sec 2\ASHLAND STREET DEDICATION SEC 2 - PLAT.dwg Aug 21,2024 - 3:01pm CKJ

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 31.51–acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82, in Brazoria County, Texas, being out of a called 469.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County; said 31.51–acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument at the northwest corner of said 469.08–acre tract, the southwest corner of a called 2.97–acre tract of land conveyed to James W. Northrup and Deborah Northrup in Clerk's File No. 01–008056 in Brazoria County Official Public Records, and along the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioner Court Records, from which a 5/8 inch found iron rod bears North 87°03'34" East, 3,809.04 feet;

THENCE, South 14°02'37" West, along the west line of said 469.08–acre tract, common with the east line of said F.M. Highway 521, 1,798.64 feet to a point for corner;

THENCE, South 75°57'23" East, 681.31 feet to the POINT OF BEGINNING;

THENCE, South 73°29'03" East, 70.00 feet to a point at the beginning of a non–tangent curve to the left;

THENCE, along the arc of said non–tangent curve to the left having a radius of 745.00 feet, a central angle of 37°04'06", an arc length of 481.99 feet, and a long chord bearing South 02°01'06" East, 473.62 feet to a point at the beginning of a compound curve to the left;

THENCE, along the arc of said compound curve to the left having a radius of 25.00 feet, a central angle of 87°16'51", an arc length of 38.08 feet, and a long chord bearing South 64°11'34" East, 34.51 feet to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 630.00 feet, a central angle of 02°19'43", an arc length of 25.61 feet, and a long chord bearing North 73°19'52" East, 25.60 feet to a point for corner;

THENCE, South 15°30'16" East, 60.00 feet to a point for corner;

THENCE, North 74°29'44" East, 375.95 feet to a point at the beginning of a non–tangent curve to the left;

THENCE, along the arc of said non–tangent curve to the left having a radius of 5868.77 feet, a central angle of 01°38'32", an arc length of 168.21 feet, and a long chord bearing South 19°02'10" East, 168.21 feet to a point for corner;

THENCE over and across the aforementioned 469.08–acre tract the following nine (9) courses and distances;

1. South 16°09'42" East, 249.50 feet to a point for corner;
2. South 16°45'51" East, 290.01 feet to a point for corner;
3. South 54°48'09" East, 47.26 feet to a point for corner;
4. North 87°09'33" East, 776.39 feet to a point for corner;
5. North 87°12'27" East, 119.98 feet to a point for corner;
6. South 88°38'15" East, 118.17 feet to a point for corner;
7. South 81°51'46" East, 118.17 feet to a point for corner;
8. South 75°07'34" East, 118.39 feet to a point for corner;
9. South 72°27'47" East, 324.50 feet to a point at the beginning of a non–tangent curve to the left;

THENCE, along the arc of said non–tangent curve to the left having a radius of 1834.82 feet, a central angle of 07°48'46", an arc length of 250.19 feet, and a long chord bearing South 17°32'13" West, 250.00 feet to a point for corner;

THENCE, North 72°27'47" West, 338.02 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 750.00 feet, a central angle of 20°22'41", an arc length of 266.75 feet, and a long chord bearing North 82°39'07" West, 265.34 feet to a point for corner;

THENCE over and across the aforementioned 469.08–acre tract the following (7) courses and distances;

1. South 87°09'33" West, 811.17 feet to a point for corner;
2. South 40°55'40" West, 62.26 feet to a point for corner;
3. South 05°18'13" East, 92.21 feet to a point for corner;
4. South 04°42'28" East, 322.55 feet to a point for corner;
5. South 04°50'23" East, 160.40 feet to a point for corner;
6. South 01°38'07" East, 153.48 feet to a point for corner;
7. South 04°22'43" East, 90.63 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 125.00 feet, a central angle of 03°11'37", an arc length of 6.97 feet, and a long chord bearing South 05°58'32" East, 6.97 feet to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 1940.00 feet, a central angle of 23°33'28", an arc length of 797.65 feet, and a long chord bearing North 67°29'07" West, 792.04 feet to a point at the beginning of a compound curve to the right;

THENCE, along the arc of said compound curve to the right having a radius of 30.00 feet, a central angle of 92°15'04", an arc length of 48.30 feet, and a long chord bearing North 09°34'51" West, 43.25 feet to a point for corner;

THENCE, North 53°27'23" West, 90.00 feet to a point for corner;

THENCE, North 36°32'41" East, 142.60 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 500.00 feet, a central angle of 17°32'37", an arc length of 153.10 feet, and a long chord bearing North 27°46'22" East, 152.50 feet to a point for corner;

THENCE, along the arc of said compound curve to the left having a radius of 715.00 feet, a central angle of 17°23'49", an arc length of 217.10 feet, and a long chord bearing North 10°18'10" East, 216.27 feet to a point for corner;

THENCE, along the arc of said compound curve to the left having a radius of 1465.00 feet, a central angle of 23°53'41", an arc length of 610.97 feet, and a long chord bearing North 10°20'36" West, 606.55 feet to a point for corner;

THENCE, North 22°17'26" West, 302.10 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 815.00 feet, a central angle of 38°48'23", an arc length of 552.00 feet, and a long chord bearing North 02°53'15" West, 541.51 feet to a point for corner; to the POINT OF BEGINNING, CONTAINING 31.51–acres of land in Brazoria County, Texas.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Final Plat of Ashland Street Dedication Sec 2, 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.

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, successors, 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. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement 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 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.

IN TESTIMONY WHEREOF, the Anchor Holdings MP, LLC, has caused these presents to be signed by

_____, Authorized Signer, thereunto , this __ day of _____, 20__.

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.

_____
Owner

_____
Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, TITLE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

_____
Print Name

My commission expires: _____

STATE OF TEXAS §

COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steve Jares, 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.

_____
Steve Jares
Registered Professional Land Surveyor
Texas Registration No 5317

STATE OF TEXAS §

COUNTY OF BRAZORIA §

That I, William A.C. McAshan, 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.

_____
William A.C. McAshan, P.E.
Professional Engineer

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

_____
Chairman, Planning and Zoning Commission

_____
City Secretary

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

_____
Mayor

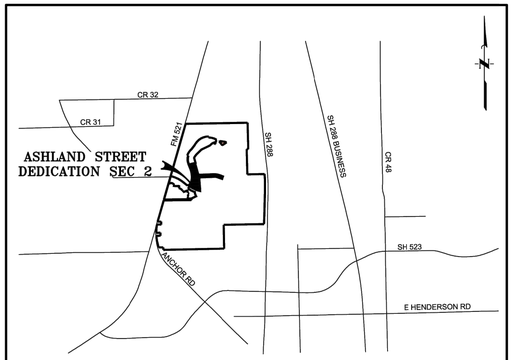
_____
City Secretary

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

_____,
City Secretary, City of Angleton
On behalf of the Notary Public, State of Texas



VICINITY MAP
N.T.S.

FINAL PLAT OF ASHLAND STREET DEDICATION SEC 2

A SUBDIVISION OF 31.51 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK

AUGUST 2024

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281–912–3364

PLANNER
META PLANNING AND DESIGN
24275 KATY FREEWAY
SUITE 200
KATY, TEXAS 77494
281–810–1422

ENGINEER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F–23290 & 10066100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SHEET No. 7 OF 48

EXISTING	PROPOSED	
		WATERLINE w/ GATE VALVE
		FLUSH VALVE w/ GATE VALVE
		PLUG & CLAMP w/ BLOW OFF
		WATERLINE LEAD
		SANITARY SEWER w/ MANHOLE
		SANITARY STACK
		SANITARY LEAD
		STORM SEWER w/ MANHOLE
		STORM SEWER w/ INLET
		SWALE CENTERLINE
100.0	125	NATURAL GROUND CONTOUR

PROPOSED	
UE	UTILITY EASEMENT
WLE	WATERLINE EASEMENT
SSE	SANITARY SEWER EASEMENT
STM SE	STORM SEWER EASEMENT
DE	DRAINAGE EASEMENT
AE	AERIAL EASEMENT

SIDEWALK NOTE
SIDEWALKS, WITHIN RESERVE SPACES, ARE NOT INTENDED TO BE DEPICTED FOR CONSTRUCTION PURPOSES. PLEASE REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SIDEWALK LAYOUT WITHIN RESERVE SPACES. SIDEWALKS, WITHIN RESERVE SPACES, TO BE INSTALLED BY OTHERS.

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DG6956 DW1 CLUTE COOP CORS ARP
DL3490 TXBC BAY CITY CORS ARP
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FLOODPLAIN
THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
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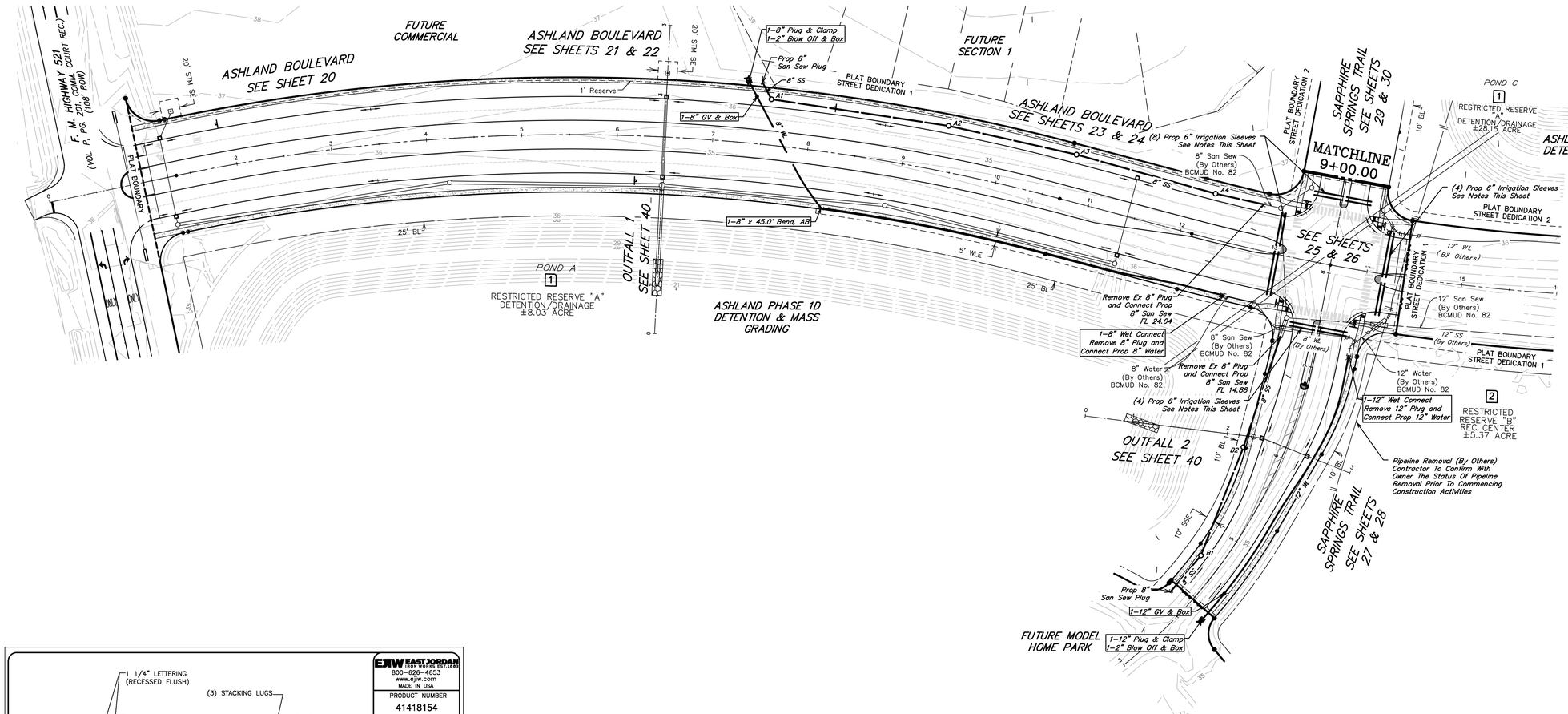
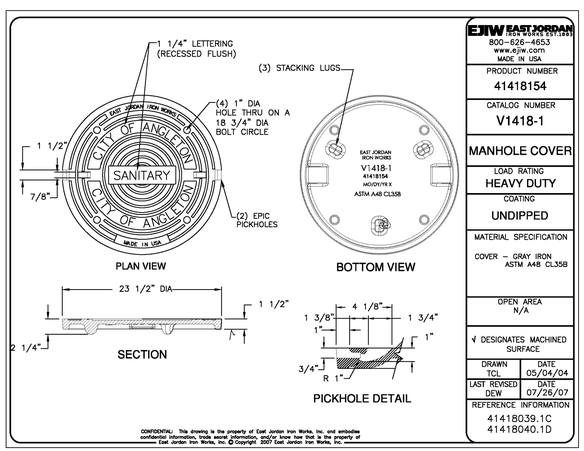




EJIW EAST JORDAN IRON WORKS (1887)
800-626-4653
www.ejiw.com
MADE IN USA

PRODUCT NUMBER	41418154
CATALOG NUMBER	V1418-1
	MANHOLE COVER
LOAD RATING	HEAVY DUTY
COATING	UNDIPPED
MATERIAL SPECIFICATION	COVER – GRAY IRON ASTM A48 CL35B
OPEN AREA	N/A
√ DESIGNATES MACHINED SURFACE	
DRAWN TCL	DATE 05/04/04
LAST REVISED DEW	DATE 07/26/07
REFERENCE INFORMATION	41418039.1C 41418040.1D

IRRIGATION SLEEVES
1. Sleeves Shall be Schedule 40 PVC Extending a min 2' Beyond Back of Curb, Install 90 Deg bend and riser to a min. 24" above back of curb with ends capped.
2. Install a min. 24" Below Top of Pvmt to Top of Pipe.

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2
GENERAL CONSTRUCTION LAYOUT

WATER & SEWER I

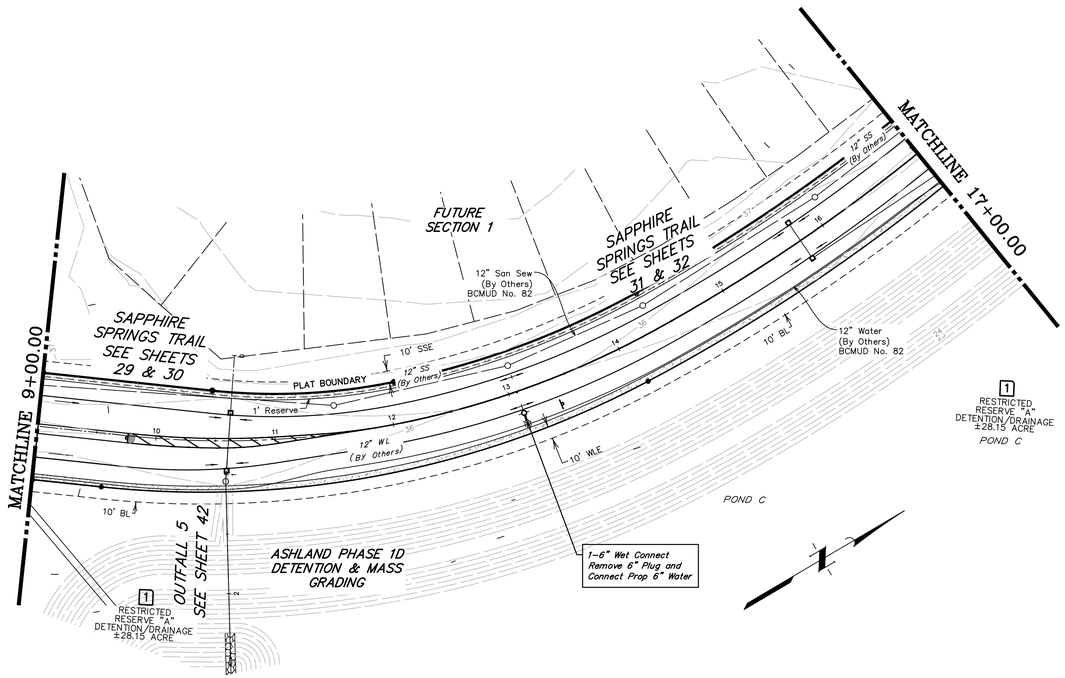
QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

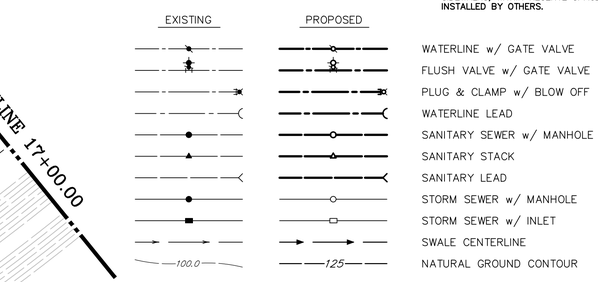
SCALE: 1"=60' DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 8 OF 48

©2023 Quiddity





1 RESTRICTED RESERVE "A" DETENTION/DRAINAGE ±28.15 ACRE
POND C

PROPOSED	
UE	UTILITY EASEMENT
WLE	WATERLINE EASEMENT
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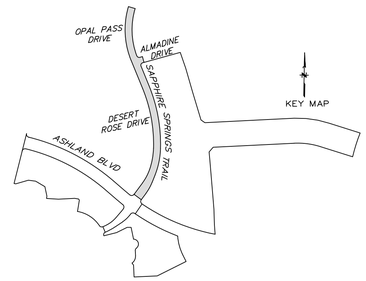

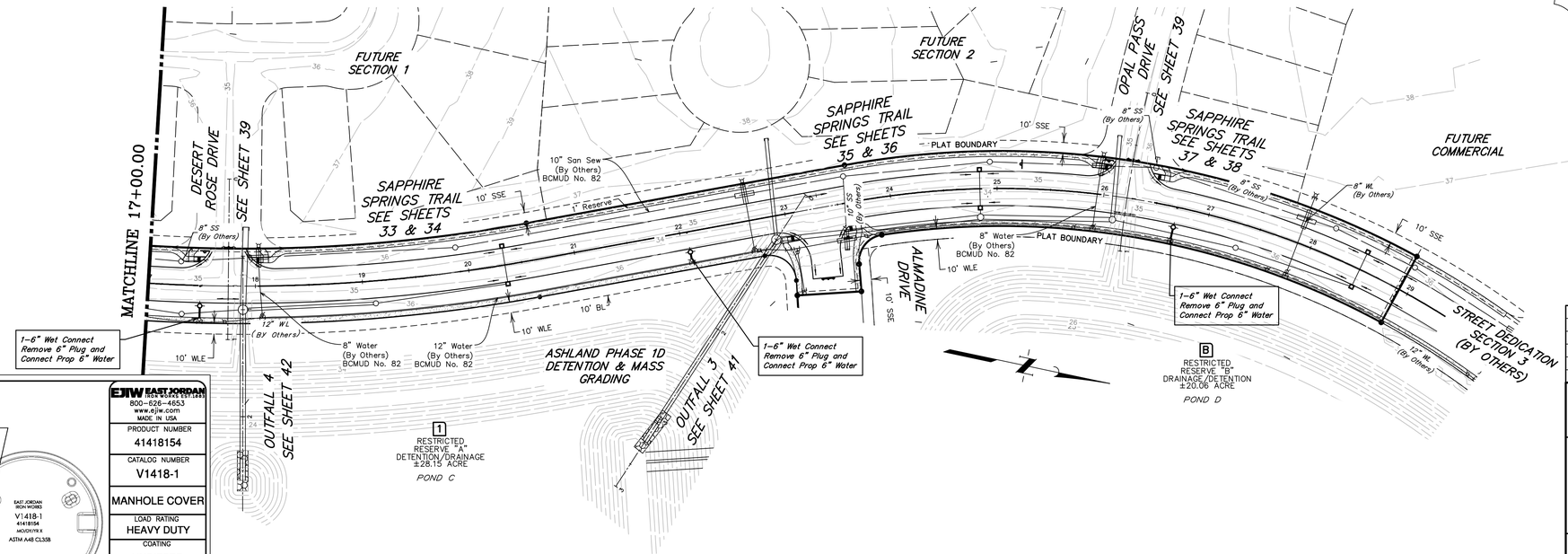

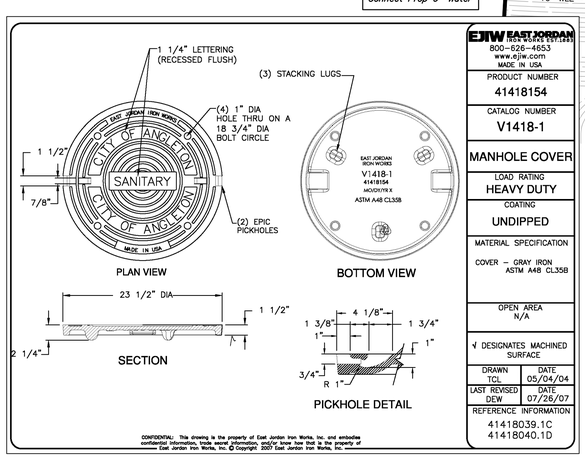

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EJIW EAST JORDAN IRON WORKS LIMITED
800-626-4653
www.ejiw.com
MADE IN USA

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LOAD RATING	HEAVY DUTY
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BRAZORIA COUNTY MUD NO. 82
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ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2
GENERAL CONSTRUCTION LAYOUT

WATER & SEWER II

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=60'	DGN. BY: CBJ/AHR
DATE: JULY 2024	DWN. BY: JWS
JOB NO. 16759-0010-14	DWG. NO.
SUBMITTED:	SURV. BY:
	F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 9 OF 48

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RUNOFF IN C.F.S.
DRAINAGE AREA LINE
VII DRAINAGE AREA NUMBER
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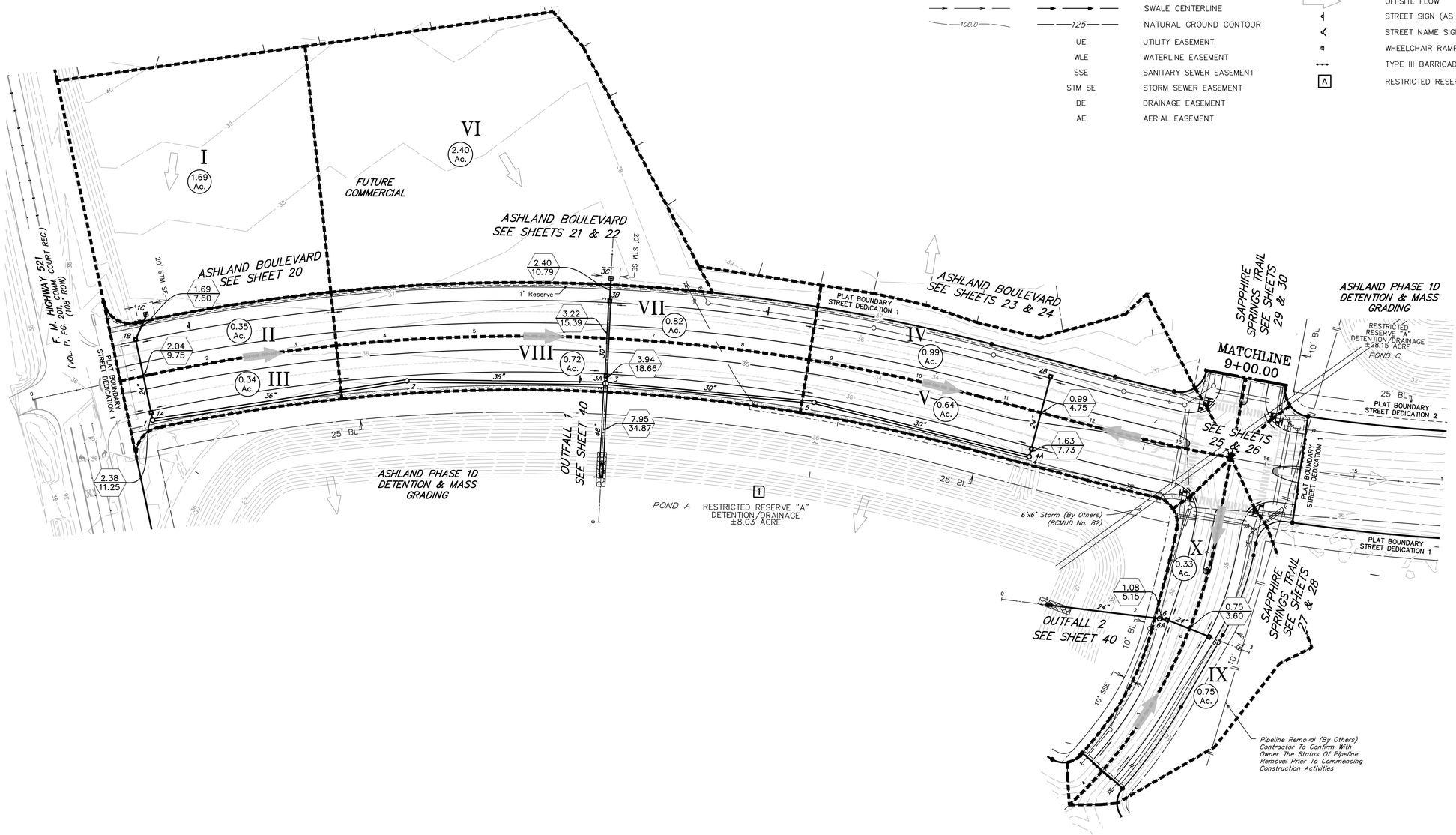

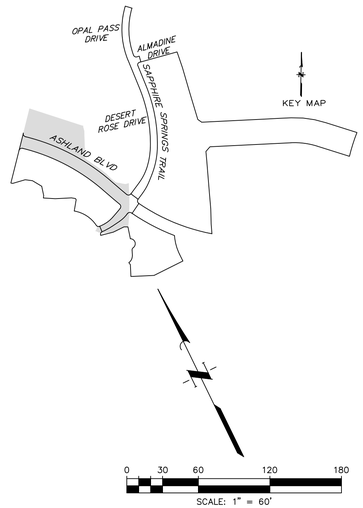

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2
GENERAL CONSTRUCTION LAYOUT

PAVING & DRAINAGE I

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SHEET NO. 10 OF 48

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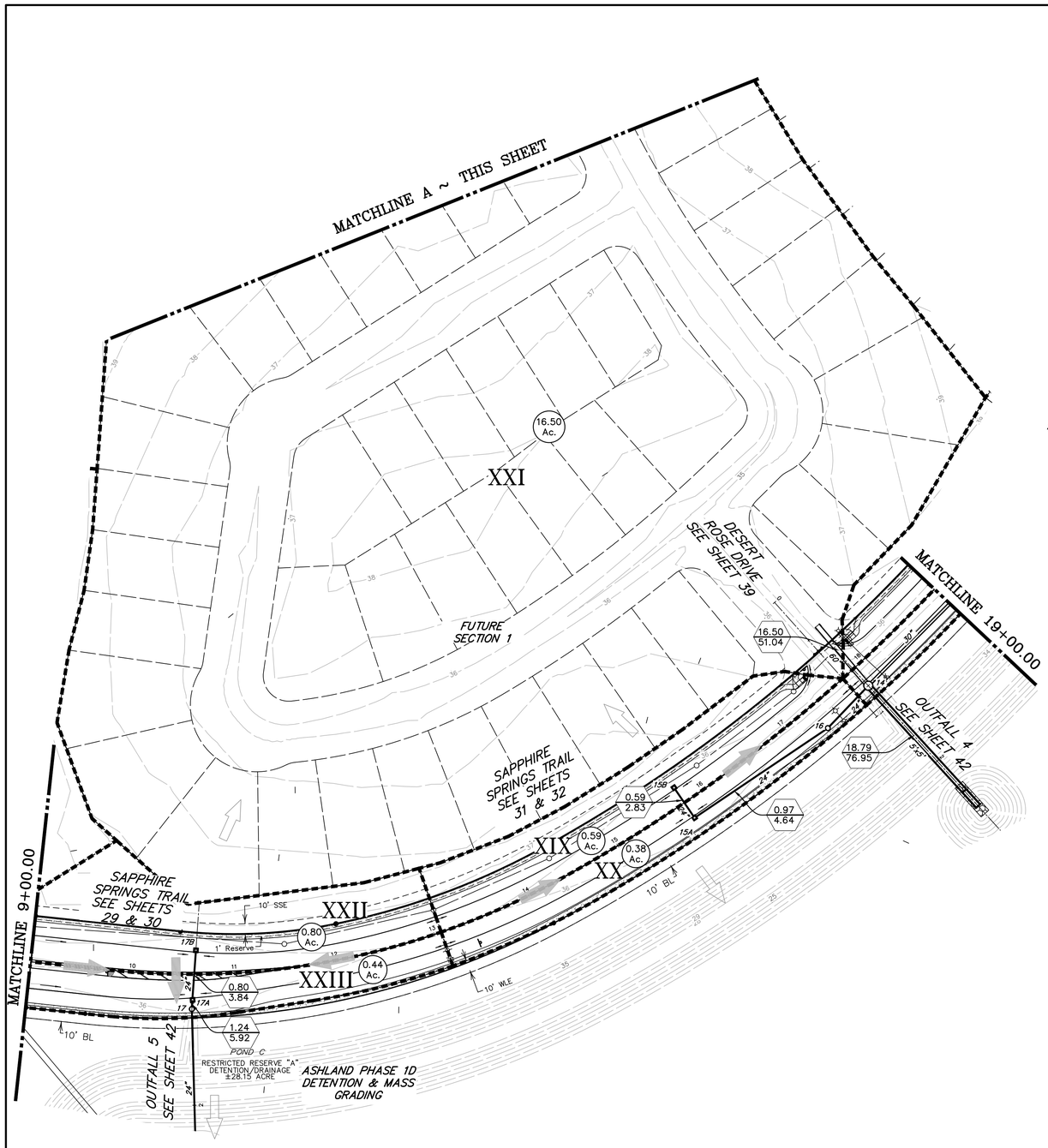
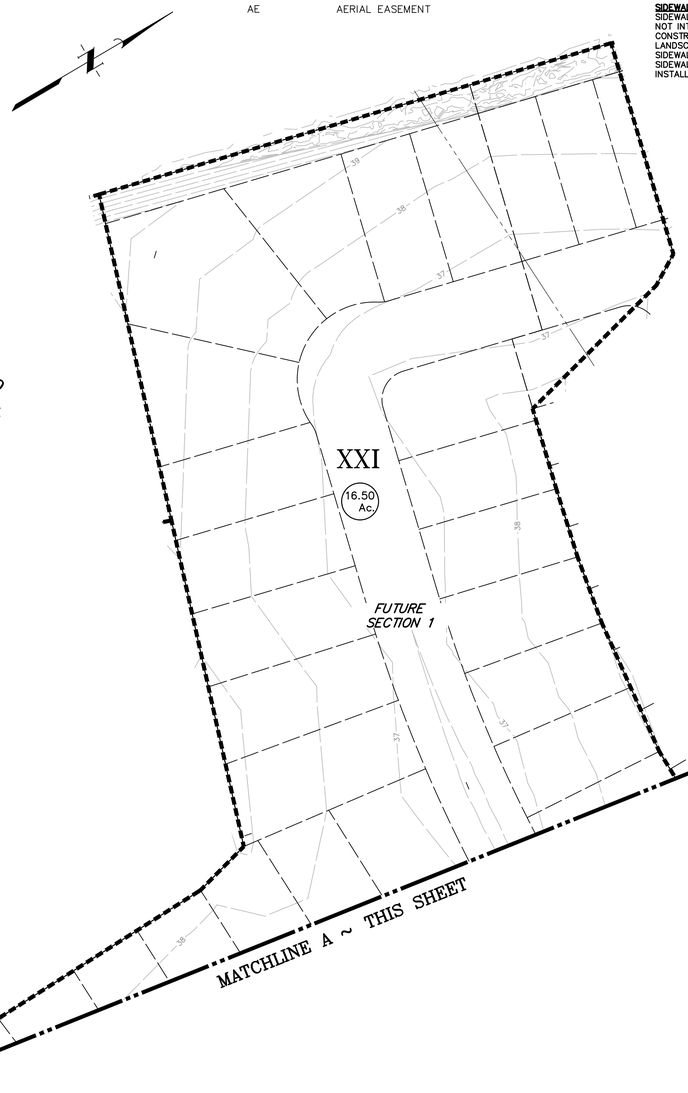
K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\102 – Paving & Drainage – 16759-0010-14.dwg Oct 21,2024 – 4:25pm cj





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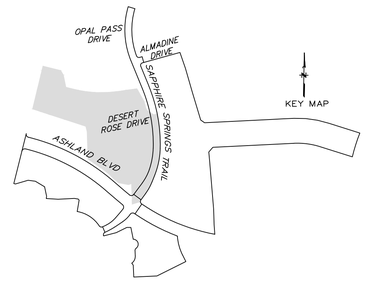

0 30 60 120 180
SCALE: 1" = 60'

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GENERAL CONSTRUCTION LAYOUT

PAVING & DRAINAGE II

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=60' DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 11 OF 48

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K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\102 – Paving & Drainage – 16759-0010-14.dwg Oct 21,2024 – 4:54pm cj

SIDEWALK NOTE
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EXISTING	PROPOSED	LEGEND
		WATERLINE w/ GATE VALVE
		FLUSH VALVE w/ GATE VALVE
		PLUG & CLAMP w/ BLOW OFF
		WATERLINE LEAD
		SANITARY SEWER w/ MANHOLE
		SANITARY STACK
		SANITARY LEAD
		STORM SEWER w/ MANHOLE
		STORM SEWER w/ INLET
		SWALE CENTERLINE
100.0	125	NATURAL GROUND CONTOUR
	UE	UTILITY EASEMENT
	WLE	WATERLINE EASEMENT
	SSE	SANITARY SEWER EASEMENT
	STM SE	STORM SEWER EASEMENT
	DE	DRAINAGE EASEMENT
	AE	AERIAL EASEMENT

INLET 1.82 AC. — DRAINAGE AREA IN ACRES
STORM SEWER 8.83 / 12.99 — RUNOFF IN C.F.S.
DRAINAGE AREA LINE
VII — DRAINAGE AREA NUMBER
EXTREME EVENT SHEET FLOW
OFFSITE FLOW
STREET SIGN (AS LABELED)
STREET NAME SIGNS ONLY
WHEELCHAIR RAMP
TYPE III BARRICADE
A — RESTRICTED RESERVE

BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:
DG6956 DW1 CLUTE COOP CORS ARP
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TBM A BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, APPROXIMATELY 1600 ± SOUTH FROM FM 32, AT THE NORTHWEST CORNER OF THE SUBJECT TRACT, 4.0' FROM THE EDGE OF ASPHALT AND 37' NORTHWEST FROM A POWER POLE
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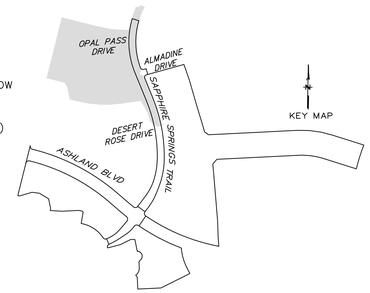
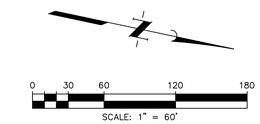
TBM B BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, 3130 FEET NORTH FROM THE INTERSECTION OF ANCHOR ROAD, 2.7' FROM THE EDGE OF ASPHALT AND 36' NORTHWEST FROM A POWER POLE.
ELEVATION = 36.59 FEET, NAVD 88.

FLOODPLAIN
THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

WATER LINE-SANITARY SEWER CROSSING
PLACE ONE FULL 18' SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES – SHEET XX – PROTECTION REQUIREMENTS AT WATERLINE – SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.





NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2
GENERAL CONSTRUCTION LAYOUT

PAVING & DRAINAGE III

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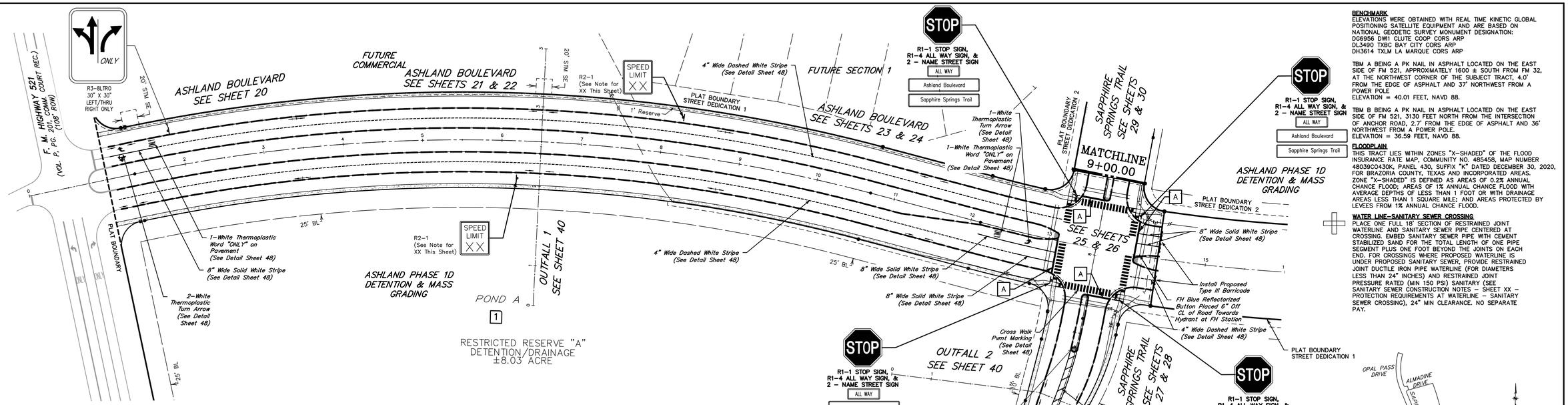

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TRAFFIC BUTTON PLACEMENT

PROPOSED REFLECTORIZED TRAFFIC BUTTONS TO BE PLACED

1. PLACE DOUBLE ROW OF YELLOW REFLECTORIZED TRAFFIC BUTTONS AT 8" C-C, SPACED 3' C-C FROM C/R TO C/R.
2. PLACE SINGLE ROW OF WHITE REFLECTORIZED TRAFFIC BUTTONS AT 3' C-C, FROM C/R TO C/R. MAINTAIN 27' F-F PAVEMENT THROUGH CURVE.

CURB NOTE

1. CONTRACTOR TO CONSTRUCT 6" CONCRETE CURB ON PAVEMENT FRONTING LANDSCAPE RESERVES, SIDE LOTS REQUIREMENTS.
2. CONTRACTOR TO CONSTRUCT 4"x12" CONCRETE CURB IN FRONT OF ALL LOTS.

NOTE FOR XX

SPEED LIMIT SHOULD BE DETERMINED BY THE ENGINEER-OF-RECORD WITH CONCURRENCE OF ENGINEERING GROUP OF BRAZORIA COUNTY AND ENGINEERING GROUP OF CITY OF ANGLETON.

SPECIAL NOTES:

1. BLUE REFLECTOR BUTTONS SHALL BE PLACED 6" OFF OF THE CENTERLINE OF THE SIDE FLUSH VALVE.
2. ALL R1-1 STOP SIGNS SHALL BE 30" x 30" DIAMOND GRADE SHEETING.
3. ALL STREET NAME SIGNS SHALL BE 8-INCH BLADE.
4. CONTRACTOR SHALL VERIFY ALL STREET NAMES WITH RECORDED PLAT PRIOR TO ORDERING STREET NAME SIGNS.
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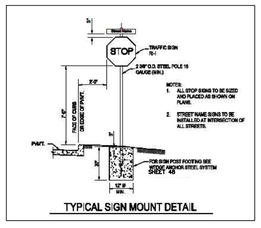
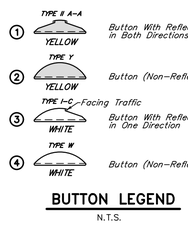


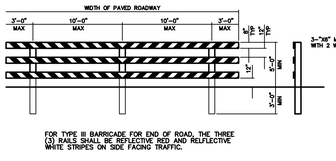
TYPICAL SIGN MOUNT DETAIL



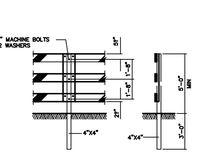
BUTTON LEGEND
N.T.S.

LEGEND

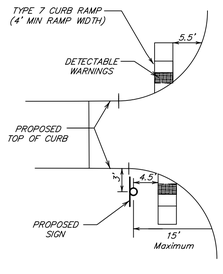
	STOP SIGN WITH STREET NAME SIGN
	STREET NAME SIGNS ONLY
	TYPE 7 WHEELCHAIR RAMP
	TYPE III BARRICADE
	EXIST TYPE III BARRICADE
	PROPOSED 6" CURB (TRANSITION BETWEEN 6" CURB AND 4"x12" CURB AT WHEEL CHAIR RAMPS)
A	24" SOLID WHITE THERMOPLASTIC STOP BAR



TYPE III BARRICADE FOR END OF ROAD
N.T.S.



POST FOR TYPE III BARRICADE



SIGN LOCATION & WHEELCHAIR RAMP DETAIL
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STRIPING, SIGNING & BARRICADES I

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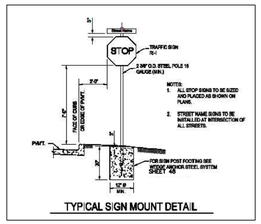
TRAFFIC BUTTON PLACEMENT



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BUTTON LEGEND

N.T.S.

1. TYPE II A–A — YELLOW — *Button With Reflector in Both Directions*
2. TYPE Y — YELLOW — *Button (Non–Reflective)*
3. TYPE I–C (Facing Traffic) — WHITE — *Button With Reflector in One Direction*
4. TYPE W — WHITE — *Button (Non–Reflective)*

LEGEND

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- EXIST TYPE III BARRICADE
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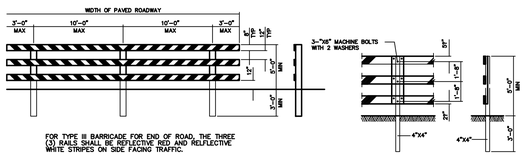

FOR TYPE III BARRICADE FOR END OF ROAD, THE THREE (3) RAILS SHALL BE REFLECTIVE RED AND REFLECTIVE WHITE STRIPES ON SIDE FACING TRAFFIC.

TYPE III BARRICADE FOR END OF ROAD

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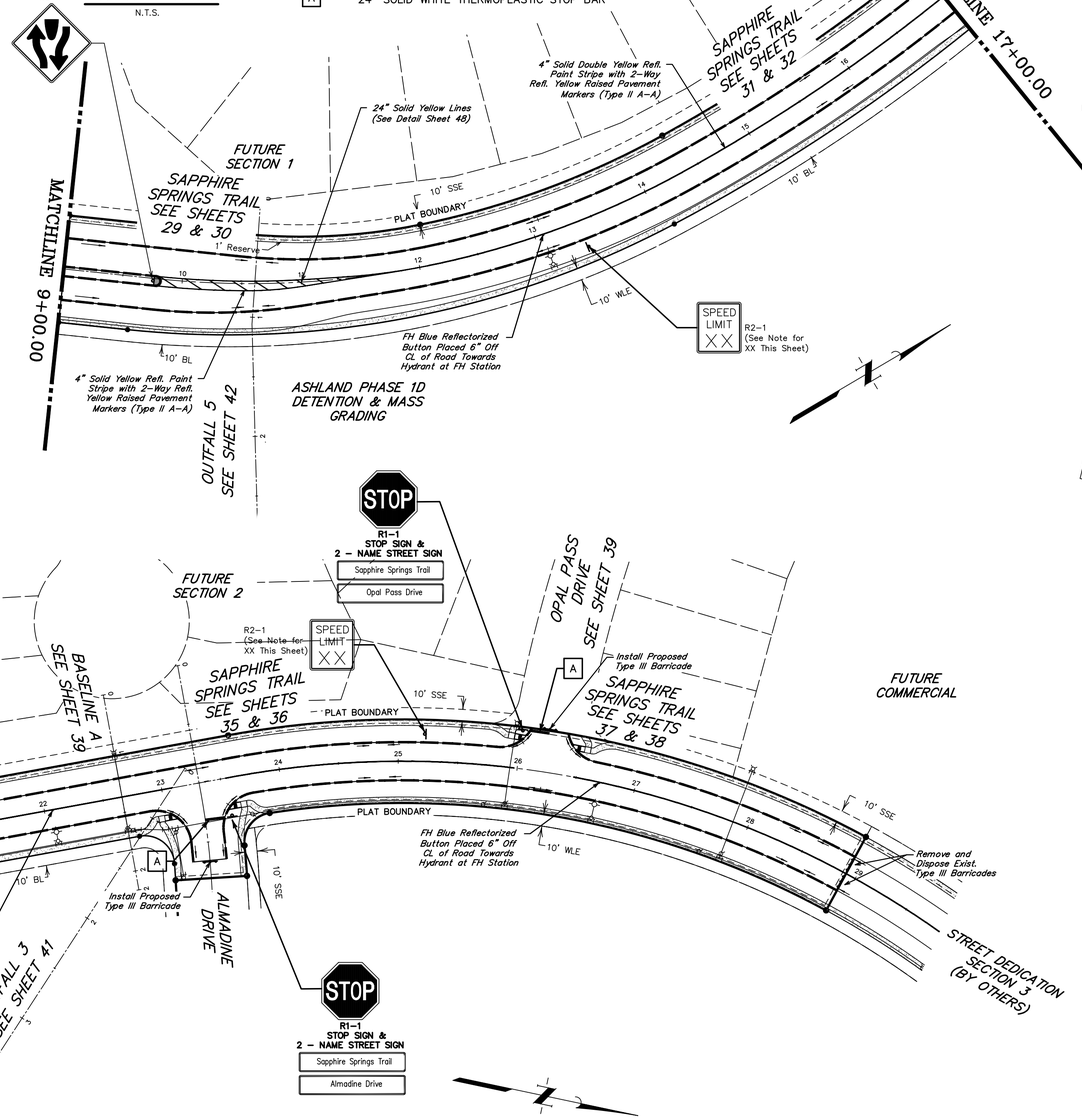
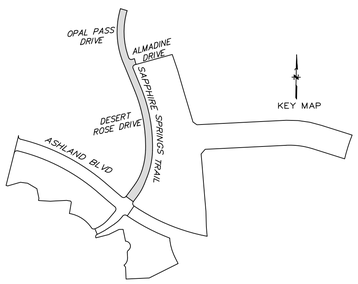
POST FOR TYPE III BARRICADE





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SHEET NO. 14 OF 48

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MANHOLE/INLET PROTECTION NOTES

1. INLETS AND MANHOLES THAT ARE NOT COMPLETE AND/OR ARE SUBJECT TO CONVEYING STORM WATER FLOWS ARE TO BE PROTECTED TO PREVENT SEDIMENT FROM ENTERING THE PROPOSED OR EXISTING STORM SEWER SYSTEM.
2. PROTECTION SHALL CONSIST OF ONE LAYER OF 3x12-INCH OAK TIMBERS, ONE (1) INCH APART, COVERED WITH ONE LAYER OF WOVEN POLYPROPYLENE OR POLYESTER FILTER FABRIC (EXXON GTF 100s, PHILLIPS SUPAC 4WS[UV] OR APPROVED EQUAL) HELD IN PLACE WITH 1/2" STAPLES. TIMBERS SHALL BE HELD IN PLACE WITH TWO (2) 2x4's NAILED SECURELY TO EACH TIMBER OVER THE FILTER FABRIC. THE FILTER FABRIC SHALL EXTEND BEYOND THE PERIMETER OF THE OAK TIMBERS AS TO ENSURE ONE (1) FOOT OF BURY BETWEEN THE MANHOLE OR INLET AND THE SURROUNDING SOIL AS SHOWN.
3. FILTER FABRIC TO BE CLEANED OR REPLACED WHEN IT CEASES TO FUNCTION PROPERLY OR AS DIRECTED BY THE ENGINEER.
4. CONTRACTOR MAY SUBMIT PLANS FOR ALTERNATE METHODS OF PROTECTION. THESE ALTERNATE METHODS MUST BE APPROVED PRIOR TO USE IN THE FIELD.
5. NO SEPARATE PAYMENT SHALL BE MADE FOR INLET AND MANHOLE PROTECTION. INCLUDE THE COST IN THE UNIT PRICE FOR THE INLETS AND MANHOLES.

INSTALLATION SEQUENCE

SWPPP CONTRACTOR:
1. Install SC — at start of construction.
2. Install X — RFB — X at designated locations.
3. Install Gravel Bags at existing inlets.
4. Install other Best Management Practices needed prior to construction.

UTILITY CONTRACTOR:
1. Maintain existing facilities.
2. Install IPB for Stage 1 Inlets.
3. Install IPB for Stage 1 Inlets.
4. Install Filter Fabric below manhole covers and inlet grates.

PAVING CONTRACTOR:
1. Maintain existing Best Management Practices.
2. Repair Stage 1 inlet protection as needed.
3. Install X — RFB — X behind Stage I Inlets immediately upon completion of paving.
4. Coordinate/Request X — RFB — Installed by SWPPP Contractor upon completion of curb.
5. Sweep existing streets during construction.

SWPPP CONTRACTOR:
1. Install X — RFB — X at designated locations.
2. Area within ROW and Adjacent Easements Disturbed during Construction of Utilities to be Hydro-Mulch Seeded upon completion of Utilities.
3. Broadcast Seeding of disturbed areas after final grading
4. Install rock filter dam or velocity dissipation devices if needed.

EROSION AND SEDIMENTATION CONTROL NOTES

1. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROLS AT LOCATION SHOWN ON PLANS.
2. CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENTATION CONTROL SYSTEMS SPECIFIED HEREIN, AT A MINIMUM OF ONCE EVERY CALENDAR DAY.
3. CONTRACTOR SHALL MAINTAIN, REPAIR AND/OR REPLACE DAMAGED EROSION AND SEDIMENTATION CONTROL SYSTEM THROUGHOUT THE DURATION OF THE CONTRACT. (NO SEPARATE PAY).
4. CONTRACTOR SHALL PROVIDE PROTECTED STORAGE AREAS FOR CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER POTENTIALLY TOXIC MATERIALS.
5. CONTRACTOR SHALL LOCATE FUEL/MATERIAL STORAGE AREAS AWAY FROM STORM WATER CONVEYANCE SYSTEMS. CONTRACTOR SHALL USE SILT FENCING, HAY BALES, OR BERMS AROUND FUEL STORAGE AREAS. (NO SEPARATE PAY).
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LEGEND

- IPB — INLET PROTECTION BARRIERS FOR STAGES I & II INLETS
- X — RFB — X — REINFORCED FILTER FABRIC BARRIER
- SC — STABILIZED CONSTRUCTION ENTRANCE
- CTW — CONCRETE TRUCK WASHOUT AREA

BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:
DG6956 DW1 CLUTE COOP CORS ARP
DL3490 TXBC BAY CITY CORS ARP
DH3614 TXLM LA MARQUE CORS ARP

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ELEVATION = 40.01 FEET, NAVD 88.

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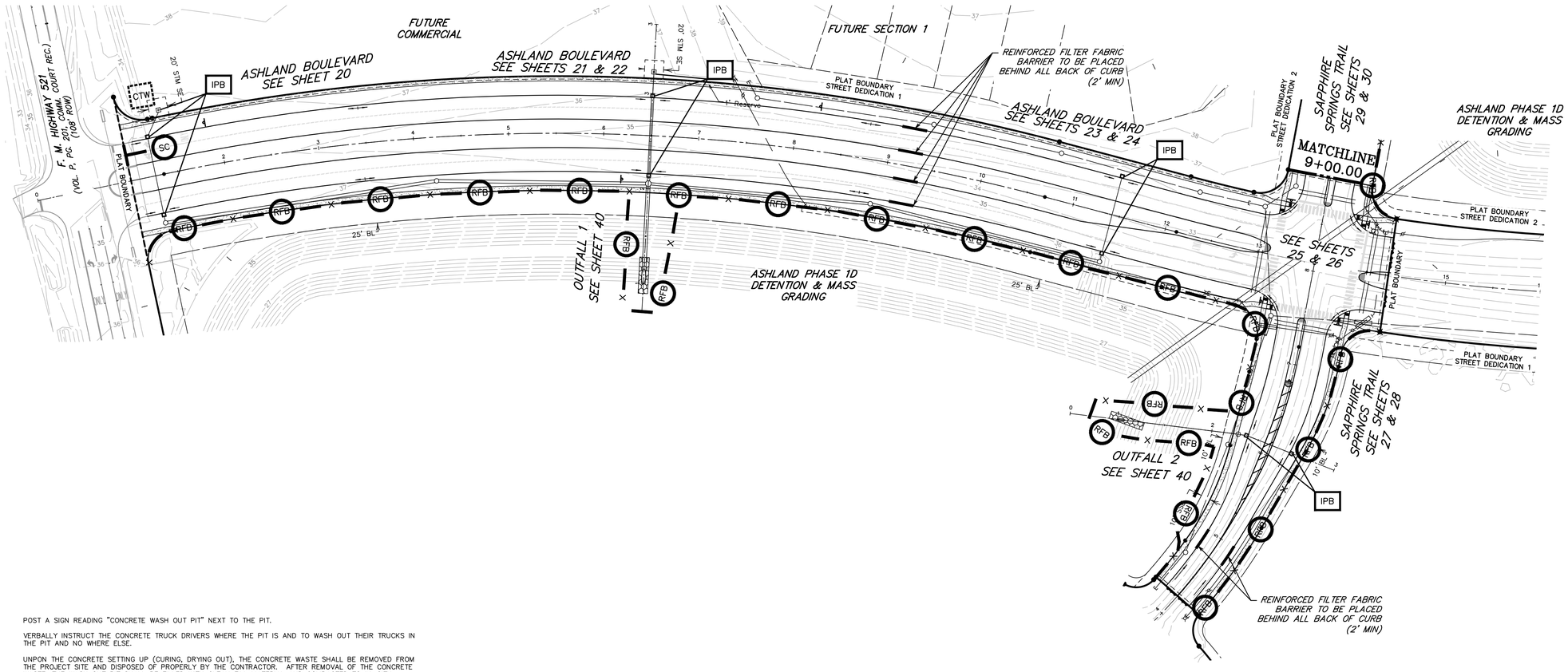
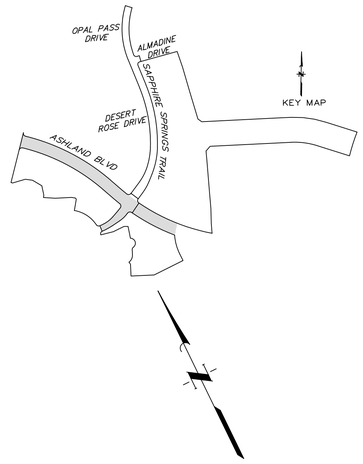
ELEVATION = 36.59 FEET, NAVD 88.

FLOODPLAIN
THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

WATER LINE-SANITARY SEWER CROSSING
PLACE ONE FULL 18' SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES – SHEET XX – PROTECTION REQUIREMENTS AT WATERLINE – SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.





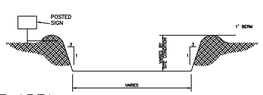
POST A SIGN READING "CONCRETE WASH OUT PIT" NEXT TO THE PIT.

VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASH OUT THEIR TRUCKS IN THE PIT AND NO WHERE ELSE.

UNPON THE CONCRETE SETTING UP (CURING, DRYING OUT), THE CONCRETE WASTE SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR. AFTER REMOVAL OF THE CONCRETE WASTE, THE WASH OUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.

CONCRETE WASH OUT PITS SHALL NOT BE LOCATED DIRECTLY ADJACENT TO, NOR AT ANY TIME DRAIN INTO THE STORM SEWER SYSTEM OR ANY OTHER SWALE, DITCH, OR WATERWAY.

CONSTRUCT ENTRY ROAD AND BOTTOM OF WASHOUT AREA TO SUPPORT EXPECTED LOADINGS FROM TRUCKS EQUIPMENT.



CONCRETE TRUCK WASHOUT AREA

SIDEWALK NOTE
SIDEWALKS, WITHIN RESERVE SPACES, ARE NOT INTENDED TO BE DEPICTED FOR CONSTRUCTION PURPOSES. PLEASE REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SIDEWALK LAYOUT WITHIN RESERVE SPACES. SIDEWALKS, WITHIN RESERVE SPACES, TO BE INSTALLED BY OTHERS.

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2
GENERAL CONSTRUCTION LAYOUT

STORMWATER POLLUTION PREVENTION PLAN I

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: 1"=60' DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 15 OF 48

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EROSION AND SEDIMENTATION CONTROL NOTES

1. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROLS AT LOCATION SHOWN ON PLANS.
2. CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENTATION CONTROL SYSTEMS SPECIFIED HEREIN, AT A MINIMUM OF ONCE EVERY CALENDAR DAY.
3. CONTRACTOR SHALL MAINTAIN, REPAIR AND/OR REPLACE DAMAGED EROSION AND SEDIMENTATION CONTROL SYSTEM THROUGHOUT THE DURATION OF THE CONTRACT. (NO SEPARATE PAY).
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MANHOLE/INLET PROTECTION NOTES

1. INLETS AND MANHOLES THAT ARE NOT COMPLETE AND/OR ARE SUBJECT TO CONVEYING STORM WATER FLOWS ARE TO BE PROTECTED TO PREVENT SEDIMENT FROM ENTERING THE PROPOSED OR EXISTING STORM SEWER SYSTEM.
2. PROTECTION SHALL CONSIST OF ONE LAYER OF 3x12-INCH OAK TIMBERS, ONE (1) INCH APART, COVERED WITH ONE LAYER OF WOVEN POLYPROPYLENE OR POLYESTER FILTER FABRIC (EXXON GTF 100s, PHILLIPS SUPAC 4WS[UV] OR APPROVED EQUAL) HELD IN PLACE WITH 1/2" STAPLES. TIMBERS SHALL BE HELD IN PLACE WITH TWO (2) 2x4's NAILED SECURELY TO EACH TIMBER OVER THE FILTER FABRIC. THE FILTER FABRIC SHALL EXTEND BEYOND THE PERIMETER OF THE OAK TIMBERS AS TO ENSURE ONE (1) FOOT OF BURY BETWEEN THE MANHOLE OR INLET AND THE SURROUNDING SOIL AS SHOWN.
3. FILTER FABRIC TO BE CLEANED OR REPLACED WHEN IT CEASES TO FUNCTION PROPERLY OR AS DIRECTED BY THE ENGINEER.
4. CONTRACTOR MAY SUBMIT PLANS FOR ALTERNATE METHODS OF PROTECTION. THESE ALTERNATE METHODS MUST BE APPROVED PRIOR TO USE IN THE FIELD.
5. NO SEPARATE PAYMENT SHALL BE MADE FOR INLET AND MANHOLE PROTECTION. INCLUDE THE COST IN THE UNIT PRICE FOR THE INLETS AND MANHOLES.

INSTALLATION SEQUENCE

SWPPP CONTRACTOR:
1. Install SC at start of construction.
2. Install X — RFB — X at designated locations.
3. Install Gravel Bags at existing inlets.
4. Install other Best Management Practices needed prior to construction.

UTILITY CONTRACTOR:
1. Maintain existing facilities.
2. Install IPB for Stage 1 inlets.
3. Install IPB for Stage 1 inlets.
4. Install Filter Fabric below manhole covers and inlet grates.

PAVING CONTRACTOR:
1. Maintain existing Best Management Practices.
2. Repair Stage 1 inlet protection as needed.
3. Install X — RFB — X behind Stage 1 inlets immediately upon completion of paving.
4. Coordinate/Request X — RFB — Installed by SWPPP Contractor upon completion of curb.
5. Sweep existing streets during construction.

SWPPP CONTRACTOR:
1. Install X — RFB — X at designated locations.
2. Area within ROW and Adjacent Easements Disturbed during Construction of Utilities to be Hydro-Mulch Seeded upon completion of Utilities.
3. Broadcast Seeding of disturbed areas after final grading
4. Install rock filter dam or velocity dissipation devices if needed.

LEGEND

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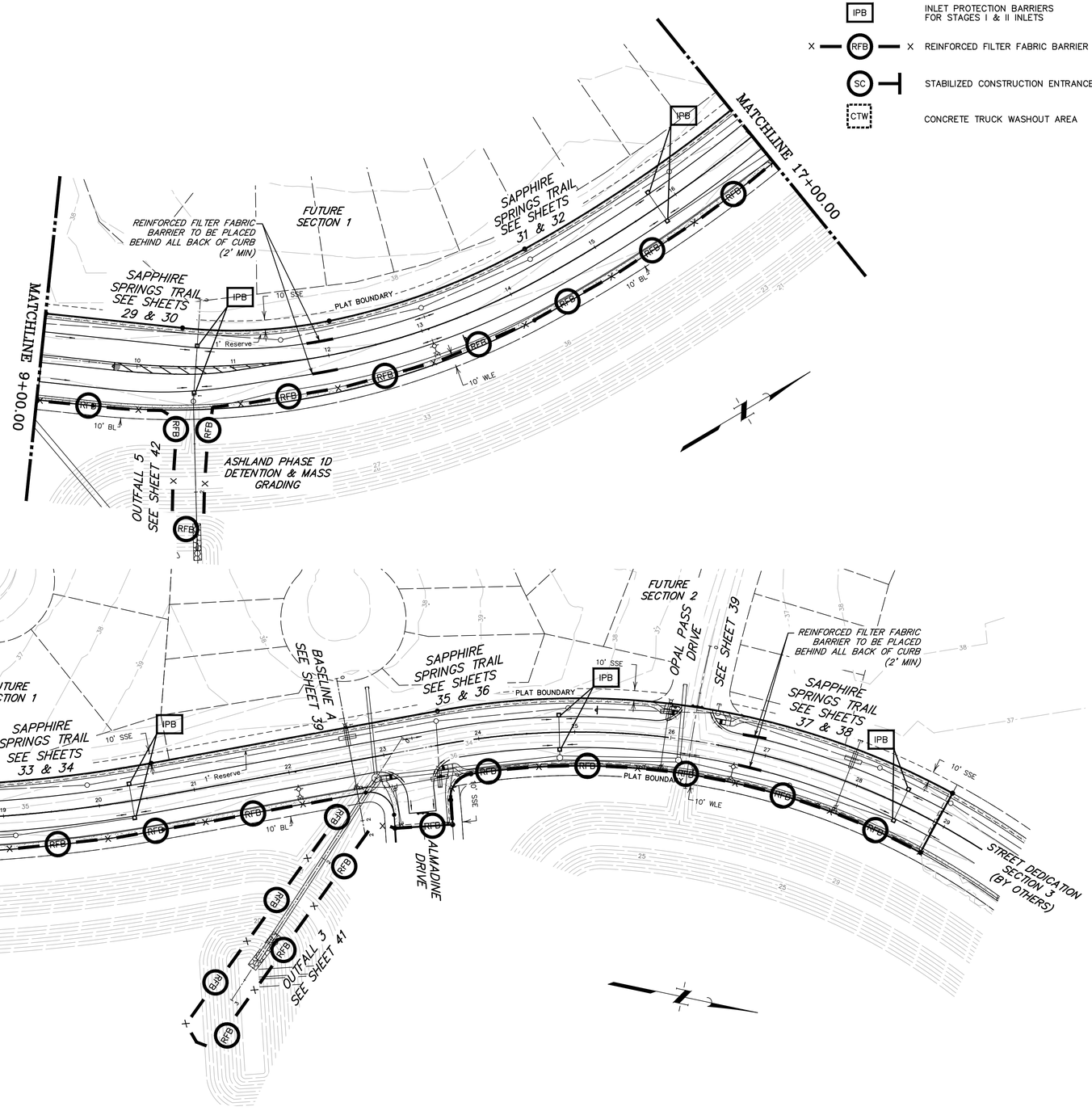

0 30 60 120 180
SCALE: 1" = 60'

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FLOODPLAIN
THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
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SIDEWALK NOTE
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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2
GENERAL CONSTRUCTION LAYOUT

STORMWATER POLLUTION PREVENTION PLAN II

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=60' DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS · DARREN J. MCAFEE · 137808 · LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 16 OF 48

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NOTE:

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NOTE:

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LEGEND

EXISTING	PROPOSED	
194	194	GROUND CONTOUR
WG 196.0	TC 196.0 / 196.0	PROPOSED TOP OF CURB FINISH ELEVATIONS
		PROPOSED PAVEMENT
		SIDEWALK

0 30 60 120 180

SCALE: 1" = 60'

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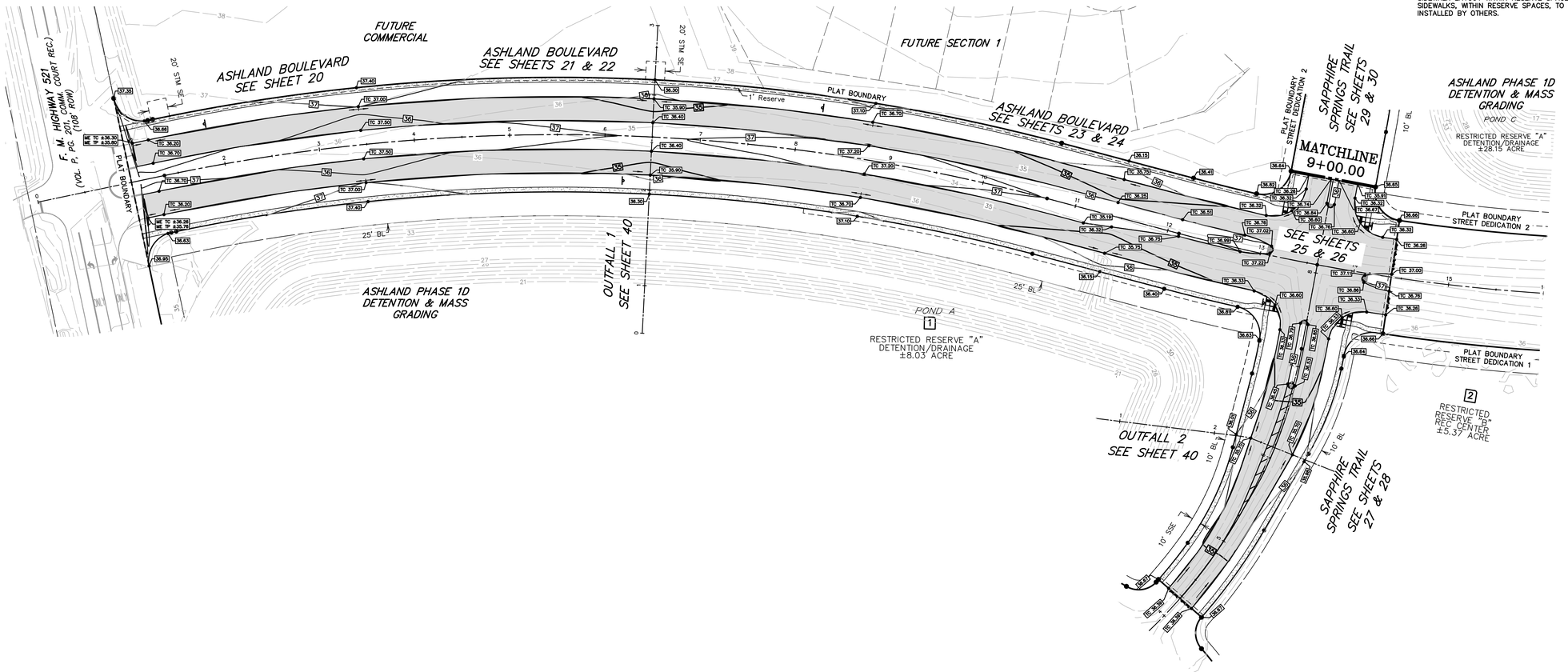

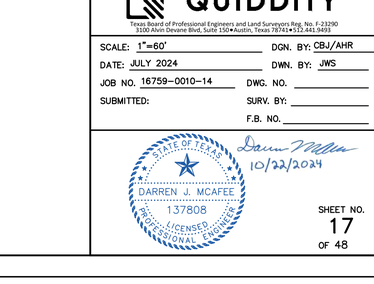

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2
GENERAL CONSTRUCTION LAYOUT

GRADING PLAN I

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=60' DGN. BY: CBJ/AHR
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STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 17 OF 48

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K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\105 – Grading – 16759-0010-14.dwg Oct 21,2024 – 5:33pm rramos

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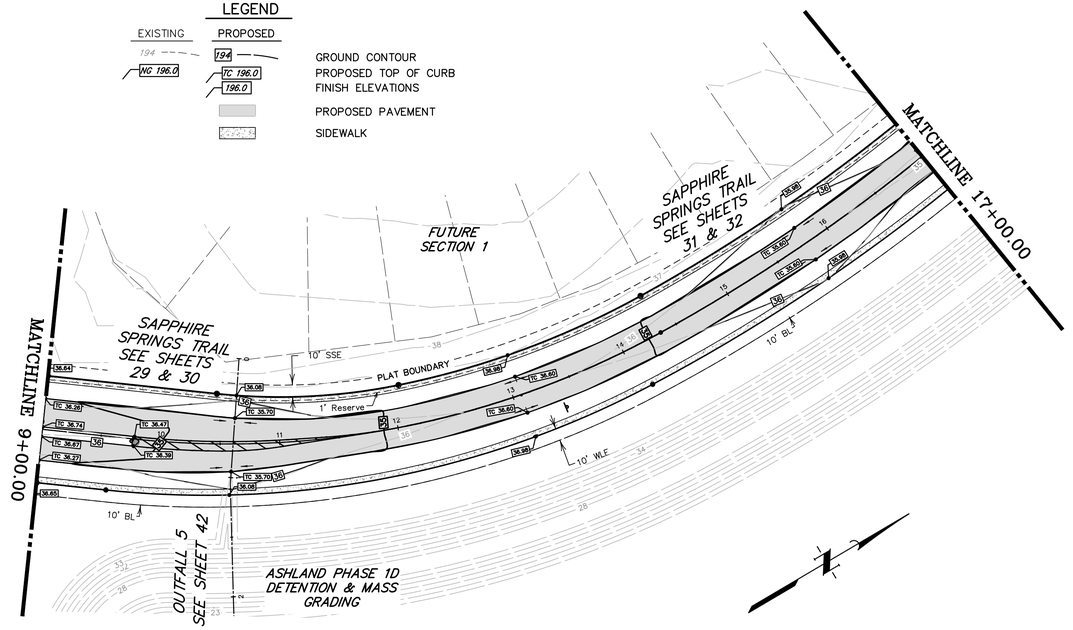

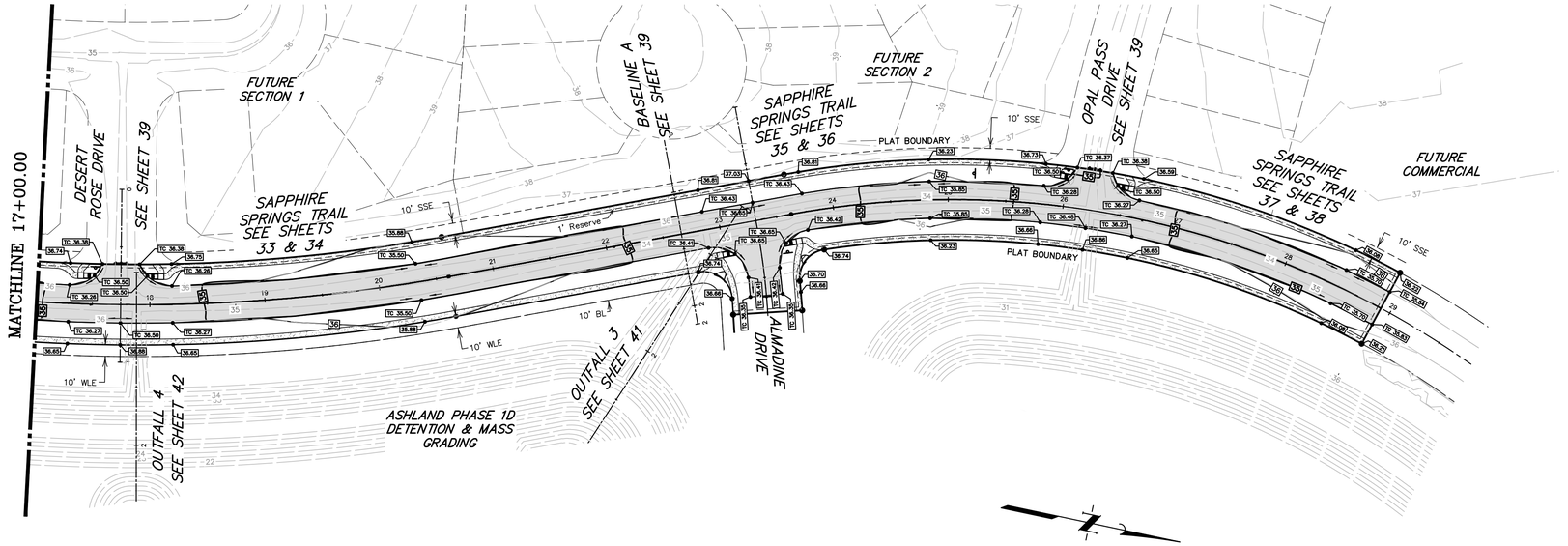

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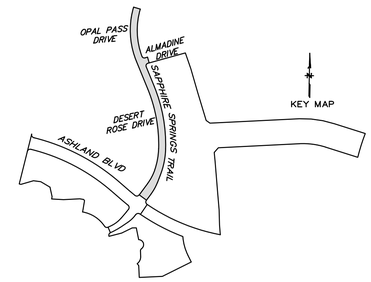
DL3490 TXBC BAY CITY CORS ARP
DH3614 TXLM LA MARQUE CORS ARP

TBM A BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, APPROXIMATELY 1600 ± SOUTH FROM FM 32, AT THE NORTHWEST CORNER OF THE SUBJECT TRACT, 4.0' FROM THE EDGE OF ASPHALT AND 37' NORTHWEST FROM A POWER POLE
ELEVATION = 40.01 FEET, NAVD 88.

TBM B BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, 3130 FEET NORTH FROM THE INTERSECTION OF ANCHOR ROAD, 2.7' FROM THE EDGE OF ASPHALT AND 36' NORTHWEST FROM A POWER POLE.
ELEVATION = 36.59 FEET, NAVD 88.

FLOODPLAIN
THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS. ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

WATER LINE-SANITARY SEWER CROSSING
PLACE ONE FULL 18' SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES – SHEET XX – PROTECTION REQUIREMENTS AT WATERLINE – SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.



NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2
GENERAL CONSTRUCTION LAYOUT

GRADING PLAN II

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=60' DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 18 OF 48

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Project: STREET DEDICATIONS 1 & 2
Date: 10/21/2024
Job No: 16759-0010-14
System: 5-YEAR STORM
By: AHR
Checked By: CBJ

	Flowline	5-yr HGL	100-yr HGL
Outfall_1	20.50	31.77	34.32
Outfall_2	20.50	31.77	34.32
Outfall_3	11.00	31.77	34.32
Outfall_4	11.00	31.77	34.32
Outfall_5	11.00	31.77	34.32

5-yr HGL Starting Elevation = 2-yr WSE 100-yr HGL Starting Elevation = 25-yr WSE

Region 1 Design Storm =	2-YEAR STORM	5-YEAR STORM	10-YEAR STORM	25-YEAR STORM	100-YEAR STORM
b =	57.44	58.019	57.515	52.78	46.316
d =	11.511	9.236	7.777	5.022	1.555
e =	0.754	0.712	0.676	0.618	0.533

Design criteria adheres to the Brazoria County Design Criteria Manual dated May 2022

Drainage Area	Manhole From	Manhole To	Contributing Area (Acres)	Total Area (Acres)	Runoff Coefficient C	Intensity (in/hr)			Flow (ft3/s)		Time of Concentration (mins)	Pipe Length (feet)	Pipe Diameter (in)	Box Span (in)	Slope (%)	Mannings "n"	Design Capacity (cfs)	Design Velocity (ft/sec)	Fall (feet)	Manhole Drop (feet)	Flowline Elevation Upstream (feet)	Flowline Elevation Downstream (feet)	Actual Velocity (ft/sec)	Hydraulic Gradient (%)	Change in Head (feet)	Elevation of Hyd. Grad. Upstream (feet)	Elevation of Hyd. Grad. Downstream (feet)	Gutter Elevation Upstream (feet)	Actual Velocity (ft/sec)	Hydraulic Gradient (%)	Change in Head (feet)	Elevation of Hyd. Grad. Upstream (feet)	Elevation of Hyd. Grad. Downstream (feet)	Top of Curb Upstream (feet)
						Sum of C*A	5yr	100 yr	5yr	100 yr																									
Ashland Boulevard																																		
I	1C	1B	1.69	1.69	0.75	1.3	6.00	10.38	7.60	13.15	15.00	29	24		0.25	0.013	11.31	3.60	0.07		30.17	30.10	2.42	0.11	0.03	32.18	32.15	34.72	4.19	0.34	0.10	35.56	35.46	35.22
											0.13																							
II	1B	1A	0.35	2.04	0.80	1.6	5.97	10.33	9.75	16.86	15.13	80	24		0.25	0.013	11.31	3.60	0.20		30.10	29.90	3.10	0.19	0.15	32.15	32.00	35.70	5.37	0.56	0.44	35.46	35.01	36.20
											0.37																							
III	1A	1	0.34	2.38	0.80	1.9	5.91	10.21	11.25	19.44	15.50	11	24		1.90	0.013	31.18	9.93	0.20	1.00	29.90	29.70	3.58	0.25	0.03	32.00	31.98	35.70	6.19	0.74	0.08	35.01	34.94	36.20
											0.02																							
	1	2		2.38	0.80	1.9	5.91	10.21	11.25	19.43	15.52	288	36		0.11	0.013	22.12	3.13	0.32		28.70	28.38	1.59	0.03	0.08	31.98	31.90	35.92	2.75	0.08	0.24	34.94	34.69	36.42
											1.53																							
	2	3		2.38	0.80	1.9	5.66	9.75	11.25	19.43	17.06	222	36		0.11	0.013	22.12	3.13	0.25	7.53	28.38	28.14	1.59	0.03	0.06	31.90	31.83	36.33	2.75	0.08	0.19	34.69	34.50	36.83
											1.18																							
IV	4B	4A	0.99	0.99	0.80	0.8	6.00	10.38	4.75	8.22	15.00	80	24		0.25	0.013	11.31	3.60	0.20		29.00	28.80	1.51	0.04	0.04	32.05	32.02	35.25	2.62	0.13	0.11	35.16	35.05	35.75
											0.37																							
V	4A	4	0.64	1.63	0.80	1.3	5.93	10.25	7.73	13.37	15.37	11	24		1.82	0.013	30.52	9.71	0.20	0.50	28.80	28.60	2.46	0.12	0.01	32.02	32.00	35.25	4.26	0.35	0.04	35.05	35.02	35.75
											0.02																							
	4	5		1.63	0.80	1.3	5.93	10.25	7.73	13.36	15.39	248	30		0.13	0.013	14.79	3.01	0.32	1.05	28.10	27.78	1.57	0.04	0.09	32.00	31.92	35.47	2.72	0.11	0.26	35.02	34.75	35.97
											1.37																							
	5	3		1.63	0.80	1.3	5.70	9.83	7.73	13.36	16.76	234	30		0.13	0.013	14.79	3.01	0.30	5.82	26.73	26.43	1.57	0.04	0.08	31.92	31.83	36.27	2.72	0.11	0.25	34.75	34.50	36.77
											1.29																							
VI	3C	3B	2.40	2.40	0.75	1.8	6.00	10.38	10.79	18.68	15.00	27	24		0.25	0.013	11.31	3.60	0.07	0.50	30.37	30.30	3.44	0.23	0.06	32.37	32.30	34.90	5.95	0.68	0.18	35.09	34.91	35.4
											0.12																							
VII	3B	3A	0.82	3.22	0.80	2.6	5.97	10.33	15.39	26.62	15.12	80	30		0.25	0.013	20.51	4.18	0.20		29.80	29.60	3.13	0.14	0.11	32.30	32.10	35.40	5.42	0.42	0.34	34.91	34.57	35.9
											0.32																							
VIII	3A	3	0.72	3.94	0.80	3.2	5.92	10.23	18.66	32.25	15.44	11	30		1.90	0.013	56.54	11.52	0.20	8.79	29.60	29.40	3.80	0.21	0.02	32.10	31.83	35.40	6.57	0.62	0.06	34.57	34.50	35.90
											0.02																							
	3	Outfall_1		7.95	0.80	6.4	5.48	9.43	34.87	60.00	18.24	106	48		0.10	0.013	45.42	3.61	0.11		20.61	20.50	2.78	0.06	0.06	31.83	31.77	35.61	4.77	0.17	0.18	34.50	34.32	36.11
											0.49																							
Sapphire Springs Trail																																		
IX	6B	6A	0.75	0.75	0.80	0.6	6.00	10.38	3.60	6.23	15.00	47	24		0.42	0.013	14.66	4.67	0.20		29.00	28.80	1.15	0.03	0.01	31.85	31.84	35.20	1.98	0.08	0.04	34.57	34.54	35.70
											0.17																							
X	6A	6	0.33	1.08	0.80	0.9	5.97	10.32	5.15	8.92	15.17	11	24		1.90	0.013	31.18	9.93	0.20	7.87	28.80	28.60	1.64	0.05	0.01	31.84	31.84	35.20	2.84	0.16	0.02	34.54	34.52	35.70
											0.02																							
	6	Outfall_2		1.08	0.80	0.9	5.96	10.31	5.15	8.92	15.19	128	24		0.18	0.013	9.60	3.06	0.23		20.73	20.50	1.64	0.05	0.07	31.84	31.77	35.41	2.84	0.16	0.20	34.52	34.32	35.91
											0.70																							
XI	7B	7A	0.32	0.32	0.80	0.3	6.00	10.38	1.53	2.66	15.00	32	24		0.63	0.013	17.88	5.69	0.20	4.30	30.70	30.50	0.49	0.00	0.00	32.70	32.07	35.20	0.85	0.01	0.00	35.23	35.22	35.70
											0.09																							
XII	7A	8	0.33	0.65	0.80	0.5	5.98	10.35	3.11	5.38	15.09	114	24		0.18	0.013	9.60	3.06	0.21		26.20	25.99	0.99	0.02	0.02	32.07	32.05	35.20	1.71	0.06	0.06	35.22	35.16	35.70
											0.62																							
	8	9		0.65	0.80	0.5	5.87	10.14	3.11	5.38	15.72	118	24		0.18	0.013	9.60	3.06	0.21	4.62	25.99	25.78	0.99	0.02	0.02	32.05	32.03	35.69	1.71	0.06	0.07	35.16	35.09	36.19
											0.64																							
XIII	SECTION 2 (1)	9	7.09	7.09	0.60	4.3	5.46	9.40	23.25	39.99	18.37	79	42		0.10	0.013	31.82	3.31	0.08	0.50	21.74	21.66	2.42	0.05	0.04	32.07	32.03	35.77	4.16	0.16	0.12	35.21	35.09	36.27
											0.40																							
	9	10		7.74	0.80	6.2	5.41	9.30	33.50	57.60	18.77	123	48		0.10	0.013	45.42	3.61	0.12		21.16	21.04	2.67	0.05	0.07	32.03	31.96	36.04	4.58	0.16	0.20	35.09	34.89	36.54
											0.57																							
XIV	10B	10A	0.30	0.30	0.80	0.2	6.00	10.38	1.44	2.49	15.00	32	24		0.63	0.013	17.88	5.69	0.20		30.85	30.65	0.46	0.00	0.00	32.85	32.65	35.35	0.79	0.01	0.00	34.90	34.90	35.85
											0.09																							
XV	10A	10	0.22	0.52	0.80	0.4	5.98	10.35	2.49	4.30	15.09	11	24		1.91	0.013	31.22	9.94	0.20	9.41	30.65	30.45	0.79	0.01	0.00	32.65	31.96	35.35	1.37	0.04	0.00	34.90	34.89	35.85
											0.02																							
	10	11		8.26	0.80	6.6	5.33	9.17	35.24	60.57	19.34	192	48		0.10	0.013	45.42	3.61	0.19	9.62	21.04	20.84	2.80	0.06	0.12	31.96	31.85	35.56	4.82	0.18	0.34	34.89	34.55	36.06
											0.89																							
XVI	SECTION 2 (2)	11	6.17	6.17	0.60	3.7	5.35	9.19	19.79	34.03	19.23	95	36		0.11	0.013	22.12	3.13	0.11	14.33	25.66	25.55	2.80	0.09	0.08	31.93	31.85	37.73	4.81	0.26	0.25	34.80	34.55	38.23
											0.51																							
	11	Outfall_3		14.43	0.80	11.5	5.35	9.19	61.72	106.10	19.23	225	60	60	0.10	0.013	104.86	4.19	0.23		11.23	11.00	2.47	0.03	0.08	31.85	31.77	36.07	4.24	0.10	0.23	34.55	34.32	36.57
											0.89																							
XVII	12B	12A	0.88	0.88	0.80	0.7	6.00	10.38	4.22	7.30	15.00	32	24		0.63	0.013	17.88	5.69	0.20		30.50	30.30	1.34	0.03	0.01	32.50	32.30	35.00	2.33	0.10	0.03	34.98	34.95	35.50
											0.09																							
XVIII	12A	13	0.44	1.32	0.80	1.1	5.98	10.35	6.31	10.92	15.09	125	24		0.18	0.013	9.60	3.06	0.23	3.91	30.30	30.08	2.01	0.08	0.10	32.30	31.88	35.00	3.48	0.23	0.29	34.95	34.66	35.50
											0.68																							
	13	14		1.32	0.80	1.1	5.86	10.13	6.31	10.92	15.77	124	30		0.13	0.013	14.79	3.01	0.16	14.84	26.16	26.00	1.29	0.02	0.03	31.88	31.85	35.55	2.23	0.07	0.09	34.66	34.57	36.05
											0.69																							
XIX	15B	15A	0.59	0.59	0.80	0.5	6.00	10.38	2.83	4.90	15.00	32	24		0.63	0.013	17.88	5.69	0.20		30.60	30.40	0.90	0.02	0.01	32.60	32.40	35.10	1.56	0.05	0.01	34.85	34.84	35.60
											0.09																							
XX	15A	16	0.38	0.97	0.80	0.8	5.98	10.35	4.64	8.03	15.09	157	24		0.18	0.013	9.60	3.06	0.28	3.51	30.40	30.12	1.48	0.04	0.07	32.40	31.88	35.10	2.56	0.13	0.20	34.84	34.64	35.60
											0.86																							
	16	14		0.97	0.80	0.8	5.83	10.07	4.64	8.03	15.95	57	24		0.18	0.013	9.60	3.06	0.10	15.34	26.60	26.50	1.48	0.04	0.02	31.88	31.85	36.01	2.56	0.13	0.07	34.64	34.57	36.51
											0.31																							
XXI	SECTION 1	14	16.50	16.50	0.60	9.9	5.11	8.78	50.61	86.95	21.08	77	60		0.10	0.013	82.36	4.19	0.08	9.54	20.77	20.69	2.58	0.04	0.03	31.88	31.85	35.77	4.43	0.11	0.09	34.65	34.57	36.27
											0.31																							
	14	Outfall_4		18.79	0.80	15.0	5.08	8.72	76.30	131.08	21.39	159	60	60	0.10	0.013	104.86	4.19	0.16		11.16	11.00	3.05	0.05	0.08	31.85	31.77	36.05	5.24	0.16	0.25	34.57	34.32	36.55
											0.63																							
XXII	17B	17A	0.80	0.80	0.80	0.6	6.00	10.38	3.84	6.64	15.00	45	24		0.44	0.013	15.07	4.80	0.20		29.00	28.80	1.22	0.03	0.01	31.90	31.88	35.20	2.11	0.09	0.04	34.70	34.66	35.70
											0.16																							
XXIII	17A	17	0.44	1.24	0.80	1.0	5.97	10.32	5.92	10.24	15.16	11	24		1.85	0.013	30.76	9.79	0.20	17.32	28.80	28.60	1.88	0.07	0.01	31.88	31.88	35.20	3.26	0.20	0.02	34.66	34.64	35.70
											0.02																							
	17	Outfall_5		1.24	0.80	1.0	5.97	10.32	5.92	10.24	15.17	155	24		0.18	0.013	9.60	3.06	0.28		11.28	11.00	1.88	0.07	0.11	31.88	31.77	35.42	3.26	0.20	0.32	34.64	34.32	35.92
											0.85																							

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

DRAINAGE CALCULATIONS

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: NTS DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 19 OF 48

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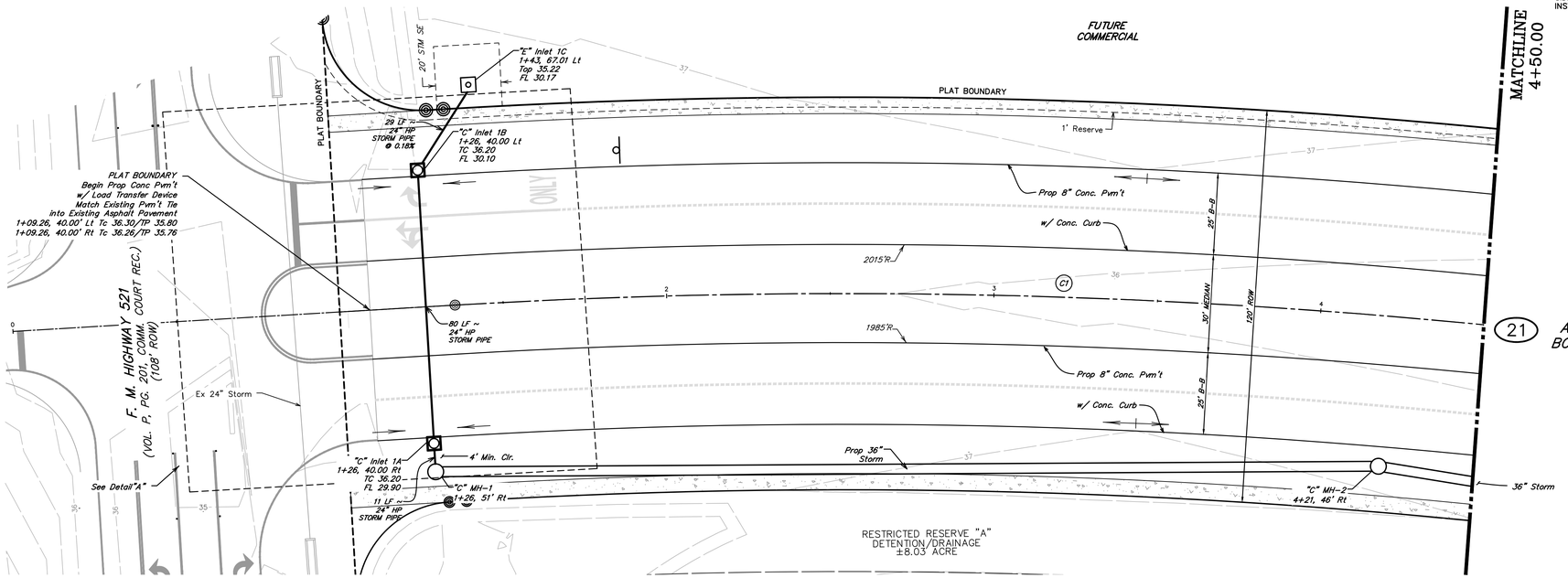
(C1) ℄ Curve Data
R=2000.00'
L=933.85'
Δ=26°45'10"
T=475.60'
PC=1+35.29
PT=10+69.15

NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION



SIDEWALK NOTE
SIDEWALKS, WITHIN RESERVE SPACES, ARE NOT INTENDED TO BE DEPICTED FOR CONSTRUCTION PURPOSES. PLEASE REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SIDEWALK LAYOUT WITHIN RESERVE SPACES. SIDEWALKS, WITHIN RESERVE SPACES, TO BE INSTALLED BY OTHERS.

BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:
DG6956 DW1 CLUTE COOP CORS ARP
DL3490 TXBC BAY CITY CORS ARP
DH3614 TXLM LA MARQUE CORS ARP

TBM A BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, APPROXIMATELY 1600 ± SOUTH FROM FM 32, AT THE NORTHWEST CORNER OF THE SUBJECT TRACT, 4.0' FROM THE EDGE OF ASPHALT AND 37' NORTHWEST FROM A POWER POLE
ELEVATION = 40.01 FEET, NAVD 88.

TBM B BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, 3130 FEET NORTH FROM THE INTERSECTION OF ANCHOR ROAD, 2.7' FROM THE EDGE OF ASPHALT AND 36' NORTHWEST FROM A POWER POLE.
ELEVATION = 36.59 FEET, NAVD 88.

FLOODPLAIN
THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS. ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

WATER LINE-SANITARY SEWER CROSSING
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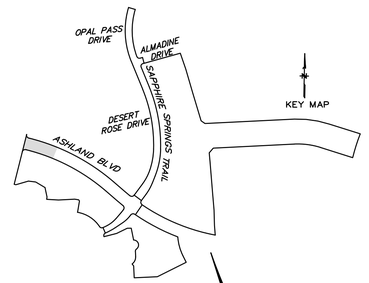
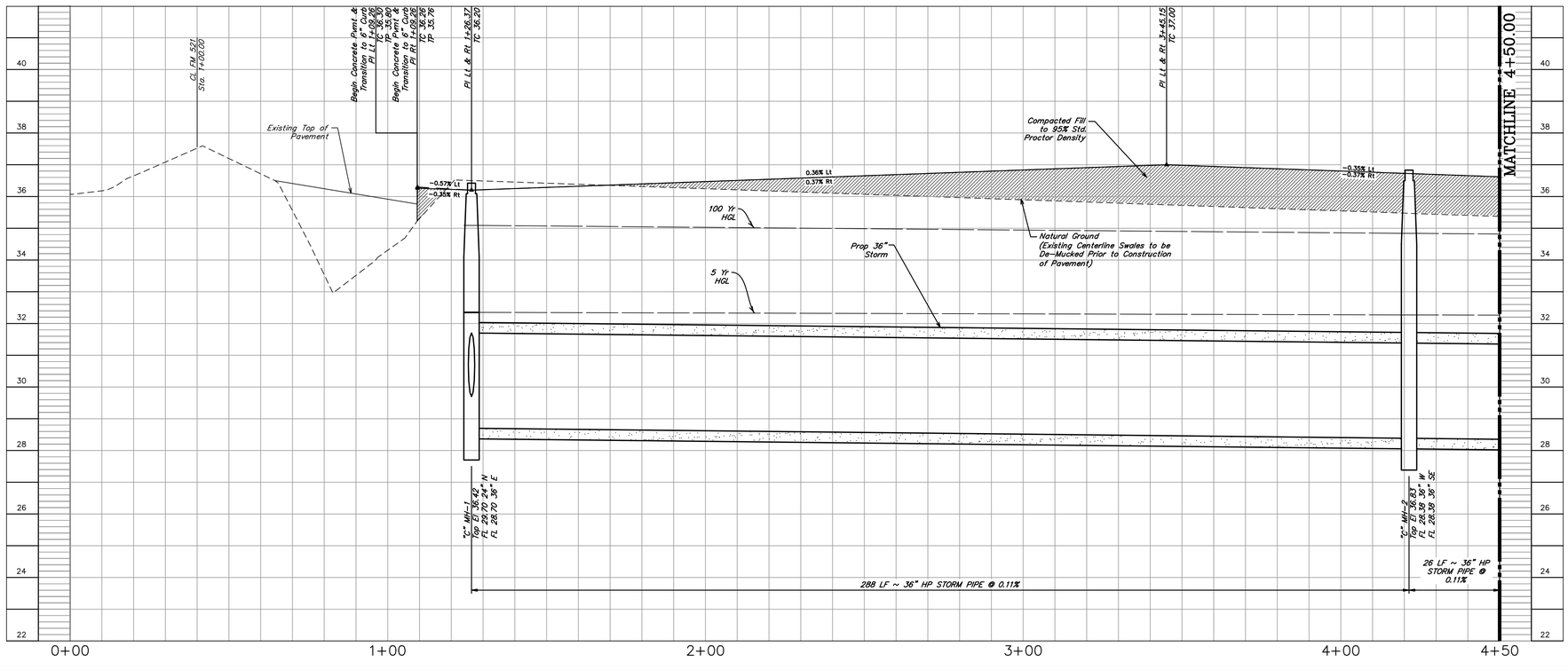
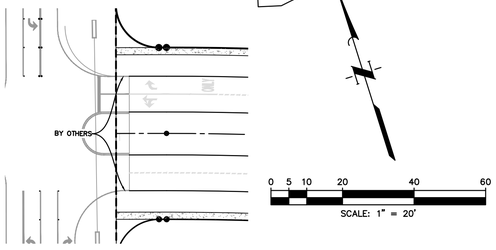


ASHLAND BOULEVARD





DETAIL "A"
SCALE: 1=50

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

ASHLAND BOULEVARD I
1+00.00 TO 4+50.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 20 OF 48

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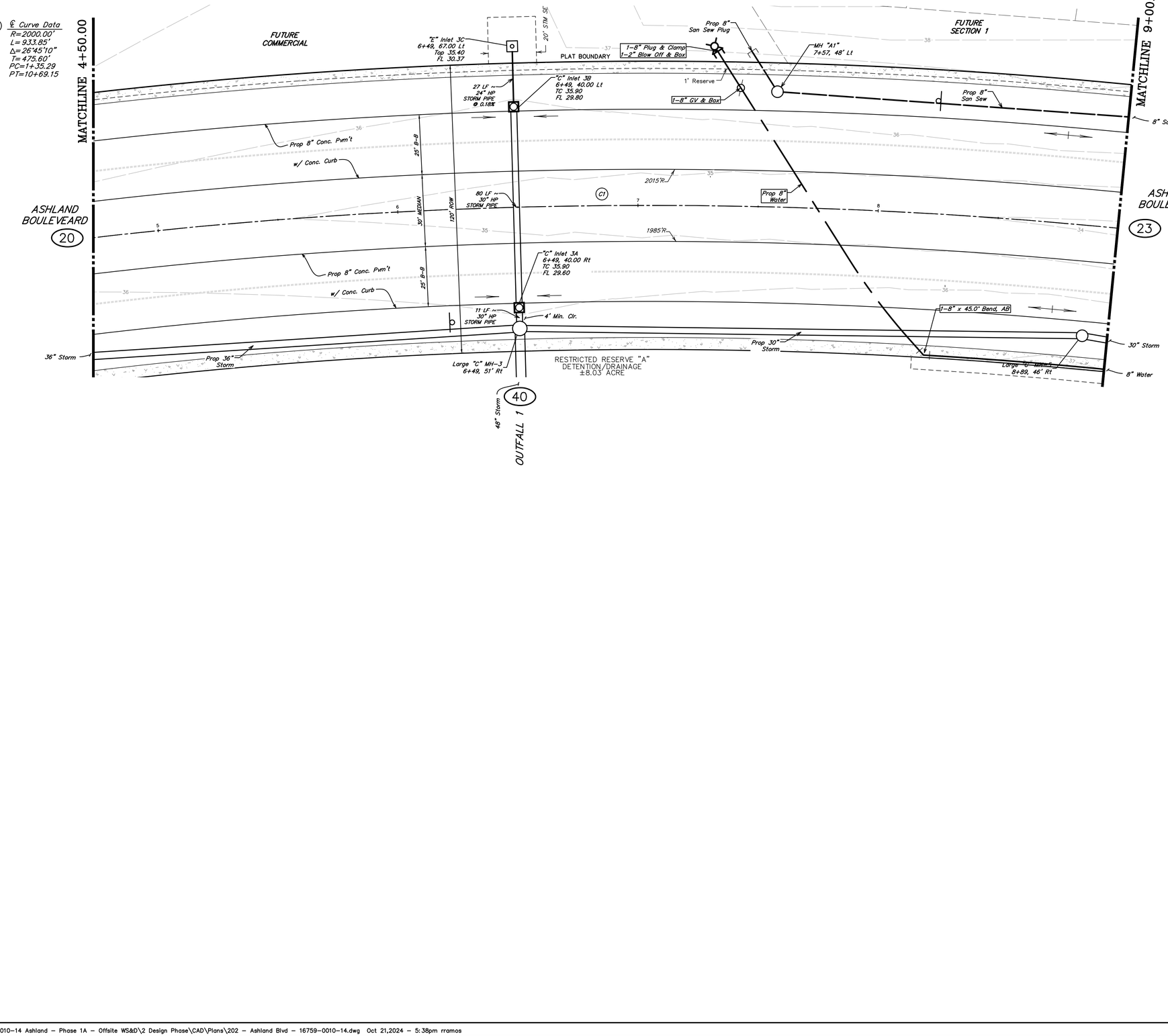
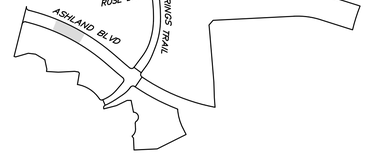
K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\201 – Ashland Blvd – 16759-0010-14.dwg Oct 21,2024 – 5:35pm rramos





SIDEWALK NOTE
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BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:
DG6956 DW1 CLUTE COOP CORS ARP
DL3490 TXBC BAY CITY CORS ARP
DH3614 TXLM LA MARQUE CORS ARP

TBM A BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, APPROXIMATELY 1600 ± SOUTH FROM FM 32, AT THE NORTHWEST CORNER OF THE SUBJECT TRACT, 4.0' FROM THE EDGE OF ASPHALT AND 37' NORTHWEST FROM A POWER POLE
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ELEVATION = 36.59 FEET, NAVD 88.

FLOODPLAIN
THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

ASHLAND BOULEVARD II
4+50.00 TO 9+00.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED
PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 21 OF 48

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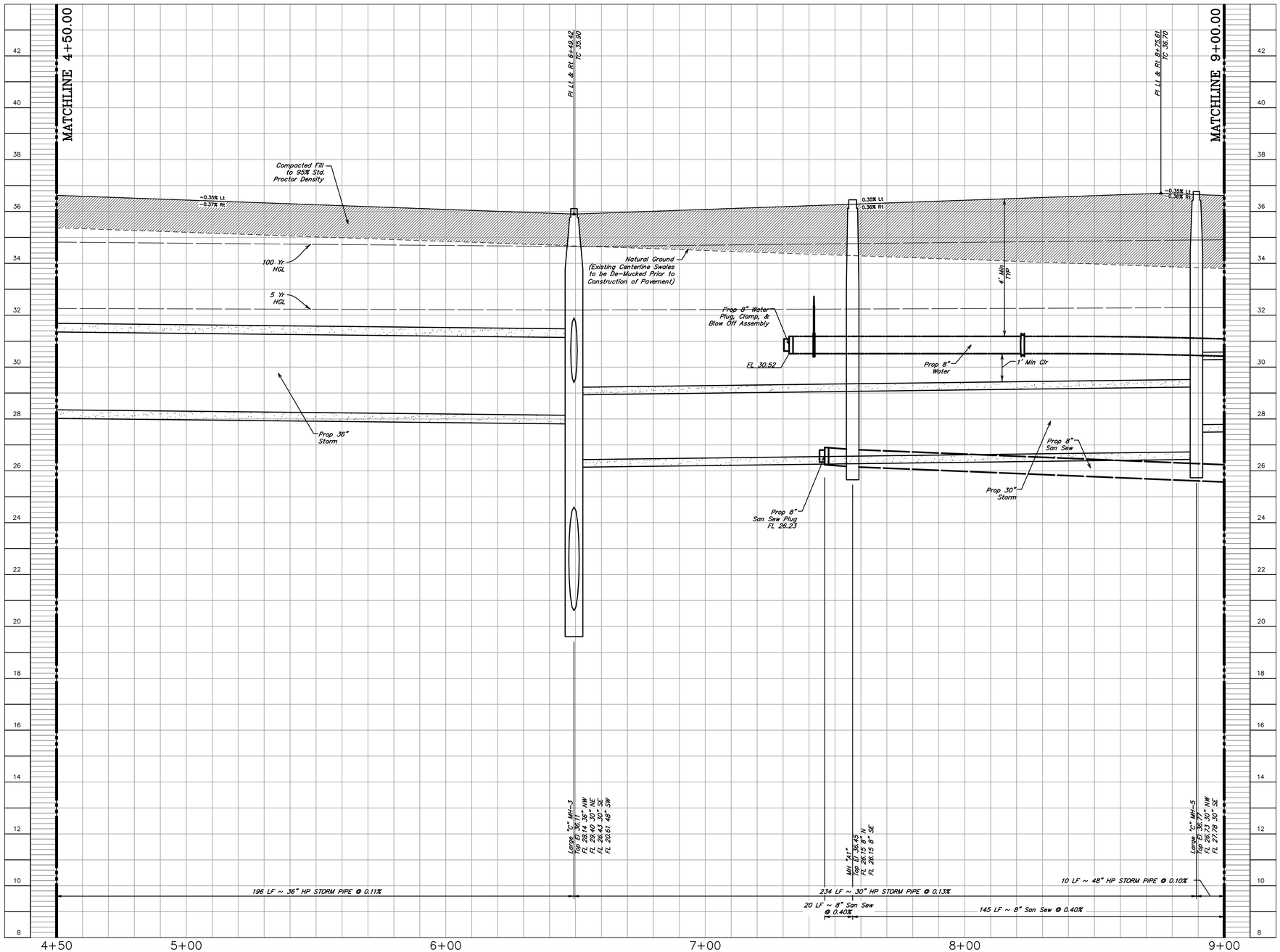
ASHLAND BOULEVARD



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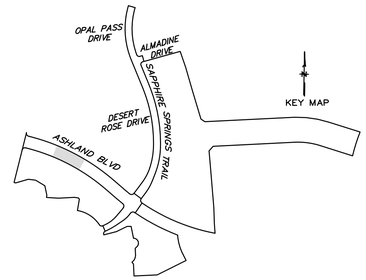

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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

ASHLAND BOULEVARD II PROFILE 4+50.00 TO 9+00.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H. 1"=2' V.
DATE: JULY 2024
JOB NO. 16759-0010-14
SUBMITTED:
DGN. BY: CBJ/AHR
DWN. BY: JWS
DWG. NO.
SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED
PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 22 OF 48

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K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\202 – Ashland Blvd – 16759-0010-14.dwg Oct 21,2024 – 5:38pm rramos

(c1) ℄ Curve Data
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L=933.85'
Δ=26°45'10"
T=475.60'
PC=1+35.29
PT=10+69.15

(c2) ℄ Curve Data
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T=113.76'
PC=12+12.11
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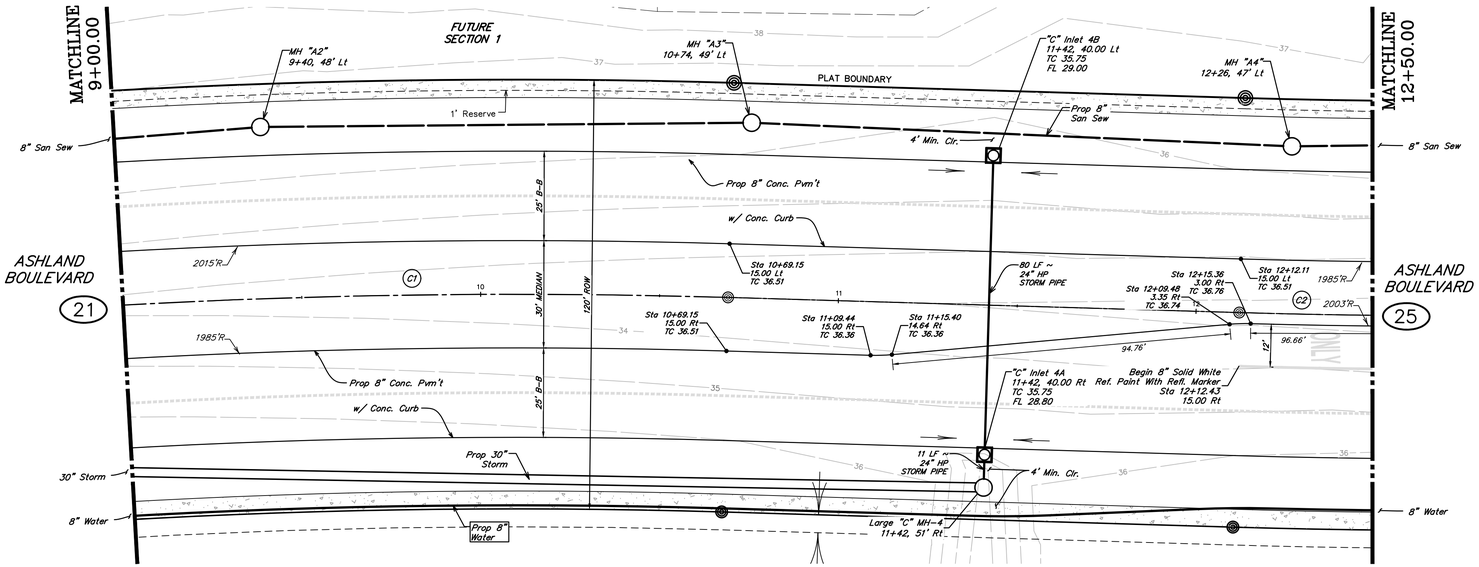

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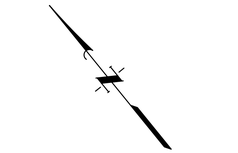

0 5 10 20 40 60
SCALE: 1" = 20'

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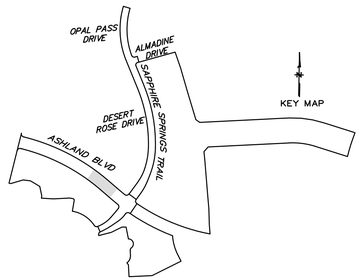

NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

ASHLAND BOULEVARD III
9+00.00 TO 12+50.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H. 1"=2' V.
DATE: JULY 2024
JOB NO. 16759-0010-14
SUBMITTED:
DGN. BY: CBJ/AHR
DWN. BY: JWS
DWG. NO.
SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED
PROFESSIONAL ENGINEER
10/22/2024

SHEET NO.
23
OF 48

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BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:
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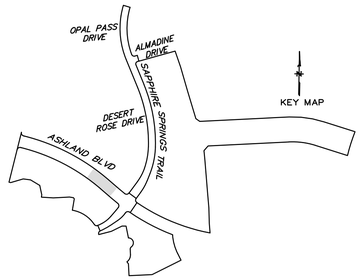
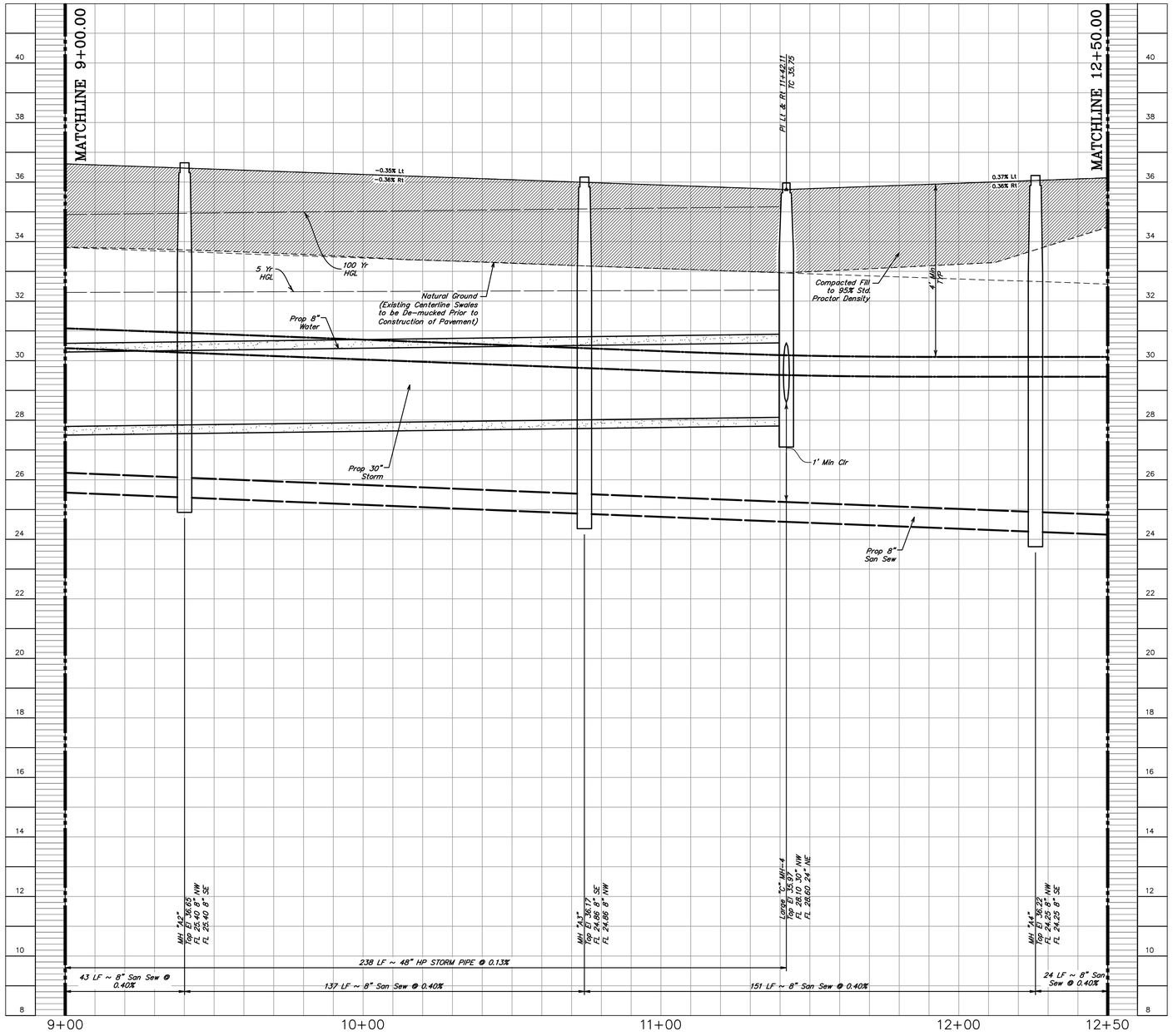


ASHLAND BOULEVARD



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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

ASHLAND BOULEVARD III PROFILE 9+00.00 TO 12+50.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H, 1"=2' V. DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 24 OF 48

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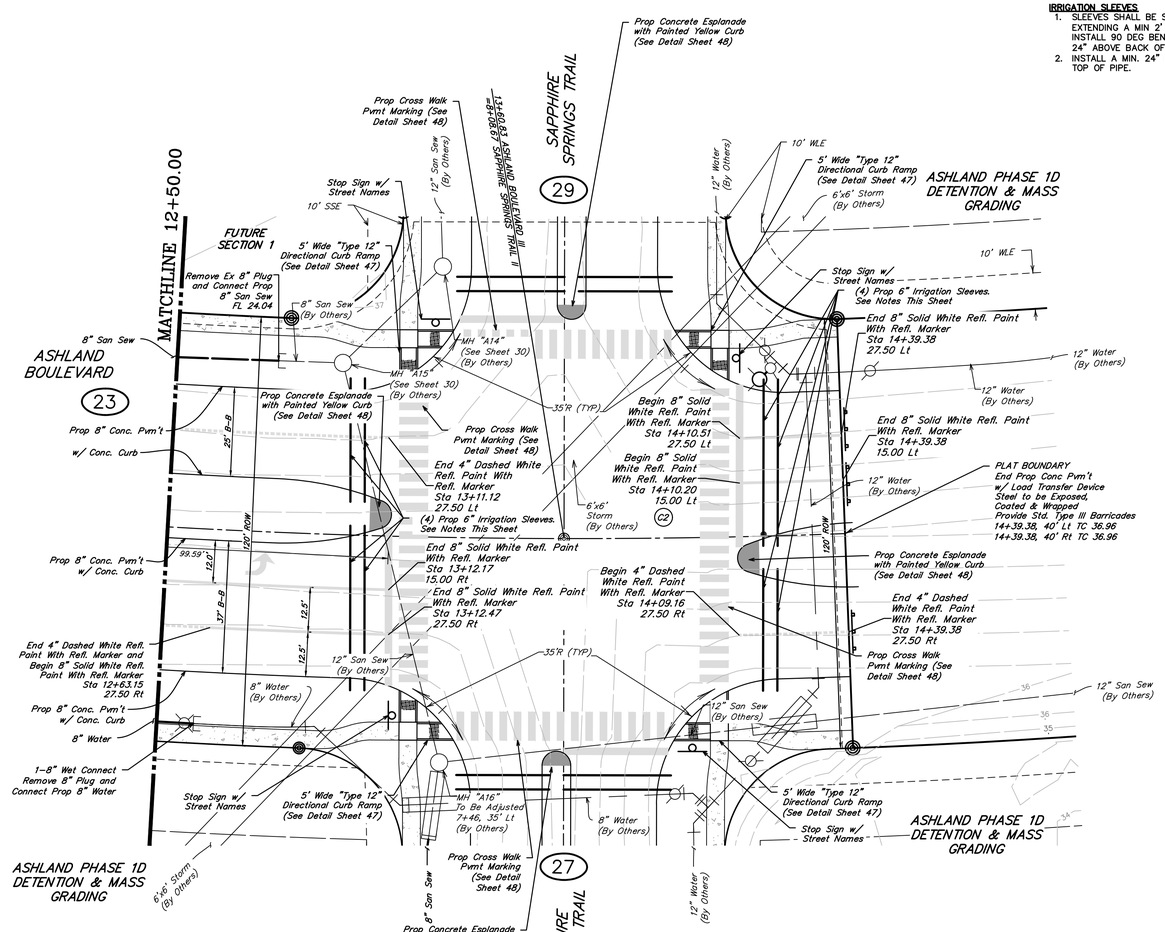
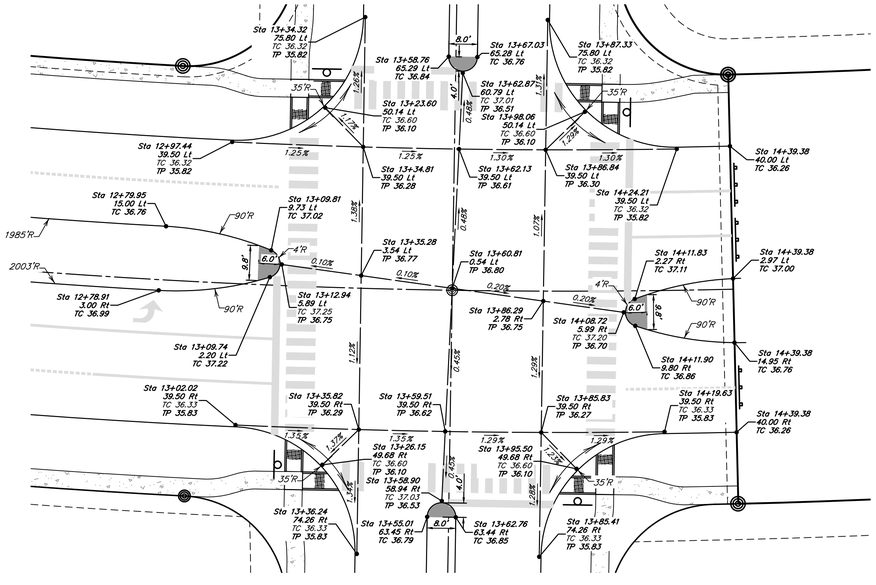
K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\203 – Ashland Blvd – 16759-0010-14.dwg Oct 21,2024 – 5:40pm rramos

(C2) ℄ Curve Data
R=2000.00'
L=1064.14'
Δ=30°29'08"
T=544.99'
PC=12+12.11
PT=22+76.25





INTERSECTION DETAIL
1"=20'

IRRIGATION SLEEVES
1. SLEEVES SHALL BE SCHEDULE 40 PVC EXTENDING A MIN 2' BEYOND BACK OF CURB, INSTALL 90 DEG BEND AND RISER TO A MIN. 24" ABOVE BACK OF CURB WITH ENDS CAPPED.
2. INSTALL A MIN. 24" BELOW TOP OF PVM'T TO TOP OF PIPE.

SIDEWALK NOTE
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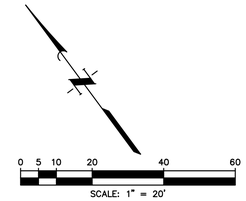

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FLOODPLAIN
THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS. ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

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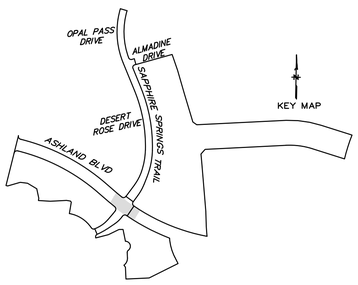

NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

ASHLAND BOULEVARD IV 12+50.00 TO 15+00.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: 1"=20' H. 1"=2' V.
DATE: JULY 2024
JOB NO. 16759-0010-14
SUBMITTED:
DGN. BY: CBJ/AHR
DWN. BY: JWS
DWG. NO.
SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 25 OF 48

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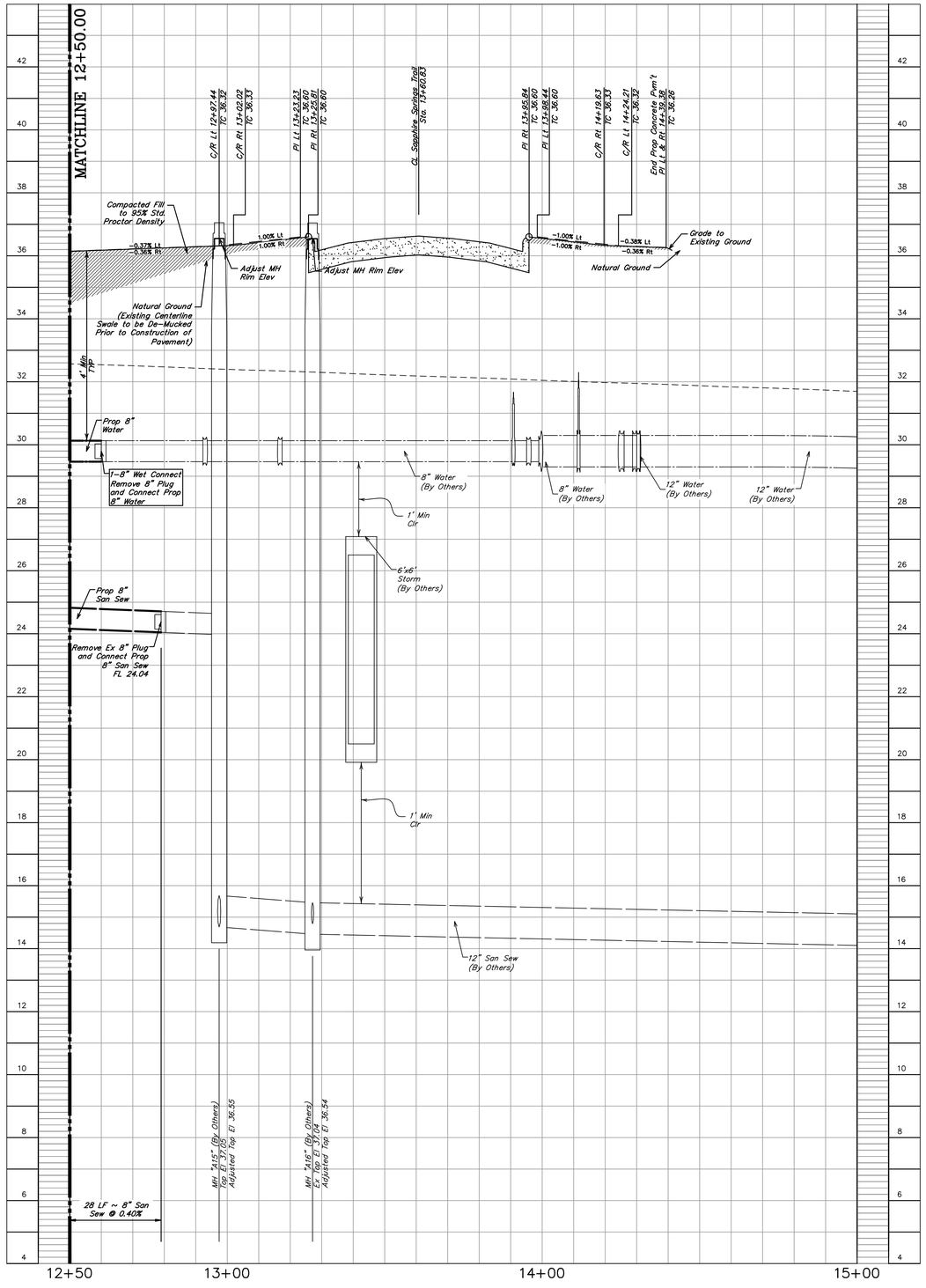
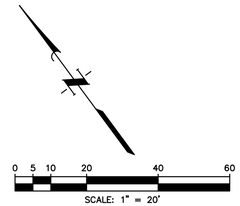
K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\204 – Ashland Blvd – 16759-0010-14.dwg Oct 21,2024 – 5:42pm rramos

ASHLAND BOULEVARD





BENCHMARK
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DG6956 DW1 CLUTE COOP CORS ARP
DL3490 TXBC BAY CITY CORS ARP
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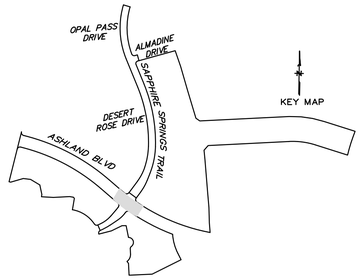

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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

ASHLAND BOULEVERD IV PROFILE
12+50.00 TO 15+00.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 26 OF 48

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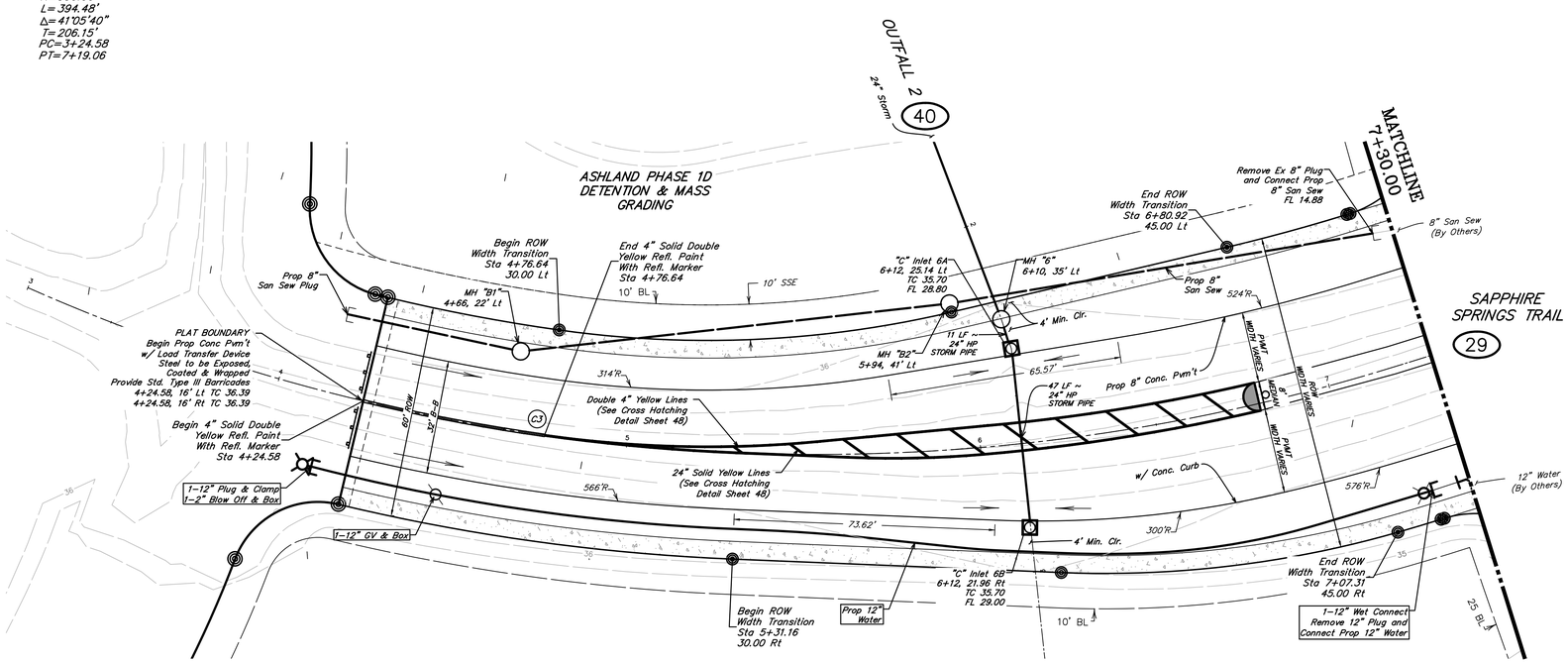
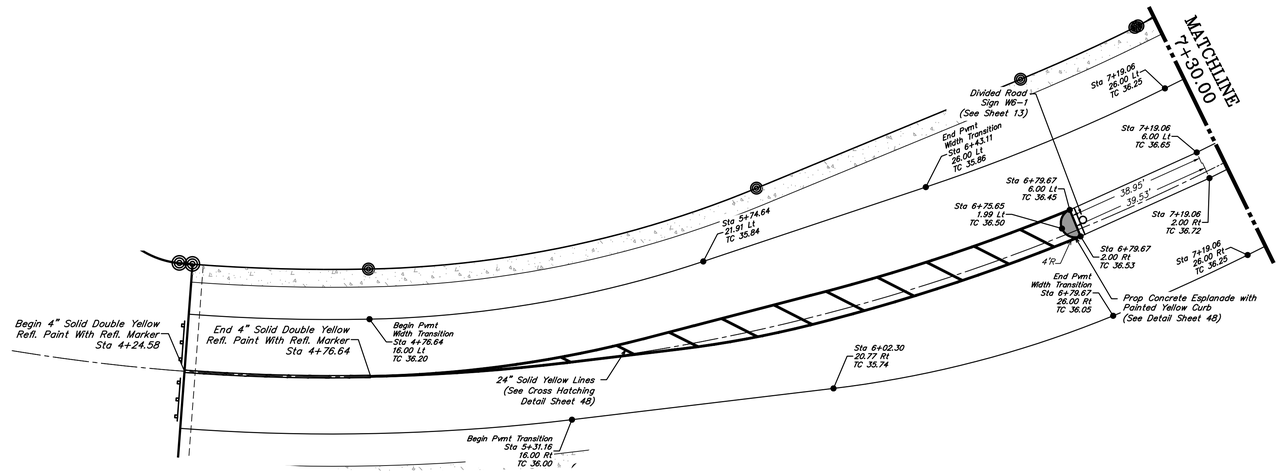
K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\204 – Ashland Blvd – 16759-0010-14.dwg Oct 21,2024 – 5:42pm rramos

(C3) ℄ Curve Data
R=550.00'
L=394.48'
Δ=41°05'40"
T=206.15'
PC=3+24.58
PT=7+19.06





MEDIAN DETAIL
1"=20'

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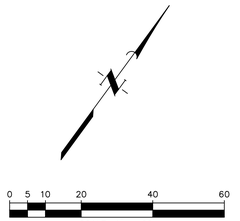

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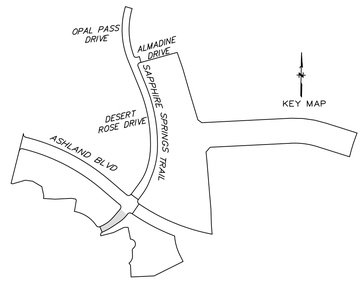

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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

SAPPHIRE SPRINGS TRAIL I 3+00.00 TO 7+30.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 27 OF 48

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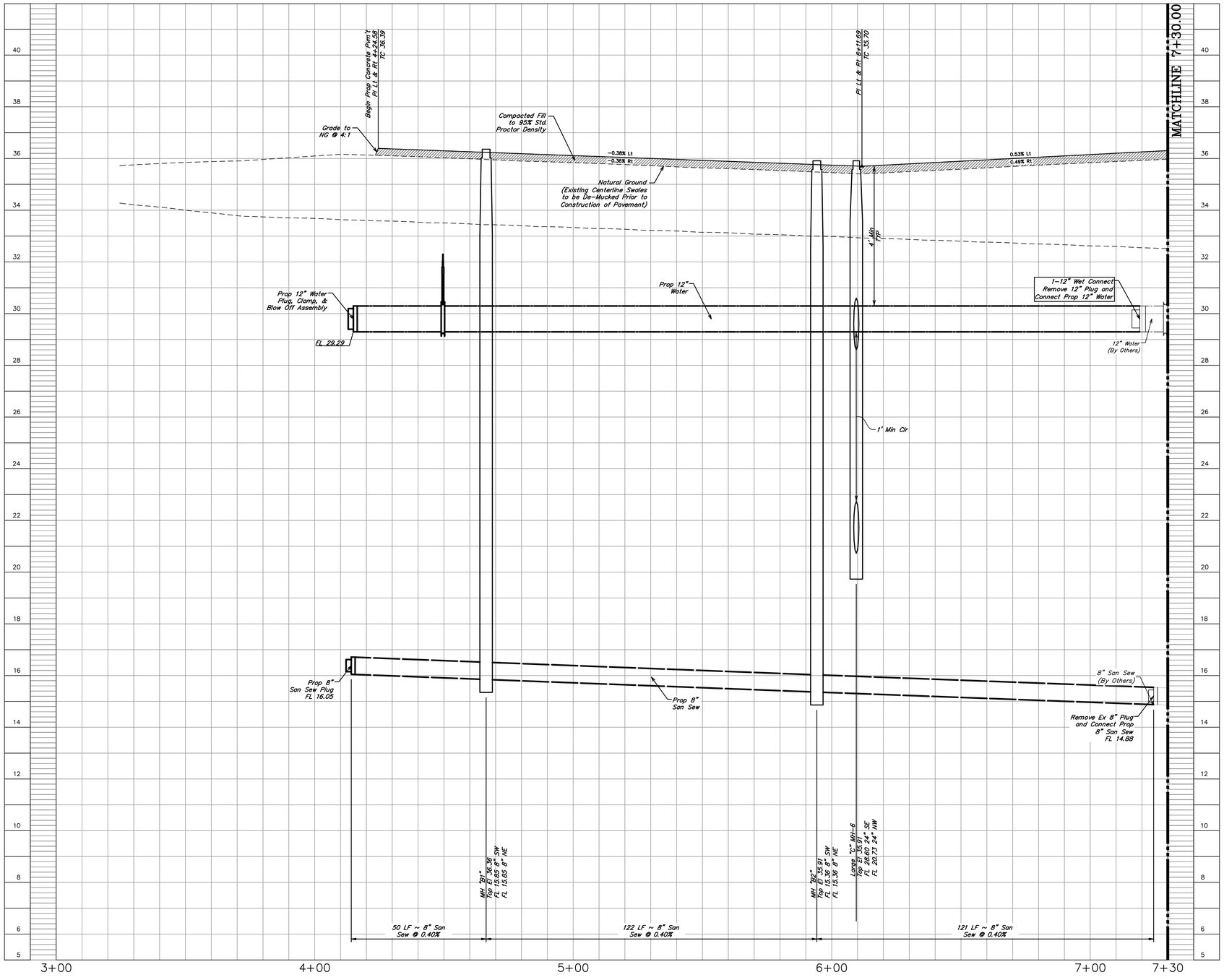
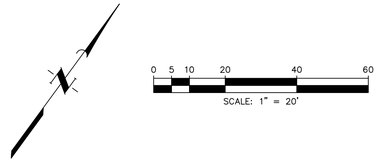
K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\205 – Sapphire Springs Trail – 16759-010-14.dwg Oct 21,2024 – 5:25pm cj

SAPPHIRE SPRINGS TRAIL





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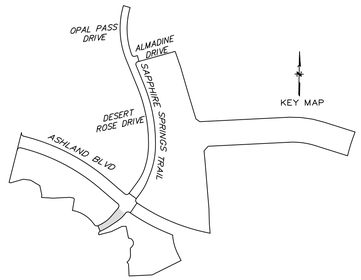

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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

SAPPHIRE SPRINGS TRAIL I PROFILE
3+00.00 TO 7+30.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H. 1"=2' V.
DATE: JULY 2024
JOB NO. 16759-0010-14
SUBMITTED:
DGN. BY: CBJ/AHR
DWN. BY: JWS
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F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 28 OF 48

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K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\205 – Sapphire Springs Trail – 16759-010-14.dwg Oct 21,2024 – 5:25pm cj

(C4) ℄ Curve Data
R=750.00'
L=457.37'
Δ=34°56'26"
T=236.05'
PC=9+77.94
PT=14+35.31

IRRIGATION SLEEVES
1. SLEEVES SHALL BE SCHEDULE 40 PVC EXTENDING A MIN 2' BEYOND BACK OF CURB, INSTALL 90 DEG BEND AND RISER TO A MIN. 24" ABOVE BACK OF CURB WITH ENDS CAPPED.
2. INSTALL A MIN. 24" BELOW TOP OF PVM'T TO TOP OF PIPE.

SIDEWALK NOTE
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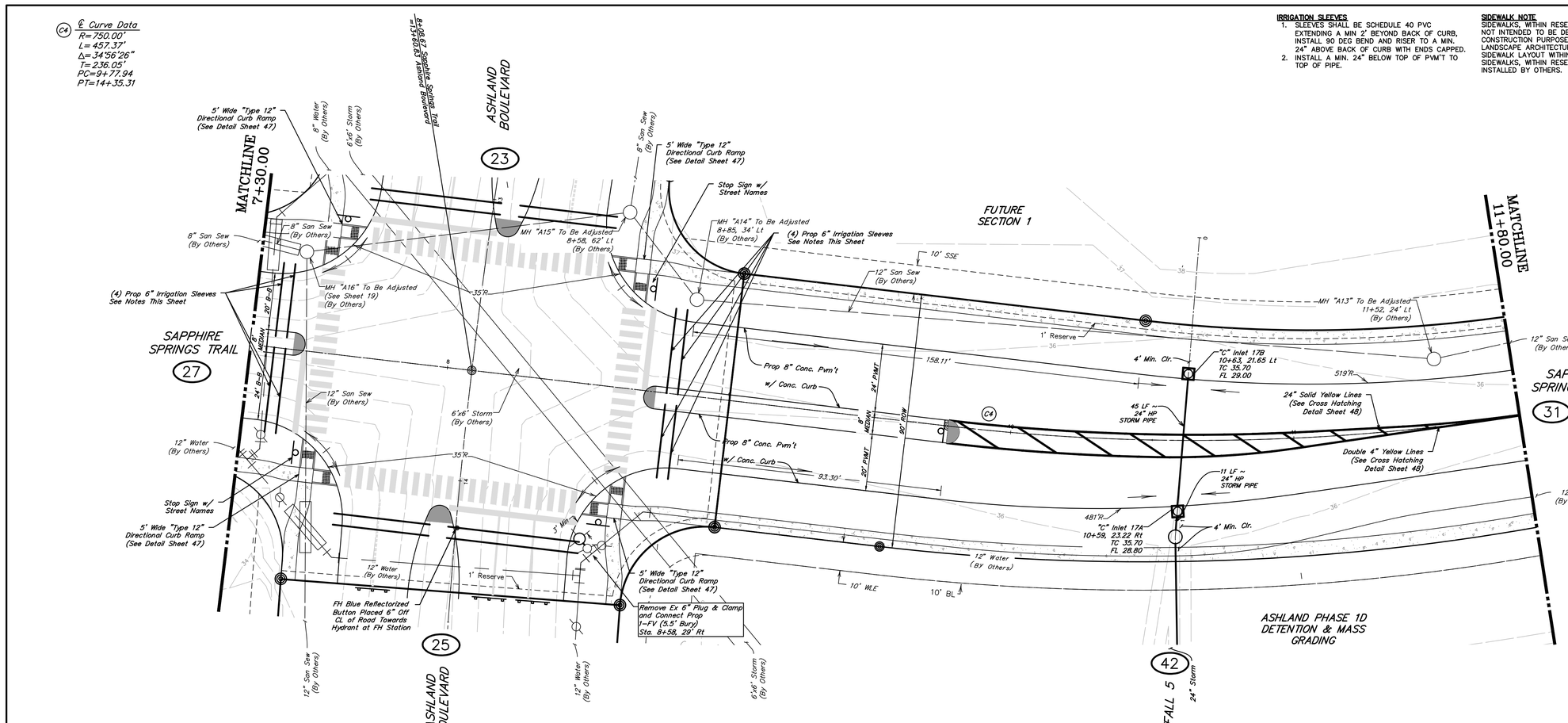

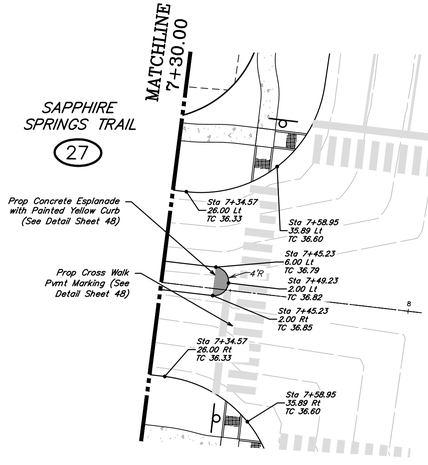

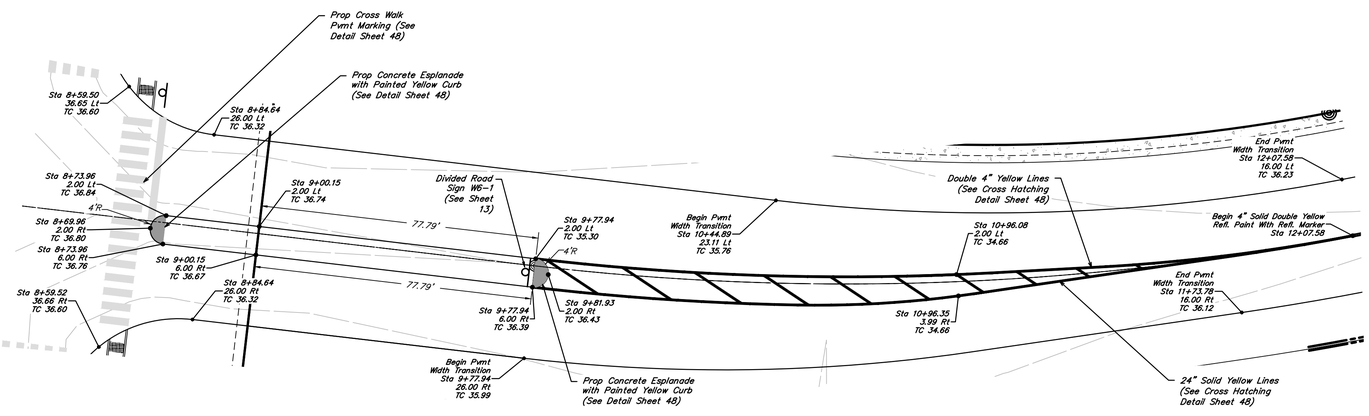

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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

SAPPHIRE SPRINGS TRAIL II
7+30.00 TO 11+80.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H. 1"=2' V.
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STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 29 OF 48

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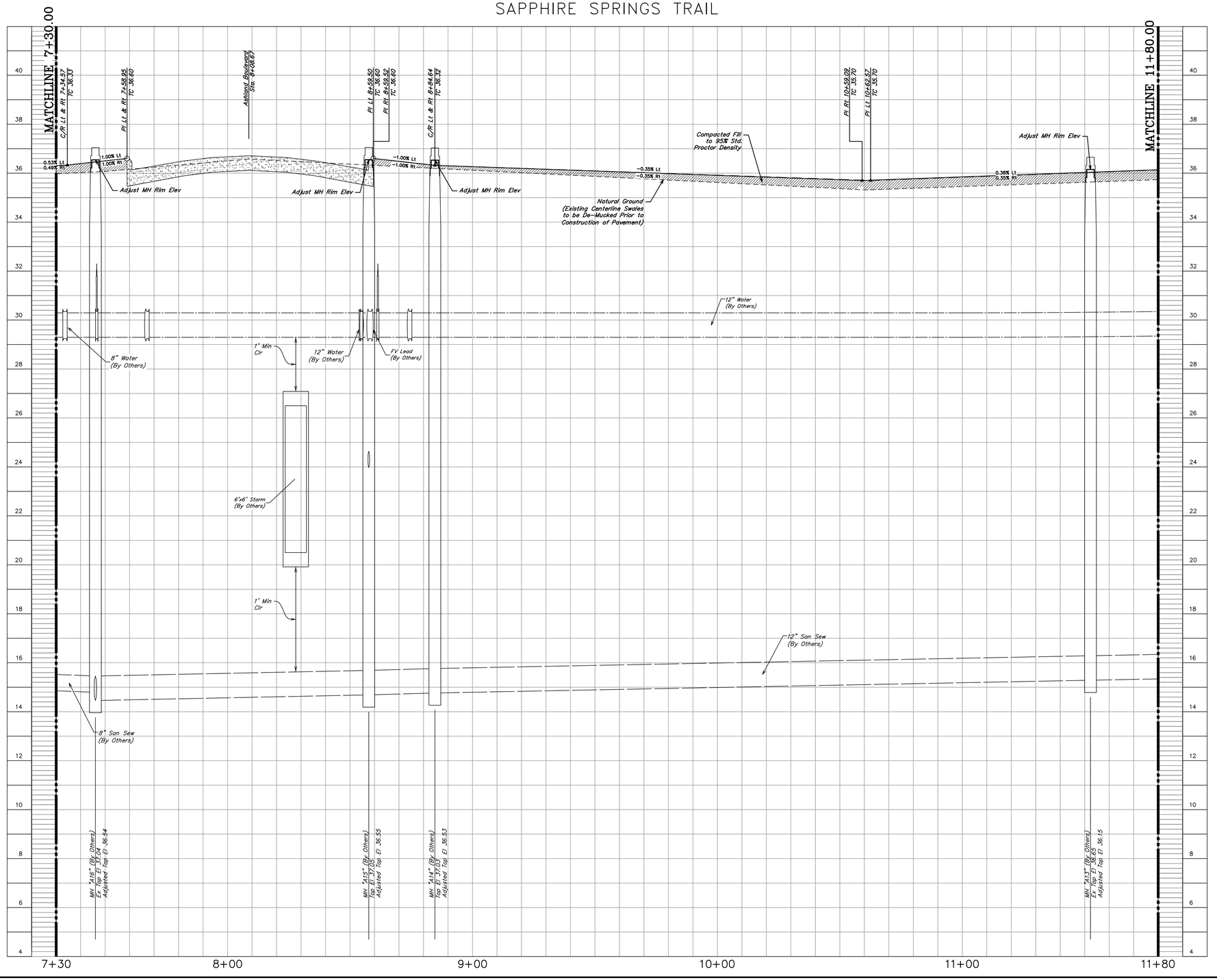
SAPPHIRE SPRINGS TRAIL



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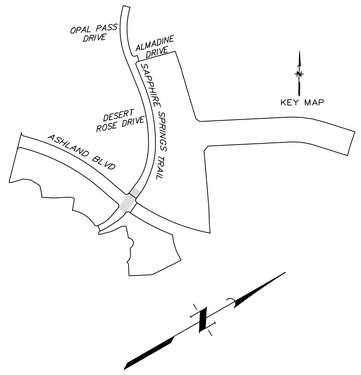
THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS. ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

WATER LINE--SANITARY SEWER CROSSING
PLACE ONE FULL 18' SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES – SHEET XX – PROTECTION REQUIREMENTS AT WATERLINE – SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.



0 5 10 20 40 60
SCALE: 1" = 20'

NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

SAPPHIRE SPRINGS TRAIL II PROFILE 7+30.00 TO 11+80.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: 1"=20' H. 1"=2' V.
DATE: JULY 2024
JOB NO. 16759-0010-14
SUBMITTED:
DGN. BY: CBJ/AHR
DWN. BY: JWS
DWG. NO.
SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 30 OF 48

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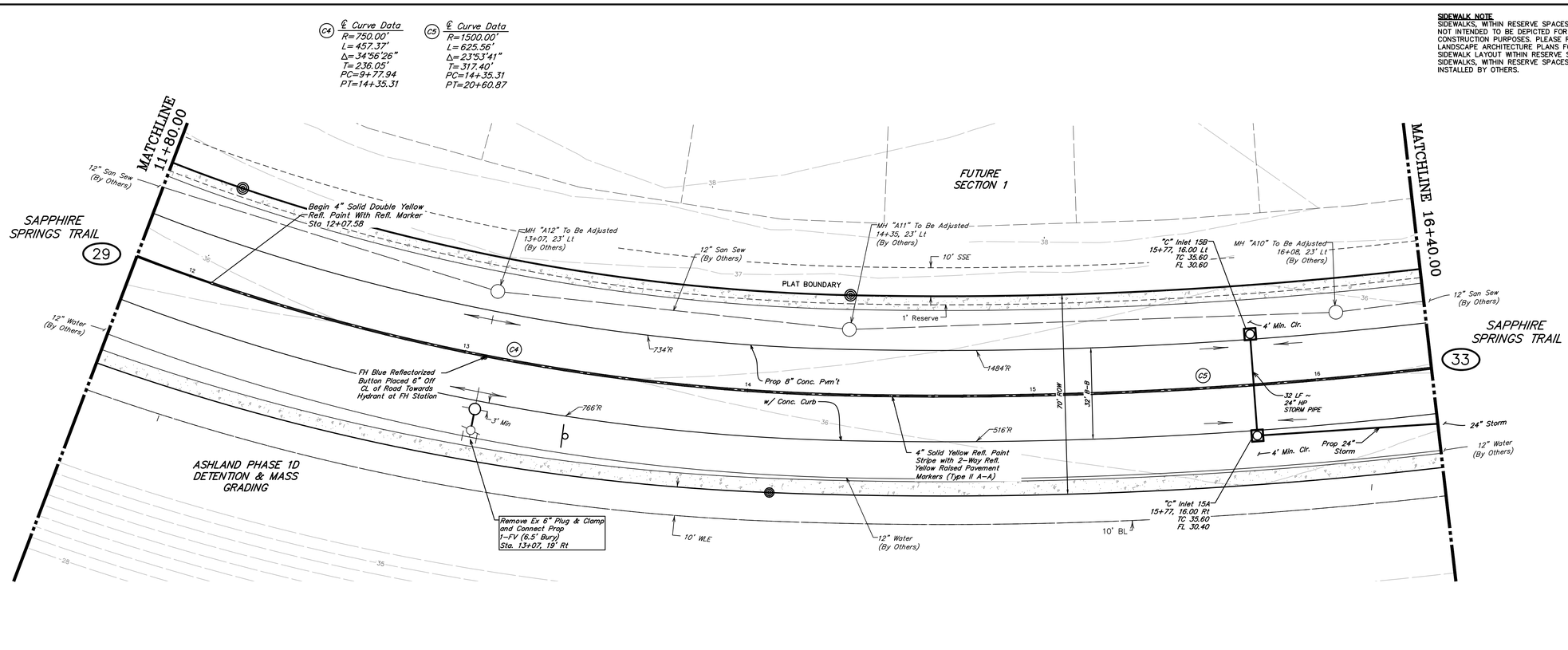
K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\206 – Sapphire Springs Trail – 16759-0010-14.dwg Oct 21,2024 – 5:34pm cj



SIDEWALK NOTE
SIDEWALKS, WITHIN RESERVE SPACES, ARE NOT INTENDED TO BE DEPICTED FOR CONSTRUCTION PURPOSES. PLEASE REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SIDEWALK LAYOUT WITHIN RESERVE SPACES. SIDEWALKS, WITHIN RESERVE SPACES, TO BE INSTALLED BY OTHERS.

BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:
DG6956 DW1 CLUTE COOP CORS ARP
DL3490 TXBC BAY CITY CORS ARP
DH3614 TXLM LA MARQUE CORS ARP

TBM A BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, APPROXIMATELY 1600 ± SOUTH FROM FM 32, AT THE NORTHWEST CORNER OF THE SUBJECT TRACT, 4.0' FROM THE EDGE OF ASPHALT AND 37' NORTHWEST FROM A POWER POLE
ELEVATION = 40.01 FEET, NAVD 88.

TBM B BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, 3130 FEET NORTH FROM THE INTERSECTION OF ANCHOR ROAD, 2.7' FROM THE EDGE OF ASPHALT AND 36' NORTHWEST FROM A POWER POLE.
ELEVATION = 36.59 FEET, NAVD 88.

FLOODPLAIN
THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS. ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

WATER LINE--SANITARY SEWER CROSSING
PLACE ONE FULL 18' SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES – SHEET XX – PROTECTION REQUIREMENTS AT WATERLINE – SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.

NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

SAPPHIRE SPRINGS TRAIL III
11+80.00 TO 16+40.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H, 1"=2' V. DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

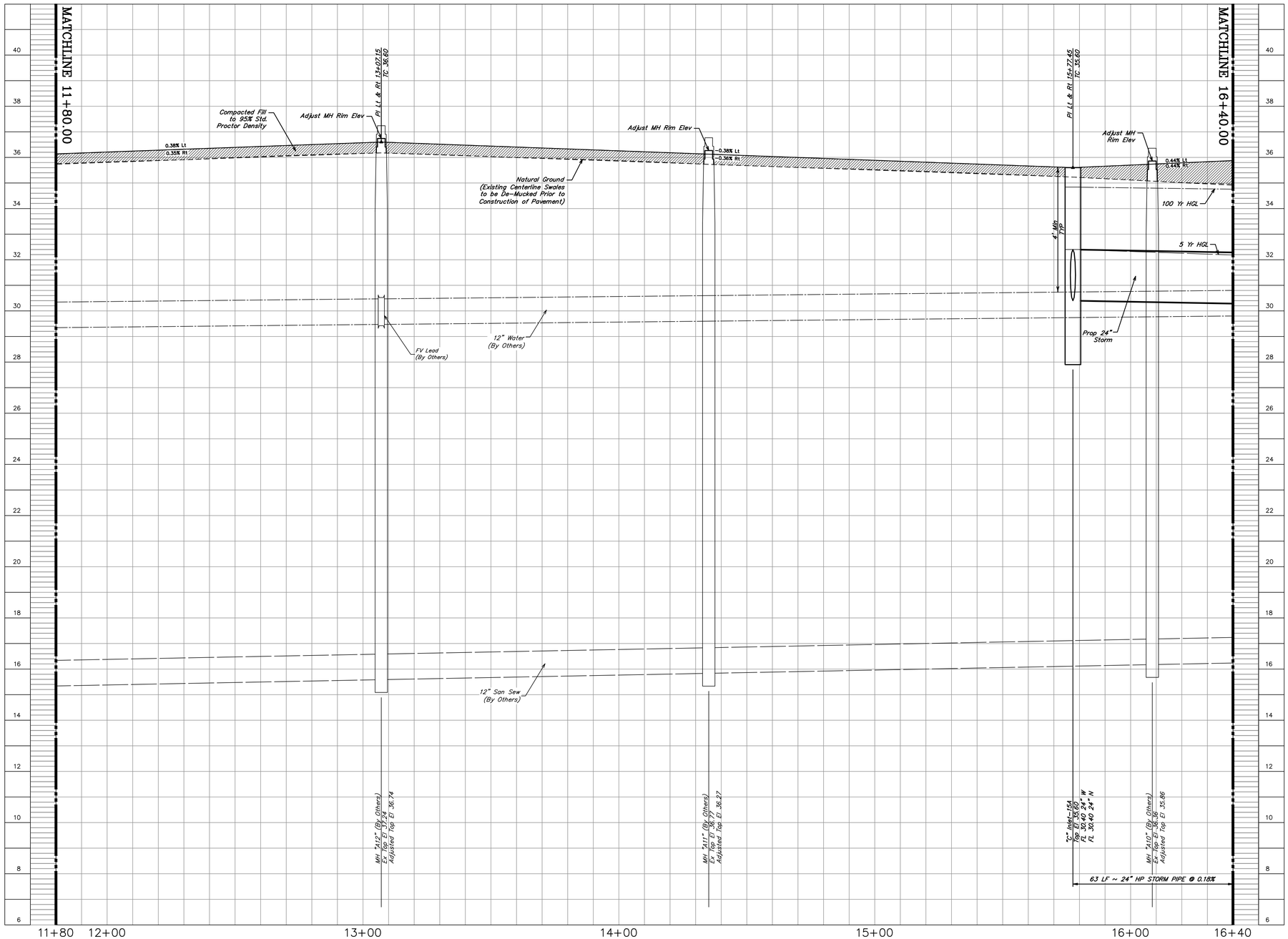
STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 31 OF 48

©2023 Quiddity

K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\207 – Sapphire Springs Trail – 1676-0010-14.dwg Oct 21,2024 – 5:40pm cj

SAPPHIRE SPRINGS TRAIL



BENCHMARK
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DG6956 DW1 CLUTE COOP CORS ARP
DL3490 TXBC BAY CITY CORS ARP
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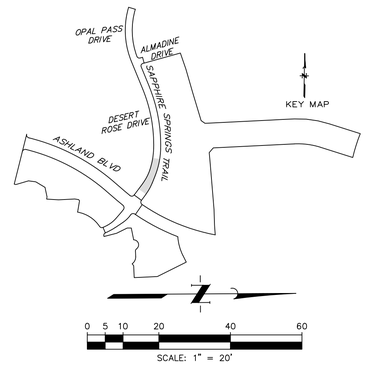


NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

SAPPHIRE SPRINGS TRAIL III PROFILE 11+80.00 TO 16+40.00

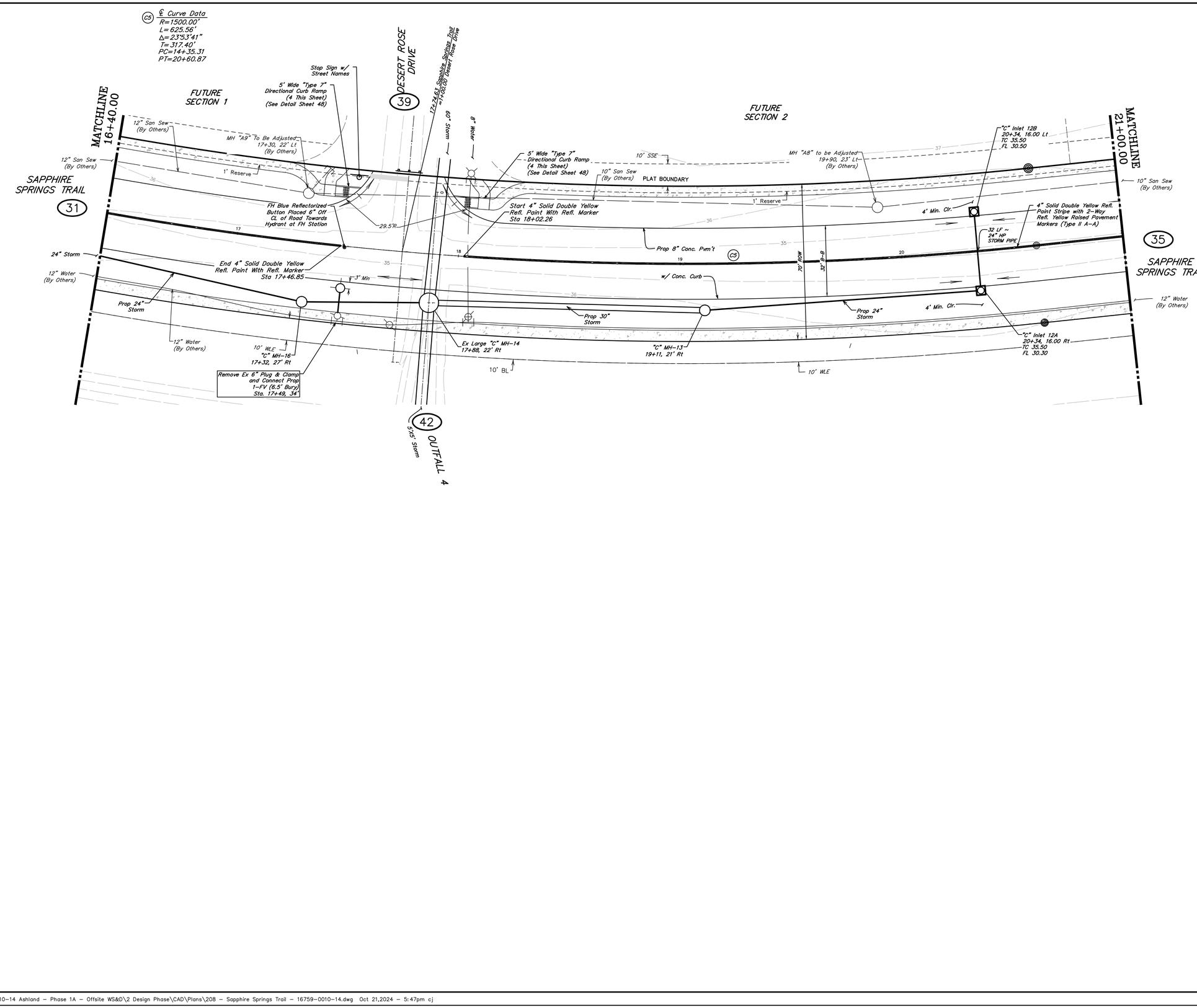
QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H. 1"=2' V.
DATE: JULY 2024
JOB NO. 16759-0010-14
SUBMITTED:
DGN. BY: CBJ/AHR
DWN. BY: JWS
DWG. NO.
SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 32 OF 48

©2023 Quiddity



BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:
DG6956 DW1 CLUTE COOP CORS ARP
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DH3614 TXLM LA MARQUE CORS ARP

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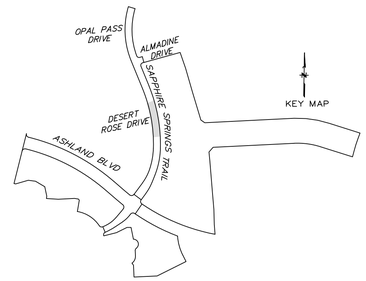

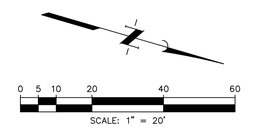

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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

SAPPHIRE SPRINGS TRAIL IV
16+40.00 TO 21+00.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
Darren McAfee 10/22/2024

SHEET NO. 33 OF 48

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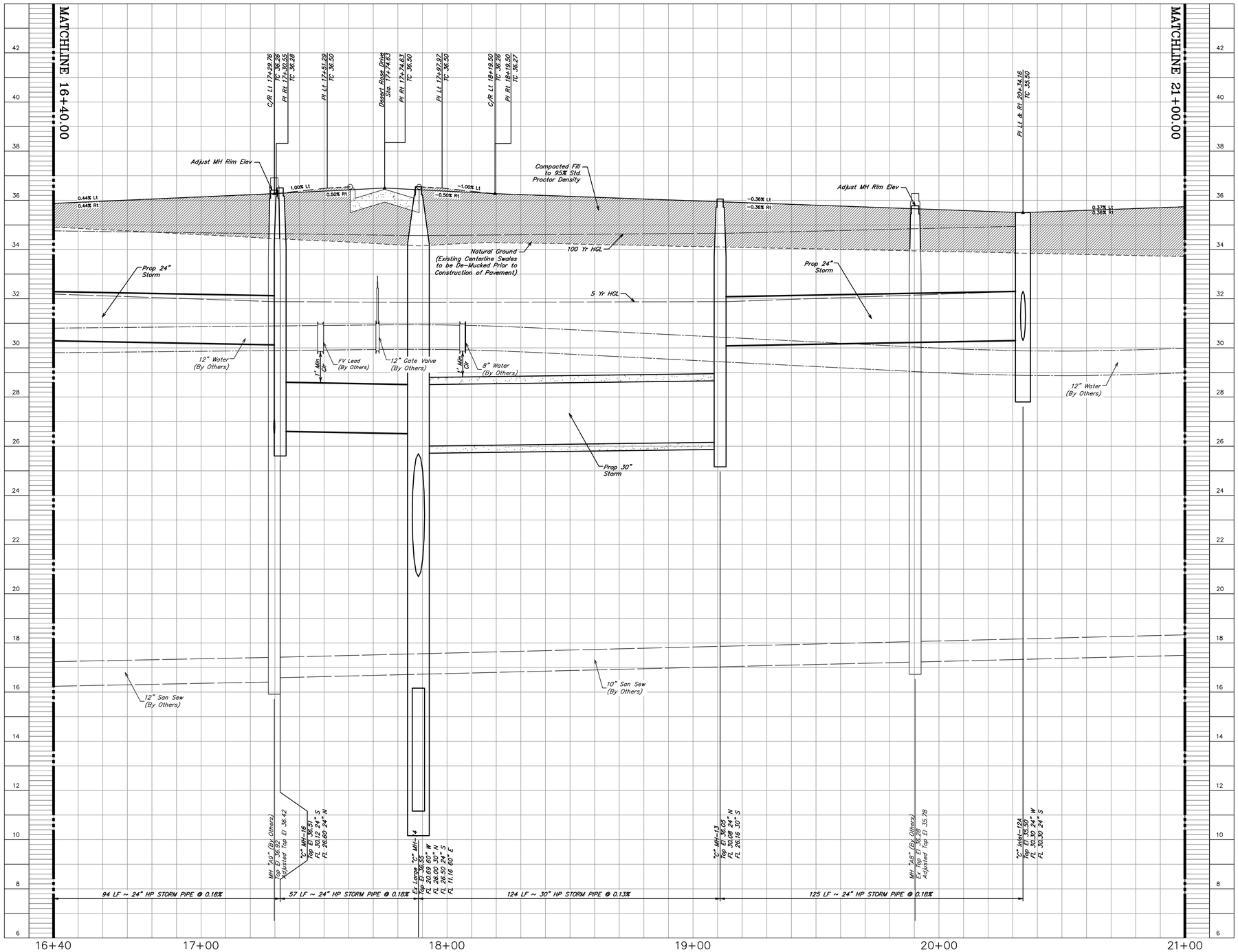
K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\208 – Sapphire Springs Trail – 16759-0010-14.dwg Oct 21,2024 – 5:47pm cj

SAPPHIRE SPRINGS TRAIL



BENCHMARK
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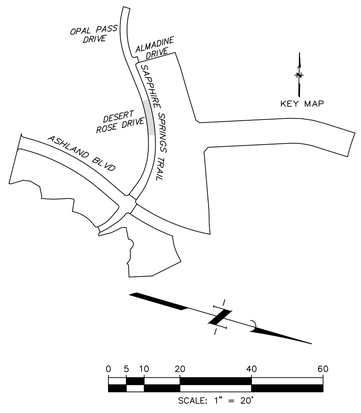

NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

SAPPHIRE SPRINGS TRAIL IV PROFILE 16+40.00 TO 21+00.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H. 1"=2' V.
DATE: JULY 2024
JOB NO. 16759-0010-14
SUBMITTED:
DGN. BY: CBJ/AHR
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DWG. NO.
SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 34 OF 48

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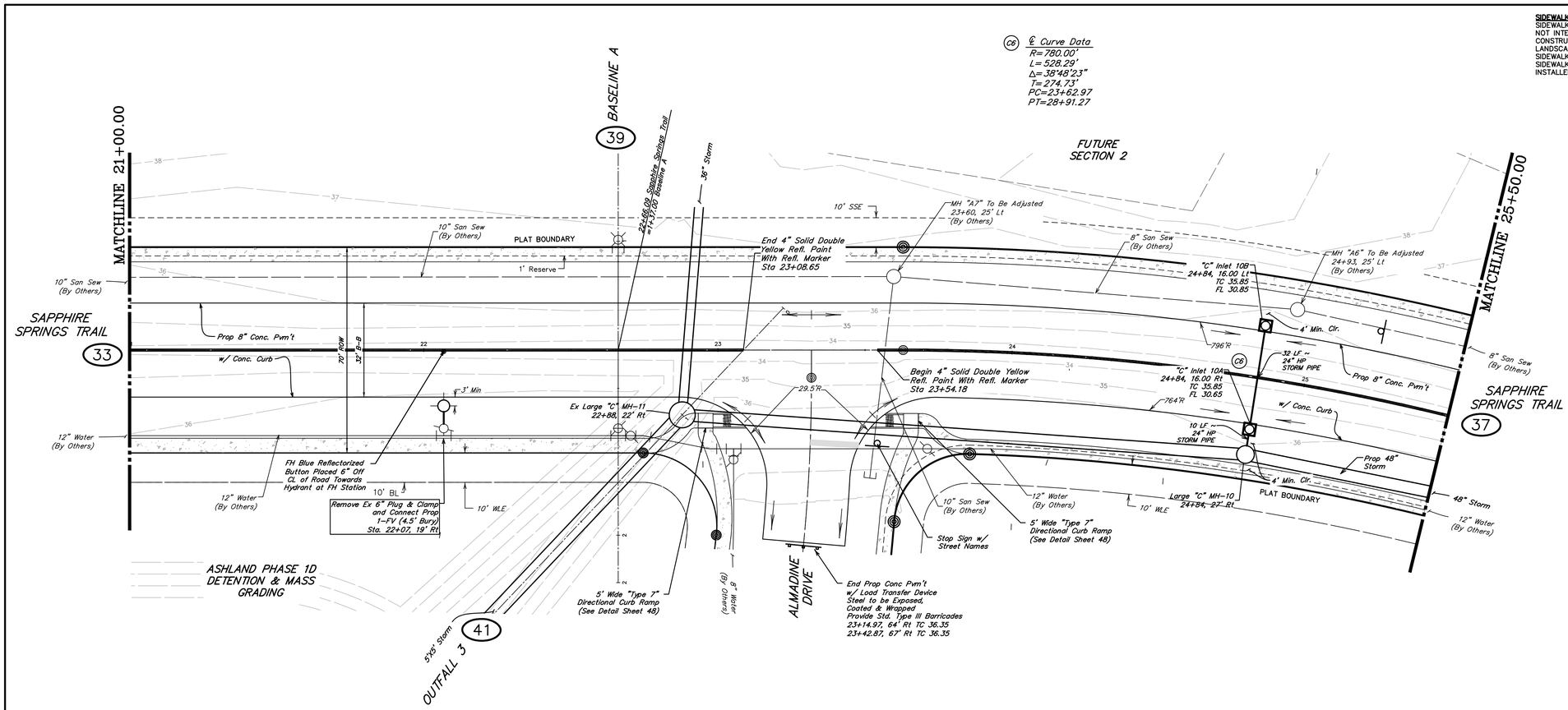
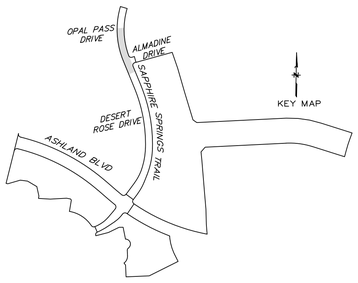
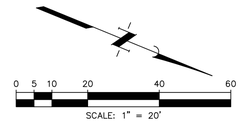
K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\208 – Sapphire Springs Trail – 16759-0010-14.dwg Oct 21,2024 – 5:48pm cj







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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

SAPPHIRE SPRINGS TRAIL V 21+00.00 TO 25+50.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
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SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 35 OF 48

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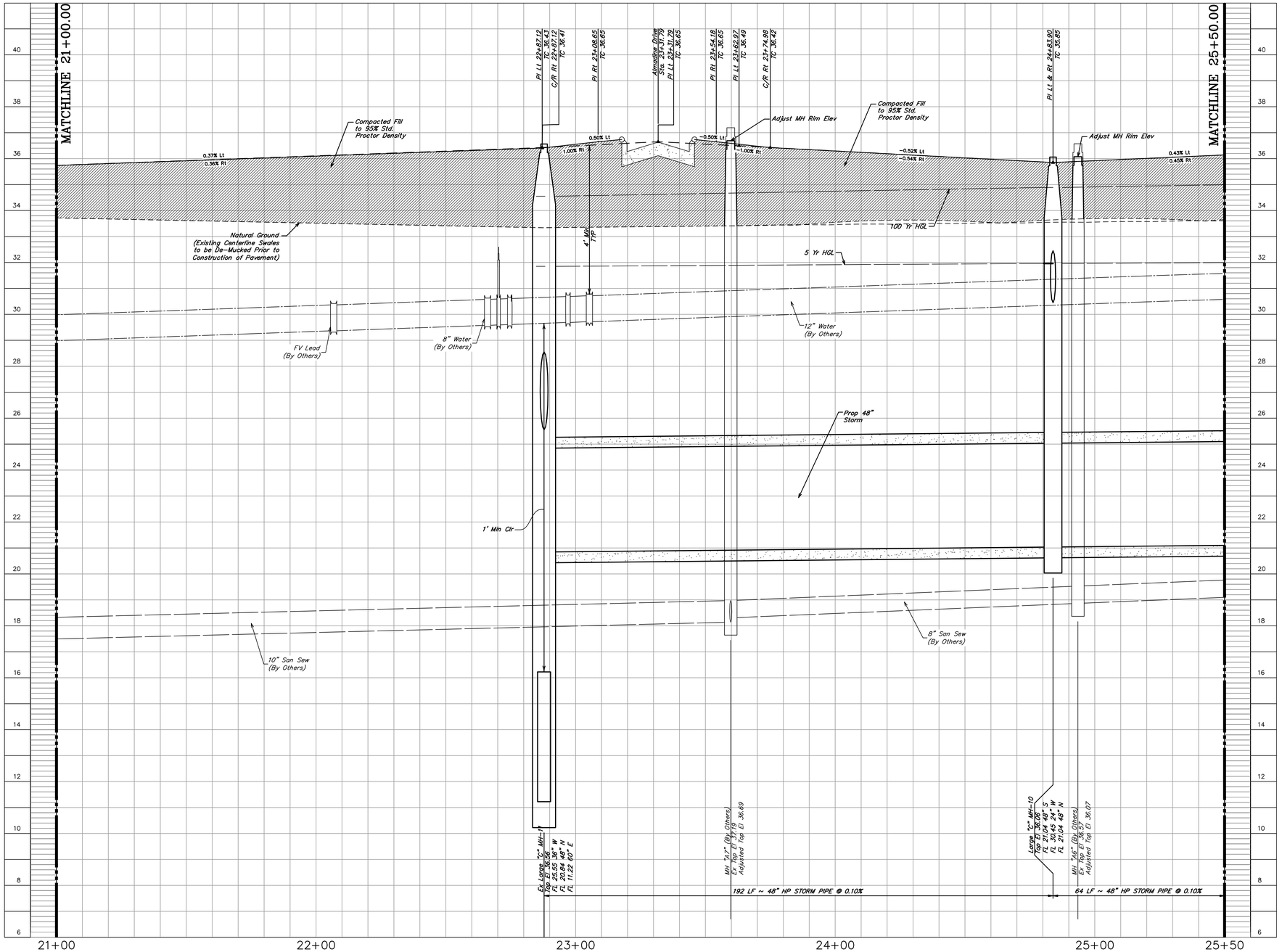
K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\209 – Sapphire Springs Trail – 16579-0010-14.dwg Oct 21,2024 – 5:54pm cj

SAPPHIRE SPRINGS TRAIL



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DL3490 TXBC BAY CITY CORS ARP
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THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
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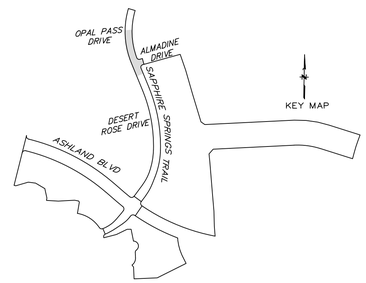

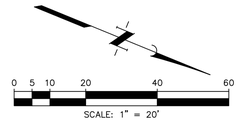

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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

SAPPHIRE SPRINGS TRAIL V PROFILE 21+00.00 TO 25+50.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H. 1"=2' V.
DATE: JULY 2024
JOB NO. 16759-0010-14
SUBMITTED:
DGN. BY: CBJ/AHR
DWN. BY: JWS
DWG. NO.
SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 36 OF 48

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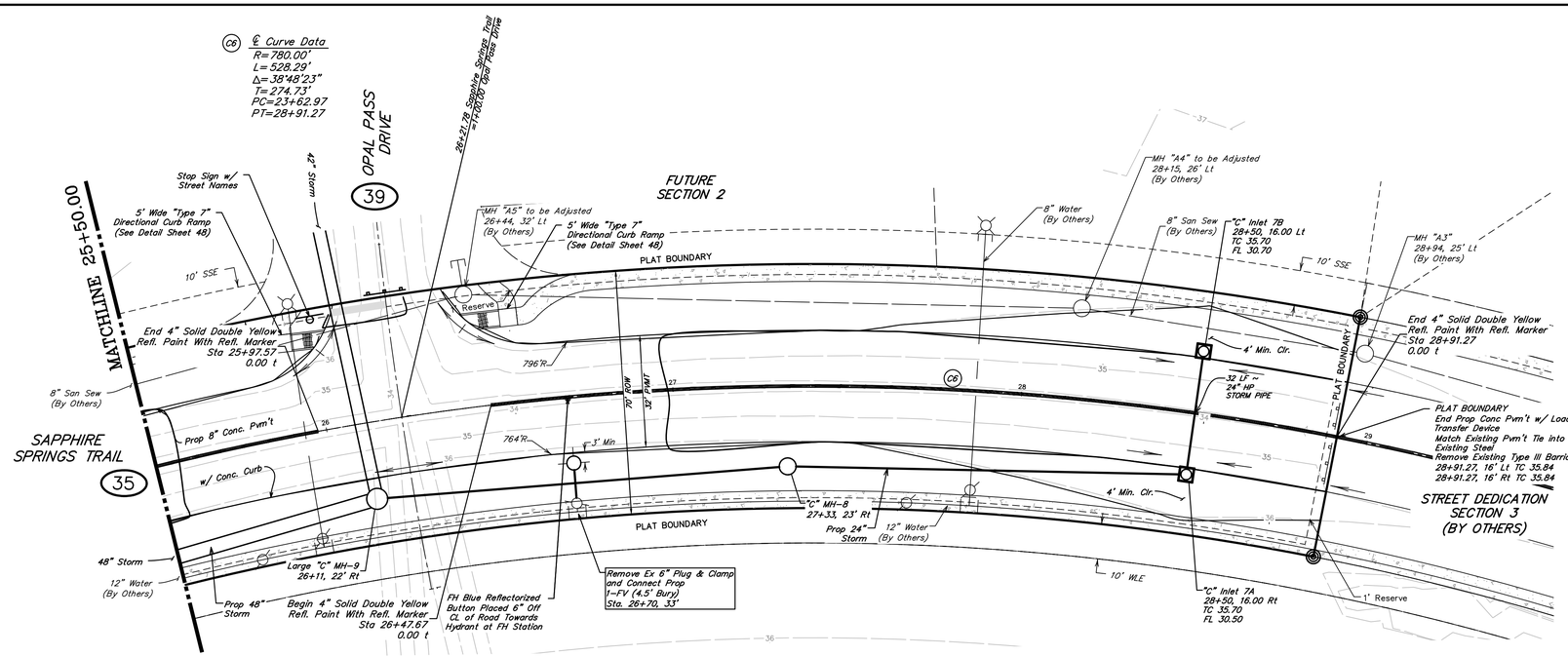
K:\16759\16759-0010-14 Ashland - Phase 1A - Offsite WS&D\2 Design Phase\CAD\Plans\209 - Sapphire Springs Trail - 16579-0010-14.dwg Oct 21,2024 - 5:55pm cj



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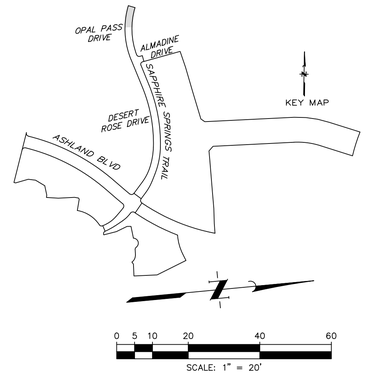

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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
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ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

SAPPHIRE SPRINGS TRAIL VI
25+50.00 TO 28+91.27

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STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
Darren McAfee 10/22/2024

SHEET NO. 37 OF 48

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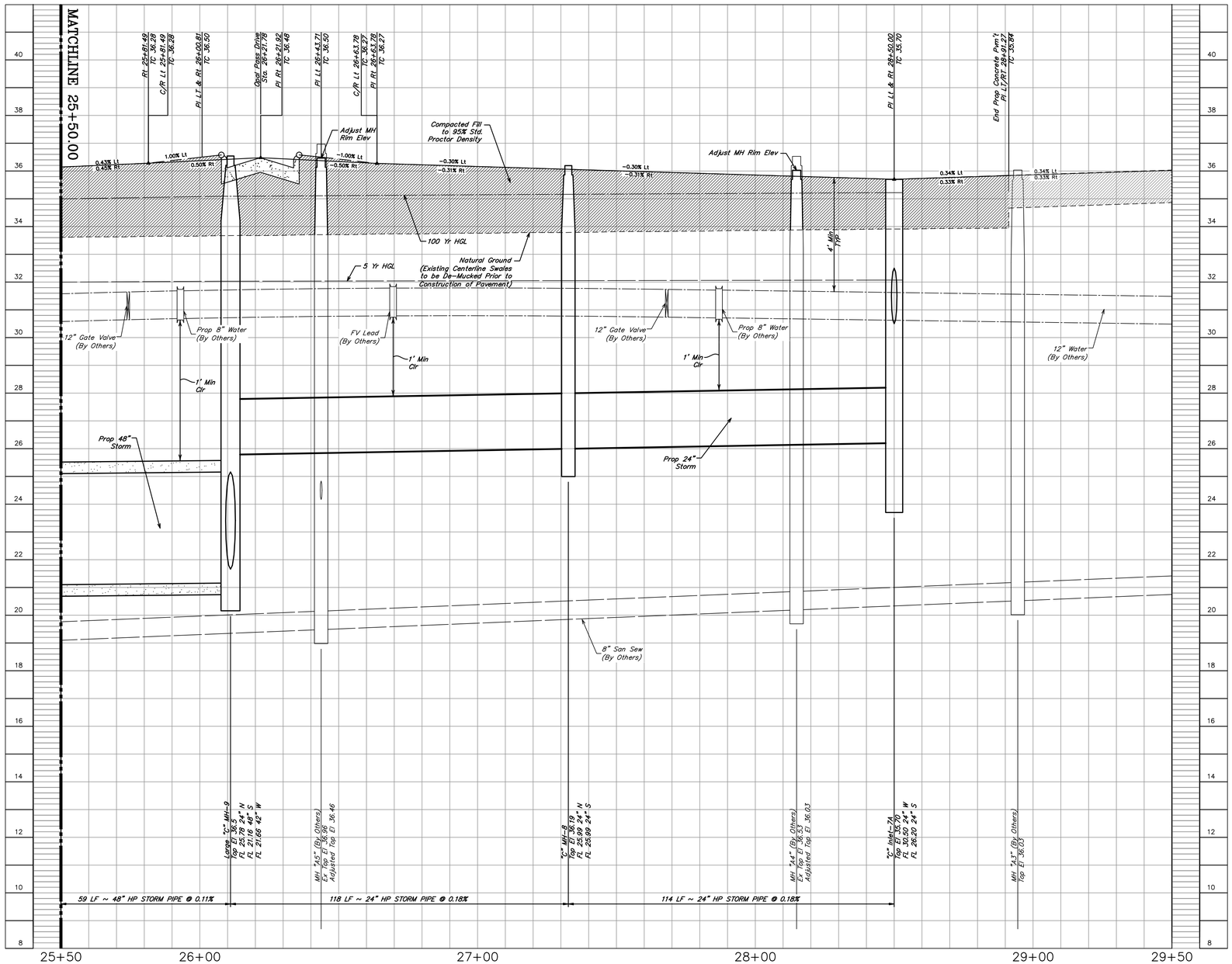
K:\16759\16759-0010-14 Ashland - Phase 1A - Offsite WS&D\2 Design Phase\CAD\Plans\210 - Sapphire Springs Trail - 16759-0010-14.dwg Oct 21,2024 - 6:02pm cj

SAPPHIRE SPRINGS TRAIL



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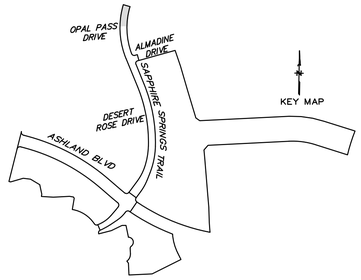

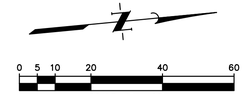

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SAPPHIRE SPRINGS TRAIL VI PROFILE 25+50.00 TO 28+91.27

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SHEET NO. 38 OF 48

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K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\210 – Sapphire Springs Trail – 16759-0010-14.dwg Oct 21,2024 – 5:46pm rramos

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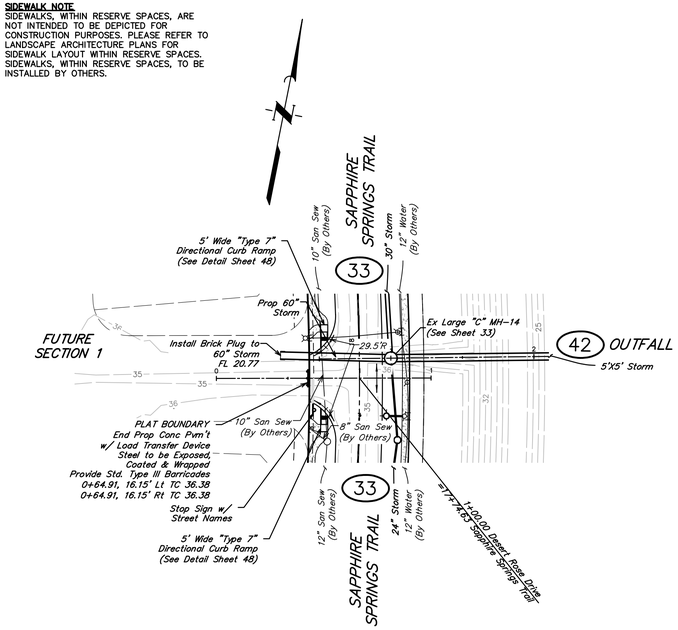

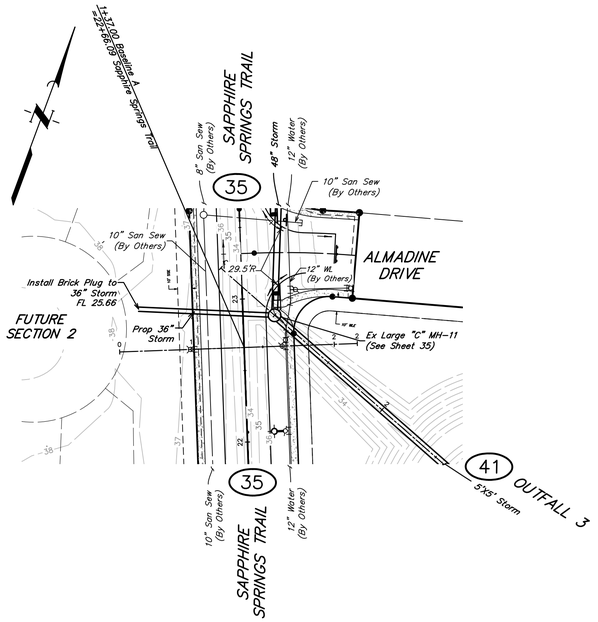

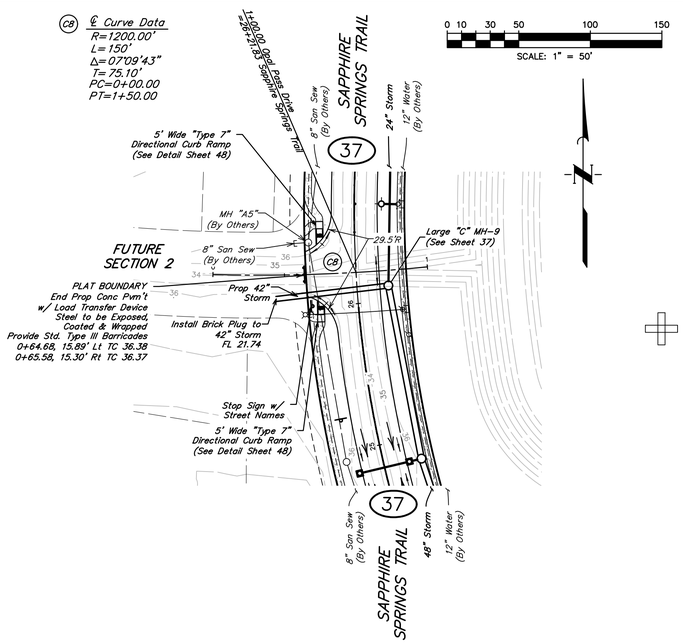

0 10 30 50 100 150
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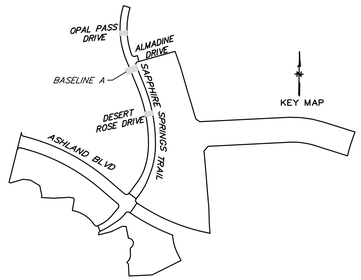
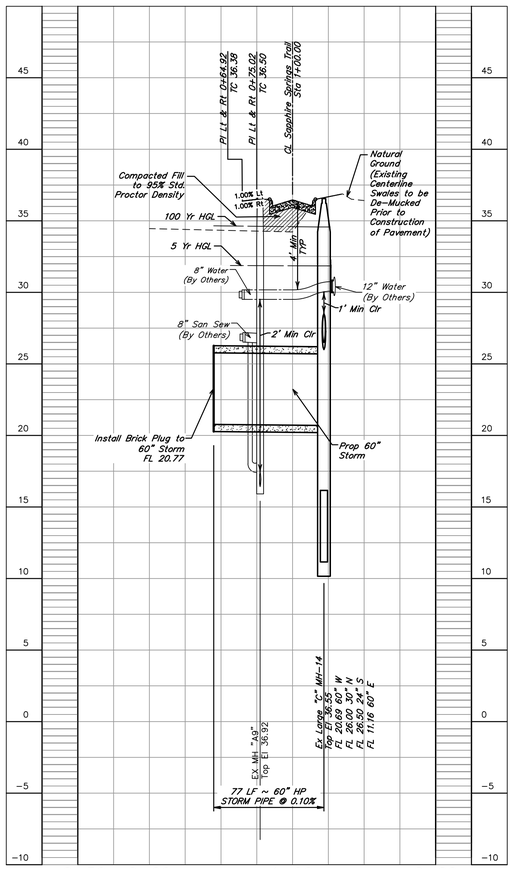
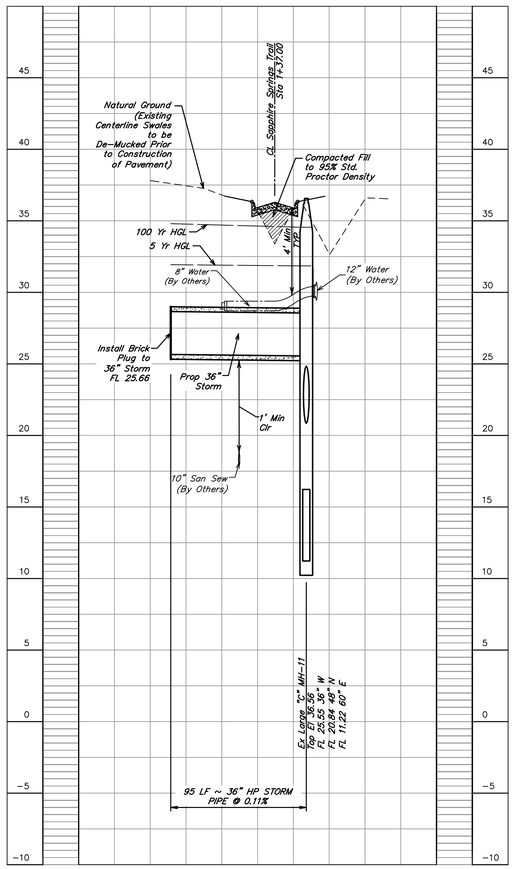


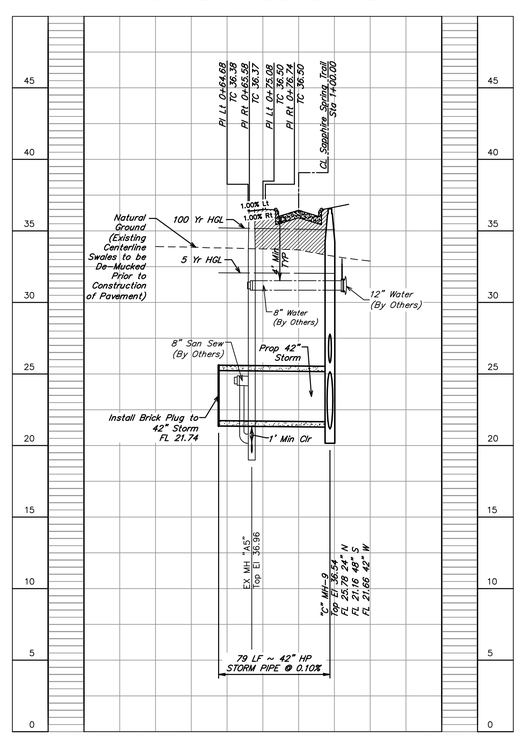
DESERT ROSE DRIVE



BASELINE A



OPAL PASS DRIVE



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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
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ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2
DESERT ROSE DRIVE
0+00.00 TO 1+50.00
BASELINE A
0+00.00 TO 2+16.12
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QUIDDITY
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SHEET NO. 39 OF 48

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K:\16759\16759-0010-14 Ashland - Phase 1A - Offsite WS&D\2 Design Phase\CAD\Plans\211 - Jasper -Desert -Baseline A -Alamadine - 16759-0010-14.dwg Oct 21,2024 - 5:49pm rramos

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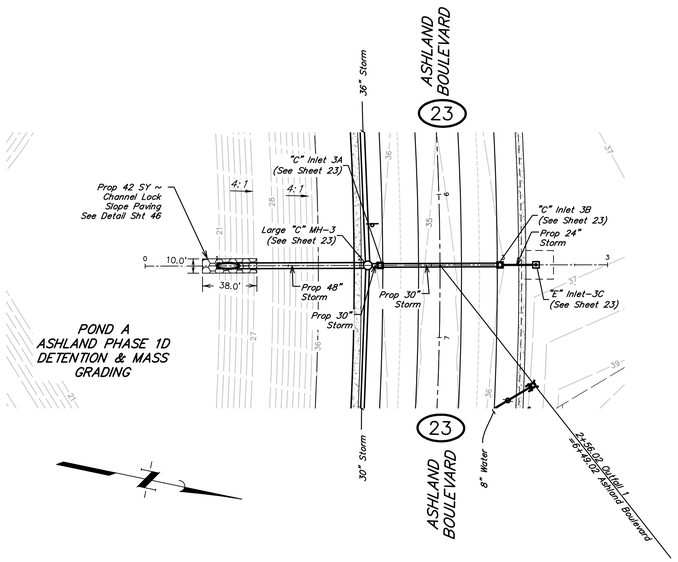

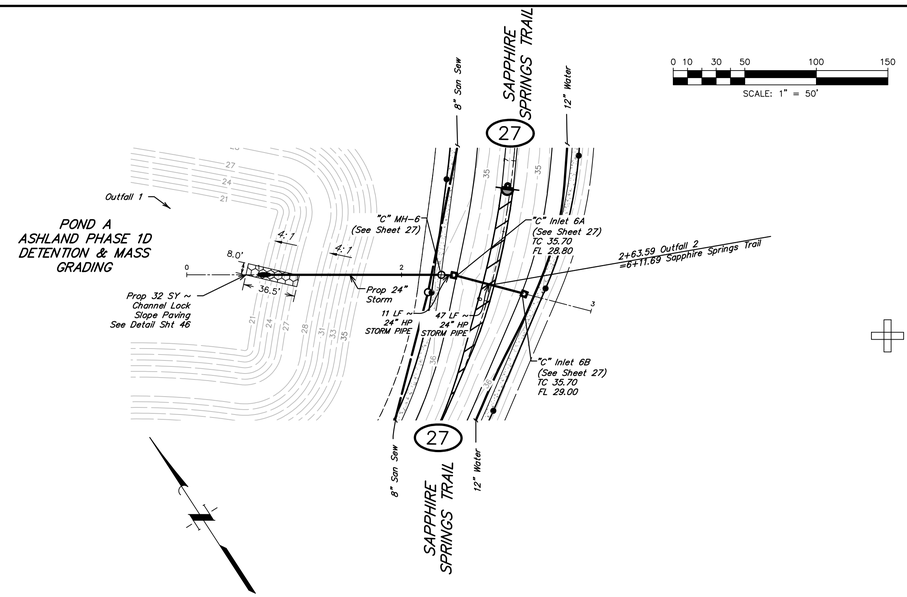

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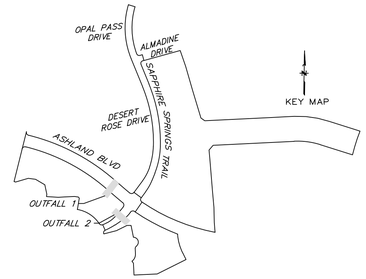
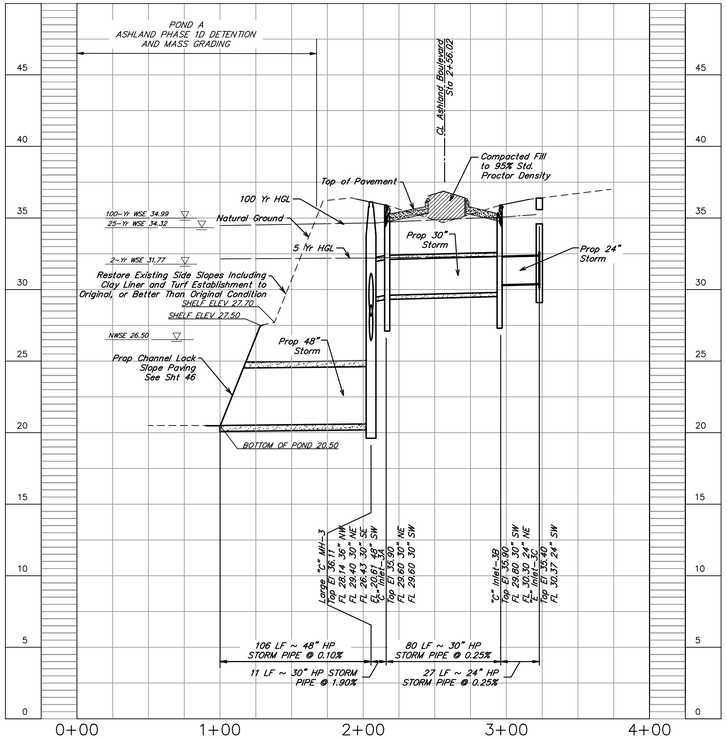


OUTFALL 1



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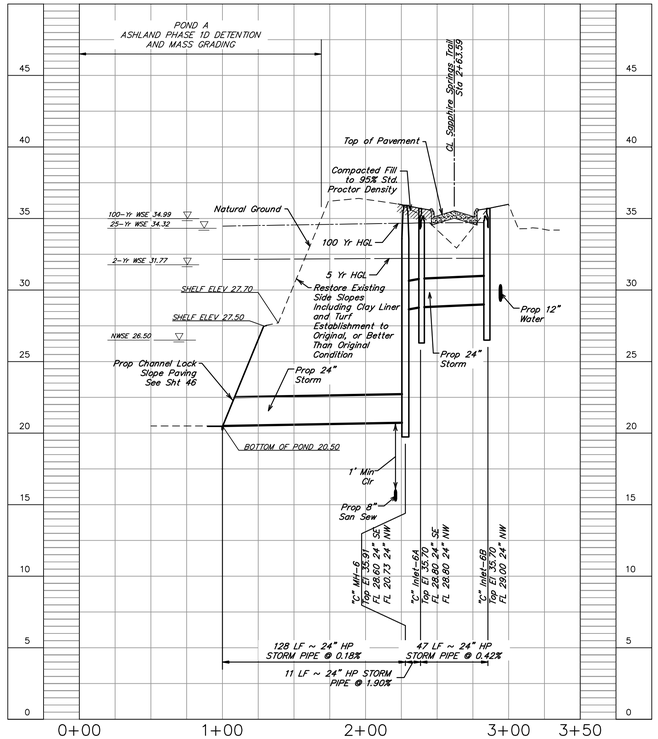

NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

OUTFALL 1
0+50.00 TO 3+73.02
OUTFALL 2
0+50.00 TO 3+35.55

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=50' H. 1"=5' V.
DATE: JULY 2024
JOB NO. 16759-0010-14
SUBMITTED:
DGN. BY: CBJ/AHR
DWN. BY: JWS
DWG. NO.
SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 40 OF 48

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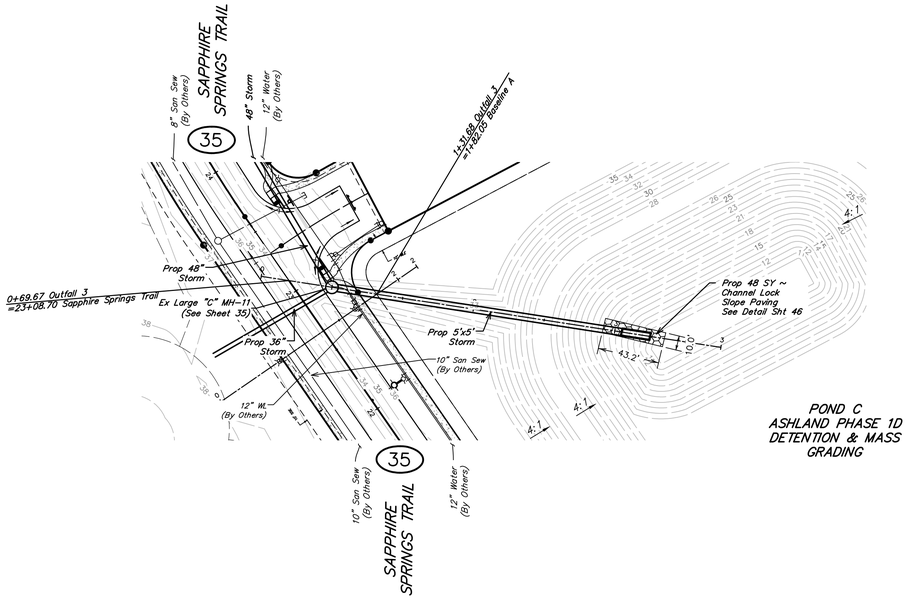
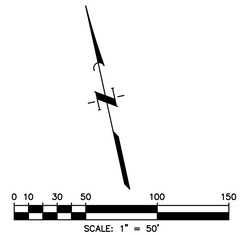
K:\16759\16759-0010-14 Ashland - Phase 1A - Offsite WS&D\2 Design Phase\CAD\Plans\212 - Outfalls 1-5 - 16759-0010-14.dwg Oct 22,2024 - 8:01am cj

SIDEWALK NOTE
SIDEWALKS, WITHIN RESERVE SPACES, ARE NOT INTENDED TO BE DEPICTED FOR CONSTRUCTION PURPOSES. PLEASE REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SIDEWALK LAYOUT WITHIN RESERVE SPACES. SIDEWALKS, WITHIN RESERVE SPACES, TO BE INSTALLED BY OTHERS.



POND C
ASHLAND PHASE 1D
DETENTION & MASS
GRADING



BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:
DG6956 DW1 CLUTE COOP CORS ARP
DL3490 TXBC BAY CITY CORS ARP
DH3614 TXLM LA MARQUE CORS ARP

TBM A BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, APPROXIMATELY 1600 ± SOUTH FROM FM 32, AT THE NORTHWEST CORNER OF THE SUBJECT TRACT, 4.0' FROM THE EDGE OF ASPHALT AND 37' NORTHWEST FROM A POWER POLE
ELEVATION = 40.01 FEET, NAVD 88.

TBM B BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, 3130 FEET NORTH FROM THE INTERSECTION OF ANCHOR ROAD, 2.7' FROM THE EDGE OF ASPHALT AND 36' NORTHWEST FROM A POWER POLE.
ELEVATION = 36.59 FEET, NAVD 88.

FLOODPLAIN
THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS. ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

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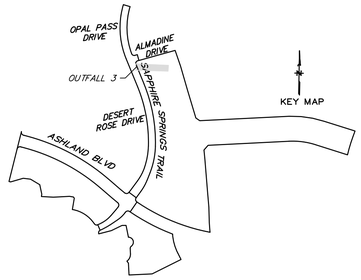
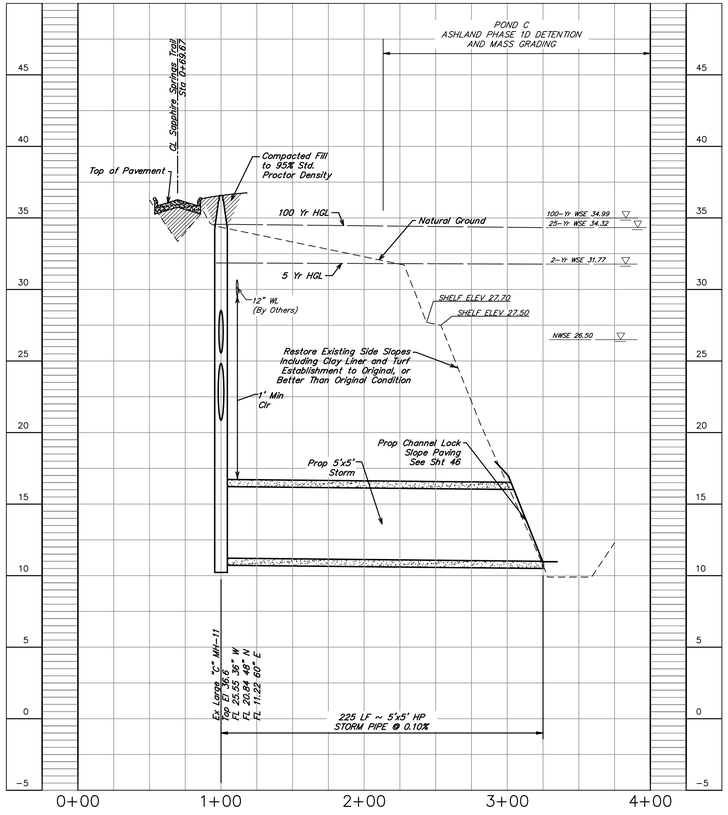
PLACE ONE FULL 18' SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES – SHEET XX – PROTECTION REQUIREMENTS AT WATERLINE – SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.



OUTFALL 3



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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

OUTFALL 3
0+50.00 TO 3+74.98

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=50' H. 1"=5' V. DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 41 OF 48

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K:\16759\16759-0010-14 Ashland - Phase 1A - Offsite WS&D\2 Design Phase\CAD\Plans\212 - Outfalls 1-5 - 16759-0010-14.dwg Oct 21,2024 - 5:52pm rramos

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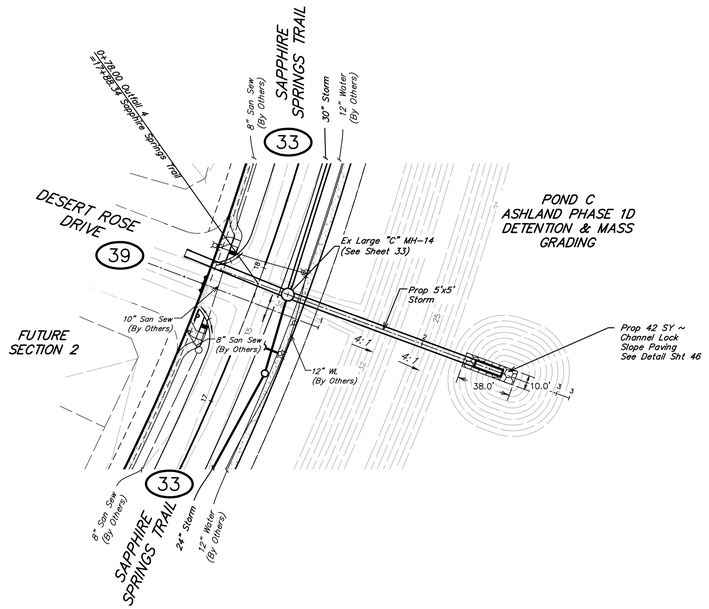

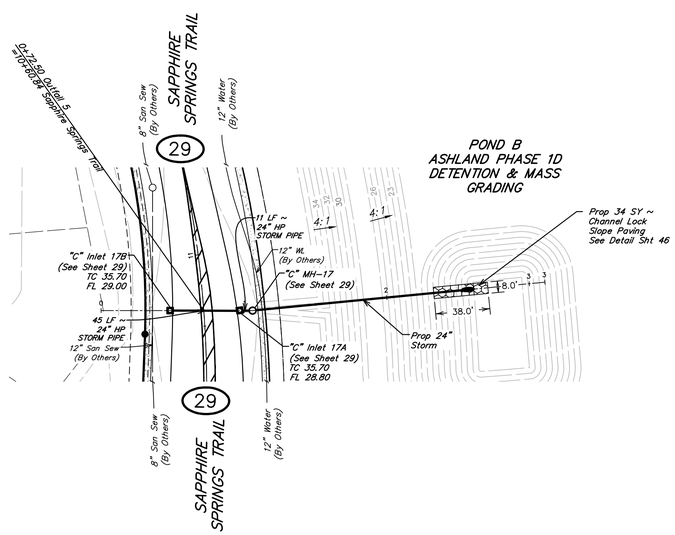

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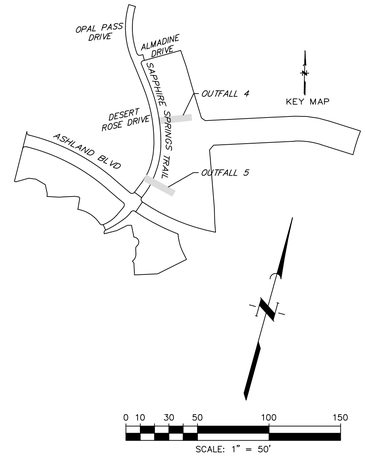

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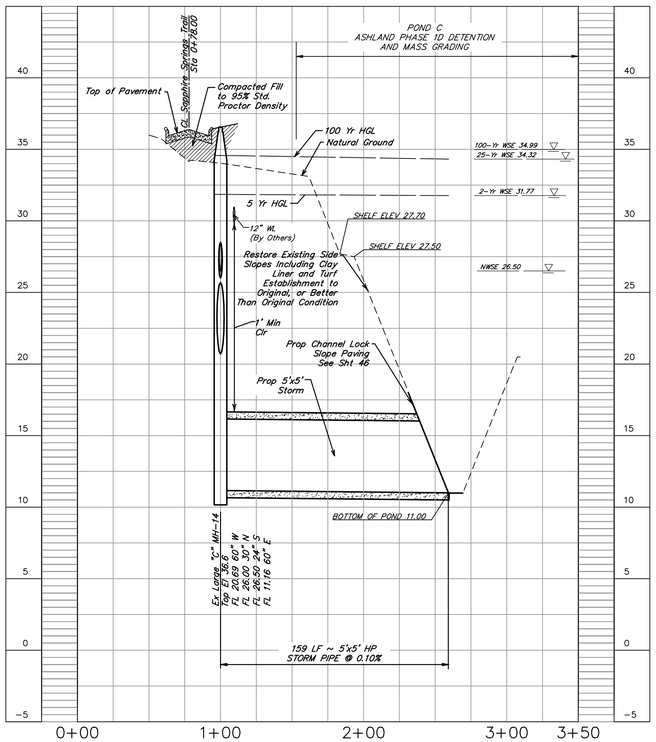
OUTFALL 4



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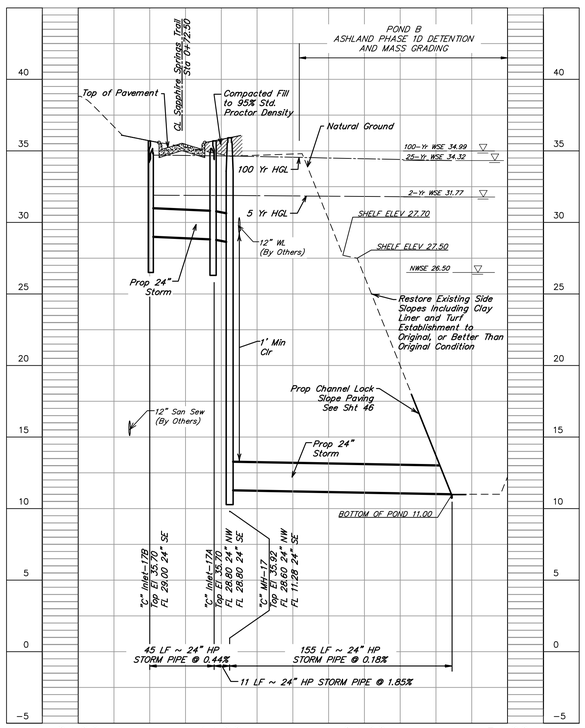

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

OUTFALL 4
0+50.00 TO 3+09.39
OUTFALL 5
0+00.00 TO 3+10.96

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: 1"=50' H, 1"=5' V. DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
LIC. 137808
LICENSED
PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 42 OF 48

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HYPER-CHLORINATED WATER NOTES

1. HYPER-CHLORINATED WATER SHALL NOT BE DISCHARGED TO THE STORM SEWER OR DRAINAGE SYSTEM UNLESS THE CHLORINE CONCENTRATION IS REDUCED TO 4 PPM OR LESS BY CHEMICALLY TREATING THE DISCHLORINATE WATER OR BY USING A SERIES OF SETTLING PONDS OR TANKS.
2. DISCHARGE OF HIGH FLOW RATE AND VELOCITIES SHALL BE DIRECTED TO VELOCITY DISSIPATION DEVICES.
3. CHLORINE CAN BURN VEGETATION, SO IT SHOULD NOT BE USED TO WATER VEGETATION THAT IS BEING USED FOR REVEGETATION, VEGETATED FILTERS OR BUFFERS, OR VEGETATED AREAS THAT DRAIN TO WETLANDS.
4. HYPER-CHLORINATED WATER MAY BE DISCHARGED TO AN ONSITE RETENTION AREA UNTIL NATURAL ATTENUATION OCCURS. THE AREA MAY BE A DRY STORMWATER DETENTION BASIN, OR A PORTION OF THE SITE MAY BE GRADED TO CREATE A TEMPORARY RETENTION AREA.
5. NATURAL ATTENUATION OF THE CHLORINE MAY BE AIDED BY AERATION. AIR CAN BE ADDED TO THE WATER BY DIRECTING THE DISCHARGE OVER A ROUGH SURFACE BEFORE IT ENTERS THE TEMPORARY RETENTION AREA OR AN ONSITE DRAINAGE DITCH OR SWALE THAT LEADS TO THE AREA.
6. ONSITE DISCHARGE MAY REQUIRE SEVERAL HOURS TO A FEW DAYS BEFORE THE WATER IS SAFE TO DISCHARGE. THE RATE AT WHICH CHLORINE WILL ATTENUATE IS AFFECTED BY SOIL CONDITIONS AND WEATHER CONDITIONS. ATTENUATION WILL OCCUR QUICKEST DURING WARM, SUNNY, AND DRY WEATHER.

SANITARY WASTE NOTES

1. THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE NUMBER OF PORTABLE TOILETS BASED ON THE NUMBER OF EMPLOYEES USING THE TOILETS AND THE HOURS THEY WILL WORK.
2. SANITARY FACILITIES SHALL BE PLACED ON A MINIMUM OF 50 FEET AWAY FROM STORM DRAIN INLETS, CONVEYANCE, CHANNELS OR SURFACE WATERS. IF THE SITE CONFIGURATION PROVIDES SUFFICIENT SPACE TO DO SO.
3. IN CASE SPACE CONFIGURATION, PORTABLE TOILETS SHALL BE A MINIMUM OF 20 FEET AWAY FROM STORM DRAIN INLETS, CONVEYANCE CHANNELS OR SURFACE WATER AND SECONDARY CONTAINMENT SHALL BE PROVIDED IN CASE OF SPILLS.
4. THE LOCATION OF THE PORTABLE TOILETS SHALL BE ACCESSIBLE TO MAINTENANCE VEHICLES DURING WET WEATHER AND SEDIMENT CONTROLS OR CAUSING EROSION OR TRACKING PROBLEMS.
5. SANITARY FACILITIES SHALL BE FULLY ENCLOSED AND DESIGNED IN A MANNER THAT PREVENTS THE EXPOSURE OF SANITARY WASTE TO PRECIPITATION AND STORMWATER RUNOFF.
6. WHEN HIGH WINDS ARE EXPECTED, PORTABLE TOILETS SHALL BE ANCHORED OR OTHERWISE SECURED TO PREVENT THEM FROM BEING BLOWN OVER.
7. THE COMPANY THAT SUPPLIES AND MAINTAINS THE PORTABLE TOILETS SHALL ENSURE THAT THE CONTENTS OF A TOILET IS TIPPED INTO OR EMPTIED IN A WAY THAT IS IMMEDIATELY DISCHARGED INTO A SANITARY SEWER SYSTEM. IT SHALL BE VACUUMED INTO A SEPTIC TRUCK BY THE COMPANY THAT MAINTAINS THE TOILETS.
8. THE OPERATOR OF THE MUNICIPAL SEPTAGE STORM SEWER SYSTEM (MS4) SHALL BE NOTIFIED OF ANY DISCHARGE FROM THE PORTABLE TOILETS (INTO THE MS4 OR A NATURAL CHANNEL).
9. SANITARY FACILITIES SHALL NOT BE PERMITTED ON PUBLIC SIDEWALKS, STREETS OR INLETS.

DEBRIS AND TRASH NOTES

1. ALL WASTE SOURCES AND STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS AND OTHER WATERS, IF THE SITE CONFIGURATION PROVIDES SUFFICIENT SPACE TO DO SO. IN NO CASE SHALL MATERIAL AND WASTE SOURCES BE CLOSER THAN 20 FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS, AND OTHER WATERS.
2. CONTRACTOR SHALL DESIGNATE A PERSON TO BE RESPONSIBLE FOR DEBRIS MANAGED ITS EXPOSURE TO PRECIPITATION AND STORMWATER RUNOFF.
3. WHENEVER POSSIBLE, MINIMIZE PRODUCTION OF DEBRIS AND TRASH.
4. INSTRUCT CONSTRUCTION WORKERS IN PROPER DEBRIS AND TRASH STORAGE AND HANDLING PROCEDURES.
5. DISPOSE OF HAZARDOUS WASTE FROM NON-HAZARDOUS CONSTRUCTION SITE DEBRIS.
6. PROHIBIT LITTERING BY WORKERS AND VISITORS.
7. POLICE SITE DAILY TO PICK UP LITTER AND DEBRIS.
8. DESIGNATE LITTER COLLECTION AND STORAGE PROCEDURES.
9. IF FEASIBLE, RECYCLE CONSTRUCTION AND DEMOLITION DEBRIS SUCH AS WOOD, METAL, AND CONCRETE.
10. TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AT REGULAR INTERVALS OR WHENEVER IT IS POSSIBLE TO DO SO. DUMPSTERS SHALL NOT BE WASHED OUT ON THE CONSTRUCTION SITE. TRASH SHALL BE PICKED UP AND HAULED OFF SITE BY THE DUMPSTER SERVICE.
11. GENERAL CONSTRUCTION DEBRIS MAY BE HAULED TO A LICENSED CONSTRUCTION DEBRIS LANDFILL.
12. USE WASTE AND RECYCLING HAULERS/FACILITIES APPROVED BY THE LOCAL JURISDICTION.
13. DISPOSAL OF TREES AND BRUSH FOR USE SUCH AS MULCH IS PREFERRED ALTERNATIVE TO ONSITE DISPOSAL.
14. NO WASTE, TRASH, OR DEBRIS SHALL BE BURIED, BURNED OR OTHER WISE DISPOSED OF ONSITE.
15. CONTRACTOR SHALL ALL DEBRIS AND TRASH CONTAINERS WHICH MATERIALS ARE ACCEPTABLE. FOREMAN AND/OR CONSTRUCTION SUPERVISOR SHALL MONITOR ONSITE SOLID WASTE STORAGE AND DISPOSAL PROCEDURES DAILY.

CONCRETE SAWCUTTING WASTE NOTES

1. DURING SAWCUTTING OPERATIONS, THE SLURRY AND CUTTINGS SHALL BE CONTINUOUSLY VACUUMED OR OTHERWISE RECOVERED AND NOT BE ALLOWED TO DISCHARGE FROM THE SITE.
2. IF THE SAWCUTTING SLURRY DOES FLOW IN A STORM DRAIN INLET, THE INLET SHALL BE BLOCKED BY SANDBAGS OR EQUIVALENT TEMPORARY MEASURES TO PREVENT THE SLURRY FROM ENTERING THE INLET. REMOVE THE SANDBAGS AND CLEAN THE INLET UPON COMPLETING SAWCUTTING OPERATIONS, SO THEY DO NOT CAUSE DOWNSTREAM PROBLEMS DURING STORM EVENTS.
3. SLURRY AND CUTTINGS SHALL NOT BE ALLOWED TO REMAIN ON THE PAVEMENT TO DRY OUT.
4. DEVELOP PRE-DETERMINED, SAFE SLURRY DISPOSAL AREAS.
5. THE SLURRY AND CUTTINGS SHALL BE VACUUMED AND IMMEDIATELY HAULED FROM THE SITE FOR DISPOSAL AT A WASTE FACILITY, IF THIS IS NOT POSSIBLE, THE SLURRY AND CUTTINGS SHALL BE DISCHARGED INTO ONSITE CONTAINMENT.
6. THE ONSITE CONTAINMENT MAY BE EXCAVATED OR BERMED PIT LINED WITH PLASTIC SHEETING, OR A PREFABRICATED TANK. AFTER THE SLURRY HAS BEEN PLACEMENT OF NEW CONCRETE, SLURRY FROM SAWCUTTING MAY BE DISPOSED OF IN FACILITIES DESIGNATED FOR THE WASHOUT OF CONCRETE TRUCKS AND EQUIPMENT AS LONG AS IT IS PROPERLY CONTAINED.
7. THE CONTAINMENT SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM STORM DRAIN INLETS, DRAINAGE WAYS, CHANNELS, AND OTHER WATERS, IF THE SITE CONFIGURATION PROVIDES SUFFICIENT SPACE TO DO SO. IN NO CASE SHALL THE COLLECTION AREA BE CLOSER THAN 20 FEET FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS AND OTHER WATERS.
8. RENTAL, PORTABLE, PRE-FABRICATED, CONCRETE WASHOUT COLLECTION BASINS ARE COMMERCIALLY AVAILABLE AND ARE AN ACCEPTABLE ALTERNATIVE TO AN ONSITE CONTAINMENT PIT.
9. REMOVE WASTOR CONCRETE WHEN THE CONTAINMENT IS HALF FULL, ALWAYS LEAVE ENOUGH FREEBOARD TO PREVENT OVERFLOW.
10. ONSITE EVAPORATION OF SLURRY WATER AND RECYCLING OF THE CONCRETE WASTE IS THE PREFERRED DISPOSAL METHOD. WHEN THIS IS NOT FEASIBLE, DISCHARGE FROM THE COLLECTION AREA SHALL ONLY BE ALLOWED IF A PASSIVE TREATMENT SYSTEM IS USED TO REMOVE THE FINES. MECHANICAL, CHEMICAL, AND ELECTRICAL TREATMENT SYSTEMS MAY BE USED. THE PH MAY BE AND DISCHARGED IS ALLOWED ON IT THE pH DOES NOT EXCEED 8.5. THE pH MAY BE LOWERED BY ADDING SULFURIC ACID TO THE SLURRY WATER.
11. CARE SHALL BE EXERCISED WHEN TREATING THE SLURRY WATER FOR DISCHARGE. MONITORING MUST BE IMPLEMENTED TO VERIFY THAT DISCHARGES DO NOT EXCEED pH LIMITS AND DO NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.
12. GEOTEXTILE FABRICS SUCH AS THOSE USED FOR SILT FENCE SHOULD NOT BE USED TO CONTROL SAWCUTTING WASTE, SINCE THE GRAIN SIZE IS SIGNIFICANTLY SMALLER THAN THE APPARENT OPENING SIZE OF THE FABRIC.

SPILL AND LEAK RESPONSE NOTES

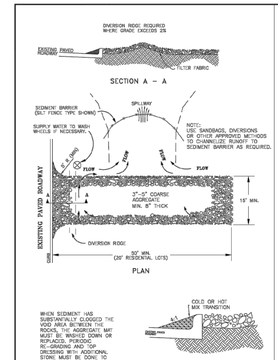
1. RECORDS OF RELEASES THAT EXCEED THE REPORTABLE QUANTITY (RQ) FOR OIL AND HAZARDOUS SUBSTANCES SHOULD BE MAINTAINED IN ACCORDANCE WITH THE FEDERAL AND STATE REGULATIONS.
2. SPILL PREVENTION AND EMERGENCY RESPONSE PROCEDURES SHALL BE POSTED IN A READILY AVAILABLE AREA FOR ACCESS BY ALL EMPLOYEES AND SUBCONTRACTORS.
3. MATERIAL SAFETY DATA SHEETS MAINTAINED FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS THAT ARE REGULARLY ONSITE. MATERIALS IN KITS SHOULD BE BASED ON CONTAINMENT GUIDELINES IN THE MATERIALS SAFETY AND DATA SHEETS (MSDSS) FOR THE SUBSTANCE MOST FREQUENTLY ONSITE.
4. SPILL KITS ARE INTENDED FOR RESPONSE TO SMALL SPILLS, TYPICALLY LESS THAN 55 GALLONS OF SUBSTANCES THAT ARE NOT EXTREMELY HAZARDOUS. SIGNIFICANT SPILLS OR OTHER RELEASES WARRANT IMMEDIATE RESPONSE BY TRAINED PROFESSIONALS.
5. SUSPECTED JOB-SITE CONTAMINATION SHOULD BE IMMEDIATELY REPORTED TO REGULATORY AUTHORITIES AND PROTECTIVE ACTIONS TAKEN.
6. THE CONTRACTOR SHALL DESIGNATE A RESPONSIBLE PERSON ON SITE, SUPERINTENDENT, FOREMAN, SAFETY OFFICER, OR OTHER SENIOR PERSON WHO IS ONSITE DAILY TO BE THE SPILL AND LEAK RESPONSE COORDINATOR (SLRC) AND MUST HAVE KNOWLEDGE OF AND BE TRAINED IN CORRECT SPILL AND LEAK RESPONSE PROCEDURES.

SUBGRADE STABILIZATION NOTES

1. MINIMIZE THE DISCHARGE OF PUTTY OVERSOIL STABILIZERS INTO THE STORMWATER SYSTEM. THE CONTRACTOR SHALL BE STRICT TO THAT WHICH CAN BE THOROUGHLY MIXED AND COMPACTED BY THE END OF EACH WORKDAY.
2. STABILIZERS SHALL BE APPLIED AT RATES THAT RESULT IN NO RUN OFF.
3. STABILIZATION SHALL NOT OCCUR IMMEDIATELY BEFORE AND DURING RAINFALL EVENTS.
4. NO TRAFFIC OTHER THAN WATER TRUCKS AND MIXING EQUIPMENT SHALL BE ALLOWED TO PASS OVER THE AREA BEING STABILIZED UNTIL AFTER STABILIZER HAS SET UP AND CURED.
5. AREA ADJACENT AND DOWNSTREAM OF STABILIZED AREAS SHALL BE REDUCTIONED TO INTERCEPT CHEMICAL RUNOFF AND REDUCE RUNOFF VELOCITY.
6. GEOTEXTILE FABRICS SUCH AS THOSE USED FOR SILT FENCE SHOULD NOT BE USED TO CONTROL STABILIZER WASTE, SINCE THE GRAIN SIZE IS DISSOLVED IN THE WATER AND WON'T BE AFFECTED BY A BARRIER AND THE SUSPENDED SOLIDS ARE SIGNIFICANTLY SMALLER THAN THE APPARENT OPENING SIZE OF THE FABRIC.
7. IF SOIL STABILIZERS ARE STORED ONSITE, THEY SHALL BE CONSIDERED HAZARDOUS MATERIALS AND SHALL BE STORED ACCORDINGLY. THE CONSTRUCTION OF CHEMICAL MANAGEMENT TO CAPTURE ANY ACCIDENTAL LIKE OR CHEMICAL OVERFLOW.
8. THE CONTRACTOR SHALL INSTALL BMP'S TO ALL INLETS AND OPENINGS CONNECTED TO THE STORM SEWER SYSTEMS TO PREVENT LIME FROM ENTERING THE MS4 SYSTEM.

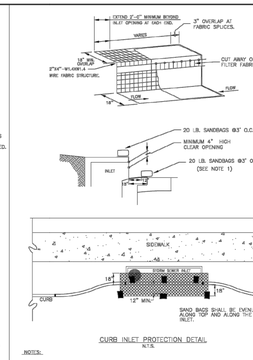
SANDBLASTING WASTE NOTES

1. THE CONTRACTOR SHOULD BE REQUIRED TO DESIGNATE THE SITE FOR SANDBLASTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SANDBLASTING TO ALSO BE RESPONSIBLE FOR SANDBLASTING WASTE MANAGEMENT.
2. PROHIBIT ALL DISCHARGE OF SANDBLASTING WASTE.
3. CONTROL DUST, NON-HAZARDOUS SANDBLAST MEDIA.
4. USE APPROPRIATE EQUIPMENT FOR THE JOB, DO NOT OVER-BLAST.
5. WHENEVER POSSIBLE, BLAST IN A DOWNWARD DIRECTION.
6. CEASE BLASTING ACTIVITIES IN HIGH WINDS OR IF WIND DIRECTION COULD CAUSE DUST TO BLOW ONTO ADJACENT PROPERTIES.
7. IF SANDBLAST MEDIA CANNOT BE FULLY CONTAINED, CONSTRUCT SEDIMENT TRAPS DOWNSTREAM FROM BLASTING AREA WHERE APPROPRIATE.
8. USE SOUND FENCING WHERE APPROPRIATE IN AREAS WHERE BLAST MEDIA CANNOT BE FULLY CONTAINED.
9. USE VACUUM TRUCKS OR SWEEPING EQUIPMENT TO REMOVE SANDBLAST GRIT FROM THE ARE PREVENT RUNOFF FROM MIXING OPERATIONS FROM ENTERING DRAINAGE SYSTEMS.
10. USE VACUUM GRIT COLLECTION SYSTEMS WHERE POSSIBLE.
11. ADDRESS SANDBLASTING MATERIALS, PROCEDURES, AND WEATHER CONDITIONS ON A DAILY BASIS.
12. TAKE ALL REASONABLE PRECAUTIONS TO ENSURE THAT SANDBLASTING GRIT IS CONTAINED AND KEPT AWAY FROM DRAINAGE STRUCTURES.
13. ENSURE THAT STORED SANDBLAST MEDIA IS ALWAYS BE STORED UNDER COVER AWAY FROM DRAINAGE STRUCTURES.
14. ENSURE THAT STORED MEDIA OR GRIT IS NOT SUBJECTED TO TRANSPORT BY WIND.
15. ENSURE THAT ALL SANDBLASTING EQUIPMENT AND STORAGE CONTAINERS ARE IN GOOD CONDITION AND NOT LEAKING, AND FOLDING REGULATIONS.
16. CAPTURE AND TREAT RUNOFF WHICH COMES INTO CONTACT WITH SANDBLASTING MATERIALS OR WASTE.



TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT
N.T.S.

SL-ER-01



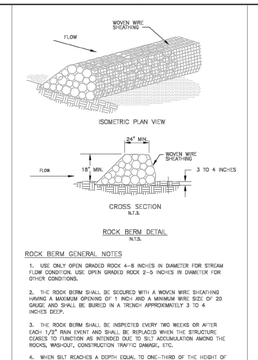
CURB INLET PROTECTION DETAIL
N.T.S.

NOTES:

1. A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL TO PROVIDE A CLEAR OPENING. THE FILTER FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR WIRE BINDING.
2. INSPECTION SHALL BE MADE BY CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
3. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL AND IMMEDIATELY REMOVE THE INLET PROTECTION IF THE STORMWATER BACKS UP TO OVERFLOW.
4. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF THE SEDIMENT IS STABILIZED.

SLOT OPENING	MINIMUM NUMBER OF WIRE MESH LAYERS	
	DOT	CHISE
6"	2	3
12"	3	3
18"	3	4
24"	4	4

SL-ER-02

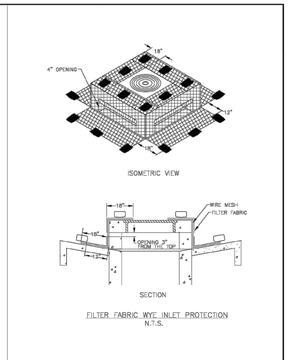


ROCK BERM DETAIL
N.T.S.

ROCK BERM GENERAL NOTES

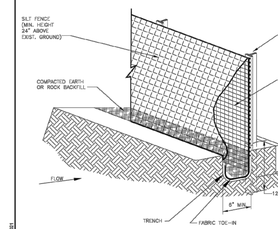
1. USE ONLY OPEN GRADED ROCK 4-8 INCHES IN DIAMETER FOR STREAM FLOW CONDITION. USE OPEN GRADED ROCK 2-5 INCHES IN DIAMETER FOR OTHER CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING A MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE SIZE OF 20 GAUGE AND SHALL BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP.
3. THE ROCK BERM SHALL BE INSPECTED EVERY TWO WEEKS OR AFTER EACH 1/2" RAIN EVENT AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASH-OUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE BERM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
5. WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
6. ROCK BERM SHOULD BE USED AS CHECK DAMS FOR CONCENTRATED FLOW AND ARE NOT INTENDED FOR USE IN PERIMETER PROTECTION.

SL-ER-03



FILTER FABRIC WYE INLET PROTECTION
N.T.S.

SL-ER-04

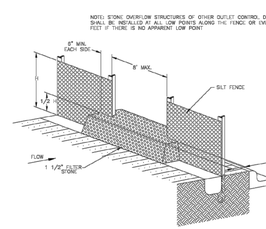


ISOMETRIC PLAN VIEW

SILT FENCE GENERAL NOTES

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE, INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR TRENCHING MACHINE. THE TRENCH SHALL BE A MINIMUM OF 8 INCHES DEEP AND FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WIRE FENCE TO WHICH IT SHALL BE ATTACHED TO EACH WOODEN POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NOTICED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

NOTE: STONE OVERFLOW STRUCTURES OF OTHER OUTLET CONTROL DEVICES SHALL BE INSTALLED AT ALL LOW POINTS ALONG THE FENCE OR EVERY 300 FEET IF THERE IS NO APPARENT LOW POINT



SILT FENCE
STONE OVERFLOW STRUCTURE
N.T.S.

SL-ER-05

No.	DATE	REVISION

SCALE:

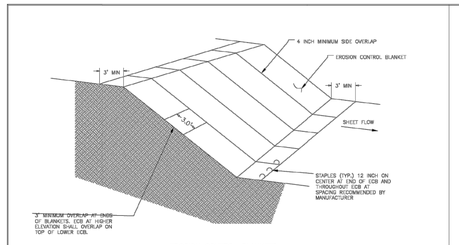
DESIGN ENGINEER DATE

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

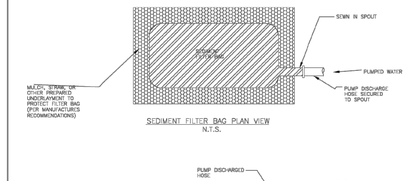
EROSION CONTROL DETAILS I

JOB No.:	
DES:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
SCALE:	SL-34
SHEET	OF

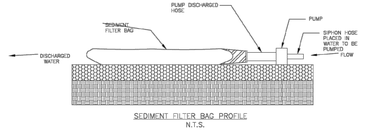


EROSION CONTROL BLANKETS
N.T.S.

SL-ER-06



SEDIMENT FILTER BAG PLAN VIEW
N.T.S.

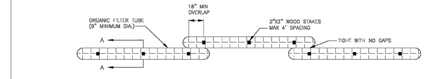


SEDIMENT FILTER BAG PROFILE
N.T.S.

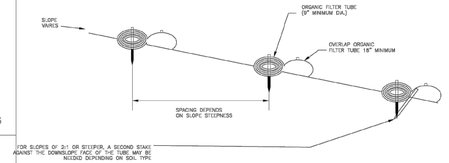
NOTE: A FILTRATION BAG IS NOT REQUIRED IF IF THE DRAINAGE SYSTEM CAN BE ADEQUATELY PROTECTED

DEWATERING CONTROLS
N.T.S.

SL-ER-07



ORGANIC FILTER TUBE PERIMETER CONTROL PLAN VIEW
N.T.S.



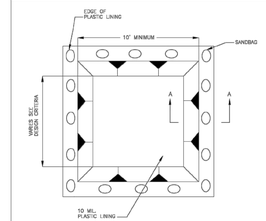
ORGANIC FILTER TUBE PERIMETER CONTROL PROFILE
N.T.S.

FILTER TUBE
N.T.S.

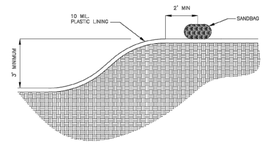
ORGANIC FILTER TUBES NOTES

1. TYPE OF NETTING, FILTER MATERIAL, DIAMETER OF TUBE, AND SPACING OF TUBES SHALL BE SPECIFIED BY THE DESIGNER BASED ON THE FOLLOWING CONSIDERATIONS:
   - SIZE OF CONTRIBUTING DRAINAGE AREA
   - STEEPNESS OF SLOPE
   - GROUND CONDITIONS (SOIL OR PAVEMENT)
2. DESIGNER SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE TUBE ARE TO BE TURNED UPSLOPE. UPSLOPE LENGTHS SHALL BE MINIMUM OF 10 FEET.

SL-ER-08



CONCRETE WASHOUT PLAN VIEW
N.T.S.



CONCRETE WASHOUT SECTION A-A
N.T.S.

CONCRETE WASHOUT NOTES

1. SANDBAGS MAYBE REPLACED BY A SOIL BERM TO ANCHOR THE PLASTIC BAG

CONCRETE WASHOUT AREA
N.T.S.

SL-ER-09

No.	DATE	REVISION

SCALE:

DESIGN ENGINEER DATE

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

EROSION CONTROL DETAILS II

JOB No.:	
DES:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
SCALE:	SL-35
SHEET	OF

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

STORM WATER POLLUTION PREVENTION PLAN DETAILS

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: NTS DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
Darren McAfee 10/22/2024

SHEET NO. 43 OF 48

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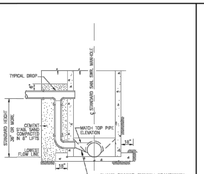
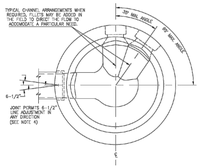


STANDARD DROP DETAIL
(SEE C.S.S. NOTES)

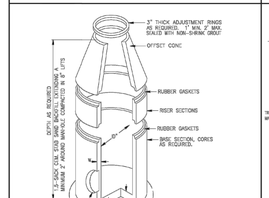
SL-SS-05



PIPING CONNECTIONS DETAIL

SL-SS-05A

NOTE:
1. INFLUENT AND EFFLUENT PIPING CONNECTIONS TO MANHOLE SHALL BE FLEXIBLE TO PREVENT SHEARING LOADS.
2. INFLUENT AND EFFLUENT CONNECTIONS ARE LIMITED TO A MAXIMUM 90° INCLUSIVE ANGLE OF CONVERGENCE.
3. MINIMUM 39" AND MAXIMUM 80" INCLUDED ANGLES MUST BE PROVIDED BETWEEN MULTIPLE INFLUENT CONNECTIONS.
4. ANGLE OF DEFLECTION AT PIPING JOINTS AS PER MANUFACTURER'S RECOMMENDATIONS.

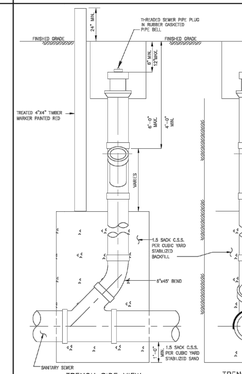


SPECIFICATIONS:
CONCRETE: CLASS 1 CONCRETE, WITH A DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. MATIS FOR H-30 LOADING.
REINFORCEMENT: STRUCTURAL REINFORCEMENT CONFORMING TO ASTM C-478.
C.I. CASTINGS: CAST IRON FRAMES AND LIDS ARE MANUFACTURED OF GRAY CAST IRON CONFORMING TO ASTM A48-76 CLASS 30.

NOTES
1. LIFTING INSERTS AS REQUIRED.
2. ALL JOINTS SHALL BE SEALED WITH APPROVED RUBBER GASKET.
3. STRUCTURE TO BE PLACED ON 12" STABILIZED BASE.
4. C.S.S. SHALL BE BROUGHT TO WITHIN 2-FT OF TOP OF MANHOLE.
5. PRE-CAST MANHOLE SHALL BE IN COMPLIANCE WITH APPROVED PRODUCT LIST.
6. TRANE COAT SHALL BE IN COMPLIANCE WITH APPROVED PRODUCT LIST.
7. ALL MANHOLES SHALL BE VACUUM TESTED PER SPECIFICATIONS.
8. BUTYLOM PROTECTORS REQUIRED ON ALL SANITARY MANHOLES.
9. REFER TO SANITARY MANHOLE LIDS, C.S.S. NOTES, MODIFIED BEDDING DETAILS AND NOTES.

PRECAST SANITARY MANHOLE
N.T.S.

SL-SS-03



TRENCH SIDE VIEW

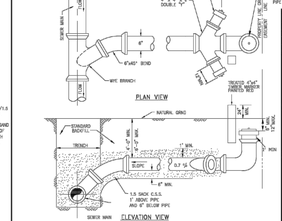
TRENCH END VIEW

NOTES
A) NO STACKS ON MAINS OVER 14" DIOP OR IN WET SAND CONDITIONS.
B) ALL STACK CONNECTIONS SHALL BE IN-LINE FITTINGS.

STACK DETAIL
N.T.S.

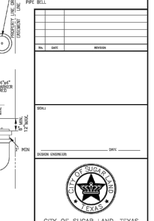
SL-SS-04

NOTES:
1. CONTRACTOR SHALL CONTACT CITY OF SUGAR LAND ENGINEERING DEPARTMENT AT (281) 275-2780 IF WET SAND OR OTHER UNSUITABLE SOIL CONDITIONS, HIGH WATER TABLE AND/OR UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED.
2. SHOULD A CONFLICT ARISE BETWEEN INFORMATION DEPICTED ON APPROVED CONSTRUCTION DRAWINGS AND INFORMATION INCLUDED IN PROJECT SPECIFICATIONS, CITY OF SUGAR LAND DESIGN STANDARDS SHALL GOVERN.
3. SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED A MINIMUM OF FOUR FEET FROM BACK OF CURB ON CURB AND GUTTER ROADWAYS AND THREE FEET FROM EDGE OF PAVEMENT ON ROADWAYS WITHOUT CURB AND GUTTER.
4. FOR MANHOLE LINING DUCTILE DIAMETER OF MANHOLE, SANITARY SEWER MANHOLES SHALL NOT BE INSTALLED BEYOND STREET RUNNING SMOOTH WHERE SPECIFICALLY AUTHORIZED BY THE CITY ENGINEER OR DESIGNATED ON APPROVED CONSTRUCTION DRAWINGS.
5. ALL SEWER MANHOLE COVERS SHALL HAVE THE CITY OF SUGAR LAND EMBLEM AND THE WORDS "SUGAR LAND" AND "SANITARY SEWER" CAST IN RAISED RELIEF. ALL MANHOLES SHALL BE CAST WITH STANDARD CONSTRUCTION DETAILS SHEETS. ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED PRIOR TO ACCEPTANCE.
6. MANHOLE RIM ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY. CONTRACTORS SHALL ADJUST RIM ELEVATIONS TO 0.4 FOT ABOVE FINISHED GRADE WITHIN RIGHTS-OF-WAY AND EASEMENTS AT EACH MANHOLE LOCATION AFTER FINAL GRADING. ADJUSTMENTS TO MANHOLE RIM ELEVATIONS SHALL BE ACCOMPLISHED BY THE USE OF THREE RINGS ONLY (MAX. OF 24 INCHES PERMITTED). THE AREA ADJACENT TO SANITARY SEWER MANHOLE LOCATIONS SHALL BE GRADED TO DRAIN AWAY FROM MANHOLES SO AS PREVENT ENTRY OF STORM WATER DIRECTLY TO THE SANITARY SEWER SYSTEM.
7. DROP CONNECTIONS ARE REQUIRED WHEN SHORT ELEVATION OF SEWER LINE TO BE CONNECTED EXCEEDS 24 INCHES DESIGNED ABOVE SHORT ELEVATION OF MANHOLE BASE. ALL DROP CONNECTIONS SHALL BE CONSTRUCTED OF SAME MATERIALS AS SEWER LINE AND SHALL BE CONSTRUCTED EXTERIOR TO MANHOLE. INSIDE DROP ALLOWED ON MANHOLES 10-FT in DEPTH, PVC.
8. BEDDING AND BACKFILL OF SANITARY SEWER PIPING AND MANHOLES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH CITY OF SUGAR LAND DESIGN STANDARDS. A 1.5-SACK MIX IS REQUIRED FOR ALL CEMENT STABILIZED SAND BEDDING AND BACK BEDDING SHALL BE INSTALLED IN LIFTS OF EIGHT INCHES MAXIMUM.
9. SOLVENT WELDED JOINTS ARE NOT AN ACCEPTABLE JOINING METHOD FOR SANITARY SEWERS CONSTRUCTED OF PVC PIPING MATERIALS AND LOCATED WITHIN RIGHTS-OF-WAY OR EASEMENTS. RUBBER GASKETED BELL AND SPIGOT SANITARY SEWER JOINTS ARE MANDATORY. BELL STUBS UP TWO OF FIVE FEET IN LENGTH SHALL BE INSTALLED AT ALL SANITARY SEWER STUB LOCATIONS.
10. SANITARY SEWER SERVICE LINES SHALL BE EXTENDED TO RIGHTS-OF-WAY AND/OR EASEMENT LINES AS APPLICABLE AND CAPPED/PLUGGED FOR FUTURE CONNECTIONS. SERVICE LINES ARE TO BE INSTALLED SO AS TO PROVIDE POSABLE WATER PIPING AT CROSSINGS WHERE POSSIBLE.
11. EACH SANITARY SEWER SERVICE LINES STUB, PLUGGED WITH BRANDY OUTLET AND STACK SHALL BE MARKED WITH A PRESSURE TREATED 4 X 4 TIMBER AT THE END OF THE SERVICE LINE EXTENDING FROM THE GROUND A MINIMUM OF FOUR FEET ABOVE THE PIPE AND AT AN ELEVATION TWO FEET BELOW THE EXPOSED TERMINATION POINT OF THE STACK AND EXTENDING TWO FEET ABOVE FINISHED GRADE. EACH TIMBER MARKER SHALL BE PAINTED RED AND LABELED "SANITARY SEWER STUB", "SANITARY SEWER WYE" OR "SANITARY SEWER STACK" AS APPROPRIATE WITH STUB, WYE BRANCH OUTLET OR STACK SIZE NOTED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF SANITARY SEWER LINES AND FORCE MAINS. ALL CLEARING, GRUBBING, FILL, OVERCUT, EXCAVATION OR OTHER CONSTRUCTION, CONTRACTOR SHALL ENSURE THAT STORM DRAINAGE PATHWAYS ARE MAINTAINED AND REMAIN OPEN TO ENSURE POSITIVE DRAINAGE AND THAT SUCH CONVEYANCES ARE NOT IMPEDED OR BLOCKED IN ANY WAY. STORM SEWER INLETS SHALL BE PROTECTED FROM ENTRY OF SILT, TRASH, DEBRIS AND ANY SUBSTANCES DETRIMENTAL TO THE STORM SEWER SYSTEM AND/OR WATERWAYS.
13. ALL SANITARY SEWER PIPING AND BEDDING SHALL BE INSPECTED BY CITY CONSTRUCTION INSPECTOR FOR CONFORMANCE WITH CITY INFRASTRUCTURE STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY NOTIFY THE CITY OF SUGAR LAND CONSTRUCTION INSPECTOR PRIOR TO CONVENING TO CITY OF SUGAR LAND PUBLIC WORKS DEPARTMENT INSPECTION POLICY.
14. C.S.S. 1" ASDHC PIPE AND 6" BLOOP PIPE MINIMUM.
15. SEE SCHEMA, NOTES AND C.S.S. NOTES.
16. CAST IN PLACE MANHOLES ACCEPTED, 4000 PSI CONCRETE.

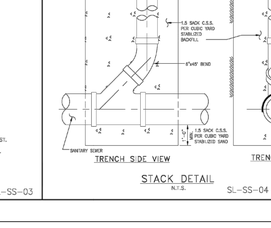


SANITARY SEWER SERVICE CONNECTION
N.T.S.

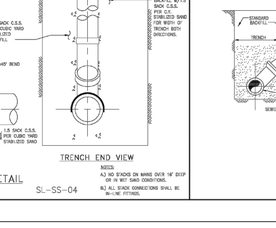
SL-SS-06



SL-WA-10



SL-WA-11



MIN. PIPE WALL THICKNESS	
4"	0.200"
6"	0.280"
8"	0.322"
12"	0.375"

AND LARGER

PVC WATER PIPE OFFSET ASSEMBLY

SL-WA-12

NOTES:
1. ALL SEWER WILL BE AWWA C900 PVC DR-14, 165 PSI WITH INTEGRAL BELL GASKETED JOINTS.
2. BOTH SEWERS MUST HAVE PIPE FOR THE CROSSING OF LESS THAN 18 FEET AND MUST BE CENTERED ON THE CROSSING. THE CROSSING SHALL BE CENTERED SO THAT THE JOINTS ARE EQUIDISTANT FROM THE MAIN.
3. WATER MAIN SHALL BE IN ACCORDANCE WITH WATER MAIN STANDARD SPECIFICATIONS.
4. NO PIPE JOINTS SHALL BE WITHIN 6 FEET OF THE MAIN WITH THE EXCEPTION OF ONE JOINT WITHIN BEYOND WITHIN 40 INCHES OF THE MAIN.
5. ALL PIPE PRESSURES MUST BE LISTED ON CITY OF SUGAR LAND'S APPROVED PRODUCTS LIST.

1. CASING SIZE AND THICKNESS SHALL CONFORM TO THE MINIMUM REQUIREMENTS AS SHOWN ON CASING SCHEDULE, OTHER PIPINGS AS REQUIRED.
2. MAINTAIN 2" MINIMUM CLEARANCE BETWEEN THE MAXIMUM OUTSIDE DIAMETER OF CARRIER PIPE AND CASING AT ALL LOCATIONS.
3. DIMENSIONS ARE APPROXIMATE ONLY, CONTRACTOR SHALL INSTALL ADEQUATELY SIZED CASING TO ACCOMMODATE THE CARRIER PIPE.
4. NO SPACER JOINT PIPING IS REQUIRED WHEN USED IN CASING.

CARRIER PIPE	CASING SCHEDULE: NOMINAL CASING	MIN. WALL THICKNESS (IN.)
4"	14"	0.11
6"	18"	0.15
8"	20"	0.18
12"	30"	0.33

SL-WA-13

SL-WA-14

DITAIL OF WATER LINE CROSSING WASTEWATER FACILITIES WHERE SEPARATION IS LESS THAN 9' (NINE FEET)

MANHOLE CLEARANCE

SL-WA-15

SL-WA-16

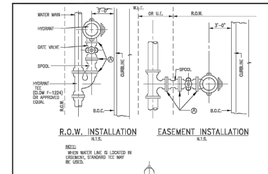
SL-WA-17

- SAME ENGAGEMENT CRITERIA AS "ALTERNATIVE B" OR
- NEW WATERLINE (WITHOUT CASING TO BE CONSTRUCTED OF PVC C-900 DR-14), DUCTILE IRON MECHANICAL JOINT OR STEEL PIPE WITH WELDED JOINTS.
- BOTH WATERLINE AND WASTEWATER LINE MUST PASS A PRESSURE AND LEAKAGE TEST AS SPECIFIED IN AWWA C600 STANDARDS.

SL-WA-18

- MINIMUM CASING PIPE STIFFNESS OF 115 PSI AT 5% DEFLECTION.
- MINIMUM CASING PIPE DIAMETER = 2.5" WASTEWATER LINE DIAMETER.
- TWO SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE (5) FOOT (OR LESS) INTERVALS WITH SPACERS
- EACH END CASING IS TO BE SEALED WITH MAYOR TIGHT NO-SHRINK GROUT OR MANUFACTURED WATER TIGHT SEAL.

SL-WA-19

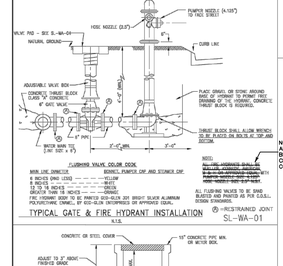


R.O.W. INSTALLATION

FASEMENT INSTALLATION

N.T.S.

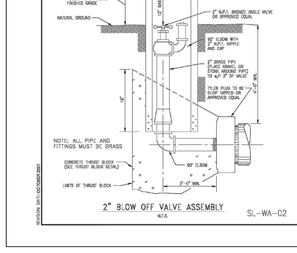
SL-WA-01



TYPICAL GATE & FIRE HYDRANT INSTALLATION

N.T.S.

SL-WA-01

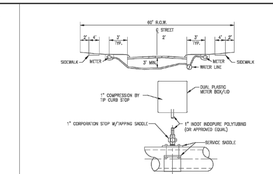


NOTE: ALL PIPE AND FITTINGS MUST BE BRASS

2" BLOW OFF VALVE ASSEMBLY

N.T.S.

SL-WA-02



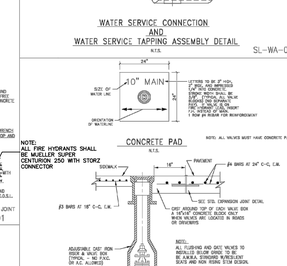
WATER SERVICE CONNECTION AND WATER SERVICE TAPPING ASSEMBLY DETAIL

N.T.S.

SL-WA-03

N.T.S.

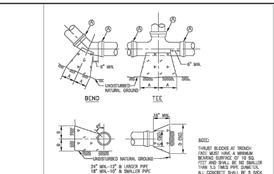
SL-WA-05



VALVE BOX INSTALLATION DETAIL

N.T.S.

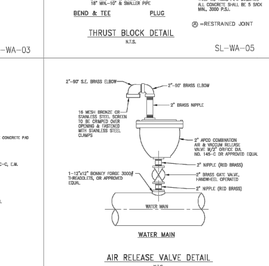
SL-WA-04


NOTES:
POLYETHYLENE WRAP FOR IRON PIPE
NOTE:
1. POLYETHYLENE FILM SHALL BE USED AS A WRAP TO PROTECT CAST IRON AND OTHER METALS IN A CORROSIVELY SOIL ENVIRONMENT.
2. AN 8 MIL POLYETHYLENE FILM WRAP SHALL BE REQUIRED AROUND ALL METAL PIPE AND APPURTENANCES (EXCEPT FIRE HYDRANTS).
3. POLYETHYLENE FILM SHALL BE FURNISHED AND INSTALLED EITHER IN TUBULAR FORM PRIOR TO LOWERING THE PIPE IN TRENCH OR IN SHEET FORM.
4. POLYETHYLENE TUBE ENCASEMENT SHALL CONFORM WITH THE MINIMUM REQUIREMENTS OF ANSI/AWWA C105/A21.5 LATEST REVISION. THE TUBE SHALL END-LAP FOR PIPING FOR WATER AND SEWER AGAINST ANSI/AWWA C105/A21.5 LATEST REVISION. SOLE REFUND A PRODUCT SHALL BE TESTED IN ACCORDANCE WITH ANSI/AWWA C105/A21.5 LATEST REVISION TO ASSURANCE DIELECTRIC THE RECOMMENDATIONS FOR ENCASEMENT.
5. ALL FITTINGS AND PIPE JOINTS WITHIN 10' OF A FITTING SHALL HAVE RESTRAINED JOINTS

SIZE	MIN. BEND	MIN. BEND @ 1/2 BEND	SIZE	PLUGS
	A	B		A
4"	1'-0"	1'-0"	4"	1'-0"
6"	1'-0"	1'-0"	6"	1'-0"
8"	1'-0"	1'-0"	8"	1'-0"
10"	1'-0"	1'-0"	10"	1'-0"
12"	1'-0"	1'-0"	12"	1'-0"
14"	1'-0"	1'-0"	14"	1'-0"
16"	1'-0"	1'-0"	16"	1'-0"
18"	1'-0"	1'-0"	18"	1'-0"
20"	1'-0"	1'-0"	20"	1'-0"
24"	1'-0"	1'-0"	24"	1'-0"

BENDS, TEES & PLUGS FOR PIPE OF VARIOUS SIZES

SL-WA-08

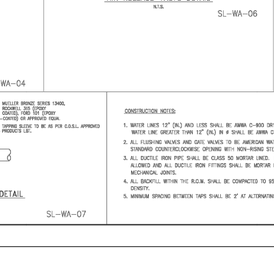


WATER MAIN

AIR RELEASE VALVE DETAIL

N.T.S.

SL-WA-06



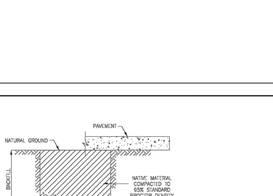
TAPPING SLEEVE & VALVE DETAIL

N.T.S.

SL-WA-07

CONSTRUCTION NOTES:
1. WATER LINES 12" (IN.) AND LESS SHALL BE AWWA C-900 DR18 WATER LINE GREATER THAN 12" (IN.) IN 4 SHALL BE AWWA C-905 DR 18
2. ALL FLUSHING VALVES AND GATE VALVES TO BE AMERICAN WATER WORKS ASSOC. (AWWA) STANDARD COUNTER/CLOCKWISE OPENING WITH NON-RISING STEM DESIGN.
3. ALL DUCTILE IRON PIPE SHALL BE CLASS 50 MORTAR LINED. NO A.C. PIPE WILL BE ALLOWED AND ALL DUCTILE IRON PIPINGS SHALL BE MECHANICAL PUSH-ON OR MECHANICAL JOINTS.
4. ALL BACKFILL WITHIN THE R.O.W. SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
5. MINIMUM SPACING BETWEEN TAPS SHALL BE 3' AT ALTERNATING TAP ANGLES.

SL-WA-08



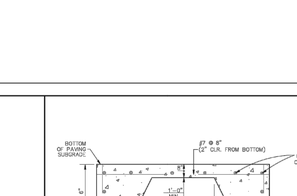
P.V.C. PIPE BEDDING & BACKFILL

N.T.S.

*SEE CONSTRUCTION NOTES

SANITARY FORCE MAIN & WATER LINE BEDDING AND BACKFILL

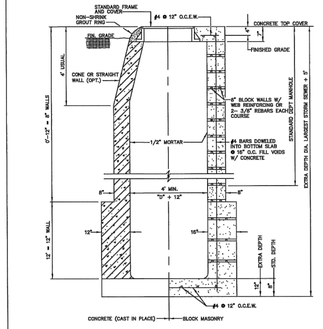
SL-BB-01



PROTECTIVE SLAB DETAIL
ZERO LOAD TRANSFER CONCRETE SLAB

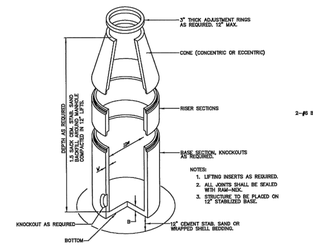
SL-BB-04

CONSTRUCTION NOTES:
1. CONTRACTOR SHALL CONTACT SUGAR LAND ENGINEERING DEPARTMENT IMMEDIATELY IF WET SAND CONDITIONS ARE ENCOUNTERED.
2. LIMESTONE AND RECYCLED CONCRETE DIMENSIONS SHOWN ARE TYPICAL BBT MAY BE VARIED BY ORDER OF CITY ENGINEER.
3. LIMESTONE OR RECYCLED CONCRETE SHALL BE IN ACCORDANCE WITH TXDOT SPECIFICATION No. 248 FLEXIBLE BASE, TYPE A, GRADE 2 AGGREGATE.
4. NO BEDDING SHALL BE INSTALLED IN WET CONDITIONS. WHEN WELL POINTING OR IN WET SAND CONDITIONS, MAINTAIN GROUND WATER 1 (1') BELOW BOTTOM OF TRENCH FOR A MINIMUM OF 24-HRS AFTER BEDDING AND BACKFILL IS IN PLACE.
5. ALL MATERIALS SHALL BE FROM THE APPROVED PRODUCTS LIST UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER.
6. SANITARY SEWER BEDDING FOR WET SAND CONDITIONS SHALL BE AS PER MODIFIED "A".
7. ALL SAND BEDDING FOR WATER LINES SHALL BE CLEAN, MID-ANNEALLY COMPACTED BANK SAND.
8. REFER TO MANHOLE DETAILS, SANITARY, C.S.



TYPICAL STORM MANHOLE

N.T.S.

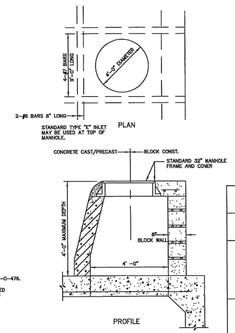


NOTES:
1. STANDARD COVER MAY BE INVERTED FOR USE WITH COMPATIBLE FRAME WHEN SUCH COVER UTILIZED AS AN AREA INLET.

SPECIFICATIONS
CONCRETE: CLASS C CONCRETE WITH A DESIGN STRENGTH OF 4500 PSI AT 28 DAYS, RATED FOR H-20 LOADING.
REINFORCEMENT: STRUCTURAL REINFORCEMENT CONFORMING TO ASTM-C-478.
C.I. CASTINGS: CAST IRON FRAMES AND GRATES ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48-76 CLASS 35.

PRECAST CONCRETE STORM MANHOLE

N.T.S.



STANDARD TYPE "S" INLET MAY BE USED AT TOP OF MANHOLE.

SEE TYPICAL MANHOLE FOR CONST. DETAIL.

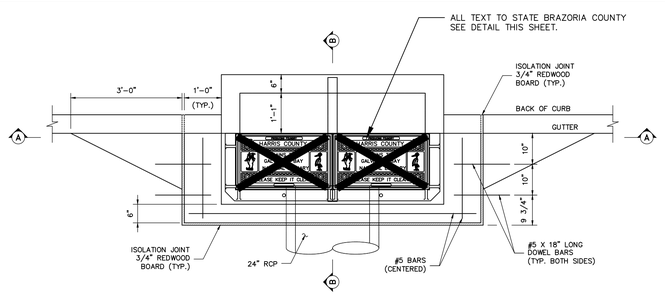
MANHOLE FOR STORM BOX SEWER

N.T.S.

DEPARTMENT OF ENGINEERING

STORM DRAINAGE CONSTRUCTION
DRAWING DETAIL
STORM WATER INLET DETAILS
BRAZORIA COUNTY
DEPARTMENT OF ENGINEERING

DESIGN ENGINEER: DATE:
SUBMITTED:
SCALE:
DATE:
SHEET 3 OF 9



PLAN VIEW

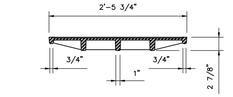
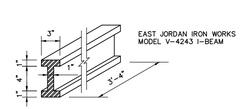
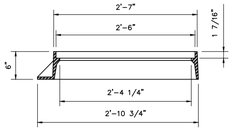


PLATE SECTION A-A



I-BEAM SECTION

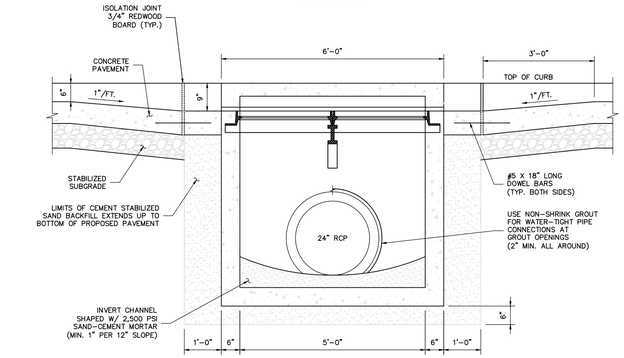


LEFT FRAME SECTION A-A

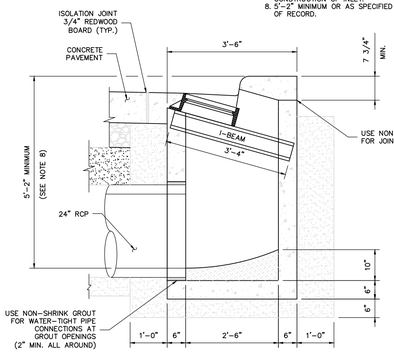
RIGHT FRAME IS OPPOSITE HAND

GENERAL NOTES:

1. CONSTRUCTION AND MATERIALS SHALL MEET REQUIREMENTS OF ITEM 472 "INLETS".
2. CONCRETE FOR INLET: MINIMUM 4,000 PSI IN 28 DAYS
3. PRECAST STRUCTURE TO MEET ASTM C913.
4. FRAME WITH EITHER SOLID PLATE OR GRATE SHALL BE EAST JORDAN IRON WORKS MODEL V-4243 OR APPROVED EQUAL.
5. IF THE ENGINEER OF RECORD SPECIFIES A CAST-IN-PLACE INLET, HE/SHE SHALL INCORPORATE A DETAILED DRAWING INTO THE CONTRACT DOCUMENTS. HOWEVER, IF THE CONTRACTOR ELECTS TO CONSTRUCT A CAST-IN-PLACE INLET, THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A DETAILED DRAWING, SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS.
6. SHOP DRAWINGS WILL BE REQUIRED FOR PRECAST CONSTRUCTION OF INLET.
7. KNOCK-OUTS ARE NOT PERMISSIBLE FOR PRECAST CONSTRUCTION OF INLET.
8. 5'-2" MINIMUM OR AS SPECIFIED BY THE ENGINEER OF RECORD.



SECTION A-A



SECTION B-B

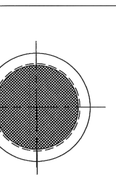
NO.	REVISIONS	DATE	NAME
1			
2			
3			
4			
5			

HARRIS COUNTY ENGINEERING DEPARTMENT

FOR INTERIM REVIEW ONLY
DOCUMENT INCOMPLETE: NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
ENGINEER: NAME
P.E. SERIAL No. NUMBER
DATE: / /

PROJECT TITLE:
SHEET DESCRIPTION: **TYPE "B-S" INLET DETAILS**
CIVIL STANDARD: INL-BB
DRAWN BY: JZZ
CK'D BY: POG
SCALE: 1" = 1'-0"
DATE: 8/15/17
SHEET NO: /

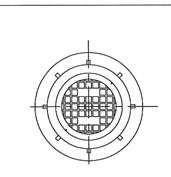
K:\16759\16759-0010-14 Ashland - Phase 1A - Offsite WS&D\2 Design Phase\CAD\Plans\400 - Details - 16759-0010-14.dwg



NOTES:
1. CAST IRON INLET COVER SHALL BE NEENAH R-5050 OR EQUAL.

MANHOLE COVER AND FRAME FOR CURB INLET

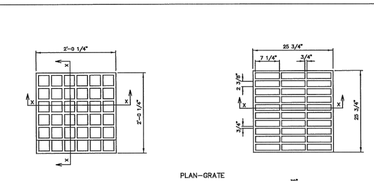
N.T.S.



NOTES:
1. MANHOLE COVER SHALL BE NEENAH R-1740-B VULCAN V-7040-1 OR EQUAL.

MANHOLE COVER AND FRAME

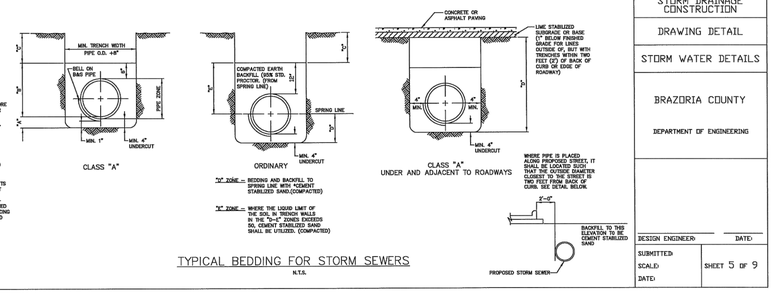
N.T.S.



NOTES:
1. NUMBER, TYPE AND SIZE TO BE DETERMINED BY DESIGN INFLOW CAPACITY.

INLET FRAME AND GRATE

N.T.S.

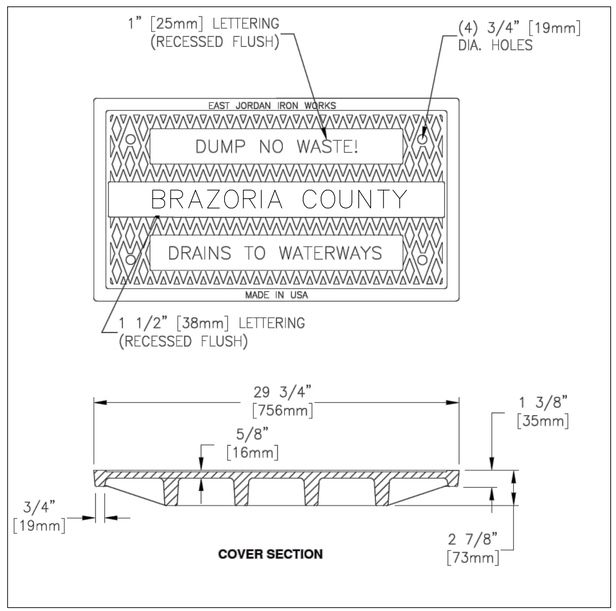


TYPICAL BEDDING FOR STORM SEWERS

N.T.S.

STORM DRAINAGE CONSTRUCTION
DRAWING DETAIL
STORM WATER DETAILS
BRAZORIA COUNTY
DEPARTMENT OF ENGINEERING

DESIGN ENGINEER: DATE:
SUBMITTED:
SCALE:
DATE:
SHEET 5 OF 9



COVER SECTION

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BRAZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

STORM WATER DRAINAGE DETAILS 1 OF 2

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: NTS
DATE: JULY 2024
JOB NO. 16759-0010-14
SUBMITTED:
DGN. BY: CBJ/AHR
DWN. BY: JWS
DWG. NO.
SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 45 OF 48

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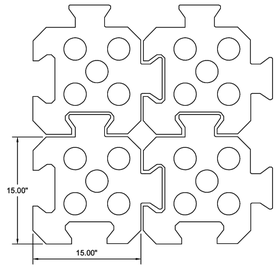


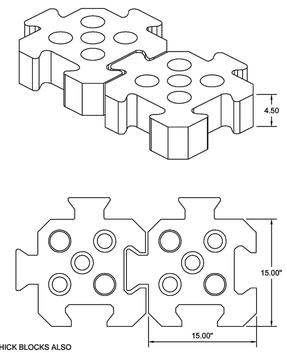
NOTES:
1. GEOTEXTILE TYPE VARIES DEPENDING ON SOIL CONDITIONS.
2. BLOCKS TO BE BACKFILLED WITH NATIVE BACKFILL AND SEEDED FOR VEGETATION.
3. EACH UNIT COVERS 1.5625 SQ.FT.

Channel-Lock II
Flexible Revetment System

EROSION PREVENTION PRODUCTS
P.O. Box 891586
Houston, TX 77289-1586
(713)947-6889

CHANNEL LOCK II BLOCK DETAILS

CAD File Name:	BLOCK
SCALE: N/A	SHEET 1 OF 1



NOTES:
1. 6" AND 8" THICK BLOCKS ALSO AVAILABLE

Channel-Lock II
Flexible Revetment System

EROSION PREVENTION PRODUCTS
P.O. Box 891586
Houston, TX 77289-1586
(713)947-6889

CHANNEL LOCK II 4.5" THICK

CAD File Name:	BLOCK
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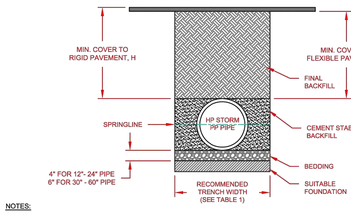

TABLE 1
RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION. NATIVE SOILS SHALL BE OF ADEQUATE STIFFNESS TO WITHSTAND A VERTICAL CUT WITHOUT MATERIAL SLOUGHING. DUE TO THE FINAL SET STRENGTH, CEMENT STABILIZED SAND (CSS) SHALL BE COMPACTED TO 85% SPD OR GREATER. SEE NOTES 7 AND 9 REGARDING SET STRENGTH.
2. RECOMMENDED TRENCH WIDTHS ARE LISTED IN TABLE 1 PER ASTM D2321. THESE VALUES ARE BASED ON PROVIDING SUFFICIENT SPACE BETWEEN THE PIPE O.D. AND THE TRENCH WALL. SUCH THAT WORKING ROOM FOR COMPACTION EQUIPMENT IS PROVIDED WITHOUT DAMAGING THE PIPE OR TRENCH WALL INTEGRITY. NARROWER TRENCHES MAY BE POSSIBLE BASED ON THE COMPACTION EQUIPMENT.
3. CSS SHALL HAVE A MIX DESIGN OF ADEQUATE FINAL STRENGTH TO CARRY ALL LIVE AND DEAD LOADING BUT ALLOW FOR ANY FUTURE EXCAVATION. TYPICAL 7 DAY COMPRESSIVE STRENGTHS RANGE BETWEEN 50 AND 100 PSI. MIX DESIGNS CAN VARY BASED ON THE CEMENT, ASH, SOIL, ADMIXTURES, AND WATER RATIO AND SHALL BE DESIGNED AND DEFINED BY THE ENGINEER OF RECORD. THE AMERICAN CONCRETE INSTITUTE (ACI) REPORT ACI 230.1R-09 IS ONE RESOURCE THAT PROVIDES MIX DESIGNS BASED ON DIFFERENT CLASSIFICATIONS OF SOIL.
4. CSS SHOULD NOT BE PLACED WHEN TEMPERATURES ARE BELOW 40°F, AGAINST FROZEN TRENCH MATERIAL OR WHEN APPRECIABLE PRECIPITATION IS FORECASTED DURING PLACEMENT.
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
6. BEDDING: SUITABLE MATERIAL SHALL BE CSS, OR CLASS I OR II PER ASTM D2321. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 12"-24" DIAMETER PIPE (300mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm) DIAMETER PIPE. THE MIDDLE 1/3 BENEATH THE PIPE INVERT SHALL BE LOOSELY PLACED.
7. FINAL BACKFILL: THE CSS BACKFILL SHALL BE ALLOWED TO CURE AT LEAST 4 HOURS TO REACH AN INITIAL SET STRENGTH PRIOR TO PLACING SOIL ABOVE THE PIPE EMBEDMENT. ADDITIONAL CURE TIME MAY BE REQUIRED BASED ON THE OVERALL FINAL FILL HEIGHT (SEE NOTE 9).
8. MINIMUM COVER: MINIMUM COVER, H, IS 12" (300mm) THROUGH 48" (1200mm) DIAMETER PIPE AND 24" (600mm) OF COVER FOR 60" (1500mm) DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
9. MAXIMUM COVER: MAXIMUM COVER, H, IS BASED ON A MINIMUM 4HR SET TIME OF THE CSS BACKFILL PRIOR TO ANY SOIL PLACEMENT ABOVE THE BACKFILL ENVELOPE. FILL HEIGHTS UP TO 18FT ARE SUITABLE FOR ALL DIAMETERS. LONGER SET TIME MAY ALLOW FOR GREATER FILL HEIGHTS, CONTACT AN ADS REPRESENTATIVE FOR GUIDANCE; SET TIME LESS THAN 4HR MAY RESULT IN HIGHER THAN EXPECTED DEFLECTION AND IMPACT LONG-TERM PERFORMANCE.

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ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

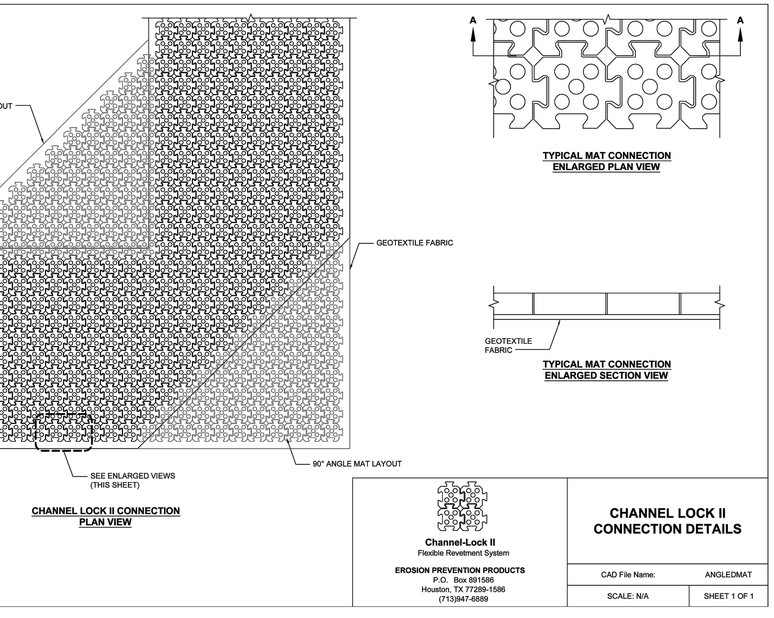
REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
1	PP-SPECIFIC	CKM	06/29/18	

HP STORM TRENCH INSTALLATION (CEMENT STABILIZED SAND)

DRAWING NUMBER: STD-101K

ADS
ADVANCED DRAINAGE SYSTEMS, INC.
4640 TRUEMAN BLVD
HILLIARD, OHIO 43026

DRAWN BY: CKM
DATE: 6/14/18
CHK'D BY:
SCALE: NTS
SHEET: 1 OF 1



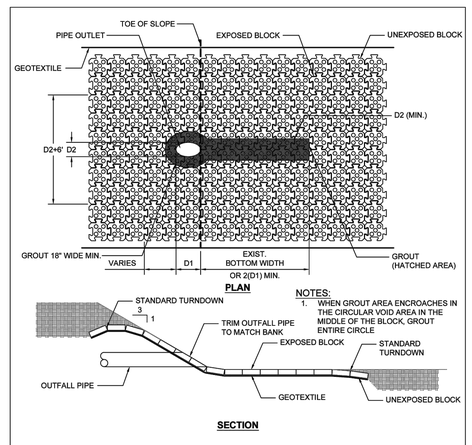
CHANNEL LOCK II CONNECTION PLAN VIEW

Channel-Lock II
Flexible Revetment System

EROSION PREVENTION PRODUCTS
P.O. Box 891586
Houston, TX 77289-1586
(713)947-6889

CHANNEL LOCK II CONNECTION DETAILS

CAD File Name:	ANGLEDMAT
SCALE: N/A	SHEET 1 OF 1



Channel-Lock II
Flexible Revetment System

EROSION PREVENTION PRODUCTS
P.O. Box 891586
Houston, TX 77289-1586
(713)947-6889

PIPE OUTLET DETAIL NO. 2

CAD File Name:	OUTFALL2
SCALE: N/A	SHEET 1 OF 1

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

STORM WATER DRAINAGE DETAILS 2 OF 2

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: NTS
DATE: JULY 2024
JOB NO. 16759-0010-14
SUBMITTED:

DGN. BY: CBJ/AHR
DWN. BY: JWS
DWG. NO.
SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER

Darren McAfee 10/22/2024

SHEET NO. 46 OF 48

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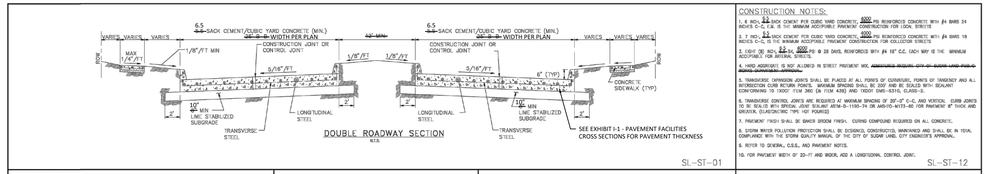


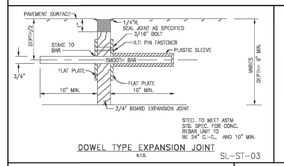
DOUBLE ROADWAY SECTION
N.T.S.

SL-ST-01

CONSTRUCTION NOTES:

1. 6 INCH 6.5 SACK CEMENT PER CUBIC YARD CONCRETE, 4000 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, L.M. IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR LOCAL STREETS.
2. 7 INCH 6.5 SACK CEMENT PER CUBIC YARD CONCRETE, 4000 PSI REINFORCED CONCRETE WITH #4 BARS 18 INCHES C-C, IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR COLLECTOR STREETS
3. EIGHT (8) INCH 6.5 SK, 4000 PSI @ 28 DAYS, REINFORCED WITH #4 18" C.C. EACH WAY IS THE MINIMUM ACCEPTABLE FOR ARTERIAL STREETS.
4. TRANSVERSE EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 200' AND BE SEALED WITH SEALANT CONFORMING TO 1300' ITEM 360 (A ITEM A382 AND 1400' DMS-6310, CLASS-2).
5. TRANSVERSE CONTROL JOINTS ARE REQUIRED AT MAXIMUM SPACING OF 20'-0" C-C AND VERTICAL CURB JOINTS TO BE SEALED WITH SPECIAL JOINT SEALANT, ASTM-D-1190-74, OR ANSI/FED-SS-173-80 FOR PAVEMENT 8" THICK AND GREATER. (ELASTOMETRIC TYPE NOT POURED)
6. TRANSVERSE CONTROL JOINTS SHALL BE SAWED WITHIN 6-18 HOURS OF CONCRETE PLACEMENT. LONGITUDINAL CONTROL JOINTS SHALL BE SAWED WITHIN 6-72 HOURS OF CONCRETE PLACEMENT. ALL SAWING SHALL BE COMPLETED BEFORE ANY SHRINKAGE CRACKS OCCUR. CONTRACTOR SHALL HAVE ADEQUATE EQUIPMENT ON HAND AT ALL TIMES TO COMPLETE SAWING OPERATIONS.
7. PAVEMENT FINISH SHALL BE BROOM FINISH. CURING COMPOUND REQUIRED ON ALL CONCRETE.
8. STORM WATER POLLUTION PROTECTION SHALL BE DESIGNED, CONSTRUCTED, MAINTAINED AND SHALL BE IN TOTAL COMPLIANCE WITH THE STORM WATER QUALITY MANUAL OF THE CITY OF SUGAR LAND. CITY ENGINEER'S APPROVAL.
9. REFER TO GENERAL, C.S.S., AND PAVEMENT NOTES.
10. FOR PAVEMENT WIDTH 9' 20-FT AND WIDER, ADD A LONGITUDINAL CONTROL JOINT.

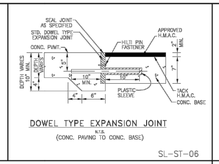
SL-ST-12

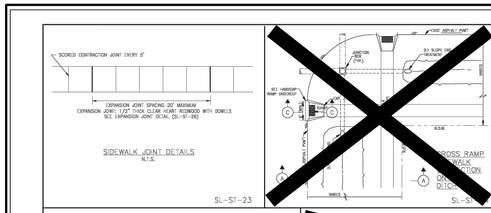


DOWEL TYPE EXPANSION JOINT
N.T.S.

STED. TO MEET ASTM SPEC. FOR CONC. REBAR UNIT TO BE 24" C.-C. AND 10" MIN.

SL-ST-03


SEAL JOINT AS SPECIFIED
STD. DOWEL TYPE EXPANSION JOINT
CONC. PVMT.
HOLD PIN FASTENER
APPROVED A.B.A.C.
PLASTIC SLEEVE
DEPTH OF SLAB
SLOPE VARIES
CRUSHED LIMESTONE
CRUSHED GRAVEL
CRUSHED CONCRETE
CRUSHED BRICK
CRUSHED SHELL
CRUSHED SLAG
CRUSHED CHERT
CRUSHED CALICHE
CRUSHED SANDSTONE
CRUSHED CHALK
CRUSHED RHYOLITE
CRUSHED GRANITE
CRUSHED QUARTZITE



SIDEWALK JOINT DETAILS
N.T.S.

SL-ST-23

EXIST ASPHALT PVMT
ABUTTON END (TYP.)
RETAINING WALL
SEE SLOPE DETAIL
SLOPE
SLOPE
R.O.W.
R.O.W.
SLOPE
SLOPE
SLOPE

AGENDA ITEM SUMMARY FORM

MEETING DATE: January 14, 2025

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

AGENDA CONTENT: Discussion and possible action on the Final Plat of the Ashland Street Dedication Sec. 2 clearing all conditions of the August 22, 2023 approval.

AGENDA ITEM SECTION: Consent Agenda

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

FUND: N/A

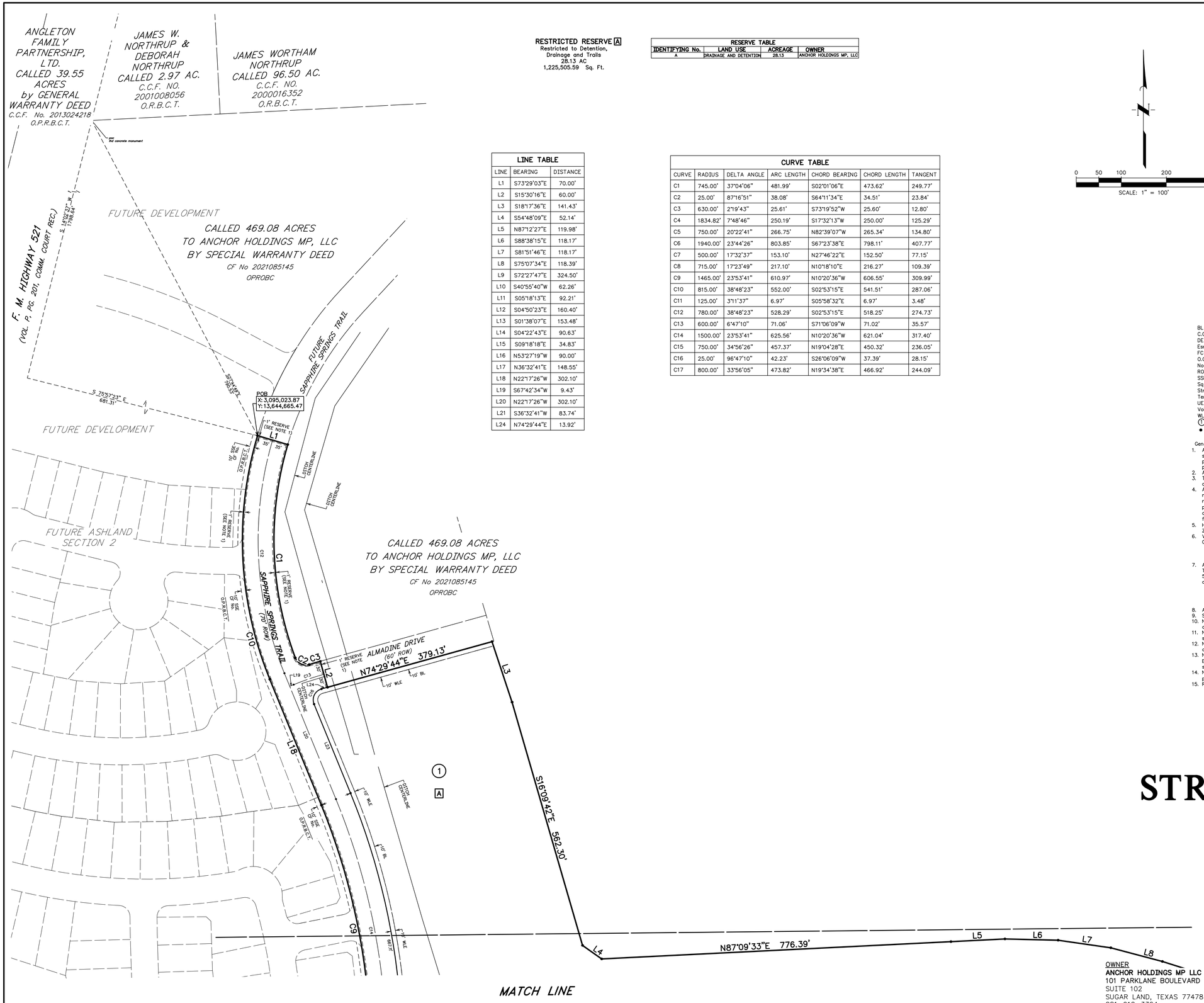
EXECUTIVE SUMMARY. This is a request for approval of the Ashland Street Dedication Sec 2 Final Plat (Attachment 1). The subject property is located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523, 31.51 acres, 1 reserve, 1 block.

The final plat was approved by Council on August 22, 2023 with the condition of the referral agencies approvals.

Planning & Engineering Review and Comments:

The City Engineer has cleared all comments and conditions as demonstrated by the LONOs regarding referral agencies in the attached Exhibits.

Recommendation. City Council should approve this final plat by removing all previous conditions.

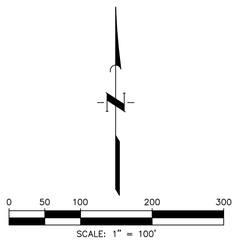


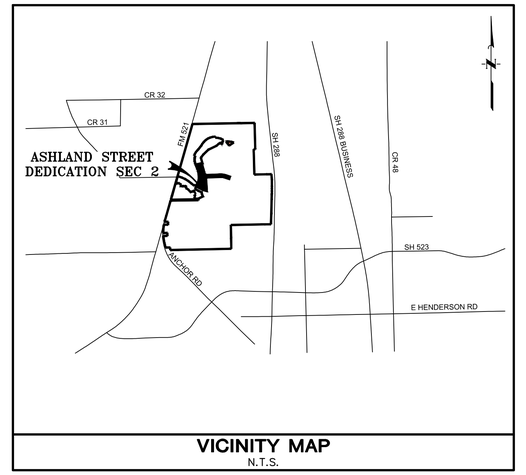
RESTRICTED RESERVE A
Restricted to Detention, Drainage and Trails
28.13 AC
1,225,505.59 Sq. Ft.

RESERVE TABLE			
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	DRAINAGE AND DETENTION	28.13	ANCHOR HOLDINGS MP, LLC

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S73°29'03"E	70.00'
L2	S15°30'16"E	60.00'
L3	S18°17'36"E	141.43'
L4	S54°48'09"E	52.14'
L5	N87°12'27"E	119.98'
L6	S88°38'15"E	118.17'
L7	S81°51'46"E	118.17'
L8	S75°07'34"E	118.39'
L9	S72°27'47"E	324.50'
L10	S40°55'40"W	62.26'
L11	S05°18'13"E	92.21'
L12	S04°50'23"E	160.40'
L13	S01°38'07"E	153.48'
L14	S04°22'43"E	90.63'
L15	S09°18'18"E	34.83'
L16	N53°27'19"W	90.00'
L17	N36°32'41"E	148.55'
L18	N22°17'26"W	302.10'
L19	S67°42'34"W	9.43'
L20	N22°17'26"W	302.10'
L21	S36°32'41"W	83.74'
L24	N74°29'44"E	13.92'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	745.00'	37°04'06"	481.99'	S02°01'06"E	473.62'	249.77'
C2	25.00'	87°16'51"	38.08'	S64°11'34"E	34.51'	23.84'
C3	630.00'	2°19'43"	25.61'	S73°19'52"W	25.60'	12.80'
C4	1834.82'	7°48'46"	250.19'	S17°32'13"W	250.00'	125.29'
C5	750.00'	20°22'41"	266.75'	N82°39'07"W	265.34'	134.80'
C6	1940.00'	23°44'26"	803.85'	S67°23'38"E	798.11'	407.77'
C7	500.00'	17°32'37"	153.10'	N27°46'22"E	152.50'	77.15'
C8	715.00'	17°23'49"	217.10'	N10°18'10"E	216.27'	109.39'
C9	1465.00'	23°53'41"	610.97'	N10°20'36"W	606.55'	309.99'
C10	815.00'	38°48'23"	552.00'	S02°53'15"E	541.51'	287.06'
C11	125.00'	3°11'37"	6.97'	S05°58'32"E	6.97'	3.48'
C12	780.00'	38°48'23"	528.29'	S02°53'15"E	518.25'	274.73'
C13	600.00'	6°47'10"	71.06'	S71°06'09"W	71.02'	35.57'
C14	1500.00'	23°53'41"	625.56'	N10°20'36"W	621.04'	317.40'
C15	750.00'	34°56'26"	457.37'	N19°04'28"E	450.32'	236.05'
C16	25.00'	96°47'10"	42.23'	S26°06'09"W	37.39'	28.15'
C17	800.00'	33°56'05"	473.82'	N19°34'38"E	466.92'	244.09'





VICINITY MAP
N.T.S.

BL . . . . . "Building Line"
C.C.F. . . . . "County Clerk's File"
DE . . . . . "Drainage Easement"
Esm . . . . . "Easement"
FC . . . . . "Film Code"
O.C.C.B.T. . . . "Official County Clerk, Brazoria County, Texas"
No . . . . . "Number"
ROW . . . . . "Right-of-Way"
SSE . . . . . "Sanitary Sewer Easement"
Sq Ft . . . . . "Square Feet"
Stm SE . . . . . "Storm Sewer Easement"
Temp . . . . . "Temporary"
UE . . . . . "Utility Easement"
Vol __, Pg __ . . . "Volume and Page"
WLE . . . . . "Waterline Easement"
① . . . . . "Block Number"
● . . . . . "Set 3/4-inch Iron Rod (with Cap Stamped "QUIDDITY ENG. PROPERTY CORNER") as per Certification"

General Notes
1. A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedicated being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. All building lines along street rights-of-way are as shown on the plat.
3. The Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone NAD 83, and may be brought to surface by applying the following combined scale factor of 0.999870017.
4. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
5. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (nad83), South Central Zone.
6. VERTICAL DATUM: Elevations were obtained with Real Time Kinetic Global Positioning Satellite Equipment and are based on National Geodetic Survey Monument Designation:
   DG6956 DW1 CLUTE COOP CORS ARP
   DL3490 TXBC BAY CITY CORS ARP
   DH3614 TXLM LA MARQUE CORS ARP
7. According to Map No. 48039C0430K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazoria County, Texas and Incorporated Areas, dated December 30, 2020, the subject tract is situated within: Shaded Zone "X"; defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
8. All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
9. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
10. 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.
11. 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.
12. 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.
13. 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 where or not the application is reviewed for code compliance by the City Engineer.
14. 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.
15. Reserves A shall be owned and maintained by the Brazoria County MUD No. 82

FINAL PLAT OF ASHLAND STREET DEDICATION SEC 2

A SUBDIVISION OF 31.51 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS
1 RESERVE 1 BLOCK
DECEMBER 2024

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281-912-3364

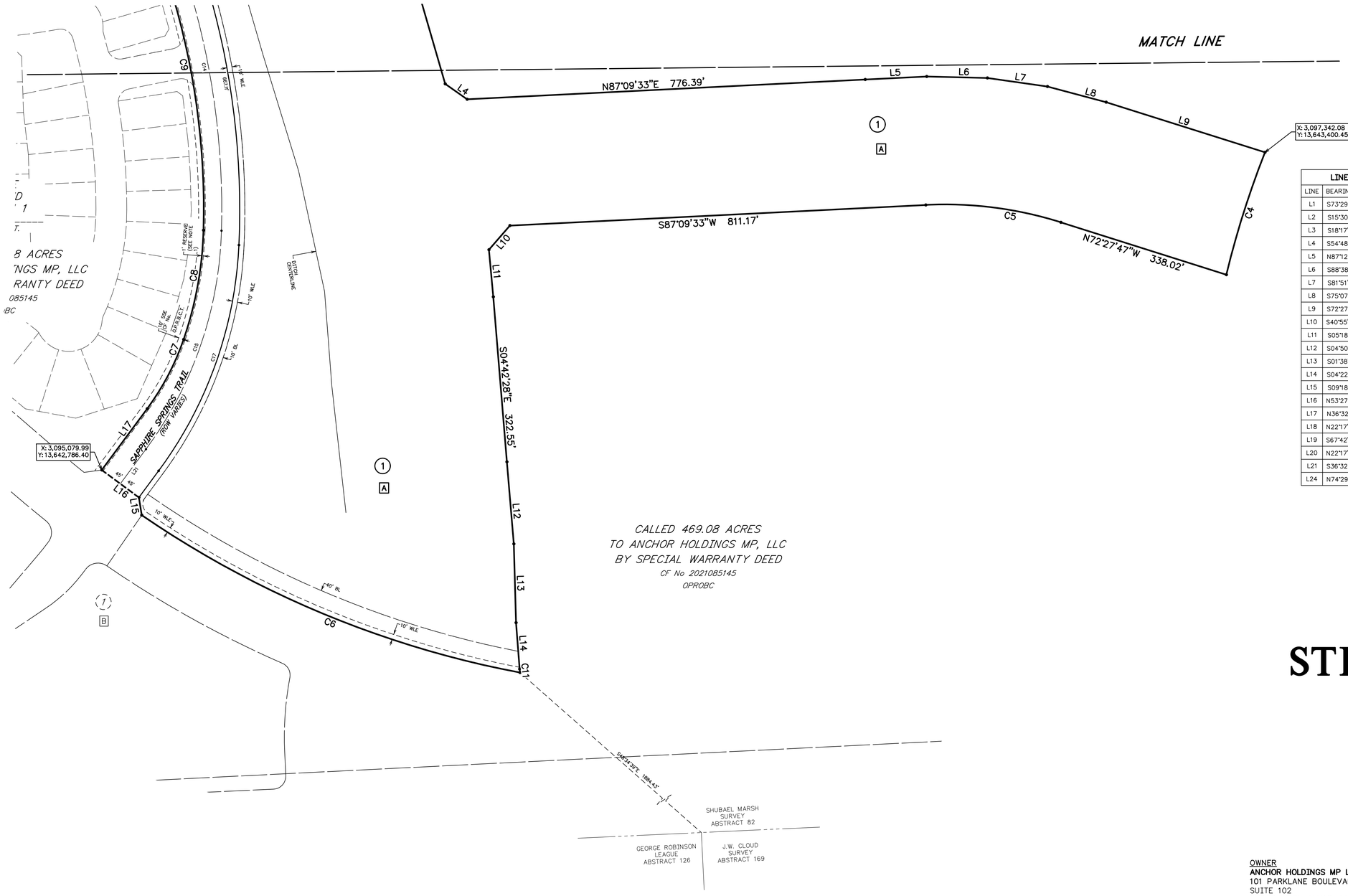
PLANNER
META PLANNING AND DESIGN
24275 KATY FREEWAY
SUITE 200
KATY, TEXAS 77494
281-810-1422

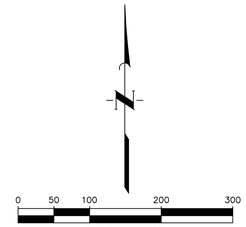
ENGINEER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23780 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

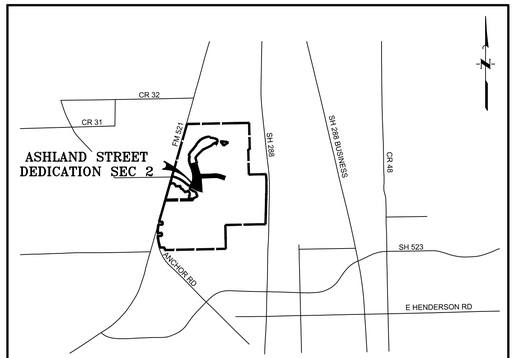
K:\16759\16759-0010-13 Ashland - Phase 1A - Offsite Paving\2 Design Phase\Planning\Sec 2\ASHLAND STREET DEDICATION SEC 2 - PLAT.dwg Dec 11,2024 - 11:46am mh1

RESTRICTED RESERVE A
Restricted to Detention, Drainage and Trails
28.13 AC
1,225,505.59 Sq. Ft.

RESERVE TABLE			
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	DRAINAGE AND DETENTION	28.13	ANCHOR HOLDINGS MP, LLC







VICINITY MAP
N.T.S.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S73°29'03"E	70.00'
L2	S15°30'16"E	60.00'
L3	S18°17'36"E	141.43'
L4	S54°48'09"E	52.14'
L5	N87°12'27"E	119.98'
L6	S88°38'15"E	118.17'
L7	S81°51'46"E	118.17'
L8	S75°07'34"E	118.39'
L9	S72°27'47"E	324.50'
L10	S40°55'40"W	62.26'
L11	S05°18'13"E	92.21'
L12	S04°50'23"E	160.40'
L13	S01°38'07"E	153.48'
L14	S04°22'43"E	90.63'
L15	S09°18'18"E	34.83'
L16	N53°27'19"W	90.00'
L17	N36°32'41"E	148.55'
L18	N22°17'26"W	302.10'
L19	S67°42'34"W	9.43'
L20	N22°17'26"W	302.10'
L21	S36°32'41"W	83.74'
L24	N74°29'44"E	13.92'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	745.00'	37°04'06"	481.99'	S02°01'06"E	473.62'	249.77'
C2	25.00'	87°16'51"	38.08'	S64°11'34"E	34.51'	23.84'
C3	630.00'	2°19'43"	25.61'	S73°19'52"W	25.60'	12.80'
C4	1834.82'	7°48'46"	250.19'	S17°32'13"W	250.00'	125.29'
C5	750.00'	20°22'41"	266.75'	N82°39'07"W	265.34'	134.80'
C6	1940.00'	23°44'26"	803.85'	S67°23'38"E	798.11'	407.77'
C7	500.00'	17°32'37"	153.10'	N27°46'22"E	152.50'	77.15'
C8	715.00'	17°23'49"	217.10'	N10°18'10"E	216.27'	109.39'
C9	1465.00'	23°53'41"	610.97'	N10°20'36"W	606.55'	309.99'
C10	815.00'	38°48'23"	552.00'	S02°53'15"E	541.51'	287.06'
C11	125.00'	3°11'37"	6.97'	S05°58'32"E	6.97'	3.48'
C12	780.00'	38°48'23"	528.29'	S02°53'15"E	518.25'	274.73'
C13	600.00'	6°47'10"	71.06'	S71°06'09"W	71.02'	35.57'
C14	1500.00'	23°53'41"	625.56'	N10°20'36"W	621.04'	317.40'
C15	750.00'	34°56'26"	457.37'	N19°04'28"E	450.32'	236.05'
C16	25.00'	96°47'10"	42.23'	S26°06'09"W	37.39'	28.15'
C17	800.00'	33°56'05"	473.82'	N19°34'38"E	466.92'	244.09'

FINAL PLAT OF
ASHLAND STREET DEDICATION SEC 2

A SUBDIVISION OF 31.51 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK

DECEMBER 2024

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281-912-3364

PLANNER
META PLANNING AND DESIGN
24275 KATY FREEWAY
SUITE 200
KATY, TEXAS 77494
281-810-1422

ENGINEER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

STATE OF TEXAS §

COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Final Plat of Ashland Street Dedication Sec 2, 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.

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, successors, 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. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement 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 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.

IN TESTIMONY WHEREOF, the Anchor Holdings MP, LLC, has caused these presents to be signed by _____, Authorized Signer, thereunto , this __ day of _____, 20___.

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.

_____
Owner

_____
Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, TITLE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

_____
Print Name

My commission expires: _____

STATE OF TEXAS §

COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Darren J. McAfee P.E., 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.

_____
Darren J. McAfee P.E.
Professional Engineer
No. 137808

STATE OF TEXAS §

COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steve Jares, 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.

_____
Steve Jares
Registered Professional Land Surveyor
Texas Registration No 5317

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 31.51–acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82, in Brazoria County, Texas, being out of a called 469.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County; said 31.51–acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument at the northwest corner of said 469.08–acre tract, the southwest corner of a called 2.97–acre tract of land conveyed to James W. Northrup and Deborah Northrup in Clerk's File No. 01–008056 in Brazoria County Official Public Records, and along the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioner Court Records, from which a 5/8 inch found iron rod bears North 87°03'34" East, 3,809.04 feet;

THENCE, South 14°02'37" West, along the west line of said 469.08–acre tract, common with the east line of said F.M. Highway 521, 1,798.64 feet to a point for corner;

THENCE, South 75°57'23" East, 681.31 feet to the POINT OF BEGINNING;

THENCE, South 73°29'03" East, 70.00 feet to a point at the beginning of a non–tangent curve to the left;

THENCE, along the arc of said non–tangent curve to the left having a radius of 745.00 feet, a central angle of 37°04'06", an arc length of 481.99 feet, and a long chord bearing South 02°01'06" East, 473.62 feet to a point at the beginning of a compound curve to the left;

THENCE, along the arc of said compound curve to the left having a radius of 25.00 feet, a central angle of 87°16'51", an arc length of 38.08 feet, and a long chord bearing South 64°11'34" East, 34.51 feet to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 630.00 feet, a central angle of 02°19'43", an arc length of 25.61 feet, and a long chord bearing North 73°19'52" East, 25.60 feet to a point for corner;

THENCE, South 15°30'16" East, 60.00 feet to a point for corner;

THENCE, North 74°29'44" East, 375.95 feet to a point at the beginning of a non–tangent curve to the left;

THENCE, along the arc of said non–tangent curve to the left having a radius of 5868.77 feet, a central angle of 01°38'32", an arc length of 168.21 feet, and a long chord bearing South 19°02'10" East, 168.21 feet to a point for corner;

THENCE over and across the aforementioned 469.08–acre tract the following nine (9) courses and distances;

1. South 16°09'42" East, 249.50 feet to a point for corner;
2. South 16°45'51" East, 290.01 feet to a point for corner;
3. South 54°48'09" East, 47.26 feet to a point for corner;
4. North 87°09'33" East, 776.39 feet to a point for corner;
5. North 87°12'27" East, 119.98 feet to a point for corner;
6. South 88°38'15" East, 118.17 feet to a point for corner;
7. South 81°51'46" East, 118.17 feet to a point for corner;
8. South 75°07'34" East, 118.39 feet to a point for corner;
9. South 72°27'47" East, 324.50 feet to a point at the beginning of a non–tangent curve to the left;

THENCE, along the arc of said non–tangent curve to the left having a radius of 1834.82 feet, a central angle of 07°48'46", an arc length of 250.19 feet, and a long chord bearing South 17°32'13" West, 250.00 feet to a point for corner;

THENCE, North 72°27'47" West, 338.02 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 750.00 feet, a central angle of 20°22'41", an arc length of 266.75 feet, and a long chord bearing North 82°39'07" West, 265.34 feet to a point for corner;

THENCE over and across the aforementioned 469.08–acre tract the following (7) courses and distances;

1. South 87°09'33" West, 811.17 feet to a point for corner;
2. South 40°55'40" West, 62.26 feet to a point for corner;
3. South 05°18'13" East, 92.21 feet to a point for corner;
4. South 04°42'28" East, 322.55 feet to a point for corner;
5. South 04°50'23" East, 160.40 feet to a point for corner;
6. South 01°38'07" East, 153.48 feet to a point for corner;
7. South 04°22'43" East, 90.63 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 125.00 feet, a central angle of 03°11'37", an arc length of 6.97 feet, and a long chord bearing South 05°58'32" East, 6.97 feet to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 1940.00 feet, a central angle of 23°33'28", an arc length of 797.65 feet, and a long chord bearing North 67°29'07" West, 792.04 feet to a point at the beginning of a compound curve to the right;

THENCE, along the arc of said compound curve to the right having a radius of 30.00 feet, a central angle of 92°15'04", an arc length of 48.30 feet, and a long chord bearing North 09°34'51" West, 43.25 feet to a point for corner;

THENCE, North 53°27'23" West, 90.00 feet to a point for corner;

THENCE, North 36°32'41" East, 142.60 feet to a point at the beginning of a curve to the left;

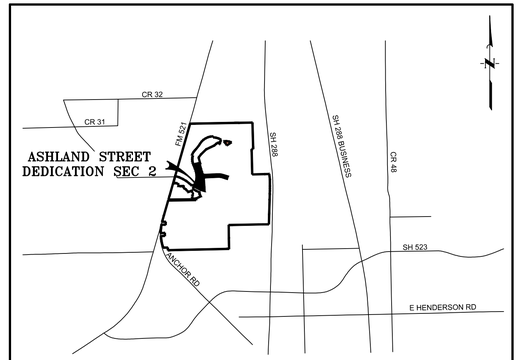
THENCE, along the arc of said curve to the left having a radius of 500.00 feet, a central angle of 17°32'37", an arc length of 153.10 feet, and a long chord bearing North 27°46'22" East, 152.50 feet to a point for corner;

THENCE, along the arc of said compound curve to the left having a radius of 715.00 feet, a central angle of 17°23'49", an arc length of 217.10 feet, and a long chord bearing North 10°18'10" East, 216.27 feet to a point for corner;

THENCE, along the arc of said compound curve to the left having a radius of 1465.00 feet, a central angle of 23°53'41", an arc length of 610.97 feet, and a long chord bearing North 10°20'36" West, 606.55 feet to a point for corner;

THENCE, North 22°17'26" West, 302.10 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 815.00 feet, a central angle of 38°48'23", an arc length of 552.00 feet, and a long chord bearing North 02°53'15" West, 541.51 feet to a point for corner; to the POINT OF BEGINNING, CONTAINING 31.51–acres of land in Brazoria County, Texas.



VICINITY MAP
N.T.S.

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

_____
Chairman, Planning and Zoning Commission

_____
City Secretary

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

_____
Mayor

_____
City Secretary

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

_____,
City Secretary, City of Angleton
On behalf of the Notary Public, State of Texas

FINAL PLAT OF ASHLAND STREET DEDICATION SEC 2

A SUBDIVISION OF 31.51 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEY, A-82

BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK

DECEMBER 2024

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281–912–3364

PLANNER
META PLANNING AND DESIGN
24275 KATY FREEWAY
SUITE 200
KATY, TEXAS 77494
281–810–1422

ENGINEER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

October 25, 2024

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

Re: On-Going Services
Ashland Street Dedication 1 and 2 Construction Plans – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10391496

Dear Mr. Spriggs:

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

Construction Plans

1. Pipeline removal noted to be verified as noted and update provided to the City to confirm removal.
2. Speed limits to be determined as noted on striping and signage plan. Coordination to be made with City Planning accordingly.
3. Respective Authority Approvals shall be coordinated and received prior to construction. This includes but is not limited to Brazoria County and TxDOT.
4. The storm pipe material within the planset was previously designed using reinforced concrete pipe and has changed to "HP Storm Pipe" with the most recent submittals. Request for the use of this pipe material alternative was recently coordinated through the City in which use of the pipe would be allowed subject to the installation being performed per standard specifications designated by TxDOT. A formal request shall be made in writing for use of the pipe in other concurrent and future sections within the subdivision.

HDR takes no objection to the proposed Ashland Street Dedication 1 and 2 Construction Plans with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.

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

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10391496)

Attachments

hdrinc.com 4828 Loop Central Drive, Suite 700, Houston, TX 77081-2220
T (713) 622-9264 F (713) 622-9265
Texas Registered Engineering Firm F-754

CONSTRUCTION
OF
ASHLAND STREET DEDICATION 1
& STREET DEDICATION 2
FOR
BRAZORIA COUNTY
MUNICIPAL UTILITY DISTRICT NO. 82

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15	GENERAL CONSTRUCTION LAYOUT–STORMWATER POLLUTION PREVENTION PLAN I	
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22	ASHLAND BOULEVARD II PROFILE	4+50.00 TO 9+00.00
23	ASHLAND BOULEVARD III	9+00.00 TO 12+50.00
24	ASHLAND BOULEVARD III PROFILE	9+00.00 TO 12+50.00
25	ASHLAND BOULEVARD IV	12+50.00 TO 15+00.00
26	ASHLAND BOULEVERD IV PROFILE	12+50.00 TO 15+00.00
27	SAPPHIRE SPRINGS TRAIL I	3+00.00 TO 7+30.00
28	SAPPHIRE SPRINGS TRAIL I PROFILE	3+00.00 TO 7+30.00
29	SAPPHIRE SPRINGS TRAIL II	7+30.00 TO 11+80.00
30	SAPPHIRE SPRINGS TRAIL II PROFILE	7+30.00 TO 11+80.00
31	SAPPHIRE SPRINGS TRAIL III	11+80.00 TO 16+40.00
32	SAPPHIRE SPRINGS TRAIL III PROFILE	11+80.00 TO 16+40.00
33	SAPPHIRE SPRINGS TRAIL IV	16+40.00 TO 21+00.00
34	SAPPHIRE SPRINGS TRAIL IV PROFILE	16+40.00 TO 21+00.00
35	SAPPHIRE SPRINGS TRAIL V	21+00.00 TO 25+50.00
36	SAPPHIRE SPRINGS TRAIL V PROFILE	21+00.00 TO 25+50.00
37	SAPPHIRE SPRINGS TRAIL VI	25+50.00 TO 28+91.27
38	SAPPHIRE SPRINGS TRAIL VI PROFILE	25+50.00 TO 28+91.27
39	DESERT ROSE DRIVE	0+00.00 TO 1+50.00
	BASELINE A	0+00.00 TO 2+16.12
	OPAL PASS DRIVE	0+00.00 TO 1+50.00
40	OUTFALL 1	0+50.00 TO 3+73.02
	OUTFALL 2	0+50.00 TO 3+35.55
41	OUTFALL 3	0+50.00 TO 3+74.98
42	OUTFALL 4	0+50.00 TO 3+09.39
	OUTFALL 5	0+00.00 TO 3+10.96
	DETAILS	
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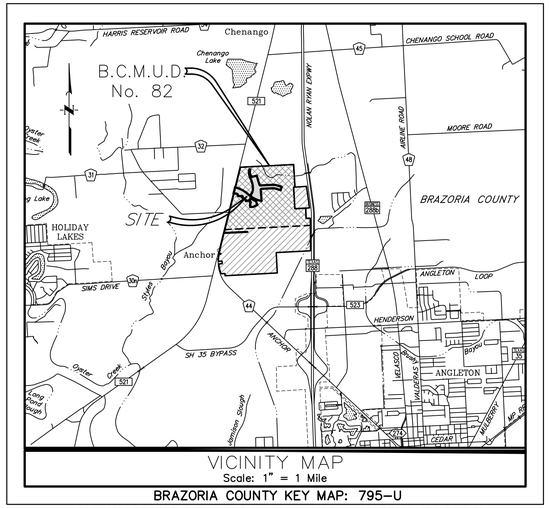

VICINITY MAP
Scale: 1" = 1 Mile

BRAZORIA COUNTY KEY MAP: 795–U

ASHLAND STREET DEDICATION 1 & 2 SITE: ANGLETON, TX 77517

NOTE: THIS PROJECT IS LOCATED IN CITY OF ANGLETON ETJ IN BRAZORIA COUNTY

FIRM
FLOOD INSURANCE RATE MAP 485458
PANEL 430
MAP NUMBER 48039C0430K
DATED DECEMBER 30, 2020
THIS SITE IS IN ZONE "X–SHADED"

ONE–CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG
(713) 223–4567 (In Houston)
(New Statewide Number Outside Houston)
1–800–545–6005
– OR –
TEXAS811 (DIG TESS): 1–800–344–8377
– OR –
LONE STAR NOTIFICATION CENTER: 1–800–669–8344
CALL AT LEAST 2 WORKING DAYS (48 HOURS) BEFORE YOU DIG

PROPERTY OWNER AND/OR DEVELOPER OR HIS ENGINEER WILL NOTIFY THE COUNTY ENGINEER'S OFFICE AND THE APPLICABLE DRAINAGE DISTRICT BY LETTER AT LEAST SEVEN (7) DAYS PRIOR TO CONSTRUCTION OF IMPROVEMENTS BEGINNING. CONTRACTOR SHALL PROVIDE A MINIMUM OF 24 HOURS ADVANCE NOTICE TO COUNTY ENGINEER, OF EACH DAY'S CONSTRUCTION. FAILURE TO DO SO MAY RESULT IN REJECTION, BY COUNTY, FOR ACCEPTANCE AND MAINTENANCE. INSPECTIONS SHALL BE SCHEDULED ON NORMAL COUNTY WORKING DAYS MONDAY THROUGH FRIDAY.

OWNER/DEVELOPER INFO

ANCHOR HOLDINGS MP, LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TX 77478

JULY 2024

JOB NO. 16759–0010–14

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
4350 Lockhill-Selma Road, Suite 100•San Antonio, Texas 78249•210.494.5511

I, Darren J. McAfee, a Professional Engineer licensed in the State of Texas, do hereby certify that these plans were prepared under my supervision to meet or exceed the specifications and requirements of Brazoria County, Texas.

Darren J. McAfee, P.E. — Date 10/22/2024

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REVISIONS	APP

ASHLAND STREET DEDICATION 1 & STREET DEDICATION 2

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CITY OF ANGLETON GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ANGLETON CONSTRUCTION MANUAL (ACM) AND LAND DEVELOPMENT CODE, HEREAFTER REFERRED TO THE ACM AND THE LDC.
2. APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, ADEQUACY, AND COMPLIANCE OF THE SUBMITTED PLANS.
3. ALL RESPONSIBILITY FOR THE PLANS RESTS ON DESIGN ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY AND ACCURACY OF THE DESIGN ENGINEER.
4. DESIGNS SHALL BE IN COMPLETE COMPLIANCE WITH THE LDC AND THE ACM. ANY WAIVER, DEVIATION, VARIANCE, OR EXCEPTION FROM ANY SPECIFIC REQUIREMENT(S) OF THE LDC OR ACM THAT WERE NOT EXPRESSLY REQUESTED WHEN PLANS ARE SUBMITTED, SHALL NOT BE CONSTRUED TO HAVE BEEN GRANTED IF PLANS ARE APPROVED. IT IS THE RESPONSIBILITY OF THE ENGINEER TO MAKE SUCH A WAIVER PROACTIVELY WHEN PLANS ARE SUBMITTED.
5. A MINIMUM OF TWO EXISTING BENCHMARKS SHOULD BE SHOWN ON THE PLANS. IN ADDITION, TWO PERMANENT BENCHMARKS PER SUBDIVISION SHALL BE INSTALLED IN EACH NEW SUBDIVISION TO INCLUDE DESCRIPTION, LOCATION, AND ELEVATION AND TIE TO CITY STANDARDS.
6. CAST BRONZE SURVEY MARKERS SHALL BE PLACED IN CONCRETE IN PERMANENT, ACCESSIBLE LOCATIONS AT THE TIME OF CONSTRUCTION. THE LOCATIONS OF THE MARKERS SHALL BE INDICATED ON THE CONSTRUCTION PLANS. A MINIMUM OF ONE MARKER SHALL BE PLACED FOR EACH 20 ACRES OF THE PROJECT.
7. PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY, THE DEVELOPER'S CONSULTING ENGINEER, CONTRACTOR, AND ANY OTHER AFFECTED PARTIES. THE CITY SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE TIME OF THE CONFERENCE AND 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
8. THE CONTRACTOR SHALL PROVIDE THE CITY A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
9. BARRICADES, BUILT TO CITY SPECIFICATIONS, SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.
10. IF BLASTING IS PLANNED, A BLASTING PERMIT MUST BE SECURED PRIOR TO COMMENCEMENT OF ANY BLASTING.
11. ANY EXISTING PAVEMENT, CURBS, AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE SUBDIVISION.
12. THE LOCATION OF ANY WATER OR WASTEWATER LINES SHOWN ON THE PLANS MUST BE VERIFIED BY THE PUBLIC WORKS DEPARTMENT.
13. USE ONE CALL UTILITY SYSTEM: DIAL 1-800-344-8377, 48 HOURS BEFORE YOU DIG.
14. ALL STORM SEWER PIPES TO BE CLASS III RCP UNLESS NOTED OTHERWISE.

CITY OF ANGLETON SPECIAL NOTES:

1. THE SUBGRADE MATERIAL IN ASHLAND WAS TESTED BY TOLUNAY-WONG ENGINEERS GEOTECHNICAL LABORATORY ON 06/06/2022 AND THE STREET SECTION DESIGNED ACCORDING TO THE LDC AND ACM.
2. CONSTRUCTED STREET SECTIONS SHALL SHOW THE FOLLOWING:

   PROVIDE STREET NAMES, WIDTH OF R.O.W., OR OTHER METHODS TO IDENTIFY PROPOSED DESIGN OF DIFFERENT PAVEMENT THICKNESS. IN WRITING OR GRAPHICALLY, DESCRIBE THE STREET SECTION(S) TO BE CONSTRUCTED.

   MANHOLE FRAMES, COVERS, AND WATER VALVE COVERS WILL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY A QUALIFIED CONTRACTOR WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.

   CROWNS OF INTERSECTING STREETS WILL CULMINATE IN A DISTANCE OF 40' FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED. INLETS ON THE INTERSECTING STREET SHALL NOT BE CONSTRUCTED WITHIN 40 FEET OF THE VALLEY GUTTER, UNLESS OTHERWISE NOTED.

   PRIOR TO FINAL ACCEPTANCE OF A STREET OUTSIDE THE CITY LIMITS, STREET NAME SIGNS CONFORMING TO COUNTY STANDARDS SHALL BE INSTALLED BY DEVELOPER.

   SIDEWALK REQUIREMENTS (GIVE STREET NAME AND LOCATION OF REQUIRED SIDEWALK, I.E., NORTH, SOUTH, EAST, OR WEST SIDE.

   A CURB LAY DOWN WHERE REQUIRED WHEN ALL POINTS OF SIDEWALKS INTERSECTS CURBS.

   INSIDE THE CITY LIMITS, SIDEWALKS SHALL BE COMPLETED PRIOR TO ACCEPTANCE OF ANY DRIVEWAY APPROACHES AND /OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHEN OUTSIDE THE CITY LIMITS, A LETTER OF CREDIT MAY BE POSTED OR OTHER SUITABLE FINANCIAL ARRANGEMENTS MAY BE MADE TO ENSURE CONSTRUCTION OF THE SIDEWALKS. IN EITHER CASE, SIDEWALKS ADJACENT TO" COMMON AREAS", PARKWAYS, OR OTHER LOCATIONS ON WHICH NO BUILDING CONSTRUCTION WILL TAKE PLACE, MUST BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE OF THE SUBDIVISION.

   A LICENSE AGREEMENT FOR LANDSCAPING MAINTENANCE AND IRRIGATION IN STREET R.O.W. SHALL BE EXECUTED BY THE DEVELOPER IN PARTY WITH THE CITY PRIOR TO FINAL ACCEPTANCE.

CITY OF ANGLETON STANDARD CONSTRUCTION SEQUENCING:

1. CALL THE CITY 48 HOURS PRIOR TO BEGINNING ANY WORK AND SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY AND ALL AFFECTED UTILITY PROVIDERS, THE GENERAL CONTRACTOR, THE DEVELOPER AND THE DEVELOPER'S ENGINEER.
2. OBTAIN A DEVELOPMENT PERMIT FROM THE CITY.
3. PROVIDE THE CITY WITH EVIDENCE ALL TCEQ LICENSES AND REQUIREMENTS ARE UP TO DATE.
4. INSTALL TEMPORARY EROSION CONTROLS AND TREE PROTECTION FENCING PRIOR TO ANY CLEARING AND GRUBBING. NOTIFY THE CITY WHEN INSTALLED.
5. ROUGH-CUT ALL REQUIRED OR NECESSARY PONDS. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF ANY EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A LOW-LEVEL OUTLET AND AN EMERGENCY OVERFLOW MEETING THE REQUIREMENTS OF THE LDC. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL FINAL RESTORATION IS ACHIEVED.
6. DELIVER APPROVED ROUGH-CUT SHEETS TO THE CITY ENGINEER PRIOR TO CLEARING AND GRUBBING.
7. ROUGH GRADE STREETS. NO DEVELOPMENT OF EMBANKMENT WILL BE PERMITTED AT THIS TIME.
8. INSTALL ALL UTILITIES TO BE LOCATED UNDER THE PROPOSED PAVEMENT OR WITHIN THE ROAD RIGHT-OF-WAY.
9. DELIVER STORM SEWER CUT SHEETS TO THE CITY ENGINEER.
10. BEGIN INSTALLATION OF STORM SEWER LINES. UPON COMPLETION, RESTORE AS MUCH DISTURBED AREA AS POSSIBLE, PARTICULARLY CHANNELS AND LARGE OPEN AREAS.
11. DELIVER FINAL GRADE CUT SHEETS TO THE CITY ENGINEER.
12. RE-GRADE STREETS TO SUB-GRADE.
13. ENSURE THAT UNDERGROUND UTILITY CROSSINGS ARE COMPLETED. LAY 1ST-COURSE BASE MATERIAL ON STREETS.
14. INSTALL CURB AND GUTTER.
15. LAY FINAL BASE COURSE ON ALL STREETS.
16. LAY ASPHALT.
17. COMPLETE FINAL GRADING AND RESTORATION OF DETENTION, SEDIMENTATION / FILTRATION PONDS.
18. COMPLETE PERMANENT EROSION CONTROL AND RESTORATION OF SITE VEGETATION.
19. REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROLS.
20. COMPLETE ANY NECESSARY FINAL DRESS UP OF AREAS DISTURBED.

TCEQ WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES

1. THIS WATER DISTRIBUTION SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 290 SUBCHAPTER D. WHEN CONFLICTS ARE NOTED WITH LOCAL STANDARDS, THE MORE STRINGENT REQUIREMENT SHALL BE APPLIED. AT A MINIMUM, CONSTRUCTION FOR PUBLIC WATER SYSTEMS MUST ALWAYS MEET TCEQ'S "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS."
2. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)/NSF INTERNATIONAL STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI [§290.44(A)(1)].
3. PLASTIC PIPE FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NSF INTERNATIONAL SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 150 PSI OR A STANDARD DIMENSION RATIO OF 26 OR LESS [§290.44(A)(2)].
4. NO PIPE WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE IN ANY PUBLIC DRINKING WATER SUPPLY [§290.44(A)(3)].
5. ALL WATER LINE CROSSINGS OF WASTEWATER MAINS SHALL BE PERPENDICULAR [§290.44(E)(4)(B)].
6. WATER TRANSMISSION AND DISTRIBUTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. HOWEVER, THE TOP OF THE WATER LINE MUST BE LOCATED BELOW THE FROST LINE AND IN NO CASE SHALL THE TOP OF THE WATER LINE BE LESS THAN 24 INCHES BELOW GROUND SURFACE [§290.44(A)(4)].
7. THE MAXIMUM ALLOWABLE LEAD CONTENT OF PIPES, PIPE FITTINGS, PLUMBING FITTINGS, AND FIXTURES IS 0.25 PERCENT [§290.44(B)].
8. THE CONTRACTOR SHALL INSTALL APPROPRIATE AIR RELEASE DEVICES WITH VENT OPENINGS TO THE ATMOSPHERE COVERED WITH 16-MESH OR FINER, CORROSION RESISTANT SCREENING MATERIAL OR AN ACCEPTABLE EQUIVALENT [§290.44(D)(1)].
9. THE CONTRACTOR SHALL NOT PLACE THE PIPE IN WATER OR WHERE IT CAN BE FLOODED WITH WATER OR SEWAGE DURING ITS STORAGE OR INSTALLATION [§290.44(F)(1)].
10. WHEN WATERLINES ARE LAID UNDER ANY FLOWING OR INTERMITTENT STREAM OR SEMI-PERMANENT BODY OF WATER THE WATERLINE SHALL BE INSTALLED IN A SEPARATE WATERTIGHT PIPE ENCASEMENT. VALVES MUST BE PROVIDED ON EACH SIDE OF THE CROSSING WITH FACILITIES TO ALLOW THE UNDERWATER PORTION OF THE SYSTEM TO BE ISOLATED AND TESTED [§290.44(F)(2)].
11. PURSUANT TO 30 TAC §290.44(A)(5), THE HYDROSTATIC LEAKAGE RATE SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY THE MOST CURRENT AWWA FORMULAS FOR PVC PIPE, CAST IRON AND DUCTILE IRON PIPE. INCLUDE THE FORMULAS IN THE NOTES ON THE PLANS.
    - THE HYDROSTATIC LEAKAGE RATE FOR POLYVINYL CHLORIDE (PVC) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-605 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE;

      WHERE:
      - Q = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
      - L = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
      - D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
      - P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).
    - THE HYDROSTATIC LEAKAGE RATE FOR DUCTILE IRON (DI) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-600 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE;

      WHERE:
      - L = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
      - S = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
      - D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
      - P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).
12. THE CONTRACTOR SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE IN ALL DIRECTIONS OF NINE FEET BETWEEN THE PROPOSED WATERLINE AND WASTEWATER COLLECTION FACILITIES INCLUDING MANHOLES. IF THIS DISTANCE CANNOT BE MAINTAINED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROJECT ENGINEER FOR FURTHER DIRECTION. SEPARATION DISTANCES, INSTALLATION METHODS, AND MATERIALS UTILIZED MUST MEET §290.44(E)(1)-(4).
13. THE SEPARATION DISTANCE FROM A POTABLE WATERLINE TO A WASTEWATER MAIN OR LATERAL MANHOLE OR CLEANOUT SHALL BE A MINIMUM OF NINE FEET. WHERE THE NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE POTABLE WATERLINE SHALL BE ENCASED IN A JOINT OF AT LEAST 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE-FOOT INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHALL BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEALANT [§290.44(E)(5)].
14. FIRE HYDRANTS SHALL NOT BE INSTALLED WITHIN NINE FEET VERTICALLY OR HORIZONTALLY OF ANY WASTEWATER LINE, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE REGARDLESS OF CONSTRUCTION [§290.44(E)(6)].
15. SUCTION MAINS TO PUMPING EQUIPMENT SHALL NOT CROSS WASTEWATER MAINS, WASTEWATER LATERALS, OR WASTEWATER SERVICE LINES. RAW WATER SUPPLY LINES SHALL NOT BE INSTALLED WITHIN FIVE FEET OF ANY TILE OR CONCRETE WASTEWATER MAIN, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE [§290.44(E)(7)].
16. WATERLINES SHALL NOT BE INSTALLED CLOSER THAN TEN FEET TO SEPTIC TANK DRAINFIELDS [§290.44(E)(8)].
17. THE CONTRACTOR SHALL DISINFECT THE NEW WATERLINES IN ACCORDANCE WITH AWWA STANDARD C-651-14 OR MOST RECENT, THEN FLUSH AND SAMPLE THE LINES BEFORE BEING PLACED INTO SERVICE. SAMPLES SHALL BE COLLECTED FOR MICROBIOLOGICAL ANALYSIS TO CHECK THE EFFECTIVENESS OF THE DISINFECTION PROCEDURE WHICH SHALL BE REPEATED IF CONTAMINATION PERSISTS. A MINIMUM OF ONE SAMPLE FOR EACH 1,000 FEET OF COMPLETED WATERLINE WILL BE REQUIRED OR AT THE NEXT AVAILABLE SAMPLING POINT BEYOND 1,000 FEET AS DESIGNATED BY THE DESIGN ENGINEER [§290.44(F)(3)].
18. DECHLORINATION OF DISINFECTING WATER SHALL BE IN STRICT ACCORDANCE WITH CURRENT AWWA STANDARD C655-09 OR MOST RECENT.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY LIFT STATION AND FORCE MAIN GENERAL CONSTRUCTION NOTES

1. THIS LIFT STATION AND/OR FORCE MAIN MUST BE CONSTRUCTED IN ACCORDANCE WITH 30 TEXAS 1. ADMINISTRATIVE CODE (TAC) §213.5(C), THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) EDWARDS AQUIFER RULES, AND ANY LOCAL GOVERNMENT STANDARD SPECIFICATIONS.
2. ALL FORCE MAIN LINES MUST BE TESTED IN ACCORDANCE WITH 30 TAC §217.68. TESTING METHOD WILL BE:
   - A PRESSURE TEST MUST USE 50 POUNDS PER SQUARE INCH ABOVE THE NORMAL OPERATING PRESSURE OF A FORCE MAIN.
   - A TEMPORARY VALVE FOR PRESSURE TESTING MAY BE INSTALLED NEAR THE DISCHARGE POINT OF A FORCE MAIN AND REMOVED AFTER A TEST IS SUCCESSFULLY COMPLETED.
   - A PUMP ISOLATION VALVE MAY BE USED AS AN OPPOSITE TERMINATION POINT.
   - A TEST MUST INVOLVE FILLING A FORCE MAIN WITH WATER.
   - A PIPE MUST HOLD THE DESIGNATED TEST PRESSURE FOR A MINIMUM OF 4.0 HOURS.
   - THE LEAKAGE RATE MUST NOT EXCEED 10.0 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER DAY.

TEXAS COMMISSION OF ENVIRONMENTAL QUALITY ORGANIZED SEWAGE COLLECTION SYSTEM GENERAL CONSTRUCTION NOTES

1. THIS ORGANIZED SEWAGE COLLECTION SYSTEM (SCS) MUST BE CONSTRUCTED IN ACCORDANCE WITH 30 1. TEXAS ADMINISTRATIVE CODE (TAC) §213.5(C), THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ) EDWARDS AQUIFER RULES AND ANY LOCAL GOVERNMENT STANDARD SPECIFICATIONS.
2. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE PRESIDING TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:
   - THE NAME OF THE APPROVED PROJECT;
   - THE ACTIVITY START DATE; AND
   - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
3. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
4. SEWER LINES LOCATED WITHIN OR CROSSING THE 5-YEAR FLOODPLAIN OF A DRAINAGE WAY WILL BE PROTECTED FROM INUNDATION AND STREAM VELOCITIES WHICH COULD CAUSE EROSION AND SCOURING OF BACKFILL. THE TRENCH MUST BE CAPPED WITH CONCRETE TO PREVENT SCOURING OF BACKFILL, OR THE SEWER LINES MUST BE ENCASED IN CONCRETE. ALL CONCRETE SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES.
5. WHERE WATER LINES AND NEW SEWER LINE ARE INSTALLED WITH A SEPARATION DISTANCE CLOSER THAN NINE FEET (I.E., WATER LINES CROSSING WASTEWATER LINES, WATER LINES PARALLELING WASTEWATER LINES, OR WATER LINES NEXT TO MANHOLES) THE INSTALLATION MUST MEET THE REQUIREMENTS OF 30 TAC §217.53(D) (PIPE DESIGN) AND 30 TAC §290.44(E) (WATER DISTRIBUTION).
6. TRENCHING, BEDDING AND BACKFILL MUST CONFORM WITH 30 TAC §217.54. THE BEDDING AND BACKFILL FOR FLEXIBLE PIPE MUST COMPLY WITH THE STANDARDS OF ASTM D-2321, CLASSES IA, IB, II OR III. RIGID PIPE BEDDING MUST COMPLY WITH THE REQUIREMENTS OF ASTM C 12 (ANSI A 106.2) CLASSES A, B OR C.
7. SEWER LINES MUST BE TESTED FROM MANHOLE TO MANHOLE. WHEN A NEW SEWER LINE IS CONNECTED TO AN EXISTING STUB OR CLEAN-OUT, IT MUST BE TESTED FROM EXISTING MANHOLE TO NEW MANHOLE. IF A STUB OR CLEAN-OUT IS USED AT THE END OF THE PROPOSED SEWER LINE, NO PRIVATE SERVICE ATTACHMENTS MAY BE CONNECTED BETWEEN THE LAST MANHOLE AND THE CLEANOUT UNLESS IT CAN BE CERTIFIED AS CONFORMING WITH THE PROVISIONS OF 30 TAC §213.5(C)(3)(E).
8. ALL SEWER LINES MUST BE TESTED IN ACCORDANCE WITH 30 TAC §217.57.
9. ALL MANHOLES MUST BE TESTED TO MEET OR EXCEED THE REQUIREMENTS OF 30 TAC §217.58.

UTILITY CONSTRUCTION NOTES:

1. CONSTRUCTION OF WATER, SANITARY SEWER, AND STORM DRAINAGE FACILITIES SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF ANGLETON STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED IN THE PLANS.
2. WHEN TRENCH CONDITION WARRANTS THE USE OF DEWATERING SYSTEMS, THEIR USE SHALL BE REQUESTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
3. CONTRACTOR SHALL REMOVE ALL MUD, DIRT AND DEBRIS DEPOSITED OR DROPPED ON EXISTING PAVEMENT DUE TO HIS CONSTRUCTION ACTIVITY DAILY. MATERIAL THAT IS HAZARDOUS TO TRAFFIC SHALL BE REMOVED IMMEDIATELY.
4. CONTRACTOR SHALL PROTECT ALL TREES ADJACENT TO WORK AREA. NO TREES SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFEGUARDING AND PROTECTING ALL MATERIAL AND EQUIPMENT STORED ON THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF MATERIALS IN A SAFE AND WORKMANLIKE MANNER TO PREVENT INJURIES, DURING AND AFTER WORKING HOURS, UNTIL PROJECT ACCEPTANCE.
6. THE CONTRACTOR SHALL PROVIDE SHEETING, SHORING AND BRACING NECESSARY TO PROTECT WORKMEN AND EXISTING UTILITIES DURING ALL PHASES OF CONSTRUCTION, AS MAY BE REQUIRED BY O.S.H.A., FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES.
7. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO THE EXISTING PUBLIC OR PRIVATE UTILITY LINES, INCLUDING, BUT NOT LIMITED TO, WATER LINES, WASTEWATER COLLECTION SYSTEMS, STORM SEWERS, BACKSLOPE INTERCEPTORS, IRRIGATION LINES, ELECTRICAL LINES, AND MATERIAL AND PROPERTY DAMAGES DURING CONSTRUCTION. ALL DAMAGES, RELOCATION, OR REPLACEMENT OF EXISTING UTILITIES SHALL BE REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS, DETAILS, AND REQUIREMENTS OF THE UTILITY'S OWNER.
8. THE CONTRACTOR SHALL RETURN ALL EXISTING PAVING AND DRIVEWAYS TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER UNLESS OTHERWISE NOTED OR SPECIFICALLY CALLED OUT AS A PAY ITEM.

WATER MAIN CONSTRUCTION NOTES:

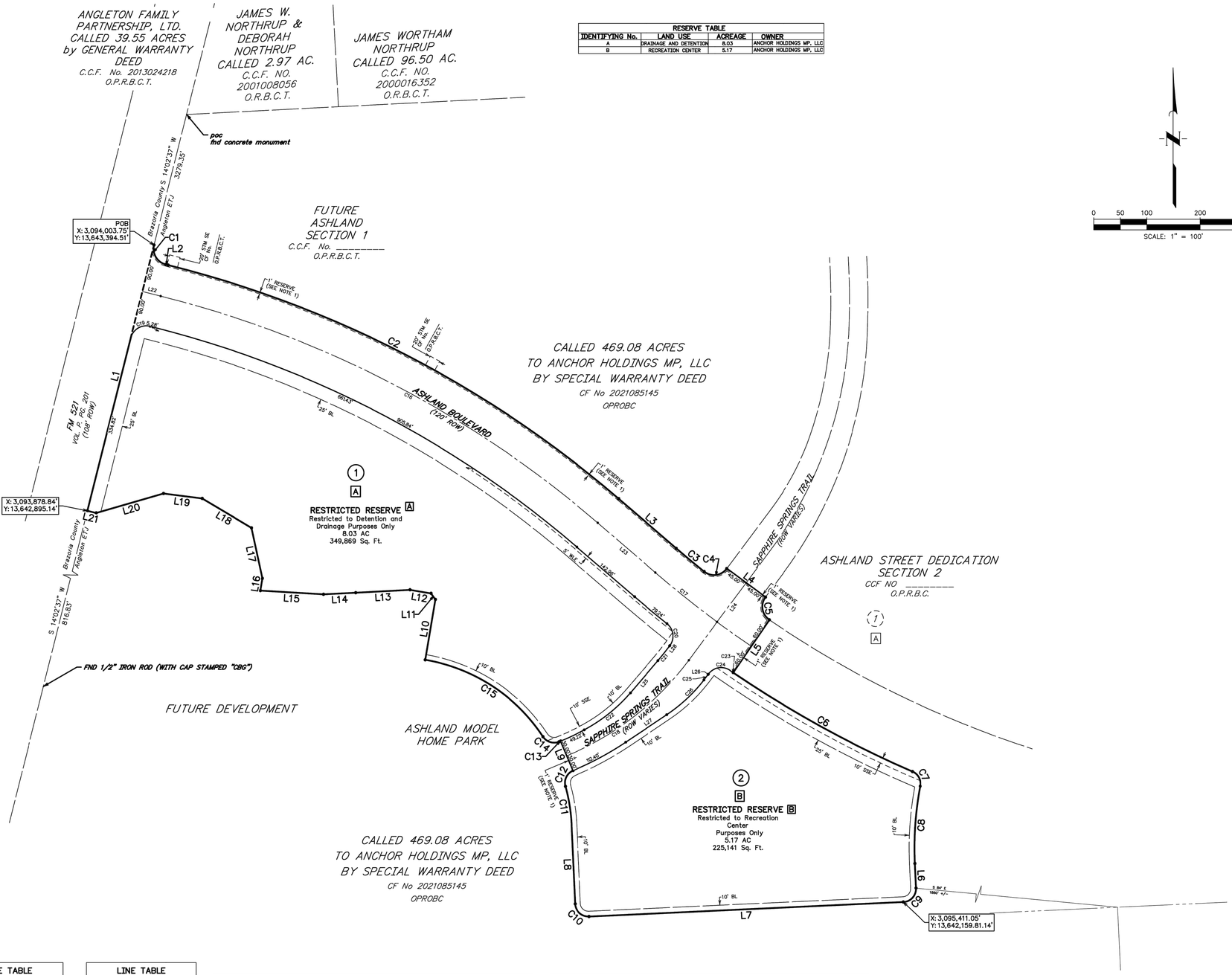
1. ALL WATER MAIN PIPE SHALL BE BLUE AND INCLUDE TRACER WIRE IN THE SAME TRENCH AND ABOVE THE WATER MAIN AND IN GATE VALVES.
2. ALL WATER MAIN PIPING SHALL HAVE A MINIMUM COVER OF FOUR (4) FEET BELOW FINISHED GROUND UNLESS OTHERWISE NOTED.
3. ALL PROPOSED 4-INCH TO 12-INCH WATER MAINS SHALL BE POLYVINYL CHLORIDE PIPE (PVC) C900, DR 18.
4. ALL WATER MAIN PIPE SHALL BE BANK SAND BEDDED AND BACKFILLED.
5. ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED IN AN APPROVED MANNER IN ACCORDANCE WITH CITY OF ANGLETON STANDARD SPECIFICATIONS.
6. MAINTAIN 12-INCH MINIMUM VERTICAL CLEARANCE BETWEEN ALL STORM SEWERS AND CULVERTS UNLESS OTHERWISE NOTED.
7. SANITARY FACILITY CLEARANCES TO POTABLE WATER FACILITIES SHALL FOLLOW THE LATEST RULES AND REGULATIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
8. ALL TEES, ELBOWS, BENDS, AND PLUGS SHALL INCLUDE RESTRAINT OF FITTINGS. RESTRAINT MAY BE BY MEANS OF THRUST BLOCKS OR RESTRAINED JOINT PIPE (OF APPROVED MANUFACTURER). IF RESTRAINED JOINT PIPE IS USED, ALL PIPES LESS THAN 12-INCHES (12") IN DIAMETER SHALL INCLUDE A MINIMUM OF TWO (2) JOINTS OF RESTRAINT ON EACH SIDE OF THE FITTING AND ALL PIPES EQUAL TO OR GREATER THAN 16-INCHES (16") IN DIAMETER SHALL INCLUDE A MINIMUM OF THREE (3) JOINTS OF RESTRAINT ON EACH SIDE OF THE FITTING. WATERLINE FITTINGS SHALL BE CAST OR DUCTILE IRON UNLESS OTHERWISE NOTED. ALL PIPE FITTINGS SHALL BE MECHANICAL JOINTS.

SANITARY SEWER CONSTRUCTION NOTES:

1. ALL SANITARY SEWER MAIN PIPE SHALL BE GREEN.
2. ALL PROPOSED 4-INCH TO 15-INCH SANITARY SEWER MAINS SHALL BE POLYVINYL CHLORIDE PIPE (PVC) SDR 26.
3. ALL SANITARY SEWER MAIN PIPE SHALL BE BANK SAND BEDDED AND BACKFILLED.
4. ALL SANITARY SEWER MAINS & MANHOLES SHALL BE TESTED IN AN APPROVED MANNER IN ACCORDANCE WITH CITY OF ANGLETON STANDARD SPECIFICATIONS.
5. MAINTAIN 24-INCH MINIMUM CLEARANCE BETWEEN ALL STORM SEWERS AND CULVERTS UNLESS OTHERWISE NOTED.
6. SANITARY FACILITY CLEARANCES TO POTABLE WATER FACILITIES SHALL FOLLOW THE LATEST RULES AND REGULATIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
7. SANITARY SEWER MANHOLE COVERS SHALL BE STANDARD CITY OF ANGLETON, UNLESS OTHERWISE NOTED.
8. ALL SANITARY MANHOLES WITHIN THE 100-YEAR FLOOD PLAIN (DESIGNATED) SHALL HAVE THE TOP SET AT LEAST TWELVE (12) INCHES ABOVE THE BASE FLOOD ELEVATION OR SEALED AND VENTED.
9. SANITARY SEWER MANHOLES SHALL BE PRECAST OR CAST-IN-PLACE IN ACCORDANCE WITH CITY OF SUGAR LAND SPECIFICATIONS.
10. MANHOLE RIMS ARE TO BE SET AT THE ELEVATIONS SHOWN ON THE PLANS INITIALLY. AFTER SITE RESTORATION IS COMPLETED, RIMS ARE TO BE ADJUSTED TO THREE (3) TO SIX (6) INCHES ABOVE FINAL GRADE AND BACK-DRESSED WITH DIRT TO PROVIDE DRAINAGE AWAY FROM THE MANHOLE.

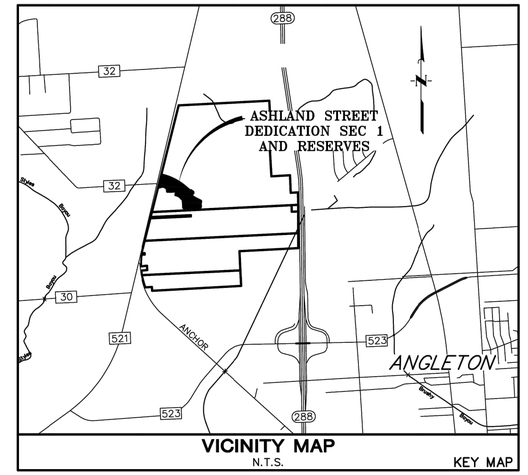
GENERAL CONSTRUCTION NOTES:

1. PRIOR TO BIDDING THE PROJECT, THE CONTRACTOR SHALL INSPECT THE SITE AND SATISFY ITSELF THAT ABOVE AND BELOW GROUND CONDITIONS OF THE SITE ARE ACCEPTABLE FOR CONSTRUCTION. CONTRACTOR SHALL NOTE ANY VISIBLE CONFLICTS NOT SHOWN IN THE DRAWINGS AND BRING TO THE ATTENTION OF THE ENGINEER PRIOR TO BIDDING THE PROJECT. SHOULD A CONSTRUCTION CONFLICT OCCUR DUE TO A VISIBLE CONFLICT APPARENT AT THE TIME OF BIDDING, ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH THE CHANGE SHALL BE BORNE BY THE CONTRACTOR.
2. THIS PROJECT IS WITHIN THE CITY OF ANGLETON E.T.J. AND BRAZORIA COUNTY, TEXAS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL PERMITS. CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY REGULATION OF BRAZORIA COUNTY, TEXAS FOR FLOODPLAIN MANAGEMENT PRIOR TO STARTING CONSTRUCTION.
4. THE APPROXIMATE LOCATION OF EXISTING UTILITIES ARE GIVEN FOR REFERENCE ONLY. BEFORE COMMENCING THE WORK ON THIS CONTRACT, THE CONTRACTOR SHALL VERIFY BY FIELD INVESTIGATION THE ACTUAL LOCATIONS OF ALL UTILITY FACILITIES WITHIN AND ADJACENT TO THE LIMITS OF THE WORK THAT MAY BE AFFECTED BY THE WORK. CONFLICTS WHICH RESULT DUE TO NEGLIGENCE BY THE CONTRACTOR TO LOCATE, HORIZONTALLY AND VERTICALLY, EXISTING UTILITIES WHICH ARE SHOWN ON THE CONSTRUCTION DRAWINGS, OR WHICH THE CONTRACTOR HAS BEEN GIVEN NOTICE OR HAS KNOWLEDGE, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF REMEDIAL WORK, REMOVAL OF PORTIONS OF THE WORK OR EXTENSIVE DESIGN CHANGES OCCASIONED BY THE FAILURE OF THE CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES AS DESCRIBED ABOVE SHALL BE BORNE BY THE CONTRACTOR.
5. CONTRACTOR IS TO CONTACT THE TEXAS811 AT 811 OR 1-800-344-8347 FOR LOCATION OF EXISTING FACILITIES THAT MAY NOT BE SHOWN ON THE PLANS AT LEAST 72 HOURS PRIOR BUT NOT MORE THAN 14 WORKING DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, MAINTAINING, AND RESTORING ALL EXISTING FACILITIES OR ANY OFF-SITE AREAS AFFECTED BY THIS CONSTRUCTION PROJECT TO EXISTING OR BETTER CONDITION, UNLESS OTHERWISE NOTED, AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL COMPLY WITH O.S.H.A. REGULATIONS AND TEXAS STATE LAW CONCERNING TRENCH SAFETY SYSTEMS.
8. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES. ACCESS SHALL BE MAINTAINED DURING ALL WEATHER CONDITIONS.
9. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE "NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM" (NPDES) REQUIREMENTS, AND ALL ANGLETON DRAINAGE DISTRICT REQUIREMENTS. BEST MAN



RESERVE TABLE			
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	DRAINAGE AND DETENTION	8.03	ANCHOR HOLDINGS MP, LLC
B	RECREATION CENTER	5.17	ANCHOR HOLDINGS MP, LLC

0 50 100 200 300
SCALE: 1" = 100'



BL . . . . . "Building Line"
C.C.F. . . . . "County Clerk's File"
DE . . . . . "Drainage Easement"
Esm . . . . . "Easement"
FC . . . . . "Film Code"
FND . . . . . "Found"
O.C.C.B.T . . . . "Official County Clerk, Brazoria County, Texas"
No . . . . . "Number"
ROW . . . . . "Right-of-Way"
SSE . . . . . "Sanitary Sewer Easement"
Sq Ft . . . . . "Square Feet"
Stm SE . . . . . "Storm Sewer Easement"
Temp . . . . . "Temporary"
UE . . . . . "Utility Easement"
Vol _, Pg _ . . . "Volume and Page"
WLE . . . . . "Waterline Easement"
(1) . . . . . "Block Number"
● . . . . . "Set 3/4-inch Iron Rod (with Cap Stamped "QUIDDITY ENG. PROPERTY CORNER") as per Certification"

General Notes
1. A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedicated being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. All building lines along street rights-of-way are as shown on the plat.
3. The Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone NAD 83, and may be brought to surface by applying the following combined scale factor of 1.00011449344.
4. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
5. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (NAD83), South Central Zone.
6. VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (NAV88), Geoid 12b, based on Allterra's RTK Network, Stations HAGS_1012 and HCOG_14012.
7. According to Map No. 48039C0430K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazoria County, Texas and Incorporated Areas, dated December 30, 2020, the subject tract is situated within: Shaded Zone 'X'; defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
8. All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
9. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
10. 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.
11. 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.
12. 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.
13. 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 where or not the application is reviewed for code compliance by the City Engineer.
14. 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.
15. Reserves A and B shall be owned and maintained by the Brazoria County MUD No. 82
16. Elevations were obtained with Real Time Kinetic Global Positioning Satellite Equipment and are based on National Geodetic Survey Monument Designation:
    DG6956 DW1 CLUTE COOP CORS ARP
    DL3490 TXBC BAY CITY CORS ARP
    DH3614 TXLM LA MARQUE CORS ARP

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N14°02'37"E	514.82'
L2	S75°56'55"E	5.31'
L3	S49°11'44"E	142.96'
L4	S53°27'23"E	90.00'
L5	S34°17'37"W	120.00'
L6	S02°38'38"E	46.21'
L7	S87°21'22"W	590.66'
L8	N02°38'38"W	148.59'
L9	N22°46'42"W	60.01'
L10	N09°32'52"E	115.00'
L11	N35°27'08"W	14.14'
L12	N80°27'08"W	39.99'
L13	S87°00'33"W	102.41'
L14	S87°02'50"W	60.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	N86°35'27"W	118.93'
L16	N09°08'42"E	23.28'
L17	N12°07'46"W	97.00'
L18	N59°09'04"W	107.91'
L19	N82°39'43"W	73.37'
L20	S73°49'38"W	131.51'
L21	N75°57'23"W	17.00'
L22	S75°56'55"E	35.29'
L23	N49°11'44"W	142.96'
L24	S36°32'41"W	181.09'
L25	N40°31'06"E	79.84'
L26	S36°32'41"W	0.96'
L27	S56°07'07"W	92.87'
L28	S36°32'41"W	0.96'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	89°59'32"	47.12'	S30°57'09"E	42.42'	30.00'
C2	2060.00'	26°45'10"	961.87'	S62°34'20"E	953.15'	489.87'
C3	1940.00'	2°00'36"	68.06'	S50°12'02"E	68.05'	34.03'
C4	30.00'	92°14'59"	48.30'	N82°40'10"E	43.25'	31.20'
C5	30.00'	92°15'04"	48.30'	S09°34'51"E	43.25'	31.20'
C6	2060.00'	10°42'36"	385.07'	S61°03'41"E	384.51'	193.10'
C7	25.00'	77°03'36"	33.62'	S27°53'12"E	31.15'	19.91'
C8	630.00'	13°17'14"	146.10'	S03°59'59"W	145.77'	73.38'
C9	25.00'	90°00'00"	39.27'	S42°21'22"W	35.36'	25.00'
C10	25.00'	90°00'00"	39.27'	N47°38'38"W	35.36'	25.00'
C11	330.00'	12°45'28"	73.48'	N09°01'22"W	73.33'	36.89'
C12	25.00'	82°37'24"	36.05'	N25°54'36"E	33.01'	21.97'
C13	519.99'	0°24'12"	3.66'	S67°25'24"W	3.66'	1.83'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C14	25.00'	77°55'52"	34.00'	N72°12'01"W	31.44'	20.22'
C15	330.00'	47°13'02"	271.95'	N56°50'37"W	264.32'	144.23'
C16	2000.00'	26°45'10"	933.85'	N62°34'20"W	925.39'	475.60'
C17	2000.00'	6°30'39"	227.27'	S52°27'04"E	227.15'	113.76'
C18	550.00'	30°40'38"	294.48'	N51°52'59"E	290.97'	150.86'
C19	30.00'	90°00'28"	47.13'	S59°02'51"W	42.43'	30.00'
C20	30.00'	87°56'23"	46.05'	N07°25'42"W	41.66'	28.94'
C21	505.00'	3°58'25"	35.02'	N38°31'53"E	35.02'	17.52'
C22	300.00'	21°16'48"	111.42'	N51°09'30"E	110.78'	56.36'
C23	2060.00'	0°11'38"	6.97'	N55°36'34"W	6.97'	3.49'
C24	30.00'	87°56'34"	46.05'	S80°30'58"W	41.66'	28.94'
C25	595.00'	1°13'27"	12.71'	N37°09'24"E	12.71'	6.36'
C26	300.00'	18°20'59"	96.08'	N46°56'38"E	95.67'	48.45'

FINAL PLAT OF
ASHLAND STREET DEDICATION SEC 1 AND RESERVES

A SUBDIVISION OF 17.53 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEYS, A - 81 & 82
BRAZORIA COUNTY, TEXAS
2 RESERVES 2 BLOCKS
AUGUST 2024

OWNER
ANCHOR HOLDINGS MP, LC
101 PARKLANE BOULEVARD,
SUITE 102
SUGAR LAND, TEXAS 77478
281.912.3364

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

K:\16759\16759-0010-13 Ashland - Phase 1A - Offsite Paving\2 Design Phase\Planning\Sec 1\ASHLAND STD SEC 1 - PLAT.dwg Aug 21,2024 - 2:49pm CKJ

STATE OF TEXAS §

COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as _____, 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.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

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, successors, 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. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement 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 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.

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.

_____
Owner

_____
Duly Authorized Agent

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

_____
Print Name

My commission expires: _____

STATE OF TEXAS §

COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steve Jares, 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.

_____
Steve Jares
Registered Professional Land Surveyor
Texas Registration No 5317

STATE OF TEXAS §

COUNTY OF BRAZORIA §

That I, William A.C. McAshan, 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.

_____
William A.C. McAshan, P.E.
Professional Engineer

A METES & BOUNDS description of a certain 17.53–acre tract of land situated in Shubael Marsh Surveys, Abstract Nos. 81 & 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPROBC); said 17.53–acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

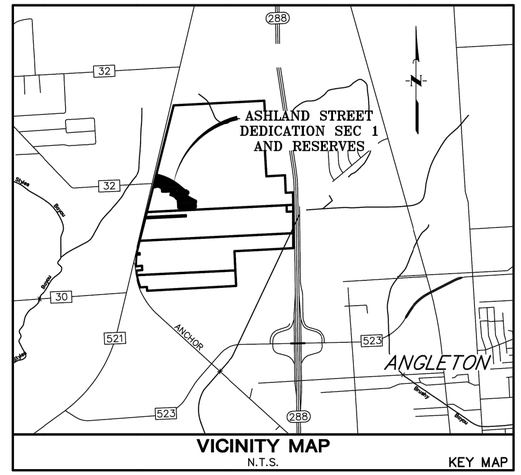
COMMENCING at a found concrete monument at the northwest corner of said 469.08–acre tract, the southwest corner of a called 2.97–acre tract of land conveyed to James W. Northrup and Deborah Northrup in Clerk's File No. 01–008056 in Brazoria County Official Public Records, and along the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioner Court Records;

THENCE, South 14°02'37" West, along the west line of said 469.08–acre tract, common with the east line of said F.M. Highway 521, 3279.35 feet to a point for corner being the POINT OF BEGINNING of the herein described subject tract marking the beginning of a non–tangent curve to the left, from which a found 1/2–inch iron rod (with cap stamped "CBG") bears South 14°02'37" West, 1331.65 feet;

THENCE, over and across said 469.08–acre tract the following thirty–five (35) courses and distances:

1. Along the arc of said non–tangent curve to the left having a radius of 30.00 feet, a central angle of 89°59'32", an arc length of 47.12 feet, and a long chord bearing South 30°57'09" East, with a chord length of 42.42 feet to a point for corner;
2. South 75°56'55" East, 5.31 feet to a point for corner marking the beginning of a curve to the right;
3. Along the arc of said curve to the right having a radius of 2060.00 feet, a central angle of 26°45'10", an arc length of 961.87 feet, and a long chord bearing South 62°34'20" East, with a chord length of 953.15 feet to a point for corner;
4. South 49°11'44" East, 142.96 feet to a point for corner marking the beginning of a curve to the left;
5. Along the arc of said curve to the left having a radius of 1940.00 feet, a central angle of 02°00'36", an arc length of 68.06 feet, and a long chord bearing South 50°12'02" East, with a chord length of 68.05 feet to a point for corner marking the beginning of a compound curve to the left;
6. Along the arc of said compound curve to the left having a radius of 30.00 feet, a central angle of 92°14'59", an arc length of 48.30 feet, and a long chord bearing North 82°40'10" East, with a chord length of 43.25 feet to a point for corner;
7. South 53°27'23" East, 90.00 feet to a point for corner marking the beginning of a non–tangent curve to the left;
8. Along the arc of said non–tangent curve to the left having a radius of 30.00 feet, a central angle of 92°15'04", an arc length of 48.30 feet, and a long chord bearing South 09°34'51" East, with a chord length of 43.25 feet to a point for corner;
9. South 34°17'37" West, 120.00 feet to a point for corner marking the beginning of a non–tangent curve to the left;
10. Along the arc of said non–tangent curve to the left having a radius of 2060.00 feet, a central angle of 10°42'36", an arc length of 385.07 feet, and a long chord bearing South 61°03'41" East, with a chord length of 384.51 feet to a point for corner marking the beginning of a reverse curve to the right;
11. Along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 77°03'36", an arc length of 33.62 feet, and a long chord bearing South 27°53'12" East, with a chord length of 31.15 feet to a point for corner marking the beginning of a reverse curve to the left;
12. Along the arc of said reverse curve to the left having a radius of 630.00 feet, a central angle of 13°17'14", an arc length of 146.10 feet, and a long chord bearing South 03°59'59" West, with a chord length of 145.77 feet to a point for corner;
13. South 02°38'38" East, 46.21 feet to a point for corner marking the beginning of a curve to the right;
14. Along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing South 42°21'22" West, with a chord length of 35.36 feet to a point for corner;
15. South 87°21'22" West, 590.66 feet to a point for corner marking the beginning of a curve to the right;
16. Along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing North 47°38'38" West, with a chord length of 35.36 feet to a point for corner;
17. North 02°38'38" West, 148.59 feet to a point for corner marking the beginning of a curve to the left;
18. Along the arc of said curve to the left having a radius of 330.00 feet, a central angle of 12°45'28", an arc length of 73.48 feet, and a long chord bearing North 09°01'22" West, with a chord length of 73.33 feet to a point for corner marking the beginning of a reverse curve to the right;
19. Along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 82°37'24", an arc length of 36.05 feet, and a long chord bearing North 25°54'36" East, with a chord length of 33.01 feet to a point for corner;
20. North 22°46'42" West, 60.01 feet to a point for corner marking the beginning of a non–tangent curve to the right;
21. Along the arc of said non–tangent curve to the right having a radius of 519.99 feet, a central angle of 00°24'12", an arc length of 3.66 feet, and a long chord bearing South 67°25'24" West, with a chord length of 3.66 feet to a point for corner marking the beginning of a compound curve to the right;
22. Along the arc of said compound curve to the right having a radius of 25.00 feet, a central angle of 77°55'52", an arc length of 34.00 feet, and a long chord bearing North 72°12'01" West, with a chord length of 31.44 feet to a point for corner marking the beginning of a reverse curve to the left;
23. Along the arc of said reverse curve to the left having a radius of 330.00 feet, a central angle of 47°13'02", an arc length of 271.95 feet, and a long chord bearing North 56°50'37" West, with a chord length of 264.32 feet to a point for corner;
24. North 09°32'52" East, 115.00 feet to a point for corner;
25. North 35°27'08" West, 14.14 feet to a point for corner;
26. North 80°27'08" West, 39.99 feet to a point for corner;
27. South 87°00'33" West, 102.41 feet to a point for corner;
28. South 87°02'50" West, 60.12 feet to a point for corner;
29. North 86°35'27" West, 118.93 feet to a point for corner;
30. North 09°08'42" East, 23.28 feet to a point for corner;
31. North 12°07'46" West, 97.00 feet to a point for corner;
32. North 59°09'04" West, 107.91 feet to a point for corner;
33. North 82°39'43" West, 73.37 feet to a point for corner;
34. South 73°49'38" West, 131.51 feet to a point for corner;
35. North 75°57'23" West, 17.00 feet to a point for corner marking the southwest corner of the herein described subject tract, being common with the east line of aforementioned F.M. Highway 521 and the west line of said 469.08–acre tract;

THENCE, North 14°02'37" East, along said common lines, 514.82 feet to the POINT OF BEGINNING, CONTAINING 17.53 acres of land situated in Brazoria County, Texas.



VICINITY MAP
N.T.S.
KEY MAP

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

_____
Chairman, Planning and Zoning Commission

_____
City Secretary

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

_____
Mayor

_____
City Secretary

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

_____,
City Secretary, City of Angleton
On behalf of the Notary Public, State of Texas

FINAL PLAT OF ASHLAND STREET DEDICATION SEC 1 AND RESERVES

A SUBDIVISION OF 17.53 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEYS, A - 81 & 82 BRAZORIA COUNTY, TEXAS

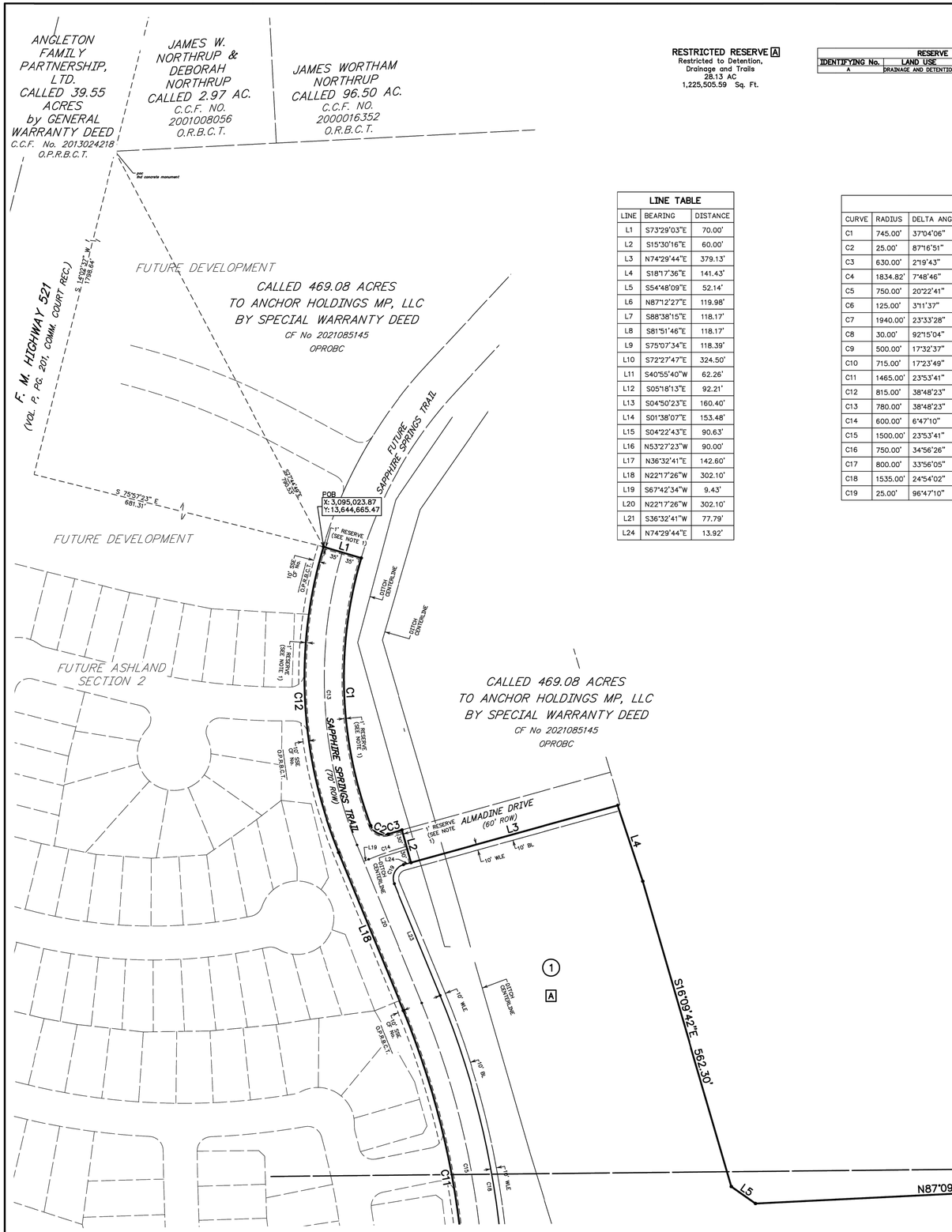
2 RESERVES 2 BLOCKS

AUGUST 2024

OWNER
ANCHOR HOLDINGS MP, LC
101 PARKLANE BOULEVARD,
SUITE 102
SUGAR LAND, TEXAS 77478
281.912.3364

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SHEET No. 4 OF 48

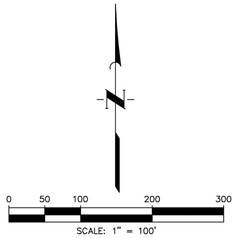


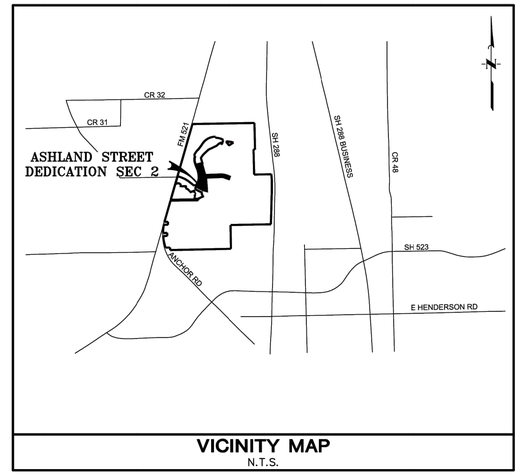
RESTRICTED RESERVE A
Restricted to Detention, Drainage and Trails
28.13 AC
1,225,505.59 Sq. Ft.

RESERVE TABLE			
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	DRAINAGE AND DETENTION	28.13	ANCHOR HOLDINGS MP, LLC

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S73°29'03"E	70.00'
L2	S15°30'16"E	60.00'
L3	N74°29'44"E	379.13'
L4	S18°17'36"E	141.43'
L5	S54°48'09"E	52.14'
L6	N87°12'27"E	119.98'
L7	S88°38'15"E	118.17'
L8	S81°51'46"E	118.17'
L9	S75°07'34"E	118.39'
L10	S72°27'47"E	324.50'
L11	S40°55'40"W	62.26'
L12	S05°18'13"E	92.21'
L13	S04°50'23"E	160.40'
L14	S01°38'07"E	153.48'
L15	S04°22'43"E	90.63'
L16	N53°27'23"W	90.00'
L17	N36°32'41"E	142.60'
L18	N22°17'26"W	302.10'
L19	S67°42'34"W	9.43'
L20	N22°17'26"W	302.10'
L21	S36°32'41"W	77.79'
L24	N74°29'44"E	13.92'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	745.00'	37°04'06"	481.99'	S02°01'06"E	473.62'	249.77'
C2	25.00'	87°16'51"	38.08'	S64°11'34"E	34.51'	23.84'
C3	630.00'	2°19'43"	25.61'	N73°19'52"E	25.60'	12.80'
C4	1834.82'	7°48'46"	250.19'	S17°32'13"W	250.00'	125.29'
C5	750.00'	20°22'41"	266.75'	N82°39'07"W	265.34'	134.80'
C6	125.00'	3°11'37"	6.97'	S05°58'32"E	6.97'	3.48'
C7	1940.00'	23°33'28"	797.65'	N67°29'07"W	792.04'	404.54'
C8	30.00'	92°15'04"	48.30'	N09°34'51"W	43.25'	31.20'
C9	500.00'	17°32'37"	153.10'	N27°46'22"E	152.50'	77.15'
C10	715.00'	17°23'49"	217.10'	N10°18'10"E	216.27'	109.39'
C11	1465.00'	23°53'41"	610.97'	N10°20'36"W	606.55'	309.99'
C12	815.00'	38°48'23"	552.00'	N02°53'15"W	541.51'	287.06'
C13	780.00'	38°48'23"	528.29'	S02°53'15"E	518.25'	274.73'
C14	600.00'	6°47'10"	71.06'	S71°06'09"W	71.02'	35.57'
C15	1500.00'	23°53'41"	625.56'	N10°20'36"W	621.04'	317.40'
C16	750.00'	34°56'26"	457.37'	N19°04'28"E	450.32'	236.05'
C17	800.00'	33°56'05"	473.82'	N19°34'38"E	466.92'	244.09'
C18	1535.00'	24°54'02"	667.11'	N09°50'25"W	661.87'	338.90'
C19	25.00'	96°47'10"	42.23'	S26°06'09"W	37.39'	28.15'





VICINITY MAP
N.T.S.

BL . . . . . "Building Line"
C.C.F. . . . . "County Clerk's File"
DE . . . . . "Drainage Easement"
Esm . . . . . "Easement"
FC . . . . . "Film Code"
O.C.C.B.T. . . . "Official County Clerk, Brazoria County, Texas"
No . . . . . "Number"
ROW . . . . . "Right-of-Way"
SSE . . . . . "Sanitary Sewer Easement"
Sq Ft . . . . . "Square Feet"
Stm SE . . . . . "Storm Sewer Easement"
Temp . . . . . "Temporary"
UE . . . . . "Utility Easement"
Vol ___, Pg ___ . . . "Volume and Page"
WLE . . . . . "Waterline Easement"
① . . . . . "Block Number"
● . . . . . "Set 3/4-inch Iron Rod (with Cap Stamped "QUIDDITY ENG. PROPERTY CORNER") as per Certification"

General Notes
1. A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedicated being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. All building lines along street rights-of-way are as shown on the plat.
3. The Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone NAD 83, and may be brought to surface by applying the following combined scale factor of 0.999870017.
4. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
5. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (nad83), South Central Zone.
6. VERTICAL DATUM: Elevations were obtained with Real Time Kinetic Global Positioning Satellite Equipment and are based on National Geodetic Survey Monument Designation:
   DG6956 DW1 CLUTE COOP CORS ARP
   DL3490 TXBC BAY CITY CORS ARP
   DH3614 TXLM LA MARQUE CORS ARP
7. According to Map No. 48039C0430K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazoria County, Texas and Incorporated Areas, dated December 30, 2020, the subject tract is situated within: Shaded Zone "X"; defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
8. All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
9. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
10. 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.
11. 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.
12. 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.
13. 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 where or not the application is reviewed for code compliance by the City Engineer.
14. 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.
15. Reserves A shall be owned and maintained by the Brazoria County MUD No. 82

FINAL PLAT OF ASHLAND STREET DEDICATION SEC 2

A SUBDIVISION OF 31.51 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK

AUGUST 2024

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281-912-3364

PLANNER
META PLANNING AND DESIGN
24275 KATY FREEWAY
SUITE 200
KATY, TEXAS 77494
281-810-1422

ENGINEER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10066100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SHEET No. 5 OF 48

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28.13 AC
1,225,505.59 Sq. Ft.

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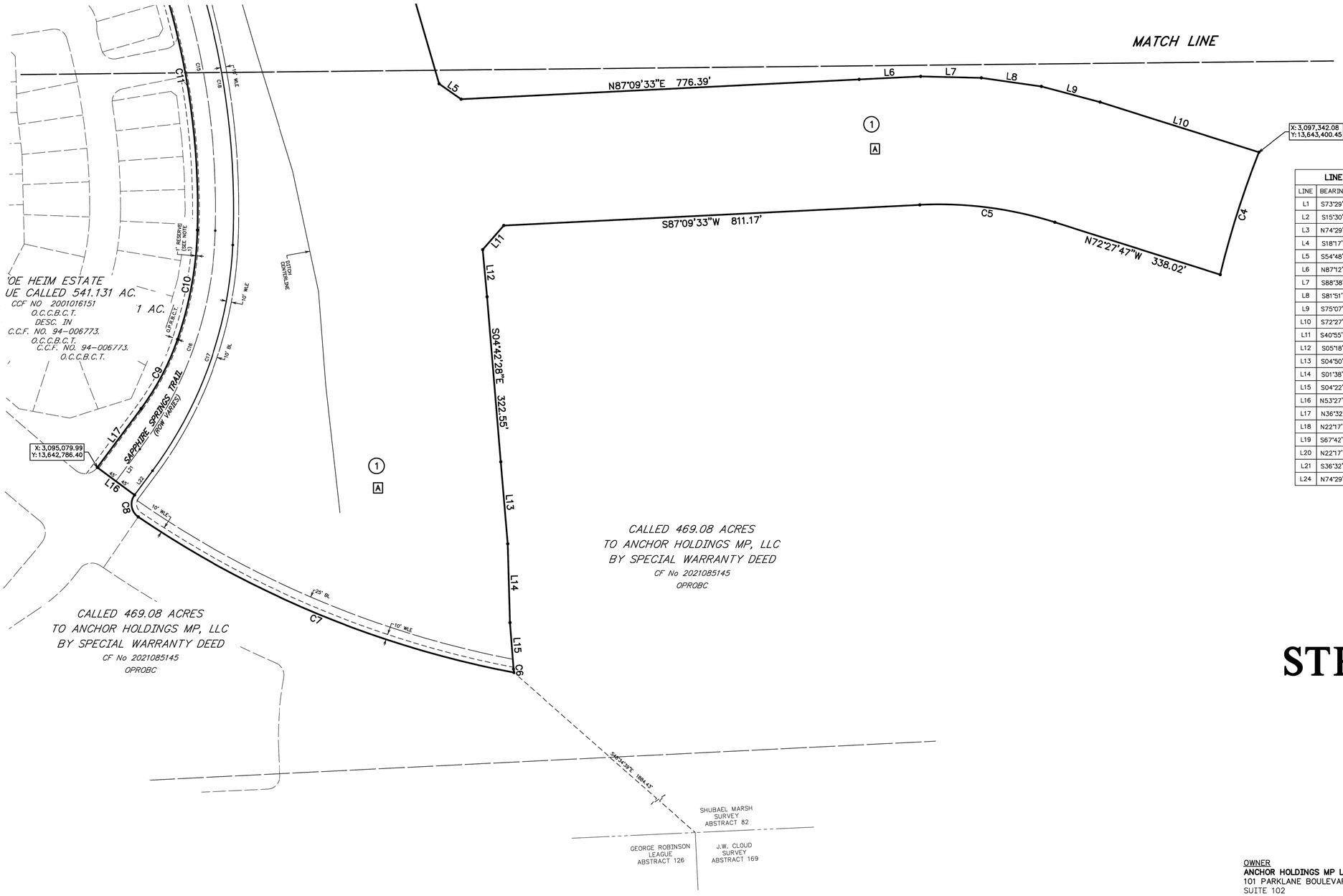

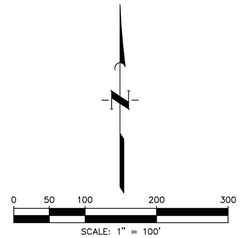

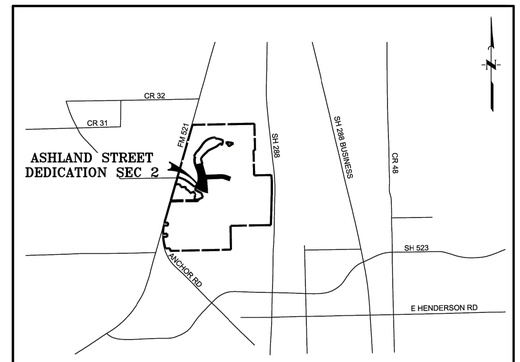

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FINAL PLAT OF
ASHLAND STREET DEDICATION SEC 2

A SUBDIVISION OF 31.51 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK

AUGUST 2024

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281-912-3364

PLANNER
META PLANNING AND DESIGN
24275 KATY FREEWAY
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K:\16759\16759-0010-13 Ashland - Phase 1A - Offsite Paving\2 Design Phase\Planning\Sec 2\ASHLAND STREET DEDICATION SEC 2 - PLAT.dwg Aug 21,2024 - 3:01pm CKJ

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 31.51–acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82, in Brazoria County, Texas, being out of a called 469.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County; said 31.51–acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument at the northwest corner of said 469.08–acre tract, the southwest corner of a called 2.97–acre tract of land conveyed to James W. Northrup and Deborah Northrup in Clerk's File No. 01–008056 in Brazoria County Official Public Records, and along the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioner Court Records, from which a 5/8 inch found iron rod bears North 87°03'34" East, 3,809.04 feet;

THENCE, South 14°02'37" West, along the west line of said 469.08–acre tract, common with the east line of said F.M. Highway 521, 1,798.64 feet to a point for corner;

THENCE, South 75°57'23" East, 681.31 feet to the POINT OF BEGINNING;

THENCE, South 73°29'03" East, 70.00 feet to a point at the beginning of a non–tangent curve to the left;

THENCE, along the arc of said non–tangent curve to the left having a radius of 745.00 feet, a central angle of 37°04'06", an arc length of 481.99 feet, and a long chord bearing South 02°01'06" East, 473.62 feet to a point at the beginning of a compound curve to the left;

THENCE, along the arc of said compound curve to the left having a radius of 25.00 feet, a central angle of 87°16'51", an arc length of 38.08 feet, and a long chord bearing South 64°11'34" East, 34.51 feet to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 630.00 feet, a central angle of 02°19'43", an arc length of 25.61 feet, and a long chord bearing North 73°19'52" East, 25.60 feet to a point for corner;

THENCE, South 15°30'16" East, 60.00 feet to a point for corner;

THENCE, North 74°29'44" East, 375.95 feet to a point at the beginning of a non–tangent curve to the left;

THENCE, along the arc of said non–tangent curve to the left having a radius of 5868.77 feet, a central angle of 01°38'32", an arc length of 168.21 feet, and a long chord bearing South 19°02'10" East, 168.21 feet to a point for corner;

THENCE over and across the aforementioned 469.08–acre tract the following nine (9) courses and distances;

1. South 16°09'42" East, 249.50 feet to a point for corner;
2. South 16°45'51" East, 290.01 feet to a point for corner;
3. South 54°48'09" East, 47.26 feet to a point for corner;
4. North 87°09'33" East, 776.39 feet to a point for corner;
5. North 87°12'27" East, 119.98 feet to a point for corner;
6. South 88°38'15" East, 118.17 feet to a point for corner;
7. South 81°51'46" East, 118.17 feet to a point for corner;
8. South 75°07'34" East, 118.39 feet to a point for corner;
9. South 72°27'47" East, 324.50 feet to a point at the beginning of a non–tangent curve to the left;

THENCE, along the arc of said non–tangent curve to the left having a radius of 1834.82 feet, a central angle of 07°48'46", an arc length of 250.19 feet, and a long chord bearing South 17°32'13" West, 250.00 feet to a point for corner;

THENCE, North 72°27'47" West, 338.02 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 750.00 feet, a central angle of 20°22'41", an arc length of 266.75 feet, and a long chord bearing North 82°39'07" West, 265.34 feet to a point for corner;

THENCE over and across the aforementioned 469.08–acre tract the following (7) courses and distances;

1. South 87°09'33" West, 811.17 feet to a point for corner;
2. South 40°55'40" West, 62.26 feet to a point for corner;
3. South 05°18'13" East, 92.21 feet to a point for corner;
4. South 04°42'28" East, 322.55 feet to a point for corner;
5. South 04°50'23" East, 160.40 feet to a point for corner;
6. South 01°38'07" East, 153.48 feet to a point for corner;
7. South 04°22'43" East, 90.63 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 125.00 feet, a central angle of 03°11'37", an arc length of 6.97 feet, and a long chord bearing South 05°58'32" East, 6.97 feet to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 1940.00 feet, a central angle of 23°33'28", an arc length of 797.65 feet, and a long chord bearing North 67°29'07" West, 792.04 feet to a point at the beginning of a compound curve to the right;

THENCE, along the arc of said compound curve to the right having a radius of 30.00 feet, a central angle of 92°15'04", an arc length of 48.30 feet, and a long chord bearing North 09°34'51" West, 43.25 feet to a point for corner;

THENCE, North 53°27'23" West, 90.00 feet to a point for corner;

THENCE, North 36°32'41" East, 142.60 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 500.00 feet, a central angle of 17°32'37", an arc length of 153.10 feet, and a long chord bearing North 27°46'22" East, 152.50 feet to a point for corner;

THENCE, along the arc of said compound curve to the left having a radius of 715.00 feet, a central angle of 17°23'49", an arc length of 217.10 feet, and a long chord bearing North 10°18'10" East, 216.27 feet to a point for corner;

THENCE, along the arc of said compound curve to the left having a radius of 1465.00 feet, a central angle of 23°53'41", an arc length of 610.97 feet, and a long chord bearing North 10°20'36" West, 606.55 feet to a point for corner;

THENCE, North 22°17'26" West, 302.10 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 815.00 feet, a central angle of 38°48'23", an arc length of 552.00 feet, and a long chord bearing North 02°53'15" West, 541.51 feet to a point for corner; to the POINT OF BEGINNING, CONTAINING 31.51–acres of land in Brazoria County, Texas.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Final Plat of Ashland Street Dedication Sec 2, 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.

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, successors, 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. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement 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 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.

IN TESTIMONY WHEREOF, the Anchor Holdings MP, LLC, has caused these presents to be signed by

_____, Authorized Signer, thereunto , this __ day of _____, 20__.

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.

_____
Owner

_____
Duly Authorized Agent

STATE OF TEXAS §

COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, TITLE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

_____
Print Name

My commission expires: _____

STATE OF TEXAS §

COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steve Jares, 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.

_____
Steve Jares
Registered Professional Land Surveyor
Texas Registration No 5317

STATE OF TEXAS §

COUNTY OF BRAZORIA §

That I, William A.C. McAshan, 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.

_____
William A.C. McAshan, P.E.
Professional Engineer

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

_____
Chairman, Planning and Zoning Commission

_____
City Secretary

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

_____
Mayor

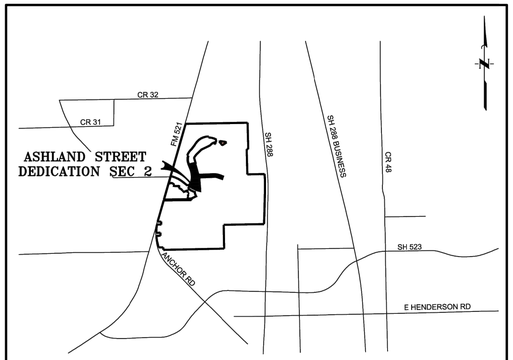
_____
City Secretary

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

_____,
City Secretary, City of Angleton
On behalf of the Notary Public, State of Texas



VICINITY MAP
N.T.S.

FINAL PLAT OF ASHLAND STREET DEDICATION SEC 2

A SUBDIVISION OF 31.51 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK

AUGUST 2024

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281–912–3364

PLANNER
META PLANNING AND DESIGN
24275 KATY FREEWAY
SUITE 200
KATY, TEXAS 77494
281–810–1422

ENGINEER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F–23290 & 10066100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SHEET No. 7 OF 48

EXISTING	PROPOSED		PROPOSED	
		WATERLINE w/ GATE VALVE	UE	UTILITY EASEMENT
		FLUSH VALVE w/ GATE VALVE	WLE	WATERLINE EASEMENT
		PLUG & CLAMP w/ BLOW OFF	SSE	SANITARY SEWER EASEMENT
		WATERLINE LEAD	STM SE	STORM SEWER EASEMENT
		SANITARY SEWER w/ MANHOLE	DE	DRAINAGE EASEMENT
		SANITARY STACK	AE	AERIAL EASEMENT
		SANITARY LEAD		
		STORM SEWER w/ MANHOLE		
		STORM SEWER w/ INLET		
		SWALE CENTERLINE		
100.0	125	NATURAL GROUND CONTOUR		

SIDEWALK NOTE
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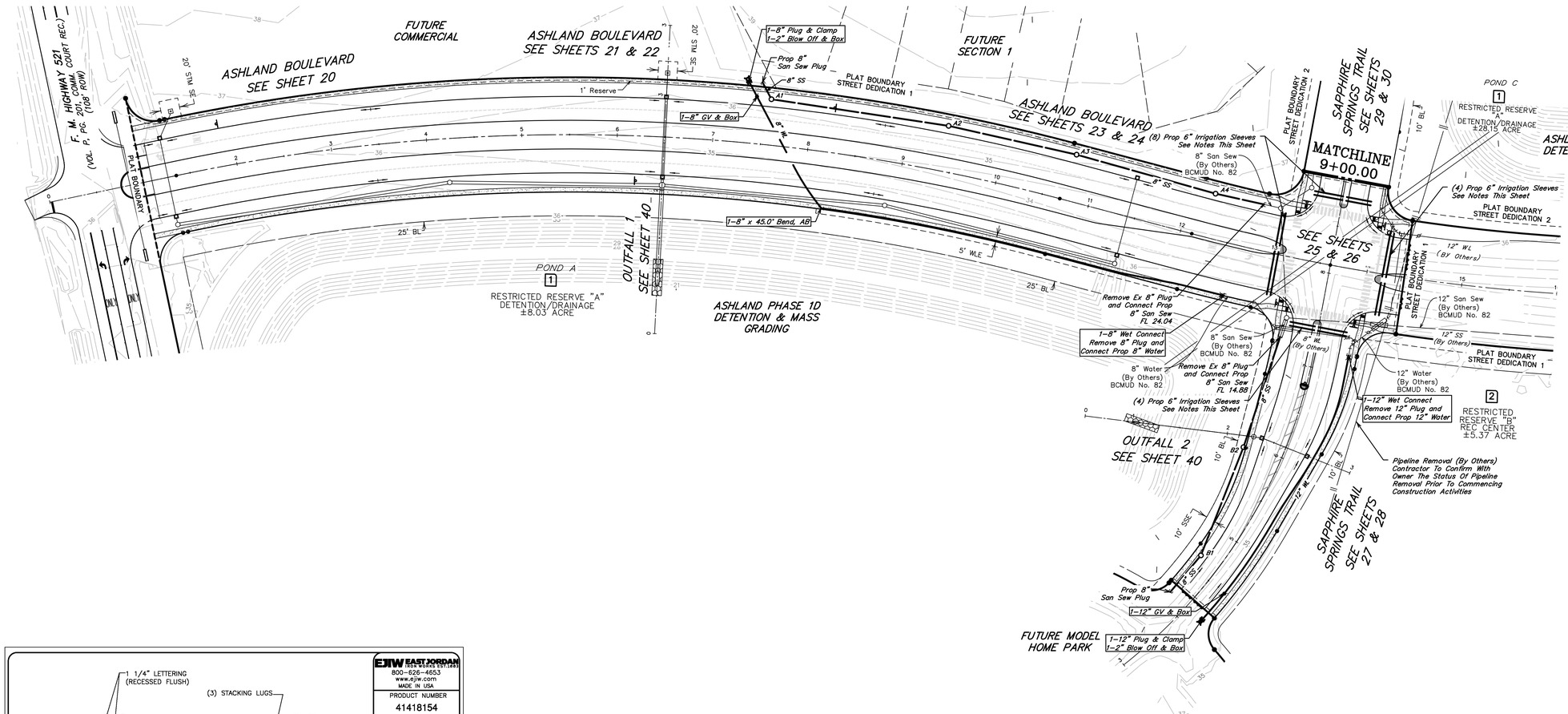

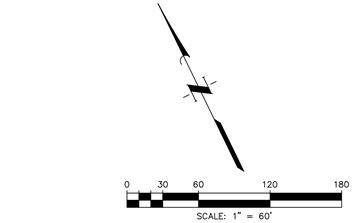

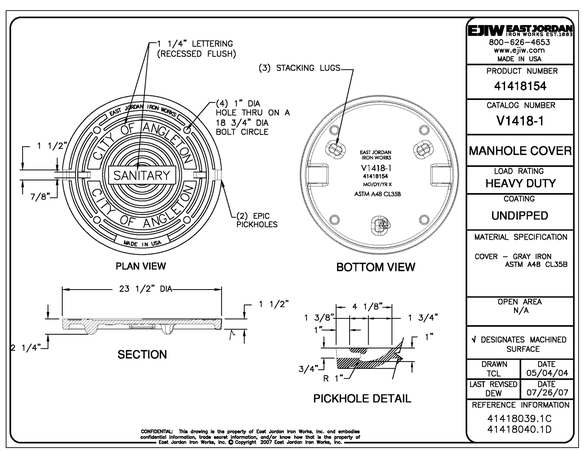

EJIW EAST JORDAN IRON WORKS (1887)
800-626-4653
www.ejiw.com
MADE IN USA

PRODUCT NUMBER	41418154
CATALOG NUMBER	V1418-1
	MANHOLE COVER
LOAD RATING	HEAVY DUTY
COATING	UNDIPPED
MATERIAL SPECIFICATION	COVER – GRAY IRON ASTM A48 CL35B
OPEN AREA	N/A
√ DESIGNATES MACHINED SURFACE	
DRAWN TCL	DATE 05/04/04
LAST REVISED DEW	DATE 07/26/07
REFERENCE INFORMATION	41418039.1C 41418040.1D

IRRIGATION SLEEVES
1. Sleeves Shall be Schedule 40 PVC Extending a min 2' Beyond Back of Curb, Install 90 Deg bend and riser to a min. 24" above back of curb with ends capped.
2. Install a min. 24" Below Top of Pvmt to Top of Pipe.

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2
GENERAL CONSTRUCTION LAYOUT

WATER & SEWER I

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=60' DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 8 OF 48

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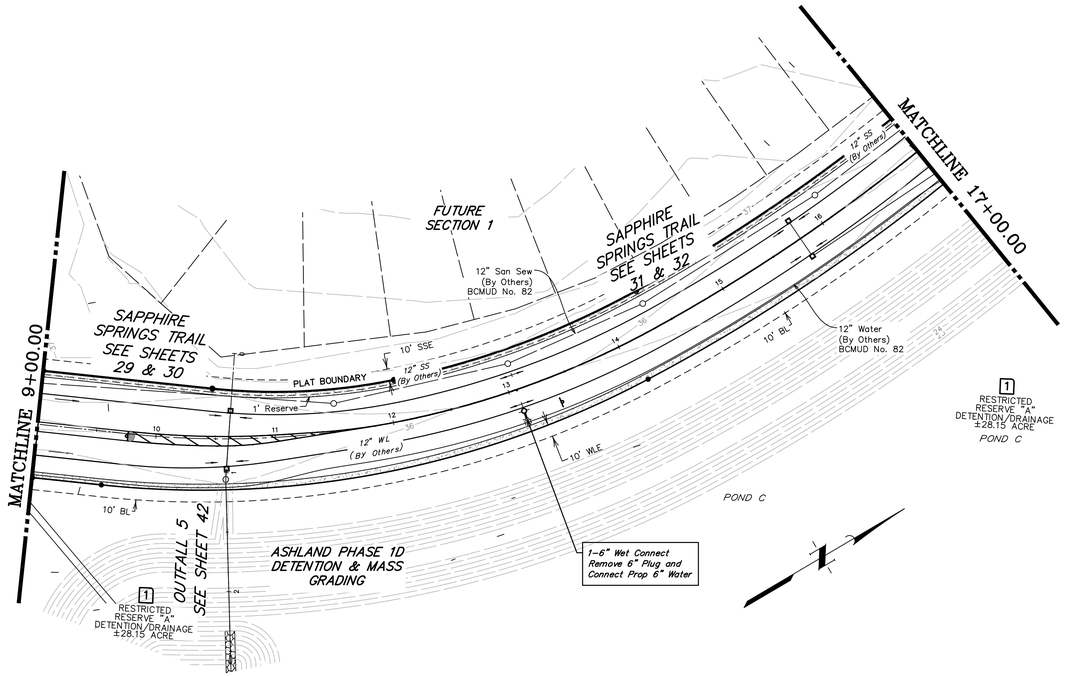
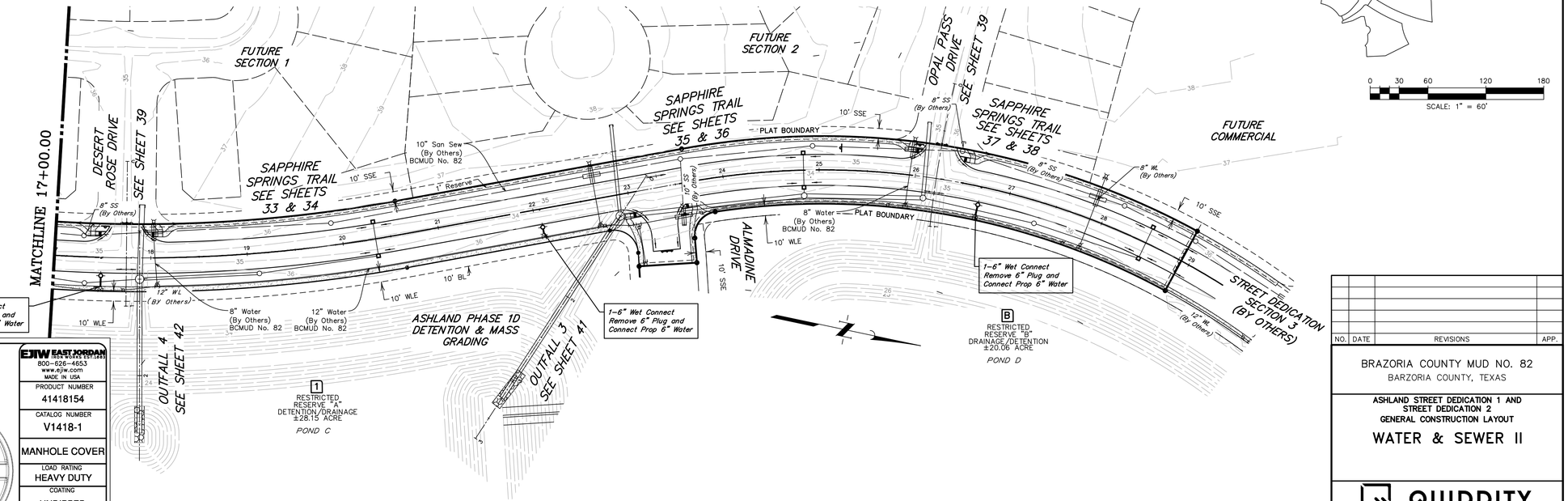
K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\101 – Water & Sewer – 16759-0010-14.dwg Oct 21,2024 – 4:22pm cj





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		SANITARY STACK
		SANITARY LEAD
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		STORM SEWER w/ INLET
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WLE	WATERLINE EASEMENT
SSE	SANITARY SEWER EASEMENT
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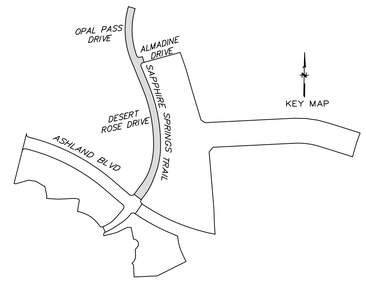

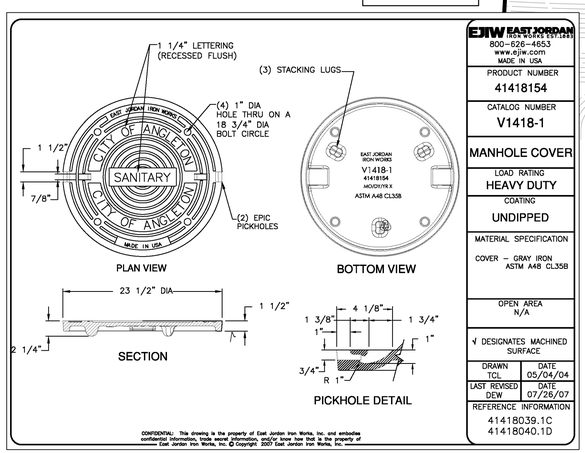

EJW EAST JORDAN IRON WORKS, INC.
800-626-4653
www.ejiw.com
MADE IN USA

PRODUCT NUMBER	41418154
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MANHOLE COVER	
LOAD RATING	HEAVY DUTY
COATING	UNDIPPED
MATERIAL SPECIFICATION	COVER – GRAY IRON ASTM A48 CL35B
OPEN AREA	N/A
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DRAWN TCL	DATE 05/04/04
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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2
GENERAL CONSTRUCTION LAYOUT

WATER & SEWER II

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: 1"=60' DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 9 OF 48

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INLET 1.82 Ac. — DRAINAGE AREA IN ACRES
STORM SEWER 8.83 / 12.99 — RUNOFF IN C.F.S.
DRAINAGE AREA LINE
VII — DRAINAGE AREA NUMBER
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OFFSITE FLOW
STREET SIGN (AS LABELED)
STREET NAME SIGNS ONLY
WHEELCHAIR RAMP
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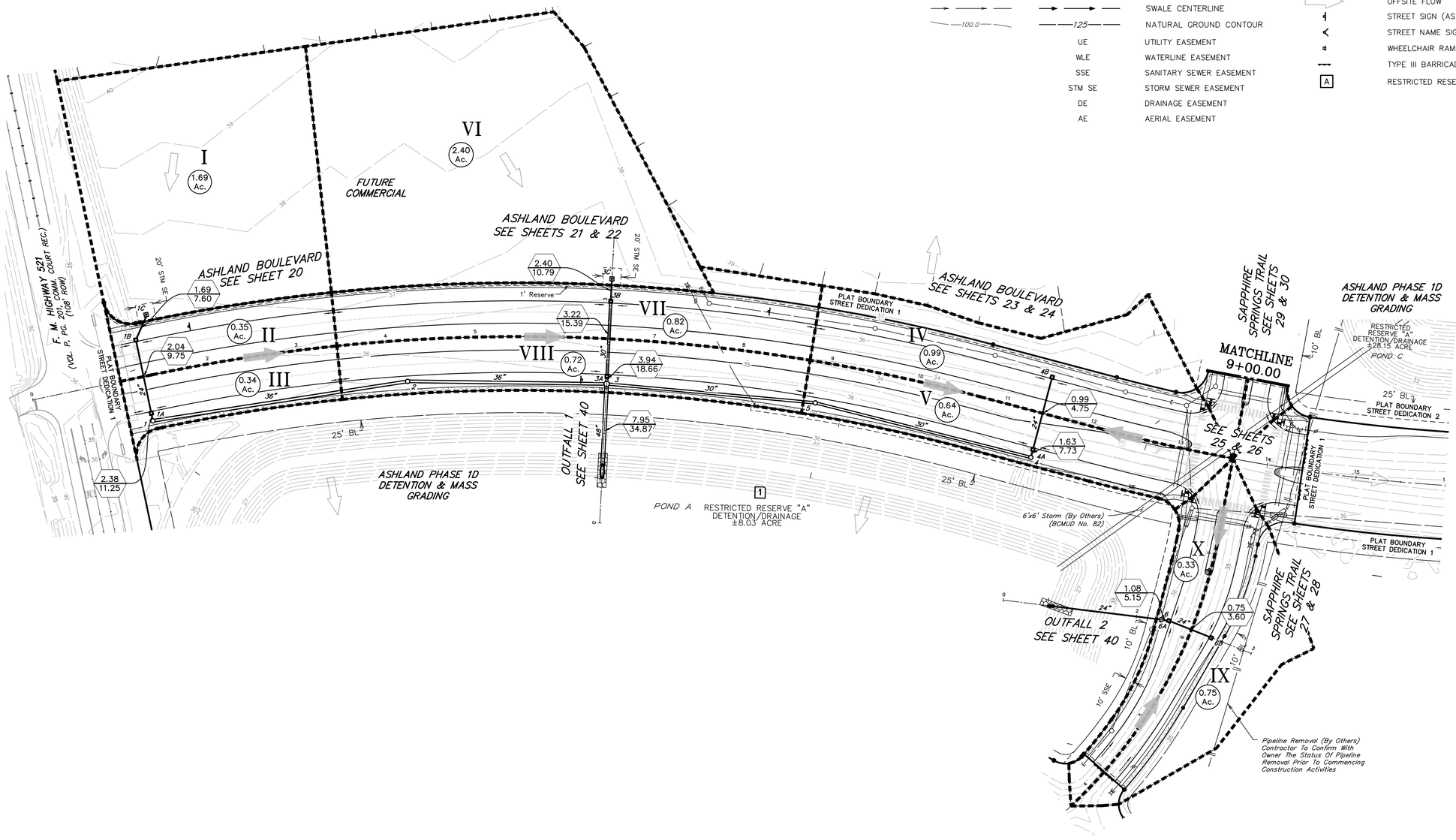

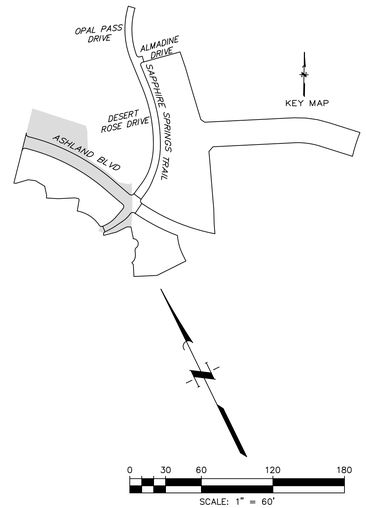

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BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2
GENERAL CONSTRUCTION LAYOUT

PAVING & DRAINAGE I

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10/22/2024

SHEET NO. 10 OF 48

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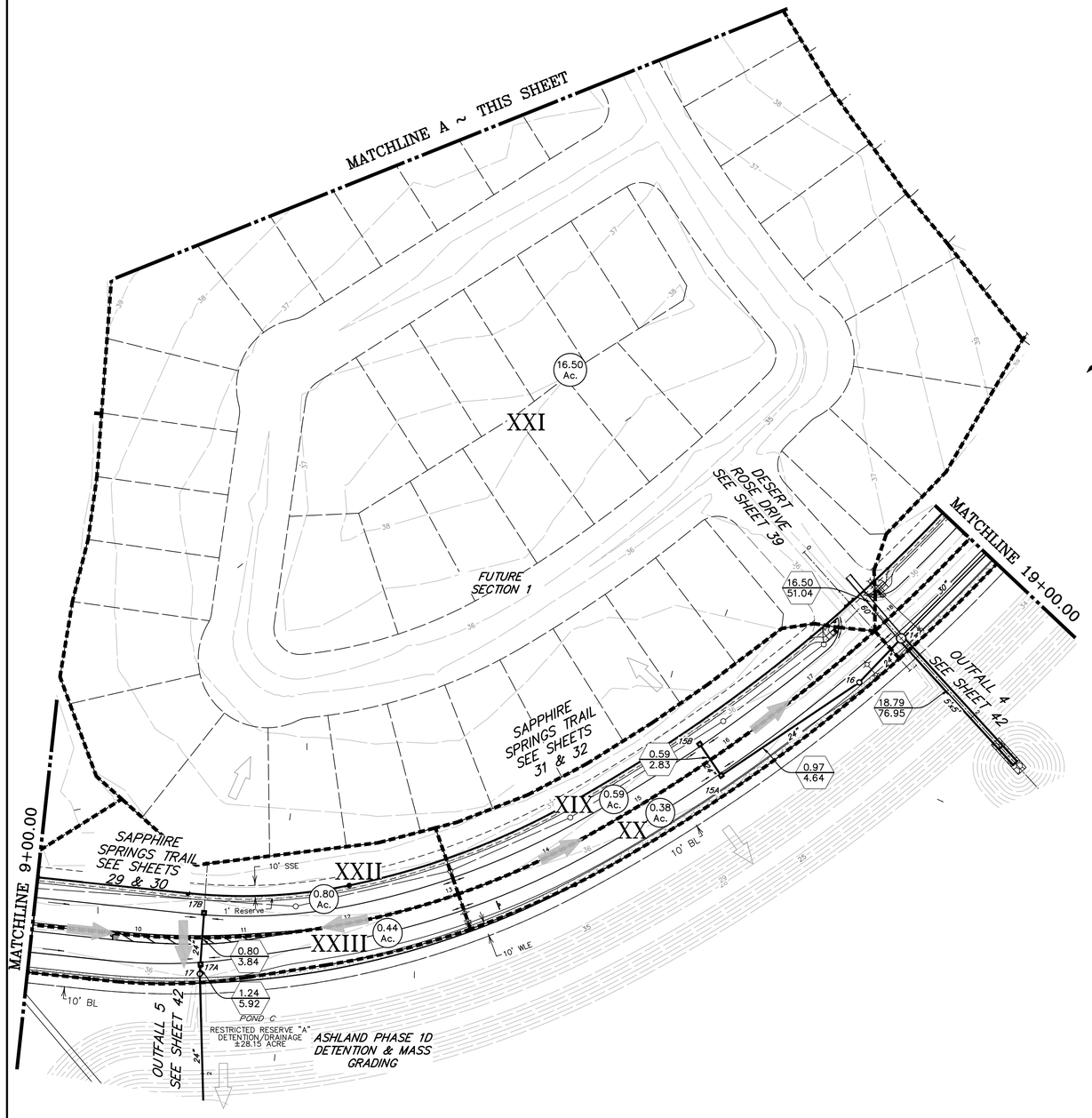
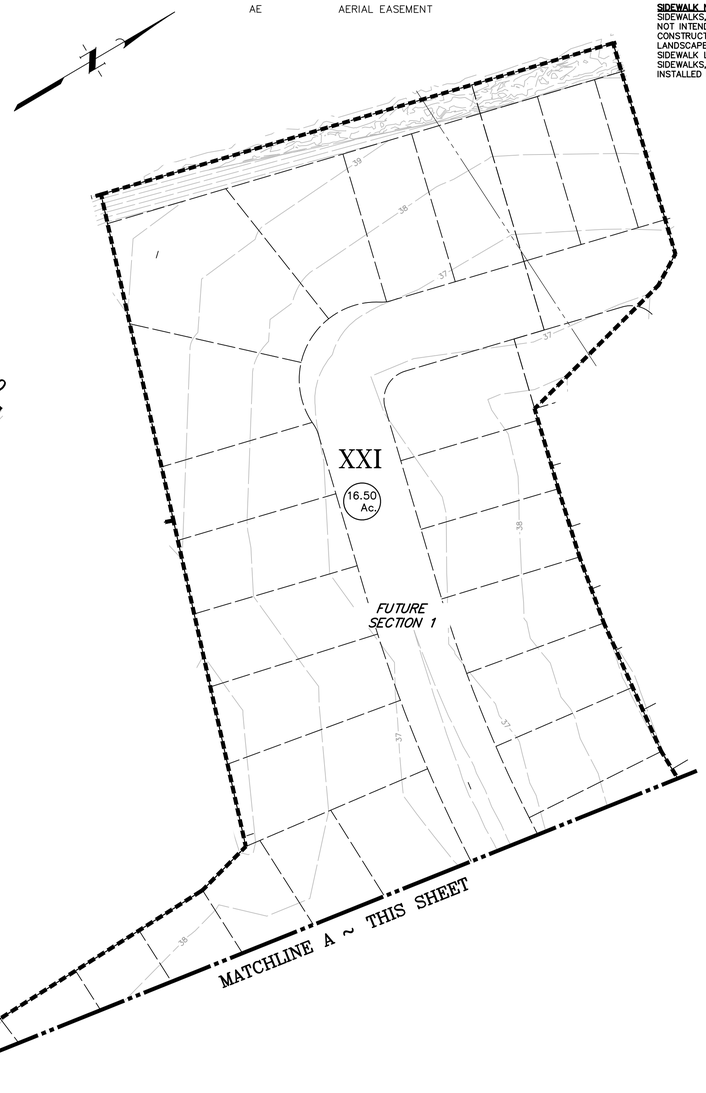
K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\102 – Paving & Drainage – 16759-0010-14.dwg Oct 21,2024 – 4:25pm cj





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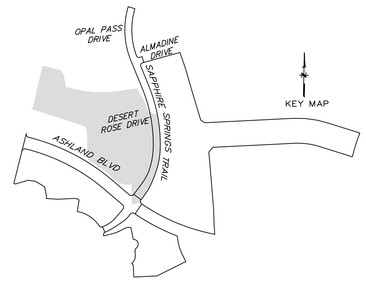

0 30 60 120 180
SCALE: 1" = 60'

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2
GENERAL CONSTRUCTION LAYOUT

PAVING & DRAINAGE II

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=60' DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 11 OF 48

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K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\102 – Paving & Drainage – 16759-0010-14.dwg Oct 21,2024 – 4:54pm cj

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EXISTING	PROPOSED	LEGEND
		WATERLINE w/ GATE VALVE
		FLUSH VALVE w/ GATE VALVE
		PLUG & CLAMP w/ BLOW OFF
		WATERLINE LEAD
		SANITARY SEWER w/ MANHOLE
		SANITARY STACK
		SANITARY LEAD
		STORM SEWER w/ MANHOLE
		STORM SEWER w/ INLET
		SWALE CENTERLINE
100.0	125	NATURAL GROUND CONTOUR
	UE	UTILITY EASEMENT
	WLE	WATERLINE EASEMENT
	SSE	SANITARY SEWER EASEMENT
	STM SE	STORM SEWER EASEMENT
	DE	DRAINAGE EASEMENT
	AE	AERIAL EASEMENT

INLET 1.82 AC. — DRAINAGE AREA IN ACRES
STORM SEWER 8.83 / 12.99 — RUNOFF IN C.F.S.
DRAINAGE AREA LINE
VII — DRAINAGE AREA NUMBER
EXTREME EVENT SHEET FLOW
OFFSITE FLOW
STREET SIGN (AS LABELED)
STREET NAME SIGNS ONLY
WHEELCHAIR RAMP
TYPE III BARRICADE
A — RESTRICTED RESERVE

BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:
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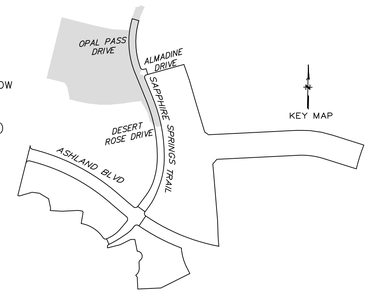

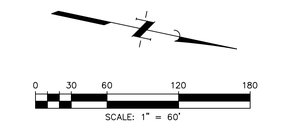

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BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2
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PAVING & DRAINAGE III

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
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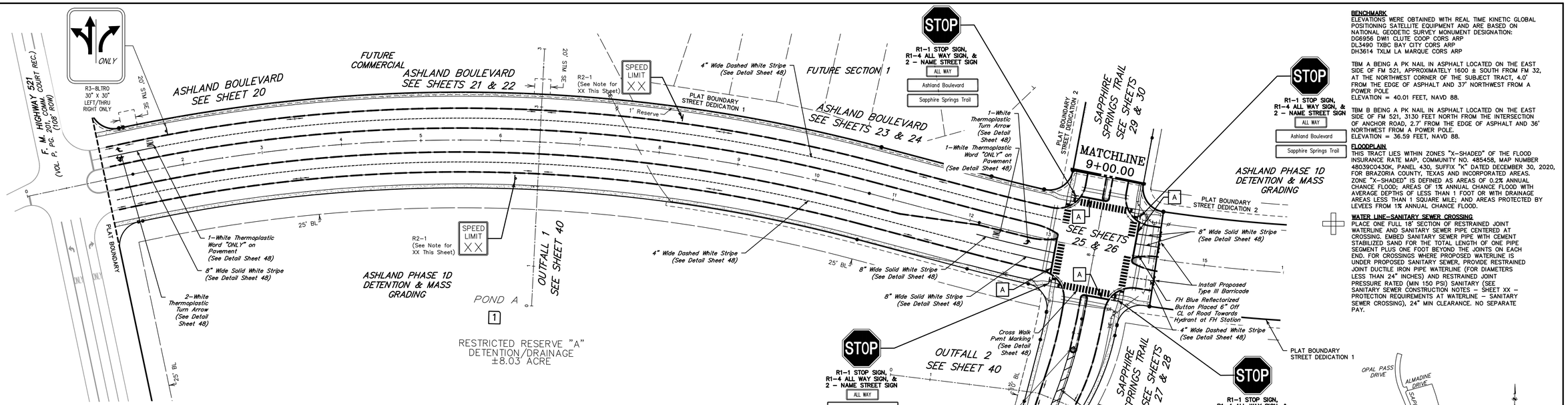

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TRAFFIC BUTTON PLACEMENT

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1. PLACE DOUBLE ROW OF YELLOW REFLECTORIZED TRAFFIC BUTTONS AT 8" C-C, SPACED 3' C-C FROM C/R TO C/R.
2. PLACE SINGLE ROW OF WHITE REFLECTORIZED TRAFFIC BUTTONS AT 3' C-C, FROM C/R TO C/R. MAINTAIN 27' F-F PAVEMENT THROUGH CURVE.

CURB NOTE

1. CONTRACTOR TO CONSTRUCT 6" CONCRETE CURB ON PAVEMENT FRONTING LANDSCAPE RESERVES, SIDE LOTS REQUIREMENTS.
2. CONTRACTOR TO CONSTRUCT 4"x12" CONCRETE CURB IN FRONT OF ALL LOTS.

NOTE FOR XX

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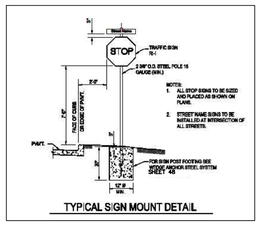

TYPICAL SIGN MOUNT DETAIL

LEGEND

① TYPE II A-A YELLOW — Button With Reflector in Both Directions	STOP SIGN WITH STREET NAME SIGN
TYPE Y	STREET NAME SIGNS ONLY
② YELLOW — Button (Non-Reflective)	TYPE 7 WHEELCHAIR RAMP
TYPE I-C Facing Traffic	TYPE III BARRICADE
③ WHITE — Button With Reflector in One Direction	EXIST TYPE III BARRICADE
TYPE W	PROPOSED 6" CURB (TRANSITION BETWEEN 6" CURB AND 4"x12" CURB AT WHEEL CHAIR RAMPS)
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BUTTON LEGEND
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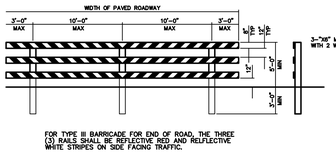

TYPE III BARRICADE FOR END OF ROAD
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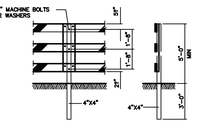
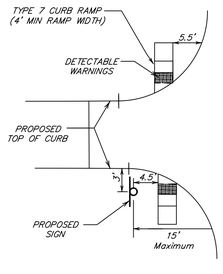


POST FOR TYPE III BARRICADE



SIGN LOCATION & WHEELCHAIR RAMP DETAIL
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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2
GENERAL CONSTRUCTION LAYOUT

STRIPING, SIGNING & BARRICADES I

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

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SHEET NO. 13 OF 48

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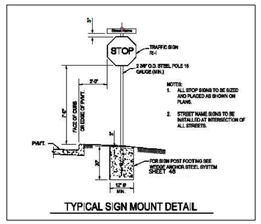
TRAFFIC BUTTON PLACEMENT



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BUTTON LEGEND

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4. TYPE W — WHITE — *Button (Non–Reflective)*

LEGEND

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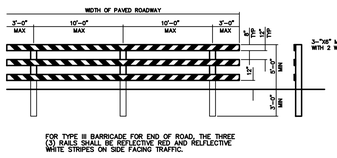

TYPE III BARRICADE FOR END OF ROAD

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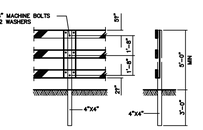
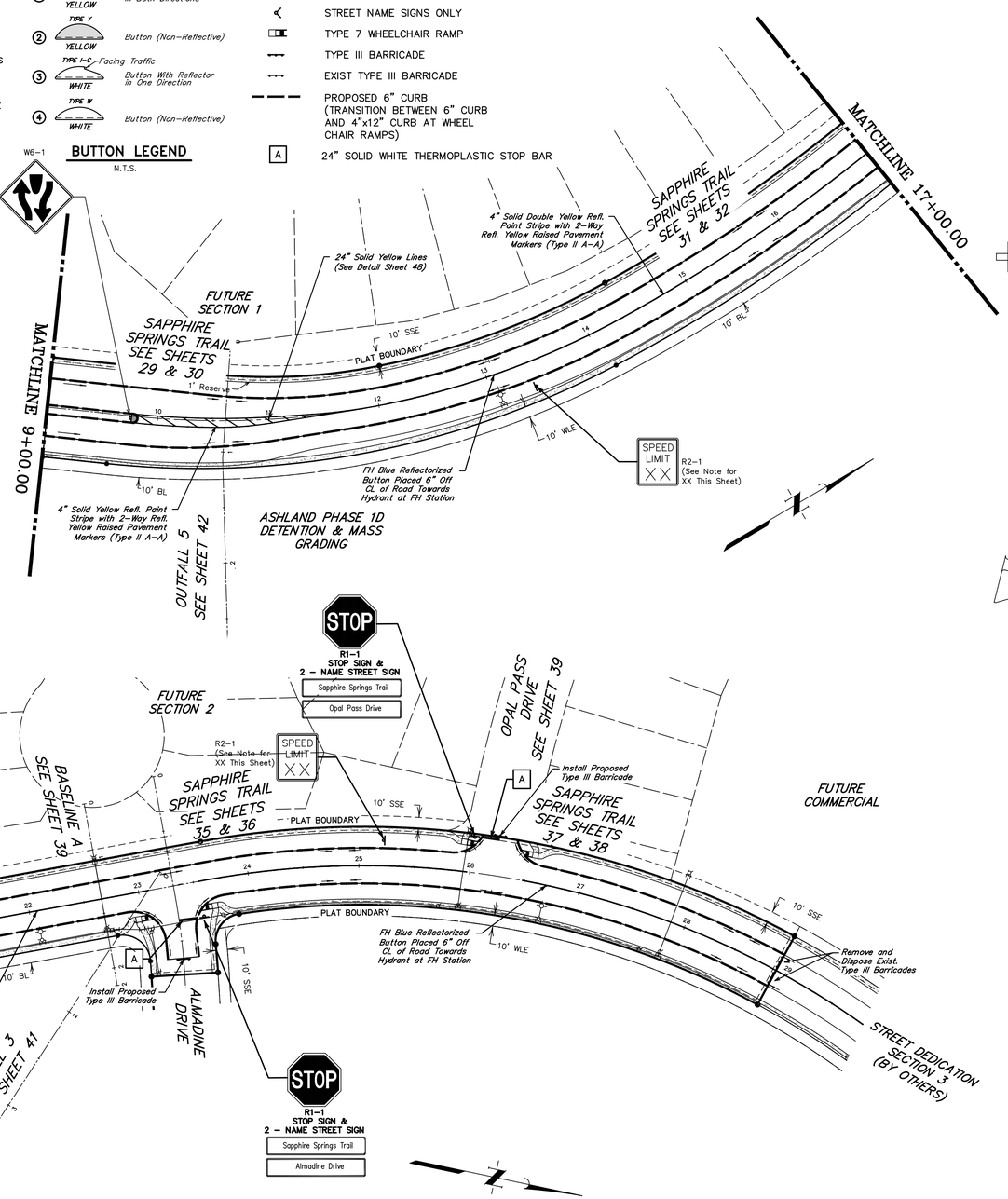
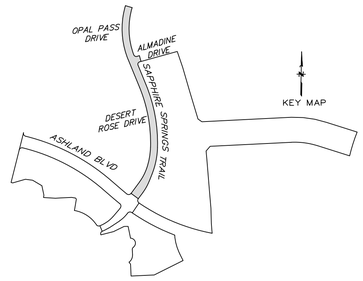


POST FOR TYPE III BARRICADE





0 30 60 120 180

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SHEET NO. 14 OF 48

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MANHOLE/INLET PROTECTION NOTES

1. INLETS AND MANHOLES THAT ARE NOT COMPLETE AND/OR ARE SUBJECT TO CONVEYING STORM WATER FLOWS ARE TO BE PROTECTED TO PREVENT SEDIMENT FROM ENTERING THE PROPOSED OR EXISTING STORM SEWER SYSTEM.
2. PROTECTION SHALL CONSIST OF ONE LAYER OF 3x12-INCH OAK TIMBERS, ONE (1) INCH APART, COVERED WITH ONE LAYER OF WOVEN POLYPROPYLENE OR POLYESTER FILTER FABRIC (EXXON GTF 100s, PHILLIPS SUPAC 4WS[UV] OR APPROVED EQUAL) HELD IN PLACE WITH 1/2" STAPLES. TIMBERS SHALL BE HELD IN PLACE WITH TWO (2) 2x4's NAILED SECURELY TO EACH TIMBER OVER THE FILTER FABRIC. THE FILTER FABRIC SHALL EXTEND BEYOND THE PERIMETER OF THE OAK TIMBERS AS TO ENSURE ONE (1) FOOT OF BURY BETWEEN THE MANHOLE OR INLET AND THE SURROUNDING SOIL AS SHOWN.
3. FILTER FABRIC TO BE CLEANED OR REPLACED WHEN IT CEASES TO FUNCTION PROPERLY OR AS DIRECTED BY THE ENGINEER.
4. CONTRACTOR MAY SUBMIT PLANS FOR ALTERNATE METHODS OF PROTECTION. THESE ALTERNATE METHODS MUST BE APPROVED PRIOR TO USE IN THE FIELD.
5. NO SEPARATE PAYMENT SHALL BE MADE FOR INLET AND MANHOLE PROTECTION. INCLUDE THE COST IN THE UNIT PRICE FOR THE INLETS AND MANHOLES.

INSTALLATION SEQUENCE

SWPPP CONTRACTOR:
1. Install SC — at start of construction.
2. Install X — RFB — X at designated locations.
3. Install Gravel Bags at existing inlets.
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2. Install IPB for Stage 1 Inlets.
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1. Maintain existing Best Management Practices.
2. Repair Stage 1 inlet protection as needed.
3. Install X — RFB — X behind Stage I Inlets immediately upon completion of paving.
4. Coordinate/Request X — RFB — Installed by SWPPP Contractor upon completion of curb.
5. Sweep existing streets during construction.

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3. Broadcast Seeding of disturbed areas after final grading
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4. CONTRACTOR SHALL PROVIDE PROTECTED STORAGE AREAS FOR CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER POTENTIALLY TOXIC MATERIALS.
5. CONTRACTOR SHALL LOCATE FUEL/MATERIAL STORAGE AREAS AWAY FROM STORM WATER CONVEYANCE SYSTEMS. CONTRACTOR SHALL USE SILT FENCING, HAY BALES, OR BERMS AROUND FUEL STORAGE AREAS. (NO SEPARATE PAY).
6. CONTRACTOR SHALL ADVISE OWNER IMMEDIATELY, VERBALLY, AND IN WRITING, OF ANY FUEL OR TOXIC MATERIAL SPILLS ONTO THE PROJECT/CONSTRUCTION AREA AND THE ACTION TAKEN TO REMEDY THE PROBLEM.
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12. CONTRACTOR SHALL BE RESPONSIBLE FOR STREET CLEANING, ON A DAILY BASIS, ALL MUD AND DIRT DEPOSITED ON THE EXISTING PAVEMENT DUE TO HIS CONSTRUCTION ACTIVITY.
13. IF PAVING CONTRACTOR REMOVES OR PUNCTURES TIMBER GRATE TO ESTABLISH DRAINAGE, INLET MUST BE BE SURROUNDED BY FILTER FABRIC FENCE AS SHOWN IN DETAIL ON THIS SHEET.

LEGEND

- IPB — INLET PROTECTION BARRIERS FOR STAGES I & II INLETS
- X — RFB — X — REINFORCED FILTER FABRIC BARRIER
- SC — STABILIZED CONSTRUCTION ENTRANCE
- CTW — CONCRETE TRUCK WASHOUT AREA

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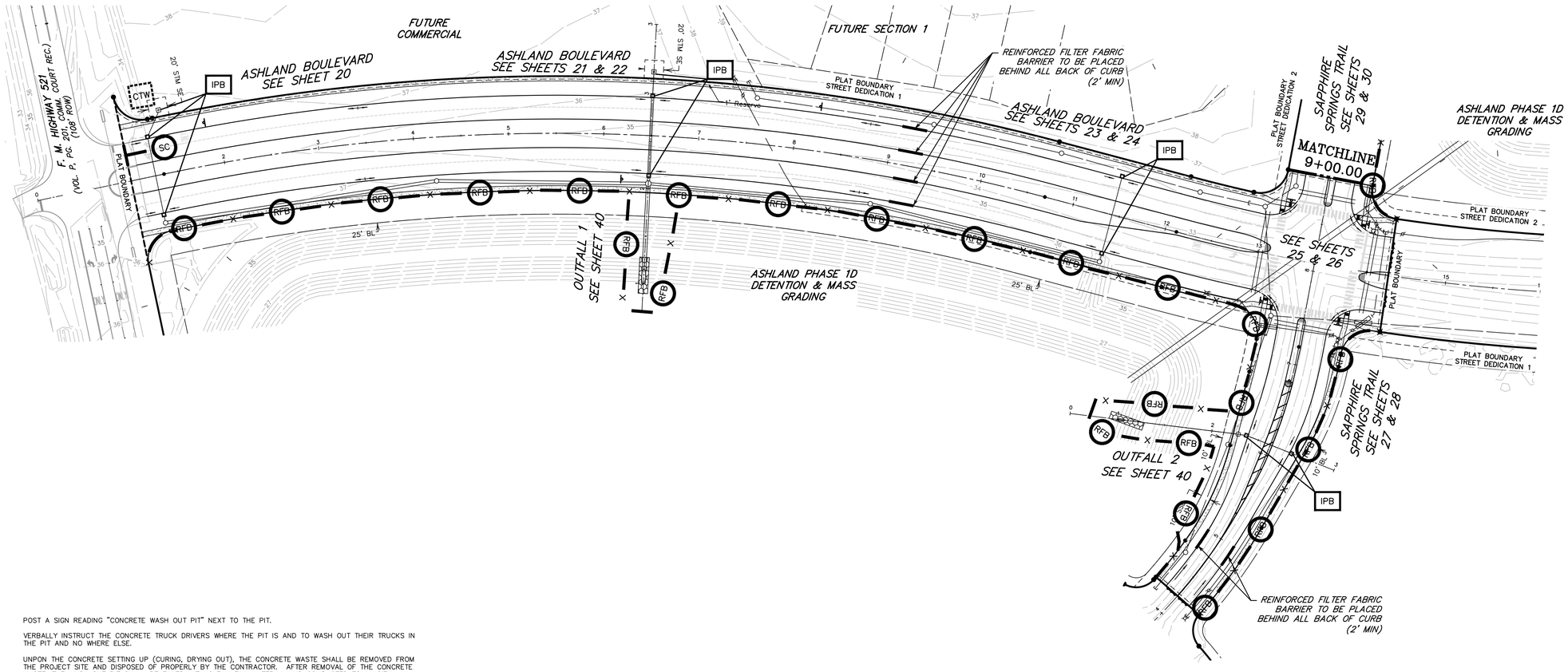
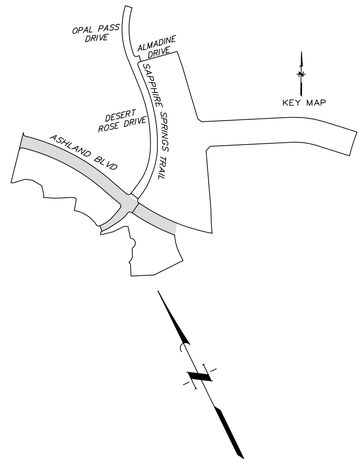
THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS. ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

WATER LINE-SANITARY SEWER CROSSING
PLACE ONE FULL 18' SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES – SHEET XX – PROTECTION REQUIREMENTS AT WATERLINE – SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.





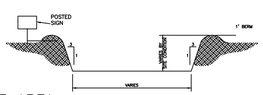
POST A SIGN READING "CONCRETE WASH OUT PIT" NEXT TO THE PIT.

VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASH OUT THEIR TRUCKS IN THE PIT AND NO WHERE ELSE.

UNPON THE CONCRETE SETTING UP (CURING, DRYING OUT), THE CONCRETE WASTE SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR. AFTER REMOVAL OF THE CONCRETE WASTE, THE WASH OUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.

CONCRETE WASH OUT PITS SHALL NOT BE LOCATED DIRECTLY ADJACENT TO, NOR AT ANY TIME DRAIN INTO THE STORM SEWER SYSTEM OR ANY OTHER SWALE, DITCH, OR WATERWAY.

CONSTRUCT ENTRY ROAD AND BOTTOM OF WASHOUT AREA TO SUPPORT EXPECTED LOADINGS FROM TRUCKS EQUIPMENT.



CONCRETE TRUCK WASHOUT AREA

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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2
GENERAL CONSTRUCTION LAYOUT

STORMWATER POLLUTION PREVENTION PLAN I

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: 1"=60' DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS — DARREN J. MCAFEE — 137808 — LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 15 OF 48

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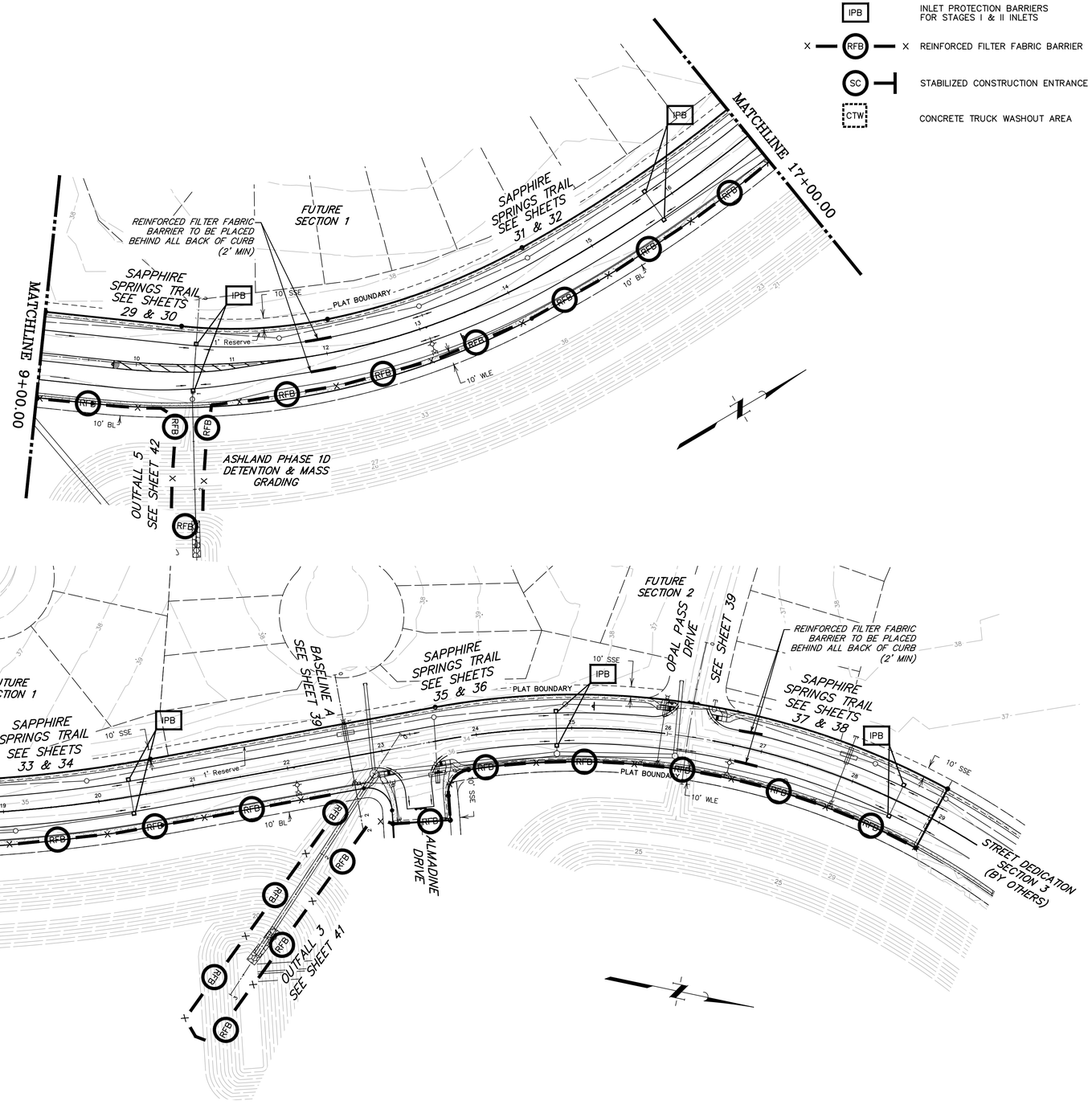

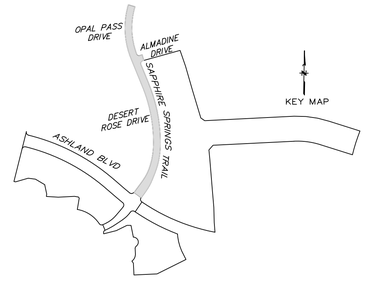

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SCALE: 1" = 60'

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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2
GENERAL CONSTRUCTION LAYOUT

STORMWATER POLLUTION PREVENTION PLAN II

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=60' DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS · DARREN J. MCAFEE · 137808 · LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 16 OF 48

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NOTE:

FOR STORM EVENTS UP TO AND INCLUDING THE 100 YR STORM, IT HAS BEEN DETERMINED THAT THE RESULTING SHEET FLOW PONDING WILL NOT ENCROACH WITHIN A TEN FOOT RADIUS OF ANY POINT OF A PROPOSED STRUCTURE'S BUILDING PAD WITHIN THE CONSTRUCTION LIMITS OF THIS SET OF PLANS.

NOTE:

IN AREAS WHERE THE PROJECT DESIGN INCORPORATES FILL ADJACENT TO NEIGHBORING LANDOWNERS, THE CONTRACTOR SHALL IMPLEMENT GRADING AND/OR PERIMETER RUNOFF CATCHMENT DEVICES (E.G. PERIMETER DITCHES) DURING CONSTRUCTION TO ENSURE THAT ADJACENT PARCELS BORDERING THE PROJECT SITE DO NOT EXPERIENCE INTERIM DRAINAGE FLOWS THAT EXCEED PRE-DEVELOPMENT CONDITIONS FOR STORM EVENTS UP TO AND INCLUDING THE CURRENT STORM DRAINAGE DESIGN CRITERIA AT THE TIME OF PERMIT OR CARRY SEDIMENT GENERATED AS PART OF CONSTRUCTION ACTIVITIES. WHERE APPLICABLE, THESE PRACTICES ARE IN ADDITION TO THE STANDARD STORM WATER POLLUTION PREVENTION DESIGN AND SHALL INCLUDE ADDITIONAL DITCHES REDIRECTING SITE DRAINAGE OR TEMPORARY PIPING. THIS NOTE IS NOT INTENDED TO ADDRESS ANY LIABILITY OR RESPONSIBILITY UNDER TEXAS WATER CODE 11.086.

LEGEND

EXISTING	PROPOSED	
194	194	GROUND CONTOUR
WG 196.0	TC 196.0	PROPOSED TOP OF CURB
	196.0	FINISH ELEVATIONS
		PROPOSED PAVEMENT
		SIDEWALK

0 30 60 120 180

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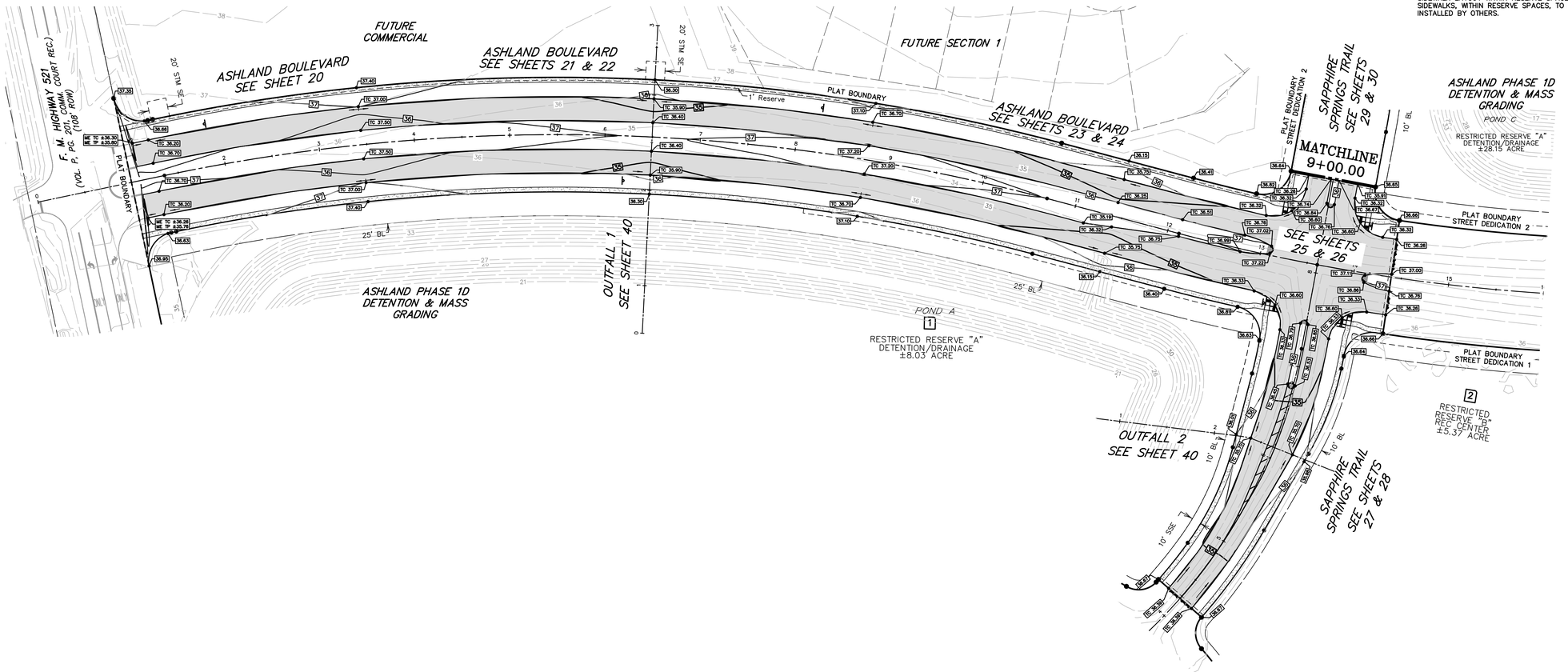

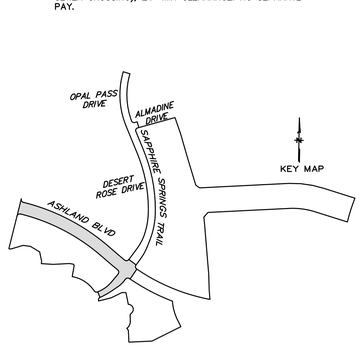

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2 GENERAL CONSTRUCTION LAYOUT

GRADING PLAN I

QUIDDITY
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10/22/2024

SHEET NO. 17 OF 48

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K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\105 – Grading – 16759-0010-14.dwg Oct 21,2024 – 5:33pm rramos

NOTE:

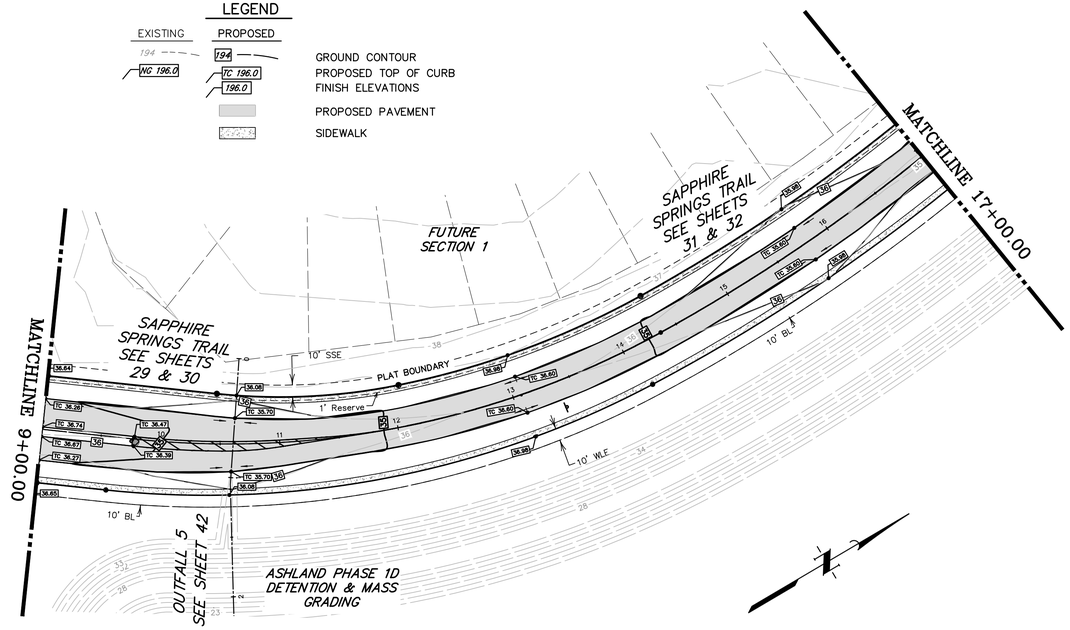
IN AREAS WHERE THE PROJECT DESIGN INCORPORATES FILL ADJACENT TO NEIGHBORING LANDOWNERS, THE CONTRACTOR SHALL IMPLEMENT GRADING AND/OR PERIMETER RUNOFF CATCHMENT DEVICES (E.G. PERIMETER DITCHES) DURING CONSTRUCTION TO ENSURE THAT ADJACENT PARCELS BORDERING THE PROJECT SITE DO NOT EXPERIENCE INTERIM DRAINAGE FLOWS THAT EXCEED PRE-DEVELOPMENT CONDITIONS FOR STORM EVENTS UP TO AND INCLUDING THE CURRENT STORM DRAINAGE DESIGN CRITERIA AT THE TIME OF PERMIT OR CARRY SEDIMENT GENERATED AS PART OF CONSTRUCTION ACTIVITIES. WHERE APPLICABLE, THESE PRACTICES ARE IN ADDITION TO THE STANDARD STORM WATER POLLUTION PREVENTION DESIGN AND SHALL INCLUDE ADDITIONAL DITCHES REDIRECTING SITE DRAINAGE OR TEMPORARY PIPING. THIS NOTE IS NOT INTENDED TO ADDRESS ANY LIABILITY OR RESPONSIBILITY UNDER TEXAS WATER CODE 11.086.

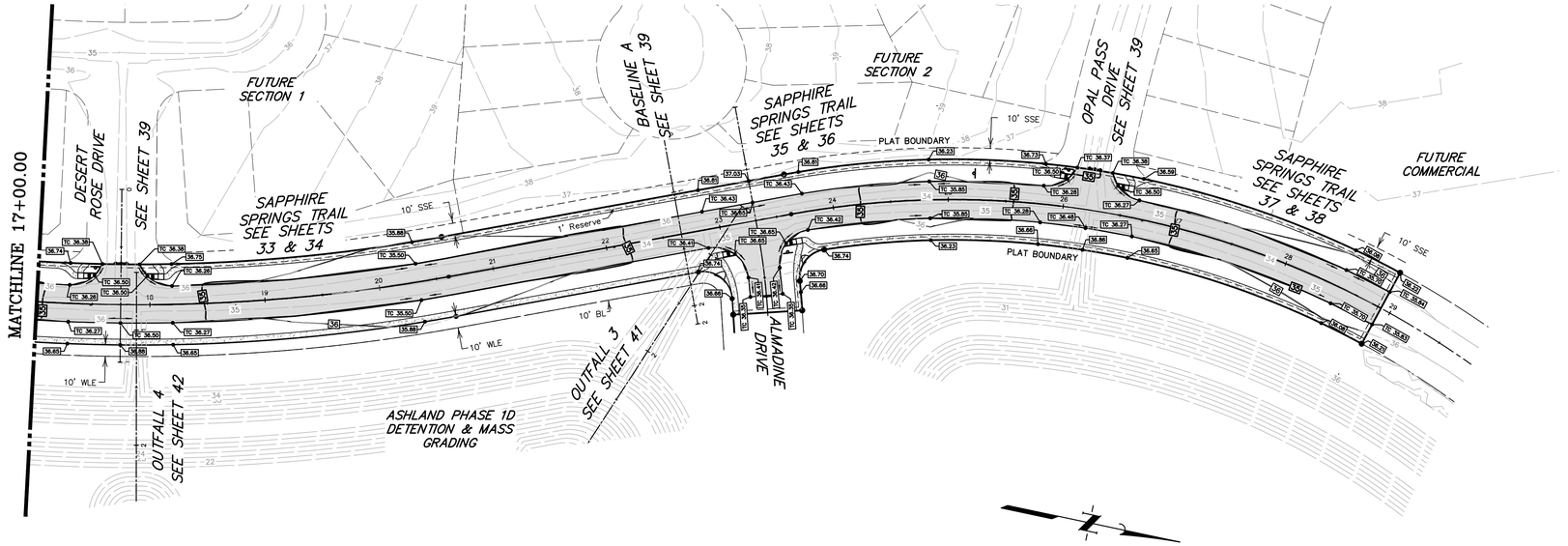
NOTE:

FOR STORM EVENTS UP TO AND INCLUDING THE 100 YR STORM, IT HAS BEEN DETERMINED THAT THE RESULTING SHEET FLOW PONDING WILL NOT ENCROACH WITHIN A TEN FOOT RADIUS OF ANY POINT OF A PROPOSED STRUCTURE'S BUILDING PAD WITHIN THE CONSTRUCTION LIMITS OF THIS SET OF PLANS.

LEGEND

EXISTING	PROPOSED	
194	194	GROUND CONTOUR
NG 196.0	TC 196.0	PROPOSED TOP OF CURB
	196.0	FINISH ELEVATIONS
		PROPOSED PAVEMENT
		SIDEWALK





SIDEWALK NOTE
SIDEWALKS, WITHIN RESERVE SPACES, ARE NOT INTENDED TO BE DEPICTED FOR CONSTRUCTION PURPOSES. PLEASE REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SIDEWALK LAYOUT WITHIN RESERVE SPACES. SIDEWALKS, WITHIN RESERVE SPACES, TO BE INSTALLED BY OTHERS.

0 30 60 120 180
SCALE: 1" = 60'

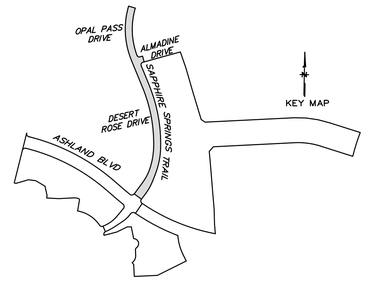
BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:
DG6956 DW1 CLUTE COOP CORS ARP
DL3490 TXBC BAY CITY CORS ARP
DH3614 TXLM LA MARQUE CORS ARP

TBM A BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, APPROXIMATELY 1600 ± SOUTH FROM FM 32, AT THE NORTHWEST CORNER OF THE SUBJECT TRACT, 4.0' FROM THE EDGE OF ASPHALT AND 37' NORTHWEST FROM A POWER POLE
ELEVATION = 40.01 FEET, NAVD 88.

TBM B BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, 3130 FEET NORTH FROM THE INTERSECTION OF ANCHOR ROAD, 2.7' FROM THE EDGE OF ASPHALT AND 36' NORTHWEST FROM A POWER POLE.
ELEVATION = 36.59 FEET, NAVD 88.

FLOODPLAIN
THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS. ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

WATER LINE-SANITARY SEWER CROSSING
PLACE ONE FULL 18' SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES – SHEET XX – PROTECTION REQUIREMENTS AT WATERLINE – SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.



NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2
GENERAL CONSTRUCTION LAYOUT

GRADING PLAN II

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=60' DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 18 OF 48

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K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\105 – Grading – 16759-0010-14.dwg Oct 21,2024 – 5:33pm rramos

Project: STREET DEDICATIONS 1 & 2
Date: 10/21/2024
Job No: 16759-0010-14
System: 5-YEAR STORM
By: AHR
Checked By: CBJ

	Flowline	5-yr HGL	100-yr HGL
Outfall_1	20.50	31.77	34.32
Outfall_2	20.50	31.77	34.32
Outfall_3	11.00	31.77	34.32
Outfall_4	11.00	31.77	34.32
Outfall_5	11.00	31.77	34.32

5-yr HGL Starting Elevation = 2-yr WSE 100-yr HGL Starting Elevation = 25-yr WSE

Region 1 Design Storm =	2-YEAR STORM	5-YEAR STORM	10-YEAR STORM	25-YEAR STORM	100-YEAR STORM
b =	57.44	58.019	57.515	52.78	46.316
d =	11.511	9.236	7.777	5.022	1.555
e =	0.754	0.712	0.676	0.618	0.533

Design criteria adheres to the Brazoria County Design Criteria Manual dated May 2022

Drainage Area	Manhole From	Manhole To	Contributing Area (Acres)	Total Area (Acres)	Runoff Coefficient C	Intensity (in/hr)			Flow (ft3/s)		Time of Concentration (mins)	Pipe Length (feet)	Pipe Diameter (in)	Box Span (in)	Slope (%)	Mannings "n"	Design Capacity (cfs)	Design Velocity (ft/sec)	Fall (feet)	Manhole Drop (feet)	Flowline Elevation Upstream (feet)	Flowline Elevation Downstream (feet)	Actual Velocity (ft/sec)	Hydraulic Gradient (%)	Change in Head (feet)	Elevation of Hyd. Grad. Upstream (feet)	Elevation of Hyd. Grad. Downstream (feet)	Gutter Elevation Upstream (feet)	Actual Velocity (ft/sec)	Hydraulic Gradient (%)	Change in Head (feet)	Elevation of Hyd. Grad. Upstream (feet)	Elevation of Hyd. Grad. Downstream (feet)	Top of Curb Upstream (feet)
						Sum of C*A	5yr	100 yr	5yr	100 yr																										
Ashland Boulevard																																			
I	1C	1B	1.69	1.69	0.75	1.3	6.00	10.38	7.60	13.15	15.00	29	24		0.25	0.013	11.31	3.60	0.07		30.17	30.10	2.42	0.11	0.03	32.18	32.15	34.72	4.19	0.34	0.10	35.56	35.46	35.22
											0.13																								
II	1B	1A	0.35	2.04	0.80	1.6	5.97	10.33	9.75	16.86	15.13	80	24		0.25	0.013	11.31	3.60	0.20		30.10	29.90	3.10	0.19	0.15	32.15	32.00	35.70	5.37	0.56	0.44	35.46	35.01	36.20
											0.37																								
III	1A	1	0.34	2.38	0.80	1.9	5.91	10.21	11.25	19.44	15.50	11	24		1.90	0.013	31.18	9.93	0.20	1.00	29.90	29.70	3.58	0.25	0.03	32.00	31.98	35.70	6.19	0.74	0.08	35.01	34.94	36.20
											0.02																								
	1	2		2.38	0.80	1.9	5.91	10.21	11.25	19.43	15.52	288	36		0.11	0.013	22.12	3.13	0.32		28.70	28.38	1.59	0.03	0.08	31.98	31.90	35.92	2.75	0.08	0.24	34.94	34.69	36.42
											1.53																								
	2	3		2.38	0.80	1.9	5.66	9.75	11.25	19.43	17.06	222	36		0.11	0.013	22.12	3.13	0.25	7.53	28.38	28.14	1.59	0.03	0.06	31.90	31.83	36.33	2.75	0.08	0.19	34.69	34.50	36.83
											1.18																								
IV	4B	4A	0.99	0.99	0.80	0.8	6.00	10.38	4.75	8.22	15.00	80	24		0.25	0.013	11.31	3.60	0.20		29.00	28.80	1.51	0.04	0.04	32.05	32.02	35.25	2.62	0.13	0.11	35.16	35.05	35.75
											0.37																								
V	4A	4	0.64	1.63	0.80	1.3	5.93	10.25	7.73	13.37	15.37	11	24		1.82	0.013	30.52	9.71	0.20	0.50	28.80	28.60	2.46	0.12	0.01	32.02	32.00	35.25	4.26	0.35	0.04	35.05	35.02	35.75
											0.02																								
	4	5		1.63	0.80	1.3	5.93	10.25	7.73	13.36	15.39	248	30		0.13	0.013	14.79	3.01	0.32	1.05	28.10	27.78	1.57	0.04	0.09	32.00	31.92	35.47	2.72	0.11	0.26	35.02	34.75	35.97
											1.37																								
	5	3		1.63	0.80	1.3	5.70	9.83	7.73	13.36	16.76	234	30		0.13	0.013	14.79	3.01	0.30	5.82	26.73	26.43	1.57	0.04	0.08	31.92	31.83	36.27	2.72	0.11	0.25	34.75	34.50	36.77
											1.29																								
VI	3C	3B	2.40	2.40	0.75	1.8	6.00	10.38	10.79	18.68	15.00	27	24		0.25	0.013	11.31	3.60	0.07	0.50	30.37	30.30	3.44	0.23	0.06	32.37	32.30	34.90	5.95	0.68	0.18	35.09	34.91	35.4
											0.12																								
VII	3B	3A	0.82	3.22	0.80	2.6	5.97	10.33	15.39	26.62	15.12	80	30		0.25	0.013	20.51	4.18	0.20		29.80	29.60	3.13	0.14	0.11	32.30	32.10	35.40	5.42	0.42	0.34	34.91	34.57	35.9
											0.32																								
VIII	3A	3	0.72	3.94	0.80	3.2	5.92	10.23	18.66	32.25	15.44	11	30		1.90	0.013	56.54	11.52	0.20	8.79	29.60	29.40	3.80	0.21	0.02	32.10	31.83	35.40	6.57	0.62	0.06	34.57	34.50	35.90
											0.02																								
	3	Outfall_1		7.95	0.80	6.4	5.48	9.43	34.87	60.00	18.24	106	48		0.10	0.013	45.42	3.61	0.11		20.61	20.50	2.78	0.06	0.06	31.83	31.77	35.61	4.77	0.17	0.18	34.50	34.32	36.11
											0.49																								
Sapphire Springs Trail																																			
IX	6B	6A	0.75	0.75	0.80	0.6	6.00	10.38	3.60	6.23	15.00	47	24		0.42	0.013	14.66	4.67	0.20		29.00	28.80	1.15	0.03	0.01	31.85	31.84	35.20	1.98	0.08	0.04	34.57	34.54	35.70
											0.17																								
X	6A	6	0.33	1.08	0.80	0.9	5.97	10.32	5.15	8.92	15.17	11	24		1.90	0.013	31.18	9.93	0.20	7.87	28.80	28.60	1.64	0.05	0.01	31.84	31.84	35.20	2.84	0.16	0.02	34.54	34.52	35.70
											0.02																								
	6	Outfall_2		1.08	0.80	0.9	5.96	10.31	5.15	8.92	15.19	128	24		0.18	0.013	9.60	3.06	0.23		20.73	20.50	1.64	0.05	0.07	31.84	31.77	35.41	2.84	0.16	0.20	34.52	34.32	35.91
											0.70																								
XI	7B	7A	0.32	0.32	0.80	0.3	6.00	10.38	1.53	2.66	15.00	32	24		0.63	0.013	17.88	5.69	0.20	4.30	30.70	30.50	0.49	0.00	0.00	32.70	32.07	35.20	0.85	0.01	0.00	35.23	35.22	35.70
											0.09																								
XII	7A	8	0.33	0.65	0.80	0.5	5.98	10.35	3.11	5.38	15.09	114	24		0.18	0.013	9.60	3.06	0.21		26.20	25.99	0.99	0.02	0.02	32.07	32.05	35.20	1.71	0.06	0.06	35.22	35.16	35.70
											0.62																								
	8	9		0.65	0.80	0.5	5.87	10.14	3.11	5.38	15.72	118	24		0.18	0.013	9.60	3.06	0.21	4.62	25.99	25.78	0.99	0.02	0.02	32.05	32.03	35.69	1.71	0.06	0.07	35.16	35.09	36.19
											0.64																								
XIII	SECTION 2 (1)	9	7.09	7.09	0.60	4.3	5.46	9.40	23.25	39.99	18.37	79	42		0.10	0.013	31.82	3.31	0.08	0.50	21.74	21.66	2.42	0.05	0.04	32.07	32.03	35.77	4.16	0.16	0.12	35.21	35.09	36.27
											0.40																								
	9	10		7.74	0.80	6.2	5.41	9.30	33.50	57.60	18.77	123	48		0.10	0.013	45.42	3.61	0.12		21.16	21.04	2.67	0.05	0.07	32.03	31.96	36.04	4.58	0.16	0.20	35.09	34.89	36.54
											0.57																								
XIV	10B	10A	0.30	0.30	0.80	0.2	6.00	10.38	1.44	2.49	15.00	32	24		0.63	0.013	17.88	5.69	0.20		30.85	30.65	0.46	0.00	0.00	32.85	32.65	35.35	0.79	0.01	0.00	34.90	34.90	35.85
											0.09																								
XV	10A	10	0.22	0.52	0.80	0.4	5.98	10.35	2.49	4.30	15.09	11	24		1.91	0.013	31.22	9.94	0.20	9.41	30.65	30.45	0.79	0.01	0.00	32.65	31.96	35.35	1.37	0.04	0.00	34.90	34.89	35.85
											0.02																								
	10	11		8.26	0.80	6.6	5.33	9.17	35.24	60.57	19.34	192	48		0.10	0.013	45.42	3.61	0.19	9.62	21.04	20.84	2.80	0.06	0.12	31.96	31.85	35.56	4.82	0.18	0.34	34.89	34.55	36.06
											0.89																								
XVI	SECTION 2 (2)	11	6.17	6.17	0.60	3.7	5.35	9.19	19.79	34.03	19.23	95	36		0.11	0.013	22.12	3.13	0.11	14.33	25.66	25.55	2.80	0.09	0.08	31.93	31.85	37.73	4.81	0.26	0.25	34.80	34.55	38.23
											0.51																								
	11	Outfall_3		14.43	0.80	11.5	5.35	9.19	61.72	106.10	19.23	225	60	60	0.10	0.013	104.86	4.19	0.23		11.23	11.00	2.47	0.03	0.08	31.85	31.77	36.07	4.24	0.10	0.23	34.55	34.32	36.57
											0.89																								
XVII	12B	12A	0.88	0.88	0.80	0.7	6.00	10.38	4.22	7.30	15.00	32	24		0.63	0.013	17.88	5.69	0.20		30.50	30.30	1.34	0.03	0.01	32.50	32.30	35.00	2.33	0.10	0.03	34.98	34.95	35.50
											0.09																								
XVIII	12A	13	0.44	1.32	0.80	1.1	5.98	10.35	6.31	10.92	15.09	125	24		0.18	0.013	9.60	3.06	0.23	3.91	30.30	30.08	2.01	0.08	0.10	32.30	31.88	35.00	3.48	0.23	0.29	34.95	34.66	35.50
											0.68																								
	13	14		1.32	0.80	1.1	5.86	10.13	6.31	10.92	15.77	124	30		0.13	0.013	14.79	3.01	0.16	14.84	26.16	26.00	1.29	0.02	0.03	31.88	31.85	35.55	2.23	0.07	0.09	34.66	34.57	36.05
											0.69																								
XIX	15B	15A	0.59	0.59	0.80	0.5	6.00	10.38	2.83	4.90	15.00	32	24		0.63	0.013	17.88	5.69	0.20		30.60	30.40	0.90	0.02	0.01	32.60	32.40	35.10	1.56	0.05	0.01	34.85	34.84	35.60
											0.09																								
XX	15A	16	0.38	0.97	0.80	0.8	5.98	10.35	4.64	8.03	15.09	157	24		0.18	0.013	9.60	3.06	0.28	3.51	30.40	30.12	1.48	0.04	0.07	32.40	31.88	35.10	2.56	0.13	0.20	34.84	34.64	35.60
											0.86																								
	16	14		0.97	0.80	0.8	5.83	10.07	4.64	8.03	15.95	57	24		0.18	0.013	9.60	3.06	0.10	15.34	26.60	26.50	1.48	0.04	0.02	31.88	31.85	36.01	2.56	0.13	0.07	34.64	34.57	36.51
											0.31																								
XXI	SECTION 1	14	16.50	16.50	0.60	9.9	5.11	8.78	50.61	86.95	21.08	77	60		0.10	0.013	82.36	4.19	0.08	9.54	20.77	20.69	2.58	0.04	0.03	31.88	31.85	35.77	4.43	0.11	0.09	34.65	34.57	36.27
											0.31																								
	14	Outfall_4		18.79	0.80	15.0	5.08	8.72	76.30	131.08	21.39	159	60	60	0.10	0.013	104.86	4.19	0.16		11.16	11.00	3.05	0.05	0.08	31.85	31.77	36.05	5.24	0.16	0.25	34.57	34.32	36.55
											0.63																								
XXII	17B	17A	0.80	0.80	0.80	0.6	6.00	10.38	3.84	6.64	15.00	45	24		0.44	0.013	15.07	4.80	0.20		29.00	28.80	1.22	0.03	0.01	31.90	31.88	35.20	2.11	0.09	0.04	34.70	34.66	35.70
											0.16																								
XXIII	17A	17	0.44	1.24	0.80	1.0	5.97	10.32	5.92	10.24	15.16	11	24		1.85	0.013	30.76	9.79	0.20	17.32	28.80	28.60	1.88	0.07	0.01	31.88	31.88	35.20	3.26	0.20	0.02	34.66	34.64	35.70
											0.02																								
	17	Outfall_5		1.24	0.80	1.0	5.97	10.32	5.92	10.24	15.17	155	24		0.18	0.013	9.60	3.06	0.28		11.28	11.00	1.88	0.07	0.11	31.88	31.77	35.42	3.26	0.20	0.32	34.64	34.32	35.92
											0.85																								

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

DRAINAGE CALCULATIONS

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: NTS DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS · DARREN J. MCAFEE · 137808 · LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 19 OF 48

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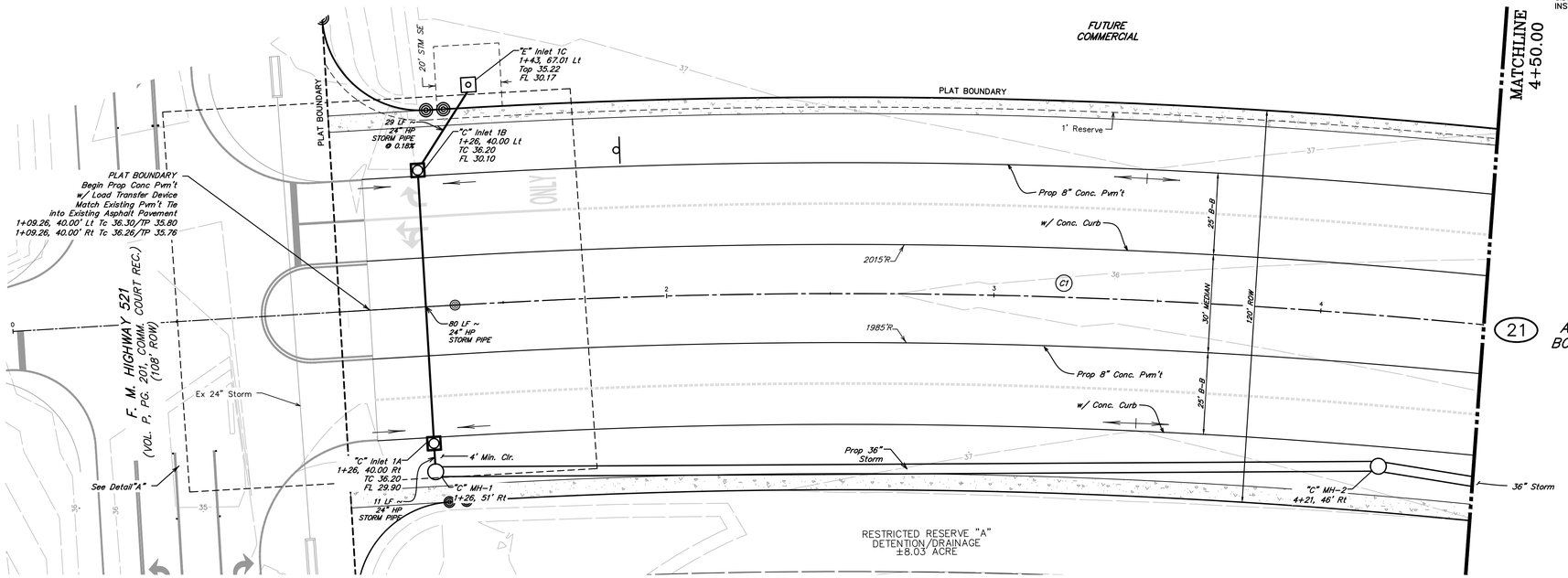
(C1) ℄ Curve Data
R=2000.00'
L=933.85'
Δ=26°45'10"
T=475.60'
PC=1+35.29
PT=10+69.15

NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION



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DG6956 DW1 CLUTE COOP CORS ARP
DL3490 TXBC BAY CITY CORS ARP
DH3614 TXLM LA MARQUE CORS ARP

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THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS. ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

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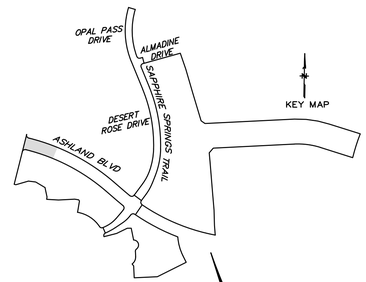
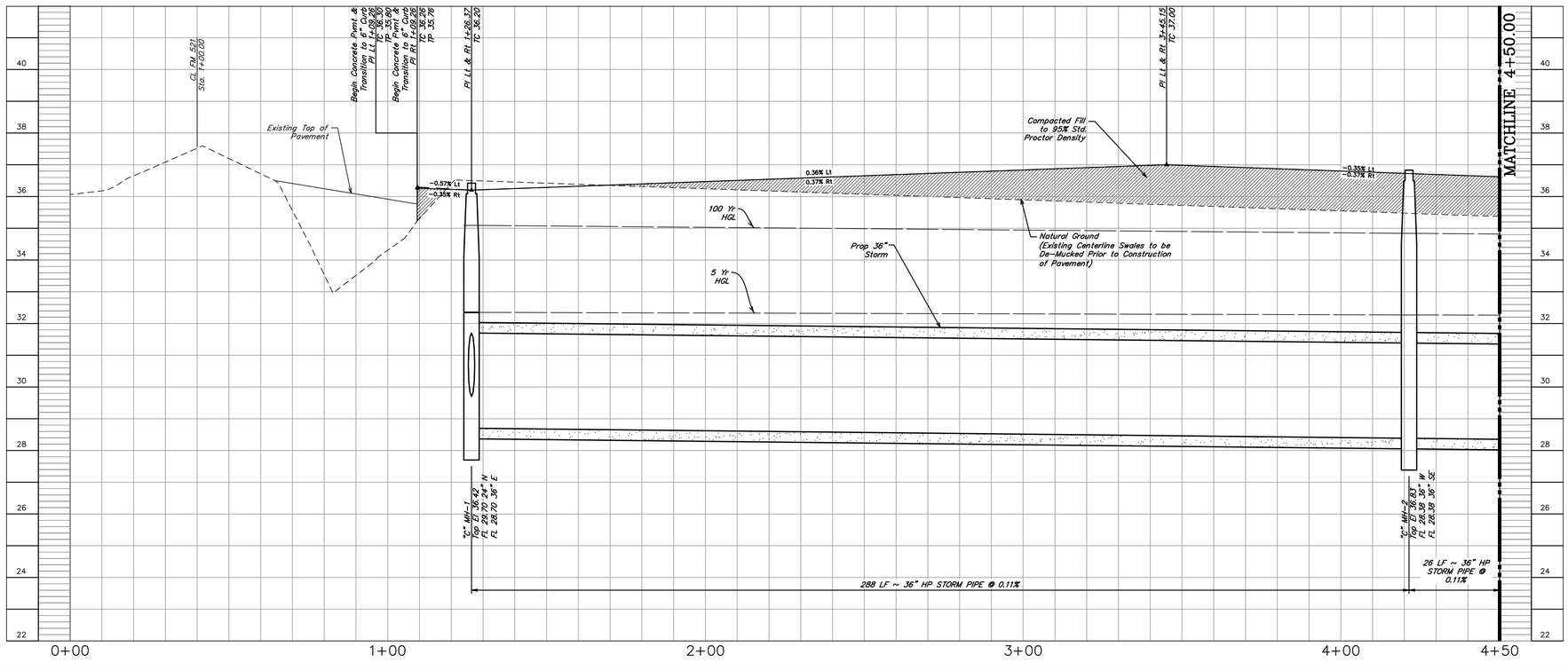
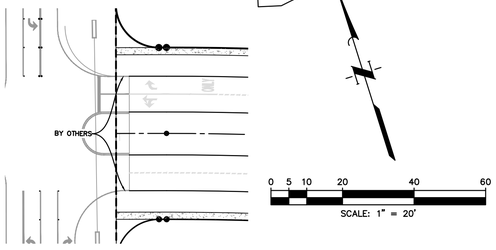


ASHLAND BOULEVARD





DETAIL "A"
SCALE: 1=50

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

ASHLAND BOULEVARD I
1+00.00 TO 4+50.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 20 OF 48

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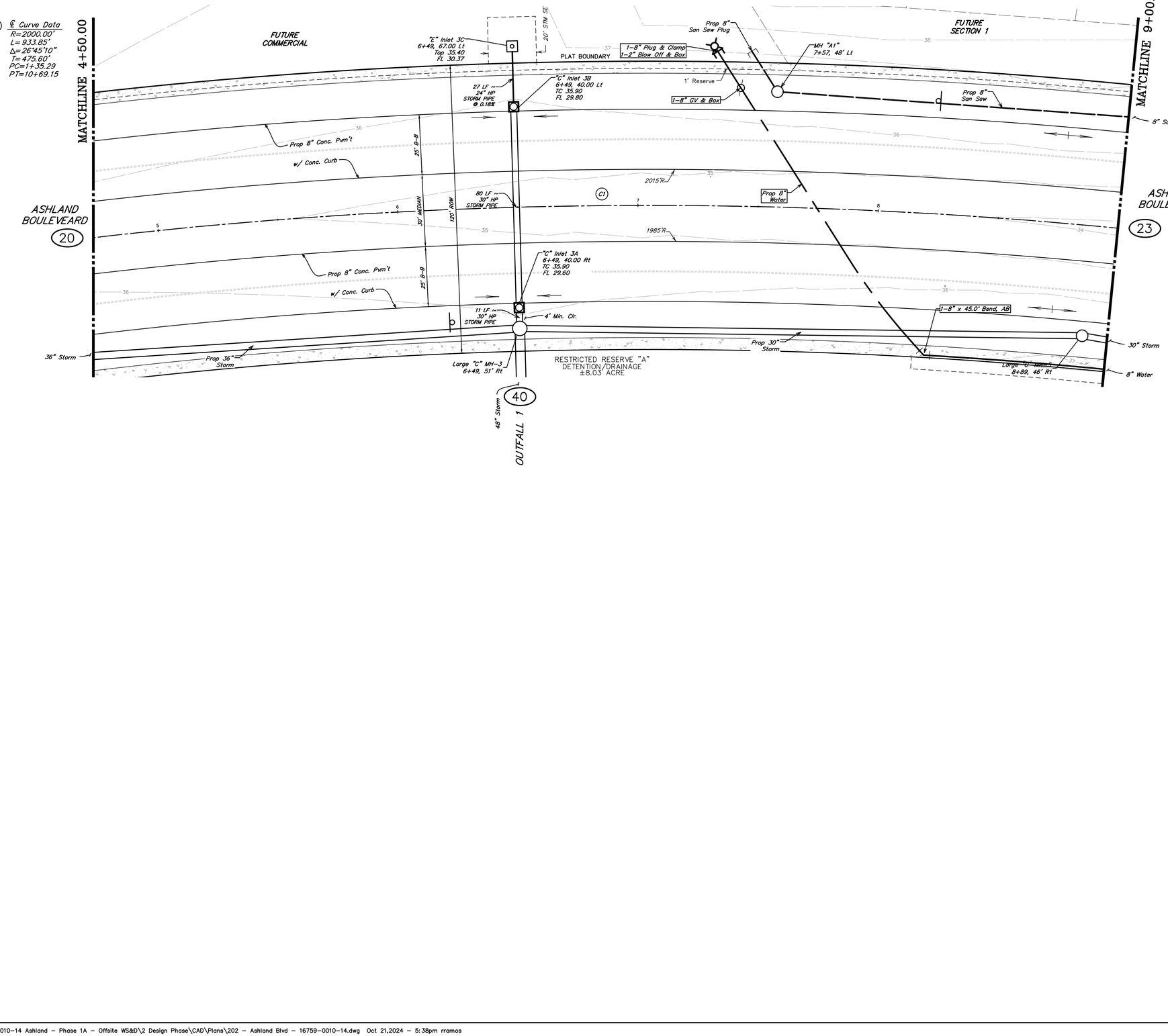
K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\201 – Ashland Blvd – 16759-0010-14.dwg Oct 21,2024 – 5:35pm rramos



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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

ASHLAND BOULEVARD II
4+50.00 TO 9+00.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
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STATE OF TEXAS
DARREN J. MCAFEE
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10/22/2024

SHEET NO. 21 OF 48

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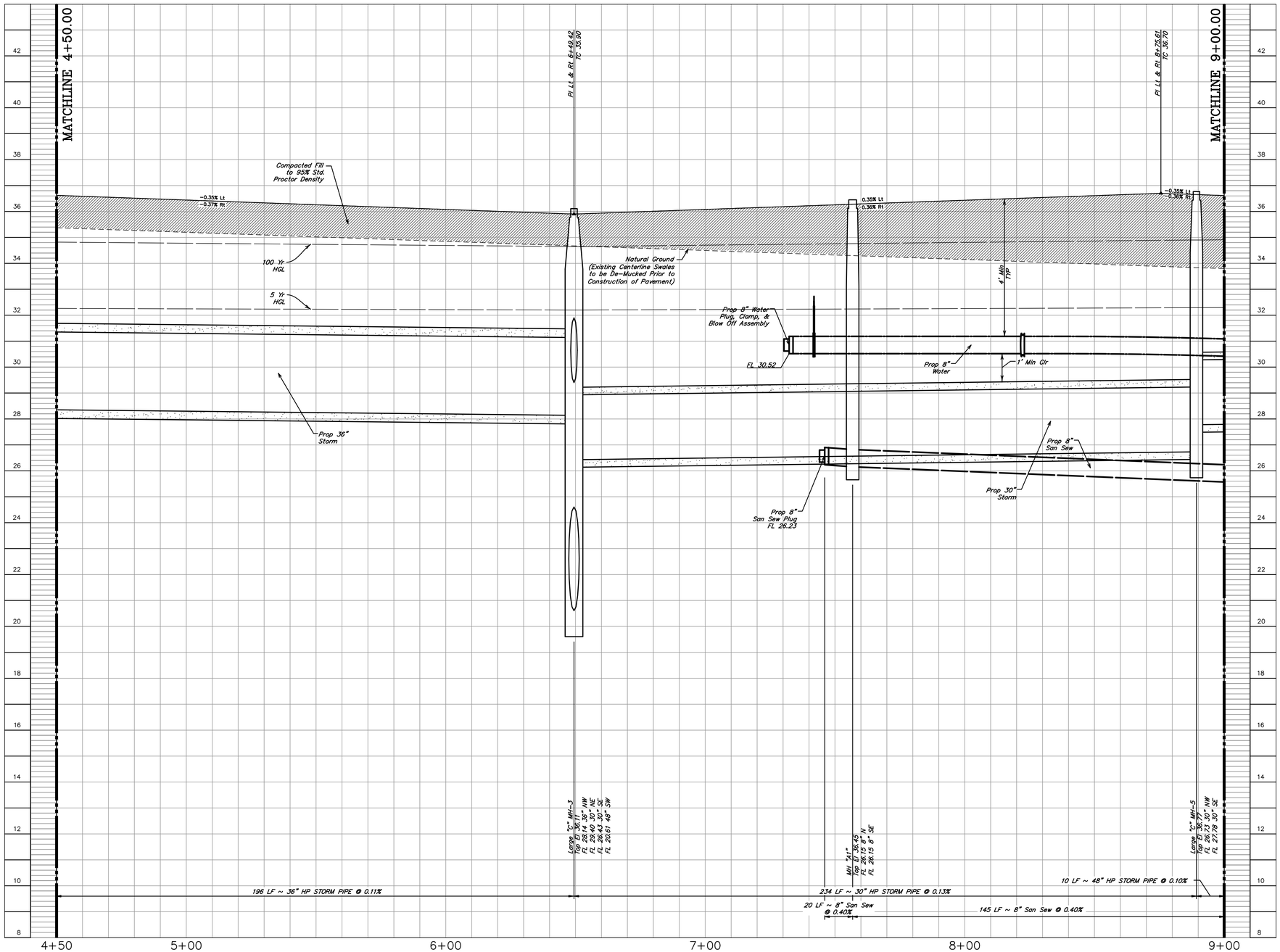
K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\202 – Ashland Blvd – 16759-0010-14.dwg Oct 21,2024 – 5:38pm rramos

ASHLAND BOULEVARD



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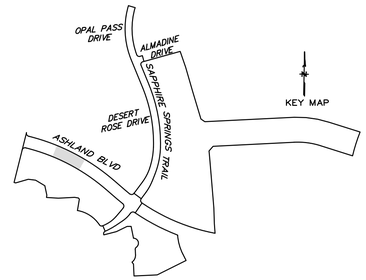

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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

ASHLAND BOULEVARD II PROFILE 4+50.00 TO 9+00.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H. 1"=2' V.
DATE: JULY 2024
JOB NO. 16759-0010-14
SUBMITTED:
DGN. BY: CBJ/AHR
DWN. BY: JWS
DWG. NO.
SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED
PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 22 OF 48

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K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\202 – Ashland Blvd – 16759-0010-14.dwg Oct 21,2024 – 5:38pm rramos

(c1) ℄ Curve Data
R=2000.00'
L=933.85'
Δ=26°45'10"
T=475.60'
PC=1+35.29
PT=10+69.15

(c2) ℄ Curve Data
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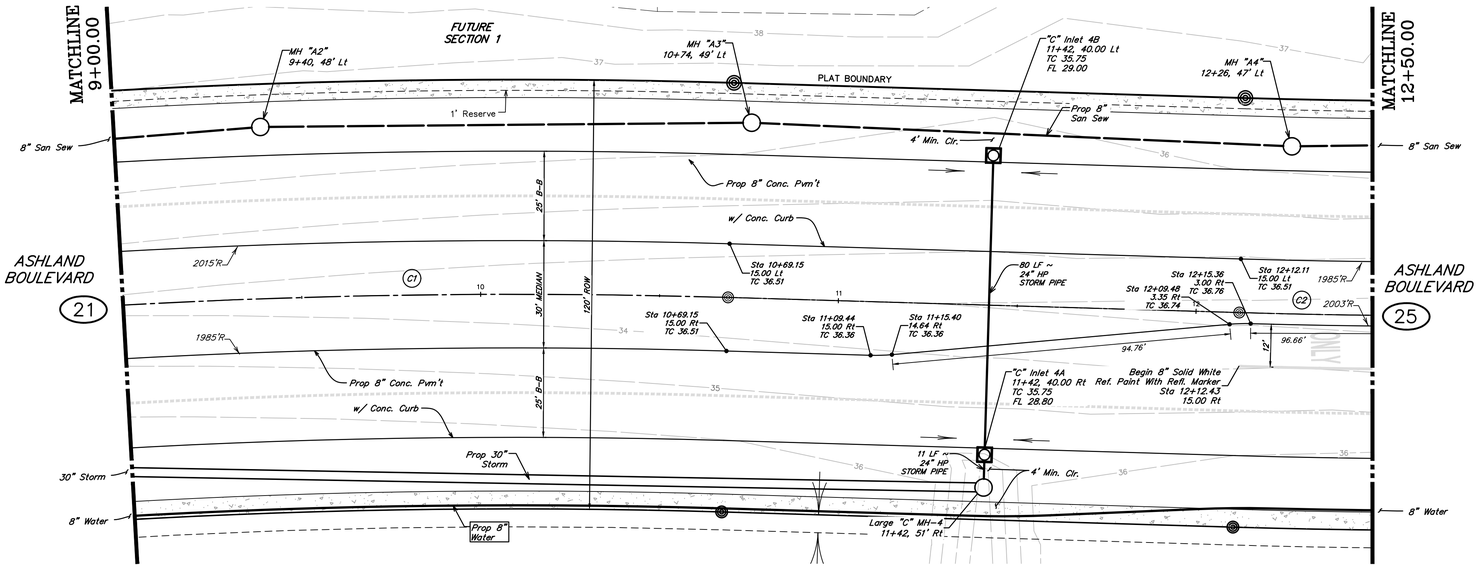
Δ=06°30'39"
T=113.76'
PC=12+12.11
PT=14+39.38



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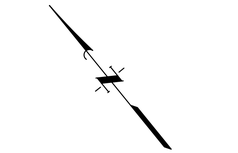

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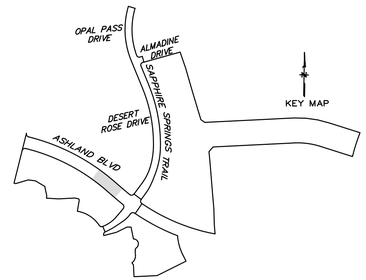

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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

ASHLAND BOULEVARD III
9+00.00 TO 12+50.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H. 1"=2' V.
DATE: JULY 2024
JOB NO. 16759-0010-14
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DGN. BY: CBJ/AHR
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F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED
PROFESSIONAL ENGINEER
10/22/2024

SHEET NO.
23
OF 48

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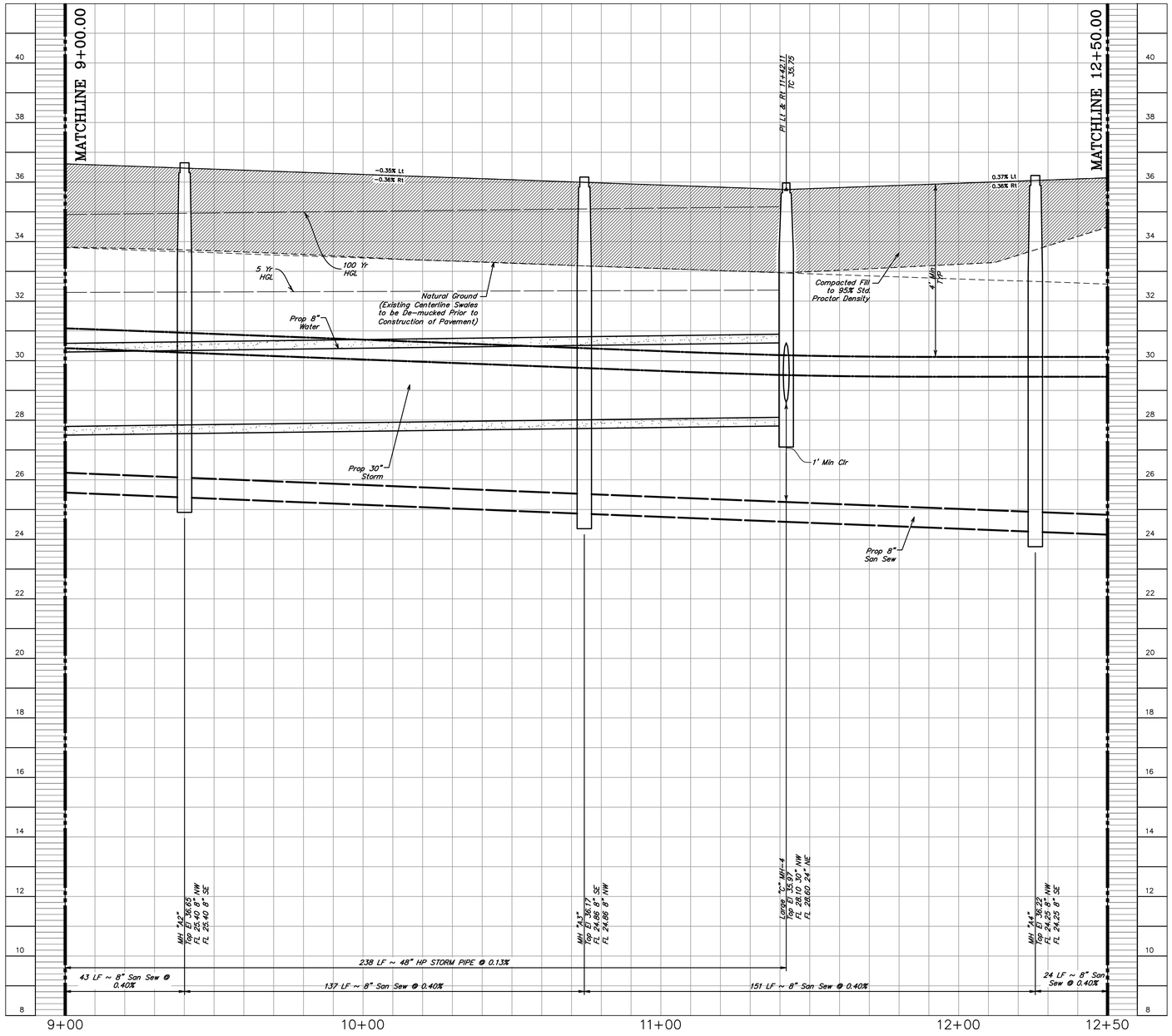
ASHLAND BOULEVARD



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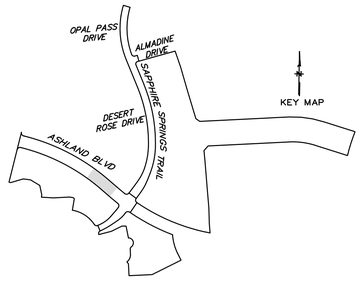

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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

ASHLAND BOULEVARD III PROFILE 9+00.00 TO 12+50.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H, 1"=2' V.
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STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 24 OF 48

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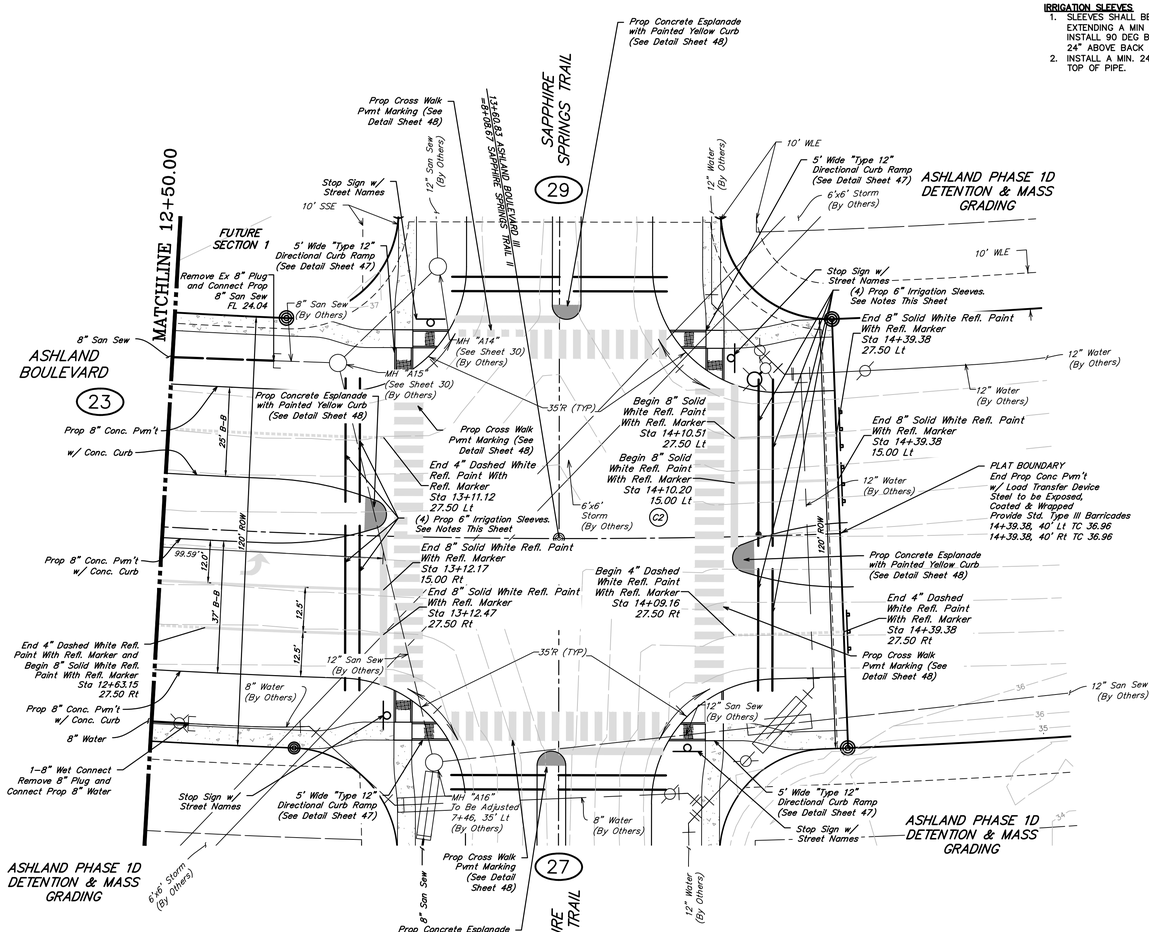
K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\203 – Ashland Blvd – 16759-0010-14.dwg Oct 21,2024 – 5:40pm rramos

(C2) ℄ Curve Data
R=2000.00'
L=1064.14'
Δ=30°29'08"
T=544.99'
PC=12+12.11
PT=22+76.25



IRRIGATION SLEEVES
1. SLEEVES SHALL BE SCHEDULE 40 PVC EXTENDING A MIN 2' BEYOND BACK OF CURB, INSTALL 90 DEG BEND AND RISER TO A MIN. 24" ABOVE BACK OF CURB WITH ENDS CAPPED.
2. INSTALL A MIN. 24" BELOW TOP OF PVM'T TO TOP OF PIPE.

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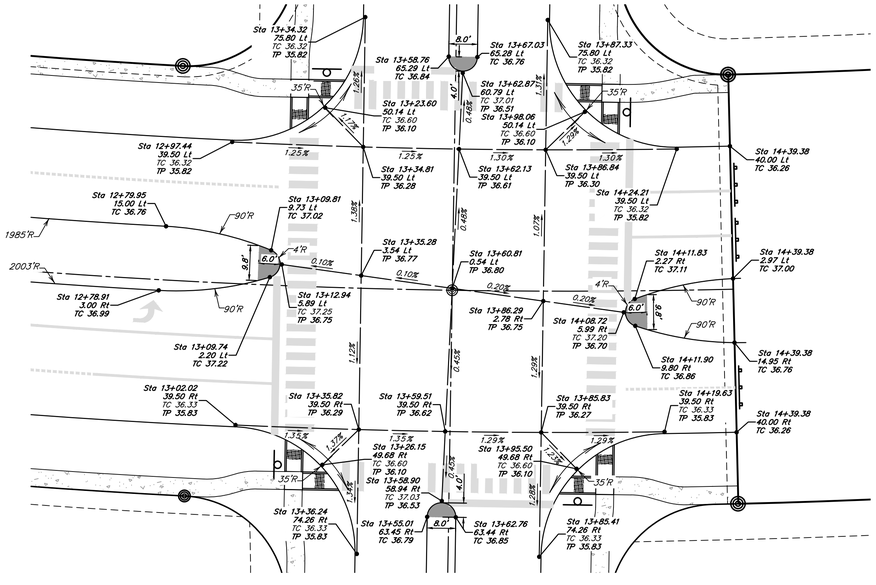

INTERSECTION DETAIL
1"=20'

NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

ASHLAND BOULEVARD IV 12+50.00 TO 15+00.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H. 1"=2' V.
DATE: JULY 2024
JOB NO. 16759-0010-14
SUBMITTED:
DGN. BY: CBJ/AHR
DWN. BY: JWS
DWG. NO.
SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 25 OF 48

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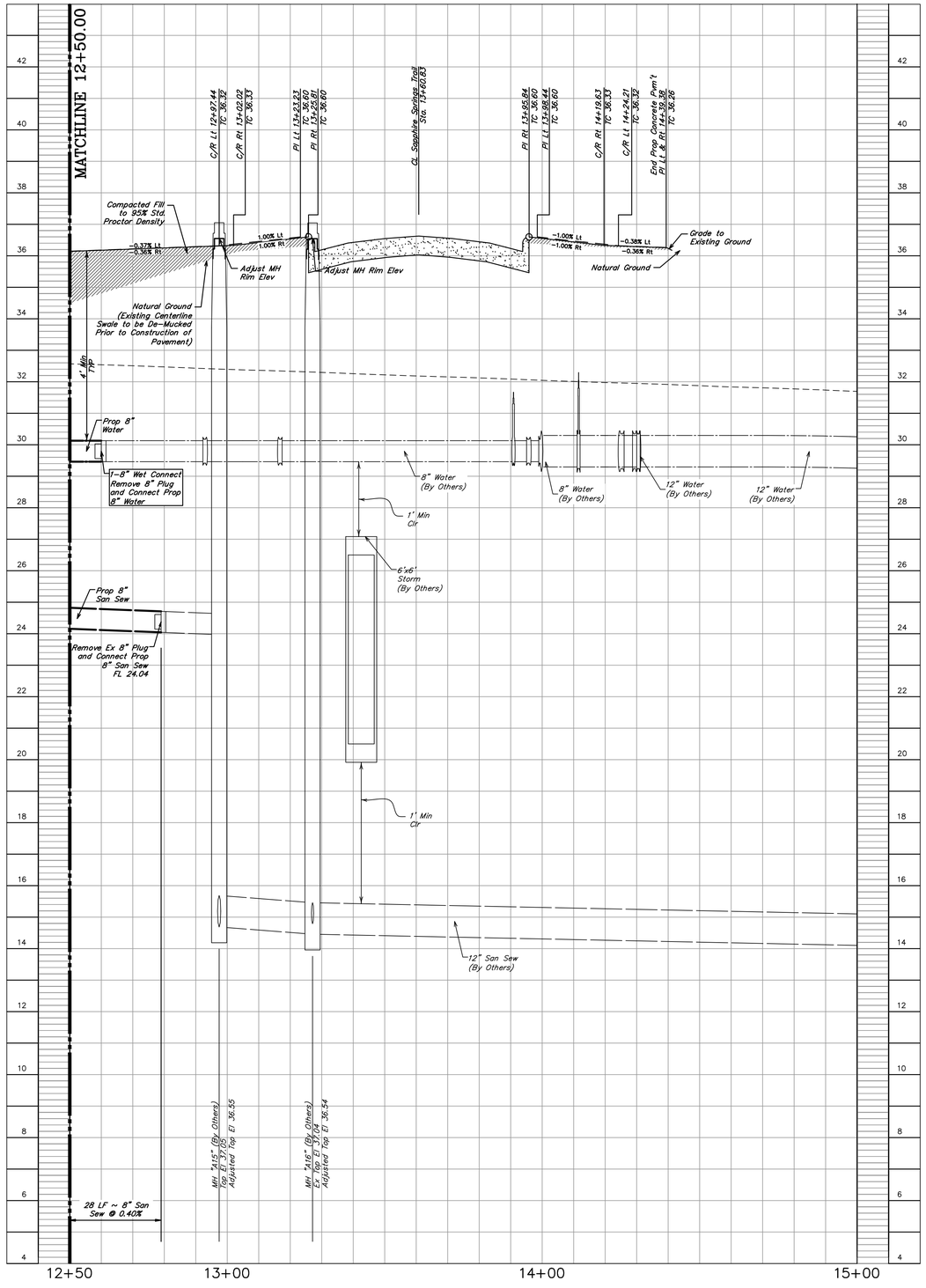
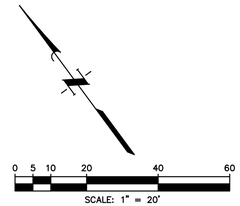
K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\204 – Ashland Blvd – 16759-0010-14.dwg Oct 21,2024 – 5:42pm rramos

ASHLAND BOULEVARD





BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:
DG6956 DW1 CLUTE COOP CORS ARP
DL3490 TXBC BAY CITY CORS ARP
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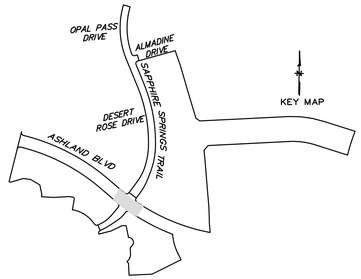

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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

ASHLAND BOULEVERD IV PROFILE
12+50.00 TO 15+00.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H. 1"=2' V.
DATE: JULY 2024
JOB NO. 16759-0010-14
SUBMITTED:
DGN. BY: CBJ/AHR
DWN. BY: JWS
DWG. NO.
SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 26 OF 48

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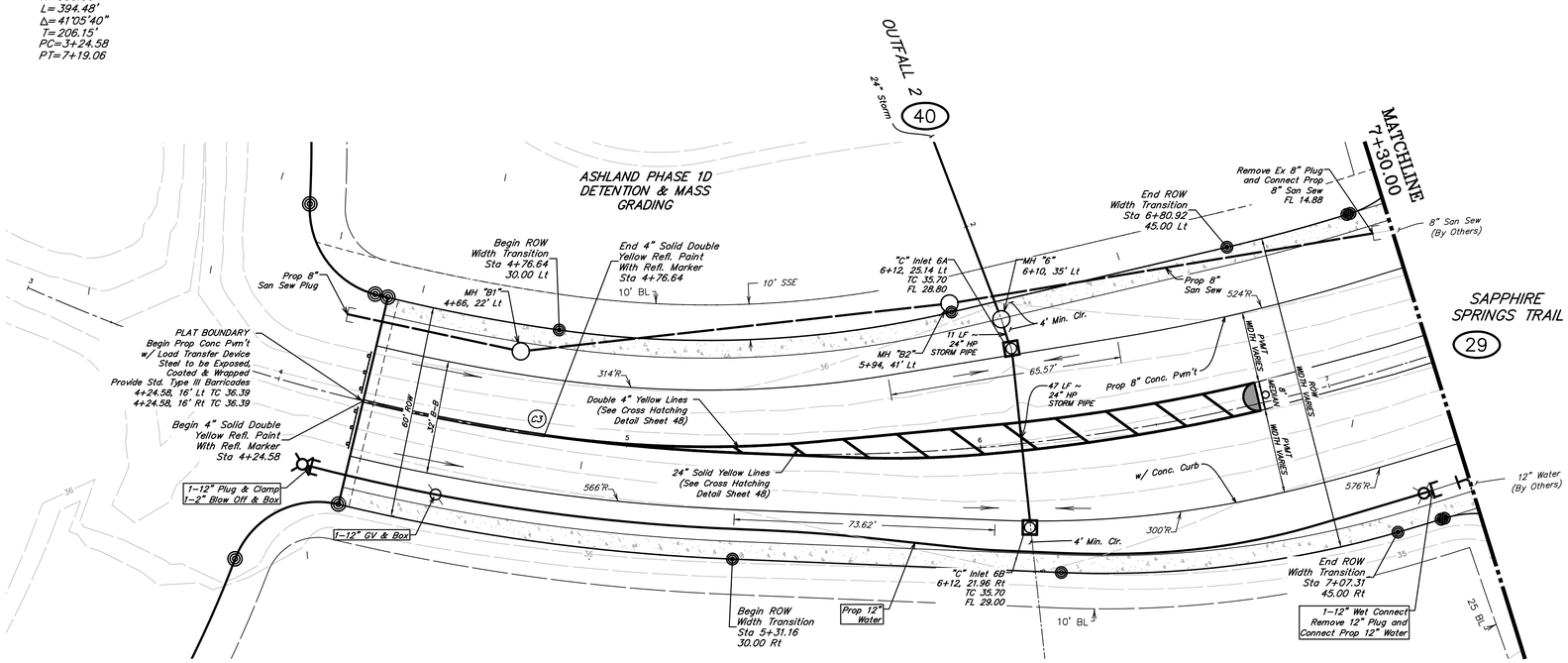
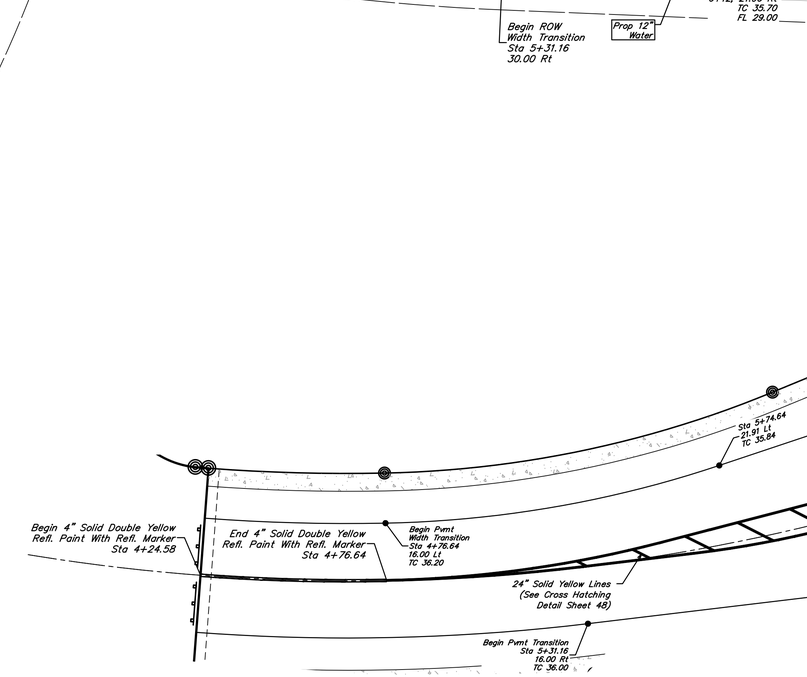
K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\204 – Ashland Blvd – 16759-0010-14.dwg Oct 21,2024 – 5:42pm rramos

C3 ℄ Curve Data
R=550.00'
L=394.48'
Δ=41°05'40"
T=206.15'
PC=3+24.58
PT=7+19.06





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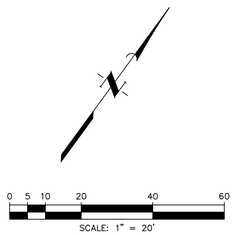

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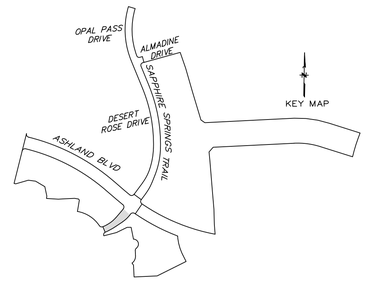

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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

SAPPHIRE SPRINGS TRAIL I 3+00.00 TO 7+30.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 27 OF 48

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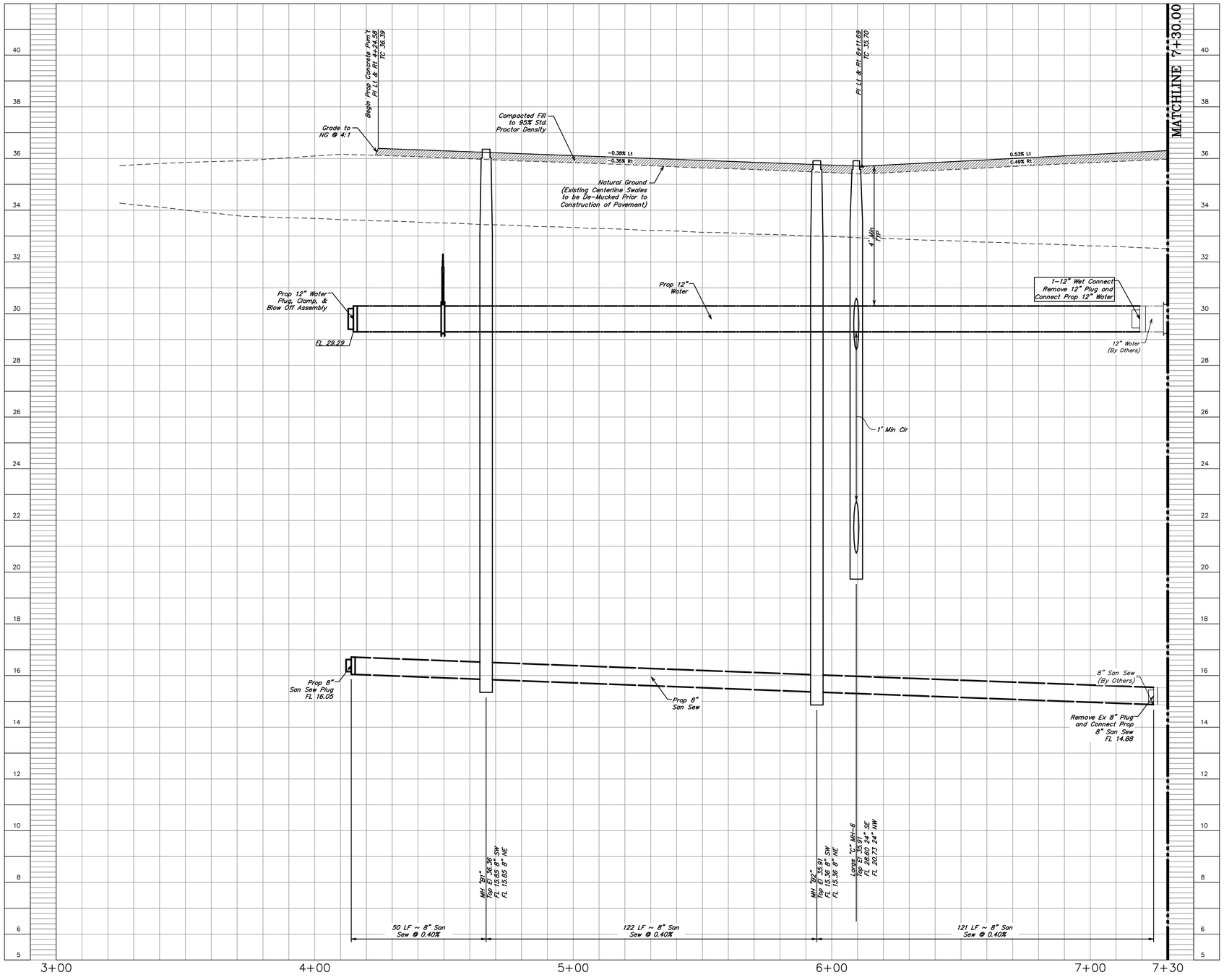
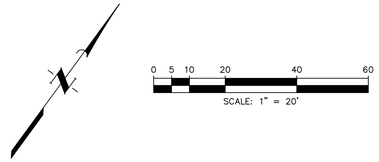
K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\205 – Sapphire Springs Trail – 16759-010-14.dwg Oct 21,2024 – 5:25pm cj

SAPPHIRE SPRINGS TRAIL





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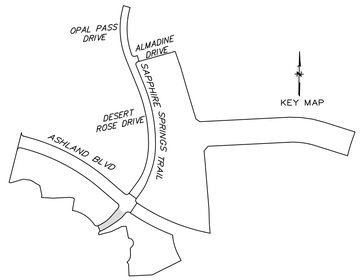

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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

SAPPHIRE SPRINGS TRAIL I PROFILE
3+00.00 TO 7+30.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devaine Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H. 1"=2' V.
DATE: JULY 2024
JOB NO. 16759-0010-14
SUBMITTED:
DGN. BY: CBJ/AHR
DWN. BY: JWS
DWG. NO.
SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 28 OF 48

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K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\205 – Sapphire Springs Trail – 16759-010-14.dwg Oct 21,2024 – 5:25pm cj

(C4) ℄ Curve Data
R=750.00'
L=457.37'
Δ=34°56'26"
T=236.05'
PC=9+77.94
PT=14+35.31

IRRIGATION SLEEVES
1. SLEEVES SHALL BE SCHEDULE 40 PVC EXTENDING A MIN 2' BEYOND BACK OF CURB, INSTALL 90 DEG BEND AND RISER TO A MIN. 24" ABOVE BACK OF CURB WITH ENDS CAPPED.
2. INSTALL A MIN. 24" BELOW TOP OF PVM'T TO TOP OF PIPE.

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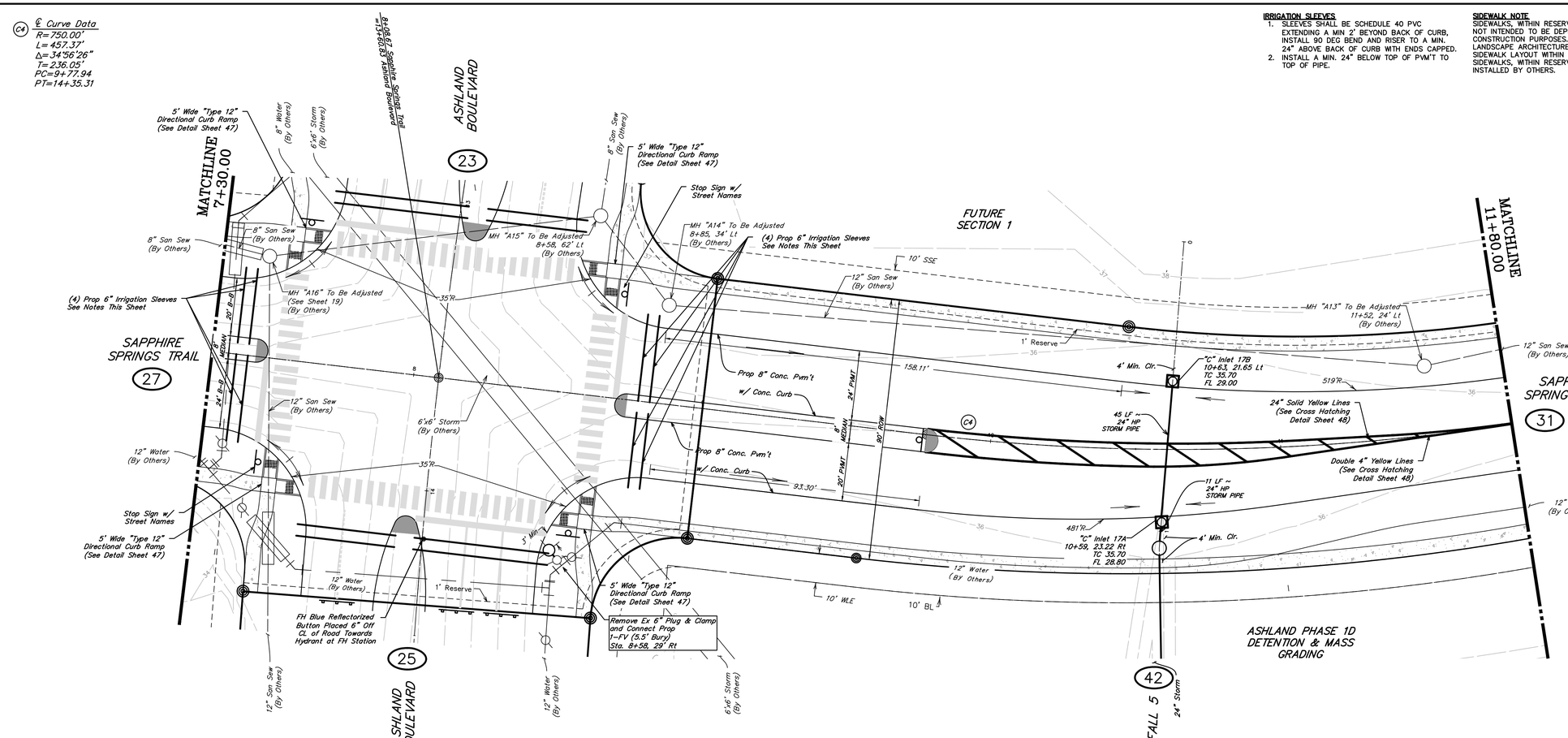
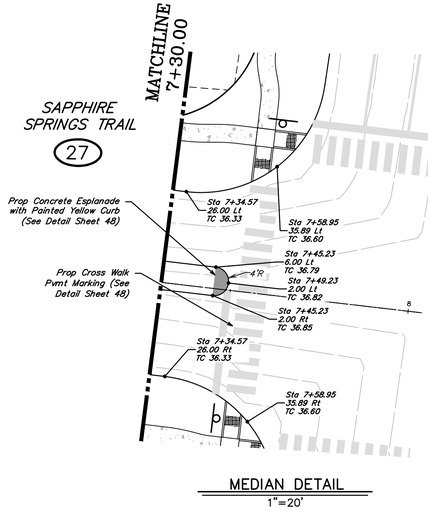
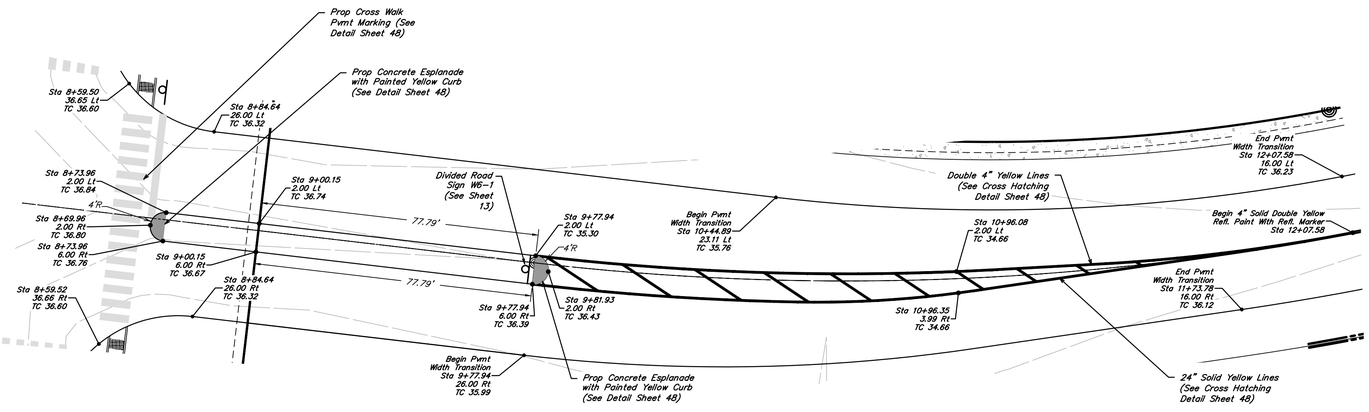




MEDIAN DETAIL
1"=20'



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BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

SAPPHIRE SPRINGS TRAIL II
7+30.00 TO 11+80.00

QUIDDITY
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3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
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10/22/2024

SHEET NO. 29 OF 48

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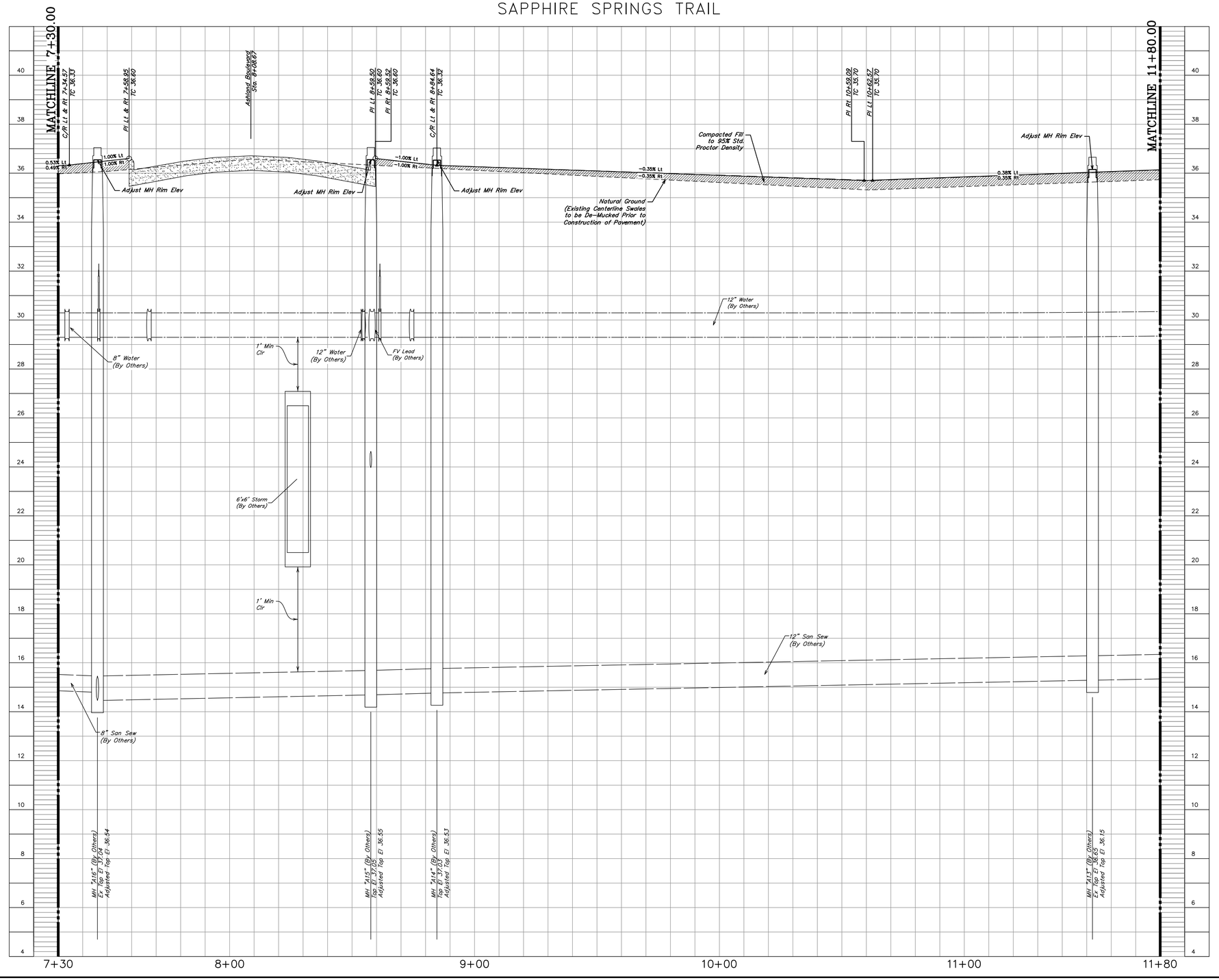
SAPPHIRE SPRINGS TRAIL



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ELEVATION = 36.59 FEET, NAVD 88.

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THIS TRACT LIES WITHIN ZONES "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS. ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

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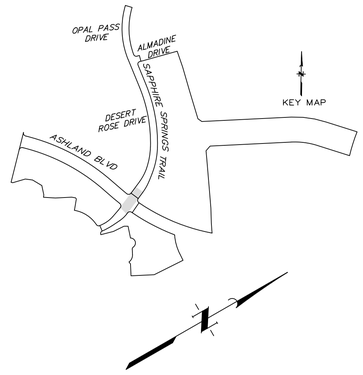

0 5 10 20 40 60
SCALE: 1" = 20'

NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

SAPPHIRE SPRINGS TRAIL II PROFILE 7+30.00 TO 11+80.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: 1"=20' H. 1"=2' V.
DATE: JULY 2024
JOB NO. 16759-0010-14
SUBMITTED:
DGN. BY: CBJ/AHR
DWN. BY: JWS
DWG. NO.
SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 30 OF 48

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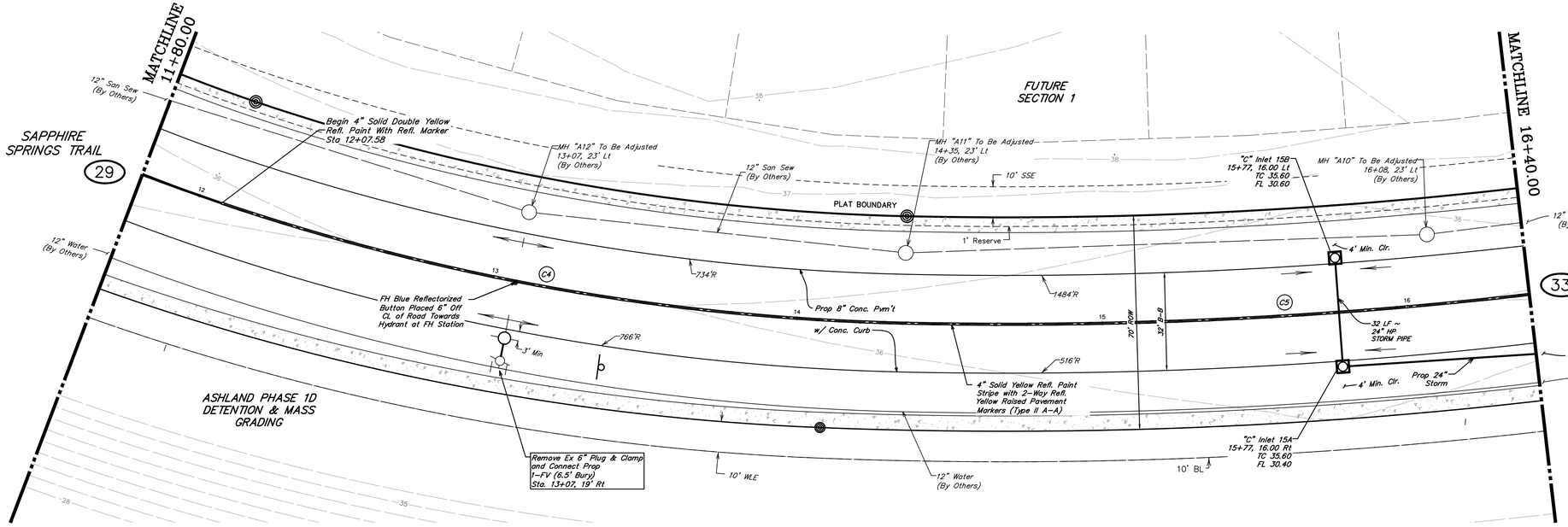
K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\206 – Sapphire Springs Trail – 16759-0010-14.dwg Oct 21,2024 – 5:34pm cj

(C4) ℄ Curve Data
R=750.00'
L=457.37'
Δ=34°56'26"
T=236.05'
PC=9+77.94
PT=14+35.31

(C5) ℄ Curve Data
R=1500.00'
L=625.56'
Δ=23°53'41"
T=317.40'
PC=14+35.31
PT=20+60.87



SIDEWALK NOTE
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ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:
DG6956 DW1 CLUTE COOP CORS ARP
DL3490 TXBC BAY CITY CORS ARP
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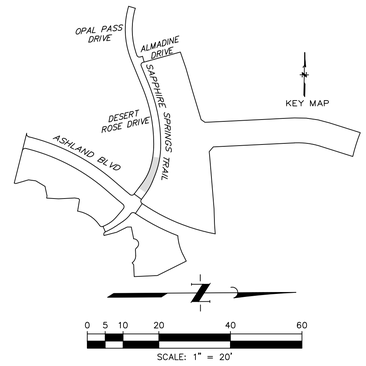

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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

SAPPHIRE SPRINGS TRAIL III
11+80.00 TO 16+40.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H, 1"=2' V. DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 31 OF 48

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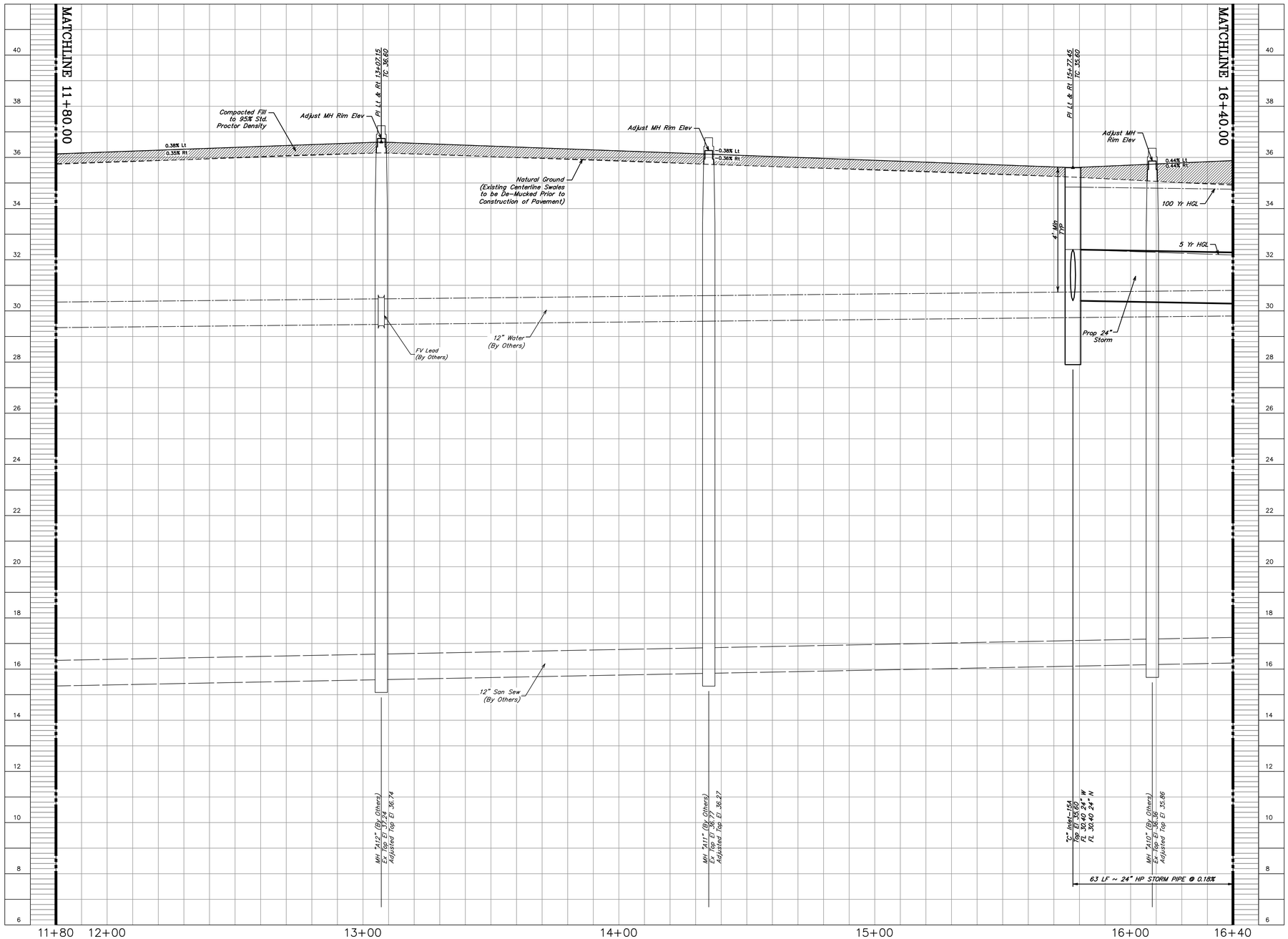
K:\16759\16759-0010-14 Ashland - Phase 1A - Offsite WS&D\2 Design Phase\CAD\Plans\207 - Sapphire Springs Trail - 1676-0010-14.dwg Oct 21,2024 - 5:40pm cj

SAPPHIRE SPRINGS TRAIL



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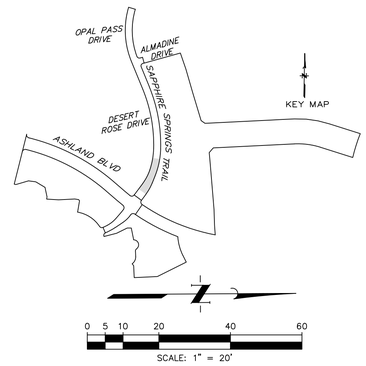

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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

SAPPHIRE SPRINGS TRAIL III PROFILE 11+80.00 TO 16+40.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H. 1"=2' V.
DATE: JULY 2024
JOB NO. 16759-0010-14
SUBMITTED:
DGN. BY: CBJ/AHR
DWN. BY: JWS
DWG. NO.
SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 32 OF 48

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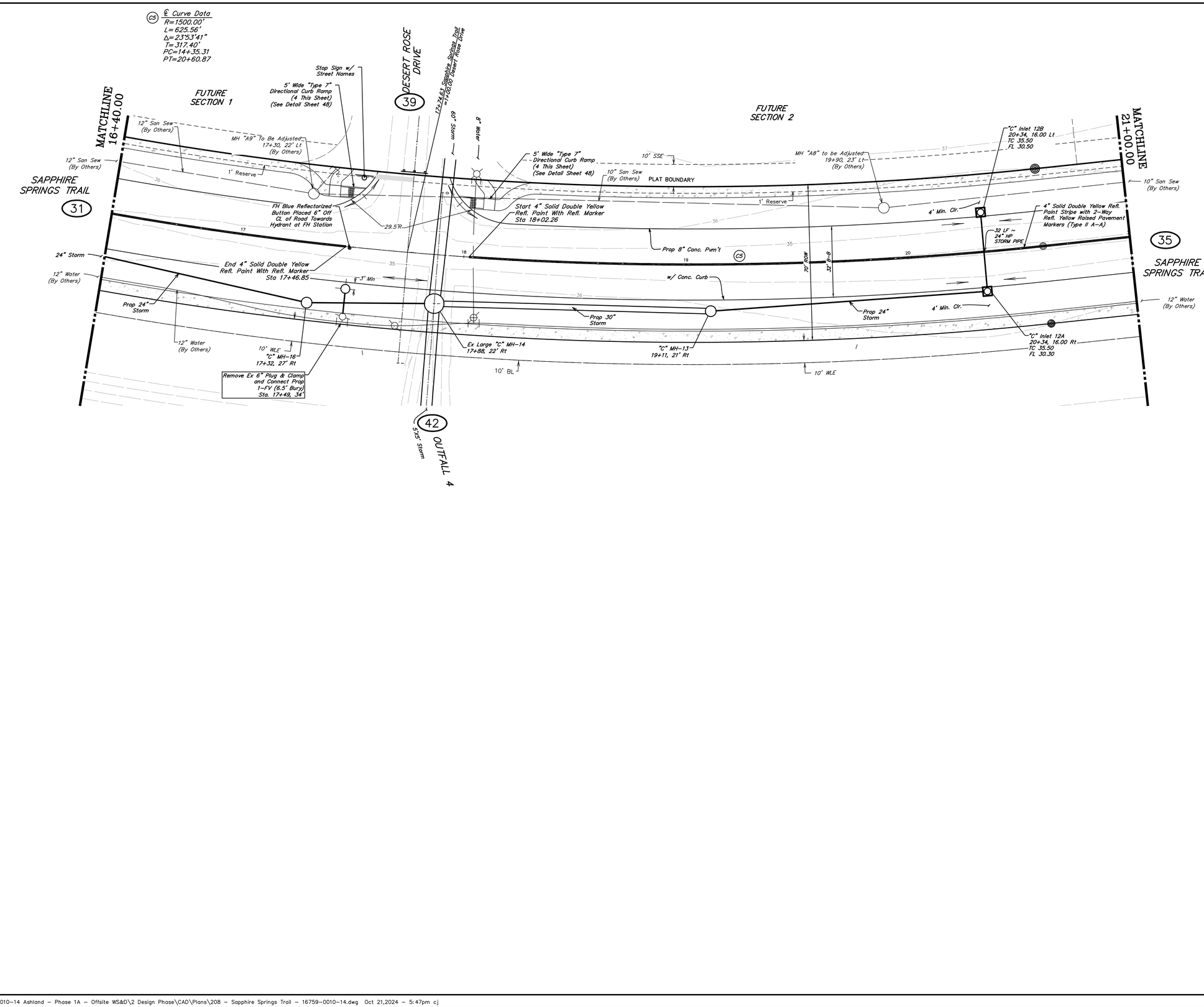
K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\207 – Sapphire Springs Trail – 1676-0010-14.dwg Oct 21,2024 – 5:41pm cj



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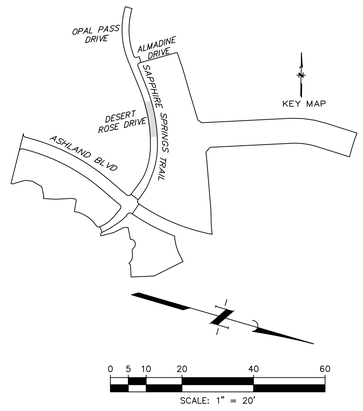

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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

SAPPHIRE SPRINGS TRAIL IV
16+40.00 TO 21+00.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 33 OF 48

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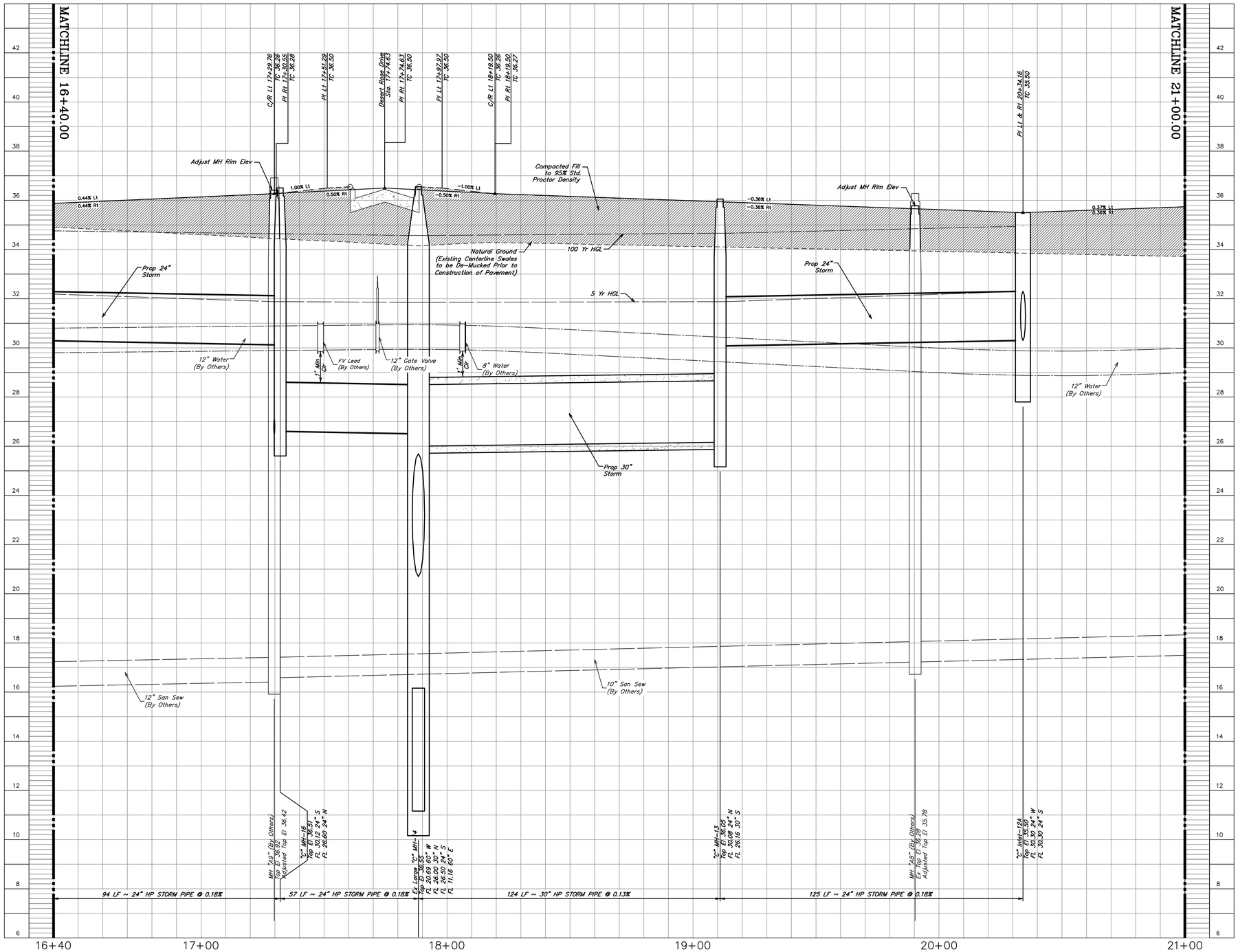
SAPPHIRE SPRINGS TRAIL



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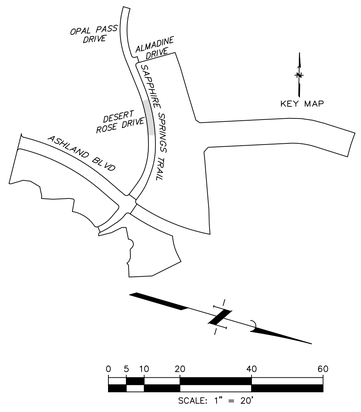

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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

SAPPHIRE SPRINGS TRAIL IV PROFILE 16+40.00 TO 21+00.00

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STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 34 OF 48

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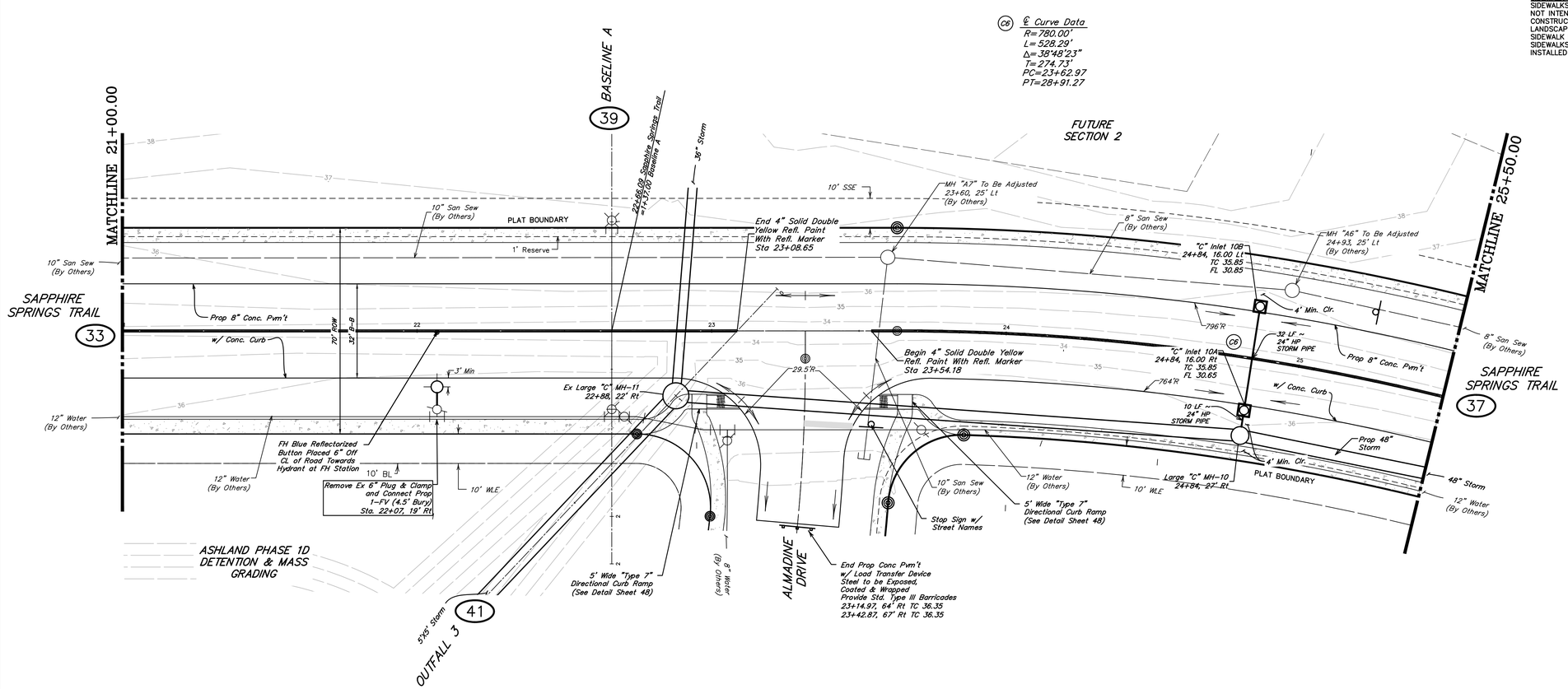
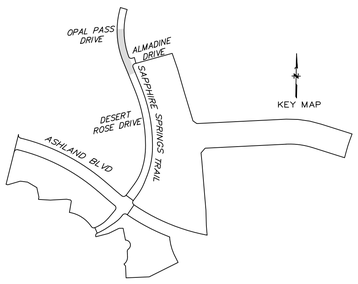
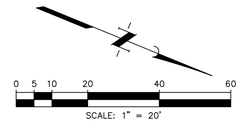
K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\208 – Sapphire Springs Trail – 16759-0010-14.dwg Oct 21,2024 – 5:48pm cj







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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

SAPPHIRE SPRINGS TRAIL V 21+00.00 TO 25+50.00

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=20' H. 1"=2' V. DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 35 OF 48

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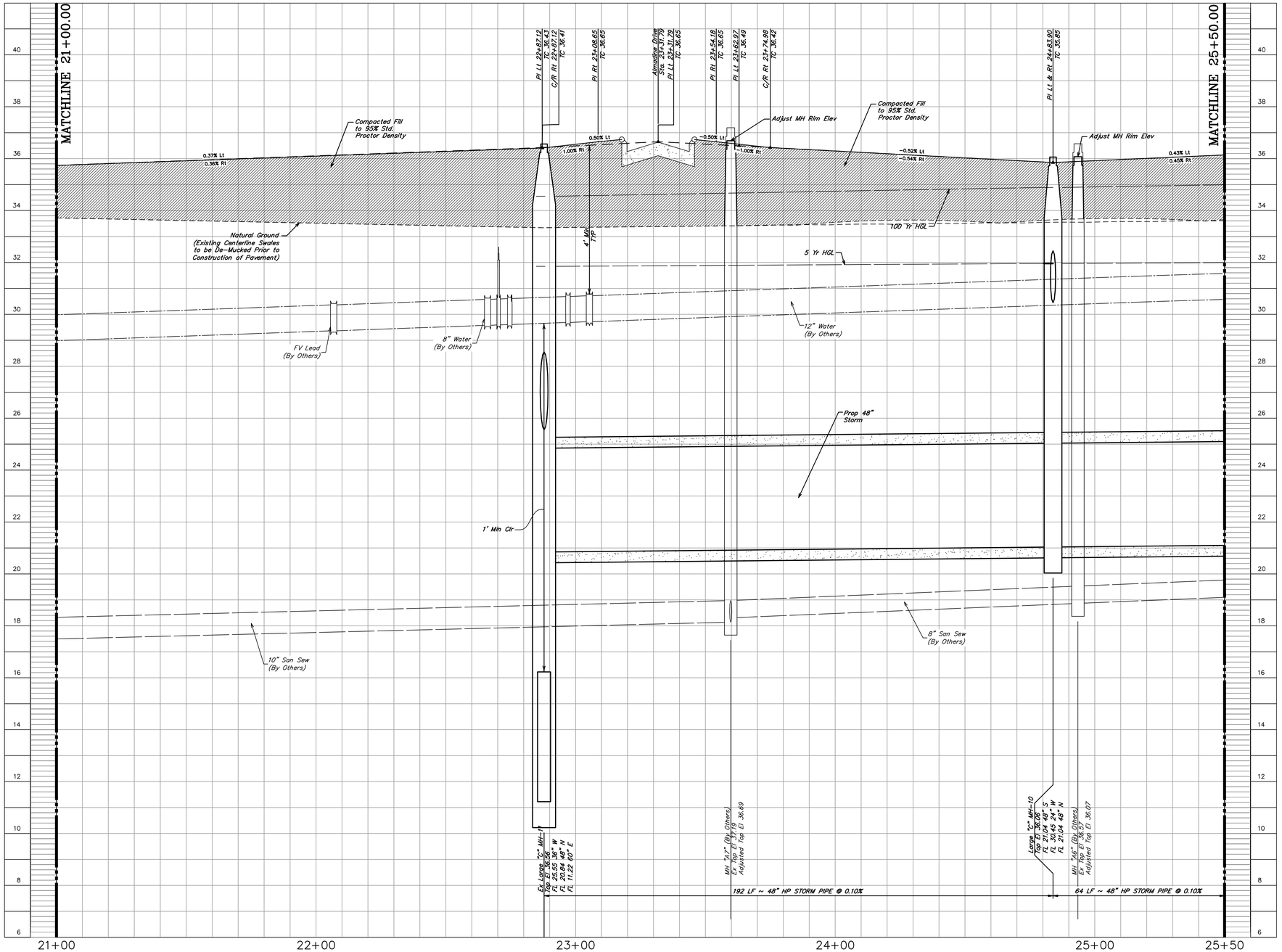
K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\209 – Sapphire Springs Trail – 16579-0010-14.dwg Oct 21,2024 – 5:54pm cj

SAPPHIRE SPRINGS TRAIL



BENCHMARK
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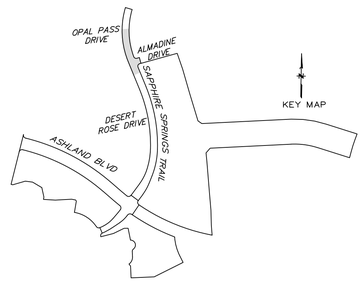

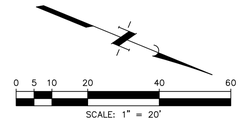

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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

SAPPHIRE SPRINGS TRAIL V PROFILE 21+00.00 TO 25+50.00

QUIDDITY
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10/22/2024

SHEET NO. 36 OF 48

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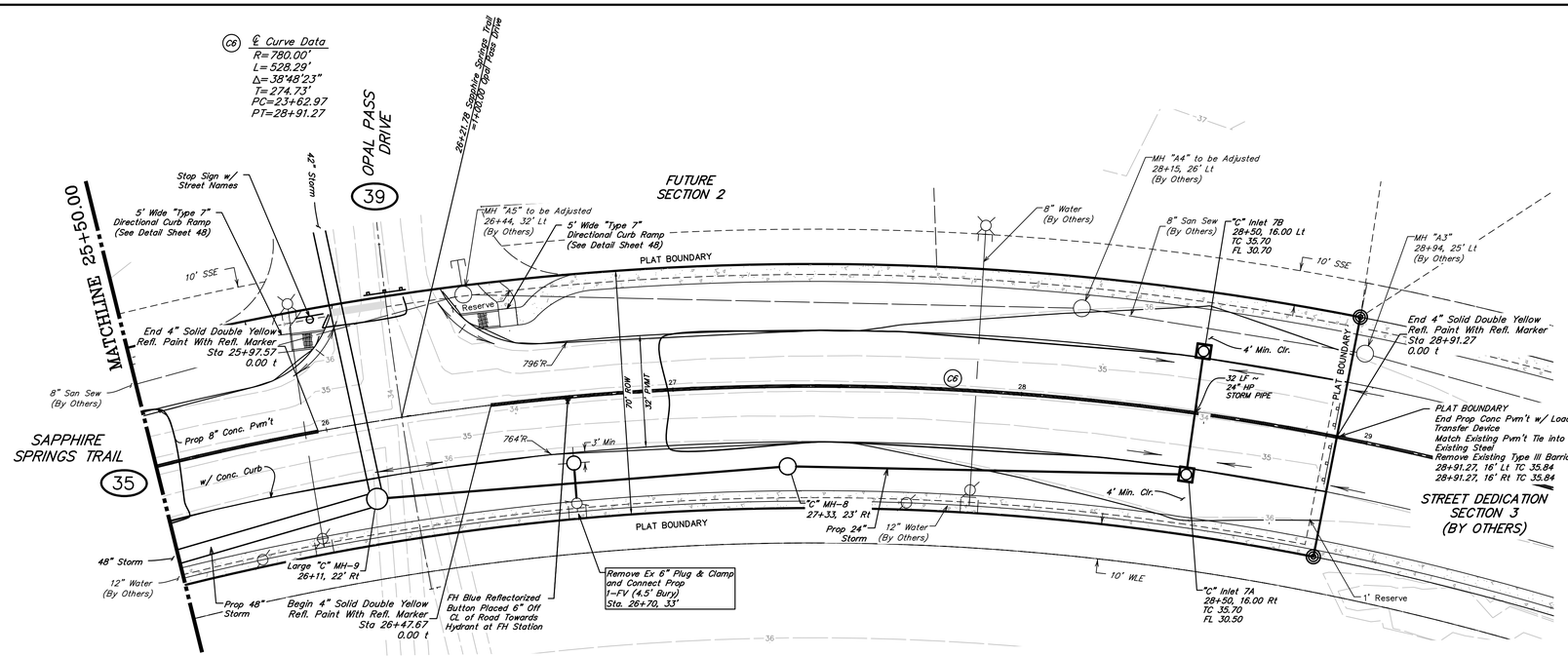
K:\16759\16759-0010-14 Ashland - Phase 1A - Offsite WS&D\2 Design Phase\CAD\Plans\209 - Sapphire Springs Trail - 16579-0010-14.dwg Oct 21,2024 - 5:55pm cj



SIDEWALK NOTE
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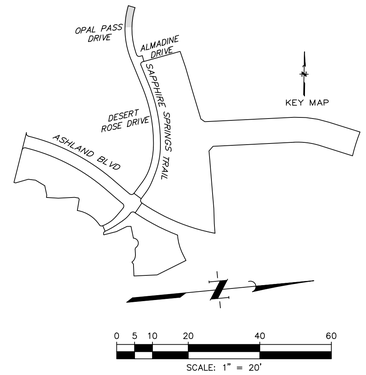

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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

SAPPHIRE SPRINGS TRAIL VI
25+50.00 TO 28+91.27

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

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STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
Darren McAfee 10/22/2024

SHEET NO. 37 OF 48

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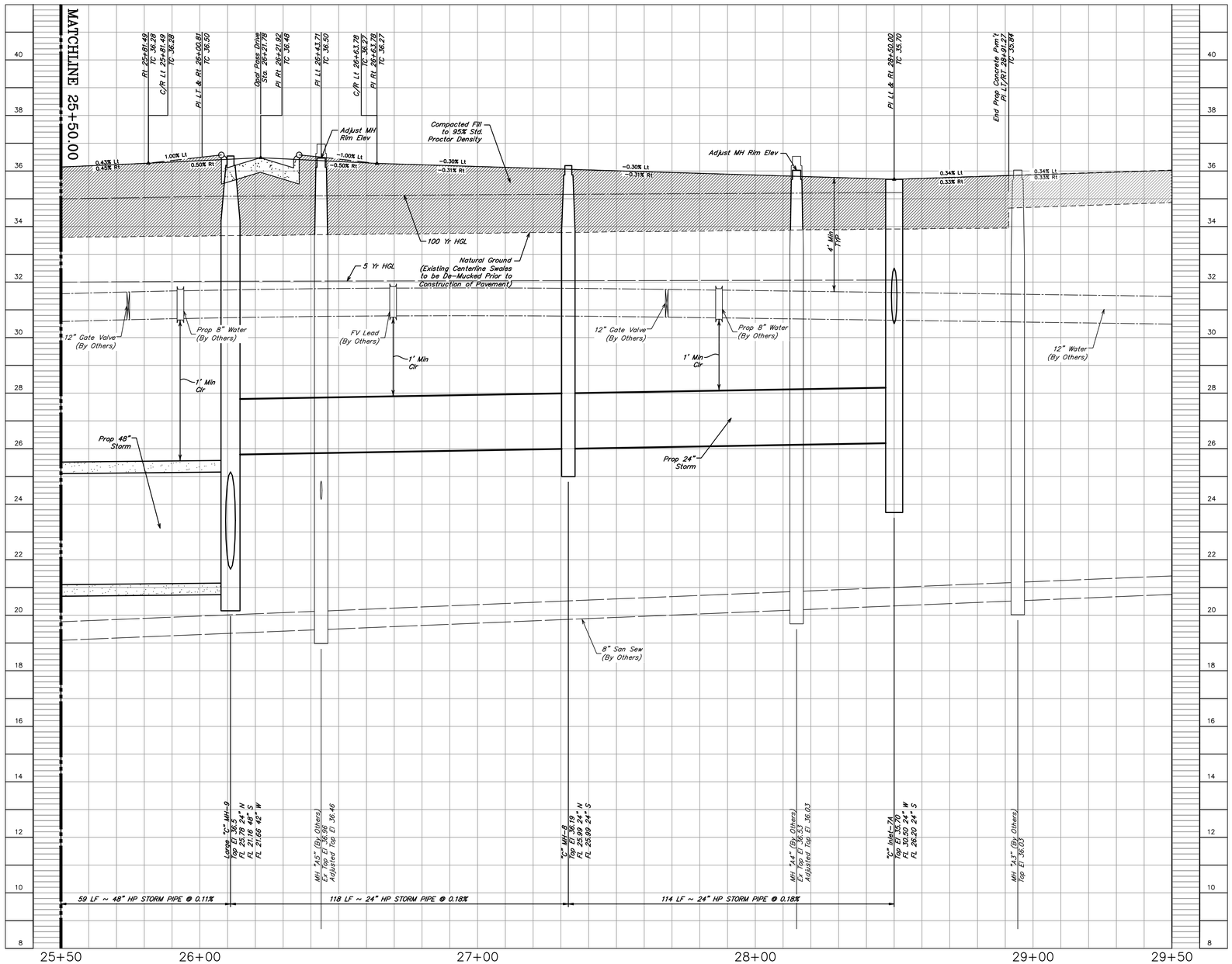
SAPPHIRE SPRINGS TRAIL



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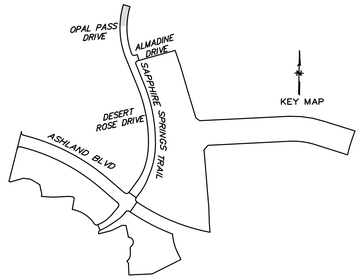

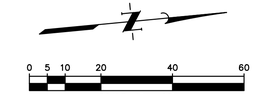

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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

SAPPHIRE SPRINGS TRAIL VI PROFILE 25+50.00 TO 28+91.27

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3106 Alvin Devane Blvd, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: 1"=20' H. 1"=2' V.
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DGN. BY: CBJ/AHR
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STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 38 OF 48

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K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\210 – Sapphire Springs Trail – 16759-0010-14.dwg Oct 21,2024 – 5:46pm rramos

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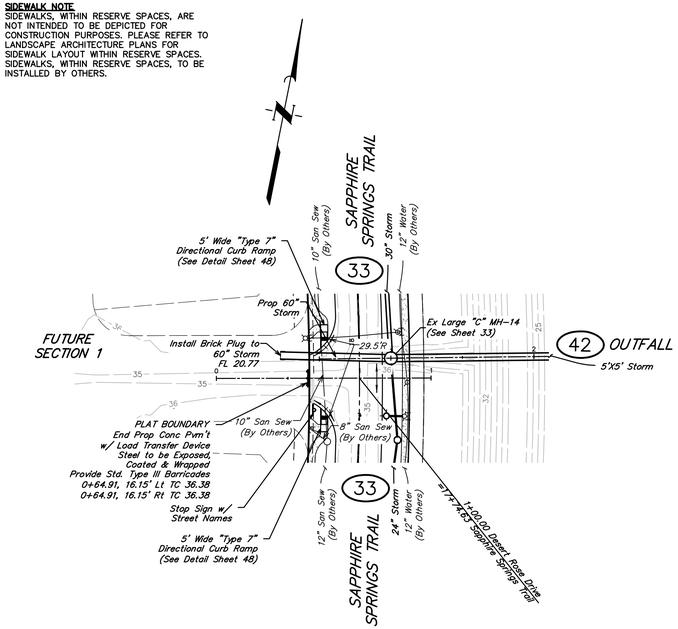

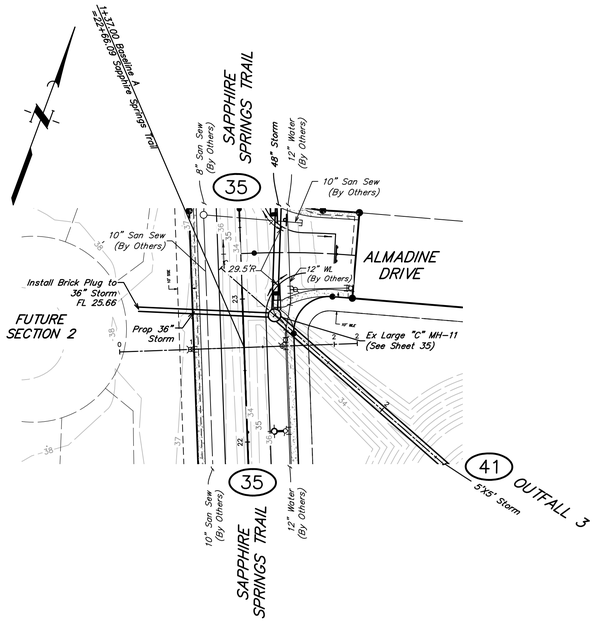

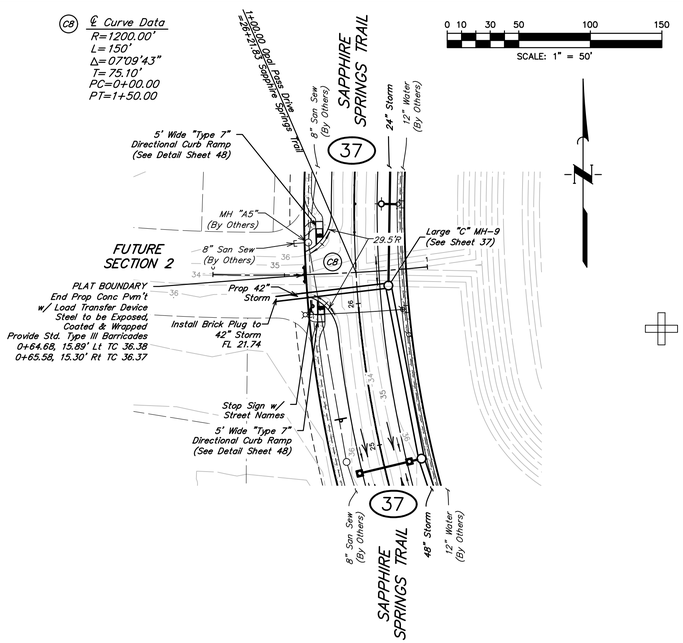

0 10 30 50 100 150
SCALE: 1" = 50'

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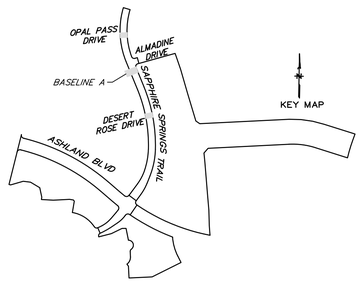
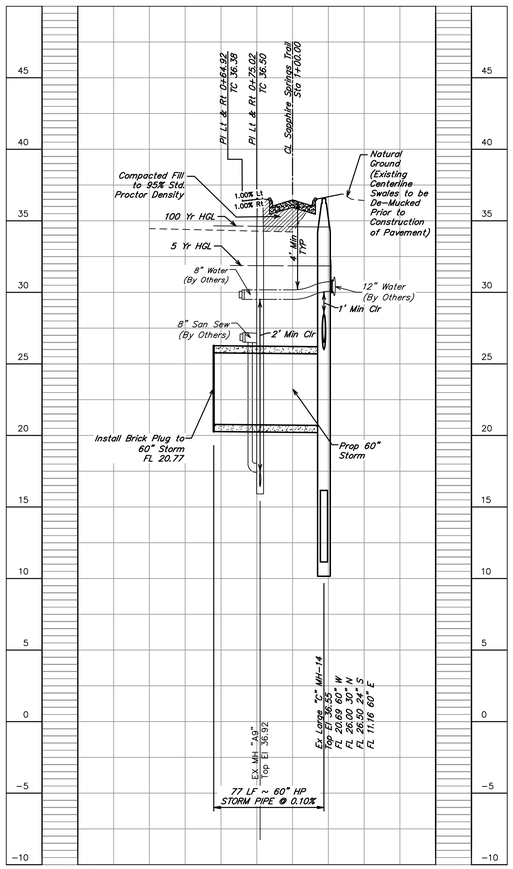
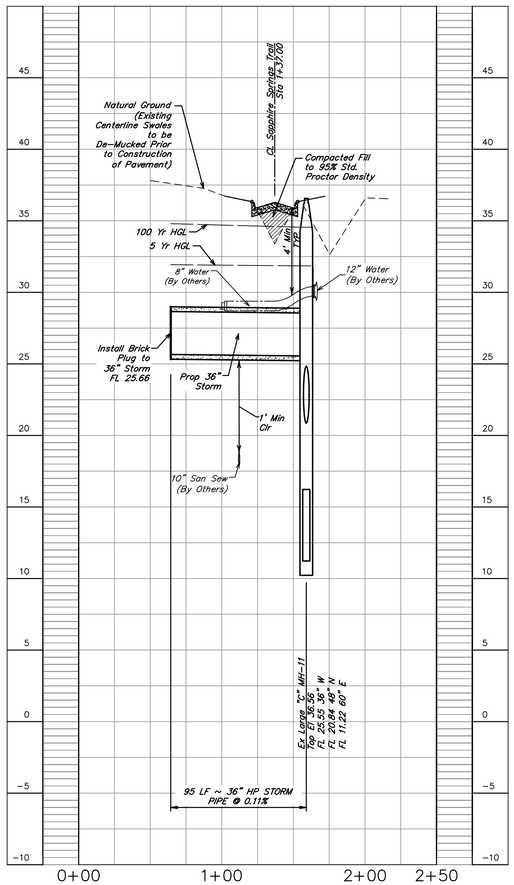


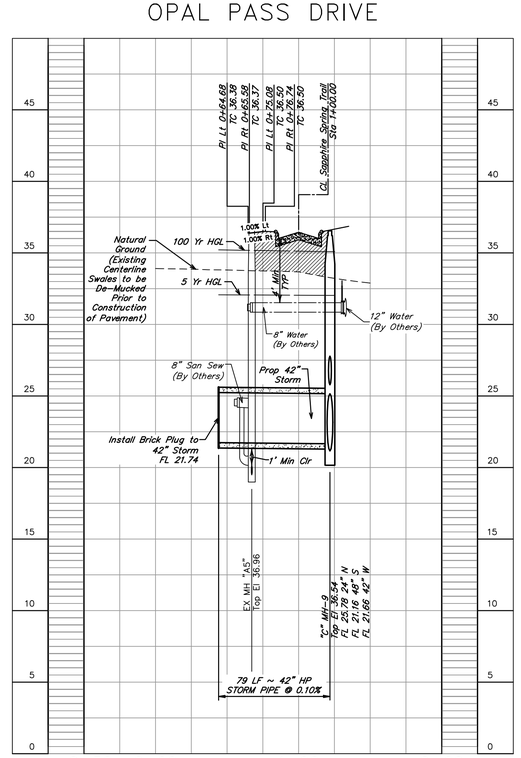
DESERT ROSE DRIVE



BASELINE A



OPAL PASS DRIVE



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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2
DESERT ROSE DRIVE
0+00.00 TO 1+50.00
BASELINE A
0+00.00 TO 2+16.12
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QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
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137808
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10/22/2024

SHEET NO. 39 OF 48

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K:\16759\16759-0010-14 Ashland - Phase 1A - Offsite WS&D\2 Design Phase\CAD\Plans\211 - Jasper -Desert -Baseline A -Alamadine - 16759-0010-14.dwg Oct 21,2024 - 5:49pm rramos

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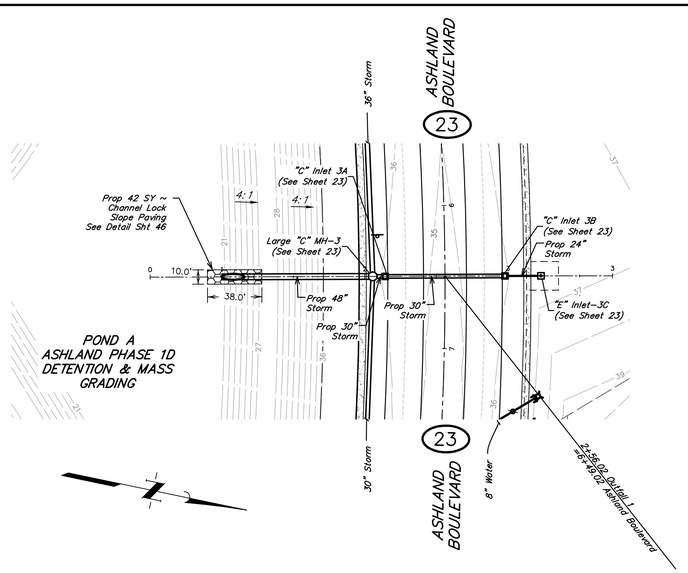

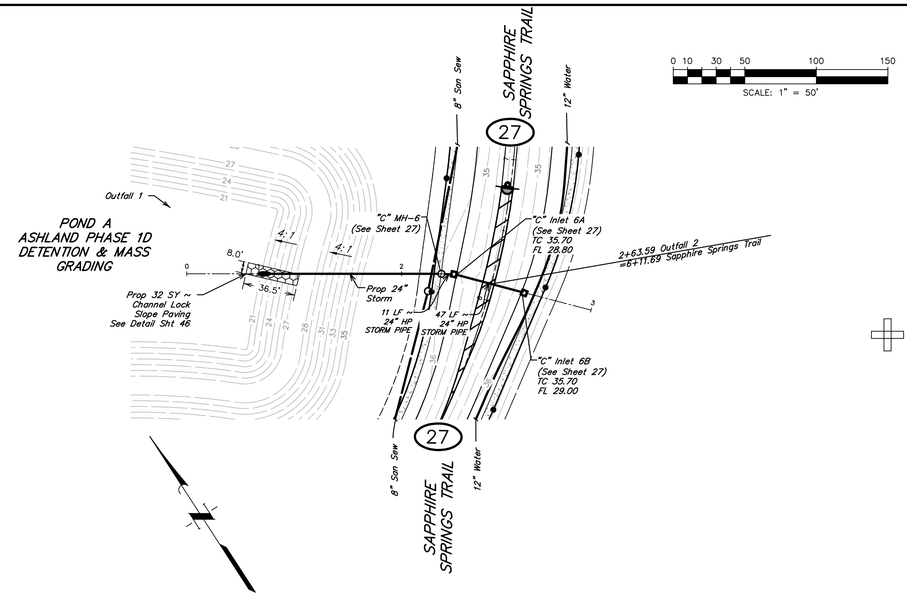

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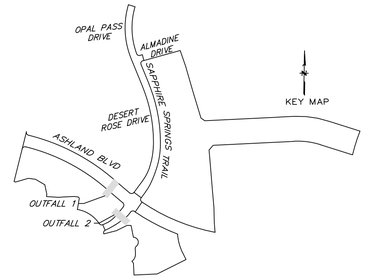
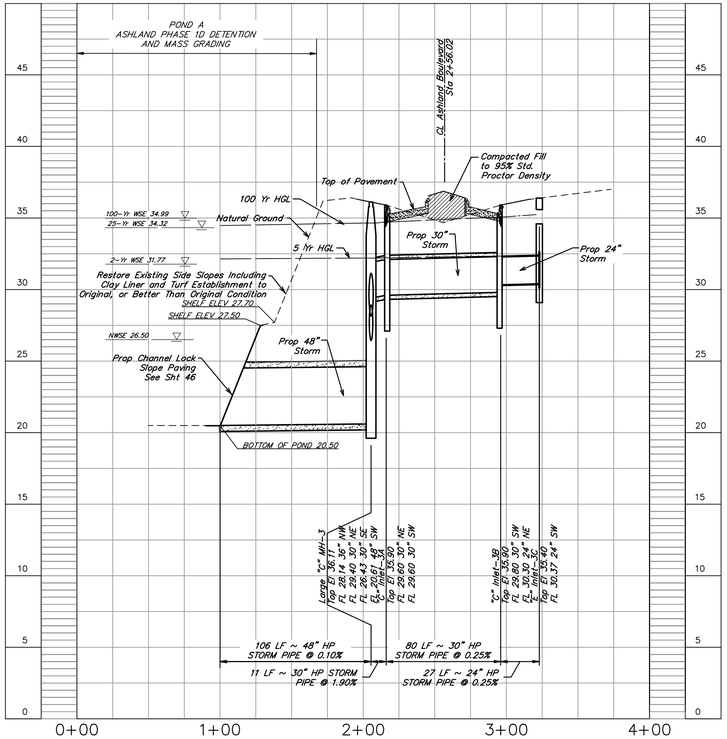
ZONE "X-SHADED" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

WATER LINE-SANITARY SEWER CROSSING
PLACE ONE FULL 18' SECTION OF RESTRAINED JOINT WATERLINE AND SANITARY SEWER PIPE CENTERED AT CROSSING. EMBED SANITARY SEWER PIPE WITH CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS ONE FOOT BEYOND THE JOINTS ON EACH END. FOR CROSSINGS WHERE PROPOSED WATERLINE IS UNDER PROPOSED SANITARY SEWER, PROVIDE RESTRAINED JOINT DUCTILE IRON PIPE WATERLINE (FOR DIAMETERS LESS THAN 24" INCHES) AND RESTRAINED JOINT PRESSURE RATED (MIN 150 PSI) SANITARY (SEE SANITARY SEWER CONSTRUCTION NOTES – SHEET XX – PROTECTION REQUIREMENTS AT WATERLINE – SANITARY SEWER CROSSING), 24" MIN CLEARANCE. NO SEPARATE PAY.



OUTFALL 1



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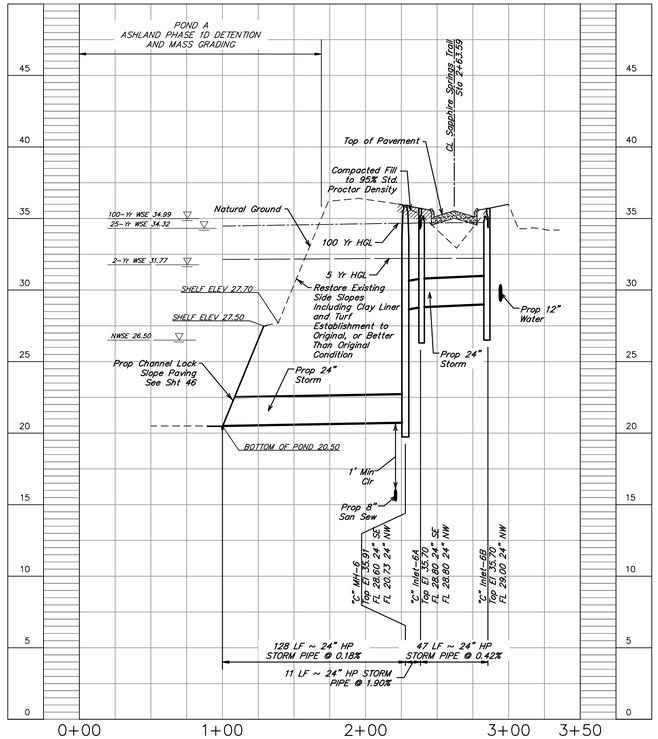

NOTE: CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

OUTFALL 1
0+50.00 TO 3+73.02
OUTFALL 2
0+50.00 TO 3+35.55

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: 1"=50' H. 1"=5' V. DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 40 OF 48

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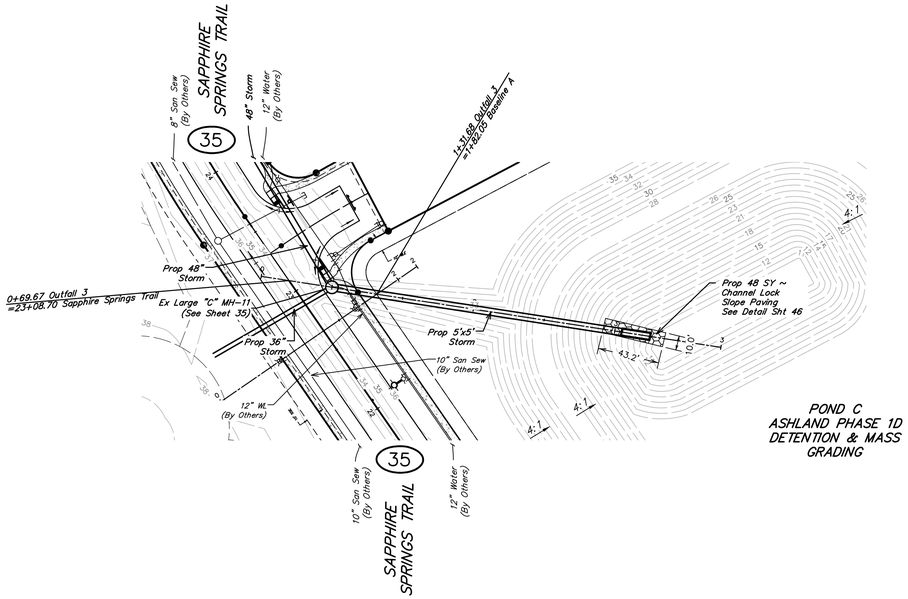
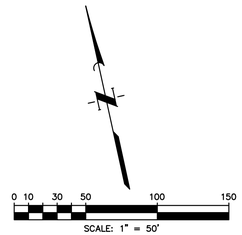
K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\212 – Outfalls 1-5 – 16759-0010-14.dwg Oct 22,2024 – 8:01am cj

SIDEWALK NOTE
SIDEWALKS, WITHIN RESERVE SPACES, ARE NOT INTENDED TO BE DEPICTED FOR CONSTRUCTION PURPOSES. PLEASE REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SIDEWALK LAYOUT WITHIN RESERVE SPACES. SIDEWALKS, WITHIN RESERVE SPACES, TO BE INSTALLED BY OTHERS.



POND C
ASHLAND PHASE 1D
DETENTION & MASS
GRADING



BENCHMARK
ELEVATIONS WERE OBTAINED WITH REAL TIME KINETIC GLOBAL POSITIONING SATELLITE EQUIPMENT AND ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION:
DG6956 DW1 CLUTE COOP CORS ARP
DL3490 TXBC BAY CITY CORS ARP
DH3614 TXLM LA MARQUE CORS ARP

TBM A BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, APPROXIMATELY 1600 ± SOUTH FROM FM 32, AT THE NORTHWEST CORNER OF THE SUBJECT TRACT, 4.0' FROM THE EDGE OF ASPHALT AND 37' NORTHWEST FROM A POWER POLE
ELEVATION = 40.01 FEET, NAVD 88.

TBM B BEING A PK NAIL IN ASPHALT LOCATED ON THE EAST SIDE OF FM 521, 3130 FEET NORTH FROM THE INTERSECTION OF ANCHOR ROAD, 2.7' FROM THE EDGE OF ASPHALT AND 36' NORTHWEST FROM A POWER POLE.
ELEVATION = 36.59 FEET, NAVD 88.

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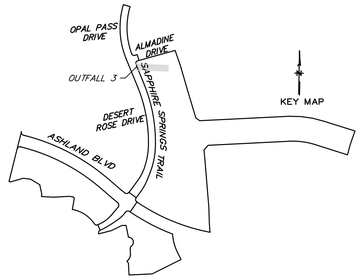
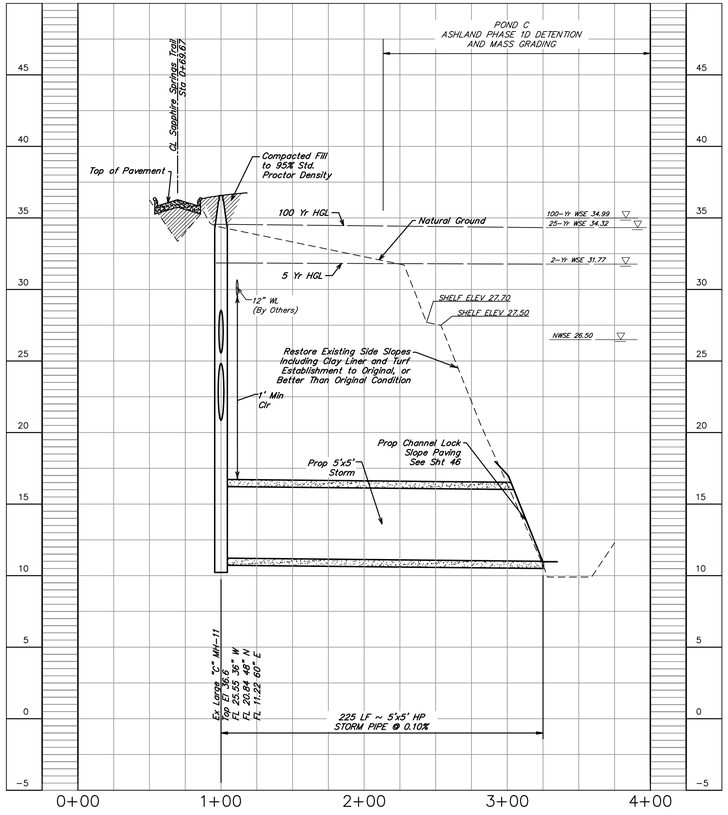


OUTFALL 3



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NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

OUTFALL 3
0+50.00 TO 3+74.98

QUIDDITY
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3100 Alvin Devane Blvd, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: 1"=50' H. 1"=5' V. DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO.
41
OF 48

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K:\16759\16759-0010-14 Ashland - Phase 1A - Offsite WS&D\2 Design Phase\CAD\Plans\212 - Outfalls 1-5 - 16759-0010-14.dwg Oct 21,2024 - 5:52pm rramos

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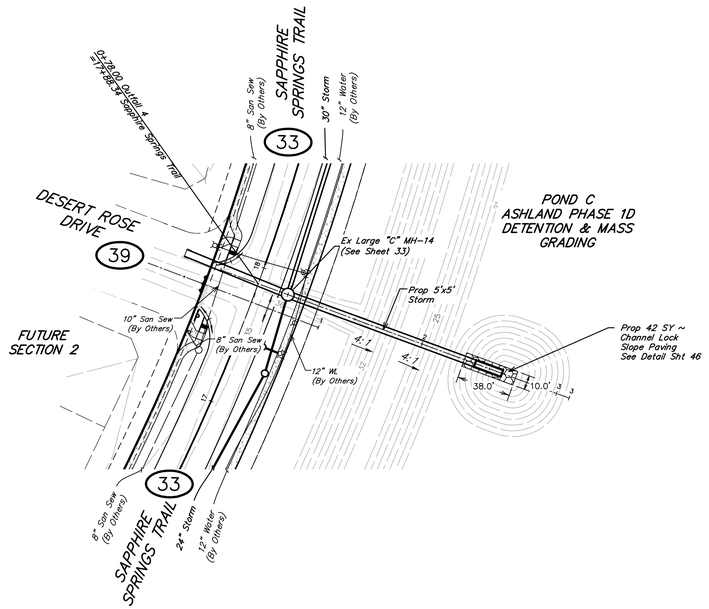

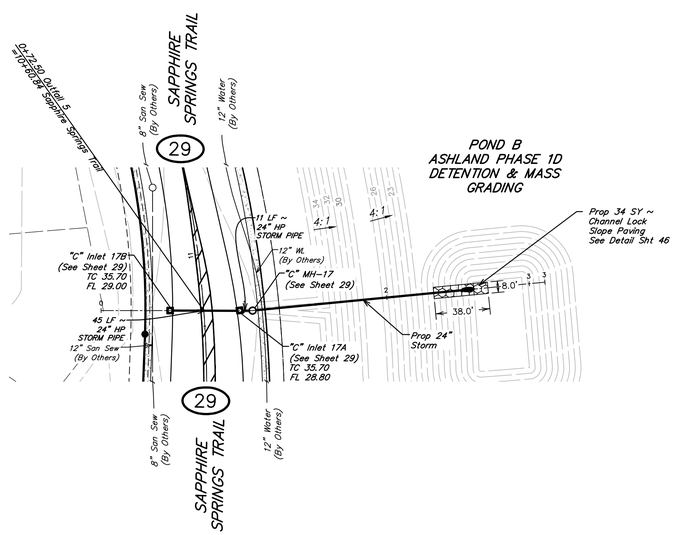

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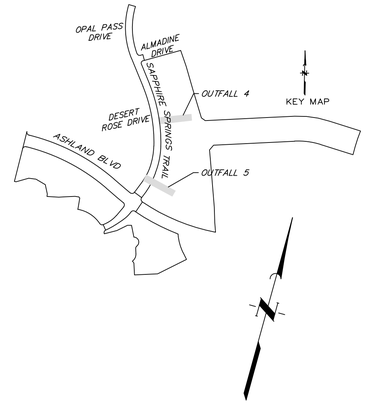

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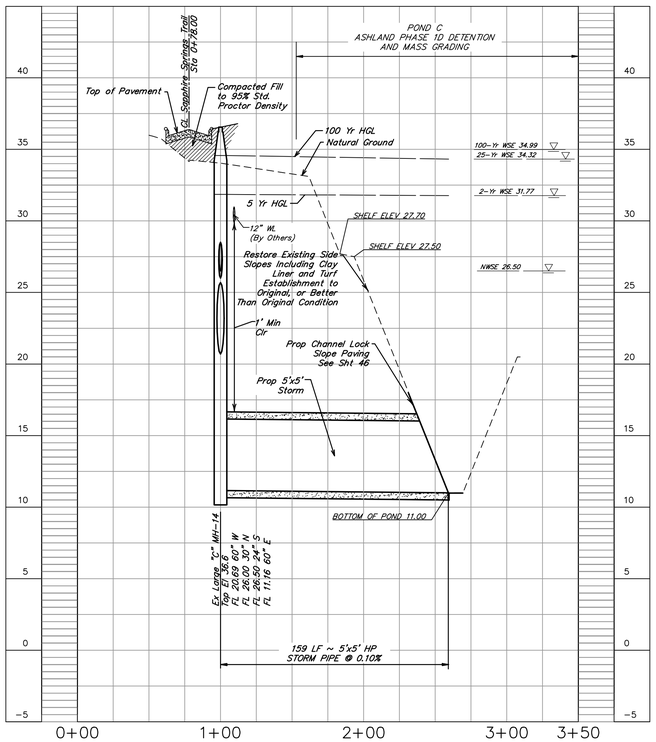
OUTFALL 4



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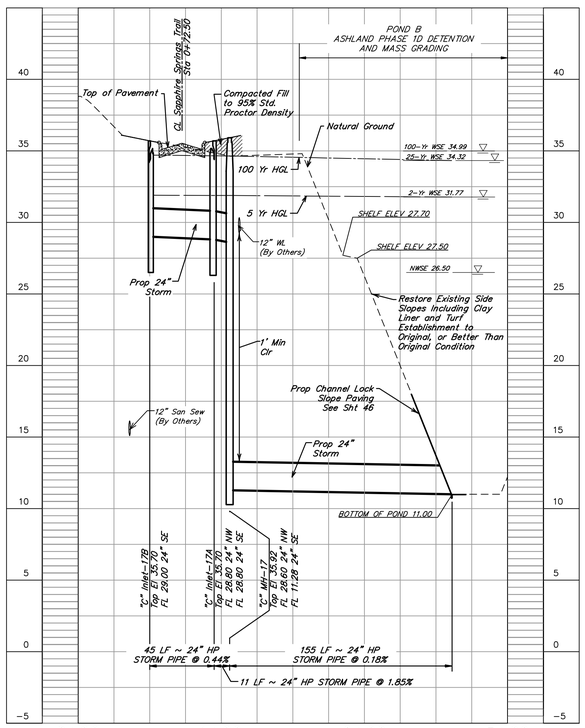

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

OUTFALL 4
0+50.00 TO 3+09.39
OUTFALL 5
0+00.00 TO 3+10.96

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: 1"=50' H, 1"=5' V.
DATE: JULY 2024
JOB NO. 16759-0010-14
SUBMITTED:
DGN. BY: CBJ/AHR
DWN. BY: JWS
DWG. NO.
SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
LIC. 137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 42 OF 48

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K:\16759\16759-0010-14 Ashland – Phase 1A – Offsite WS&D\2 Design Phase\CAD\Plans\212 – Outfalls 1-5 – 16759-0010-14.dwg Oct 22,2024 – 8:02am cj

HYPER-CHLORINATED WATER NOTES

1. HYPER-CHLORINATED WATER SHALL NOT BE DISCHARGED TO THE STORM SEWER OR DRAINAGE SYSTEM UNLESS THE CHLORINE CONCENTRATION IS REDUCED TO 4 PPM OR LESS BY CHEMICALLY TREATING THE DISCHLORINATE WATER OR BY ALLOWING IT TO STAND UNDISTURBED FOR 24 HOURS.
2. DISCHARGE OF HIGH FLOW RATE AND VELOCITIES SHALL BE DIRECTED TO VELOCITY DISSIPATION DEVICES.
3. CHLORINE CAN BURN VEGETATION, SO IT SHOULD NOT BE USED TO WATER VEGETATION THAT IS BEING USED FOR REVEGETATION. VEGETATED FILTERS OR BUFFERS SHALL NOT BE USED TO FILTER CHLORINE.
4. HYPER-CHLORINATED WATER MAY BE DISCHARGED TO AN ONSITE RETENTION AREA UNTIL NATURAL ATTENUATION OCCURS. THE AREA MAY BE A DRY STORMWATER DETENTION BASIN, OR A PORTION OF THE SITE MAY BE GRADED TO CREATE A TEMPORARY RETENTION AREA.
5. NATURAL ATTENUATION OF THE CHLORINE MAY BE AIDED BY AERATION. AIR CAN BE ADDED TO THE WATER BY DIRECTING THE DISCHARGE OVER A ROUGH SURFACE BEFORE IT ENTERS THE TEMPORARY RETENTION AREA OR AN ADDITIONAL BASIN MAY BE USED TO AERATE THE WATER.
6. ONSITE DISCHARGE MAY REQUIRE SEVERAL HOURS TO A FEW DAYS BEFORE THE WATER IS SAFE TO DISCHARGE. THE RATE AT WHICH CHLORINE WILL ACTIVATE IS AFFECTED BY SOIL CONDITIONS AND WEATHER CONDITIONS. ATTENUATION WILL OCCUR QUICKEST DURING WARM, SUNNY, AND DRY PERIODS.

SANITARY WASTE NOTES

1. THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE NUMBER OF PORTABLE TOILETS BASED ON THE NUMBER OF EMPLOYEES USING THE TOILETS AND THE HOURS THEY WILL WORK.
2. SANITARY FACILITIES SHALL BE PLACED ON A MINIMUM OF 50 FEET AWAY FROM STORM DRAIN INLETS, CONVEYANCE, CHANNELS OR SURFACE WATERS. IF THIS IS NOT POSSIBLE, THE TOILETS SHALL BE DIKED.
3. DUE TO SITE CONFIGURATION, PORTABLE TOILETS SHALL BE A MINIMUM OF 20 FEET AWAY FROM STORM DRAIN INLETS, CONVEYANCE CHANNELS OR SURFACE WATER AND SECONDARY CONTAINMENT SHALL BE PROVIDED IN CASE OF SPILLS.
4. THE LOCATION OF THE PORTABLE TOILETS SHALL BE ACCESSIBLE TO TRUCKS FOR PUMPING AND SERVICING. APPROPRIATE BMPS AND SEDIMENT CONTROLS OR CAULKING EROSION OR TRACKING PROBLEMS.
5. SANITARY FACILITIES SHALL BE FULLY ENCLOSED AND DESIGNED IN A MANNER THAT PREVENTS THE EXPOSURE OF SANITARY WASTE TO PRECIPITATION AND STORMWATER RUNOFF.
6. WHEN HIGH WINDS ARE EXPECTED, PORTABLE TOILETS SHALL BE ANCHORED OR OTHERWISE SECURED TO PREVENT THEM FROM BEING BLOWN OVER.
7. THE COMPANY THAT SUPPLIES AND MAINTAINS THE PORTABLE TOILETS SHALL BE INSTRUCTED IN THE PROPER METHOD TO SERVICE OR DISPOSE OF WASTE IN A WAY THAT IS ENVIRONMENTALLY ACCEPTABLE. DISPOSED WASTE SHALL NOT BE VACUUMED INTO A SEPTIC TRUCK BY THE COMPANY THAT MAINTAINS THE TOILETS.
8. THE OPERATOR OF THE MUNICIPAL SEPTAGE STORM SEWER SYSTEM (MS4) SHALL BE CONTACTED FOR DISPOSAL FACILITIES FROM THE PORTABLE TOILETS (STORE THE MS4 OR A NATURAL CHANNEL).
9. SANITARY FACILITIES SHALL NOT BE PERMITTED ON PUBLIC SIDEWALKS, STREETS OR INLETS.

DEBRIS AND TRASH NOTES

1. ALL WASTE SOURCES AND STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS AND OTHER WATERS, IF THE SITE CONFIGURATION PROVIDES SUFFICIENT SPACE TO DO SO. IN NO CASE SHALL MATERIAL AND WASTE SOURCES BE CLOSER THAN 20 FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS, AND OTHER WATERS.
2. CONSTRUCTION WASTE SHALL BE MINIMIZED AND CONSTRUCTION WASTE MANAGED TO PREVENT EXPOSURE TO PRECIPITATION AND STORMWATER RUNOFF.
3. WHENEVER POSSIBLE, MINIMIZE PRODUCTION OF DEBRIS AND TRASH.
4. INSTRUCT CONSTRUCTION WORKERS IN PROPER DEBRIS AND TRASH STORAGE AND HANDLING PROCEDURES.
5. SEPARATE HAZARDOUS WASTE FROM NON-HAZARDOUS CONSTRUCTION SITE DEBRIS.
6. PROHIBIT LITTERING BY WORKERS AND VISITORS.
7. POLICE SITE DAILY TO COLLECT LITTER AND DEBRIS.
8. DESIGNATE SPECIFIC LITTER AND STORAGE PROCEDURES.
9. TRY TO RECYCLE CONSTRUCTION AND DEMOLITION DEBRIS SUCH AS WOOD, METAL, AND CONCRETE.
10. TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AT REGULAR INTERVALS OR WHENEVER IT IS POSSIBLE TO SUFFICIENTLY CONSOLIDATE IN A WAY THAT IS ENVIRONMENTALLY ACCEPTABLE. DISPOSED TRASH AND DEBRIS SHALL BE VACUUMED INTO A SEPTIC TRUCK BY THE COMPANY THAT MAINTAINS THE TOILETS.
11. GENERAL CONSTRUCTION DEBRIS MAY BE HAULED TO A LICENSED CONSTRUCTION DEBRIS LANDFILL.
12. USE WASTE AND RECYCLING HAULERS/FACILITIES APPROVED BY THE LOCAL JURISDICTION.
13. DUMPING OF TRESH AND BRUSH FOR USE SUCH AS MULCH IS PREFERRED ALTERNATIVE TO OFFSITE DISPOSAL.
14. NO WASTE, TRASH, OR DEBRIS SHALL BE BURIED, BURNED OR OTHER WISE DISPOSED OF ONSITE.
15. TRASH CONTAINERS FOR ALL DEBRIS AND TRASH CONTAINERS WHICH MATERIALS ARE ACCEPTABLE. FOREMAN AND/OR CONSTRUCTION SUPERVISOR SHALL MONITOR ONSITE SOLID WASTE STORAGE AND DISPOSAL PROCEDURES DAILY.

CONCRETE SAWCUTTING WASTE NOTES

1. DURING SAWCUTTING OPERATIONS, THE SLURRY AND CUTTINGS SHALL BE CONTINUOUSLY VACUUMED OR OTHERWISE RECOVERED AND NOT BE ALLOWED TO DISCHARGE FROM THE SITE.
2. IF THE SLURRY CANNOT BE VACUUMED FROM A STORM DRAIN INLET, THE INLET SHALL BE BLOCKED BY SANDBAGS OR EQUIVALENT TEMPORARY MEASURES TO PREVENT THE SLURRY FROM ENTERING THE INLET. REMOVE THE SANDBAGS OR OTHER BARRIERS AFTER COMPLETING SAWCUTTING OPERATIONS, SO THEY DO NOT CAUSE STORMWATER BACKUPS DURING STORM EVENTS.
3. SLURRY AND CUTTINGS SHALL NOT BE ALLOWED TO REMAIN ON THE PAVEMENT TO "DRY OUT"
4. DEVELOP PRE-DETERMINED, SAFE SLURRY DISPOSAL AREAS.
5. THE SLURRY AND CUTTINGS SHALL BE COLLECTED AND IMMEDIATELY HAULED FROM THE SITE FOR DISPOSAL AT A WASTE FACILITY. IF THIS IS NOT POSSIBLE, THE SLURRY AND CUTTINGS SHALL BE DISCHARGED INTO ONSITE CONTAINMENT.
6. THE ONSITE CONTAINMENT MAY BE EXCAVATED OR BERMED PIT LINED WITH PLASTIC SHEETING, OR A LINED CONTAINMENT SYSTEM. AFTER THE FINAL PLACEMENT OF NEW CONCRETE, SLURRY FROM SAWCUTTING MAY BE DISPOSED OF IN FACILITIES DESIGNATED FOR THE WASHOUT OF CONCRETE TRUCKS INSTEAD CONSTRUCTING A SEPARATE CONTAINMENT.
7. THE CONTAINMENT SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM STORM DRAIN INLETS, DRAINAGE WAYS, CHANNELS, AND OTHER WATERS. IF THE SITE CONFIGURATION PROVIDES SUFFICIENT SPACE TO DO SO. IN NO CASE SHALL THE COLLECTION AREA BE CLOSER THAN 20 FEET FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS AND OTHER WATERS.
8. RENTAL COMPANIES THAT HANDLE CONCRETE WASHOUT COLLECTION BASINS ARE COMMERCIALLY AVAILABLE AND ARE AN ACCEPTABLE ALTERNATIVE TO AN ONSITE CONTAINMENT PIT.
9. REMOVE WASTOR CONCRETE WHEN THE CONTAINMENT IS HALF FULL, ALWAYS BEFORE IT IS FULL TO ALLOW FOR RAINFALL RUNOFF.
10. ONSITE EVAPORATION OF SLURRY WATER AND RECYCLING OF THE CONCRETE WASTE IS THE PREFERRED DISPOSAL METHOD. WHEN THIS IS NOT FEASIBLE, DISCHARGE FROM THE COLLECTION AREA SHALL ONLY BE ALLOWED IF A PASSIVE TREATMENT SYSTEM IS USED TO REMOVE THE FINES. MECHANICAL, CHEMICAL, AND ELECTRICAL TREATMENT SYSTEMS MAY BE USED. THE PH OF ANY DISCHARGED IS ALLOWED ON IT THE pH DOES NOT EXCEED 8.5. THE pH MAY BE LOWERED BY ADDING SULFURIC ACID TO THE SLURRY WATER.
11. CARE SHALL BE EXERCISED WHEN TREATING THE SLURRY WATER FOR DISCHARGE. MONITORING MUST BE IMPLEMENTED TO VERIFY THAT DISCHARGES FROM THE TREATMENT AREA DO NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.
12. GEOTEXTILE FABRICS SUCH AS THOSE USED FOR SILT FENCE SHOULD NOT BE USED TO CONTROL SAWCUTTING WASTE, SINCE THE GRAIN SIZE IS SIGNIFICANTLY SMALLER THAN THE APPARENT OPENING SIZE OF THE FABRIC.

SPILL AND LEAK RESPONSE NOTES

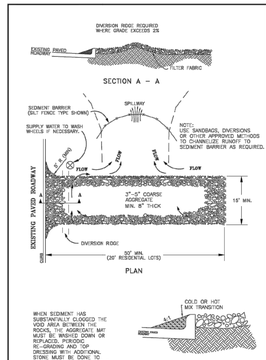
1. RECORDS OF RELEASES THAT EXCEED THE REPORTABLE QUANTITY (RQ) FOR OIL AND HAZARDOUS SUBSTANCES SHOULD BE MAINTAINED IN ACCORDANCE WITH THE FEDERAL AND STATE REGULATIONS.
2. SPILL PREVENTION AND EMERGENCY RESPONSE PROCEDURES SHALL BE POSTED IN A READILY AVAILABLE AREA FOR ACCESS BY ALL EMPLOYEES AND SUBCONTRACTORS.
3. MATERIAL SAFETY DATA SHEETS BE MAINTAINED FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS THAT ARE REGULARLY ONSITE. MATERIALS IN KITS SHOULD BE BASED ON CONTAINMENT GUIDELINES IN THE MATERIALS SAFETY AND DATA SHEETS (MSDSS) FOR THE SUBSTANCE MOST FREQUENTLY ONSITE.
4. SMALL KITS ARE INTENDED FOR RESPONSE TO SMALL SPILLS, TYPICALLY LESS THAN 5 GALLONS OF SUBSTANCES THAT ARE NOT EXTREMELY HAZARDOUS.
5. SIGNIFICANT SPILLS OF OTHER RELEASES WARRANT IMMEDIATE RESPONSE BY TRAINED PROFESSIONALS.
6. SUSPECTED JOB-SITE CONTAMINATION SHOULD BE IMMEDIATELY REPORTED TO REGULATORY AUTHORITIES AND PROTECTIVE ACTIONS TAKEN.
7. THE CONTRACTOR SHALL DESIGNATE A RESPONSIBLE PERSON ONSITE SUPERINTENDENT, FOREMAN, SAFETY OFFICER, OR OTHER SENIOR PERSON WHO IS ONSITE DAILY TO BE THE SPILL AND LEAK RESPONSE COORDINATOR (SLRC) AND MUST HAVE KNOWLEDGE OF AND BE TRAINED IN CORRECT SPILL AND LEAK RESPONSE PROCEDURES.

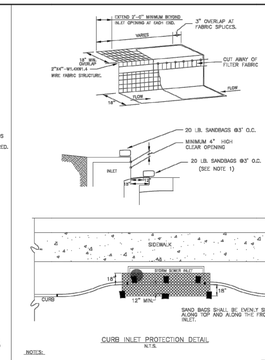
SUBGRADE STABILIZATION NOTES

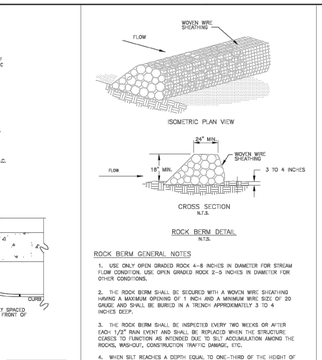
1. MINIMIZE THE DISCHARGE OF PUTTY OVERBAL STABILIZERS INTO THE STORMWATER SYSTEM. DO NOT APPLY MORE STABILIZER THAN CAN MIXED TO THAT WHICH CAN BE THOROUGHLY MIXED AND COMPACTED BY THE END OF EACH WORKDAY.
2. STABILIZERS SHALL BE APPLIED AT RATES THAT RESULT IN NO RUN OFF.
3. STABILIZATION SHALL NOT OCCUR IMMEDIATELY BEFORE AND DURING RAINFALL EVENTS.
4. NO TRAFFIC OTHER THAN WATER TRUCKS AND MIXING EQUIPMENT SHALL BE ALLOWED TO PASS OVER THE AREA BEING STABILIZED UNTIL AFTER STABILIZER HAS SET UP AND CURED.
5. AREA ADJACENT AND DOWNSTREAM OF STABILIZED AREAS SHALL BE REDUCHINED TO INTERCEPT CHEMICAL RUNOFF AND REDUCE RUNOFF VELOCITY.
6. GEOTEXTILE FABRICS SUCH AS THOSE USED FOR SILT FENCE SHOULD NOT BE USED TO CONTROL STABILIZER WASTE, SINCE THE GRAIN SIZE IS DISSOLVED IN THE WATER AND WON'T BE AFFECTED BY A BARRIER AND THE SUSPENDED SOLIDS ARE SIGNIFICANTLY SMALLER THAN THE APPARENT OPENING SIZE OF THE FABRIC.
7. IF SOIL STABILIZERS ARE STORED ONSITE, THEY SHALL BE ENINCLOSED AND PROTECTED FROM VANDALISM. SPILL CONTAINMENT AND CLEANUP PERSONNA OF CHEMICAL MANAGEMENT TO CAPTURE ANY ADDDITIONAL LIME OR CHEMICAL OVERFLOW.
8. THE CONTRACTOR SHALL INSTALL BMP'S TO ALL INLETS AND OPENINGS CONNECTED TO THE STORM SEWER SYSTEMS TO PREVENT LIME FROM ENTERING THE MS4 SYSTEM.

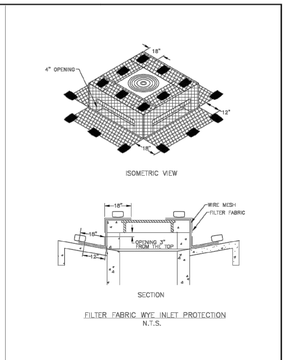
SANDBLASTING WASTE NOTES

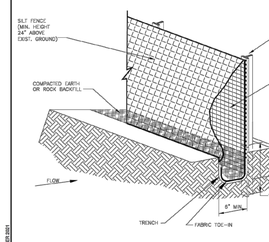
1. THE CONTRACTOR SHOULD BE REQUIRED TO DESIGNATE THE SITE SUPERINTENDENT, FOREMAN, SAFETY OFFICER, OR OTHER SENIOR PERSON WHO IS ONSITE DAILY TO BE RESPONSIBLE FOR SANDBLASTING TO ALSO BE RESPONSIBLE FOR SANDBLASTING WASTE MANAGEMENT.
2. PROHIBIT ILLEGAL DISCHARGE OF SANDBLASTING WASTE.
3. COLLECT DRY, NON-DISCHARGED SANDBLAST MEDIA.
4. USE APPROPRIATE EQUIPMENT FOR THE JOB, DO NOT OVER-BLAST.
5. WHENEVER POSSIBLE, BLAST IN A DOWNWARD DIRECTION.
6. CEASE BLASTING ACTIVITIES IN HIGH WINDS OR IF WIND DIRECTION COULD CAUSE DUST TO BLOW ONTO ADJACENT PROPERTY.
7. IF SANDBLAST MEDIA CANNOT BE FULLY CONTAINED, CONSTRUCT SEDIMENT TRAPS DOWNSTREAM FROM BLASTING AREA WHERE APPROPRIATE.
8. UTILIZE SOUND FENCING WHERE APPROPRIATE IN AREAS WHERE BLAST MEDIA CANNOT BE FULLY CONTAINED.
9. USE VACUUM OR SWEEPING EQUIPMENT TO REMOVE SANDBLAST GRIT FROM THE ARE PREVENT RUNOFF FROM MIXTING OPERATIONS FROM ENTERING DRAINAGE SYSTEMS.
10. USE VACUUM GRIT COLLECTION SYSTEMS WHERE POSSIBLE.
11. CONDUCT DAILY SANDBLASTING MATERIALS, PROCEDURES, AND WEATHER CONDITIONS ON A DAILY BASIS.
12. TAKE ALL REASONABLE PRECAUTIONS TO ENSURE THAT SANDBLASTING GRIT IS CONTAINED AND KEPT AWAY FROM DRAINAGE STRUCTURES.
13. ENSURE THAT SANDBLASTING WASTE IS ALWAYS BI STORED UNDER COVER AWAY FROM DRAINAGE STRUCTURES.
14. ENSURE THAT STORED MEDIA OR GRIT IS NOT SUBJECTED TO TRANSPORT BY WIND.
15. ENSURE THAT ALL SANDBLASTING EQUIPMENT AND STORAGE CONTAINERS ARE MAINTAINED IN GOOD CONDITION TO PREVENT FUTURE RELEASES.
16. CAPTURE AND TREAT RUNOFF WHICH COMES INTO CONTACT WITH SANDBLASTING MATERIALS OR WASTE.





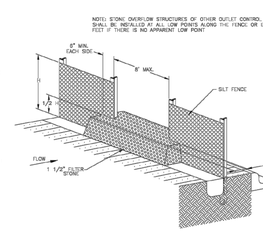






SILT FENCE GENERAL NOTES

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE, INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR TRENCHING MACHINE. THE TRENCH SHALL BE A MINIMUM OF 8 INCHES WIDE AND FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM STEPPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 8 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WIRE FENCE TO WHICH IT IS ATTACHED, AT TOP AND MID SECTION. POST SPACING SHALL BE A 3' TOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NOTICED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE, AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILVATION.



No.	DATE	REVISION

SCALE:

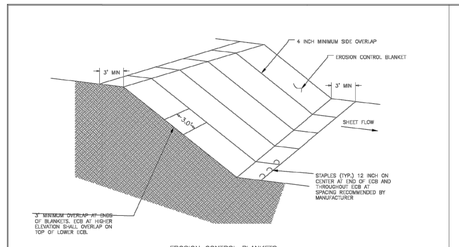
DESIGN ENGINEER DATE

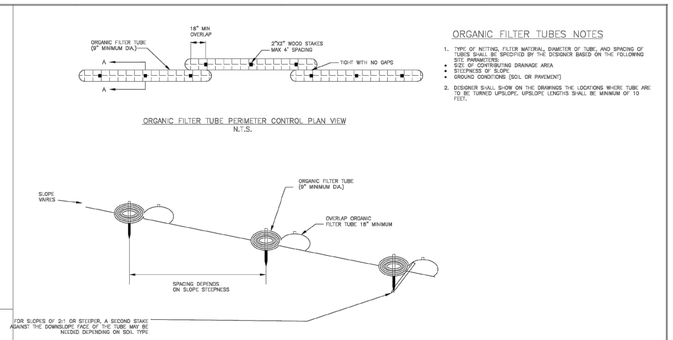
CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

EROSION CONTROL DETAILS I

JOB No.:	
DES:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
SCALE:	SL-34
SHEET	OF

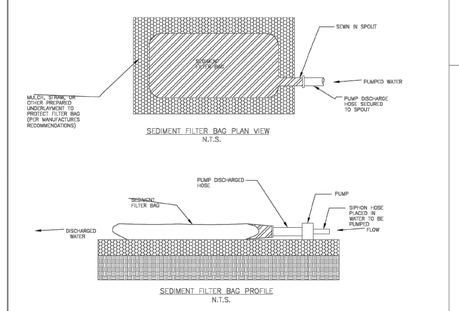


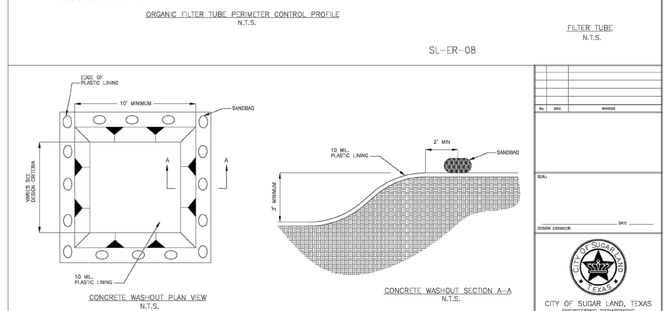


ORGANIC FILTER TUBES NOTES

1. TYPE OF NETTING, FILTER MATERIAL, DIAMETER OF TUBE, AND SPACING OF TUBES SHALL BE SPECIFIED BY THE DESIGNER BASED ON THE FOLLOWING CONSIDERATIONS:
   - SIZE OF CONTRIBUTING DRAINAGE AREA
   - STEEPNESS OF SLOPE
   - GROUND CONDITIONS (SOIL OR PAVEMENT)
2. DESIGNER SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE TUBE ARE TO BE TURNED UPSLOPE. UPSLOPE LENGTHS SHALL BE MINIMUM OF 10 FEET.

FILTER TUBE
N.T.S.
SL-ER-08





CONCRETE WASHOUT NOTES

1. SANDBAGS MAYBE REPLACED BY A SOIL BERM TO ANCHOR THE PLASTIC BAG

CONCRETE WASHOUT AREA
N.T.S.
SL-ER-09

No.	DATE	REVISION

SCALE:

DESIGN ENGINEER DATE

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

EROSION CONTROL DETAILS II

JOB No.:	
DES:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
SCALE:	SL-35
SHEET	OF

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

STORM WATER POLLUTION PREVENTION PLAN DETAILS

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150•Austin, Texas 78741•512.441.9493

SCALE: NTS DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS · DARREN J. MCAFEE · 137808 · LICENSED PROFESSIONAL ENGINEER
Darren McAfee 10/22/2024

SHEET NO. 43 OF 48

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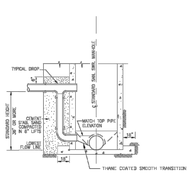
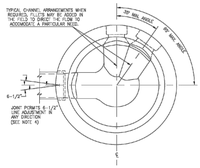


STANDARD DROP DETAIL
(SEE C.S.S. NOTES)

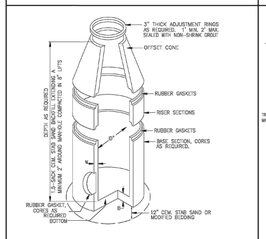
SL-SS-05



PIPING CONNECTIONS DETAIL

SL-SS-05A

NOTES:
1. INFLUENT AND EFFLUENT PIPING CONNECTIONS TO MANHOLE SHALL BE FLEXIBLE TO PREVENT SHEARING LOSS.
2. INFLUENT AND EFFLUENT CONNECTIONS ARE LIMITED TO A MAXIMUM 90° INCLUDED ANGLE OF CONVERGENCE.
3. MINIMUM 39" AND MAXIMUM 80" INCLUDED ANGLES MUST BE PROVIDED BETWEEN MULTIPLE INFLUENT CONNECTIONS.
4. ANGLE OF DEFLECTION AT PIPING JOINTS AS PER MANUFACTURER'S RECOMMENDATIONS.

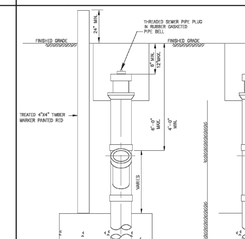


SPECIFICATIONS:
CONCRETE: CLASS 1 CONCRETE, WITH A DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. MATIS FOR H-30 LOADING.
REINFORCEMENT: STRUCTURAL REINFORCEMENT CONFORMING TO ASTM C-478.
C.I. CASTINGS: CAST IRON FRAMES AND LIDS ARE MANUFACTURED OF GRAY CAST IRON CONFORMING TO ASTM A48-76 CLASS 30.

NOTES
1. LIFTING INSERTS AS REQUIRED.
2. ALL JOINTS SHALL BE SEALED WITH APPROVED RUBBER GASKET.
3. STRUCTURE TO BE PLACED ON 12" STABILIZED BASE.
4. C.S.S. SHALL BE BROUGHT TO WITHIN 2-FT OF TOP OF MANHOLE.
5. PRE-CAST MANHOLE SHALL BE IN COMPLIANCE WITH APPROVED PRODUCT LIST.
6. THANE COAT SHALL BE IN COMPLIANCE WITH APPROVED PRODUCT LIST.
7. ALL MANHOLES SHALL BE VACUUM TESTED PER SPECIFICATIONS.
8. INFLOW PROTECTORS REQUIRED ON ALL SANITARY MANHOLES.
9. REFER TO SANITARY MANHOLE LIDS, C.S.S. NOTES, MODIFIED BEDDING DETAILS AND NOTES.

PRECAST SANITARY MANHOLE
N.T.S.

SL-SS-03



TRENCH SIDE VIEW

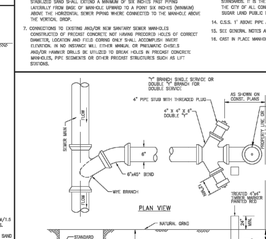
TRENCH END VIEW

STACK DETAIL
N.T.S.

SL-SS-04

NOTES
A) NO STACKS ON MAINS OVER 14' DEEP OR IN WET SAND CONDITIONS.
B) ALL STACK CONNECTIONS SHALL BE IN-LINE FITTINGS.

NOTES:
1. CONTRACTOR SHALL CONTACT CITY OF SUGAR LAND ENGINEERING DEPARTMENT AT (281) 275-2780 IF WET SAND OR OTHER UNSTABLE SOIL CONDITIONS, HIGH WATER TABLE AND/OR UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED.
2. SHOULD A CONFLICT ARISE BETWEEN INFORMATION DEPICTED ON APPROVED CONSTRUCTION DRAWINGS AND INFORMATION INCLUDED IN PROJECT SPECIFICATIONS, CITY OF SUGAR LAND DESIGN STANDARDS SHALL GOVERN.
3. SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED A MINIMUM OF FOUR FEET FROM BACK OF CURB ON CURB AND GUTTER ROADWAYS AND THREE FEET FROM EDGE OF PAVEMENT ON ROADWAYS WITHOUT CURB AND GUTTER.
4. FOR MANHOLE DEPTHS GREATER THAN 6' MANHOLE DIAMETER OF MANHOLE SHALL NOT BE INSTALLED BEYOND STREET RIGHT-OF-WAY EXCEPT WHERE SPECIFICALLY AUTHORIZED BY CITY ENGINEER OR DESIGNATED ON APPROVED CONSTRUCTION DRAWINGS.
5. ALL SEWER MANHOLE COVERS SHALL HAVE THE CITY OF SUGAR LAND EMBLEM AND THE WORDS "SUGAR LAND" AND "SANITARY SEWER" CAST IN RAISED RELIEF. MANHOLE COVERS SHALL BE OF SUGAR LAND STANDARD CONSTRUCTION DETAILS SHEETS. ALL SANITARY SEWER MANHOLES SHALL BE NUMBERED IN ACCORDANCE WITH CITY STANDARDS.
6. MANHOLE RIM ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY. CONTRACTORS SHALL ADJUST RIM ELEVATIONS TO 0.4 FOOT ABOVE FINISHED GRADE WITHIN RIGHTS-OF-WAY AND EASEMENTS AT EACH MANHOLE LOCATION AFTER FINAL GRADING. ADJUSTMENTS TO MANHOLE RIM ELEVATIONS SHALL BE ACCOMPLISHED BY THE USE OF 1-RIGHT RINGS ONLY (MAX. OF 24 INCHES PERMITTED). THE AREA ADJACENT TO SANITARY SEWER MANHOLE LOCATIONS SHALL BE GRADED TO DRAIN AWAY FROM MANHOLE AND AS TO PREVENT ENTRY OF STORM WATER DIRECTLY TO THE SANITARY SEWER SYSTEM.
7. DROP CONNECTIONS ARE REQUIRED WHEN INVERT ELEVATION OF SEWER LINE TO BE CONNECTED EXCEEDS 24 INCHES DIFFERENCE ABOVE INVERT ELEVATION OF MANHOLE BASE. ALL DROP CONNECTIONS SHALL BE CONSTRUCTED OF SAME MATERIALS AS SEWER LINE AND SHALL BE CONSTRUCTED EXTERIOR TO MANHOLE. INSIDE DROP ALLOWED ON MANHOLES 10-FT in DEPTH, PER.
8. BEDDING AND BACKFILL OF SANITARY SEWER PIPING AND MANHOLES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH CITY OF SUGAR LAND DESIGN STANDARDS. A 1.5-SACK MIX IS REQUIRED FOR ALL CEMENT STABILIZED SAND BEDDING AND BACK BEDDING SHALL BE INSTALLED IN LIFTS OF EIGHT INCHES MAXIMUM.
9. SOLVENT WELDED JOINTS ARE NOT AN ACCEPTABLE JOINING METHOD FOR SANITARY SEWERS CONSTRUCTED OF PVC PIPING MATERIALS AND LOCATED WITHIN RIGHTS-OF-WAY OR EASEMENTS. RUBBER GASKETED BELL AND SPIGOT SANITARY SEWER JOINTS ARE MANDATORY. BELL STUBS UP TWO (2) FEET OF PIPE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE WITH MECHANICAL JOINTS.
10. SANITARY SEWER SERVICE LINES SHALL BE EXTENDED TO RIGHTS-OF-WAY AND/OR EASEMENT LINES AS APPLICABLE AND CAPPED/PLUGGED FOR FUTURE CONNECTIONS. SERVICE LINES ARE TO BE INSTALLED SO AS TO PROVIDE POSABLE WATER PIPING AT CROSSINGS WHERE POSSIBLE.
11. EACH SANITARY SEWER SERVICE LINES STUB, PLUGGED WITH BRANDY OUTLET AND STACK SHALL BE MARKED WITH A PRESSURE TREATED 4 X 4 TIMBER AT THE END OF THE CONSTRUCTED SERVICE LINE. THE TIMBER SHALL BE PAINTED BLUE ON THE TOP AND AT AN ELEVATION TWO FEET BELOW THE CAPPED TERMINATION POINT OF THE STACK AND EXTENDING TWO FEET ABOVE FINISHED GRADE. EACH TIMBER MARKER SHALL BE PAINTED RED AND LABELED "SANITARY SEWER STUB", "SANITARY SEWER WYE" OR "SANITARY SEWER STACK" AS APPROPRIATE WITH STUB, WYE BRANCH OUTLET OR STACK SIZE NOTED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF SANITARY SEWER LINES. ANY AND ALL CLEARING, GRUBBING, FILL, GRADING, EXCAVATION OR OTHER CONSTRUCTION, CONTRACTOR SHALL ENSURE THAT STORM DRAINAGE PATHWAYS ARE MAINTAINED AND REMAIN OPEN TO ENSURE POSITIVE DRAINAGE AND THAT SUCH CONVEYANCES ARE NOT IMPEDED OR BLOCKED IN ANY WAY. STORM SEWER INLETS SHALL BE PROTECTED FROM ENTRY OF SILT, TRASH, DEBRIS AND ANY SUBSTANCES DETRIMENTAL TO THE STORM SEWER SYSTEM AND/OR WATERWAYS.
13. ALL SANITARY SEWER PIPING AND BEDDING SHALL BE INSPECTED BY CITY CONSTRUCTION INSPECTOR FOR CONFORMANCE WITH CITY INFRASTRUCTURE STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY NOTIFY THE CITY OF ANY AND ALL CONSTRUCTION THAT IS TO CONFORM TO CITY OF SUGAR LAND PUBLIC WORKS DEPARTMENT INSPECTION POLICY.
14. C.S.S. 1" ASDHC PIPE AND 6" ELLOW PIPE MINIMUM.
15. SEE SCHEDL NOTES AND C.S.S. NOTES.
16. CAST IN PLACE MANHOLES ACCEPTED, HIGH PSI CONCRETE.



SANITARY SEWER SERVICE CONNECTION
N.T.S.

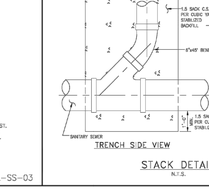
SL-SS-06

CARRIER PIPE	NOMINAL CASING	MIN. WALL THICKNESS (IN)
4"	14"	0.11
6"	14"	0.15
8"	16"	0.15
12"	18"	0.20

SL-SS-07

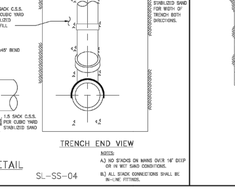
- WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN JOINTS OF THE WASTEWATER LINE.
- MINIMUM WASTEWATER PIPE STIFFNESS OF 115 PSI AT 5% DEFLECTION.
- EMBED WASTEWATER LINE IN DENSITY STABILIZED SAND TO AT LEAST 12" INCHES BEYOND EACH JOINT OF CROSSED SECTION OF PIPE.

SL-WA-10



- WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN JOINTS OF THE WASTEWATER LINE.
- MINIMUM WASTEWATER PIPE STIFFNESS OF 115 PSI AT 5% DEFLECTION.
- EMBED WASTEWATER LINE IN DENSITY STABILIZED SAND TO AT LEAST 12" INCHES BEYOND EACH JOINT OF CROSSED SECTION OF PIPE.

SL-WA-11



FOR A LINE TO PASS OVER AN OBSTRUCTION WHICH TAKES LESS THAN 12 HOUR HAVE ADEQUATE COVER AND BE APPROVED BY THE ENGINEERING DEPARTMENT.

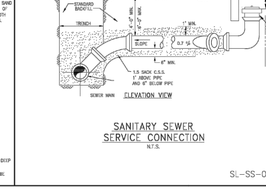
NOTES:
1. NEW POTABLE WATER LINE SHALL BE LAID OVER THE TOP OF THE WASTEWATER LINE WHERE THE CROSSING OCCURS.
2. BOTH JOINTS OF NEW POTABLE WATER PIPE WITHIN 9 FEET OF THE WASTEWATER LINE SHALL BE ENCASED IN A CARRIER PIPE. THE CARRIER PIPE SHALL BE INSERTED FOR THE FULL 18 FEET LENGTH.
3. WASTEWATER LINE, IN ACCORDANCE WITH WATER MAIN SEPARATION DISTANCES.
4. NOTIFICATION SHALL BE GIVEN BEFORE BEFORE BEFORE BEFORE BEFORE BEFORE 48 HOURS BEFORE BEGINNING CONSTRUCTION.
5. ALL PIPE PRESSURE MUST BE USED BY CITY OF SUGAR LAND'S APPROVED PRESSURE TEST.

MIN. PIPE WALL THICKNESS	
4"	0.200"
6"	0.280"
8"	0.322"
12"	0.375"

AND LARGER

PVC WATER PIPE OFFSET ASSEMBLY

SL-WA-12



- MINIMUM ENDPIPE PIPE STIFFNESS OF 115 PSI AT 5% DEFLECTION
- MINIMUM ENDPIPE PIPE DIAMETER IS 2.5" WASTEWATER LINE DIAMETER
- TWO SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE (5) FOOT (OR LESS) INTERVALS WITH SPACERS
- EACH END CASING IS TO BE SEALED WITH MAYOR TIGHT NO-SHRINK GROUT OR MANUFACTURED WATER TIGHT SEAL.

SL-WA-18

SL-WA-15

SL-WA-16

- SAME ENGAGEMENT CRITERIA AS "ALTERNATIVE B" OR
- NEW WATERLINE (WITHOUT CASING TO BE CONSTRUCTED OF PVC C-900 (DR-18), DUCTILE IRON WITH MECHANICAL JOINT OR STEEL PIPE WITH WITH WELDED JOINTS.
- BOTH WATERLINE AND WASTEWATER LINE MUST PASS A PRESSURE AND LEAKAGE TEST AS SPECIFIED IN AWWA C600 STANDARDS.

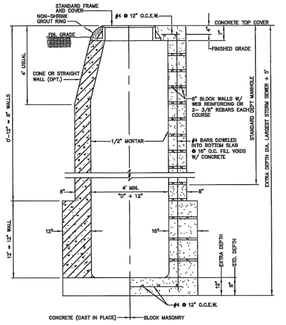
SL-WA-17

GENERAL NOTES

1. CONTRACTOR SHALL CONTACT CITY OF SUGAR LAND ENGINEERING DEPARTMENT AT (281) 275-2780 IF WET SAND OR OTHER UNSTABLE SOIL CONDITIONS, HIGH WATER TABLE AND/OR UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED.
2. SHOULD A CONFLICT ARISE BETWEEN INFORMATION DEPICTED ON APPROVED CONSTRUCTION DRAWINGS AND INFORMATION INCLUDED IN PROJECT SPECIFICATIONS, CITY OF SUGAR LAND DESIGN STANDARDS SHALL GOVERN.
3. ALL NEW POTABLE WATER LINES AND SANITARY SEWER FORCE MAINS SHALL BE BEDDED IN COMPACTED BANK SAND A MINIMUM OF 6 INCHES BELOW, ABOVE AND TO EITHER SIDE OF SUCH PIPING.
4. ALL NEW SANITARY SEWER GRAVITY DRAIN LINES SHALL BE BEDDED IN CEMENT STABILIZED SAND CONFORMING TO THE REQUIREMENTS FOR STANDARD BEDDING OR CLASS "A-A" BEDDING AS APPLICABLE. USE OF MODIFIED "A" OR MODIFIED "A-A" BEDDING FOR SANITARY SEWER GRAVITY DRAIN LINES IN ACCORDANCE WITH SEPARATION DISTANCES TO POTABLE WATER LINES IS LESS THAN 9 FEET REQUIRES APPROVAL BY CITY ENGINEER.
5. CEMENT STABILIZED BEDDING SHALL BE A MINIMUM 1.5 SACK PER CUBIC YARD C.S.S., INSTALLED IN MAXIMUM LIFTS OF 8 INCHES AND MECHANICALLY TAMPED TO 95% PROCTOR.
6. WATER INSTALLATION AND TESTING REQUIREMENTS OF POTABLE WATER PIPING AND SANITARY SEWER GRAVITY DRAIN LINES AND FORCE MAINS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH CITY OF SUGAR LAND STANDARDS. ALL NEW POTABLE WATER LINES SHALL BE PRESSURE TESTED AT 150 PSI AND EVALUATED FOR A PERIOD OF TWO (2) HOURS WITH A MAXIMUM ALLOWABLE PRESSURE RISE OF 150 PSI AND EVALUATED FOR A PERIOD OF TWO (2) HOURS WITH A MAXIMUM ALLOWABLE PRESSURE RISE OF 150 PSI AND ALLOWABLE LEAKAGE AS PER AWWA C600 STANDARDS.
7. ALL NEW POTABLE WATER LINES SHALL BE SLOPED EXCEPTED WHERE LESS THAN A MINIMUM OF 0.4 FOOT INCREMENTS OVER THE LENGTH OF EACH RUN. ALL NEW SANITARY SEWER GRAVITY DRAIN LINES SHALL BE SLOPED TOWARD EXISTING OR PROPOSED SANITARY SEWER MANHOLES. LIFT STATION OR WASTEWATER TREATMENT PLANT EXCEPT BE MAINTAINED. SLOPING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING.
8. ALL NEW POTABLE WATER LINES SHALL BE SLOPED EXCEPTED WHERE LESS THAN 3 FEET VERTICAL OR 4 FEET HORIZONTAL CLEARANCE TO EXISTING OR PROPOSED SANITARY SEWER GRAVITY LINES OR FORCE MAINS CANNOT BE MAINTAINED. SLOPING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING. WHERE MINIMUM SEPARATION DISTANCES CANNOT BE MAINTAINED, SLOPING SHALL EXTEND AT LEAST 9 FEET PAST THE POINT WHERE MINIMUM SEPARATION DISTANCES ARE ACHIEVED.
9. ALL NEW POTABLE WATER LINES SHALL BE CONSTRUCTED ABOVE EXISTING OR PROPOSED SANITARY SEWER GRAVITY LINES OR FORCE MAINS WHERE POSSIBLE. WHERE INSTALLATION BENEATH SANITARY SEWER GRAVITY LINES OR FORCE MAINS IS UNAVOIDABLE AT POINTS OF CROSSING, SLOPING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING. WHERE MINIMUM SEPARATION DISTANCES CANNOT BE MAINTAINED, SLOPING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING.
10. ALL NEW SANITARY SEWER GRAVITY LINES AND/OR FORCE MAINS CONSTRUCTED OF PVC PIPING MATERIALS SHALL BE SLEEVED. ENCASED WHERE LESS THAN 2 FEET VERTICAL OR 4 FEET HORIZONTAL CLEARANCE TO EXISTING POTABLE WATER PIPING CANNOT BE MAINTAINED. SLOPING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING.
11. ALL NEW SANITARY SEWER GRAVITY LINES AND/OR FORCE MAINS SHALL BE CONSTRUCTED BELOW EXISTING POTABLE WATER LINES WHERE POSSIBLE. WHERE INSTALLATION ABOVE EXISTING POTABLE WATER LINES IS UNAVOIDABLE AT POINTS OF CROSSING, SLOPING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING. WHERE MINIMUM SEPARATION DISTANCES CANNOT BE MAINTAINED, SLOPING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING.
12. WHERE NEW SANITARY SEWER SLOPING (24 INCH AND GREATER) PROCLUDES THE USE OF PVC PIPING MATERIALS AND SLOPING ENCROACHMENT OF THE SANITARY SEWER INSIDE DIAMETER BY REQUIRED BUT IS IMPRACTICAL, THE EXISTING POTABLE WATER PIPING SHALL BE ENCASED IN CONCRETE. THE MINIMUM ENCASEMENT CLEARANCE SHALL BE 6 INCHES OR LESS OF SLOPING ENCROACHING THE SANITARY SEWER LINE, SLOPING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING.
13. IN NO INSTANCE SHALL A FIRE HYDRANT BE INSTALLED WITHIN 9 LINEAR FEET OF A SANITARY SEWER SYSTEM.
14. NOTE: SEPARATION DISTANCES ARE MEASURED FROM THE OUTSIDE DIAMETERS OF EACH PIPE AND FROM THE EXTERIOR SURFACES OF MANHOLES, LIFT STATIONS, WASTEWATER TREATMENT PLANTS AND ASSOCIATED APPURTENANCES.
15. BELL STOPS SHALL BE USED WHEN WATER LINES ARE BORED. BELL STOPS TO BE INSTALLED PER MANUFACTURER SPECIFICATION. ALL BORED WATER LINES SHALL USE CBRA MEGA STOP SERIES 6000 BELL PROTECTION SYSTEM.
16. REFER TO GENERAL SANITARY, WATER AND C.S.S. NOTES.

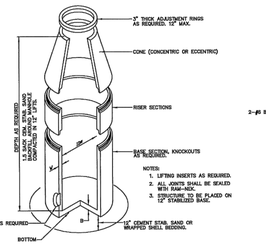
SL-WA-19

DETAIL OF WATER LINE CROSSING WASTEWATER FACILITIES WHERE SEPARATION IS LESS THAN 9' (NINE FEET)
ENCASING PIPE
MANHOLE
ENCASING PIPE
SPACERS
9-FOOT MINIMUM
6-FOOT MINIMUM
9-FOOT MINIMUM
6-FOOT MINIMUM
6-FOOT MINIMUM
6



TYPICAL STORM MANHOLE

N.T.S.



PRECAST CONCRETE STORM MANHOLE

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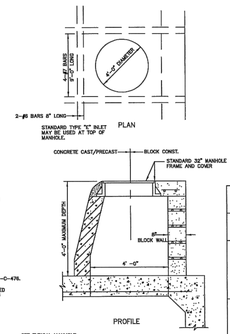


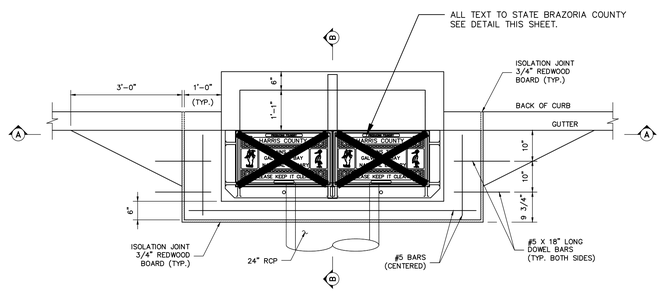
MANHOLE FOR STORM BOX SEWER

N.T.S.

DEPARTMENT OF ENGINEERING

STORM DRAINAGE CONSTRUCTION
DRAWING DETAIL
STORM WATER INLET DETAILS
BRAZORIA COUNTY
DEPARTMENT OF ENGINEERING

DESIGN ENGINEER: DATE:
SUBMITTED:
SCALE:
DATE:
SHEET 3 OF 9



PLAN VIEW

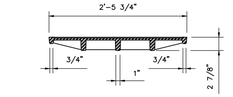
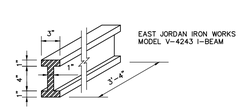
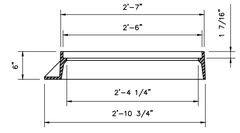


PLATE SECTION A-A



I-BEAM SECTION

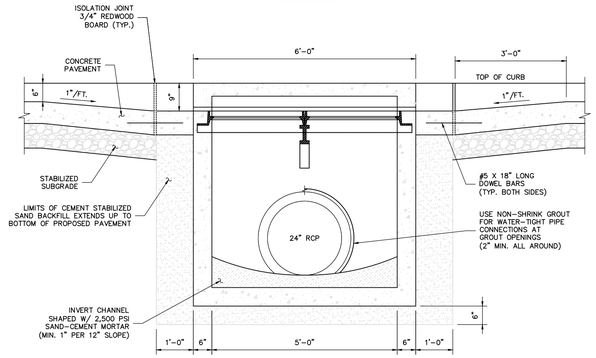


LEFT FRAME SECTION A-A

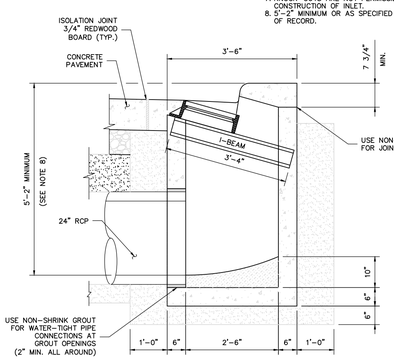
RIGHT FRAME IS OPPOSITE HAND

GENERAL NOTES:

1. CONSTRUCTION AND MATERIALS SHALL MEET REQUIREMENTS OF ITEM 472 "INLETS".
2. CONCRETE FOR INLET: MINIMUM 4,000 PSI IN 28 DAYS
3. PRECAST STRUCTURE TO MEET ASTM C913.
4. FRAME WITH EITHER SOLID PLATE OR GRATE SHALL BE EAST JORDAN IRON WORKS MODEL V-4243 OR APPROVED EQUAL.
5. IF THE ENGINEER OF RECORD SPECIFIES A CAST-IN-PLACE INLET, HE/SHE SHALL INCORPORATE A DETAILED DRAWING INTO THE CONTRACT DOCUMENTS. HOWEVER, IF THE CONTRACTOR ELECTS TO CONSTRUCT A CAST-IN-PLACE INLET, THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A DETAILED DRAWING, SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS.
6. SHOP DRAWINGS WILL BE REQUIRED FOR PRECAST CONSTRUCTION OF INLET.
7. KNOCK-OUTS ARE NOT PERMISSIBLE FOR PRECAST CONSTRUCTION OF INLET.
8. 5'-2" MINIMUM OR AS SPECIFIED BY THE ENGINEER OF RECORD.



SECTION A-A



SECTION B-B

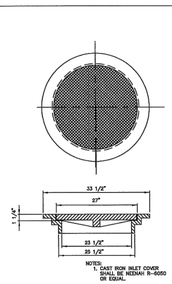
NO.	REVISIONS	DATE	NAME
1			
2			
3			
4			
5			

HARRIS COUNTY ENGINEERING DEPARTMENT

FOR INTERIM REVIEW ONLY
DOCUMENT INCOMPLETE: NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
ENGINEER: NAME
P.E. SERIAL No. NUMBER
DATE: / /

PROJECT TITLE:
SHEET DESCRIPTION: **TYPE "B-S" INLET DETAILS**
DRAWN BY: JZZ
CK'D BY: PDG
SCALE: 1" = 1'-0"
CIVIL STANDARD: INL-BB
DATE: 8/15/17
SHEET NO: /

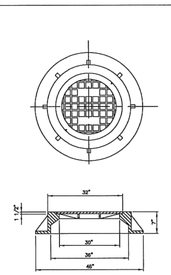
K:\16759\16759-0010-14 Ashland - Phase 1A - Offsite WS&D\2 Design Phase\CAD\Plans\400 - Details - 16759-0010-14.dwg



NOTES:
1. CAST IRON INLET COVER SHALL BE NEENAH R-5050 OR EQUAL.

MANHOLE COVER AND FRAME FOR CURB INLET

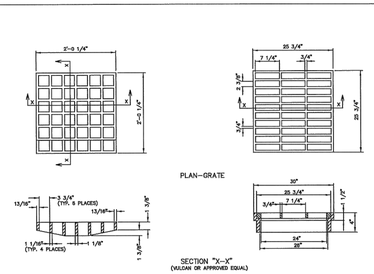
N.T.S.



NOTES:
1. MANHOLE COVER SHALL BE NEENAH R-1740-B VULCAN V-7040-1 OR EQUAL.

MANHOLE COVER AND FRAME

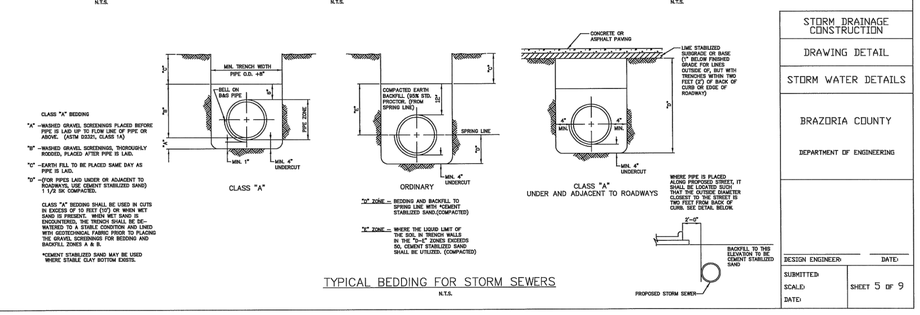
N.T.S.



NOTES:
1. NUMBER, TYPE AND SIZE TO BE DETERMINED BY DESIGN INFLOW CAPACITY.

INLET FRAME AND GRATE

N.T.S.

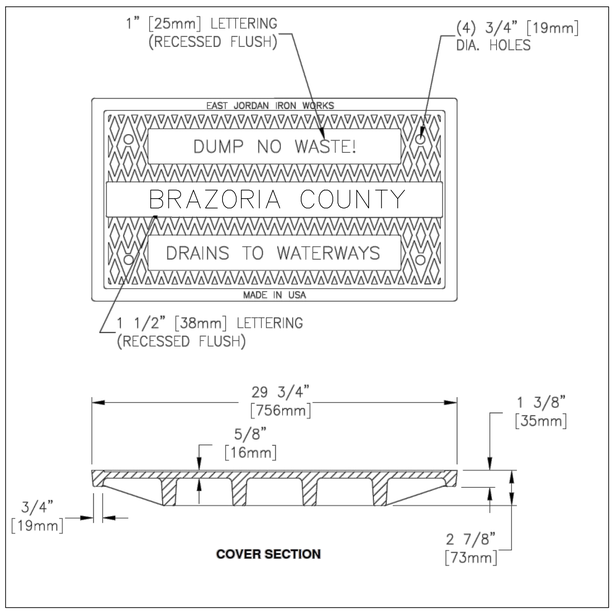


TYPICAL BEDDING FOR STORM SEWERS

N.T.S.

STORM DRAINAGE CONSTRUCTION
DRAWING DETAIL
STORM WATER DETAILS
BRAZORIA COUNTY
DEPARTMENT OF ENGINEERING

DESIGN ENGINEER: DATE:
SUBMITTED:
SCALE:
DATE:
SHEET 5 OF 9



COVER SECTION

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BRAZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

STORM WATER DRAINAGE DETAILS 1 OF 2

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: NTS
DATE: JULY 2024
JOB NO. 16759-0010-14
SUBMITTED:
DGN. BY: CBJ/AHR
DWN. BY: JWS
DWG. NO.
SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 45 OF 48

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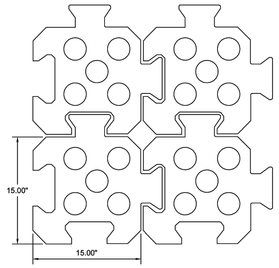

NOTES:
1. GEOTEXTILE TYPE VARIES DEPENDING ON SOIL CONDITIONS.
2. BLOCKS TO BE BACKFILLED WITH NATIVE BACKFILL AND SEEDED FOR VEGETATION.
3. EACH UNIT COVERS 1.5625 SQ.FT.

Channel-Lock II
Flexible Revetment System

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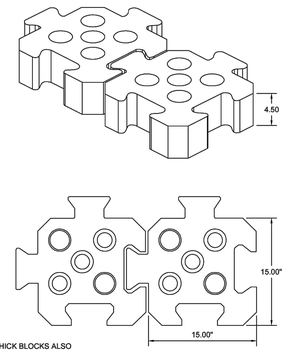
CHANNEL LOCK II BLOCK DETAILS

CAD File Name:	BLOCK
SCALE: N/A	SHEET 1 OF 1



NOTES:
1. 6" AND 8" THICK BLOCKS ALSO AVAILABLE

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CHANNEL LOCK II 4.5" THICK

CAD File Name:	BLOCK
SCALE: N/A	SHEET 1 OF 1

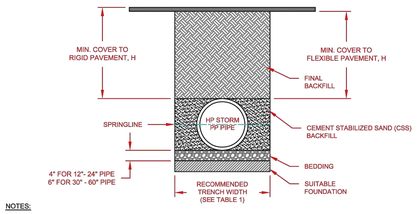

TABLE 1
RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION. NATIVE SOILS SHALL BE OF ADEQUATE STIFFNESS TO WITHSTAND A VERTICAL CUT WITHOUT MATERIAL SLOUGHING. DUE TO THE FINAL SET STRENGTH, CEMENT STABILIZED SAND (CSS) SHALL BE COMPACTED TO 85% SPD OR GREATER. SEE NOTES 7 AND 9 REGARDING SET STRENGTH.
2. RECOMMENDED TRENCH WIDTHS ARE LISTED IN TABLE 1 PER ASTM D2321. THESE VALUES ARE BASED ON PROVIDING SUFFICIENT SPACE BETWEEN THE PIPE O.D. AND THE TRENCH WALL, SUCH THAT WORKING ROOM FOR COMPACTION EQUIPMENT IS PROVIDED WITHOUT DAMAGING THE PIPE OR TRENCH WALL INTEGRITY. NARROWER TRENCHES MAY BE POSSIBLE BASED ON THE COMPACTION EQUIPMENT.
3. CSS SHALL HAVE A MIX DESIGN OF ADEQUATE FINAL STRENGTH TO CARRY ALL LIVE AND DEAD LOADING BUT ALLOW FOR ANY FUTURE EXCAVATION. TYPICAL 7 DAY COMPRESSIVE STRENGTHS RANGE BETWEEN 50 AND 100 PSI. MIX DESIGNS CAN VARY BASED ON THE CEMENT, ASH, SOIL, ADMIXTURES, AND WATER RATIO AND SHALL BE DESIGNED AND DEFINED BY THE ENGINEER OF RECORD. THE AMERICAN CONCRETE INSTITUTE (ACI) REPORT ACI 230.1R-09 IS ONE RESOURCE THAT PROVIDES MIX DESIGNS BASED ON DIFFERENT CLASSIFICATIONS OF SOIL.
4. CSS SHOULD NOT BE PLACED WHEN TEMPERATURES ARE BELOW 40°F, AGAINST FROZEN TRENCH MATERIAL OR WHEN APPRECIABLE PRECIPITATION IS FORECASTED DURING PLACEMENT.
5. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
6. BEDDING: SUITABLE MATERIAL SHALL BE CSS, OR CLASS I OR II PER ASTM D2321. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 12"-24" DIAMETER PIPE (300mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm) DIAMETER PIPE. THE MIDDLE 1/3 BENEATH THE PIPE INVERT SHALL BE LOOSELY PLACED.
7. FINAL BACKFILL: THE CSS BACKFILL SHALL BE ALLOWED TO CURE AT LEAST 4 HOURS TO REACH AN INITIAL SET STRENGTH PRIOR TO PLACING SOIL ABOVE THE PIPE EMBEDMENT. ADDITIONAL CURE TIME MAY BE REQUIRED BASED ON THE OVERALL FINAL FILL HEIGHT (SEE NOTE 9).
8. MINIMUM COVER: MINIMUM COVER, H, IS 12" (300mm) THROUGH 48" (1200mm) DIAMETER PIPE AND 24" (600mm) OF COVER FOR 60" (1500mm) DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
9. MAXIMUM COVER: MAXIMUM COVER, H, IS BASED ON A MINIMUM 4HR SET TIME OF THE CSS BACKFILL PRIOR TO ANY SOIL PLACEMENT ABOVE THE BACKFILL ENVELOPE. FILL HEIGHTS UP TO 18FT ARE SUITABLE FOR ALL DIAMETERS. LONGER SET TIME MAY ALLOW FOR GREATER FILL HEIGHTS, CONTACT AN ADS REPRESENTATIVE FOR GUIDANCE; SET TIME LESS THAN 4HR MAY RESULT IN HIGHER THAN EXPECTED DEFLECTION AND IMPACT LONG-TERM PERFORMANCE.

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
1	PP-SPECIFIC	CKM	06/29/18	

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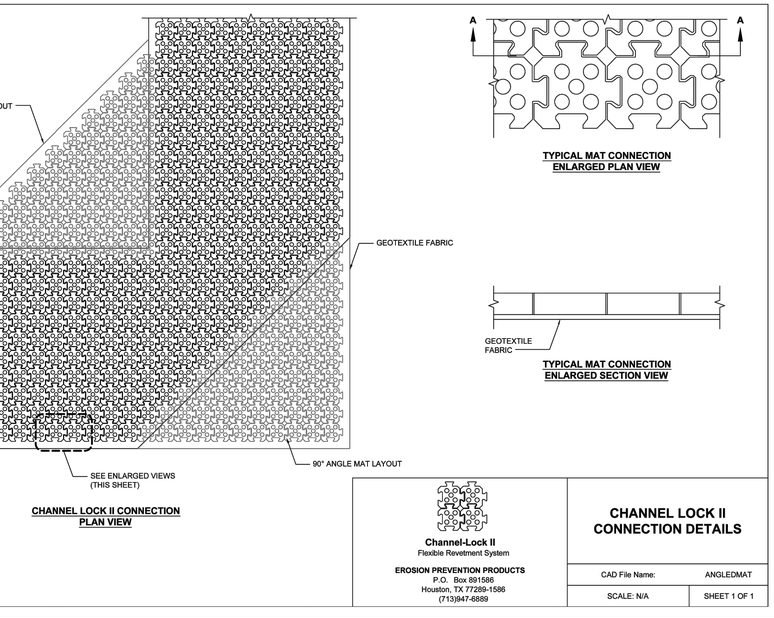
ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

HP STORM TRENCH INSTALLATION (CEMENT STABILIZED SAND)

DRAWING NUMBER: STD-101K

ADS
ADVANCED DRAINAGE SYSTEMS, INC.
4640 TRUEMAN BLVD
HILLIARD, OHIO 43026

DRAWN BY:	CKM
DATE:	6/14/18
SIZE:	
SCALE:	NTS
SHEET:	1 OF 1



CHANNEL LOCK II CONNECTION PLAN VIEW

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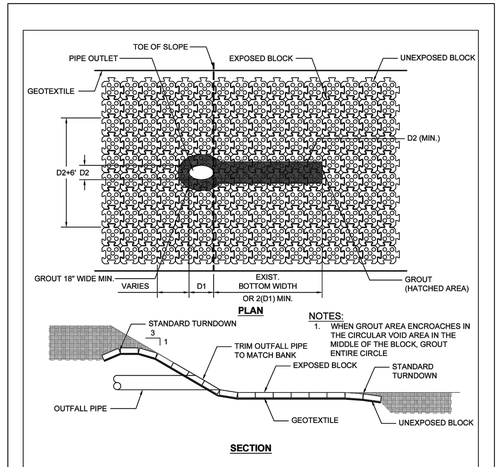
CHANNEL LOCK II CONNECTION DETAILS

CAD File Name:	ANGLEDMAT
SCALE: N/A	SHEET 1 OF 1



NOTES:
1. WHEN GROUT AREA ENCROACHES IN THE CIRCULAR VOID AREA IN THE MIDDLE OF THE BLOCK, GROUT ENTIRE CIRCLE

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PIPE OUTLET DETAIL NO. 2

CAD File Name:	OUTFALL2
SCALE: N/A	SHEET 1 OF 1

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

STORM WATER DRAINAGE DETAILS 2 OF 2

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: NTS DGN. BY: CBJ/AHR
DATE: JULY 2024 DWN. BY: JWS
JOB NO. 16759-0010-14 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER

Darren McAfee 10/22/2024

SHEET NO. 46 OF 48

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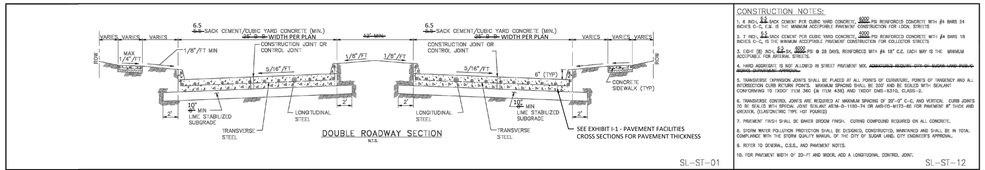


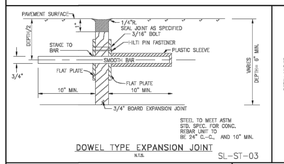
DOUBLE ROADWAY SECTION
N.T.S.

SL-ST-01

CONSTRUCTION NOTES:

1. 6 INCH 6.5 SACK CEMENT PER CUBIC YARD CONCRETE, 4000 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, I.E. IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR LOCAL STREETS.
2. 7 INCH 6.5 SACK CEMENT PER CUBIC YARD CONCRETE, 4000 PSI REINFORCED CONCRETE WITH #4 BARS 18 INCHES C-C, IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR COLLECTOR STREETS
3. EIGHT (8) INCH 6.5 SK, 4000 PSI @ 28 DAYS, REINFORCED WITH #4 18" C.C. EACH WAY IS THE MINIMUM ACCEPTABLE FOR ARTERIAL STREETS.
4. TRANSVERSE EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 200' AND BE SEALED WITH SEALANT CONFORMING TO 1300' ITEM 360 (A ITEM A382) AND 1600' DMS-6310, CLASS-2.
5. TRANSVERSE CONTROL JOINTS ARE REQUIRED AT MAXIMUM SPACING OF 20'-0" C-C AND VERTICAL CURB JOINTS TO BE SEALED WITH SPECIAL JOINT SEALANT, ASTM-D-1190-74, OR ANSI/FED-SS-173-80 FOR PAVEMENT 8" THICK AND GREATER. (ELASTOMETRIC TYPE NOT POURED)
6. TRANSVERSE CONTROL JOINTS ARE REQUIRED AT MAXIMUM SPACING OF 20'-0" C-C AND VERTICAL CURB JOINTS TO BE SEALED WITH SPECIAL JOINT SEALANT, ASTM-D-1190-74, OR ANSI/FED-SS-173-80 FOR PAVEMENT 8" THICK AND GREATER. (ELASTOMETRIC TYPE NOT POURED)
7. PAVEMENT FINISH SHALL BE BROOM FINISH. CURING COMPOUND REQUIRED ON ALL CONCRETE.
8. STORM WATER POLLUTION PROTECTION SHALL BE DESIGNED, CONSTRUCTED, MAINTAINED AND SHALL BE IN TOTAL COMPLIANCE WITH THE STORM WATER QUALITY MANUAL OF THE CITY OF SUGAR LAND, CITY ENGINEER'S APPROVAL.
9. REFER TO GENERAL, C.S.S., AND PAVEMENT NOTES.
10. FOR PAVEMENT WIDTH 9' 20-1" AND WIDER, ADD A LONGITUDINAL CONTROL JOINT.

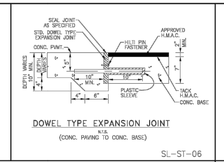
SL-ST-12



DOWEL TYPE EXPANSION JOINT
N.T.S.

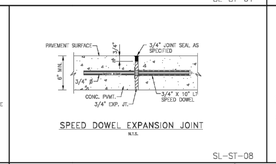
STED. TO MEET ASTM STD. SPEC. FOR CONC. REBAR UNIT TO BE 24" C.-C. AND 10" MIN.

SL-ST-03



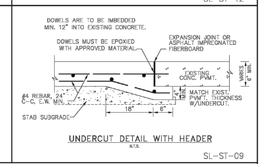
DOWEL TYPE EXPANSION JOINT
N.T.S.
(CONC. PAVING TO CONC. BASE)

SL-ST-06



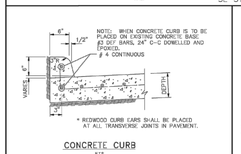
SPEED DOWEL EXPANSION JOINT
N.T.S.

SL-ST-08



UNDERCUT DETAIL WITH HEADER
N.T.S.

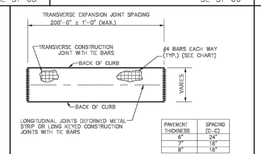
SL-ST-09



CONCRETE CURB
N.T.S.

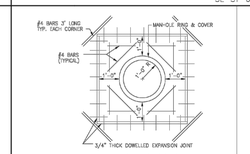
CONSTRUCTION NOTE:
ALL NEW CURB REQUIRES 3,000 P.S.I. @ 28-DAYS.

SL-ST-04



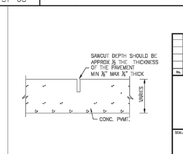
PAVING PANEL
N.T.S.

SL-ST-05



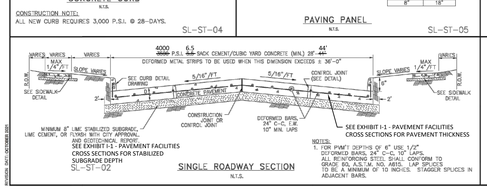
MANHOLE BLOCKOUT
N.T.S.
(STORM & SANITARY) IN PAVEMENT

SL-ST-10



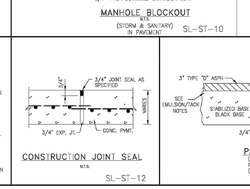
CONTROL JOINT
N.T.S.

SL-ST-11



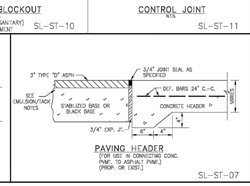
SINGLE ROADWAY SECTION
N.T.S.

SL-ST-02



CONSTRUCTION JOINT SEAL
N.T.S.

SL-ST-12



PAVING HEADER
(CAN USED IN CONNECTING CONC. PVMT. TO ASPHALT PVMT.) (MINOR, OR DIRT.)

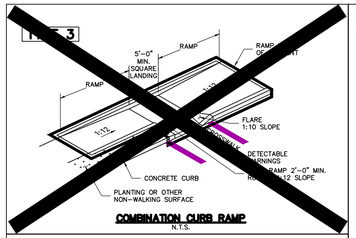
SL-ST-07

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

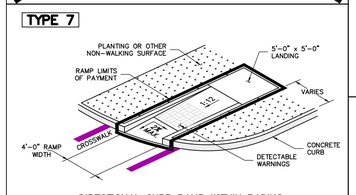
CONSTRUCTION PLANS FOR:

CONCRETE PAVEMENT CONSTRUCTION DETAILS I

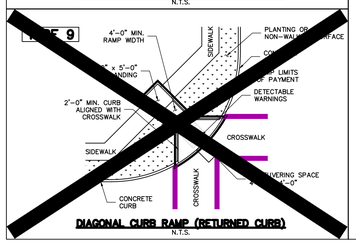
SL-21



COMBINATION CURB RAMP
N.T.S.

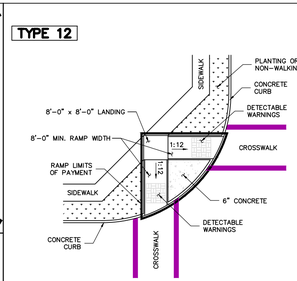


DIRECTIONAL CURB RAMP WITHIN RADIUS
N.T.S.



DIAGONAL CURB RAMP (RETURNED CURB)
N.T.S.

TYPE 12

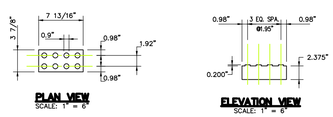


COMBINATION DIRECTIONAL CURB RAMP
N.T.S.

DETECTABLE WARNING GENERAL NOTES:

1. CONCRETE PAVER UNITS ARE REQUIRED FOR USE IN HARRIS COUNTY. ALTERNATIVE DETECTABLE WARNINGS THAT COMPLY WITH TAS AND TDLR GUIDELINES MAY BE SUBMITTED FOR CONSIDERATION TO HARRIS COUNTY PRIOR TO THE FINAL APPROVAL OF DESIGN DRAWINGS.
2. CONCRETE PAVER UNITS SHALL MEET ALL REQUIREMENTS OF ASTM C936, C33, AND SHALL BE LAID IN A TWO BY TWO UNIT BASKET WEAVE PATTERN, UNLESS OTHERWISE SHOWN IN THE PLANS.
3. CONCRETE PAVER UNITS SHALL BE BRICK RED AND HAVE A TRUNCATED DOME TOP SURFACE FOR DETECTABLE WARNING TO PEDESTRIANS.
4. CONCRETE PAVER UNITS SHALL BE SAW CUT ONLY AND ANY CUT UNIT SHALL BE NOT LESS THAN 25 PERCENT OF A FULL UNIT.
5. DETECTABLE WARNING SHALL BE A MINIMUM OF 24" IN DEPTH (IN THE DIRECTION OF PEDESTRIAN TRAVEL), AND EXTEND THE FULL WIDTH OF THE RAMP. (REFER TO TAS AND TDLR GUIDELINES)

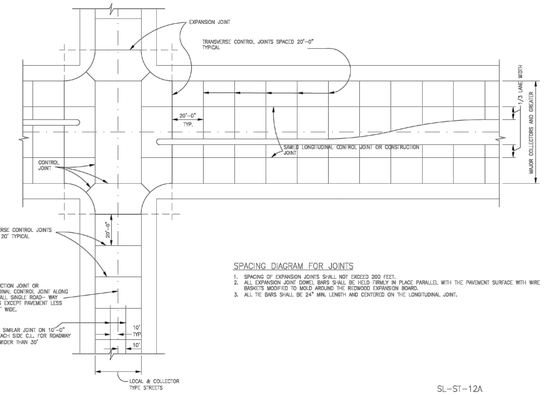
TRUNCATED DOME PATTERN



CONCRETE PAVER WITH TRUNCATED DOME SURFACE

ACCESSIBLE CURB RAMPS AND LANDINGS GENERAL NOTES:

1. THE DESIGN AND CONSTRUCTION OF ALL ELEMENTS OF PEDESTRIAN FACILITIES SHALL MEET THE CRITERIA ESTABLISHED IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS), AS PREPARED AND ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR), UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
2. PEDESTRIAN FACILITIES AT SIGNALIZED INTERSECTION SHALL BE IN ACCORDANCE WITH APPLICABLE TRAFFIC SIGNAL DESIGN DRAWINGS.
3. ADJUSTMENT TO SIDEWALKS THAT CONNECT TO WHEELCHAIR RAMPS AND LANDINGS MAY BE NECESSARY TO MATCH BOTH THE GRADE AND THE WIDTH OF THE LANDING. THESE ADJUSTMENTS MAY NOT BE SHOWN ON THE DRAWINGS. WHEN DEEMED NECESSARY BY THE ENGINEER, FIELD ADJUSTMENT TO THE SIDEWALK SHALL BE MADE AS DIRECTED BY THE ENGINEER AND PAID FOR SEPARATELY, AS DIRECTED BY THE ENGINEER.
4. ALL ITEMS NECESSARY FOR THE CONSTRUCTION OF THE WHEELCHAIR RAMPS AND LANDINGS WITHIN THE "LIMITS OF PAYMENT" INDICATED ON APPROPRIATE WHEELCHAIR RAMP DETAILS AND DESIGN DRAWINGS (I.E., SAW CUT OF PAVEMENT, REMOVAL OF MATERIAL, EXCAVATION, DISPOSAL OF MATERIALS, ETC.) SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE WHEELCHAIR RAMP FOR PROJECTS THAT ARE DESIGNED AND/OR CONSTRUCTED USING HARRIS COUNTY RESOURCES.
5. FLATTER SLOPES THAT WILL STILL DRAIN PROPERLY MAY BE USED WHERE APPROPRIATE, SUBJECT TO THE REQUIREMENT OF NOTES 7, 8, AND 9.
6. RAMPS AND LANDINGS WITH DROP-OFFS GREATER THAT 6 INCHES IN HEIGHT SHALL HAVE CURB, RAILINGS, OR PROJECTING SURFACES. REFER TO TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE ENGINEER.
7. ALL SLOPES SHOWN ARE MAXIMUM ALLOWABLE. THE CROSS SLOPE OF AN ACCESSIBLE ROUTE AND/OR LANDING MUST NOT EXCEED 1:50 (2%). ANY PART OF THE ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 (5%) SHALL BE CONSIDERED A RAMP.
8. IF A RAMP HAS A RISE GREATER THAT 6 INCHES, OR A HORIZONTAL PROJECTION GREATER THAT 72 INCHES, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. THE ONLY EXCEPTIONS SHALL BE AT CURB RAMPS. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS.
9. RAMP LENGTH OF GRADE OF APPROACH SIDEWALK SHALL BE SUBJECT TO ADJUSTMENT IN THE FIELD BY THE ENGINEER.
10. THE MAXIMUM ALLOWABLE CROSS SLOPE ON A SIDEWALK SHALL BE 2%
11. THE MINIMUM THICKNESS FOR CURB RAMPS SHALL BE 4-1/2 INCHES.
12. CURB RAMPS WITH RETURN CURB MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. OTHERWISE, FLARED SIDES SHALL BE PROVIDED.
13. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS. FLARED SIDES ASSOCIATED WITH CURB RAMPS ARE EXCLUDED FROM THIS REQUIREMENT.
14. A SMOOTH TRANSITION, IN ACCORDANCE WITH APPROPRIATE CONSTRUCTION DETAILS OR AS DIRECTED BY THE ENGINEER, AND SHALL BE PROVIDED WHERE CURB RAMPS CONNECT TO ADJACENT ROADWAY.
15. MANEUVERING SPACES AT THE BOTTOM OF THE CURB RAMPS SHALL BE A MINIMUM 4 FOOT X 4 FOOT CLEAR AREA, SHALL BE WHOLLY CONTAINED WITHIN THE CROSSWALK OUTSIDE OF THE PARALLEL VEHICULAR TRAVEL PATH.
16. A MINIMUM WIDTH OF 36 INCHES SHALL BE PROVIDED LANDINGS AROUND OBSTRUCTIONS (I.E., SIGN SUPPORTS, SIGNAL SUPPORTS, POLES, ETC.) LOCATED TO ADJACENT TO THE PEDESTRIAN ROUTE.
17. MINIMUM SIDEWALK WIDTH OF 4 FEET UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
18. CROSSWALKS WILL NOT BE REQUIRED AT UNSIGNALIZED INTERSECTIONS, UNLESS DIRECTED BY THE ENGINEER.
19. DETECTABLE WARNINGS ARE PLACED WHERE A PEDESTRIAN ACCESS ROUTE ENTERS THE ROADWAY, CROSSWALK, OR OTHER VEHICULAR AREA.
20. A MINIMUM OF 32 INCHES OF CLEARANCE IS REQUIRED FOR OBSTRUCTIONS LESS THAN 24 INCHES IN LENGTH, AND A MINIMUM OF 36 INCHES OF CLEARANCE IS REQUIRED FOR OBSTRUCTIONS GREATER THAN OR EQUAL TO 24 INCHES IN LENGTH.



SPACING DIAGRAM FOR JOINTS

1. SPACING OF EXPANSION JOINTS SHALL NOT EXCEED 300 FEET.
2. ALL EXPANSION JOINT DOWEL BARS SHALL BE HELD TRIMLY IN PLACE PARALLEL WITH THE PAVEMENT SURFACE WITH WIRE BASKETS MODIFIED TO MOLD AROUND THE REDWOOD EXPANSION BOARD.
3. ALL TIE BARS SHALL BE 24" MIN. LENGTH AND CENTERED ON THE LONGITUDINAL JOINT.

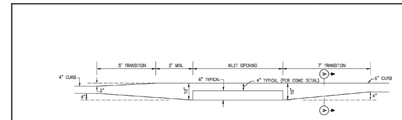
SL-ST-12A

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

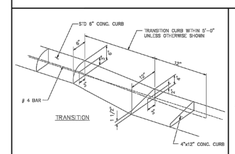
CONCRETE PAVEMENT CONSTRUCTION DETAILS II

SL-22



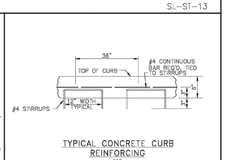
TYPICAL CURB TRANSITION FOR INLET INSTALLATION

SL-ST-13



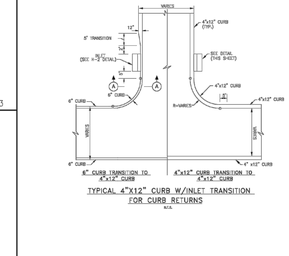
TYPICAL CURB TRANSITION
N.T.S.

SL-ST-15



TYPICAL CONCRETE CURB REINFORCING
N.T.S.

SL-ST-16



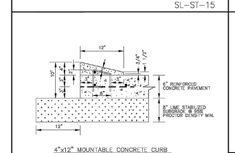
TYPICAL 4"X12" CURB W/INLET TRANSITION FOR CURB RETURNS
N.T.S.

SL-ST-14

CONSTRUCTION NOTES:

1. 6 INCH 6.5 SACK CEMENT PER CUBIC YARD CONCRETE, 4000 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, I.M. IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR RESIDENTIAL STREETS.
2. 7 INCH 6.5 SACK CEMENT PER CUBIC YARD CONCRETE, 4000 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR COLLECTOR STREETS
3. EIGHT (8) INCH 6.5 SK, 4000 PSI @ 28 DAYS, REINFORCED WITH #4 18" C.C. EACH WAY IS THE MINIMUM ACCEPTABLE FOR ARTERIAL STREETS.
4. TRANSVERSE EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 200' AND BE SEALED CONFORMING TO 1300' ITEM 360 (A ITEM A382) AND 1600' DMS-6310, CLASS-2.
5. TRANSVERSE CONTROL JOINTS ARE REQUIRED AT MAXIMUM SPACING OF 20'-0" C-C AND VERTICAL CURB JOINTS TO BE SEALED WITH SPECIAL JOINT SEALANT, ASTM-D-1190-74, OR ANSI/FED-SS-173-80 FOR PAVEMENT 8" THICK AND GREATER. (ELASTOMETRIC TYPE NOT POURED)
6. PAVEMENT FINISH SHALL BE BROOM FINISH. CURING COMPOUND ON ALL CONCRETE.
7. STORM WATER POLLUTION PROTECTION SHALL BE DESIGNED, CONSTRUCTED, MAINTAINED AND SHALL BE IN TOTAL COMPLIANCE WITH THE STORM WATER QUALITY MANUAL OF THE CITY OF SUGAR LAND.
8. UNSTABLE SUBGRADE SHALL BE EXCAVATED AND REPLACED WITH CEMENT STABILIZED SAND.
9. USE 1"x2" REDWOOD STAKES FOR HEADERS.
10. EDGE ALL SIDES WITH EDGING TOOL.
11. DOWEL SHALL BE 3/4" DIAMETER, WITH MINIMUM 8" PENETRATION (BOTH SIDES).
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF SUGAR LAND OF ANY DRAINAGE PROBLEMS PRIOR TO CONSTRUCTION OF DRIVEWAY.
13. REFER TO GENERAL, C.S.S., AND PAVEMENT NOTES.
14. 1.0 LBS. OF APPROVED POLYPROPYLENE FIBER MESH PER C/Y IN 4"X12" CURBS REQUIRED.

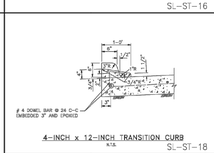
SL-ST-20



4"x12" MOUNTABLE CONCRETE CURB
N.T.S.

NOTES:
1.) 1.0 LBS. OF APPROVED NON-METALLIC FIBER MESH PER C/Y IN 4"X12" CURBS.
2.) #3 RC-8MK STIRRUPS TO BE PLACED AT INTERVALS OF 2' (TY.) C-C.
3.) #4 RC-8MK LONGITUDINAL SHALL BE TIED TO EACH STIRRUP
4.) MOUNTABLE CURB ONLY ALLOWED ON 4" ST. (TY.) UNDIVIDED, RESIDENTIAL ROADWAYS WITHIN SUBDIVISIONS.

SL-ST-17



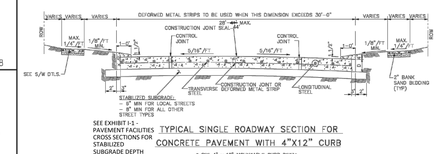
4-INCH x 12-INCH TRANSITION CURB
N.T.S.

SL-ST-18

4"x12" MOUNTABLE CONCRETE CURB AND TRANSITION CURB NOTES:

1. 6-INCH CONCRETE CURB TO BE CONSTRUCTED ON ALL ISLANDS, ISLANDS AND NON-RESIDENTIAL STREETS. RESIDENTIAL STREETS MAY BE CONSTRUCTED WITH MOUNTABLE CONCRETE CURB OR 4-INCH x 12-INCH CONCRETE CURB AS NOTED ON PLANS.
2. ALL 4-INCH x 12-INCH CONCRETE CURBS TO BE POURED SEPARATE FROM PROPOSED CONCRETE PAVEMENT.
3. TRANSITIONS FROM 6-INCH CONCRETE CURB TO 4-INCH x 12-INCH CONCRETE CURB TO BE ACCOMPLISHED WITHIN 5'-10" (TYP.), UNLESS OTHERWISE SHOWN. REINFORCING STEEL AS SHOWN IN "4-INCH x 12-INCH TRANSITION CURB" DETAIL IS TO BE INSTALLED.

SL-ST-20



SEE EXHIBIT I-1 - PAVEMENT FACILITIES CROSS SECTIONS FOR STABILIZED SUBGRADE DEPTH

TYPICAL SINGLE ROADWAY SECTION FOR CONCRETE PAVEMENT WITH 4"X12" CURB

* SEE 4" x 12" MOUNTABLE CURB DETAIL (THIS SHEET)
N.T.S.

SL-ST-19

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

RESIDENTIAL CURB CONSTRUCTION DETAILS

SL-23

NO.	DATE	REVISIONS	APP.

BRAZORIA COUNTY MUD NO. 82
BARZORIA COUNTY, TEXAS

ASHLAND STREET DEDICATION 1 AND STREET DEDICATION 2

PAVEMENT DETAILS

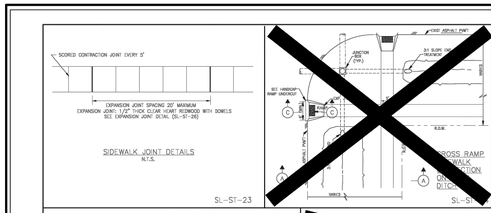
QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
3100 Alvin Devane Blvd, Suite 150 • Austin, Texas 78741 • 512.441.9493

SCALE: NTS
DATE: JULY 2024
JOB NO. 16759-0010-14
SUBMITTED:
DGN. BY: CBJ/AHR
DWN. BY: JWS
DWG. NO.
SURV. BY:
F.B. NO.

STATE OF TEXAS
DARREN J. MCAFEE
137808
LICENSED PROFESSIONAL ENGINEER
10/22/2024

SHEET NO. 47 OF 48

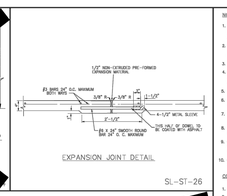
©2023 Quiddity



SIDEWALK JOINT DETAILS
N.T.S.

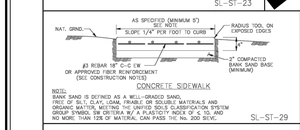
SL-ST-23

SL-ST-24



EXPANSION JOINT DETAIL

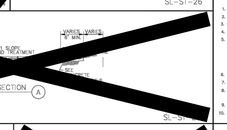
SL-ST-26



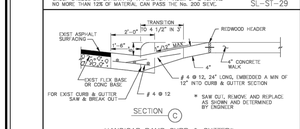
CONCRETE SIDEWALK

NOTE:
BANK SAND IS DEFINED AS A WELL-GRADED SAND, FREE OF SILT, CLAY, LOAM, FRIABLE OR SOLUBLE MATERIALS AND ORGANIC MATTER, MEETING THE UNIFIED SOILS CLASSIFICATION SYSTEM GROUP SYMBOL SW OR CRITERIA W/ A PLASTICITY INDEX OF 0 TO, AND NO MORE THAN 10% OF MATERIAL CAN PASS THE No. 200 SIEVE.

SL-ST-29

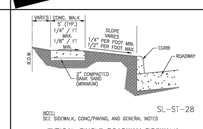


SL-ST-30



HANDICAP RAMP CURB & GUTTER*

SL-ST-25



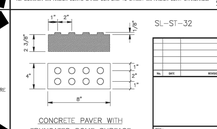
NOTE:
SEE SIDEWALK, CONC/PAVING, AND GENERAL NOTES

TYPICAL SINGLE ROADWAY SIDEWALK

SL-ST-28

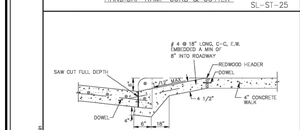
RAISED DOME PATTERN CURB RAMP

SL-ST-31



CONCRETE PAVER WITH TRUNCATED DOME SURFACE

SL-ST-32



HANDICAP RAMP UNDERCUT

SL-ST-27

WHEELCHAIR RAMP SIDEWALK CONNECTION

SL-ST-33

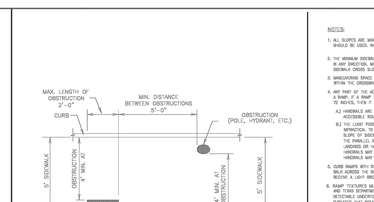
SL-ST-34

NOTES:
1. EXISTING CURB AND GUTTER TO BE SAW CUT, REMOVED AND REPLACED. SAWCUT FULL DEPTH OF CONCRETE. USE MINIMUM REINFORCING (W/DEAP OF 12 INCHES (12") SPACED SHALL BE (DEFLTON INCHES (24") LONG AND CROSSED A MINIMUM OF (8") (SIXT INCHES INTO EXISTING PAVEMENT.
2. IF SIDEWALKS ARE NOTHER EXISTING NOR PROPOSED WHERE WHEELCHAIR RAMP ACCESS IS REQUIRED, CONCRETE SIDEWALK SURFACE A 1/2" THICK SHALL BE INSTALLED TO PROVIDE ACCESS TO THE PEDESTRIAN PUSH- BUTTONS.
3. SIDEWALK MARKINGS REQUIRED BY T.A.S. SECTIONS 4.1 AND 4.7 SHALL COMPLY WITH T.A.S. SECTION 4.29
4. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON INTERIOR SURFACE SHALL DIFFER FROM ADJOINING WALKING SURFACES IN REFLECTANCE BY SOUND-ON-ONE.
5. DETECTABLE WARNING SURFACE SHALL CONSIST THE ENTIRE WIDTH AND DEPTH OF RAMP.
6. DETECTABLE WARNINGS SHALL BE INSTALLED WITH PAVERS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
7. CONCRETE PAVER UNITS SHALL MEET ALL REQUIREMENTS OF ASTM C-936, C-33, AND SHALL BE PLACED IN A TWO BY TWO UNIT BASKET WEAVE PATTERN, UNLESS SHOWN OTHERWISE IN THE PLANS.
8. CONCRETE PAVER UNITS SHALL HAVE A TRUNCATED DOME TOP SURFACE FOR DETECTABLE WARNING TO PEDESTRIANS. DOMES SHALL BE ALIGNED IN THE DIRECTION OF PEDESTRIAN TRAVEL.
9. CONCRETE PAVER UNIT COLOR FOR THE RAMP SHALL BE A CONTRASTING COLOR THAT PROVIDES A LIGHT REFLECTIVE TONE SIGNIFICANTLY CONTRASTS WITH THE ADJACENT SURFACES. ADJACENT SURFACES INCLUDE SIDE FLARES.
10. CONCRETE PAVER UNITS SHALL BE SAW CUT ONLY, AND ANY CUT UNIT SHALL NOT BE LESS THAN ONE-HALF FULL UNIT.

CONSTRUCTION NOTES:

1. THE MINIMUM WIDTH BETWEEN EXPANSION JOINTS SHALL NOT EXCEED 20'-0"
2. EXPANSION JOINT IS TO BE 1/2" THICK CLOSE HOMT REDWOOD WITH DOWELS.
3. SCORED CONTRACTION JOINTS SHALL BE EVERY 5' OR EQUAL TO WIDTH OF SIDEWALK.
4. ALL CARTHOX AREAS ARE TO BE SODDED UNLESS SHOWN OTHERWISE ON DRAWINGS.
5. 4 INCH, 3 SACK CEMENT PER CUBIC YARD CONCRETE, 3000 PSI REINFORCED CONCRETE WITH #3 BARS, 18 INCHES O.C. FOR SIDEWALKS, #4 BARS 18" O.C. FOR WHEEL CHAIR RAMPS, OR WELDED WIRE FABRIC (6X6-W2.9XW2.9) FOR SIDEWALKS, DRIVEWAYS, AND PEDESTRIAN/CYCLING BLENDED FIBER REINFORCEMENT SYSTEM SUCH AS NOVAMESH 650 AS MANUFACTURED BY S.I. CONCRETE SYSTEMS (OR PRE-APPROVED EQUAL) MAY BE USED AS AN ALTERNATE TO CONVENTIONAL REBAR REINFORCING AT A DOSAGE RATE OF 24 LBS. PER CUBIC YARD OF CONCRETE.
6. USE RADIUS TOOL ON ALL EXPOSED EDGES.
7. TOP OF THE SIDEWALK ELEVATION TO BE TOP OF CURB.
8. MEMBRANE CURING COMPOUND IS REQUIRED AS DESCRIBED IN ITEM 526 IN THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
9. REFER TO GENERAL NOTES AND CONCRETE/PAVING NOTES.
10. SIDEWALK EXPANSION JOINTS SHALL CONFORM TO STRICT EXPANSION JOINT STANDARDS.

SL-ST-35



FOR ISLAND, MEDIAN, OR CURB MODIFICATIONS FOR CROSSWALKS

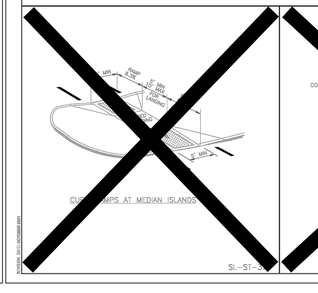
SL-ST-36

PLAN VIEW
PLACEMENT OF STREET FIXTURES
(ITEMS NOT INTENDED FOR PUBLIC USE; MINIMUM 4' x 4' CLEAR GROUND SPACE REQUIRED AT PUBLIC USE FIXTURES.)

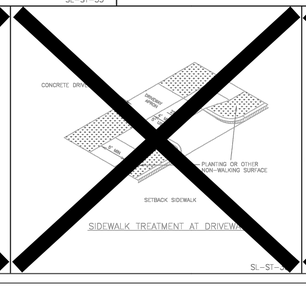
SL-ST-37

NOTES:
1. ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LOWEST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS MAY BE ADJUSTED AS DIRECTED
2. THE MINIMUM SIDEWALK WIDTH IS 5' (FIVE). THE LANDINGS SHALL BE 5' x 5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND RAMP SURFACES IS 2% USUAL SIDEWALK CROSS SLOPE EQUALS 1.5%. CHANGES IN LEVEL GREATER THAN 1/4" (¼) ARE NOT PERMITTED.
3. MAINEUVERING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 5' x 5' WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL ROADWAY TRAFFIC PATH.
4. ANY PART OF THE ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 (5%) SHALL BE CONSIDERED A RAMP. IF A RAMP HAS A RISE GREATER THAN 6" (6") OR A HORIZONTAL PROJECTION GREATER THAN 72 INCHES, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES, WITH TWO (2) CLIMBING DEGRIPTIONS.
   A) HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. CURB RAMPS SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES (PONTINUED A CURB.
   B) THE LOWEST POSSIBLE GRADE SHOULD BE USED TO MAXIMIZE ACCESSIBILITY. WHERE STRUCTURALLY IMPRACTICAL TO ACHIEVE TCMAS ACCESSIBILITY STANDARDS (1:20) (5%) COMPLIANCE, THE SLOPE SHALL BE AS FLAT AS POSSIBLE AND SHALL NOT EXCEED 1:12 (8.3%). THE LENGTH OF THE PARALLEL ROADWAY WITHOUT MAINTAINING TCMAS ACCESSIBILITY STANDARDS (1:20) MAINTAINED FOR LANDINGS OR HANDRAILS. WHERE A CONTINUOUS GRADE GREATER THAN 5% MUST BE PROVIDED, HANDRAILS MAY BE ECONOMICALLY ON ONE OR BOTH SIDES OF THE SIDEWALK TO IMPROVE ACCESSIBILITY. HANDRAILS MAY ALSO BE REQUIED TO PROTECT PEDESTRIANS FROM POTENTIALLY HAZARDOUS CONDITIONS.
5. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP, OTHERWISE, FLARED SIDES SHALL BE PROVIDED. ALL CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE IN THE PLANS.
6. RAMP TEXTURES MUST CONSIST OF TRUNCATED DOME SURFACES, IN ACCORDANCE WITH ADA STANDARDS. THE TRUNCATED DOMES SHALL BE ALIGNED IN THE DIRECTION OF PEDESTRIAN TRAVEL. DETECTABLE UNDERFOOT TEXTURES ALSO SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. SURFACES THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
7. ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) PROVIDED AND ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR).
8. RAISED MEDIANS SEPARATE OPPOSING DIRECTIONS OF TRAFFIC AND PROVIDE A REFUGE AREA FOR PEDESTRIANS UNABLE TO CROSS THE ENTIRE ROADWAY IN THE ALLOTED SIGNAL PHASE. TO SERVE AS A REFUGE AREA, THE MEDIAN SHALL BE A MINIMUM OF 5' (FIVE) WIDE. MEDIANS SHOULD BE DESIGNED TO PROVIDE ACCESSIBLE PASSAGE OVER OR THROUGH THEM.
9. SMALL CHANNELIZATION ISLANDS, WHICH CAN NOT PROVIDE A MINIMUM 5' x 5' LANDING AT THE CURB RAMP, SHALL BE CONSTRUCTED FLUSH WITH THE ADJACENT PAVEMENT.
10. CROSSWALK STRIPPING, CROSSWALK WARNINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN IN THE PLANS, AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, RAMPS SHALL BE ALIGNED WITH THEORETICAL CROSSWALKS, OR AS DIRECTED BY THE ENGINEER.
11. EXISTING FIXTURES THAT COMPLY WITH T.A.S. MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS.
12. TRAFFIC SIGNAL OR ILLUMINATION POLES, GROUND BOXES, CONTROLLER BOXES, SIGNAL DRAINAGE HOLDERS AND OTHER ITEMS SHALL BE PLACED SO NOT TO OBSTRUCT THE ACCESSIBLE ROUTE.

SL-ST-40



SL-ST-41



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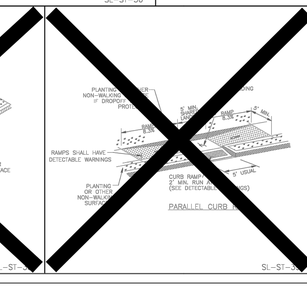

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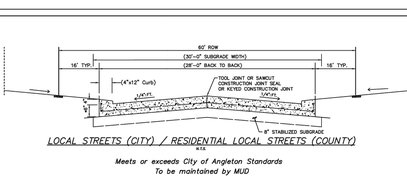
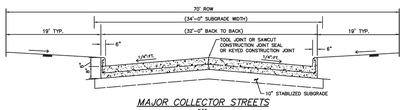


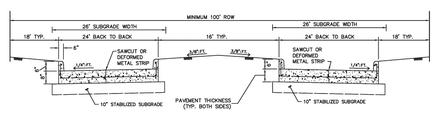
LOCAL STREETS (CITY) / RESIDENTIAL LOCAL STREETS (COUNTY)
N.T.S.

Meets or exceeds City of Angleton Standards
To be maintained by MUD



MAJOR COLLECTOR STREETS

Meets or exceeds Brazoria County Standards
To be maintained by MUD



MINOR ARTERIAL STREETS

Meets or exceeds Brazoria County Standards
To be maintained by Brazoria County

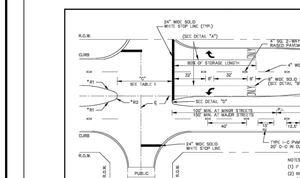
NOTES:
1. Open Space Amenity Plan #3 Specify Sidewalk and Trail Layout throughout The Development
2. Pavement Mix Designs Shall Meet Compressive Strength Requirements of 4000 psi at 28 days.

* As Per Geotech Report dated June 6th 2022 by Tolunay Wong. Reference City of Angleton code, section 23-124 A3.

EXHIBIT I-1 – PAVEMENT FACILITIES CROSS SECTIONS

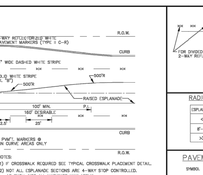
NOTE: SLEEVES UNDER EXISTING PAVEMENT SHALL BE BORED.

SLEEVING DETAIL
NTS



TYPICAL ESPLANADE SECTION

SL-ST-50



TYPICAL CROSSWALK PLACEMENT

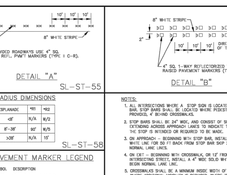
SL-ST-51

TABLE 1
TYPICAL MEDIAN OPENING "D"

MEDIAN WIDTH	(1) NO. LTR	(1) L LTR	(2) ≥ LTR
PRIVATE DRIVE	40'	50.5'	60'
UNDIVIDED STREET	44'	60.5'	60'
DIVIDED STREET	0-12'	0-12'	0-12'

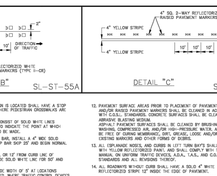
NOTES:
(1) "N = LEFT TURN BAY
(2) DISTANCE FROM CENTERLINE OF OPENING TO MEDIAN NOSE WITH ADJACENT LEFT TURN BAY. MEDIAN NOSE SHALL BE LOCATED AT THE INTERSECTION OF THE TWO RIGHT-OF-WAY LINES EXTENDED. USE TEMPLATE TO DETERMINE DIMENSION TO MEDIAN NOSE CUT OFF.
(3) D = WIDTH OF DIVIDED STREET

SL-ST-50A



RAISED DOME PATTERN CURB RAMP

SL-ST-31



CONCRETE PAVER WITH TRUNCATED DOME SURFACE

SL-ST-32

No.	DATE	REVISION

SCALE:
DESIGN CHANGES:

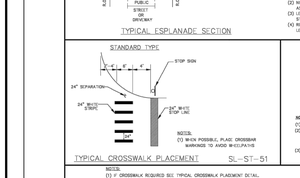
CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

WHEELCHAIR RAMP & SIDEWALK DETAILS I

JOB No.:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE:

SL-25
SHEET 47



NOTES:
(1) 1' CROSSWALK REQUIRED SEE TYPICAL CROSSWALK PLACEMENT DETAIL.
(2) NOT ALL ESPLANADE SECTIONS ARE 4-WAY STOP CONTROLLED.
(3) LOT TURN BAY SHALL BE 12' WIDE MINIMUM.
(4) LOT TURN STORAGE BAYS SHALL BE A MIN. OF 100' AT MINOR STREETS AND A MIN. OF 150' AT MAJOR STREETS.
(5) REPEAT ARROWS AT APPROX. 100' INTERVALS WITH TWO-WAY LOT TURN SECTION.

TYPICAL ESPLANADE SECTION

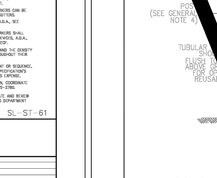
SL-ST-50

DETAIL "A"

SL-ST-55

DETAIL "B"

SL-ST-55A



DETAIL "C"

SL-ST-55B

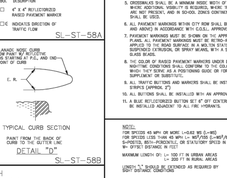
RADIUS DIMENSIONS	
ESPLANADE	"R"
-0'	N/A
6'-36'	90'
+36'	N/A

SL-ST-58

PAVEMENT MARKER LEGEND

SYMBOL	DESCRIPTION
	4" X 4" RETROREFLECTORIZED RAISED PAVEMENT MARKER
	INDICATES DIRECTION OF TRAFFIC FLOW

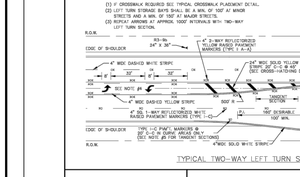
SL-ST-58A



TYPICAL CURB SECTION
PAINT FROM THE BACK OF CURB TO THE GUTTER LINE

DETAIL "D"

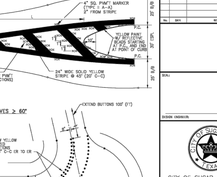
SL-ST-58B



NOTES:
(1) 1' CROSSWALK REQUIRED SEE TYPICAL CROSSWALK PLACEMENT DETAIL.
(2) LOT TURN STORAGE BAYS SHALL BE A MIN. OF 100' AT MINOR STREETS AND A MIN. OF 150' AT MAJOR STREETS.
(3) REPEAT ARROWS AT APPROX. 100' INTERVALS WITH TWO-WAY LOT TURN SECTION.

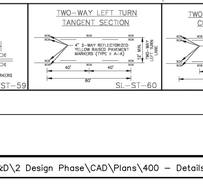
TYPICAL TWO-WAY LEFT TURN SECTION

SL-ST-52



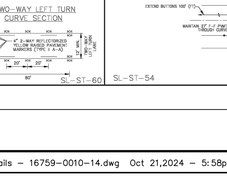
CENTER LINE DETAIL
TANGENT SECTION

SL-ST-59



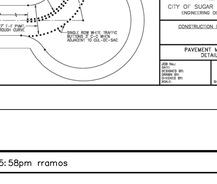
CENTER LINE DETAIL
CURVE SECTION

SL-ST-59



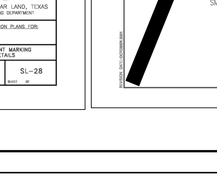
TWO-WAY LEFT TURN
TANGENT SECTION

SL-ST-60



TWO-WAY LEFT TURN
CURVE SECTION

SL-ST-60



No.	DATE	REVISION

SCALE:
DESIGN CHANGES:

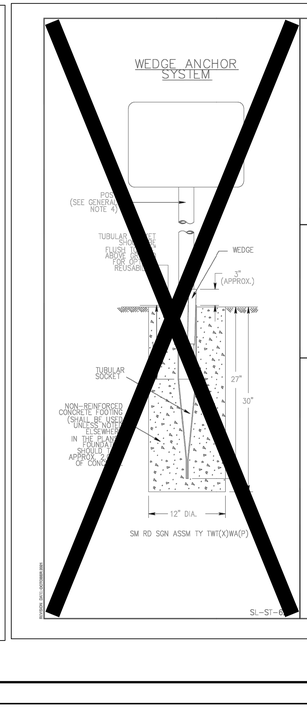
CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

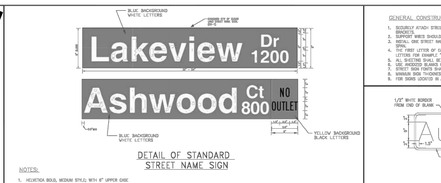
PAVEMENT MARKING DETAILS

JOB No.:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE:

SL-28
SHEET 48



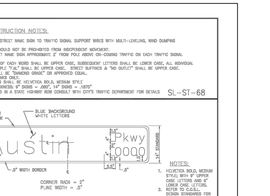
SL-ST-60



DETAIL OF STANDARD STREET NAME SIGN

NOTES:
1. HEIGHTON BOLD, MEDIUM STYLE WITH 8" UPPER CASE LETTERS AND LOWER CASE LETTERS.
2. METER IN CLASS C, MEDIUM ENGINEERING FOR MORE INFO.
3. A "NO OUTLET" SIGN, HIGHWAY 8 PLUS FONT, NO. 2 SERIES, SHALL BE PLACED ON ALL DEAD END FOR DOUBLE-SIDED STREET NAME SIGNS.

SL-ST-66

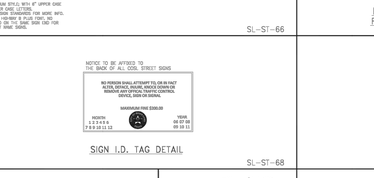

GENERAL CONSTRUCTION NOTES:
1. DOUBLE/T ATTACH STREET NAME SIGN TO TRAFFIC SIGNAL SUPPORT BIRDS WITH MULTI-LEVELING WIND DAMPING BRACKETS.
2. SUPPORT BIRDS SHOULD NOT BE PROGRESS FROM INDEPENDENT MECHANISMS.
3. THE TOP OF THE STREET NAME SIGNS SHALL BE MOUNTED ON PIPE BASES ON CHOKING TRAFFIC ON EACH TRAFFIC SIGNAL.
4. THE FIRST LETTER OF EACH WORD SHALL BE UPPER CASE, SUBSEQUENT LETTERS SHALL BE LOWER CASE. ALL ABBREVIATIONS SHALL BE UPPER CASE. ALL LETTERS AND NUMERALS SHALL BE CENTERED AS TWO OUTLOT SHALL BE UPPER CASE.
5. ALL STREETS SHALL BE "DRAWING GRANT" OR APPROVED EQUAL.
6. USE HEIGHTON BLANKS ONLY.
7. SIGNAGE SHALL BE HEIGHTON BOLD, MEDIUM STYLE.
8. MINIMUM SIGN THICKNESS 8" (EIGHT = .080", 10" SIGNS = .125"
9. FOR SIGNS LOCATED IN A STATE HIGHWAY ROW CONSULT WITH CITY'S TRAFFIC DEPARTMENT FOR DETAILS

SL-ST-68

DETAIL OF SIGN FOR MAST FOR TRAFFIC SIGNAL POLES

NOTES:
1. HEIGHTON BOLD, MEDIUM STYLE WITH 8" UPPER CASE LETTERS AND LOWER CASE LETTERS.
2. METER IN CLASS C, MEDIUM ENGINEERING FOR MORE INFO.
3. A "NO OUTLET" SIGN, HIGHWAY 8 PLUS FONT, NO. 2 SERIES, SHALL BE PLACED ON ALL DEAD END FOR DOUBLE-SIDED STREET NAME SIGNS.

SL-ST-67



SIGN I.D. TAG DETAIL

SL-ST-68

MAST ARM
1. 3-LOAD HEIRO FOR 4 SECTION AND LARGER TRAFFIC SIGNA

AGENDA ITEM SUMMARY FORM

MEETING DATE: January 14, 2025

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

AGENDA CONTENT: Discussion and possible action on the Final Plat of the Ashland Street Dedication Sec 3 to clear all conditions of the August 22, 2023 approval.

AGENDA ITEM SECTION: Consent Agenda

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

FUND: N/A

EXECUTIVE SUMMARY. This is a request for approval of the Ashland Street Dedication Sec 3 Final Plat (Attachment 1). The subject property is located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523, for 24.91 acres, 3 reserves, 1 block.

City Engineer comments are provided in Attachment 2. Pursuant to Section II County Regulatory Authority of the existing interlocal agreement between the City of Angleton and Brazoria County, the County shall have exclusive jurisdiction in the following matters: Subsection (b): Regulate the construction of any and all roads located within a subdivision of property that will be located within the City's ETJ, including but not limited to, planning, review, construction, bonding, inspection and acceptance of any newly constructed road or street. County authority shall also apply to the improvement, removal, relocation, or abandonment of any existing road or streets in City's ETJ. County's oversite of roads shall be performed using the most current and applicable construction standards adopted by County. For roads, the construction of which are governed by a development agreement between City and developer, County and City shall jointly coordinate and cross-reference construction standards to verify that the roads are constructed to meet or exceed County standards.

Planning & Engineering Review and Comments:

This report reflects an update to the 7 textural comments initially submitted by the City Engineer. Staff has cleared those comments as coordinated in the response submittal by the applicant (see attached).

Recommendation. The City Council should approve the final plat, removing all previous conditions.

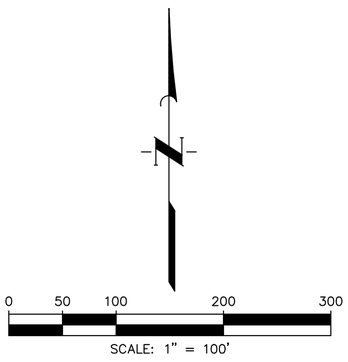
General Notes

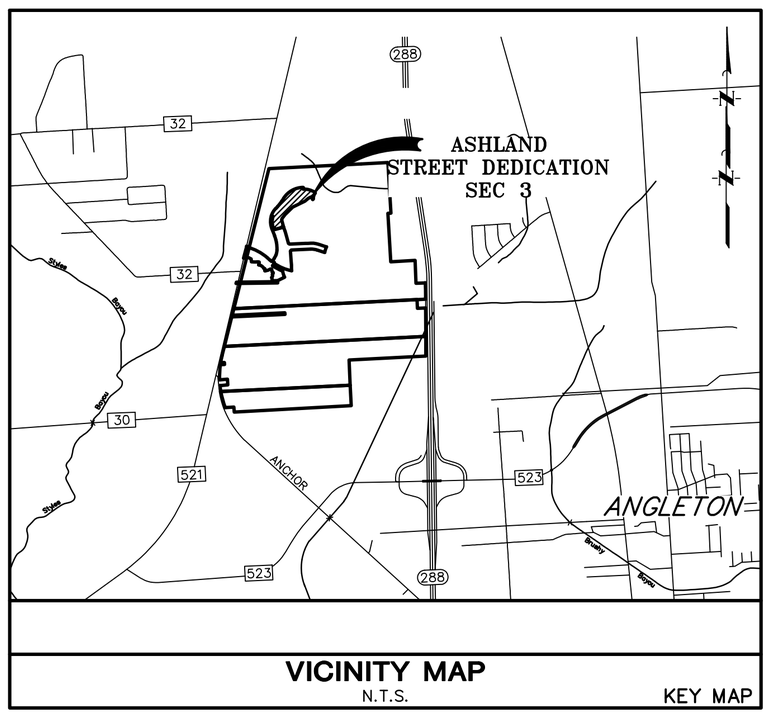
AC . . . . . "Acres"
BL . . . . . "Building Line"
C.C.F. . . . . "County Clerk's File"
DE . . . . . "Drainage Easement"
Esm . . . . . "Easement"
FC . . . . . "Film Code"
FND . . . . . "Found"
OCCBCT . . . . . "Official County Clerk, Brazoria County, Texas"
OPROBC . . . . . "Official Public Records of Brazoria County"
No . . . . . "Number"
POB . . . . . "Point of Beginning"
ROW . . . . . "Right-of-Way"
SSE . . . . . "Sanitary Sewer Easement"
Sq Ft . . . . . "Square Feet"
Stm SE . . . . . "Storm Sewer Easement"
Temp . . . . . "Temporary"
UE . . . . . "Utility Easement"
Vol _, Pg _ . . . "Volume and Page"
WLE . . . . . "Waterline Easement"
① . . . . . "Block Number"
● . . . . . "Set 3/4-inch Iron Rod (with Cap Stamped "QUIDDITY ENG. PROPERTY CORNER") as per Certification"

1. A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. All building lines along street rights-of-way are as shown on the plat.
3. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
4. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
5. There are pipelines or pipeline easements within the platted area shown hereon.
6. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (nad83), South Central Zone.
7. VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (navd88), Geoid 12b, based on Allterra's RTK Network, Stations HAGS_1012 and HCOG_14012.
8. These tracts lie within Zone "X" And Zone "X-Shaded" of the Flood Insurance Rate Map, Community No. 485458, Map Number 48039c0430k, Panel 430, Suffix "K" dated December 30, 2020, for Brazoria County, Texas and incorporated areas.
9. All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
10. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
11. This subdivision shall be serviced by the following providers: Brazoria County Mud #82. Centerpoint, Texas New Mexico Power, And Centric Gas & Fiber.
12. 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.
13. 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.
14. 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."
15. 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.
16. 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.
17. Reserves A, B, and C shall be owned and maintained by the Brazoria County MUD No. 82

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C12	780.00'	26°23'37"	359.31'	N29°42'46"E	356.14'	182.90'
C13	3000.00'	15°53'23"	831.99'	N50°51'16"E	829.32'	418.68'
C14	750.00'	24°19'58"	318.52'	N70°57'56"E	316.13'	161.70'
C15	908.26'	0°42'23"	11.20'	N44°48'09"E	11.20'	5.60'
C16	500.00'	16°56'00"	147.77'	N53°55'46"E	147.23'	74.43'
C17	2278.08'	1°01'50"	40.97'	N63°10'23"E	40.97'	20.49'
C18	7995.05'	0°23'44"	55.20'	N63°53'10"E	55.20'	27.60'
C19	14243.27'	0°17'42"	73.31'	N63°56'11"E	73.31'	36.66'
C20	46656.54'	0°01'11"	16.04'	N63°46'45"E	16.04'	8.02'
C21	987877.99'	0°00'15"	73.85'	N63°46'02"E	73.85'	36.92'
C22	7999.08'	0°27'27"	63.87'	N63°32'11"E	63.87'	31.93'
C23	18634.90'	0°14'26"	78.27'	N63°25'38"E	78.27'	39.13'
C24	400.00'	15°24'01"	107.51'	N55°52'30"E	107.19'	54.08'
C25	1138.69'	2°05'19"	41.51'	N46°01'38"E	41.51'	20.76'
C26	1049.66'	2°16'40"	41.73'	N46°07'18"E	41.72'	20.87'
C27	1463.70'	1°32'15"	39.28'	N48°01'45"E	39.28'	19.64'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S06°52'05"E	70.00'
L2	N14°01'46"W	125.00'
L3	S70°08'52"W	90.29'
L4	S58°30'09"W	91.70'
L5	S47°48'28"W	178.80'
L6	S36°12'11"W	190.26'
L7	S21°46'37"W	66.45'
L8	S16°30'19"E	264.57'
L9	S74°29'44"W	3.15'
L10	S15°30'16"E	60.00'
L11	N15°30'16"W	60.00'
L12	N73°29'03"W	70.00'
L13	N42°54'34"E	314.82'
L14	N42°54'34"E	314.82'
L15	N50°58'41"W	6.46'
L16	N45°27'46"E	313.27'
L17	N62°23'46"E	44.84'
L18	N48°10'30"E	60.25'
L19	N74°29'44"E	379.13'
L21	N79°21'09"W	65.22'





VICINITY MAP
N.T.S.
KEY MAP

F. M. HIGHWAY 521
(VOL. P, PG. 201, COMM. COURT REC.)

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

CALLED 96.50 AC.
JAMES WORTHAM NORTHRUP
C.C.F. NO. 00-016352
O.R.B.C.T.

POC
find concrete monument

S 65°37'39" E
1741.98'

POB
N: 13,645,856.66
E: 3,096,385.95

CALLED 469.08 AC
TO ANCHOR HOLDINGS MP, LLC
CF No. 2021085145
OPROBC

SAPPHIRE SPRINGS TRAIL
(70' ROW)

CALLED 469.08 AC
TO ANCHOR HOLDINGS MP, LLC
CF No. 2021085145
OPROBC

FUTURE
PHASING
FOR
ASHLAND

S63°17'42"W 570.00'

S44°34'38"W 455.00'

PIPELINE EASEMENT TO BE ABANDONED

PIPELINE EASEMENT TO BE ABANDONED

CORAL HAVEN LANE
(70' ROW)

ALMADINE DRIVE
(60' ROW)

S74°29'44"W 379.13'

N: 13,644,209.27
E: 3,095,548.61

N: 13,644,106.81
E: 3,095,179.28

N: 13,645,393.20
E: 3,096,747.71

S 36° E
2800' +/-

ASHLAND
SEC 2
CCF No. _____
OCCBCT

ASHLAND STREET
DEDICATION
SEC 2
CCF No. _____
OCCBCT

SHUBAEL MARSH SURVEY
ABSTRACT 82

GEORGE ROBINSON LEAGUE
ABSTRACT 126

J.W. CLOUD SURVEY
ABSTRACT 169

RESTRICTED RESERVE A
Restricted to Open Space, Landscape, Park & Incidental Utility Purposes Only
1.27 AC
55,500 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Drainage, Detention, Open Space, Landscape Purposes Only
20.07 AC
874,085 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Drainage, Detention, Open Space, Landscape Purposes Only
0.11 AC
4,778 Sq. Ft.

RESERVE TABLE			
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	PARK/OPEN SPACE	1.27	Palmetto/WIHA FB 107, LP
B	DRAINAGE/DETENTION/LANDSCAPE/OPEN SPACE	20.06	Palmetto/WIHA FB 107, LP
C	DRAINAGE/DETENTION/LANDSCAPE/OPEN SPACE	.11	Palmetto/WIHA FB 107, LP

FINAL PLAT OF
ASHLAND
STREET DEDICATION SEC 3

A SUBDIVISION OF 24.90 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

3 RESERVES **1 BLOCK**

DECEMBER 2024

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281-912-3364

PLANNER
META PLANNING AND DESIGN
24275 KATY FREEWAY
SUITE 200
KATY, TEXAS 77494
281-810-1422

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

K:\16759\16759-0010-16 Ashland - Phase 1B - Offsite Paving\2 Design Phase\Planning\Sec 3\ASHLAND STREET DEDICATION SEC 3-PLAT.dwg Dec 20,2024 - 10:51am CKJ

STATE OF TEXAS §

COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Street Dedication Sec 3, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland 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.

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, successors, 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. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement 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 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.

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.

_____
Owner

_____
Duly Authorized Agent

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

_____
Print Name

My commission expires: _____

STATE OF TEXAS §

COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

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

_____
Steve Jares
Registered Professional Land Surveyor
Texas Registration No 5317

STATE OF TEXAS §

COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, William A.C. McAshan, 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.

_____
William A.C. McAshan, P.E.
Professional Engineer

STATE OF TEXAS §

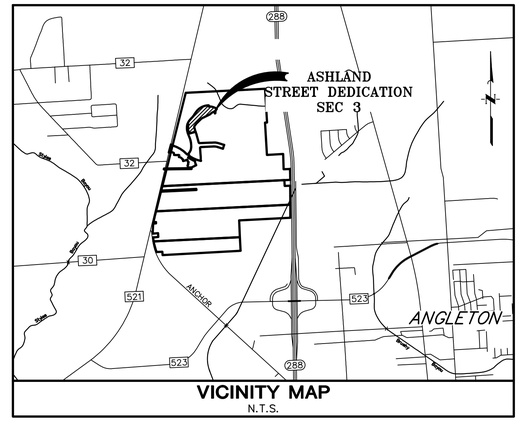
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 24.91 acre tract of land situated in Shubael Marsh Surveys, Abstract Nos. 81 & 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPROBC); said 24.91 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument at the northwest corner of said 469.08–acre tract, the southwest corner of a called 2.97–acre tract of land conveyed to James W. Northrup and Deborah Northrup in Clerk's File No. 01–008056 in Brazoria County Official Public Records, and along the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioner Court Records;

THENCE, over and across said 469.08 acre tract the following twenty six (26) courses and distances:

1. South 65°37'39" East, 1741.98 feet to the POINT OF BEGINNING of the herein described subject tract;
2. South 06°52'05" East, 70.00 feet to a point for corner marking the beginning of a non–tangent curve to the right;
3. Along the arc of said non–tangent curve to the right having a radius of 715.00 feet, a central angle of 36°53'55", an arc length of 460.46 feet, and a long chord bearing South 78°25'07" East, with a chord length of 452.54 feet to a point for corner marking the beginning of a compound curve to the right;
4. Along the arc of said compound curve to the right having a radius of 25.00 feet, a central angle of 93°33'50", an arc length of 40.82 feet, and a long chord bearing South 13°11'15" East, with a chord length of 36.44 feet to a point for corner marking the beginning of a reverse curve to the left;
5. Along the arc of said reverse curve to the left having a radius of 430.00 feet, a central angle of 34°03'55", an arc length of 255.66 feet, and a long chord bearing South 16°33'43" West, with a chord length of 251.91 feet to a point for corner marking the beginning of a reverse curve to the right;
6. Along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 77°42'59", an arc length of 33.91 feet, and a long chord bearing South 38°23'15" West, with a chord length of 31.37 feet to a point for corner marking the beginning of a reverse curve to the left;
7. Along the arc of said reverse curve to the left having a radius of 320.00 feet, a central angle of 01°16'31", an arc length of 7.12 feet, and a long chord bearing South 76°36'28" West, with a chord length of 7.12 feet to a point for corner;
8. North 14°01'46" West, 125.00 feet to a point for corner;
9. South 70°08'52" West, 90.29 feet to a point for corner;
10. South 58°30'09" West, 91.70 feet to a point for corner;
11. South 47°48'28" West, 178.80 feet to a point for corner;
12. South 63°17'42" West, 570.00 feet to a point for corner;
13. South 44°34'38" West, 455.00 feet to a point for corner;
14. South 36°12'11" West, 190.26 feet to a point for corner;
15. South 21°46'37" West, 66.45 feet to a point for corner;
16. South 16°30'19" East, 324.58 feet to a point for corner;
17. South 74°29'44" West, 383.33 feet to a point for corner;
18. North 15°30'16" West, 60.00 feet to a point for corner marking the beginning of a non–tangent curve to the left;
19. Along the arc of said non–tangent curve to the left having a radius of 630.00 feet, a central angle of 02°19'43", an arc length of 25.61 feet, and a long chord bearing South 73°19'52" West, with a chord length of 25.60 feet to a point for corner marking the beginning of a reverse curve to the right;
20. Along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 87°16'51", an arc length of 38.08 feet, and a long chord bearing North 64°11'34" West, with a chord length of 34.51 feet to a point for corner marking the beginning of a compound curve to the right;
21. Along the arc of said compound curve to the right having a radius of 745.00 feet, a central angle of 37°04'06", an arc length of 481.99 feet, and a long chord bearing North 02°01'06" West, with a chord length of 473.62 feet to a point for corner;
22. North 73°29'03" West, 70.00 feet to a point for corner marking the beginning of a non–tangent curve to the right;
23. Along the arc of said non–tangent curve to the right having a radius of 815.00 feet, a central angle of 26°23'37", an arc length of 375.44 feet, and a long chord bearing North 29°42'46" East, with a chord length of 372.12 feet to a point for corner;
24. North 42°54'34" East, 314.82 feet to a point for corner marking the beginning of a curve to the right;
25. Along the arc of said curve to the right having a radius of 3035.00 feet, a central angle of 15°53'23", an arc length of 841.69 feet, and a long chord bearing North 50°51'16" East, with a chord length of 839.00 feet to a point for corner marking the beginning of a compound curve to the right;
26. Along the arc of said compound curve to the right having a radius of 785.00 feet, a central angle of 24°19'58", an arc length of 333.38 feet, and a long chord bearing North 70°57'56" East, with a chord length of 330.88 feet to the POINT OF BEGINNING, CONTAINING 24.91 acres of land in Brazoria County, Texas.



VICINITY MAP
N.T.S.

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

_____
Chairman, Planning and Zoning Commission

_____
City Secretary

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

_____
Mayor

_____
City Secretary

_____
City Secretary

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

_____,
City Secretary, City of Angleton
On behalf of the Notary Public, State of Texas

FINAL PLAT OF
ASHLAND
STREET DEDICATION SEC 3

A SUBDIVISION OF 24.91 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

3 RESERVES **1 BLOCK**

DECEMBER 2024

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281–912–3364

PLANNER
META PLANNING AND DESIGN
24275 KATY FREEWAY
SUITE 200
KATY, TEXAS 77494
281–810–1422

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033

K:\16759\16759-0010-16 Ashland – Phase 1B – Offsite Paving\2 Design Phase\Planning\Sec 3\ASHLAND STREET DEDICATION SEC 3-PLAT.dwg Dec 20,2024 – 10:51am CKJ

August 16, 2024

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

Re: On-Going Services
Construction Plans for Coral Haven Street Dedication, Street Dedication 3, and Phase 1a Offsite Utilities – 4th Submittal Review
Angleton, Texas
HDR Job No. 10391496

Dear Mr. Spriggs:

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

Construction Plans

1. Sheet 27 of 37 – BASELINE C – STA. 0+00.00 to STA. 1+49.30 - Baseline C - Update plan and profile to show water line improvements. Please resubmit a final planset once this revision has been completed.
2. The storm pipe material within the planset was previously designed using reinforced concrete pipe and has changed to "HP Storm Pipe" with the most recent submittals. Request for the use of this pipe material alternative was recently coordinated through the City in which use of the pipe would be allowed subject to the installation being performed per standard specifications designated by TxDOT. A formal request shall be made in writing for use of the pipe in other concurrent and future sections within the subdivision.

HDR takes no objection to the proposed Coral Haven Street Dedication, Street Dedication 3, and Phase 1a Offsite Utilities with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.

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

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10391496 /10361761)

Attachments

hdrinc.com 4828 Loop Central Drive, Suite 700, Houston, TX 77081-2220
T (713) 622-9264 F (713) 622-9265
Texas Registered Engineering Firm F-754

AGENDA ITEM SUMMARY FORM

MEETING DATE: January 14, 2025

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

AGENDA CONTENT: Discussion and possible action on a Final Plat for Ashland Development Water Plant to clear all conditions of the August 22, 2023 approval by Council.

AGENDA ITEM SECTION: Consent Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

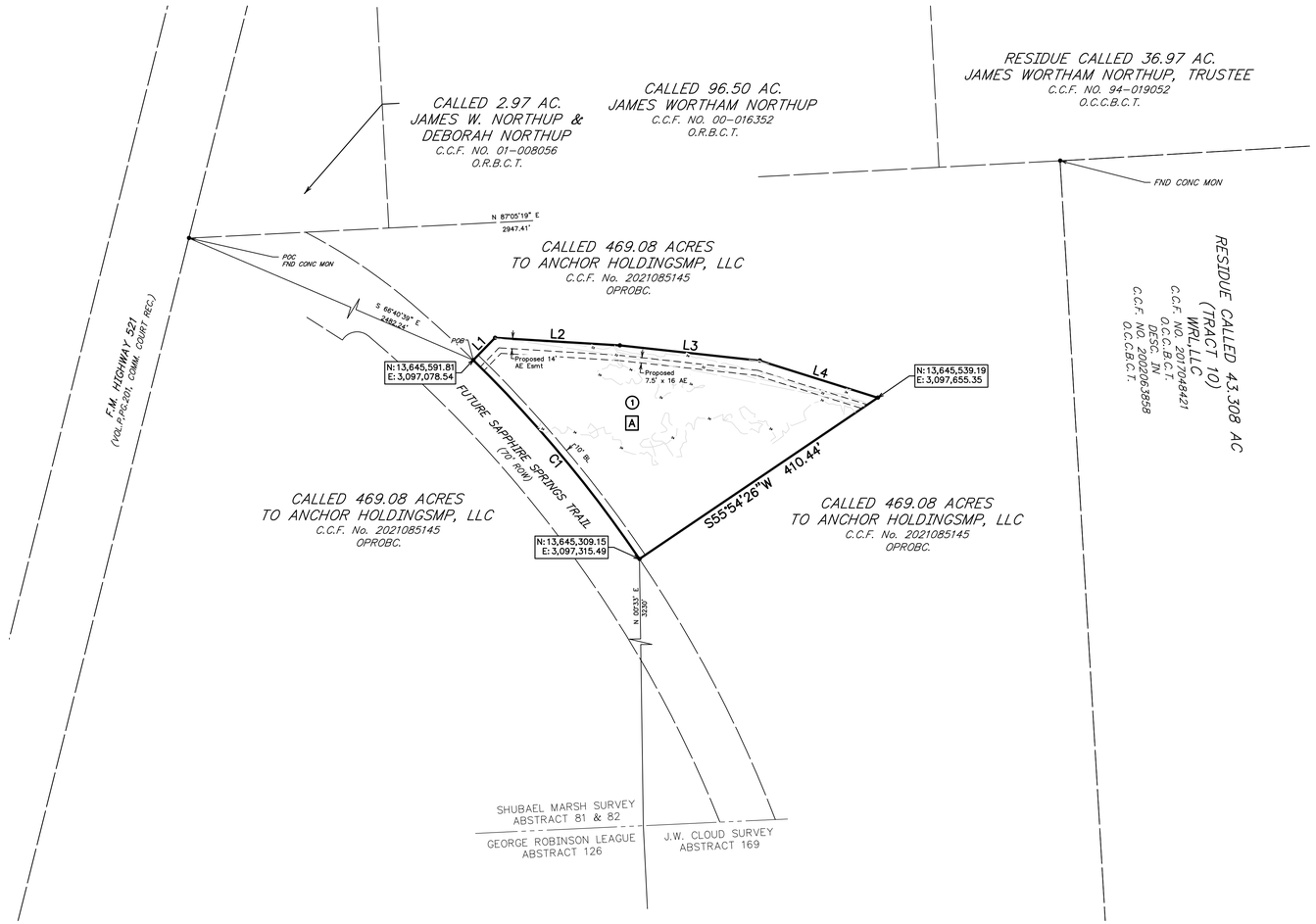
Consideration of approval of a Final Plat for Ashland Development Water Plant, for 2.095 acres of land, containing 1 reserve, in 1 block out of the Shubael Marsh Survey, A-82, Brazoria County, Texas as submitted by Quiddity Engineering, LLC on behalf of Ashton Gray Development. The proposed use of the 1 reserve includes the water plant use. The property is currently within the ETJ, Extraterritorial Jurisdiction within Brazoria County.

Status: 8/22/2023: History: The Ashland Development Water Plant Final Plat was conditionally approved by City Council on August 22, 2023 subject to all referral agency final approvals. See Exhibits A and A.1.

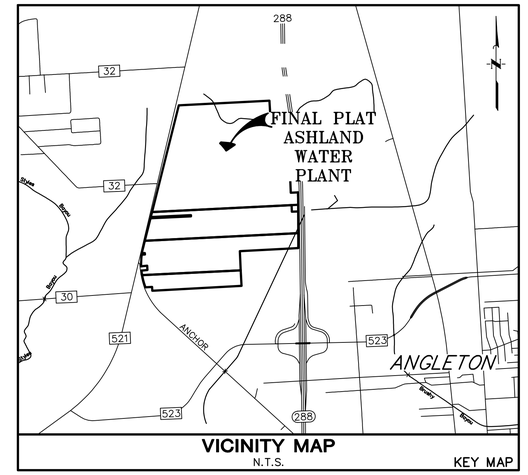
City Engineer Comments: The City Engineer has reviewed the final plat to ensure that the applicants have satisfied the previously listed conditions of approval regarding the referral agencies. Staff has attached all supportive letters of no-objections from TCEQ, Brazoria County's approval of the Drainage Impact Analysis, Area 1 attached in the exhibits.

RECOMMENDATION: The Council should approve the final plat removing the noted conditions established August 22, 2023.

RESTRICTED RESERVE A
Restricted to
Water Plant Uses
2.095 AC
91,244 Sq. Ft.



0 50 100 200 300
SCALE: 1" = 100'



LEGEND:

AC. . . . . "Acreage"
AE. . . . . "Aerial Easement"
BL. . . . . "Building Line"
D.R.B.C. . . . . "Deed Records Brazoria County"
ESMT. . . . . "Easement"
FND . . . . . "Found"
IP. . . . . "Iron Pipe"
IR. . . . . "Iron Rod"
NO . . . . . "Number"
O.P.R.B.C. . . . . "Official Public Records of Brazoria County"
PG. . . . . "Page"
P.O.B. . . . . "Point of Beginning"
R.O.W. . . . . "Right- of-way".
UE. . . . . "Utility Easement"
VOL. . . . . "Volume"
(1) . . . . . "Block Number"
● . . . . . Set 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner")

GENERAL NOTE:

1. The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.99987001?.
2. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from 11) any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
3. Elevations were obtained with Real Time Kinetic Global Positioning Satellite Equipment and are based on National Geodetic Survey Monument Designation:
   DG6956 DWI1 CLUTE COOP CORS ARP
   DL3490 TXBC BAY CITY CORS ARP
   DH3614 TXLM LA MARQUE CORS ARP
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 statues and is subject to fines and withholding of utilizes 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. Restricted Reserve "A" is restricted to water plant uses.
10. This reserve shall be owned and maintained by the Brazoria County MUD No. 82.
11. According to Map No. 48039C0430K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazoria County, Texas and Incorporated Areas, dated December 30, 2020, the subject tract is situated within: Shaded Zone "X"; defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
12. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N44°20'44"E	44.38'
L2	S86°30'38"E	178.28'
L3	S83°47'48"E	200.83'
L4	S72°34'12"E	176.35'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1835.00'	11°33'43"	370.29'	N39°52'25"W	369.66'	185.78'

FINAL PLAT
ASHLAND WATER PLANT

A SUBDIVISION OF 2.095 ACRES OF LAND
OUT OF THE SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK

DECEMBER 2024

OWNER
ANCHOR HOLDINGS MP, LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77401
281.221.2699

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SHEET 1 OF 2

STATE OF TEXAS §

COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as ASHLAND WATER PLANT, 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.

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, successors, and assigns:

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

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.

_____
Owner

_____
Duly Authorized Agent

STATE OF TEXAS §

COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared _____ 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 _____, ____.

_____
Notary Public
State of Texas

STATE OF TEXAS §

COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steve Jares, 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.

_____
Steve Jares
Registered Professional Land Surveyor
Texas Registration No 5317

STATE OF TEXAS §

COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Darren J. McAfee P.E., 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.

Darren J. McAfee P.E.
Professional Engineer
No. 137808

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

_____
Chairman, Planning and Zoning Commission

_____
City Secretary

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

_____
Mayor

_____
City Secretary

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

_____
Notary Public
State of Texas

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 2.095–acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08–acres tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County, said 2.095–acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument for the northwest corner of said 469.08–acre tract, and the southwest corner of a called 2.97–acre tract of land conveyed to James W. Northrup and Deborah Northrup in Clerk's File No. 01–008056 in Official Records of Brazoria County,Texas and in the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioner Court Records, from which a found concrete monument for the southeast corner of a called 96.50 acre tract of land conveyed to James Wortham Northrup, recorded in Clerk's File No. 00–016352 in the Official Records of Brazoria County, Texas, common with the southwest corner a residue called 36.97–acre tract conveyed to James Wortham Northrup, recorded in Clerk's File No. 94–019052 in the Office of the County Clerk's, Brazoria County, Texas bears North 87°05'19" East, 2947.41 feet;

THENCE, South 66°40'39" East, over and across said 469.08–acre tract, 2482.24 feet to a set 3/4–inch iron rod (with cap stamped "Quiddity Eng Property Corner") for the POINT OF BEGINNING of the herein described tract,

THENCE, North 44°20'44" East, 44.38 feet to a set 3/4–inch iron rod (with cap stamped "Quiddity Eng Property Corner");

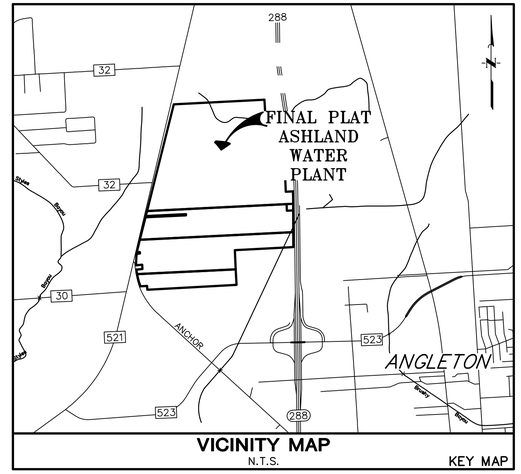
THENCE, South 86°30'38" East, 178.28 feet to a set 3/4–inch iron rod (with cap stamped "Quiddity Eng Property Corner");

THENCE, South 83°47'48" East, 200.83 feet to a set 3/4–inch iron rod (with cap stamped "Quiddity Eng Property Corner");

THENCE, South 72°34'12" East, 176.35 feet to a set 3/4–inch iron rod (with cap stamped "Quiddity Eng Property Corner");

THENCE, South 55°54'26" West, 410.44 feet to a set 3/4–inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the beginning of a non–tangent curve to the left;

THENCE, along the arc of said non–tangent curve to the left having a radius of 1835.00 feet, a central angle of 11°33'43", an arc length of 370.29 feet, and a long chord bearing North 39°52'25" West, 369.66 feet to the POINT OF BEGINNING, CONTAINING 2.095–acres of land in Brazoria County, Texas.



VICINITY MAP
N.T.S.
KEY MAP

FINAL PLAT
ASHLAND WATER PLANT

A SUBDIVISION OF 2.095 ACRES OF LAND
OUT OF THE SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK

DECEMBER 2024

OWNER
ANCHOR HOLDINGS MP, LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77401
281.221.2699

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

K:\16759\16759-0010-08 Ashland Water Plant No. 1 -Phase 1\2 Design Phase\Planning\ASHLAND WP-PLAT.dwg Dec 20,2024 - 11:15am CKJ

AGENDA ITEM SUMMARY FORM

MEETING DATE: January 14, 2025

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

AGENDA CONTENT: Discussion and possible action on a Final Plat for Ashland Utility and Lift Station Reserve, for 0.23 acres of land, containing two reserves in one block for utility purposes, to remove all referral agency conditions.

AGENDA ITEM SECTION: Consent Agenda Item

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

FUND: N/A

EXECUTIVE SUMMARY:

Consideration of approval of a Final Plat for Ashland Development Ashland Utility Reserve, for 0.23 acres of land, containing two reserves in one block for utility purposes and to allow for a lift station, out of the Shubael Marsh Survey A-81 & A-82, Brazoria County, Texas as submitted by META Planning and Design LLC on behalf of Ashton Gray Development. The property is currently within the ETJ, Extraterritorial Jurisdiction within Brazoria County.

The City of Angleton City Council discussed and acted upon the request for approval of the Final Plat for Ashland Development Ashland Utility Reserve, for 0.23 acres of land, containing two reserves in one block for utility purposes and to allow for a lift station, in their regular session on Tuesday, June 11, 2024 (Agenda Item #8). The City Council voted (0 in-favor/7-opposed) to deny the Final Plat.

STAFF REVIEW

The City Engineer has reviewed the Final Plat for Ashland Utility Reserve, and has cleared all the noted comments and has determined that the agency referral conditions can now all be dismissed per the letter of objections received in the attached Exhibits from Brazoria County and TCEQ.

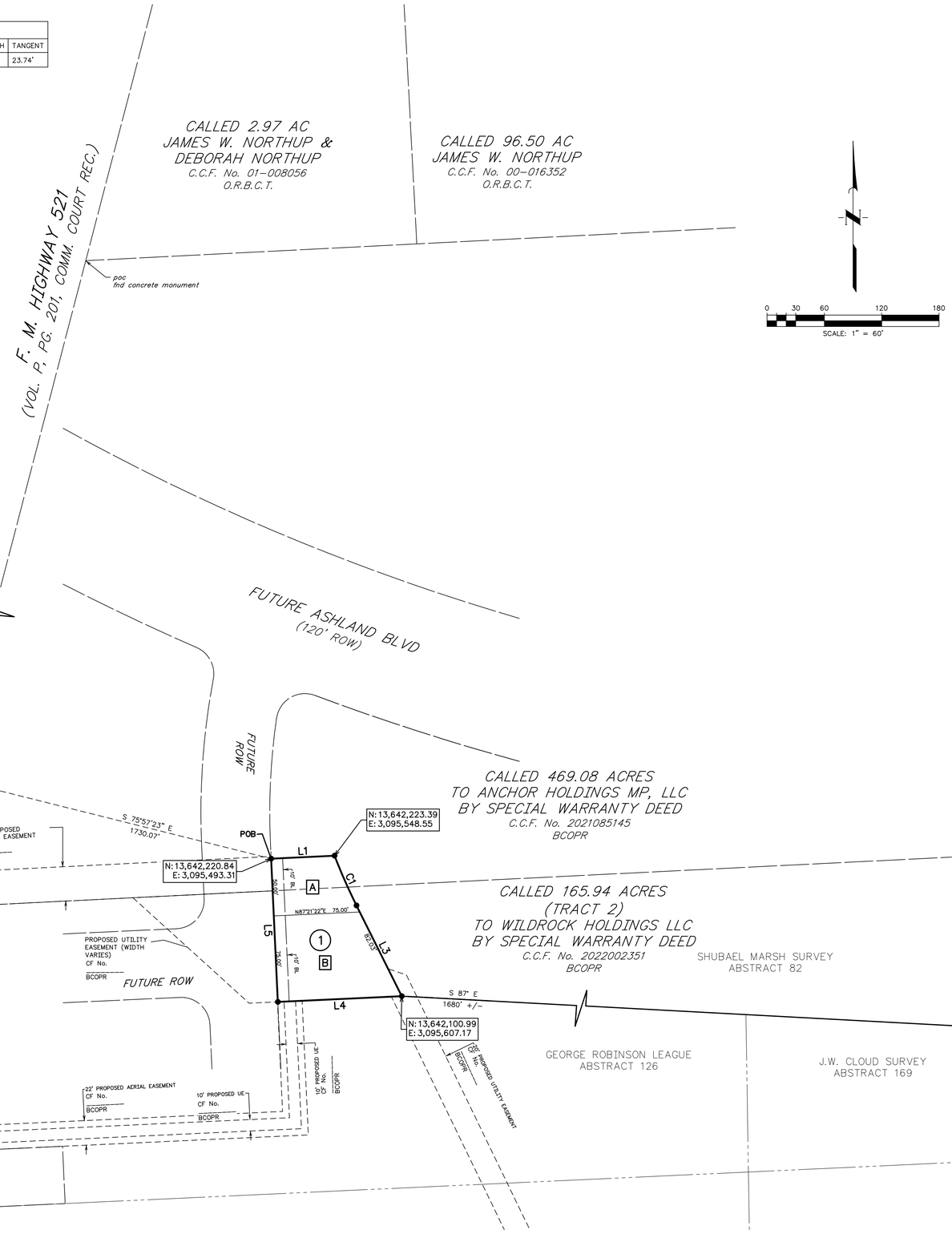
RECOMMENDATION: City Council should approve the final plat with no conditions.

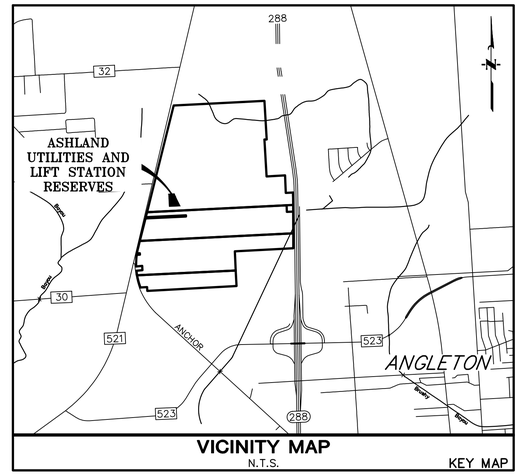
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°21'22"E	55.31'
L3	S26°32'24"E	88.34'
L4	S87°21'22"W	108.23'
L5	N02°38'38"W	125.00'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	500.00'	5°26'14"	47.45'	S23°49'17"E	47.43'	23.74'

RESTRICTED RESERVE A
Restricted to Utilities
Purposes Only
0.07 AC
3,233 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Lift Station
Purposes Only
0.16 AC
6,871 Sq. Ft.





VICINITY MAP
N.T.S.
KEY MAP

Legend

AC. . . . . Acres
BCOPR. . . . . Brazoria County Official Public Records
C.C.F. . . . . County Clerk's File
D.R.B.C. . . . . Deed Records Brazoria County
FND . . . . . Found
NO. . . . . Number
O.P.R.O.B.C. . . . . Official Public Records Brazoria County
O.C.C.B.C.T. . . . . Official County Clerk Brazoria County,Texas
PG . . . . . Page
P.O.B . . . . . Point Of Beginning
R.O.W . . . . . Right Of Way
VOL . . . . . Volume
● . . . . . Set 3/4-inch iron rod with cap stamped "Quiddity Eng. Property Corner" as per certification
(1) . . . . . Block Number

General Notes

1. The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.999870017.

2. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from 11) any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.

3. According to Map No. 48039C0430K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazoria County, Texas and Incorporated Areas, dated December 30, 2020, the subject tract is situated within: Shaded Zone 'X'; defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

   Elevations were obtained with Real Time Kinetic Global Positioning Satellite Equipment and are based on National Geodetic Survey Monument Designation:
   DG6956 DW31 CLUTE COOP CORS ARP
   DL3490 TXBC BAY CITY CORS ARP
   DH3614 TXLM LA MARQUE CORS ARP

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 statues and is subject to fines and withholding of utilizes 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. Reserves A and B shall be owned and maintained by the Brazoira County MUD No. 82

FINAL PLAT OF
ASHLAND UTILITY AND LIFT STATION RESERVES

A SUBDIVISION OF 0.2320 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

2 RESERVES 1 BLOCK

DECEMBER 2024

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGARLAND, TX 77478
281.221.2699

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033

SHEET 1 OF 2

K:\16759\16759-0010-09 Ashland -Lift Station No. 1\2 Design Phase\Planning\ASHLAND LIFT STATION-PLAT.dwg Dec 20,2024 - 11:19am CKJ

STATE OF TEXAS §

COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as ASHLAND UTILITIES AND LIFT STATION RESERVES, 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.

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, successors, and assigns:

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

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.

_____
Owner

_____
Duly Authorized Agent

STATE OF TEXAS §

COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, Authorized Signer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

_____
Print Name

My commission expires: _____

STATE OF TEXAS §

COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steven Jares, 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.

_____
Steven Jares
RPLS No. 5317

STATE OF TEXAS §

COUNTY OF BRAZORIA §

That I, Darren J. McAfee P.E., 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.

_____
Darren J. McAfee P.E.
Professional Engineer
No. 137806

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

_____
Chairman, Planning and Zoning Commission

_____
City Secretary

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

_____
Mayor

_____
City Secretary

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

_____,
City Secretary, City of Angleton
On behalf of the Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 0.2320-acre tract of land situated in Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPROBC); said 0.2320-acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument at the northwest corner of said 469.08-acre tract, the southwest corner of a called 2.97-acre tract of land conveyed to James W. Northrup and Deborah Northrup in Clerk's File No. 01-008056 in Brazoria County Official Public Records, and along the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioner Court Records;

THENCE, South 14°02'37" West, along the west line of said 469.08-acre tract, common with the east line of said F.M. Highway 521, 1527.59 feet to a point for corner, from which a found 1/2-inch iron rod (with cap stamped "CBG") bears South 14°02'37" West, 554.42 feet;

THENCE, over and across said 469.08-acre tract the following six (6) courses and distances:

1. South 75°57'23" East, 1730.07 feet to a point for corner marking the POINT OF BEGINNING of the herein described subject tract;

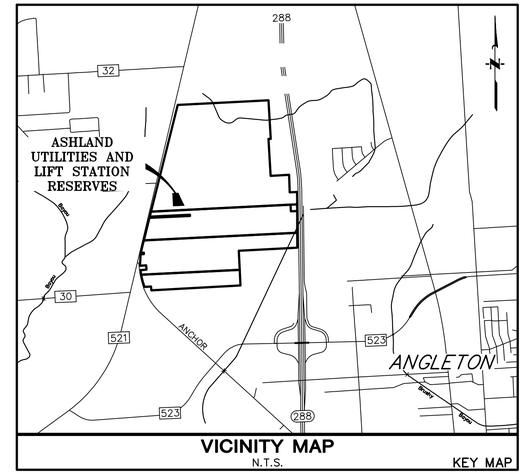
2. North 87°21'22" East, 55.31 feet to a point for corner marking the beginning of a non-tangent curve to the left;

3. Along the arc of said non-tangent curve to the left having a radius of 500.00 feet, a central angle of 05°26'14", an arc length of 47.45 feet, and a long chord bearing South 23°49'17" East, with a chord length of 47.43 feet to a point for corner;

4. South 26°32'24" East, 88.34 feet to a point for corner;

5. South 87°21'22" West, 108.23 feet to a point for corner;

6. North 02°38'38" West, 125.00 feet to the POINT OF BEGINNING, CONTAINING 0.2320 acres of land situated in Brazoria County, Texas.



VICINITY MAP
N.T.S.
KEY MAP

FINAL PLAT OF ASHLAND UTILITY AND LIFT STATION RESERVES

A SUBDIVISION OF 0.2320 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEY, A-82 BRAZORIA COUNTY, TEXAS

2 RESERVES 1 BLOCK

DECEMBER 2024

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGARLAND, TX 77478
281.221.2699

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033

K:\16759\16759-0010-09 Ashland -Lift Station No. 1\2 Design Phase\Planning\ASHLAND LIFT STATION-PLAT.dwg Dec 20,2024 - 11:18am CKJ

Jon Niermann, *Chairman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 4, 2024

David A. Olf, P.E.
QUIDDITY ENGINEERING, LLC
6330 West Loop South, Suite 150
Houston, TX 77401

Re: Ashton Gray Development LLC
Ashland Lift Station No. 1
Permit No. WQ0016176-001
WWPR Log No. 0424/096
CN606024818, RN111511218
Brazoria County

Dear Mr. Olf:

We have received the project summary transmittal letter dated 4/22/2024.

The rules which regulate the design, installation and testing of domestic wastewater projects are found in 30 TAC, Chapter 217, of the Texas Commission on Environmental Quality (TCEQ) rules titled, Design Criteria for Wastewater Systems.

Section 217.6(d), relating to case-by-case reviews, states in part that upon submittal of a summary transmittal letter, the executive director may approve of the project without reviewing a complete set of plans and specifications.

Under the authority of §217.6(e) a technical review of complete plans and specifications is not required. **However, the project proposed in the summary transmittal letter is approved for construction. Please note, that this conditional approval does not relieve the applicant of any responsibilities to obtain all other necessary permits or authorizations, such as wastewater treatment permit or other authorization as required by Chapter 26 of the Texas Water Code.** Below are provisions of the Chapter 217 regulations, which must be met as a condition of approval. These items are provided as a reminder. If you have already met these requirements, please disregard this additional notice.

- You must keep certain materials on file for the life of the project and provide them to TCEQ upon request. These materials include an engineering report, test results, a summary transmittal letter, and the final version of the project plans and specifications. These materials shall be prepared and sealed by a Professional Engineer licensed in the State of Texas and must show substantial compliance with Chapter 217. All plans and specifications must conform to any waste discharge requirements authorized in a permit by the TCEQ. Certain specific items which shall be addressed in the engineering report are discussed in §217.6(d). Additionally, the engineering report must include all constants, graphs,

equations, and calculations needed to show substantial compliance with Chapter 217. The items which shall be included in the summary transmittal letter are addressed in §217.6(d)(1)-(9).

- Any deviations from Chapter 217 shall be disclosed in the summary transmittal letter and the technical justifications for those deviations shall be provided in the engineering report. Any deviations from Chapter 217 shall be based on the best professional judgement of the licensed professional engineer sealing the materials and the engineer's judgement that the design would not result in a threat to public health or the environment.

- Any variance from a Chapter 217 requirement disclosed in your summary transmittal letter is approved. If in the future, additional variances from the Chapter 217 requirements are desired for the project, each variance must be requested in writing by the design engineer. Then, the TCEQ will consider granting a written approval to the variance from the rules for the specific project and the specific circumstances.

- Within 60 days of the completion of construction, an appointed engineer shall notify both the Wastewater Permits Section of the TCEQ and the appropriate Region Office of the date of completion. The engineer shall also provide written certification that all construction, materials, and equipment were substantially in accordance with the approved project, the rules of the TCEQ, and any change orders filed with the TCEQ. All notifications, certifications, and change orders must include the signed and dated seal of a Professional Engineer licensed in the State of Texas.

This approval does not mean that future projects will be approved without a complete plans and specifications review. The TCEQ will provide a notification of intent to review whenever a project is to undergo a complete plans and specifications review. Please be reminded of 30 TAC §217.7(a) of the rules which states, "Approval given by the executive director or other authorized review authority does not relieve an owner of any liability or responsibility with respect to designing, constructing, or operating a collection system or treatment facility in accordance with applicable commission rules and the associated wastewater permit".

If you have any questions or if we can be of any further assistance, please call me at (512) 239-4552.

Sincerely,

Louis C. Herrin, III, P.E.
Wastewater Permits Section (MC 148)
Water Quality Division
Texas Commission on Environmental Quality

LCHIII/tc

cc: TCEQ, Region 12 Office

THE HEART OF BRAZORIA COUNTY
ANGLETON

Mayor John Wright

Travis Townsend
Mayor Pro Tem
Position 2

Christiene Daniel
Council Member
Position 1

Terry Roberts
Council Member
Position 3

Cecil Booth
Council Member
Position 4

Tanner Sartin
Council Member
Position 5

Chris Whittaker
City Manager

Michelle Perez
City Secretary

June 18, 2024

David Olf, Quiddity Engineering, LLC, Applicant's Agent
3100 Alvin Devane Blvd., Ste. 150
Austin, TX 78741

Re.: Results Letter- Item #8: Discussion and possible action on a **Final Plat for Ashland Utility Reserve/Lift Station**- City Council Denied, June 11, 2024.

Dear David,

The City of Angleton City Council discussed and acted upon the request for approval of the Final Plat for Ashland Development Ashland Utility Reserve, for 0.23 acres of land, containing two reserves in one block for utility purposes and to allow for a lift station, in their regular session on Tuesday, June 11, 2024 (Agenda Item #8). The City Council voted (0 in-favor/7-opposed) to deny the Final Plat.

Pursuit to **Texas Local Government Code, Sec. 212.0091**, the City is required to provide the above decision of disapproval by articulating each specific condition for the reason for disapproval. Please note that Final Plats are required to completely satisfy the requirements of the City of Angleton, Code of Ordinances **Section 23-95** and **Section 23-118, Final Plat** provisions. The disapproval was directly related to the requirements under the Texas Local Government Code and the Angleton Code of Ordinances.

Section 23-94 and **Section 23-117, Final Plat** provisions.

Final plat must have **all** stipulations and conditions, cleared as noted by the City Engineer.

1. ***Provide Street Name. Verify how site will be addressed?***
2. ***Identification of the subdivision preparation date, the name, license number, and seal of the engineer or R.P.L.S., who prepared the plat and that of the design firm.***

Action: Motion was made by Council Member Council Member Booth, seconded by Council Member Terry Roberts to approve the final plat, conditioned on referral agencies and the City Engineer's final sign-off.:

Roll Call Vote: (7-0, All Nays): Final Plat for Ashland Utility Reserve/Lift Station was Denied.

If there are any questions, please do not hesitate to contact the undersigned.

Sincerely,

Otis T. Spriggs, AICP, *Development Services Director*

cc: *Chris Whittaker, City Manager*
John Alvarez, P.E., Project Manager
Kandice Haseloff_Bunker, Development Coordinator
Kyle Reynolds, Assist. Dir. Of Development Services
Judith El Masri, City Attorney

October 9, 2024

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

Re: On-Going Services
Ashland Lift Station Construction Plans and Report (updated) – 3rd Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

HDR Engineering, Inc. (HDR) has reviewed construction plans and report for the above referenced subdivision and offers the following exceptions noted:

Construction Plans and Lift Station Report:

1. The attached letter TCEQ Letter dated June 4, 2024 acknowledges a project summary letter transmittal dated 4/22/2024 was received and also notes that technical review of the plans and specifications is not required and that it is approved for construction. This item satisfies conditions noted in the previous review correspondence. Note, requirements and other conditional items found in the letter shall be followed accordingly.

HDR takes no objection to the proposed Ashland Lift Station Construction Plans and Report (updated) with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Licensed Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.

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

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10361761)

Attachments

hdrinc.com 4828 Loop Central Drive, Suite 700, Houston, TX 77081-2220
T (713) 622-9264 F (713) 622-9265
Texas Registered Engineering Firm F-754

Jon Niermann, *Chairman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 4, 2024

David A. Olf, P.E.
QUIDDITY ENGINEERING, LLC
6330 West Loop South, Suite 150
Houston, TX 77401

Re: Ashton Gray Development LLC
Ashland Lift Station No. 1
Permit No. WQ0016176-001
WWPR Log No. 0424/096
CN606024818, RN111511218
Brazoria County

Dear Mr. Olf:

We have received the project summary transmittal letter dated 4/22/2024.

The rules which regulate the design, installation and testing of domestic wastewater projects are found in 30 TAC, Chapter 217, of the Texas Commission on Environmental Quality (TCEQ) rules titled, Design Criteria for Wastewater Systems.

Section 217.6(d), relating to case-by-case reviews, states in part that upon submittal of a summary transmittal letter, the executive director may approve of the project without reviewing a complete set of plans and specifications.

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- Within 60 days of the completion of construction, an appointed engineer shall notify both the Wastewater Permits Section of the TCEQ and the appropriate Region Office of the date of completion. The engineer shall also provide written certification that all construction, materials, and equipment were substantially in accordance with the approved project, the rules of the TCEQ, and any change orders filed with the TCEQ. All notifications, certifications, and change orders must include the signed and dated seal of a Professional Engineer licensed in the State of Texas.

This approval does not mean that future projects will be approved without a complete plans and specifications review. The TCEQ will provide a notification of intent to review whenever a project is to undergo a complete plans and specifications review. Please be reminded of 30 TAC §217.7(a) of the rules which states, "Approval given by the executive director or other authorized review authority does not relieve an owner of any liability or responsibility with respect to designing, constructing, or operating a collection system or treatment facility in accordance with applicable commission rules and the associated wastewater permit".

If you have any questions or if we can be of any further assistance, please call me at (512) 239-4552.

Sincerely,

Louis C. Herrin, III, P.E.
Wastewater Permits Section (MC 148)
Water Quality Division
Texas Commission on Environmental Quality

LCHIII/tc

cc: TCEQ, Region 12 Office

CONSTRUCTION

OF

ASHLAND LIFT STATION No. 1

FOR

ASHTON GRAY DEVELOPMENT, LLC

ON BEHALF OF

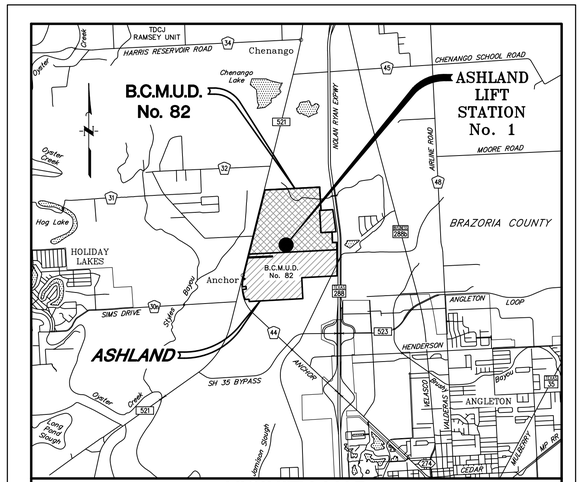
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT No. 82

BRAZORIA COUNTY, TEXAS

NO.	DATE	REVISIONS	APP.

INDEX OF DRAWINGS

SHEET No.		TITLE
1.	G1	COVER SHEET & INDEX OF DRAWINGS
2.	G2	GENERAL NOTES SHEET 1 OF 2
3.	G3	GENERAL NOTES SHEET 2 OF 2
4.	G4	GENERAL SYMBOLS AND ABBREVIATIONS
		CIVIL
5.	C1	OVERALL SITE LAYOUT
6.	C2	LIFT STATION SURVEY CONTROL
7.	C3	LIFT STATION SITE LAYOUT AND SWPPP
8.	C4	LIFT STATION PAVING AND DRAINAGE LAYOUT
9.	C5	CIVIL DETAILS SHEET 1 OF 3
10.	C6	CIVIL DETAILS SHEET 2 OF 3
11.	C7	CIVIL DETAILS SHEET 3 OF 3
		MECHANICAL
12.	M1	LIFT STATION PLAN AND PROFILE
13.	M2	MECHANICAL DETAILS – SHEET 1 OF 2
14.	M3	MECHANICAL DETAILS – SHEET 2 OF 2
		STRUCTURAL
15.	S1	STRUCTURAL PLAN AND PROFILE
16.	S2	GENERATOR PAD & ELECTRICAL CANOPY FOUNDATION
17.	S3	ELECTRICAL EQUIPMENT CANOPY
		ELECTRICAL
18.	E1	ELECTRICAL LEGENDS, SYMBOLS, AND NOTES
19.	E2	ELECTRICAL SCHEDULES
20.	E3	ELECTRICAL SITE LAYOUT
21.	E4	ELECTRICAL ONE–LINE DIAGRAM
22.	E5	ELECTRICAL CONTROL DIAGRAM SHEET 1 OF 2
23.	E6	ELECTRICAL CONTROL DIAGRAM SHEET 2 OF 2
24.	E7	ELECTRICAL DETAILS SHEET 1 OF 2
25.	E8	ELECTRICAL DETAILS SHEET 2 OF 2



VICINITY MAP
Scale: 1" = 1 Mile

BRAZORIA COUNTY KEY MAP: 795–P/Q

APRIL 2024
QUIDDITY JOB NO. 16759–0010–09

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

FLOODPLAIN INFORMATION:
FEMA PANEL: 48039C0430K
EFFECTIVE DATE: DECEMBER 30, 2020
BFE ELEVATION: 27.8 NAVD88
THIS SITE LIES WITHIN SHADED ZONE "X"

ONE–CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG
(713) 223–4567 (In Houston)
(New Statewide Number Outside Houston)
1–800–545–6005
– OR –
TEXAS811 (DIG TESS): 1–800–344–8377
– OR –
LONE STAR NOTIFICATION CENTER: 1–800–669–8344
CALL AT LEAST 2 WORKING DAYS (48 HOURS) BEFORE YOU DIG

OWNER/DEVELOPER INFO

ASHTON GRAY DEVELOPMENT
101 PARKLANE BOULEVARD, SUITE 102 SUGAR LAND, TX 77478

ASHTON GRAY DEVELOPMENT, LLC
ON BEHALF OF BRAZORIA COUNTY MUD No. 82
ASHLAND LIFT STATION No. 1

QUIDDITY
BELLAIRE, TEXAS

K:\16759\16759–0010–09 Ashland –Lift Station No. 1\2 Design Phase\CAD\CVR.dwg Apr 02,2024 – 7:38am DA01

GENERAL NOTES:

1. PRIOR TO BIDDING THE PROJECT, THE CONTRACTOR SHALL INSPECT THE LIFT STATION SITE AND SATISFY ITSELF THAT ABOVE AND BELOW GROUND CONDITIONS OF THE SITE ARE ACCEPTABLE FOR CONSTRUCTION. CONTRACTOR SHALL NOTE ANY VISIBLE CONFLICTS NOT SHOWN IN THE DRAWINGS AND BRING TO THE ATTENTION OF THE ENGINEER PRIOR TO BIDDING THE PROJECT. SHOULD A CONSTRUCTION CONFLICT OCCUR DUE TO A VISIBLE CONFLICT APPARENT AT THE TIME OF BIDDING, ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH THE CHANGE SHALL BE BORNE BY THE CONTRACTOR.
2. THIS PROJECT IS WITHIN THE CITY OF ANGLETON E.T.J. AND BRAZORIA COUNTY, TEXAS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL PERMITS. CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY REGULATION OF BRAZORIA COUNTY, TEXAS FOR FLOODPLAIN MANAGEMENT PRIOR TO STARTING CONSTRUCTION.
4. THE APPROXIMATE LOCATION OF EXISTING UTILITIES ARE GIVEN FOR REFERENCE ONLY. BEFORE COMMENCING THE WORK ON THIS CONTRACT, THE CONTRACTOR SHALL VERIFY BY FIELD INVESTIGATION THE ACTUAL LOCATIONS OF ALL UTILITY FACILITIES WITHIN AND ADJACENT TO THE LIMITS OF THE WORK THAT MAY BE AFFECTED BY THE WORK. CONFLICTS WHICH RESULT DUE TO NEGLIGENCE BY THE CONTRACTOR TO LOCATE, HORIZONTALLY AND VERTICALLY, EXISTING UTILITIES WHICH ARE SHOWN ON THE CONSTRUCTION DRAWINGS, OR WHICH THE CONTRACTOR HAS BEEN GIVEN NOTICE OR HAS KNOWLEDGE, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF REMEDIAL WORK, REMOVAL OF PORTIONS OF THE WORK OR EXTENSIVE DESIGN CHANGES OCCASIONED BY THE FAILURE OF THE CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES AS DESCRIBED ABOVE SHALL BE BORNE BY THE CONTRACTOR.
5. CONTRACTOR IS TO CONTACT THE TEXAS811 AT 811 OR 1-800-344-8347 FOR LOCATION OF EXISTING FACILITIES THAT MAY NOT BE SHOWN ON THE PLANS AT LEAST 72 HOURS PRIOR BUT NOT MORE THAN 14 WORKING DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, MAINTAINING, AND RESTORING ALL EXISTING FACILITIES OR ANY OFF-SITE AREAS AFFECTED BY THIS CONSTRUCTION PROJECT TO EXISTING OR BETTER CONDITION, UNLESS OTHERWISE NOTED, AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL COMPLY WITH O.S.H.A. REGULATIONS AND TEXAS STATE LAW CONCERNING TRENCH SAFETY SYSTEMS.
8. CONTRACTOR SHALL CONTACT QUIDDITY, MR. ALBERT LAZCANO, P.E. AT (713) 777-5337 A MINIMUM OF 48-HOURS PRIOR TO STARTING ANY WORK.
9. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES. ACCESS SHALL BE MAINTAINED DURING ALL WEATHER CONDITIONS.
10. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE "NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM" (NPDES) REQUIREMENTS, AND ALL ANGLETON DRAINAGE DISTRICT REQUIREMENTS. BEST MANAGEMENT PRACTICES SHALL BE FOLLOWED FOR SWPPP.
11. SHOULD SOFT UNSTABLE AREAS APPEAR DURING THE COURSE OF GRADING, THE CONTRACTOR SHALL REMOVE UNSTABLE MATERIAL AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL REPLACE THIS WITH A SUITABLE MATERIAL COMPACTED AS REQUIRED PER SPECIFICATIONS. (LIMITED TO 18" AT NO COST TO THE OWNER.)
12. ALL WASTE MATERIALS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
13. PROVIDE ISOLATION JOINTS BETWEEN ALL PROPOSED SIDEWALKS AND ALL SLABS, STRUCTURES, AND PAVEMENTS. ALSO PROVIDE ISOLATION JOINTS WHERE PIPES PENETRATE CONCRETE SLABS OR PAVEMENT. ISOLATION JOINTS SHALL CONSIST OF ASPHALT IMPREGNATED FIBERBOARD AND JOINT SEALANT MATERIAL.
14. PROVIDE PROTECTIVE COATINGS FOR THE EQUIPMENT AND PIPING IN ACCORDANCE WITH SECTION 09921 OF THE SPECIFICATIONS. SEE SECTION 09921 FOR A LIST OF SPECIFIC ITEMS WHICH ARE TO RECEIVE PROTECTIVE COATINGS. PROVIDE OTHER PROTECTIVE COATINGS, SUCH AS HOT-DIP GALVANIZING, AS INDICATED ON THESE PLANS AND IN OTHER SECTIONS OF THE SPECIFICATIONS. TOUCH UP DAMAGED AREAS OF GALVANIZED FINISHES WITH A ZINC RICH PAINT (85 PERCENT ZINC MINIMUM) INTENDED FOR THE APPLICATION.
15. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RED LINE RECORD DRAWINGS AND FINAL O&M MANUALS AT THE COMPLETION OF THIS PROJECT, AS PER THE SPECIFICATIONS, PRIOR TO FINAL PAYMENT.
16. CONTRACTOR TO FOLLOW CONSTRUCTION DETAILS IF DRAWINGS DEVIATE FROM CITY OF SUGARLAND STANDARDS.
17. ALL ITEMS IN THE WET WELL SHALL BE ACCESSIBLE FROM THE HATCH COVER. CONTRACTOR TO CONFIRM THE SIZE AND LOCATION OF THE WET WELL HATCHES PER SELECTED HATCH AND PUMP MANUFACTURERS' REQUIREMENTS (MINIMUM SIZE SHOWN).
18. SANITARY FACILITY CLEARANCES TO POTABLE WATER FACILITIES SHALL FOLLOW THE LATEST RULES AND REGULATIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
19. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SITE DRAINAGE AT ALL TIMES AT NO ADDITIONAL COST TO THE OWNER WHETHER BY GRADING OR PUMPING.
20. THE CONTRACTOR SHALL PROVIDE CONCRETE STRUCTURES AND TANKAGE THAT ARE FREE OF SUBSTANTIAL LEAKAGE AND WETTING OF EXTERIOR SURFACES.
21. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO THE EXISTING PUBLIC OR PRIVATE LINES INCLUDING BUT NOT LIMITED TO WATER LINES, WASTEWATER COLLECTION SYSTEM AND STORM SEWERS DURING CONSTRUCTION. ALL DAMAGES SHALL BE REPAIRED IN ACCORDANCE WITH CITY OF SUGARLAND STANDARDS WITH NO COST TO THE OWNER OR PUBLIC.

LIFT STATION PIPING NOTES:

1. LOCATIONS OF ALL EXISTING PIPING WERE DETERMINED FROM AVAILABLE EXISTING INFORMATION. THE CONTRACTOR SHOULD EXAMINE THE SITE PRIOR TO BIDDING THE PROJECT. CONTRACTOR SHALL VERIFY LOCATIONS AND FLOWLINES OF EXISTING PIPING UPON MOBILIZATION AND PRIOR TO BEGINNING CONSTRUCTION. EXTRA WORK REQUIRED TO MEET EXISTING CONDITIONS SHALL BE AT NO COST TO THE OWNER.
2. ALL PIPING SHALL BE DUCTILE IRON PIPE (D.I.P.) UNLESS OTHERWISE NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS. PROVIDE FLANGED JOINT (FIG. OR F.J.) PIPE AND FITTINGS ON ABOVEGROUND PIPE, AS SHOWN IN THE CONSTRUCTION DRAWINGS. PROVIDE RESTRAINED JOINT PUSH-ON (P.O. RESTRAINED) PIPE AND FITTINGS OR RESTRAINED MECHANICAL (MJ RESTRAINED) PIPE AND FITTINGS ON FIRST UNDERGROUND FITTINGS AND BELOW GROUND PIPE UNDERNEATH CONCRETE STRUCTURES AND ROADWAYS. ALL OTHER UNDERGROUND D.I.P SHALL HAVE PRESSURE TYPE PUSH-ON OR MECHANICAL JOINTS AND FITTINGS UNLESS OTHERWISE SHOWN. USE POLYWRAP ON ALL UNDERGROUND D.I.P. AND COAT ALL ABOVEGROUND D.I.P. IN ACCORDANCE WITH SECTIONS 09221 AND 15190 OF THE SPECIFICATIONS.
3. BED AND BACKFILL UNDERGROUND PIPING AS SHOWN IN THE BEDDING DETAILS ON SHEET C18. PROCESS LINES SHALL HAVE CLASS "C" PIPE BEDDING, SANITARY SEWERS SHALL HAVE CLASS "AA" BEDDING. PROCESS LINES SHALL BE DEFINED AS ALL LINES OTHER THAN GRAVITY SANITARY SEWERS AND STORM SEWERS AND MISCELLANEOUS SMALL DIAMETER PIPING. FOR PIPE BELOW STRUCTURES, STRUCTURAL BACKFILL REQUIREMENTS SHALL CONTROL OVER PIPING BACKFILL REQUIREMENTS.
4. ALL UNDERGROUND NUTS AND BOLTS MUST BE 304 STAINLESS STEEL. ALL ABOVEGROUND NUTS AND BOLTS MUST BE 304 STAINLESS STEEL. ALL DISSIMILAR PIPE, BOLT, NUT OR STRUCTURE MATERIAL MUST BE INSTALLED WITH ISOLATION KITS.
5. POLYVINYL CHLORIDE (P.V.C.) PIPE TWO INCHES (2") IN DIAMETER AND SMALLER SHALL BE SCHEDULE 80. THREE-INCH (3") AND FOUR-INCH (4") DIAMETER PIPE SHALL BE SCHEDULE 40. ALL P.V.C. PIPE LARGER THAN FOUR-INCHES (4") AND LESS THAN 18-INCHES (18") SHALL BE DR-18, CLASS 150 CONFORMING TO AWWA C-900. ALL P.V.C. PIPE 18-INCHES (18") AND LARGER SHALL BE DR-21, CLASS 150 CONFORMING TO AWWA C-905. ALL ABOVEGROUND PVC PIPE SHALL BE WRAPPED IN UV RESISTANT TAPE AND OF THE APPROPRIATE COLOR TO COMPLY WITH SPECIFICATION 15190.
6. ALL STEEL PIPE SHALL BE SCHEDULE 40, HOT-DIP GALVANIZED UNLESS OTHERWISE NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS. ALL FLANGED HDG STEEL PIPE GREATER THAN FOUR-INCHES (4") IN DIAMETER SHALL BE SHOP FITTED AFTER FABRICATION.
7. ALL PROPOSED LINES SHALL BE PAINTED, WRAPPED, OR MANUFACTURED IN THE COLOR AS INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH SPECIFICATION SECTIONS 09921-PROTECTIVE COATINGS, 15190-MECHANICAL IDENTIFICATION AND 15600-PLANT PIPING, INCLUDING COLOR CODE, FLOW DIRECTION AND PROCESS LABEL.
8. ALL NON-METALLIC UNDERGROUND PIPE SHALL BE INSTALLED WITH TRACER TAPE.
9. CONTRACTOR SHALL MAINTAIN A SIX-INCH (6") WORKING CLEARANCE BETWEEN ALL FLANGED PIPE CONNECTIONS AND ANY OBSTRUCTION (SUCH AS STRUCTURES, WALLS, SLABS, WALKWAY OR EQUIPMENT).
10. ALL PIPING LENGTHS SHOWN ON CALL-OUTS ON PLAN VIEW LAYOUTS ARE FOR GENERAL REFERENCE ONLY AND MUST BE CONFIRMED BY THE CONTRACTOR.
11. ALL PROPOSED AND EXISTING PIPES RUNNING ACROSS WALKWAYS SHALL BE PAINTED WITH BLACK AND SAFETY YELLOW STRIPES TWO-INCHES (2") WIDE, AND LETTERED "WATCH YOUR STEP" IN WHITE LETTERS FROM BOTH DIRECTIONS OF PIPE CROSSING.
12. UNLESS SPECIFICALLY OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS, ALL THROUGH-WALL PIPE SHALL HAVE A WALL FLANGE. ALL PENETRATIONS SHALL BE CAST-IN-PLACE WITH STRUCTURAL CONCRETE OR GROUTED IN BLOCK-OUTS WITH WATERPROOF NON-SHRINK GROUT. ALL BLOCK-OUTS FOR THROUGH-WALL PIPING SHALL BE KEYED, UNLESS OTHERWISE NOTED.
13. CONTRACTOR TO FIELD VERIFY FITTING REQUIREMENTS FOR ALL TIE-INS TO EXISTING PIPING.
14. INSTALL CHECK VALVES SO THAT THE WEIGHTED LEVER POSITION IS APPROXIMATELY 45 DEGREES BELOW THE VALVE'S HORIZONTAL CENTER LINE IN THE CLOSED POSITION; AND APPROXIMATELY 45 DEGREES ABOVE THE VALVE'S HORIZONTAL CENTER LINE IN THE FULL OPEN POSITION.
15. ALL GASKETS, GLANDS, PACKING AND RESILIENT VALVE SEATS ON PIPING SHALL BE RATED FOR SERVICE AT 250 PSI.
16. ALL RISER PIPING AND FORCE MAIN HEADER PIPING SHALL BE DUCTILE IRON, CLASS 53 WITH A MINIMUM WORKING PRESSURE OF 150 PSI PLUS A SURGE PRESSURE OF 100 PSI AND PRESSURE TYPE JOINTS.

SIGNAGE NOTES:

1. PROVIDE ALUMINUM WARNING SIGNS WHICH READ "DANGER, HIGH VOLTAGE", AND "NO TRESPASSING." INSTALL THESE SIGNS ON THE EXISTING ENTRANCE GATE. MINIMUM SIZE IS 8"X10" AND ALL SIGNS SHALL BE IN ENGLISH AND SPANISH. PROVIDE AN ALUMINUM SIGN APPROXIMATELY 12" X 24" ON THE FRONT GATE WHICH READS "BRAZORIA COUNTY M.U.D. NO. 82 – ASHLAND LIFT STATION NO. 1", AND THE LIFT STATION ADDRESS AND 24-HOUR EMERGENCY CONTACT.
2. PROVIDE IDENTIFICATION NUMBERS FOR EACH PUMP, WHICH CORRESPONDS TO THE IDENTIFICATION NUMBERS IN THE MOTOR CONTROL CENTER AND CONTROL PANELS. THESE NUMBERS SHALL BE LOCATED ON THE VERTICAL DISCHARGE PIPES OF THE PUMPS AND ON THE CONCRETE TOP SLAB OF THE LIFT STATION ADJACENT TO THE HATCH OPENING. THE NUMBERS SHALL CONSIST OF ONE COAT OF BLACK POLYURETHANE PAINT APPLIED WITH A STENCIL. NUMBER HEIGHT SHALL BE AT LEAST FOUR-INCHES (4").

SHORING AND TRENCH SAFETY:

1. CONTRACTOR SHALL INCLUDE COST OF SHORING IN BID PRICE FOR TRENCH SAFETY.
2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE TRENCH SAFETY AND SHORING SYSTEMS IN ACCORDANCE WITH O.S.H.A. REGULATIONS.
3. TRENCH SAFETY BOXES SHALL NOT BE PLACED IN THE PIPE ZONE.

SANITARY SEWER CONSTRUCTION NOTES:

1. MAINTAIN 12-INCH MINIMUM CLEARANCE BETWEEN ALL SANITARY SEWERS, STORM SEWERS AND CULVERTS UNLESS OTHERWISE NOTED.
2. ALL SEWER LINES SHALL BE AIR-TESTED IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS.
3. FOR ALL PVC OR D.I.P., USE MANHOLE WATERSTOP GASKET AND CLAMP ASSEMBLY AT MANHOLE CONNECTIONS. (NO SEPARATE PAY).
4. SANITARY SEWER MANHOLES DO NOT NEED TO BE SEALED UNLESS OTHERWISE NOTED.
5. MANHOLE RIMS ARE TO BE SET AT THE ELEVATIONS SHOWN ON THE PLANS INITIALLY. AFTER PAVING AND GRADING IS COMPLETED, RIMS ARE TO BE ADJUSTED TO FOUR (4) TO SIX (6) INCHES ABOVE FINAL GRADE AND BACK-DRESSED WITH DIRT TO PROVIDE DRAINAGE AWAY FROM THE MANHOLE. MANHOLES LOCATED WITHIN PROPOSED PAVEMENT SHALL HAVE A RIM ELEVATION EQUAL TO THE ROAD ELEVATION.
6. IF WET SAND IS ENCOUNTERED IN THE FIELD, USE SPECIAL BEDDING PER CITY OF HOUSTON DWG 02317-01, 02317-02 AND AS DIRECTED BY THE ENGINEER.

CONCRETE CONSTRUCTION NOTES:

1. FORMS MAY BE REMOVED AFTER CONCRETE HAS REACHED ITS INITIAL SET, BUT NO SOONER THAN 24 HOURS AFTER THE POUR. CURING COMPOUNDS MUST BE APPLIED AS THE FORMS ARE STRIPPED. SEE SPECIFICATION 3300 FOR MORE DETAILS.
2. ALL CONSTRUCTION JOINTS MUST HAVE THE LAITANCE REMOVED TO EXPOSE BARE AGGREGATE BY BUSH HAMMERING OR OTHER APPROVED METHODS BEFORE STARTING THE NEXT POUR.

GRADING NOTES:

1. AREAS THAT ARE TO RECEIVE FILL WILL BE STRIPPED TO A DEPTH OF THREE-INCHES (3"). STRIPPINGS SHALL BE STOCK PILED AND THEN SPREAD EVENLY ON SURFACE OF FILL AREAS.
2. FILL SHALL BE PLACED IN MAXIMUM LOOSE LIFTS OF SIX-INCHES (6") OR LESS AND COMPACTED TO 95% OF MAXIMUM DENSITY AT MINUS THREE PERCENT (-3%) TO PLUS FIVE PERCENT (+5%) OF MOISTURE CONTENT AS DETERMINED BY AASHTO TEST METHOD T-99.
3. ALL EXISTING DRAINAGE SWALES IN FILL AREAS SHALL BE CLEANED AND MUCKED OF ANY VEGETATION, AND THEN FILLED AS SHOWN WITH EXCAVATION MATERIAL IN MAXIMUM EIGHT-INCH (8") LOOSE LIFTS, AND COMPACTED TO 95% PROCTOR DENSITY PER AASHTO STANDARD METHOD T-99.
4. FINAL GRADE ALL AREAS OF THE SITE AS SHOWN ON GRADING PLAN AFTER COMPLETION OF ALL OTHER CONSTRUCTION ACTIVITIES. GRADE ALL AREAS OF THE SITE SMOOTH TO DRAIN. THOROUGHLY CLEAN SITE TO REMOVE ALL CONSTRUCTION DEBRIS SUCH AS CONCRETE RUBBLE, REBAR, ETC. HYDROMULCH ALL AREAS WHICH WERE DISTURBED DURING CONSTRUCTION.

LIFT STATION START-UP AND COORDINATION NOTES:

1. CONTRACTOR SHALL NOTIFY ENGINEER OF AND BE PRESENT FOR THE START-UP OF ALL NEW EQUIPMENT AND SHALL BE RESPONSIBLE FOR PROPER START-UP PROCEDURES AS RECOMMENDED BY THE MANUFACTURER. A MANUFACTURER REPRESENTATIVE SHALL BE PRESENT FOR START-UP AND PRE-START-UP INSPECTION AS REQUIRED BY THE SPECIFICATIONS AND RECOMMENDED BY THE MANUFACTURER OF EACH EQUIPMENT ITEM. NO EQUIPMENT WILL QUALIFY FOR SUBSTANTIAL COMPLETION UNTIL CONTRACTOR MEETS ALL CONDITIONS LISTED IN THE SPECIAL CONDITIONS INCLUDING SUBMITTING START-UP REPORTS TO THE ENGINEER.

WATERLINE CONSTRUCTION NOTES:

1. TWELVE (12) INCH OR SMALLER WATERLINES SHALL HAVE A MINIMUM COVER OF FOUR (4) FEET BELOW TOP OF CURB. THE CONTRACTOR SHALL UNIFORMLY VARY THE ELEVATION OF THE WATERLINE FROM THE DEPTH SHOWN ON THE PLANS TO FACILITATE CONFLICT AVOIDANCE AND MAINTAIN CLEARANCES. MAXIMUM DEFLECTION OF JOINTS SHALL NOT EXCEED THE PIPE MANUFACTURER'S RECOMMENDATIONS.
2. WATERLINE FITTINGS SHALL BE DUCTILE IRON UNLESS OTHERWISE NOTED.
3. WATERLINES SHALL BE CONSTRUCTED SO THAT ALL CROSSES AND TEES WILL NOT BE LOCATED UNDER PROPOSED OR FUTURE PAVING.
4. MAINTAIN 12-INCH (12") MINIMUM CLEARANCE BETWEEN ALL WATERLINES, STORM SEWERS AND CULVERTS UNLESS OTHERWISE NOTED.
5. FOR SPECIAL WATERLINE / SANITARY SEWER CLEARANCES, SEE SANITARY SEWER CONSTRUCTION NOTES.
6. WATERLINES SHALL BE BANK SAND-BEDDED AND BACKFILLED IN ACCORDANCE WITH THE LATEST EDITION OF CITY OF SUGARLAND SPECIFICATIONS AND DETAILS.
7. SANITARY PRECAUTIONS MUST BE TAKEN DURING WATERLINE CONSTRUCTION, AS CALLED FOR BY AWWA STANDARDS, PRECAUTIONS INCLUDE KEEPING PIPE CLEAN AND CAPPING, OR OTHERWISE EFFECTIVELY COVERING OPEN PIPE ENDS TO EXCLUDE INSECTS, ANIMALS, OR OTHER SOURCES OF CONTAMINATION FROM UNFINISHED PIPE LINES AT TIMES WHEN CONSTRUCTION IS NOT IN PROGRESS.
8. ALL NEWLY INSTALLED PIPES, COATINGS, AND RELATED PRODUCTS SHALL CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE / NATIONAL SANITATION FOUNDATION (ANSI / NSF) STANDARDS AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI.

CONSTRUCTION SHALL CONFORM TO ANGLETON CONSTRUCTION MANUAL WHICH REFERENCES CITY OF SUGARLAND DESIGN STANDARDS

NO.	DATE	REVISIONS	APP.

ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

ASHLAND LIFT STATION NO. 1

GENERAL NOTES
SHEET 1 OF 2

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SCALE: _____ DGN. BY: DAO
DATE: APRIL 2024 DWN. BY: BAW
JOB NO. 16759-0010-09 DWG. NO. _____
SUBMITTED: SURV. BY: _____
F.B. NO. _____

STATE OF TEXAS
David A. Olf
133819
LICENSED
PROFESSIONAL ENGINEER

G2
04/05/2024 SHEET NO. 2 OF 25

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0 1 2 3 4 5 ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

UTILITY CONSTRUCTION NOTES:

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND SAFE ACCESS TO ADJACENT PROPERTIES, REGARDLESS OF THE WEATHER CONDITIONS. DO NOT OBSTRUCT ROADWAYS, DRAINAGEWAYS, SIDEWALKS, OR PASSAGEWAYS ADJACENT TO THE CONSTRUCTION AREA.
2. WHEN TRENCH CONDITION WARRANTS THE USE OF DEWATERING SYSTEMS, THEIR USE SHALL BE REQUESTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
3. CONTRACTOR SHALL REMOVE ALL MUD, DIRT AND DEBRIS DEPOSITED OR DROPPED ON EXISTING PAVEMENT DUE TO HIS CONSTRUCTION ACTIVITY DAILY. MATERIAL THAT IS HAZARDOUS TO TRAFFIC SHALL BE REMOVED IMMEDIATELY.
4. CONTRACTOR SHALL PROTECT ALL TREES ADJACENT TO WORK AREA. NO TREES SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFEGUARDING AND PROTECTING ALL MATERIAL AND EQUIPMENT STORED ON THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF MATERIALS IN A SAFE AND WORKMANLIKE MANNER TO PREVENT INJURIES, DURING AND AFTER WORKING HOURS, UNTIL PROJECT ACCEPTANCE.
6. THE CONTRACTOR SHALL PROVIDE SHEETING, SHORING AND BRACING NECESSARY TO PROTECT WORKMEN AND EXISTING UTILITIES DURING ALL PHASES OF CONSTRUCTION, AS MAY BE REQUIRED BY O.S.H.A., FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES.
7. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO THE EXISTING PUBLIC OR PRIVATE UTILITY LINES, INCLUDING, BUT NOT LIMITED TO, WATER LINES, WASTEWATER COLLECTION SYSTEMS, STORM SEWERS, BACKSLOPE INTERCEPTORS, IRRIGATION LINES, ELECTRICAL LINES, AND MATERIAL AND PROPERTY DAMAGES DURING CONSTRUCTION. ALL DAMAGES, RELOCATION, OR REPLACEMENT OF EXISTING UTILITIES SHALL BE REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS, DETAILS, AND REQUIREMENTS OF THE UTILITY'S OWNER.
8. THE CONTRACTOR SHALL RETURN ALL EXISTING PAVING AND DRIVEWAYS TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER UNLESS OTHERWISE NOTED OR SPECIFICALLY CALLED OUT AS A PAY ITEM.

FORCE MAIN CONSTRUCTION NOTES:

1. ALL FORCE MAIN PIPE SHALL BE GREEN AND INCLUDE TRACER WIRE IN THE SAME TRENCH AND ABOVE THE FORCE MAIN IN ACCORDANCE WITH THE SPECIFICATIONS.
2. ALL PROPOSED 4–INCH TO 12–INCH FORCE MAINS SHALL BE POLYVINYL CHLORIDE PIPE OR DUCTILE IRON PIPE IN ACCORDANCE WITH THE SPECIFICATIONS.
3. ALL FORCE MAIN PIPE SHALL BE BANK SAND BEDDED AND BACKFILLED PER SPECIFICATIONS.
4. ALL FORCE MAINS SHALL BE HYDROSTATICALLY TESTED IN AN APPROVED MANNER IN ACCORDANCE WITH THE SPECIFICATIONS.
5. MAINTAIN 12–INCH MINIMUM CLEARANCE BETWEEN ALL SANITARY SEWERS, STORM SEWERS AND CULVERTS UNLESS OTHERWISE NOTED.
6. SANITARY SEWER MANHOLES SHALL BE STANDARD CITY OF SUGARLAND, UNLESS OTHERWISE NOTED.
7. ALL SANITARY MANHOLES WITHIN THE 100–YEAR FLOOD PLAIN (DESIGNATED) SHALL HAVE THE TOP SET AT LEAST TWELVE (12) INCHES ABOVE THE BASE FLOOD ELEVATION OR SEALED AND VENTED.
8. SANITARY SEWER MANHOLES SHALL BE PRECAST OR CAST–IN–PLACE IN ACCORDANCE WITH THE SPECIFICATIONS.
9. MANHOLE RIMS ARE TO BE SET AT THE ELEVATIONS SHOWN ON THE PLANS INITIALLY. AFTER SITE RESTORATION IS COMPLETED, RIMS ARE TO BE ADJUSTED TO THREE (3) TO SIX (6) INCHES ABOVE FINAL GRADE AND BACK–DRESSED WITH DIRT TO PROVIDE DRAINAGE AWAY FROM THE MANHOLE.
10. ALL TEES, ELBOWS, BENDS, AND PLUGS SHALL INCLUDE RESTRAINT OF FITTINGS. RESTRAINT MAY BE BY MEANS OF THRUST BLOCKS OR RESTRAINED JOINT PIPE (OF APPROVED MANUFACTURER). IF RESTRAINED JOINT PIPE IS USED, ALL PIPES LESS THAN 12–INCHES (12") IN DIAMETER SHALL INCLUDE A MINIMUM OF TWO (2) JOINTS OF RESTRAINT ON EACH SIDE OF THE FITTING AND ALL PIPES EQUAL TO OR GREATER THAN 16–INCHES (16") IN DIAMETER SHALL INCLUDE A MINIMUM OF THREE (3) JOINTS OF RESTRAINT ON EACH SIDE OF THE FITTING. WATERLINE FITTINGS SHALL BE CAST OR DUCTILE IRON UNLESS OTHERWISE NOTED. ALL PIPE FITTINGS SHALL BE MECHANICAL JOINTS.

NO.	DATE	REVISIONS	APP.

ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

ASHLAND LIFT STATION NO. 1

GENERAL NOTES
SHEET 2 OF 2

QUIDDITY
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STATE OF TEXAS
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G3
04/05/2024 SHEET NO. 3 OF 25

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GENERAL LEGEND

FUTURE	EXISTING	PROPOSED	
			PROPERTY LINE
			EASEMENT LINE
			BUILDING LINE
OHP	OHP	OHP	OVERHEAD POWER LINE
GAS	GAS	GAS	GAS LINE
T T	T T	T T	TELEPHONE LINE
SWB	SWB	SWB	SOUTHWESTERN BELL TELEPHONE LINE
AIR	AIR	AIR	AIR LINE
CL2	CL2	CL2	CHLORINE LINE
LAS	LAS	LAS	LIQUID AMMONIUM SULFATE LINE
HFS HFS	HFS HFS	HFS HFS	HYDROFLUOROSILICIC ACID LINE
POLY	POLY	POLY	POLYETHYLENE PIPING
FM	FM	FM	OFF-SITE FORCE MAIN PIPING
			TYP PIPE FITTING (VERTICAL)
			TYP PIPE FITTING (HORIZ)
			TYPICAL PIPE VALVE
			CONCRETE PIPE SUPPORT
			MANHOLE
			UNDERGROUND PLANT PIPING => 4"
			UNDERGROUND PLANT PIPING < 4"
			ABOVEGROUND PLANT PIPING
			EDGE OF PAVEMENT
			TOP OF BANK
			TOE OF SLOPE
			DRAINAGE SWALE
			CHAIN LINK FENCE
			WOODEN FENCE
			WROUGHT IRON FENCE
			BARBED WIRE FENCE
100.0	100.0	125	NATURAL GROUND CONTOUR
			CONCRETE PAVEMENT
			CRUSHED CONCRETE PAVEMENT
			ASPHALT PAVEMENT
			GRAVEL ROAD
107.5	107.5	108.0	GRADE ELEVATION
			SLOPE TO DRAIN
		CJ	SAW-CUT CONTROL JOINT
		EJ	EXPANSION JOINT
		IJ	ISOLATION JOINT
		KJ	KEYED CONSTRUCTION JOINT
			SOIL BORING (SEE GEOTECHNICAL REPORT)
			EXISTING ITEM TO BE DEMOLISHED
			EXISTING ITEM TO BE ABANDONED
			EDGE OF EXISTING FLOODPLAIN

GENERAL ABBREVIATIONS

AC	ACRES
BCDR	BRAZORIA COUNTY DEED RECORDS
BCOPRRP	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
CF	CLERK'S FILE
CFM	CUBIC FEET PER MINUTE
CL2	CHLORINE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
DO	DISSOLVED OXYGEN
EL	ELEVATION
FAA	FREE AVAILABLE AMMONIA
FC	FILM CODE
FF	FINISHED FLOOR
FM	FORCE MAIN
FT	FEET
FT/S	FEET PER SECOND
FRP	FIBERGLASS REINFORCED PLASTIC
GAL	GALLONS
GPM	GALLONS PER MINUTE
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GW	GROUND WATER
HDG	HOT DIP GALVANIZED
HOA	HAND OFF AUTO
HP	HORSE POWER
HR	HOUR
LAS	LIQUID AMMONIUM SULFATE
LCP	LOCAL CONTROL PANEL
LF	LINEAR FEET
mA	MILLIAMP
MH	MANHOLE
MONO	MONOCHLORAMINE
NC	NORMALLY CLOSED
NO	NUMBER
ORP	OXYDATION REDUCTION POTENTIAL
PG	PAGE
POLY	POLYPHOSPHATE
PP	POWER POLE
PVC	POLYVINYL CHLORIDE PIPING
RCP	REINFORCED CONC PIPE
ROW	RIGHT-OF-WAY
SAN SEW	SANITARY SEWER
SCH	SCHEDULE
SQ FT	SQUARE FEET
SS	STAINLESS STEEL
STM SEW	STORM SEWER
SW	SURFACE WATER
TAA	TOTAL AVAILABLE AMMONIA
TAC	TOTAL AVAILABLE CHLORINE
TDH	TOTAL DYNAMIC HEAD
TOB	TOP OF BANK
TOC	TOP OF CONCRETE
TOF	TOP OF FLOOR
TOS	TOP OF SLAB
TOW	TOP OF WALL
TPD	TELEPHONE PEDESTAL
TSP	TELEPHONE SERVICE POLE
UE	UNDERGROUND ELECTRIC
V	VOLTS
VOL	VOLUME
WM	WATER METER

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ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

ASHLAND LIFT STATION NO. 1

GENERAL SYMBOLS AND ABBREVIATIONS

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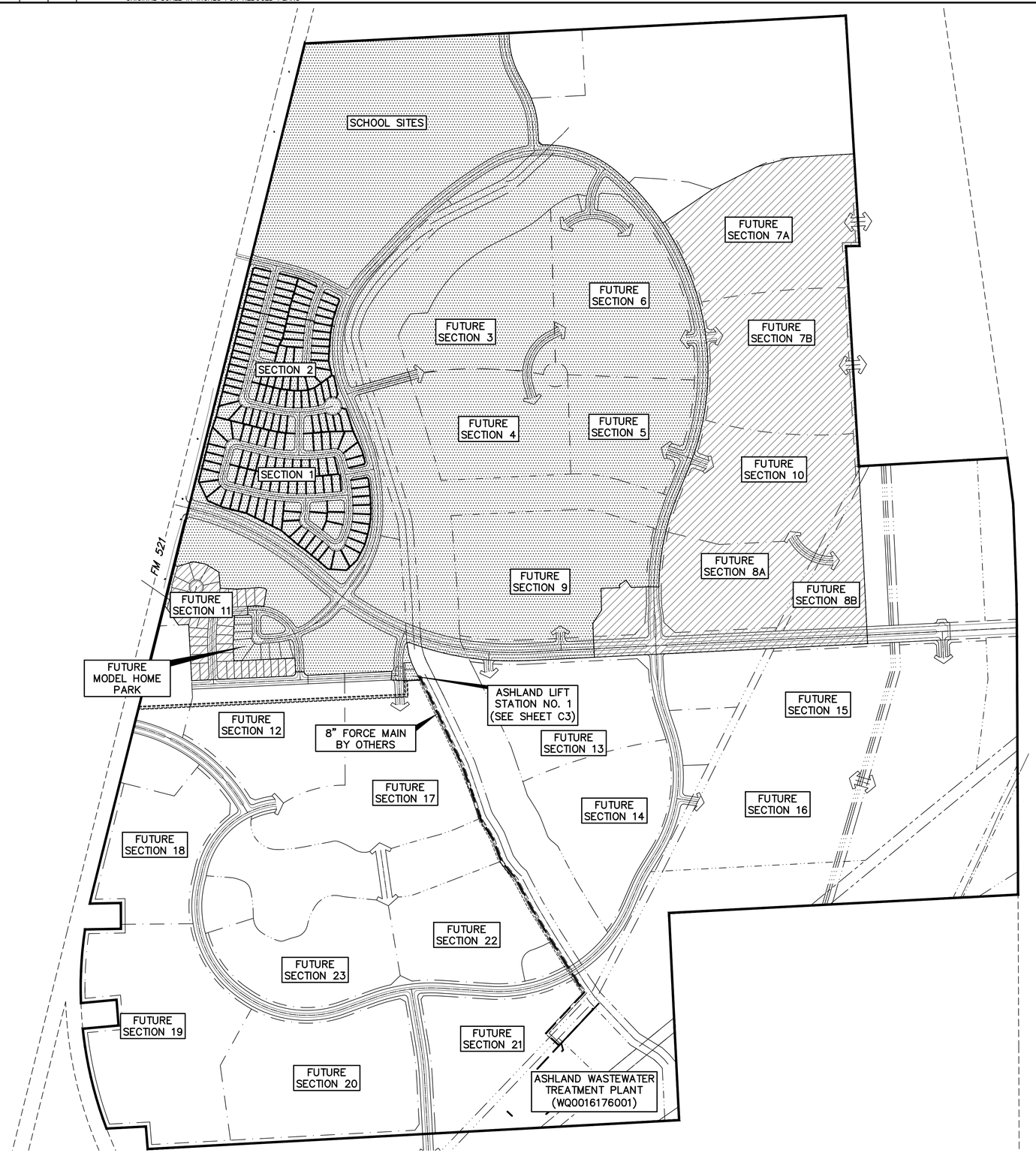
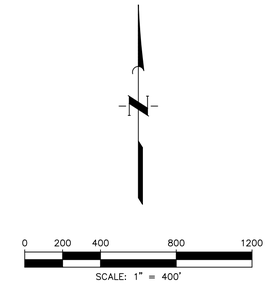
0 1 2 3 4 5 ORIGINAL SCALE IN INCHES FOR REDUCED PLANS





LEGEND:

ASHLAND LIFT STATION No. 1
PHASE 1 SERVICE AREA
631 ESFC

ASHLAND LIFT STATION No. 1
PHASE 2 SERVICE AREA
463 ESFC

NO.	DATE	REVISIONS	APP.

ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

ASHLAND LIFT STATION NO. 1

OVERALL SITE LAYOUT

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

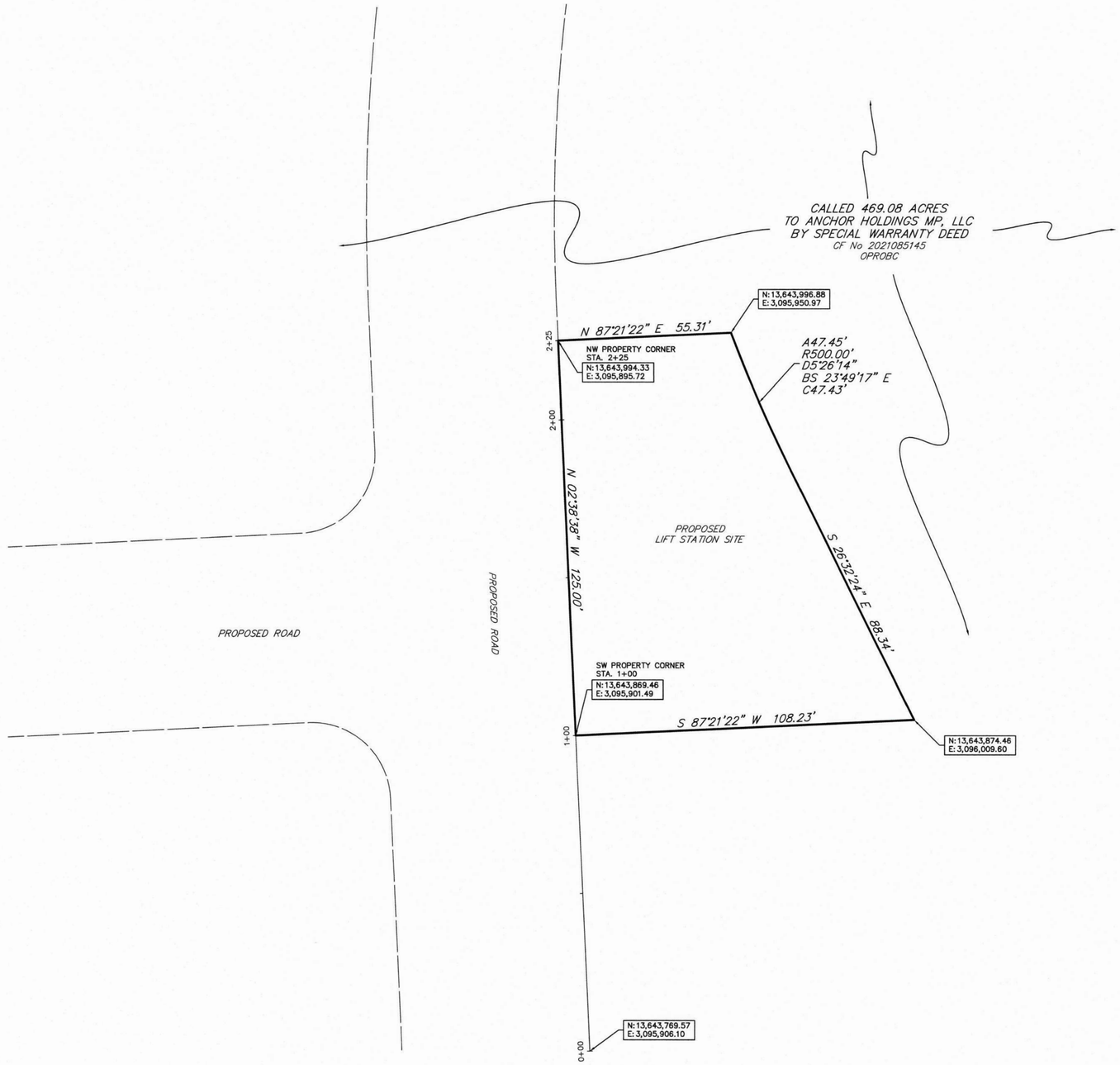
SCALE: _____ DGN. BY: DAO
DATE: APRIL 2024 DWN. BY: BAW
JOB NO. 16759-0010-09 DWG. NO. _____
SUBMITTED: SURV. BY: _____
F.B. NO. _____

STATE OF TEXAS
David A. Olf
133819
LICENSED PROFESSIONAL ENGINEER

C1
04/05/2024 SHEET NO. 5 OF 25

K:\16759\16759-0010-09 Ashland -Lift Station No. 1\2 Design Phase\CAD\OVERALL SITE.dwg

0 1 2 3 4 5 ORIGINAL SCALE IN INCHES FOR REDUCED PLANS



NORTH
SCALE: 1" = 20'

0 20 40 60

GENERAL NOTES:

1. Elevations were obtained with Real Time Kinetic Global Positioning Satellite Equipment and are based on National Geodetic Survey Monument Designation:
DG6956 DW11 CLUTE COOP CORS ARP
DL3490 TXBC BAY CITY CORS ARP
DH3614 TXLM LA MARQUE CORS ARP

2. Temporary Benchmark A being a PK Nail in asphalt located on the east side of FM 521, approximately 1600' +/- south from FM 32, at the northwest corner of the subject tract, 4.0' feet from the edge of asphalt and 37' northwest from a power pole.
Elevation = 40.01 feet, NAVD 88.

3. Temporary Benchmark B being a PK Nail in asphalt located on the east side of FM 521, 3130 feet north from the intersection of Anchor Road, 2.7' from the edge of asphalt and 36' northwest from a power pole.
Elevation = 36.59 feet, NAVD 88.

4. According to Map No. 48039C0430K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazoria County, Texas and Incorporated Areas, dated December 30, 2020, the subject tract is situated within: Shaded Zone "X"; defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

5. Coordinates and bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83. The survey data shown hereon is on Surface Coordinates. The survey data can be converted to Grid by applying a combined scale factor of 0.999870017.

NO.	DATE	REVISIONS	APP.

ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

ASHLAND LIFT STATION NO. 1

LIFT STATION SURVEY CONTROL

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SCALE: _____ DGN. BY: DAO
DATE: MAY 2023 DWN. BY: BAW
JOB NO. 16759-0010-09 DWG. NO. _____
SUBMITTED: SURV. BY: _____
F.B. NO. _____

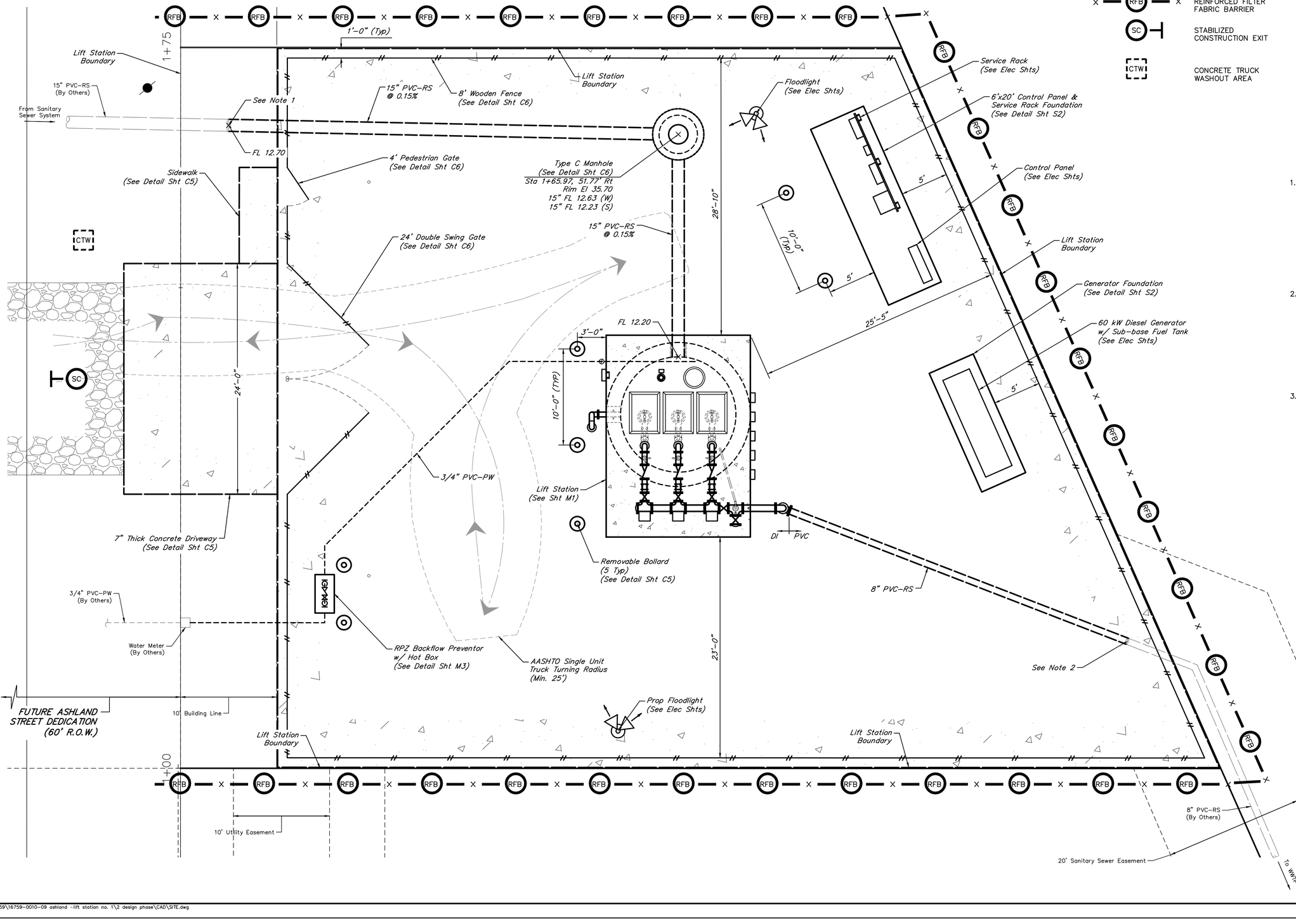
STATE OF TEXAS
REGISTERED
STEVEN JARES
5317
PROFESSIONAL
LAND SURVEYOR

Apr. 12, 2024

C2
SHEET NO. 6 OF 25

K:\16759\16759-0010-09 Ashland -Lift Station No. 1\2 Design Phase\CAD\SURVEY CONTROL.dwg

0 1 2 3 4 5 ORIGINAL SCALE IN INCHES FOR REDUCED PLANS



LEGEND:

- RFB — REINFORCED FILTER FABRIC BARRIER
- SC — STABILIZED CONSTRUCTION EXIT
- CTW — CONCRETE TRUCK WASHOUT AREA

N

0 2.5 5 10 15

SCALE: 1" = 5'

NOTES:

1. Contractor to field locate 15" PVC sanitary sewer (by others), remove plug and connect proposed 15" PVC sanitary sewer. If 15" PVC sanitary sewer (by others) is not in the ground at time of construction, Contractor to stub-out proposed 15" PVC sanitary sewer five feet (5') inside site boundary at elevation 12.70, plug, and mark location and flow line with a wooden stake painted red.
2. Contractor to field locate 8" PVC force main (by others), remove plug and connect proposed 8" PVC force main. If 8" PVC force main (by others) is not in the ground at time of construction, Contractor to stub-out proposed 8" PVC force main five feet (5') inside the site boundary as shown, plug, and mark location and flow line with a wooden stake painted red.
3. Contractor to perform pressure testing prior to connecting to adjacent piping.

NO.	DATE	REVISIONS	APP.

ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

ASHLAND LIFT STATION NO. 1

LIFT STATION SITE LAYOUT AND SWPPP

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SCALE: 1" = 5' DGN. BY: DAO
DATE: APRIL 2024 DWN. BY: BAW
JOB NO. 16759-0010-09 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
David A. Olf
133819
LICENSED PROFESSIONAL ENGINEER

C3
04/05/2024 SHEET NO. 7 OF 25

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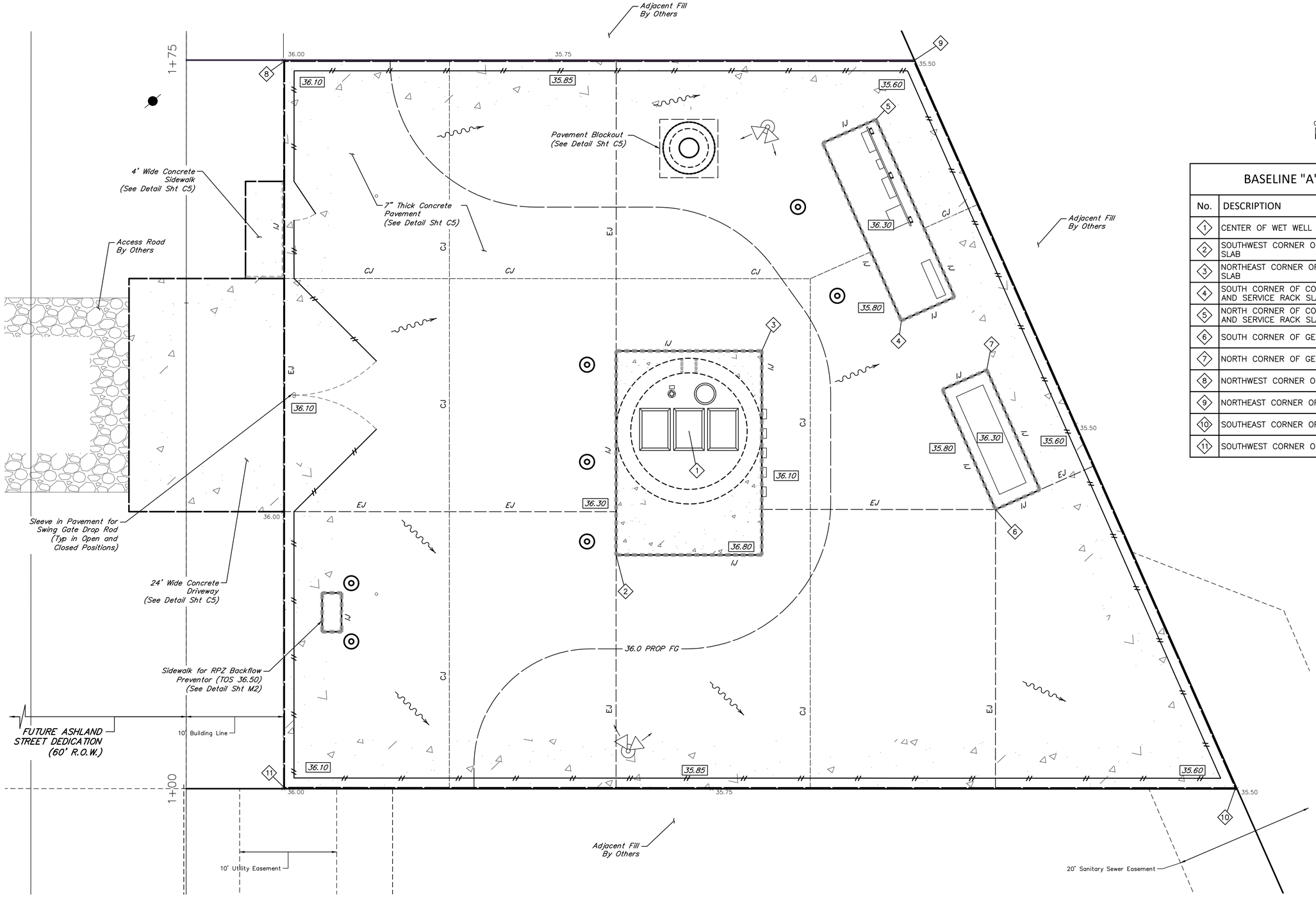
0 1 2 3 4 5 ORIGINAL SCALE IN INCHES FOR REDUCED PLANS



BASELINE "A" STATION/OFFSET TABLE

No.	DESCRIPTION	STATION	OFFSET
1	CENTER OF WET WELL	1+36.82	51.78' Rt
2	SOUTHWEST CORNER OF WET WELL SLAB	1+24.07	44.28' Rt
3	NORTHEAST CORNER OF WET WELL SLAB	1+45.07	59.28' Rt
4	SOUTH CORNER OF CONTROL PANEL AND SERVICE RACK SLAB	1+48.20	73.65' Rt
5	NORTH CORNER OF CONTROL PANEL AND SERVICE RACK SLAB	1+68.91	71.04' Rt
6	SOUTH CORNER OF GENERATOR SLAB	1+28.76	83.36' Rt
7	NORTH CORNER OF GENERATOR SLAB	1+43.13	82.46' Rt
8	NORTHWEST CORNER OF PAVEMENT	1+74.90	10.10' Rt
9	NORTHEAST CORNER OF PAVEMENT	1+74.91	74.94' Rt
10	SOUTHEAST CORNER OF PAVEMENT	1+00.09	108.09' Rt
11	SOUTHWEST CORNER OF PAVEMENT	1+00.10	10.10' Rt

NO.	DATE	REVISIONS	APP.

ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

ASHLAND LIFT STATION NO. 1

LIFT STATION PAVING AND DRAINAGE LAYOUT

QUIDDITY
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SCALE: _____ DGN. BY: DAO
DATE: APRIL 2024 DWN. BY: BAW
JOB NO. 16759-0010-09 DWG. NO. _____
SUBMITTED: SURV. BY: _____
F.B. NO. _____

STATE OF TEXAS
David A. Olf
133819
LICENSED PROFESSIONAL ENGINEER

C4
04/05/2024 SHEET NO. 8 OF 25

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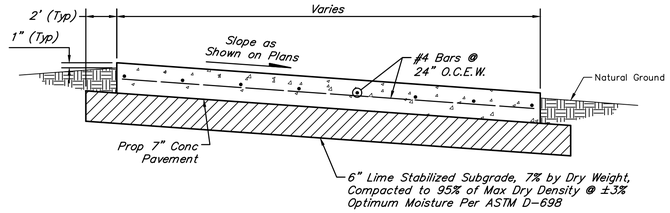
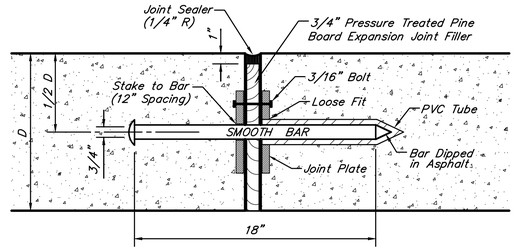
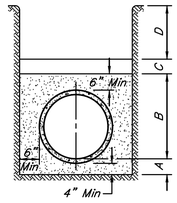


STANDARD CONCRETE PAVEMENT DETAIL
NOT TO SCALE



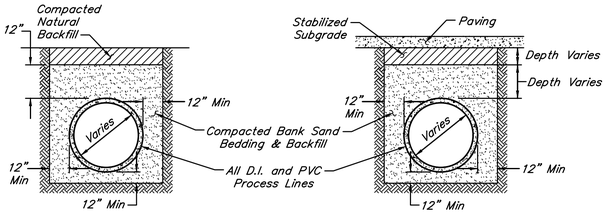
PAVEMENT EXPANSION JOINT (EJ)
NOT TO SCALE



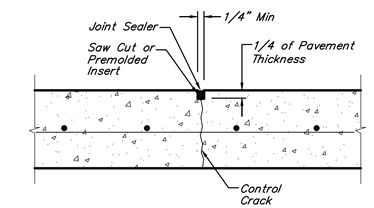
LEGEND:

A – Cement stabilized sand placed before pipe is laid up to flowline of pipe or above (minimum depth 7").
B – Cement stabilized sand, thoroughly rodded, placed after pipe is laid.
C – Earth fill placed same day pipe is laid.
D – Earth fill placed next day (or later) after pipe is laid.

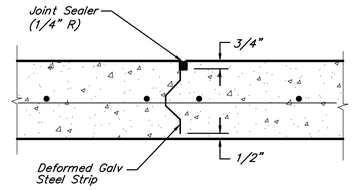
CLASS "AA" BEDDING FOR PIPE SEWERS
36" DIAMETER AND SMALLER
NOT TO SCALE



CLASS "C" BEDDING FOR PLANT PROCESS PIPING DETAIL
NOT TO SCALE



SAW-CUT CONTROL JOINT (CJ)
NOT TO SCALE



KEYED CONSTRUCTION JOINT (KJ)
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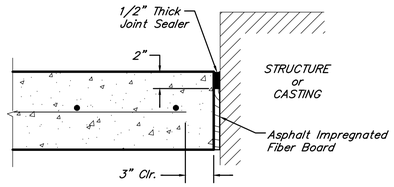
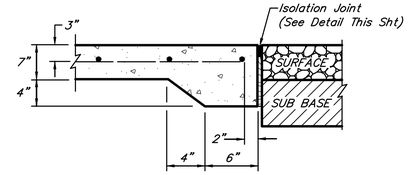
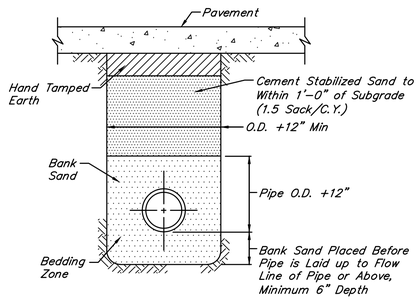


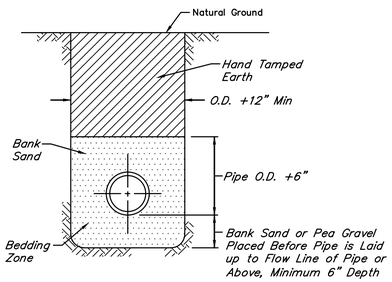
ISOLATION JOINT (IJ)
NOT TO SCALE



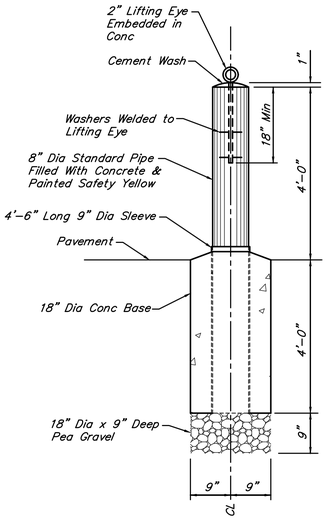
PAVING HEADER DETAIL
NOT TO SCALE



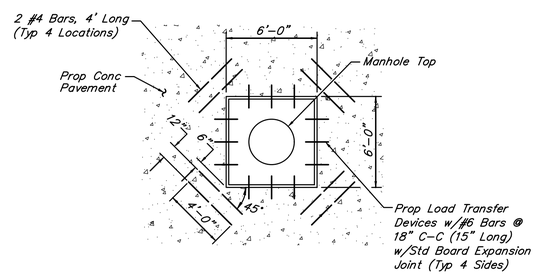
WATERLINE BEDDING DETAIL (UNDER CONCRETE PAVEMENT)
NOT TO SCALE



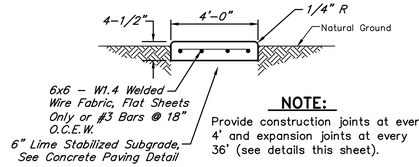
WATERLINE BEDDING DETAIL (NOT UNDER CONCRETE PAVEMENT)
NOT TO SCALE



REMOVABLE BOLLARD DETAIL
NOT TO SCALE



PAVEMENT BLOCK OUT
NOT TO SCALE



NOTE:
Provide construction joints at every 4' and expansion joints at every 36' (see details this sheet).

TYPICAL CONCRETE SIDEWALK DETAIL
NOT TO SCALE

NO.	DATE	REVISIONS	APP.

ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

ASHLAND LIFT STATION NO. 1

CIVIL DETAILS
SHEET 1 OF 3

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SCALE: DGN. BY: DAO
DATE: APRIL 2024 DWN. BY: BAW
JOB NO. 16759-0010-09 DWG. NO.
SUBMITTED: SURV. BY:
F.B. NO.

STATE OF TEXAS
David A. Olf
133819
LICENSED PROFESSIONAL ENGINEER

C5
04/05/2024 SHEET NO. 9 OF 25

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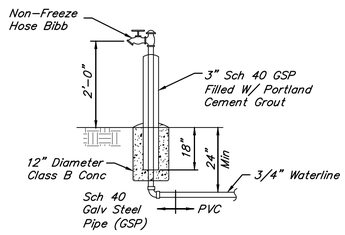
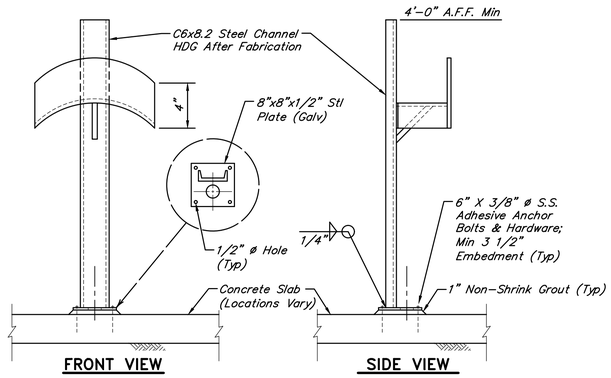
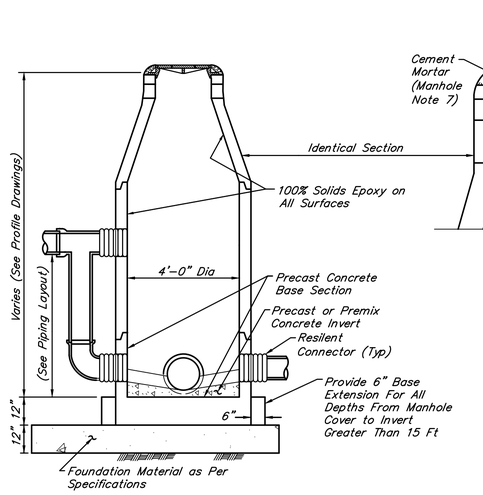


HOSE BIBB DETAIL
NOT TO SCALE



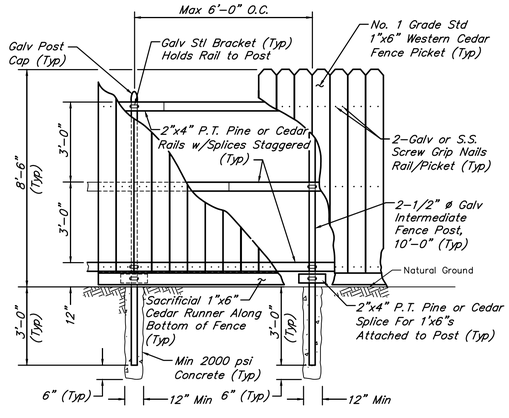
HOSE RACK DETAIL
NOT TO SCALE



TYPE "C" MANHOLE DETAIL
NOT TO SCALE

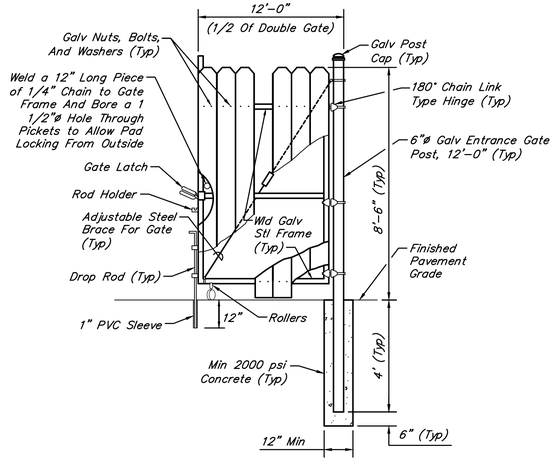
MANHOLE NOTES:

1. Depth of manhole determines sections required.
2. Precast concrete rings shall be provided for a combined adjustment height of at least 12". The total height of the adjustment rings shall not exceed 1'-6".
3. Manhole wall thickness for depth exceeding 12'-0" shall be determined to meet loading conditions. Min thickness 5".
4. Manhole drop and intersecting pipes shall be installed only when called for in plan and profile drawing.
5. Seat manhole frame in sealant per specifications.
6. Eccentric precast concrete manhole may be used.
7. Omit cement mortar when manhole is located in paved areas.
8. Min reinforcing in the precast concrete base shall be #5 @ 8 EW.
9. Provide backfill to match adjacent pipe trench backfill per specifications.



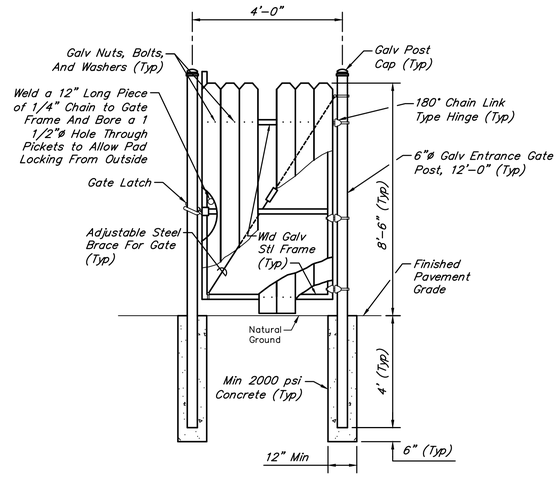
NOTE:
All fence & gate posts to be schedule 40 galvanized steel.

WOOD FENCE DETAIL
NOT TO SCALE



NOTE:
All fence & gate posts to be schedule 40 galv. steel.

WOOD GATE DETAIL
NOT TO SCALE



WALK-IN WOOD GATE DETAIL
NOT TO SCALE

NO.	DATE	REVISIONS	APP.

ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

ASHLAND LIFT STATION NO. 1

CIVIL DETAILS
SHEET 2 OF 3

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SCALE: _____ DGN. BY: DAO
DATE: APRIL 2024 DWN. BY: BAW
JOB NO. 16759-0010-09 DWG. NO. _____
SUBMITTED: SURV. BY: _____
F.B. NO. _____

STATE OF TEXAS
David A. Olf
133819
LICENSED PROFESSIONAL ENGINEER

C6
04/05/2024 SHEET NO. 10 OF 25

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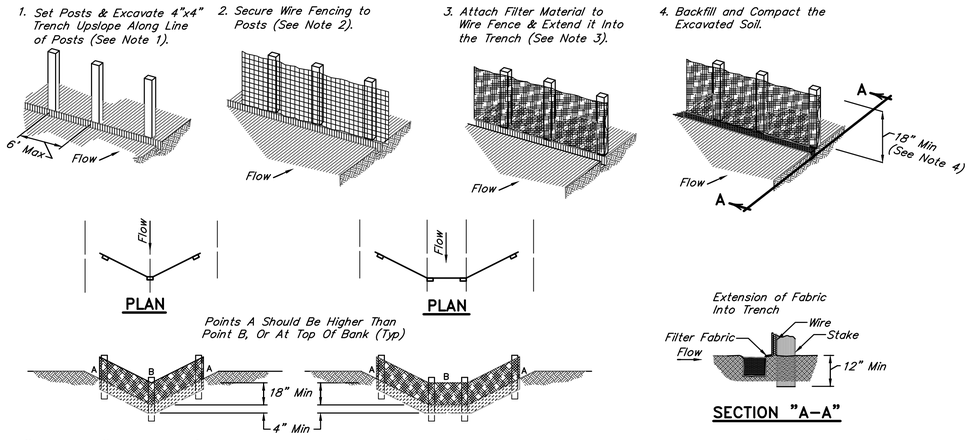
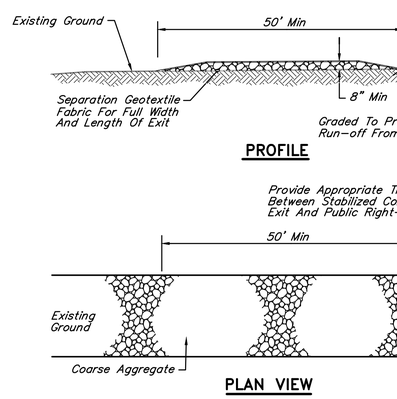


CONSTRUCTION NOTES:

1. Set 2"x2" wooden stakes spaced a maximum of 6' apart & embedded 12" min.
2. Woven wire fence to be fastened securely to fence posts with staples.
3. Filter cloth to be fastened to woven wire fence with ties spaced every 24" at top & midsection.
4. Minimum height of filter should be 18" & a maximum of 36" above natural ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped 6" at the posts, & folded.

REINFORCED FILTER FABRIC BARRIER

NOT TO SCALE



CONSTRUCTION NOTES:

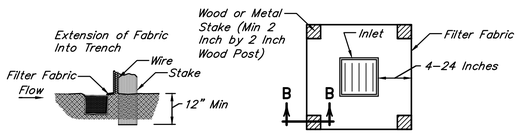
1. Length shall be as shown on the construction drawings, but not less than 50 feet.
2. Thickness shall be not less than 8 inches.
3. Width shall be not less than full width of all points of ingress or egress.
4. Stabilization for other areas shall have the same aggregate thickness and width requirements as the stabilized construction exit, unless otherwise shown on the construction drawings.
5. Stabilized area may be widened or lengthened to accommodate a truck washing area. an outlet sediment trap must be provided for the truck washing area.
6. Stabilized construction exit shall be maintained free of sediment for the duration of the project.

STABILIZED CONSTRUCTION EXIT

NOT TO SCALE

EROSION AND SEDIMENTATION CONTROL NOTES:

1. Prior to start of construction, Contractor shall install erosion and sedimentation controls at location shown on plans.
2. Contractor shall inspect all erosion and sedimentation control systems specified herein, at a minimum of once every calendar day.
3. Contractor shall maintain, repair and/or replace damaged erosion and sedimentation control system throughout the duration of the contract. (No separate pay.)
4. Contractor shall provide protected storage areas for chemicals, paints, solvents, fertilizers, and other potentially toxic materials.
5. Contractor shall locate fuel/material storage areas away from storm water conveyance systems. Contractor shall use silt fencing, hay bales, or berms around fuel storage areas. (No separate pay.)
6. Contractor shall advise Owner immediately, verbally, and in writing, of any fuel or toxic material spills onto the project/construction area and the action taken to remedy the problem.
7. Contractor is responsible for disposing of his fuels, materials, and contaminated excavations in a legally approved manner. (No separate pay.)
8. Contractor is responsible for complying with all applicable environmental laws.
9. Contractor is responsible for providing adequately maintained sanitary facilities.
10. At completion of the contract, Owner and/or Owner's representative with the Contractor shall examine erosion and sedimentation control system before relieving Contractor of his maintenance responsibilities.
11. If erosion and sedimentation control system is existing from prior contracts, Owner and/or Owner's representatives with the Contractor shall examine the existing erosion and sedimentation control system for damage prior to Contractor starting construction of the contract. Any damage noted at this time shall be repaired at Owner's expense.
12. Contractor shall be responsible for street cleaning, on a daily basis, all mud and dirt deposited on the existing pavement due to his construction activity.
13. If paving contractor removes or punctures timber grate to establish drainage, inlet must be be surrounded by filter fabric fence.



CONSTRUCTION NOTE:

1. See Construction Notes for Filter Fabric Fence.

SILT FENCE INLET PROTECTION BARRIER

NOT TO SCALE

MANHOLE / INLET PROTECTION NOTES:

1. Inlets and manholes that are not complete and/or are subject to conveying storm water flows are to be protected to prevent sediment from entering the proposed or existing storm sewer system.
2. Protection shall consist of one layer of 3x12-inch oak timbers, one (1) inch apart, covered with one layer of woven polypropylene or polyester filter fabric (Exxon GTF 100S, Phillips SUPAC 4WS[UV] or approved equal) held in place with 1/2" staples. Timbers shall be held in place with two (2) 2x4's nailed securely to each timber over the filter fabric. The filter fabric shall extend beyond the perimeter of the oak timbers as to ensure one (1) foot of bury between the manhole or inlet and the surrounding soil as shown.
3. Filter fabric to be cleaned or replaced when it ceases to function properly or as directed by the Engineer.
4. Contractor may submit plans for alternate methods of protection. These alternate methods must be approved prior to use in the field.
5. No separate payment shall be made for inlet and manhole protection. Include the cost in related lump sum bid prices.

NO.	DATE	REVISIONS	APP.

ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

ASHLAND LIFT STATION NO. 1

CIVIL DETAILS
SHEET 3 OF 3

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
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SCALE: _____ DGN. BY: DAO
DATE: APRIL 2024 DWN. BY: BAW
JOB NO. 16759-0010-09 DWG. NO. _____
SUBMITTED: SURV. BY: _____
F.B. NO. _____

STATE OF TEXAS
David A. Olf
133819
LICENSED PROFESSIONAL ENGINEER

C7
04/05/2024 SHEET NO. 11 OF 25

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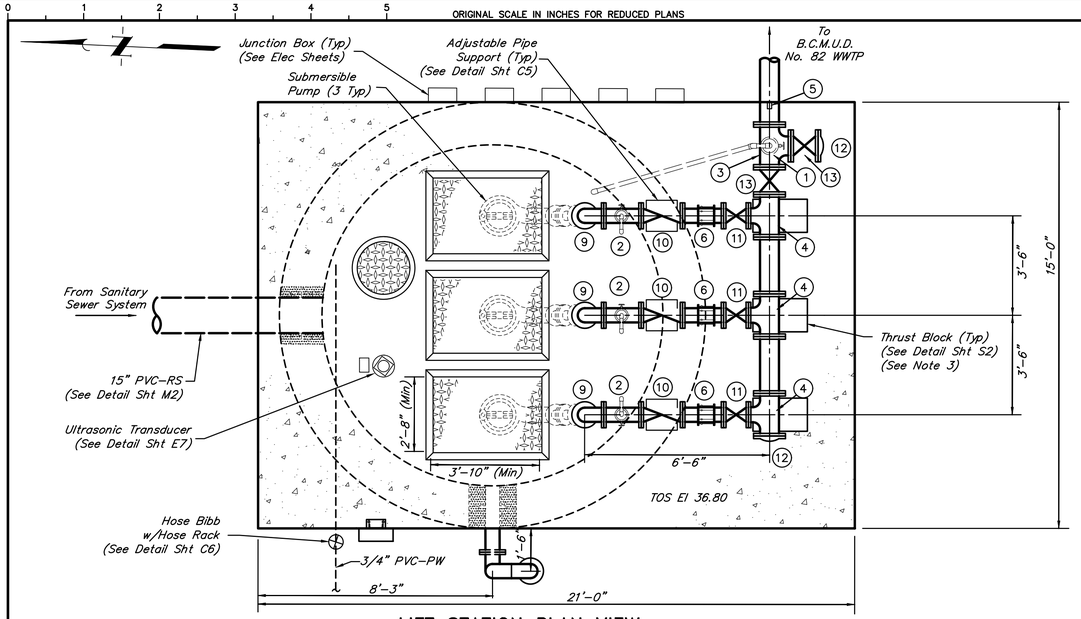
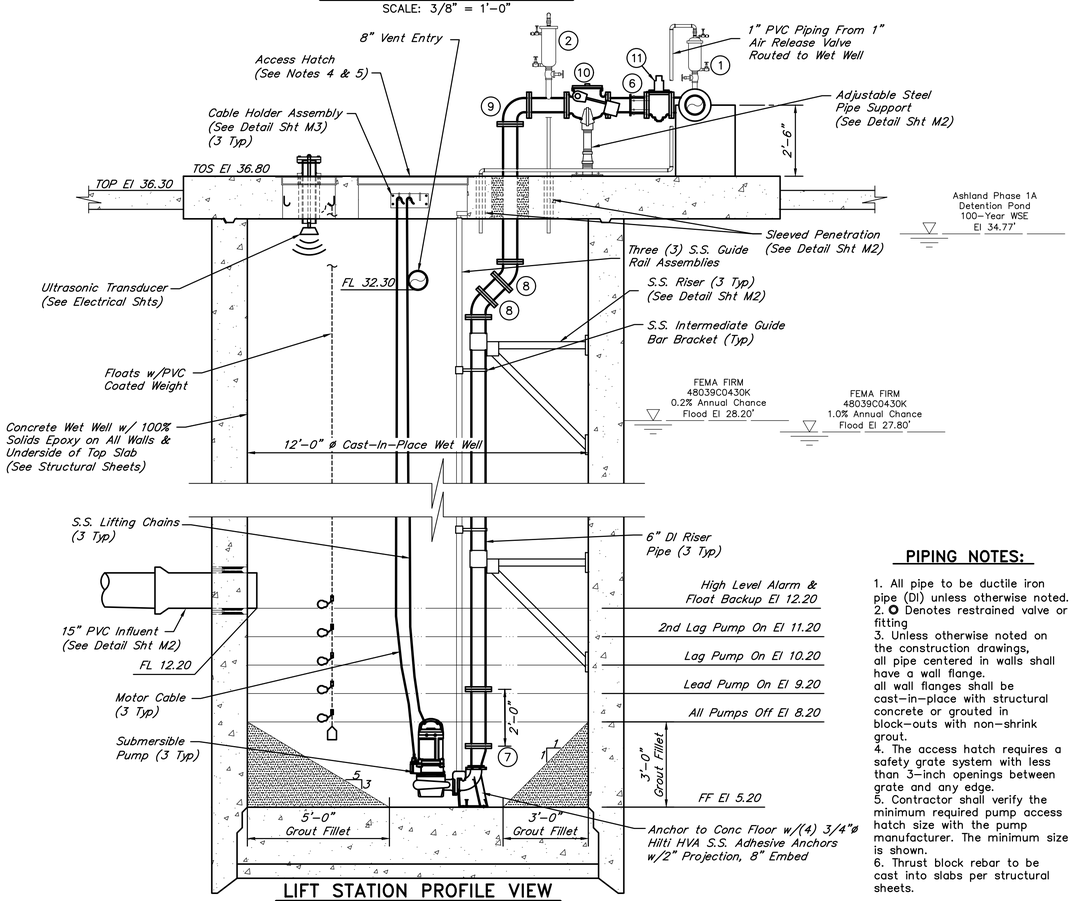
ORIGINAL SCALE IN INCHES FOR REDUCED PLANS



LIFT STATION PLAN VIEW

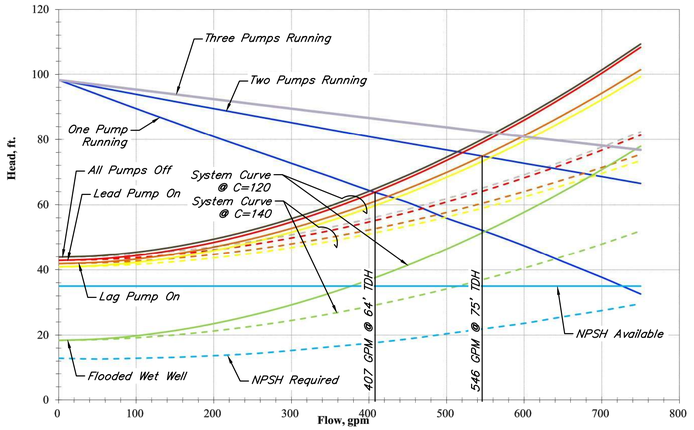
SCALE: 3/8" = 1'-0"



LIFT STATION PROFILE VIEW

SCALE: 3/8" = 1'-0"

PHASE I – SYSTEM CURVE WITH PROPOSED PUMP



NOTE:

The pump curves shown are based on submersible pumps designed to meet the duty condition. The system curve represents approximately 3,100 linear feet eight–inch (8") diameter PVC force main, approximately thirty linear feet (30') of eight–inch (8") diameter DI header pipe, and approximately thirty–nine linear feet (39') of six–inch (6") diameter DI riser pipe. The design static head was calculated from the "1st Lag Pump On" elevation and the water surface elevation in the wastewater treatment plant headworks.

VALVE AND FITTINGS SCHEDULE

NO.	DESCRIPTION
1	1" Air Release Valve
2	1" Air & Vacuum Valve
3	8"x8" Tee, FJ
4	8"x6" Tee, FJ
5	Pressure Gauge (See Detail Sht M3)
6	6" Restrained Coupling Adapter (See Detail Sht M2)
7	6"x4" Eccentric Reducer, FJ
8	6"x45° Bend, FJ
9	6"x90° Bend, FJ
10	6" Air Cushioned Swing Check Valve, FJ
11	6" Eccentric Plug Valve, FJ
12	8" Blind Flange
13	8" Eccentric Plug Valve, FJ

PIPING NOTES:

1. All pipe to be ductile iron pipe (DI) unless otherwise noted.
2. ✪ Denotes restrained valve or fitting
3. Unless otherwise noted on the construction drawings, all pipe centered in walls shall have a wall flange. all wall flanges shall be cast–in–place with structural concrete or grouted in block–outs with non–shrink grout.
4. The access hatch requires a safety grate system with less than 3–inch openings between grate and any edge.
5. Contractor shall verify the minimum required pump access hatch size with the pump manufacturer. The minimum size is shown.
6. Thrust block rebar to be cast into slabs per structural sheets.

SINGLE PUMP DATA

PUMP DATA	SINGLE PUMP OPERATING IN OLD PVC PIPING (C=120)	SINGLE PUMP WITH TWO PUMPS OPERATING IN OLD PVC PIPING (C=120)
FLOW (GPM)	407	276
TDH (FT.)	64	75
MIN. OVERALL EFF. (%)	60	50
STATIC HEAD (FT.)	42.9	41.9
SHAFT HP (MAX)	10.2	9.1
RPM	3,570	3,570

PHASE I – STATION OPERATION TABLE

RISING LEVEL CYCLE		
ELEVATION	ACTION	PUMP(S) IN OPERATION
9.20	LEAD PUMP TURNS ON	LEAD PUMP ON
10.20	LAG PUMP TURNS ON	LEAD & LAG PUMP ON
11.20	2nd LAG PUMP TURNS ON	LEAD & LAG PUMPS ON
12.20	HIGH LEVEL ALARM	LEAD & LAG PUMPS ON
FALLING LEVEL CYCLE		
ELEVATION	ACTION	PUMP(S) IN OPERATION
8.20	ALL PUMPS TURN OFF	NONE

NO.	DATE	REVISIONS	APP.

ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

ASHLAND LIFT STATION NO. 1

LIFT STATION PLAN AND PROFILE

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SCALE: _____ DGN. BY: DAO
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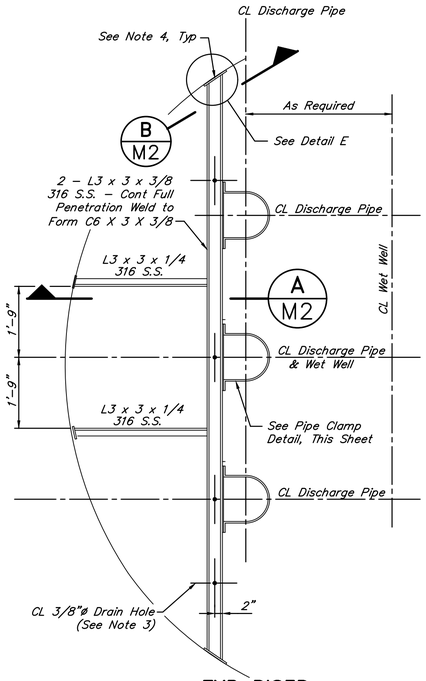
STATE OF TEXAS
David A. Olf
133819
LICENSED PROFESSIONAL ENGINEER

M1
04/05/2024 SHEET NO. 12 OF 25

K:\16759\16759-0010-09 Ashland -Lift Station No. 1\2 Design Phase\CAD\SITE.dwg

0 1 2 3 4 5 ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

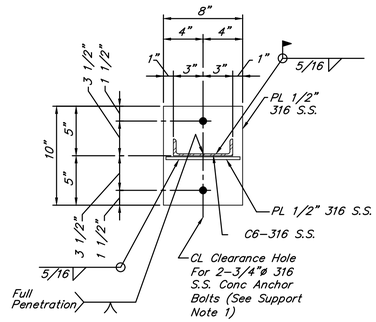


TYP RISER SUPPORT PLAN FOR 3 PUMPS

NOT TO SCALE

SUPPORT NOTES:

1. Concrete anchor bolts shall have 6" minimum embedment and shall be type 316 stainless steel.
2. See station and structural drawings for dimensions and information not shown.
3. Drill 3/8" holes 1" off CL of C6 at midspan between lateral pipe supports to allow for drainage. 3 holes per channel where 2 lateral supports required; 2 holes per channel where 1 lateral support required.
4. Set 1/4" neoprene gasket on wall surface in Sika 1A (or equal) sealant.



B M2 SECTION

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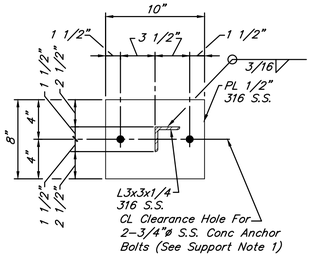

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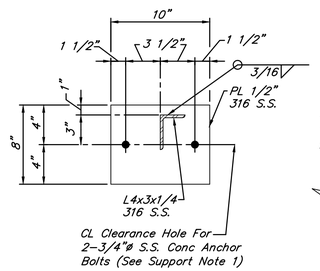
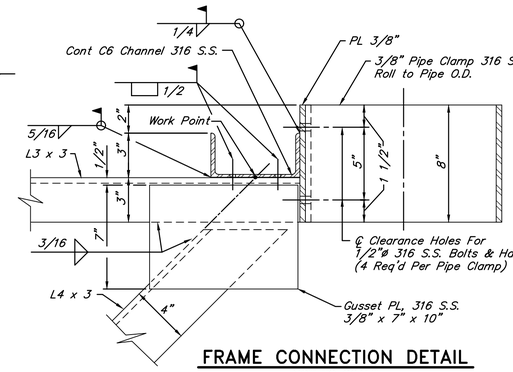


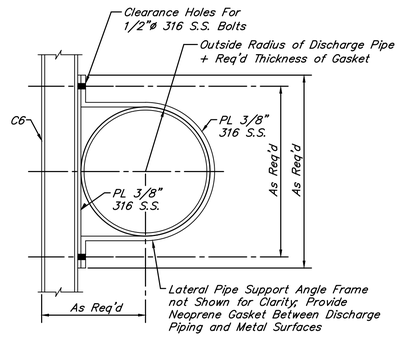
D M2 SECTION

NOT TO SCALE



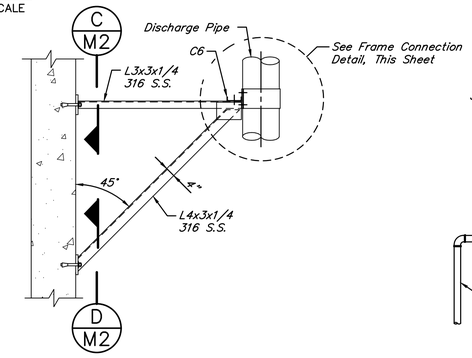
FRAME CONNECTION DETAIL

NOT TO SCALE



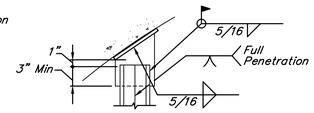
PIPE CLAMP DETAIL

NOT TO SCALE

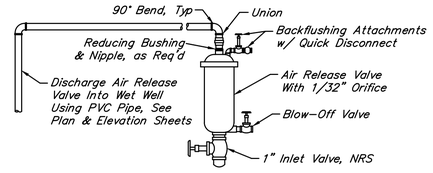


A M2 TYP LATERAL PIPE SUPPORT FRAME

NOT TO SCALE

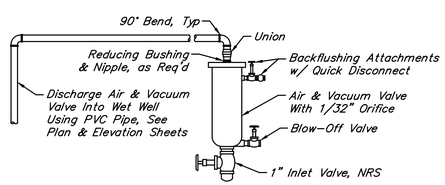


DETAIL E



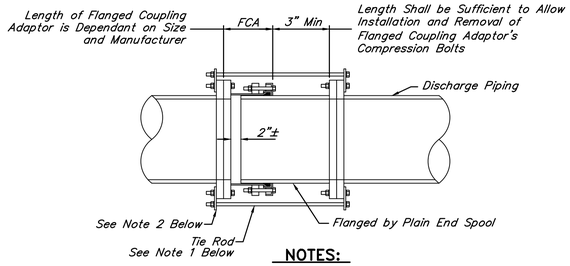
TYPICAL AIR RELEASE VALVE ASSY

NOT TO SCALE



TYPICAL AIR & VACUUM VALVE ASSY

NOT TO SCALE

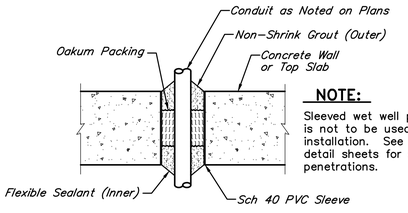


NOTES:

1. Provide a number of tie rods equal to 1/2 the number of flange bolts. Evenly space installation of tie rods. Diameter of tie rods to be equal to the diameter of flange bolts. Length of tie rods to be determined by Contractor based on size and manufacturer of flanged coupling adaptor and final length of spool piece.
2. Provide 316 S.S. tab for attachment of tie rods. Size to be determined by Contractor.
3. Contractor to submit details during shop drawing submission.
4. All hardware shall be 316 stainless steel. Tie rods should be threaded.
5. This restraint does not replace thrust blocks to be provided at other locations.

TYP FLANGED COUPLING ADAPTOR RESTRAINT DETAIL

NOT TO SCALE

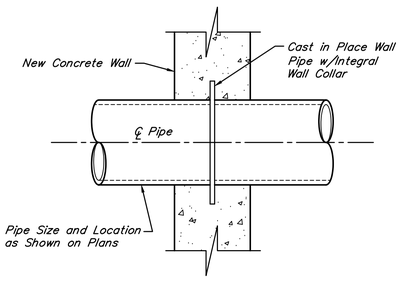


NOTE:

Sleeved wet well penetration is not to be used for conduit installation. See electrical detail sheets for conduit penetrations.

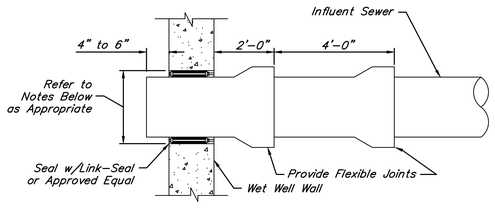
SLEEVED WET WELL PENETRATION DETAIL

NOT TO SCALE



PIPE PENETRATION DETAIL

NOT TO SCALE

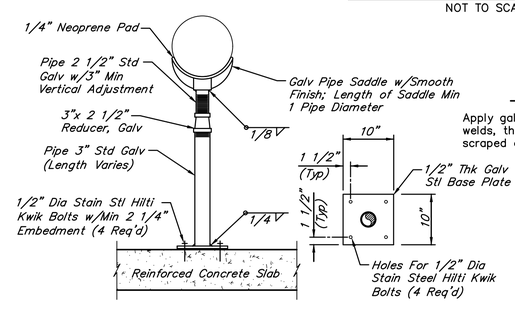


FOR OPENINGS TO BE CORED (CAISSON CONSTRUCTION):

1. Identify pipe penetration location with 1" dia plastic pipe sleeve.
2. Diameter of penetration opening shall be equal to pipe outer diameter plus 2 times link–seal thickness.
3. Provide additional reinforcement around penetration opening as per detail on structural sheets before casting wall.

TYP INFLUENT SEWER ENTRY DETAIL

NOT TO SCALE



NOTE:

Apply galvanizing paint to all welds, threads and any areas scraped during construction.

3" ADJUSTABLE STEEL PIPE SUPPORT

NOT TO SCALE

NO.	DATE	REVISIONS	APP.

ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

ASHLAND LIFT STATION NO. 1

MECHANICAL DETAILS – SHEET 1 OF 2

QUIDDITY
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STATE OF TEXAS
David A. Olf
133819
LICENSED
PROFESSIONAL ENGINEER

M2
04/05/2024 SHEET NO. 13 OF 25

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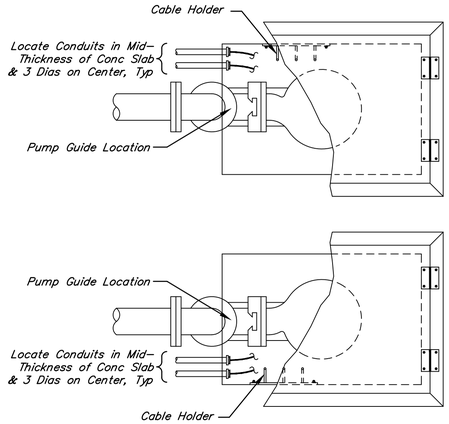
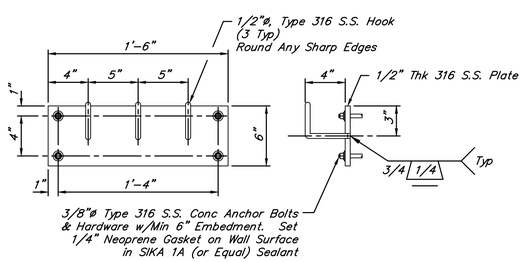
0 1 2 3 4 5 ORIGINAL SCALE IN INCHES FOR REDUCED PLANS



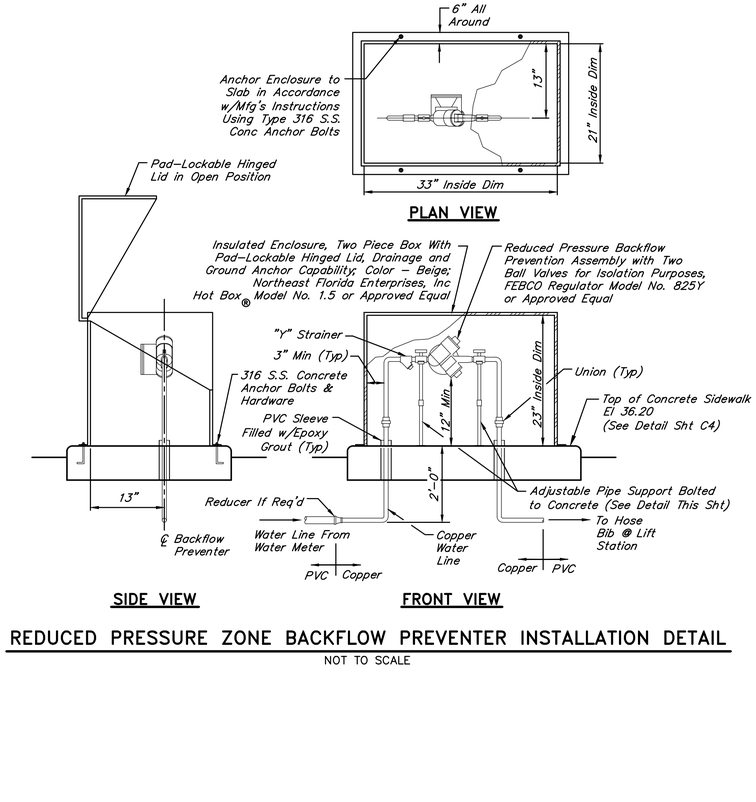
TYP PUMP LIFTING & CABLING DETAIL

NOT TO SCALE



TYPICAL CABLE HOLDER ASSY

NOT TO SCALE



REDUCED PRESSURE ZONE BACKFLOW PREVENTER INSTALLATION DETAIL

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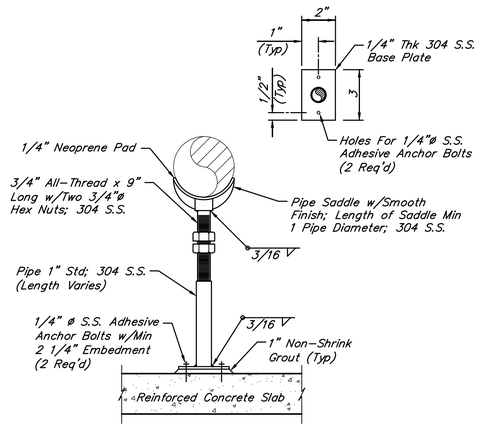

ADJUSTABLE STEEL PIPE SUPPORT FOR BACKFLOW PREVENTER

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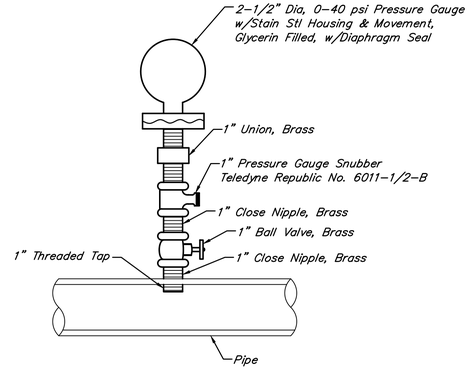

PRESSURE GAUGE W/DIAPHRAGM SEAL DETAIL

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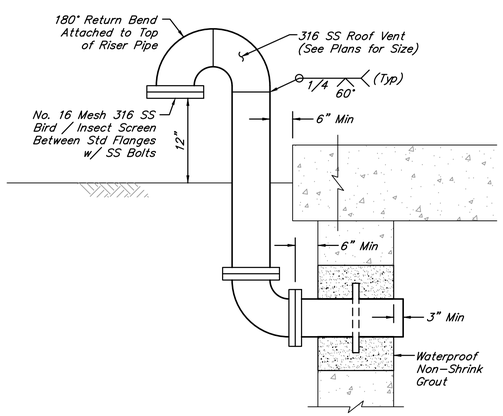

WET WELL VENT DETAIL

NOT TO SCALE

NO.	DATE	REVISIONS	APP.

ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

ASHLAND LIFT STATION NO. 1

MECHANICAL DETAILS - SHEET 2 OF 2

QUIDDITY
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STATE OF TEXAS
David A. Olf
133819
LICENSED PROFESSIONAL ENGINEER

M3
04/05/2024 SHEET NO. 14 OF 25

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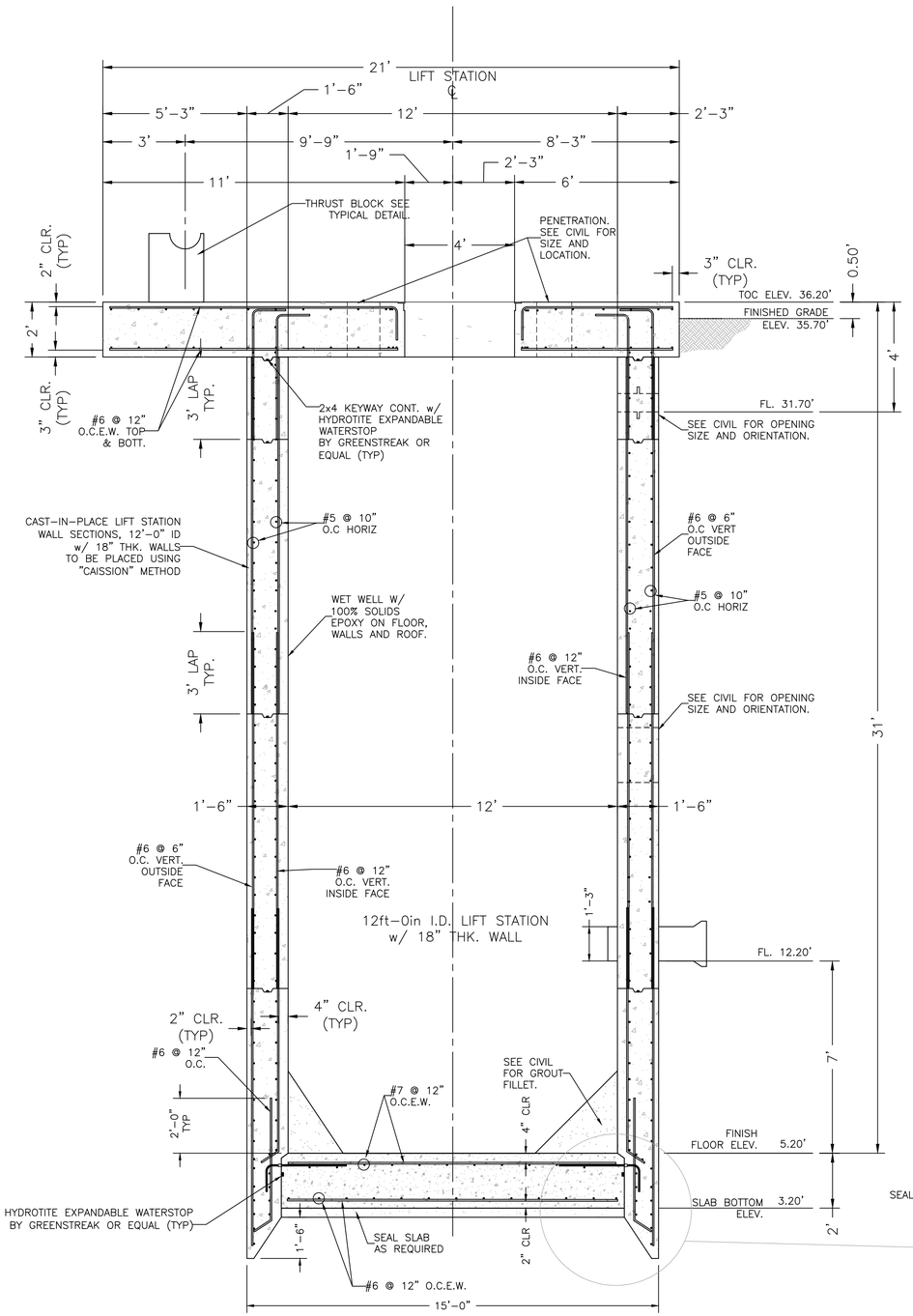
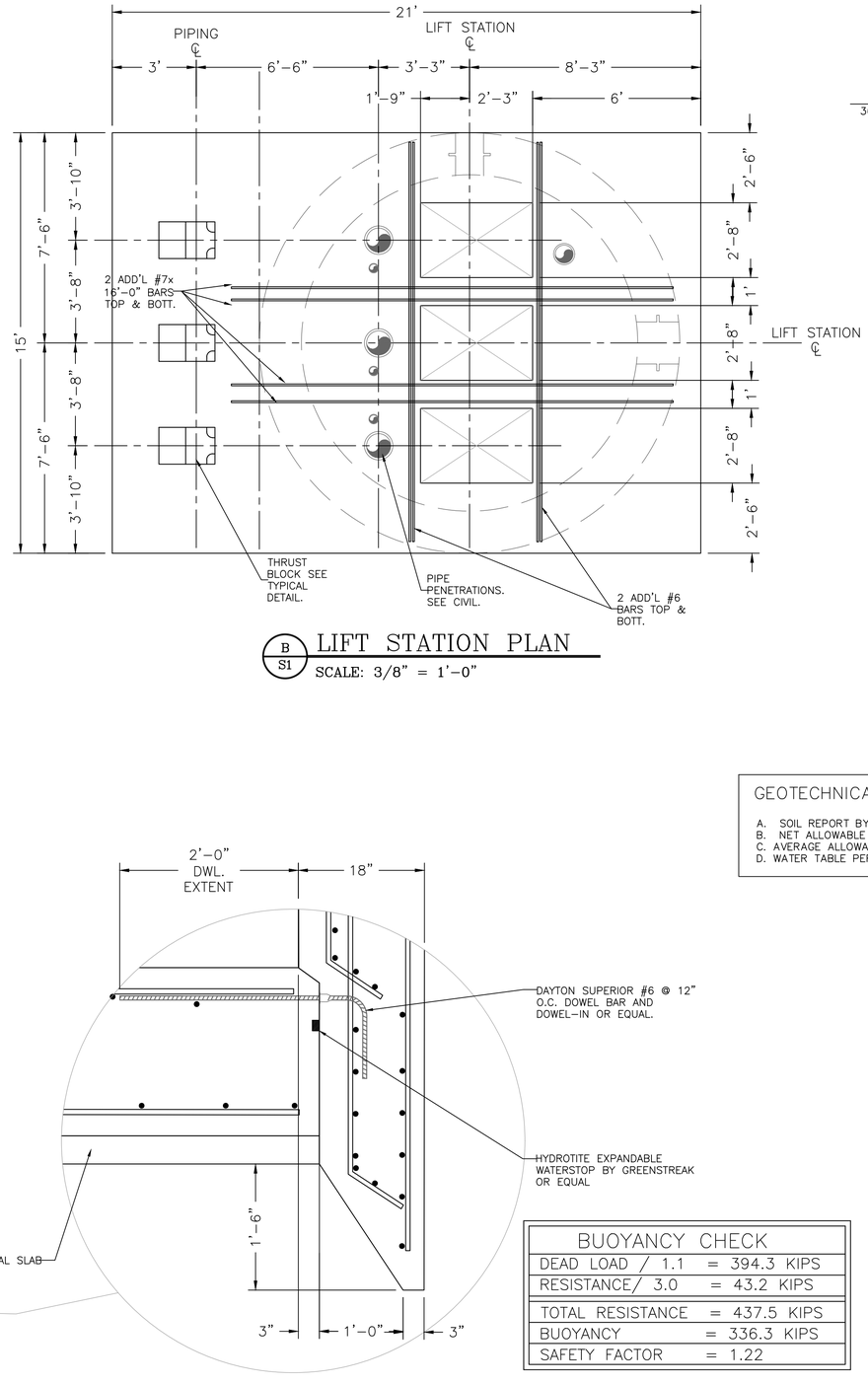
ORIGINAL SCALE IN INCHES FOR REDUCED PLANS



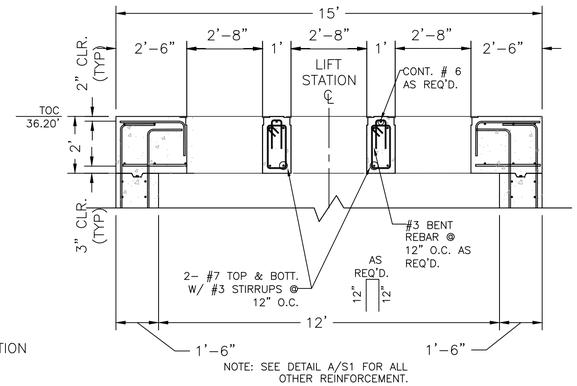
A S1 SECTION

SCALE: 3/8" = 1'-0"



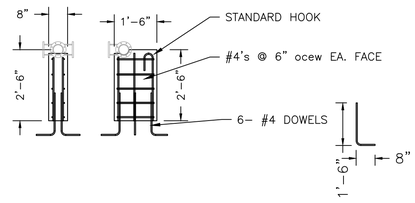
B S1 LIFT STATION PLAN

SCALE: 3/8" = 1'-0"



C S1 LIFT STATION SECTION

SCALE: 3/8" = 1'-0"



D S1 THRUST BLOCK DETAIL

SCALE: 3/8" = 1'-0"

GEOTECHNICAL REPORT

A. SOIL REPORT BY TOLUNAY-WONG ENGINEERS,INC- PROJECT NO 22.14.070.
B. NET ALLOWABLE BEARING PRESSURE - 4000 PSF
C. AVERAGE ALLOWABLE FRICTIONAL RESISTANCE - 500 PSF
D. WATER TABLE PER SOIL REPORT - 17.2 FT BELOW SURFACE

BUOYANCY CHECK	
DEAD LOAD / 1.1	= 394.3 KIPS
RESISTANCE/ 3.0	= 43.2 KIPS
TOTAL RESISTANCE	= 437.5 KIPS
BUOYANCY	= 336.3 KIPS
SAFETY FACTOR	= 1.22

STATE OF TEXAS
PAUL E. MALEK
82860
LICENSED PROFESSIONAL ENGINEER
3-28-24
Paul E. Malek, PE

THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF
MBC MANAGEMENT
FIRM NO. F-7859
7984 HWY 6, NAVASOTA, TX 77868
CONSULTING ENGINEER PAUL MALEK, P.E.
P.E. LICENSE # 82860

NO.	DATE	REVISIONS	APP.

ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

ASHLAND LIFT STATION NO. 1

STRUCTURAL PLAN AND PROFILE

QUIDDITY
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S1
SHEET NO. 15 OF 25

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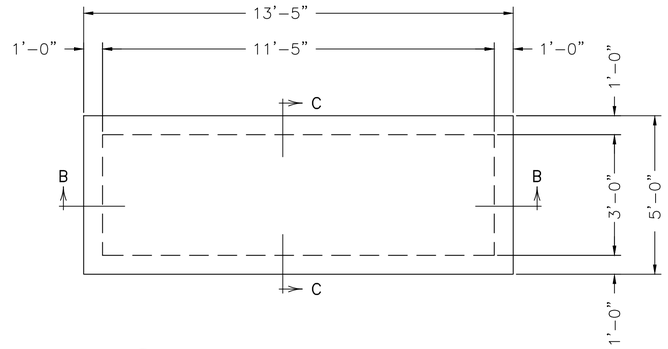
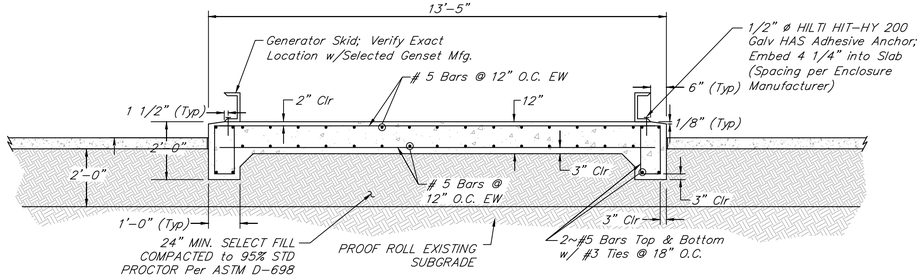
ORIGINAL SCALE IN INCHES FOR REDUCED PLANS



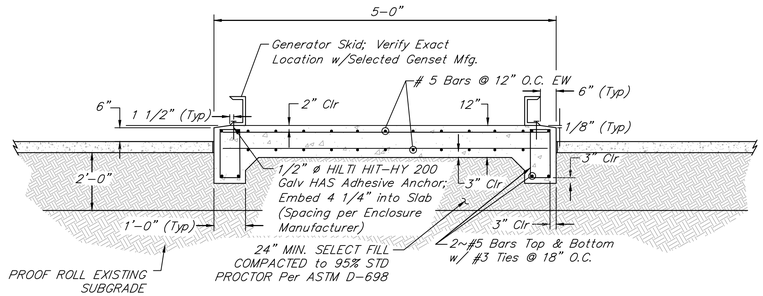
A S2 GENERATOR PAD PLAN

SCALE: NTS



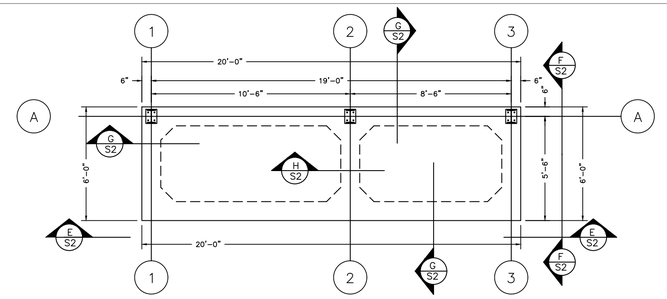
B S2 GENERATOR PAD SECTION

SCALE: NTS



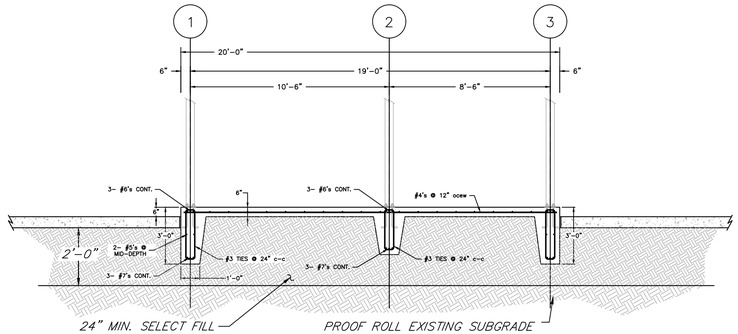
C S2 GENERATOR PAD SECTION

SCALE: NTS



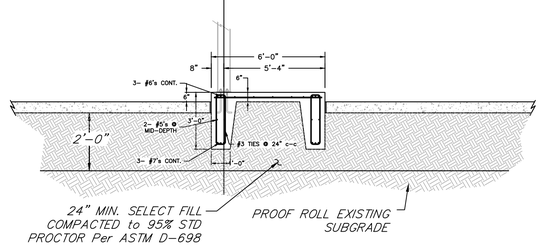
D S2 SERVICE RACK & CONTROL PANEL PAD PLAN

SCALE: 1/4" = 1'-0"



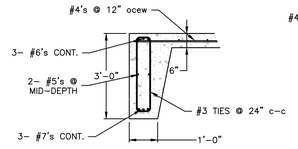
E S2 SERVICE RACK & CONTROL PANEL PAD SECTION

SCALE: 1/4" = 1'-0"



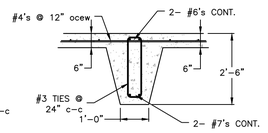
F S2 SERVICE RACK & CONTROL PANEL PAD SECTION

SCALE: 1/4" = 1'-0"



G S2 SECTION

NTS



H S2 SECTION

NTS

STRUCTURAL NOTES:

I. GENERAL

A. ALL STRUCTURAL PLAN DIMENSIONS ARE INTERPRETED FROM AND SHALL BE VERIFIED WITH THE PLANT DRAWINGS. THE ENGINEER SHALL BE NOTIFIED IF DISCREPANCIES EXIST.
B. STRUCTURAL DRAWINGS TO BE COORDINATED WITH ARCHITECTURAL, ELECTRICAL, MECHANICAL DRAWINGS FOR ALL OPENINGS, INSERTS, AND RELATED ITEMS.
C. ANY UNUSUAL CONDITIONS ENCOUNTERED SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONCRETE PLACEMENT.
D. LOCATIONS OF CONSTRUCTION JOINTS NOT SHOWN SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONCRETE PLACEMENT.
E. THE CONTRACTOR SHALL ADHERE TO THE TRENCH AND EXCAVATION SAFETY REQUIREMENTS SET FORTH IN THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS 29 CFR, PART 1926, SUBPART P, EXCAVATIONS.

II. CONCRETE

A. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS IN ACCORDANCE WITH ASTM C-39 AND SHALL HAVE A MINIMUM MODULUS OF RUPTURE OF 450 PSI AS 28 DAYS IN ACCORDANCE WITH ASTM C-78. AN AIR ENTRAINMENT AGENT SHALL BE USED. (FLY ASH SHALL NOT BE USED).
B. WHERE CONCRETE IS PLACED AGAINST FORMS OR SEAL SLABS REINFORCING BARS SHALL HAVE A MINIMUM OF 2 INCHES CLEAR COVER, A MINIMUM OF 4 INCHES OF CLEAR COVER WHEN EXPOSED TO WASTEWATER, UNLESS SHOWN OTHERWISE. WHERE CONCRETE IS PLACED AGAINST EARTH, REINFORCING BARS SHALL HAVE A MINIMUM OF 3 INCHES CLEAR COVER.
C. CONCRETE FACES SHALL NOT DEVIATE MORE THAN 3/16" FROM THE PLAN DIMENSIONS.
D. UNLESS NOTED, ANCHOR BOLTS SHALL BE STAINLESS STEEL.

III. REINFORCING STEEL

A. ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60.
B. DETAILING OF REINFORCING SHALL BE IN ACCORDANCE WITH ACI 315, LATEST EDITION, UNLESS SHOWN OTHERWISE. PLACING OF REINFORCING SHALL BE IN ACCORDANCE WITH C.R.S.I., " RECOMMENDED PRACTICE FOR PLACING OF REINFORCING BARS", LATEST EDITION.
C. WHERE IT IS NECESSARY TO SPLICE REINFORCEMENT AT LOCATIONS OTHER THAN THOSE SHOWN ON THE DRAWINGS, THE SPLICE LOCATIONS SHALL BE APPROVED BY THE ENGINEER. LAP SPLICES AND EMBEDMENT LENGTHS, NOT SHOWN ON THE DRAWINGS, SHALL BE IN ACCORDANCE WITH C.R.S.I., LATEST EDITION.

NO.	DATE	REVISIONS	APP.

ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

ASHLAND LIFT STATION NO. 1

GENERATOR PAD / ELECTRICAL CANOPY FOUNDATION

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SCALE: _____ DGN. BY: _____
DATE: APRIL 2023 DWN. BY: _____
JOB NO. 16759-0010-09 DWG. NO. _____
SUBMITTED: SURV. BY: _____
F.B. NO. _____

STATE OF TEXAS
PAUL E. MALEK
82860
LICENSED
PROFESSIONAL ENGINEER
3-28-24
Paul E. Malek, PE

THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF
MBC MANAGEMENT
FIRM NO. F-7859
7984 HWY 6, NAVASOTA, TX 77868
CONSULTING ENGINEER PAUL MALEK, P.E.
P.E. LICENSE # 82860

S2
SHEET NO. 16 OF 25

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0 1 2 3 4 5 ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

BUILDING CODE:
1. 2015 INTERNATIONAL BUILDING CODE.
2. BUILDING CATEGORY: IV, NON-HURRICANE.
3. IMPORTANCE FACTOR: 1.15.

LOADS:
1. ROOF DEAD LOAD = 3 PSF.
2. ROOF LIVE LOAD = 20 PSF (NON-REDUCIBLE).
3. COLLATERAL LOAD = 3 PSF.
4. SUPERIMPOSED ROOF LOAD:
   A. NONE.
5. GROUND SNOW LOAD = 5 PSF.
6. ROOF SNOW LOAD = 5 PSF.
7. WIND LOAD:
   BASIC WIND SPEED = 150 MPH.
   BUILDING CATEGORY III
   WIND EXPOSURE "C"
   WIND PRESSURE = 105.98 PSF
8. SEISMIC LOAD:
   SEISMIC USE GROUP: I
   SPECTRAL RESPONSE COEFFICIENTS
   SDS = 0.010
   SD1 = 0.040
   SITE CLASS: D
   BASIC SEISMIC-FORCE-RESISTING SYSTEM:
   ORDINARY STEEL BRACED FRAMES
   ANALYSIS PROCEDURE:
   EQUIVALENT LATERAL FORCE PROCEDURE

ENGINEERED METAL BUILDING

A. RIGID FRAMES: ASTM A 529. PRE-ENGINEERED METAL BUILDING FRAMES TO SPAN AND ROOF SLOPES SHOWN AND DESIGNED TO SUPPORT DEAD LOADS INDICATED, LIVE LOADS OF 20 psf AND WIND LOADS AS SET FORTH BY THE INTERNATIONAL BUILDING CODE.

B. DESIGN:
   1. GENERAL:
      A. ALL STRUCTURAL STEEL MEMBERS AND WELDED PLATE MEMBERS SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF AISC SPECIFICATIONS.
      B. ALL LIGHT-GAGE, COLD FORMED STRUCTURAL MEMBERS AND COVERINGS SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE AISI SPECIFICATIONS.
   2. DESIGN LOADS:
      A. LIVE LOAD:
         1. ROOF LIVE LOAD: 20 psf.
      B. DEAD LOAD:
         1. 3.0 psf IN ADDITION TO STEEL BUILDING D.L. (COLLATERAL LOAD)
      C. WIND LOAD:
         1. MEET OR EXCEED INTERNATIONAL BUILDING CODE.
         2. MINIMUM WIND SPEED - 130 mph, 3 sec GUST
      D. UPLIFT (APPLIED UPWARDS TO THE ROOF SYSTEMS IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.)
      E. SEISMIC LOAD:
         1. MEET OR EXCEED INTERNATIONAL BUILDING CODE.
      F. SNOW LOAD:
         1. MEET OR EXCEED INTERNATIONAL BUILDING CODE.
      G. DESIGN LOAD COMBINATIONS:
         1. DEAD + FLOOR LIVE + ROOF LIVE (OR SNOW).
         2. DEAD + FLOOR LIVE + WIND LOAD (OR SEISMIC).
         3. DEAD + FLOOR LIVE + WIND + 1/2 SNOW.
         4. DEAD + FLOOR LIVE + 1/2 WIND + SNOW.
         5. DEAD + FLOOR LIVE + SNOW + SEISMIC.

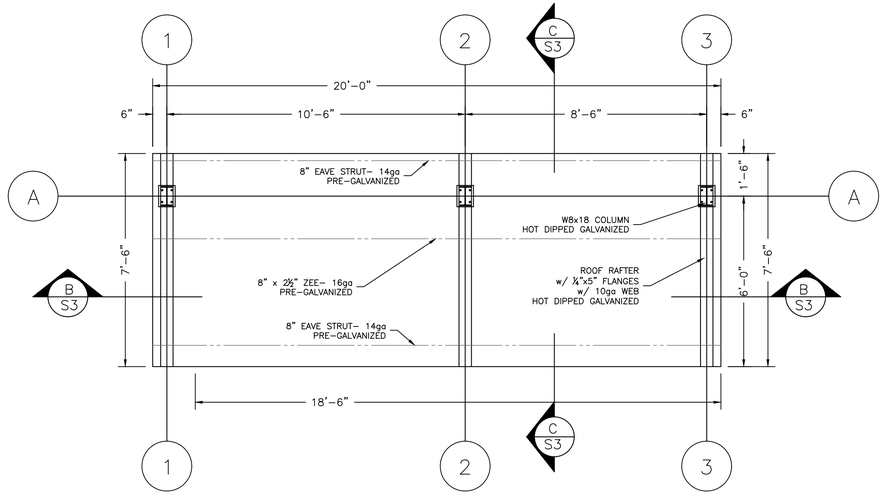
C. MEMBERS AND CONNECTIONS:
   1. HOT-ROLLED STRUCTURAL SHAPES: 36 ksi, ASTM A 36.
   2. PLATE AND BAR STOCK MEMBERS: 42 ksi, ASTM A 529.
   3. COLD FORMED MEMBERS: 50 ksi, ASTM A 607 (GRADE 50).
   4. ROD BRACING: 36 ksi, ASTM A 36.
   5. MISCELLANEOUS MEMBERS: 42 ksi.
   6. PRIMARY BOLTED CONNECTIONS: ASTM A 325.
   7. SECONDARY BOLTED CONNECTIONS: ASTM A 307.
   8. SHOP CONNECTIONS: AWS STRUCTURAL WELDING CODE.

D. MEMBER COATINGS:
   1. HOT DIPPED GALVANIZED MAIN FRAMES.
   2. PRE-GALVANIZE SECONDARY MEMBERS.

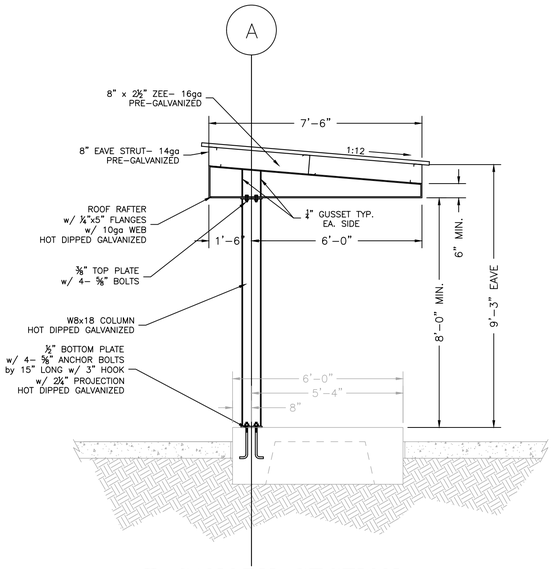
E. ROOFING MATERIAL:
   1. "PBR" ROOF PANEL.
   2. 26 ga. "GALVALUME" METAL
   3. NO ROOF INSULATION.

F. WALL MATERIAL:
   1. NO WALL PANEL.

G. TRIM MATERIAL:
   1. COLOR AS PER OWNER.



A/S3 CANOPY PLAN
SCALE: 3/8" = 1'-0"



C/S3 CANOPY SECTION
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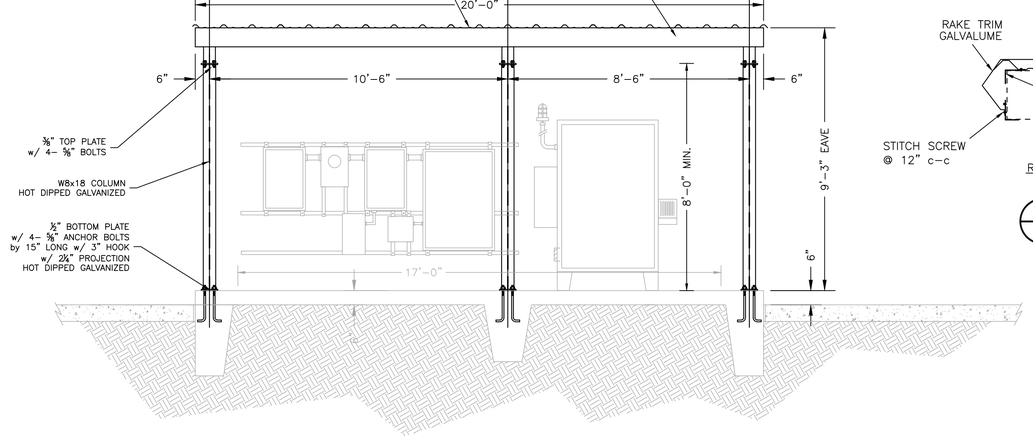

B/S3 CANOPY SECTION
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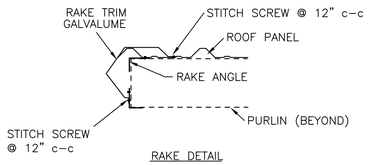
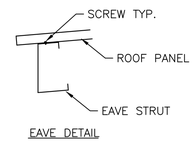


RAKE DETAIL



EAVE DETAIL

D/S3 BLDG. DETAILS
NTS

NO.	DATE	REVISIONS	APP.

ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

ASHLAND LIFT STATION NO. 1

ELECTRICAL EQUIPMENT CANOPY

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

STATE OF TEXAS
PAUL E. MALEK
82860
LICENSED
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THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF
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7984 HWY 6, NAVASOTA, TX 77868
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S3
SHEET NO. 17 OF 25

Z:\PUBLIC\Design Projects_ 2024\0006 - Quiddity - Ashland LS 1\Revit CAD\Ashland LS No. 1 - 03.28.24.dwg Mar 28,2024 - 2:42pm rvala

0 1 2 3 4 5 ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

ELECTRICAL PLAN SHEET SYMBOLS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(A)	LIGHT FIXTURE (LETTER INDICATES TYPE PER SCHEDULE)	(FS)	FLOAT SWITCH
A	SINGLE SPECIAL PURPOSE RECEPTACLE (LETTER INDICATES TYPE PER SCHEDULE)	(S)	SOLENOID VALVE
	TELEPHONE UTILITY SYSTEM OUTLET	(T)	ELECTRIC THERMOSTAT
	CLASS 1, DIV I, CONDUIT SEAL	T	TEMPERATURE ACTUATED DEVICE
WP	RECEPTACLE, WP INDICATES A WET PROOF LOCATION COVER. NEMA 3R, UNLESS OTHERWISE INDICATED.	$	SINGLE POLE TOGGLE SWITCH
	UNFUSED SAFETY SWITCH – WP, 3P, 30A, 600V, NEMA 3R, UNLESS OTHERWISE INDICATED.	$2	DOUBLE POLE TOGGLE SWITCH
30	FUSED SAFETY SWITCH – 3P, 600V, 30A MINIMUM, NEMA 3R OR AS REQUIRED TO ACCOMMODATE FUSE SIZE INDICATED	$3	3 – WAY SWITCH
	COMBINATION PROTECTIVE DEVICE & MAGNETIC STARTER	$T	MANUAL ROTARY TIMER LIGHT SWITCH
	SINGLE UNIT PUSHBUTTON STATION	$WP	SINGLE POLE TOGGLE SWITCH, WP INDICATES WEATHERPROOF COVER
	2–UNIT PUSHBUTTON STATION	(J)	JUNCTION BOX
	ON/OFF SELECTOR SWITCH		EXPOSED CONDUIT
S	"START/STOP" SELECTOR SWITCH		UNDERGROUND CONDUIT
	AIR TERMINAL	BC	BARE STRANDED GROUND CONDUCTOR
	FLEX CONDUIT	G	GROUND CONDUCTOR UNDERGROUND
	EXPOSED PUMP CABLE	T	TELEPHONE CONDUCTORS
	CONDUIT CONCEALED IN FLOOR SLAB OR UNDER FLOOR SLAB. (CONDUITS 1–1/2" OR LARGER SHALL BE INSTALLED UNDER FLOOR SLAB). CONDUITS RUN UNDER FLOOR SLAB SHALL BE ENCASED IN CONCRETE. SEE NOTE 2	E	EMPTY CONDUIT
	HOMERUN TO PANEL OR MCC AS NOTED		CAPPED CONDUIT
A EO E	CONCRETE ENCASED DUCTBANK (SECTION INDICATES CONDUIT CONFIGURATION & DESIGNATIONS)	OH	POWER COMPANY OVERHEAD POLE LINE
	LIGHTING PANEL	LS	LIMIT SWITCH
	UTILITY METERING CABINET	FS	FLOW SWITCH
	TELEPHONE UTILITY SYSTEM BACKBOARD	PS	PRESSURE SWITCH
	DISTRIBUTION PANEL	TS	TORQUE SWITCH
	CABINET OR PULL BOX	PE	PNUEMATIC/ELECTRIC SWITCH
	EXISTING	PLS	PROXIMITY LIMIT SWITCH
	PROPOSED	DS	MAGNETIC REED DOOR SWITCH
	DEMOLITION WORK ITEMS	T	TRANSFORMER
			DEVICE AS DESIGNATED
			EXISTING POWER COMPANY POLE
			PROPOSED POWER COMPANY POLE
		XXX	CONDUIT/CONDUCTOR TAGS

CONTROL DIAGRAM SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
CR	CONTROL RELAY		HOLDING COIL CONTACT (NORMALLY OPEN–NORMALLY CLOSED)
TD	TIME DELAY RELAY	CR CR	CONTROL RELAY CONTACT (NORMALLY OPEN–NORMALLY CLOSED)
R	LED TYPE PILOT LIGHT PUSH–TO–TEST W–WHITE; R–RED; G–GREEN TEST WIRING NOT SHOWN FOR CLARITY	F	FLOAT SWITCH
	THERMOSTAT	PE	PHOTOELECTRIC SWITCH
TD 0–0–X	TIME DELAY CONTACT (O=OPEN, X=CLOSED, DESIGNATION INDICATES CONTACT POSITION WHEN RELAY IS RESET–TIMING–TIMED OUT)	B	BELL
	SPACE HEATER	ETM	ELASPED TIME METER
TD1 NO TC	CONTACT ON TIME DELAY RELAY TIME DELAY CLOSED AFTER ENERGIZATION		CONTROL POWER TRANSFORMER
		M	MOTOR STARTER OPERATING COIL
OFF–ON	ON–OFF SWITCH, 2 POSITION TOGGLE	A	LIGHT FIXTURE, A = TYPE
	PUSHBUTTON, NORMALLY CLOSED		MOTOR CONTROL STATION
	PUSHBUTTON, NORMALLY OPEN		HAND–OFF–AUTO SELECTOR SWITCH
	SELECTOR SWITCH	SC	SURGE CAPACITOR
	CONTROL STATION/DISCONNECT SWITCH		SURGE ARRESTER
	MOMENTARY RESET PUSHBUTTON		CONDUIT STUB UP
	AUXILIARY STARTER CONTACTS	H O A	HAND SELECTOR SWITCH
	PRESSURE SWITCH, OPENS ON RISE		
	PRESSURE SWITCH, CLOSES ON RISE		
	LEVEL OR LEAK DETECTION SWITCH		FUSE
	LIMIT SWITCH, NORMALLY CLOSED		
	LIMIT SWITCH, NORMALLY OPEN		SOLENOID VALVE
	LIMIT SWITCH, NORMALLY OPEN, HELD CLOSED		
	LIMIT SWITCH, NORMALLY CLOSED, HELD OPEN		SPACE HEATER
	TEMPERATURE ACTUATED SWITCH, OPENS ON RISE	OL's X2	OVERLOADS
	TEMPERATURE ACTUATED SWITCH, CLOSES ON RISE		GROUND CONNECTION
LC	POWER FACTOR CORRECTION CAPACITOR	R	PUSH–TO–TEST INDICATING LIGHT

ONE–LINE DIAGRAM LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	MOLDED CASE CIRCUIT BREAKER	LS	LOCK–STOP STATION (MAINTAINED CONTACT)
	COMBINATION "MCP" MOTOR STARTER	HOA	HAND–OFF–AUTO SWITCH
PFR	PHASE FAILURE RELAY	ETM	ELAPSED TIME METER
	SPACE HEATER	MS	MOISTURE SENSOR
F	EXHAUST FAN	NG	NEUTRAL/GROUND PAD
G	INDICATING LIGHT (COLOR NOTED)	TS	TEMPERATURE SENSOR IN MOTOR
3/4	3 PHASE MOTOR (HORSEPOWER NOTED)	GB	GROUND BUS
SPD	SURGE PROTECTIVE DEVICE	IC	MICRO–SWITCH – STARTER DISCONNECT TO PREVENT CONTROL OPERATION WHEN MOTOR IS DE–ENERGIZED
	SYSTEM GROUND	RVSS	REDUCED VOLTAGE SOFT STARTER W/INTERNAL BYPASS CONTACTOR
	SERVICE HEAD	FS	FLOAT SWITCH
	TRANSFORMER		FUSED SWITCH
	CURRENT TRANSFORMER	R	LED TYPE PILOT LIGHT PUSH–TO–TEST W–WHITE; R–RED; G–GREEN TEST WIRING NOT SHOWN FOR CLARITY
	FUSE		
	POWER FACTOR CORRECTION CAPACITOR		
M	SERVICE METER		
3	CONTROL CONTACT, 3 = NEMA STARTER SIZE		
PM	3 PHASE POWER MONITOR (SINGLE PHASE PROTECTION RELAY)		
3 OL'S M	NEMA STANDARD MAGNETIC MOTOR STARTER OPERATING COIL		
	THERMAL OVERLOAD		
	AUTOMATIC SWITCH		
MCP	MOTOR CIRCUIT PROTECTOR		

ABBREVIATIONS:

A	AMP	GFI	GROUND FAULT INTERRUPT	N	NEUTRAL
ADJ	ADJUSTABLE	GND	GROUND	N3R	NEMA 3R
AFF	ABOVE FINISHED FLOOR	HL&P	HOUSTON LIGHTING & POWER	N4X	NEMA 4X
AI	ANALOG INPUT	H–O–A	HAND OFF AUTO	N.C.	NORMALLY CLOSED
ALT	ALTERNATOR	HPS	HIGH PRESSURE SODIUM	NEC	NATIONAL ELECTRICAL CODE
AO	ANALOG OUTPUT	INC	INCANDESCENT	NEUT	NEUTRAL
ATS	AUTOMATIC TRANSFER SWITCH	JB	JUNCTION BOX	N.O.	NORMALLY OPEN
C	CONDUIT	KA SYM	THOUSAND AMPS SYMMETRICAL	OL	OVERLOAD
CA	CABLE	KS	KEY SWITCH	P	POLE
CAB	CABINET	KVA	KILO–VOLT–AMPS	PLC	PROGRAMMABLE LOGIC CONTROLLER
CAT.	CATALOG	KW	KILO–WATT	POS	POSITION
CB	CIRCUIT BREAKER	L	LINE	PS	PRESSURE SWITCH
CKT	CIRCUIT	LOS	LOCK OUT STOP	PVC	POLYVINYL CHLORIDE
CNP	CENTERPOINT POWER	LS	LIMIT SWITCH	PVC RGS	PVC COATED RIGID GALV CONDUIT
COMM	COMMUNICATIONS	LSI	LONG TIME, SHORT TIME, INSTANTANEOUS	PWR	POWER
CONT	CONTINUED	LSIG	LONG TIME, SHORT TIME, INSTANTANEOUS, GROUND FAULT	R	RELAY
CPT–N	CONTROL POWER TRANSFORMER NEUTRAL	LV	LOW VOLTAGE	RALM	PUMP ALARM RELAY
CPU	CENTRAL PROCESSING UNIT	LVN	LOW VOLTAGE NEUTRAL	REE	ELEC BLDG ENTRY AUX RELAY
CT	CURRENT TRANSFORMER	M	MOTOR RUN CONTACT	RGS	RIGID GALVANIZED CONDUIT
CU	COPPER	MADC	MILLIAMPERE DIRECT CURRENT	RHLA	HIGH LEVEL ALARM RELAY
CW	COOL WHITE	MCC	MOTOR CONTROL CENTER	RM	PUMP RUN AUX RELAY
DI	DISCRETE INPUT	MCP	MOTOR CIRCUIT PROTECTOR	RMOR	MOTOR OVERLOAD AUX RELAY
DIREC	DIRECTIONAL	MIN.	MINUTES	RMTH	MOTOR TEMPERATURE RELAY
DIV	DIVISION	MOR	MOTOR OVERLOAD RELAY	RPLC	PLC MODE AUX RELAY
DN	DOWN	mS	MILLISECOND	RPLCOR	PLC OVERRIDE
DO	DISCRETE OUTPUT	MTH	MOTOR TEMPERATURE SWITCH	RPLM	PLC PUMP RUN RELAY
ETM	ELAPSED TIME METER	MTS	MANUAL TRANSFER SWITCH	RPLMP	BACKUP SYSTEM RUN RELAY
G.E.	GENERAL ELECTRIC			RR	RUN RELAY
				RRST	PUMP RESET AUX RELAY
				RRST5	MODEM RESET RELAY
				RTAH	TEMPERATURE ALARM AUX RELAY
				RUV	UNDERVOLTAGE AUX RELAY
				RVSS	REDUCED VOLTAGE SOFT STARTER
				RWD	WATCHDOG RELAY
				SEC	SECONDS
				SL	SEAL LEAK SWITCH
				SN	SOLID NEUTRAL
				SP	SURGE PROTECTOR
				SPD	SURGE PROTECTION DEVICE
				SPST	SINGLE POLE SINGLE THROW
				SS	SELECTOR SWITCH
				S.S.	STAINLESS STEEL
				SW	SWITCH
				TEMP	TEMPERATURE
				TD	TIME DELAY RELAY
				TDLP	LOSS OF POWER TIME DELAY RELAY
				TDRM	PUMP TIME DELAY RELAY
				TSP	TWISTED SHIELDED PAIR
				UPS	UNINTERRUPTIBLE POWER SUPPLY
				V	VOLTS
				VA	VOLT–AMP
				VAC	VOLTS ALTERNATING CURRENT
				VDC	VOLTS DIRECT CURRENT
				W	WATT OR WIRE
				WM	WATT MISER (HIGH EFFICIENCY LAMP)
				WP	WEATHER PROOF
				XFMR	TRANSFORMER

NOTES:

1. All construction shall comply with local and national codes and requirements.
2. Conduits shall not be routed across walkways, paths of access, travel, or egress. Route beneath gratings, in concrete structures, or around equipment. Do not route in conflict with other piping, conduits, equipment, or structures. Conduits imbedded in structural concrete (floor slabs, ETC.) shall be so located as not to unduly impair the strength of the construction and shall be spaced not less than two times the conduit OD between adjacent conduits except where crossing or otherwise approved by the engineer.
3. Field verify exact location of all underground pipes, conduits, and structures before digging. Repair any damage done to original condition.
4. Contractor shall be responsible for obtaining any and all permits associated with the work. The costs of the permits, if any, shall be borne by the Contractor.
5. This contract includes field installation and completion of vendor supplied components. All solenoids, float switches, transducers, motor operated valves, drive motors, alarm contacts, run lights, etc. are to be wired to vendor's panel or site motor controls as required. Contractor is to verify vendor–supplied components and provide a complete and operable system.
6. All exterior above grade conduit, duct bank elbows, and risers are to be PVC coated rigid galvanized steel conduit. Conduits within the Chemical Building are to be schedule 80 PVC. All conduits in duct banks shall be schedule 40 PVC. All mounting hardware to be stainless steel.
7. The cost of connecting new service shall be provided by the Owner. Contractor shall provide and install all necessary slabs, conduits, conductors, fittings, and other equipment necessary to energize the lift station. Installation shall meet all utility company requirements, local and national codes. Review this project's service requirements of location, ratings, and methods with power company prior to beginning construction. Contractor shall coordinate all service requirements with electric utility company. Notify the Plant Operator and the Quiddity Construction Department (713–777–5337) a minimum of one week in advance of any scheduled power outage(s).
8. For all demolition work, remove all conductors and remove all conduit to 6–inches below grade and cap.
9. Items in bold are proposed, all others are existing.
10. Repair all damage to existing roads and sidewalks related to this construction to pre–existing conditions or better.
11. Any proposed underground duct banks crossing existing duct banks and pipes shall be routed underneath existing or proposed obstructions.
12. Support all outdoor above ground conduit every 6 ft w/stainless steel mounting hardware.
13. Wiring for lighting, receptacles and other miscellaneous circuits shall conform to the circuiting indicated on the drawings with arrangement and routing as required. The wiring shall be so arranged that no more than 4 current carrying conductors shall be installed per conduit and and circuits of different panels shall be installed in separate raceways.
14. Any conduit without further designation indicates 3–#10 and 1–#12 GND in 1" conduit.

NO.	DATE	REVISIONS	APP.

ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

ASHLAND LIFT STATION NO. 1

ELECTRICAL LEGENDS, SYMBOLS, AND NOTES

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SCALE: _____ DGN. BY: TRB
DATE: APRIL 2024 DWN. BY: BAW
JOB NO. 16759–0010–09 DWG. NO. _____
SUBMITTED: SURV. BY: _____
F.B. NO. _____

STATE OF TEXAS
C. J. TROUTT
41075
LICENSED PROFESSIONAL ENGINEER
4/8/2024

E1
SHEET NO. 18 OF 25

K:\16759\16759–0010–09 Ashland –Lift Station No. 1\2 Design Phase\CAD\ELEC.dwg

ASHLAND CONDUIT SIZE & WIRE

CONDUIT SIZE & WIRE						DESCRIPTION	ORIGIN	DESTINATION
NO.	SIZE	POWER	GROUND	CONTROL	INSTRUMENTATION			
1	2 1/2"	3-#4/0 + #2 NEU	#2			UTILITY POWER	UTILITY COMPANY POWER ROLE	METER DISCONNECT
2	2 1/2"	3-#4/0 + #2 NEU	#2			INCOMING SERVICE	METER DISCONNECT	MAIN DISCONNECT
3	2 1/2"	3-#4/0 + #2 NEU	#2			INCOMING SERVICE	MAIN DISCONNECT	AUTOMATIC TRANSFER SWITCH
4	2 1/2"	3-#4/0	#2			LIFT STATION CONTROL PANEL POWER	AUTOMATIC TRANSFER SWITCH	LIFT STATION CONTROL PANEL
5	2"	3-#1 + #6 NEU	#6			GENERATOR POWER	GENERATOR	AUTOMATIC TRANSFER SWITCH
6	1 1/4"	3-#4	#8			GENERATOR MISCELLANEOUS POWER	LIFT STATION CONTROL PANEL	GENERATOR
7	2"				ANNUNCIATOR CABLE	GENERATOR ANNUNCIATOR	GENERATOR	AUTOMATIC TRANSFER SWITCH
8	1"		#12	4-#14		GENERATOR MISCELLANEOUS CONTROLS	GENERATOR	AUTOMATIC TRANSFER SWITCH
9	1"	3-#10	#10			LIFT PUMP No. 1 POWER	LIFT STATION CONTROL PANEL	LIFT PUMP No. 1 TERMINAL BOX
10	1"		#12	4-#14		LIFT PUMP No. 1 CONTROLS	LIFT STATION CONTROL PANEL	LIFT PUMP No. 1 TERMINAL BOX
11	1"	3-#10	#10			LIFT PUMP No. 2 POWER	LIFT STATION CONTROL PANEL	LIFT PUMP No. 2 TERMINAL BOX
12	1"		#12	4-#14		LIFT PUMP No. 2 CONTROLS	LIFT STATION CONTROL PANEL	LIFT PUMP No. 2 TERMINAL BOX
13	1"	3-#10	#10			LIFT PUMP No. 3 POWER	LIFT STATION CONTROL PANEL	LIFT PUMP No. 3 TERMINAL BOX
14	1"		#12	4-#14		LIFT PUMP No. 3 CONTROLS	LIFT STATION CONTROL PANEL	LIFT PUMP No. 3 TERMINAL BOX
15	3"				SUBMERSIBLE PUMP CABLES	LIFT PUMP No. 1 POWER & CONTROL	LIFT PUMP No. 1 TERMINAL BOX	LIFT PUMP No. 1
16	3"				SUBMERSIBLE PUMP CABLES	LIFT PUMP No. 2 POWER & CONTROL	LIFT PUMP No. 2 TERMINAL BOX	LIFT PUMP No. 2
17	3"				SUBMERSIBLE PUMP CABLES	LIFT PUMP No. 3 POWER & CONTROL	LIFT PUMP No. 3 TERMINAL BOX	LIFT PUMP No. 3
18	2"		#12		1-#16 TSP	TRANSDUCER CONTROLS	LIFT STATION CONTROL PANEL	TRANSDUCER TERMINAL BOX
19	1"		#12	8-#14		FLOAT CONTROLS	LIFT STATION CONTROL PANEL	FLOAT TERMINAL BOX
20	2"				TRANSDUCER CABLE	TRANSDUCER CONTROLS	TRANSDUCER TERMINAL BOX	LIFT STATION WET WELL
21	2"				FLOAT CABLE	FLOAT CONTROLS	FLAOT TERMINAL BOX	LIFT STATION WET WELL
22	1"		#12	6-#14		GENERATOR MISCELLANEOUS CONTROLS	AUTOMATIC TRANSFER SWITCH	LIFT STATION CONTROL PANEL
23	1"	2-#10	#12			FLOODLIGHT No. 1 POWER	LIFT STATION CONTROL PANEL	FLOODLIGHT
24	1"	2-#10	#12			FLOODLIGHT No. 2 POWER	LIFT STATION CONTROL PANEL	FLOODLIGHT
25	3"	PULL STRING				ULTIMATE LIFT PUMP No. 1 POWER	LIFT STATION CONTROL PANEL	LIFT PUMP No. 1
26	3"	PULL STRING				ULTIMATE LIFT PUMP No. 2 POWER	LIFT STATION CONTROL PANEL	LIFT PUMP No. 2
27	3"	PULL STRING				ULTIMATE LIFT PUMP No. 3 POWER	LIFT STATION CONTROL PANEL	LIFT PUMP No. 3

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	VOLTAGE	MOUNTING	LAMPS NO.	LAMPS TYPE	REMARKS
FL-1	APPLETON AMLED77-BUI1-D W/POLE TOP SLIPFITTER AND VANDAL SHIELD (G-AM-6-VS)	120	SLIP-FITTER	1	LED 13,500 LUMENS	AREAMASTER W/VANDAL SHIELD, SEE DETAIL SHT. E7

SPECIAL DEVICE SCHEDULE

ITEM	DESCRIPTION
1	PHASE FAILURE RELAY – MACROMATIC PMPU-FA8 SERIES, 480 VOLT, 3 PHASE
2	SURGE SUPRESSOR – SEE SPECIFICATIONS
3	SIEMENS/MILLTRONICS HYDRO RANGER 200 LEVEL CONTROLLER WITH ECHOMAX XPS-15 ULTRASONIC TRANSDUCER WITH ALL ACCESSORIES
4	TIME DELAY RELAY – WITH 2 S.P.D.T. SWITCHES RATED 7 AMPS AT 120 VOLT, CONTACTS AND COIL, PLUG IN BASE AND SOCKET, 3 RANGES, 0.1 TO 100 SEC. ATC, MODEL #319D-134
5	CONTROL RELAY – WITH 4 S.P.D.T. SWITCHES RATED 10 AMPS AT 120 VOLT, 120 VOLT COIL, PLUG IN BASE AND SOCKET
6	INDICATING LIGHT – PUSH TO TEST – LED TYPE, ALLEN BRADLEY BULLETIN 800 TYPE, 120 VOLT, 60HZ – COLOR AS INDICATED
7	ELAPSED TIME METER – CRAMER #635G/HRS., 120 VOLT
8	FLASHING BEACON – 65FPM, 120 VOLT, RED ACRYLIC DOME LENS, EDWARDS #105XBRMR120A
9	VENT FAN – HOFFMAN CAT. #A-PA4AXFN, 21 WATT, 120 VOLT (WITH RAIN SHIELD GRILL)
10	CELLULAR AUTODIALER – SEE SPECIFICATIONS
11	EVOQUA MODEL 9G DIRECT ACTING FLOAT SWITCH WITH 40 FOOT OF CABLE
12	EXHAUST GRILLE – HOFFMAN CAT. #A-VK66 LOUVER WITH #A-FLT66 FILTER K.T. (WITH RAIN SHIELD GRILL)
13	DIVERSIFIED ELECTRONICS CAT. #150-120-AFN LOW CURRENT ISOLATION SWITCH, 5 AMPS, 120 VOLT CONTACTS. (INTRINSICALLY SAFE CIRCUIT TO FLOAT SWITCH)
14	FLYGT MINICAS II/FUS PUMP PROTECTION MODULE OR EQUAL UNIT MUST PROVIDE SEAL LEAK AND WINDING OVERTEMP ALARM, INDICATION, AND PROTECTION AS SHOWN
15	PHOTOELECTRIC SWITCH – INTERMATIC SERIES K1100, 120-VOLT – MODEL #K1121
16	CABINET HEATER – HOFFMAN NO. DAH1001A, 115 VAC, 100 WATT

NO.	DATE	REVISIONS	APP.

ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

ASHLAND LIFT STATION NO. 1

ELECTRICAL SCHEDULES

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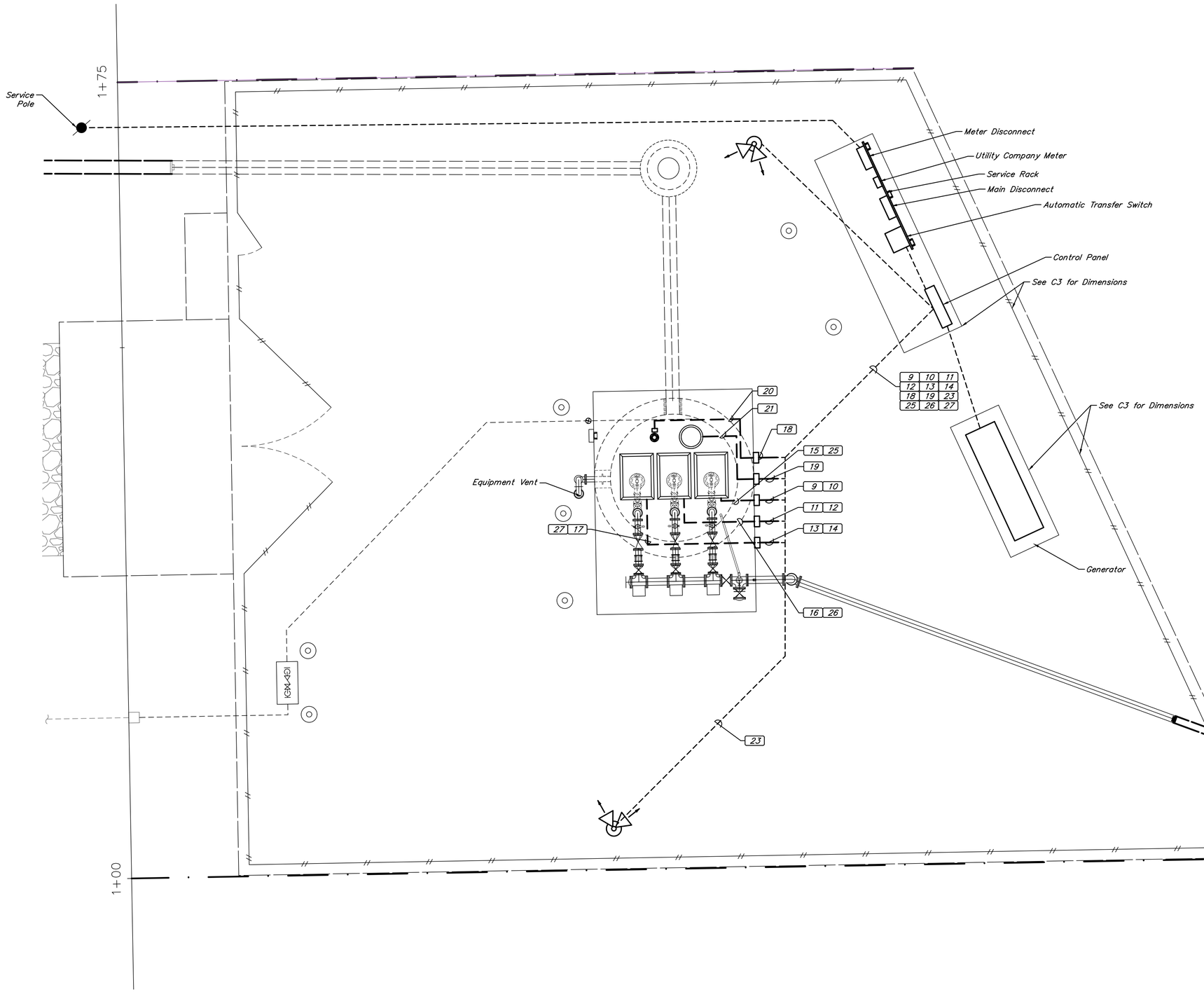
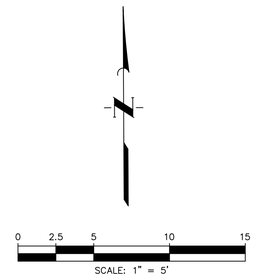
STATE OF TEXAS
C. J. TROUTT
41075
LICENSED PROFESSIONAL ENGINEER
4/8/2024

E2
SHEET NO. 19 OF 25

0 1 2 3 4 5 ORIGINAL SCALE IN INCHES FOR REDUCED PLANS





NO.	DATE	REVISIONS	APP.

ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

ASHLAND LIFT STATION NO. 1

ELECTRICAL SITE LAYOUT

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41075
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4/8/2024

E3
SHEET NO. 20 OF 25

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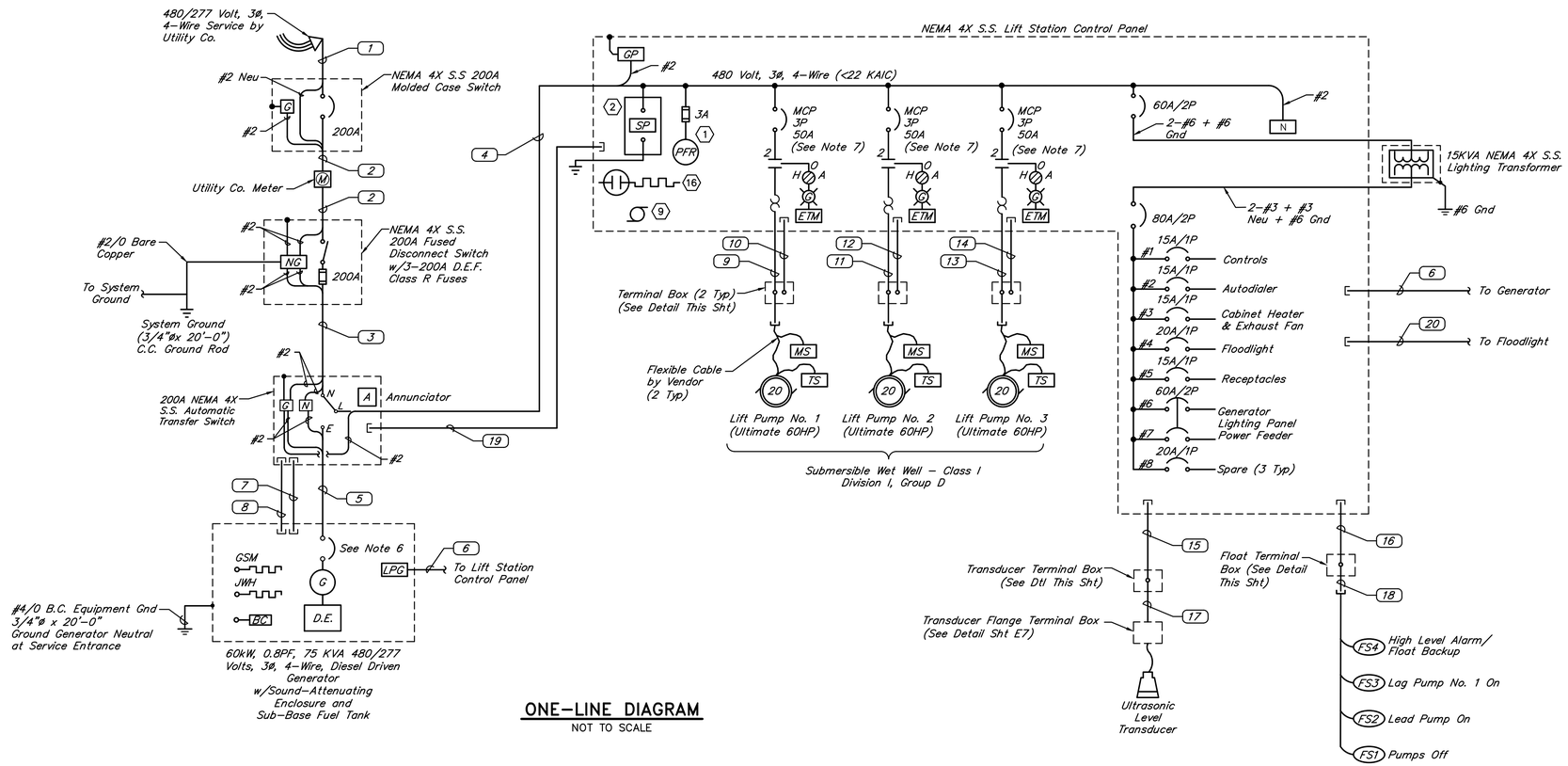
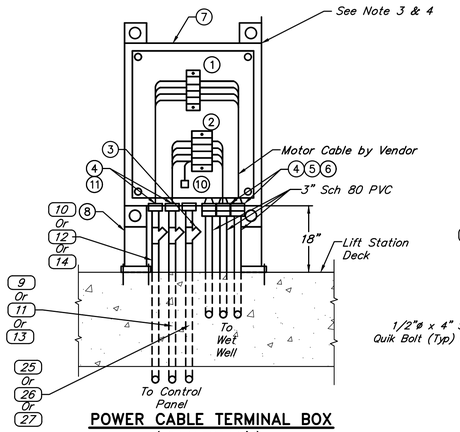
0 1 2 3 4 5 ORIGINAL SCALE IN INCHES FOR REDUCED PLANS



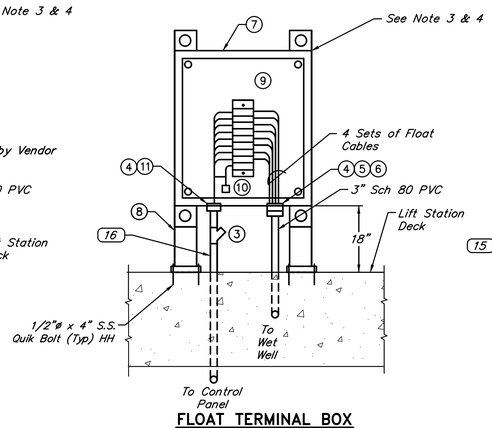
ONE-LINE DIAGRAM
NOT TO SCALE

NOTES:

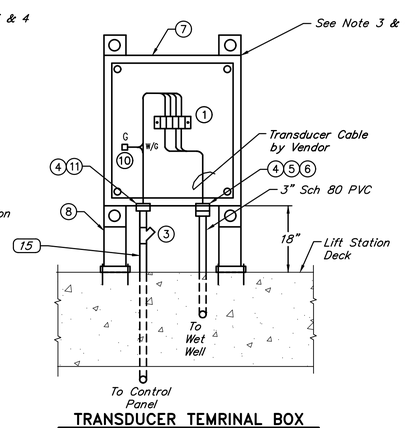
1. Adjust MCP for submitted motor load.
2. Verify pump protection conductor requirements. Furnish accordingly. If pump is supplied with separate cable for protection ckts., then provide additional conduit into terminal box and control panel. Verify pump cable diameter for insertion in 3" conduit shown, increase size if required.
3. All terminal boxes to be NEMA 4X stainless steel. Terminal boxes must be a minimum of 1'-0" apart from each other.
4. Contractor to provide terminal boxes with nameplates constructed from laminated plastic material a minimum of 1/16" thick. Letters shall be gothic 3/16" high minimum, use two lines if description will cause length to exceed 2-1/2". Nameplates shall be white letters on black background. Affix nameplates to face of terminal box, using adhesive material.
5. Floats and intrinsically safe relays are part of an intrinsically safe circuit that requires 3" spacing from non-intrinsically safe circuits in both the field terminal box and control cabinet. Label circuits as intrinsically safe.
6. Provide and size per generator manufacturer's requirements.
7. Size control panel to accommodate for future 200A/3P/MCP type breaker and corresponding equipment for all Lift Pumps



POWER CABLE TERMINAL BOX
(TYP OF 2 REQ'D)



FLOAT TERMINAL BOX



TRANSDUCER TEMRINAL BOX

1. 4 POINT, 30A, 300 VOLT TERMINAL BLOCK
2. 4 POINT, 100A, 600 VOLT TERMINAL BLOCK
3. C.H. EYD SEAL W/CHICO (TYPICAL)
4. MYERS HUB
5. OZ GEDNEY CSBE TYPE CONDUIT SEALING BUSHING
6. RIGID TO PVC ADAPTER
7. HOFFMAN #CSD16126SS W/#CP1612 PAINTED STEEL BACK PANEL (16"x12"x6") & PADLOCK KIT #CWHPTO S.S.
8. STAINLESS STEEL P1000 UNISTRUT SUPPORT W/P2072 POST BASE ANCHOR W/4-1/2"ø S.S. ANCHOR SETS
9. 12 POINT, 30A, 300 VOLT TERMINAL BLOCK
10. GROUND LUG
11. DUCT SEAL

TERMINAL BOX DETAIL
NOT TO SCALE

ELECTRICAL LOAD ANALYSIS

DESCRIPTION	LOAD	AMPS ØA	AMPS ØB	AMPS ØC	S.B. KW
LIFT PUMP No. 1	20 HP	27	27	27	17.2
LIFT PUMP No. 2	20 HP	27	27	27	17.2
LIFT PUMP No. 3(Stand by)	20 HP	27	27	27	-
Transfomer	15 KVA	22.5	22.5	-	15
DEMAND FACTOR (25% OF LARGEST MOTOR KVA)		6.8	6.8	6.8	
TOTAL DEMAND LOAD (AMPS AT 480 VAC, 3-PHASE)		110.3	110.3	87.8	49.4
PROPOSED SERVICE ENTRANCE RATING (MAIN DEVICE AMPS)		200	200	200	
SPARE AMPACITY		90	90	112	
CALCULATED FAULT CURRENT					<22 KAIC

NO.	DATE	REVISIONS	APP.

ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

ASHLAND LIFT STATION NO. 1

ELECTRICAL ONE-LINE DIAGRAM

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
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SCALE: DGN. BY: TRB
DATE: APRIL 2024 DWN. BY: BAW
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F.B. NO.

STATE OF TEXAS C. J. TROUTT 41075 LICENSED PROFESSIONAL ENGINEER 4/8/2024

E4
SHEET NO. 21 OF 25

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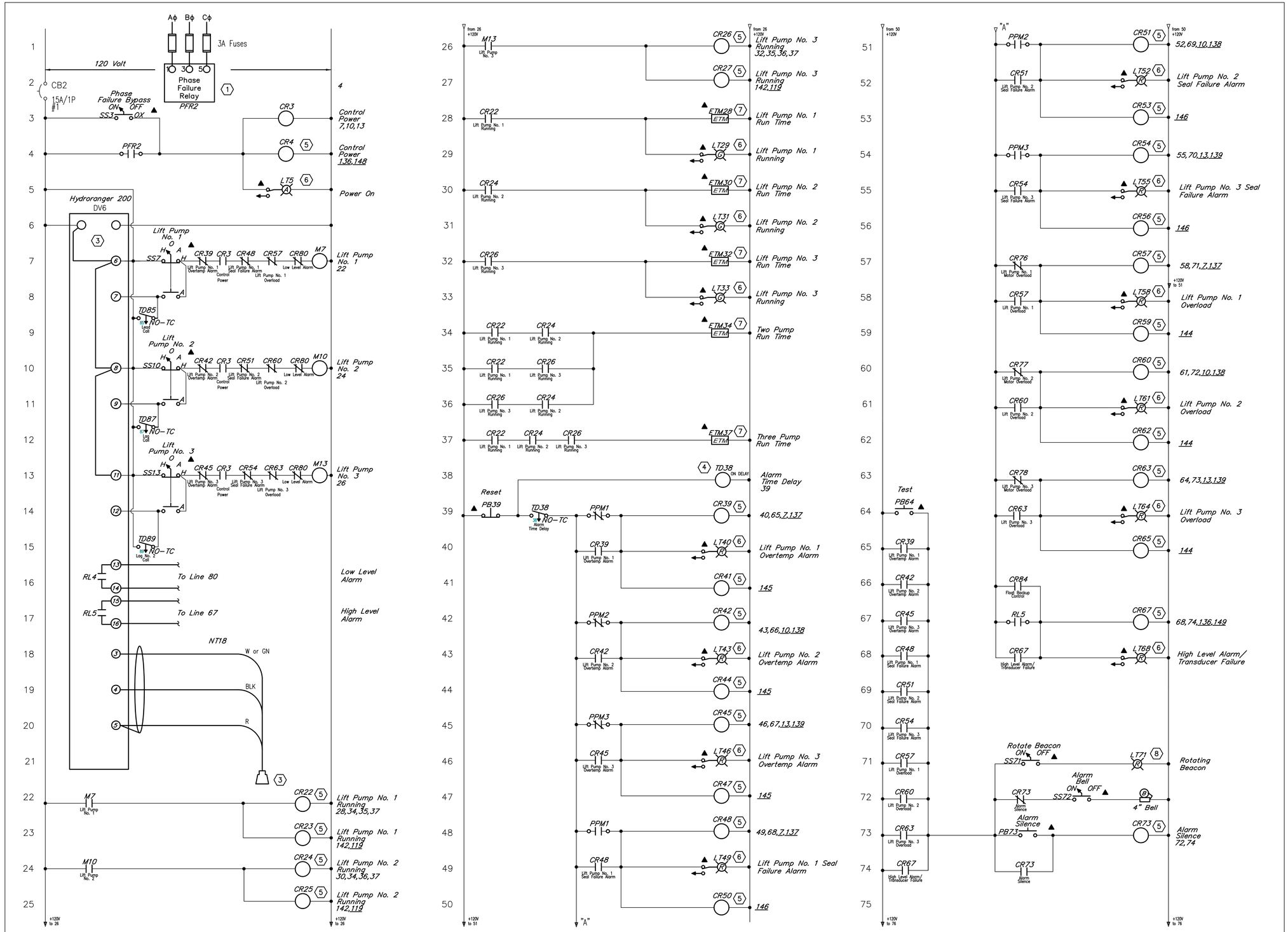
ORIGINAL SCALE IN INCHES FOR REDUCED PLANS



NOTES:

1. Floats and intrinsically safe relays are part of an intrinsically safe circuit that requires 3" spacing from non-intrinsically safe circuits in both the field terminal boxes and control cabinet. Label circuits as intrinsically safe.
2. Add M coil auxiliary relay if required.

NO.	DATE	REVISIONS	APP.

ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

ASHLAND LIFT STATION NO. 1

ELECTRICAL CONTROL DIAGRAM SHEET 1 OF 2

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STATE OF TEXAS
C. J. TROUTT
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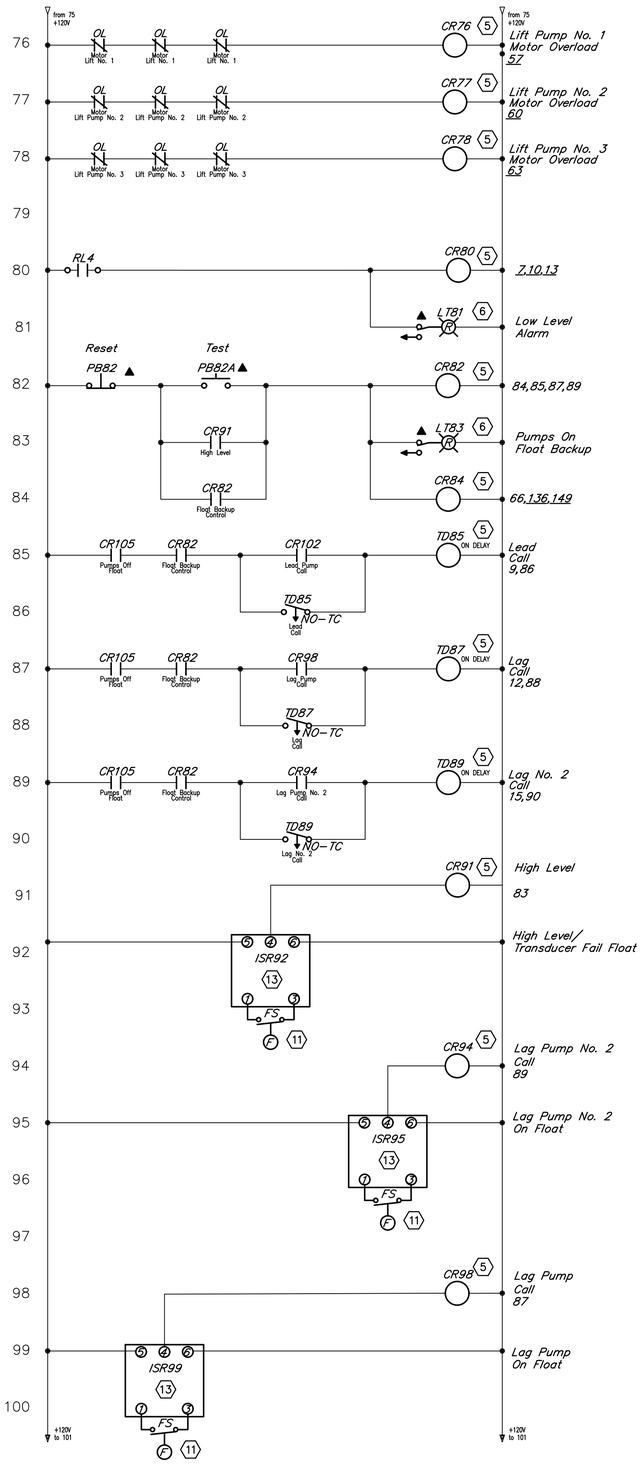
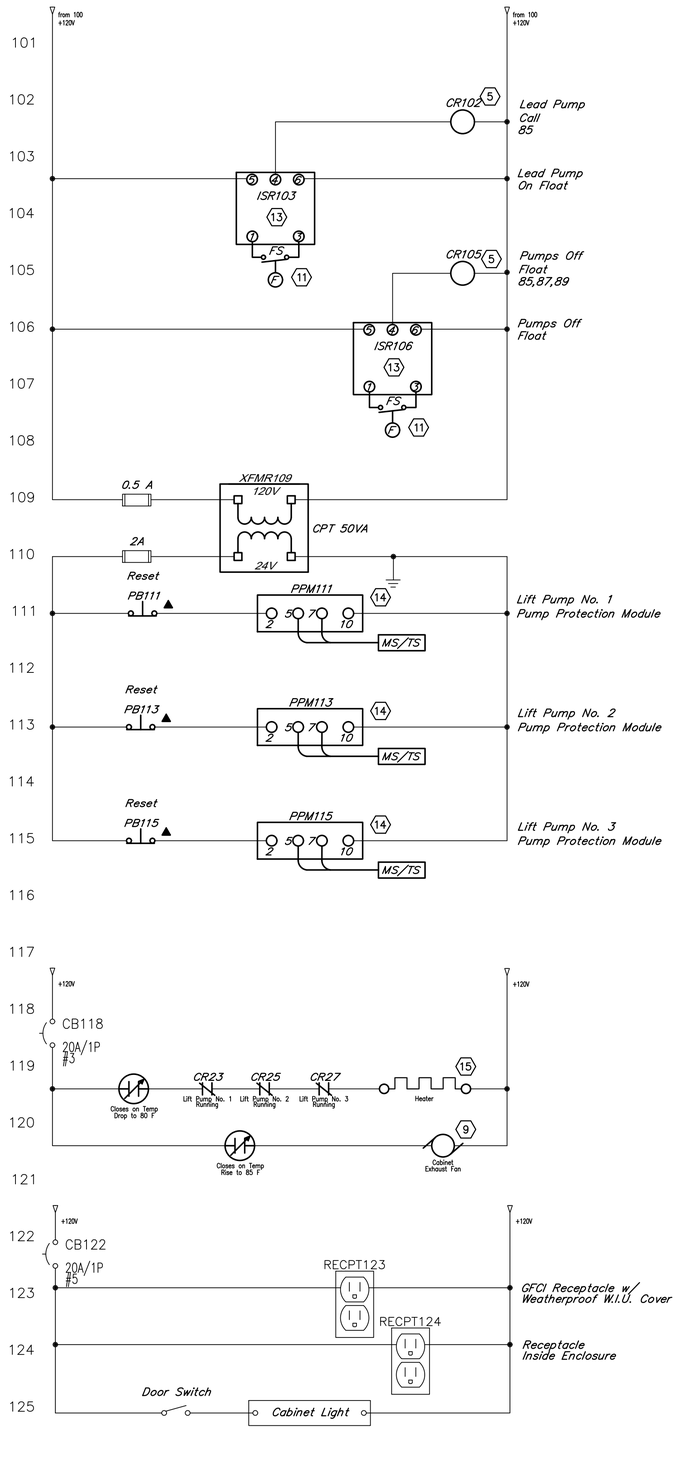
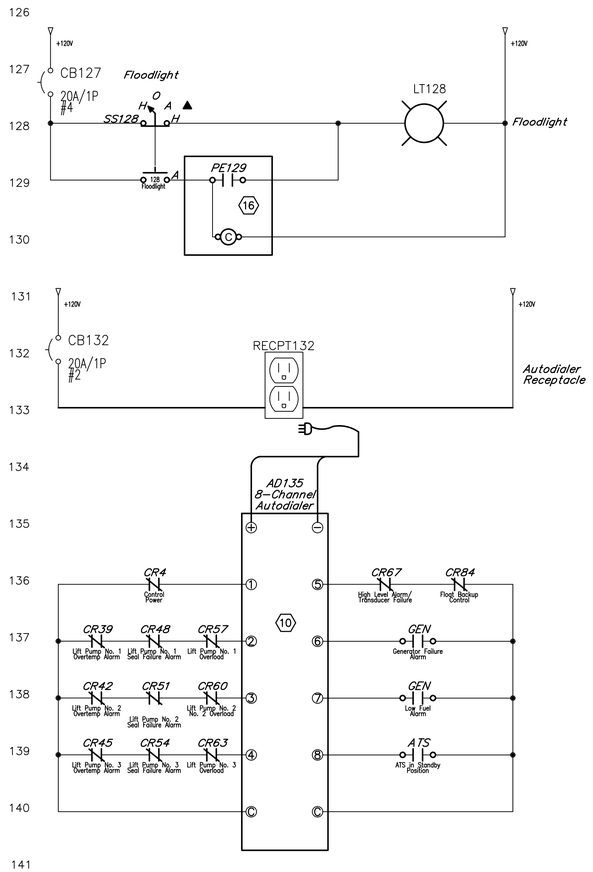
E5
SHEET NO. 22 OF 25

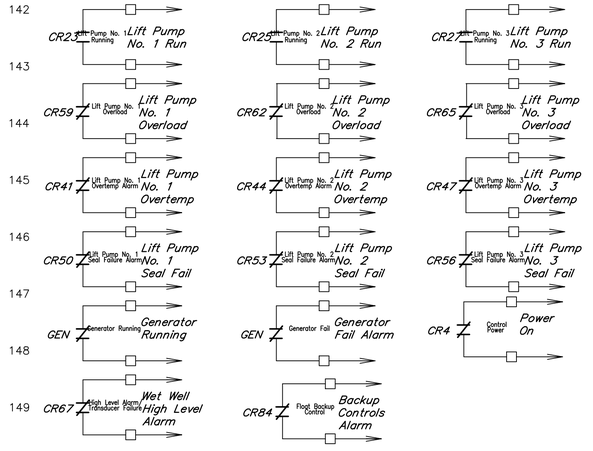
K:\16759\16759-0010-09 Ashland -Lift Station No. 1\2 Design Phase\CAD\ELEC.dwg

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS









FUTURE LIFT STATION PLC CONTACTS

NO.	DATE	REVISIONS	APP.

ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

ASHLAND LIFT STATION NO. 1

ELECTRICAL CONTROL DIAGRAM SHEET 2 OF 2

QUIDDITY
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E6
SHEET NO. 23 OF 25

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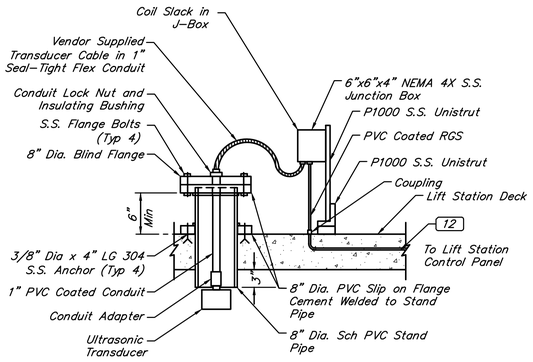
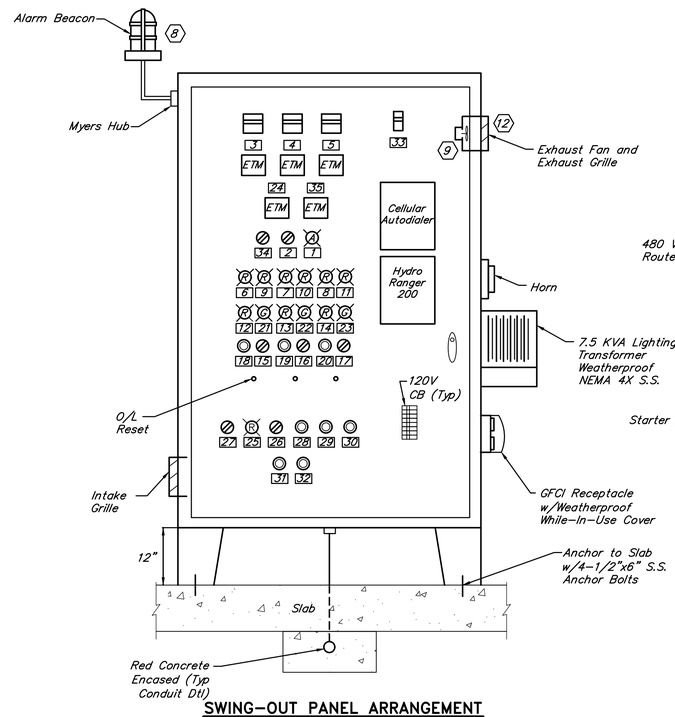
0 1 2 3 4 5 ORIGINAL SCALE IN INCHES FOR REDUCED PLANS



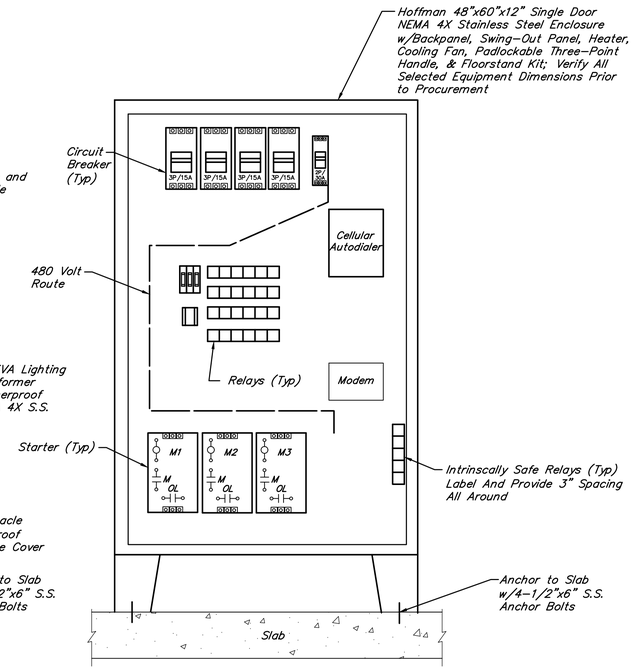
TRANSDUCER MOUNTING DETAIL

NOT TO SCALE



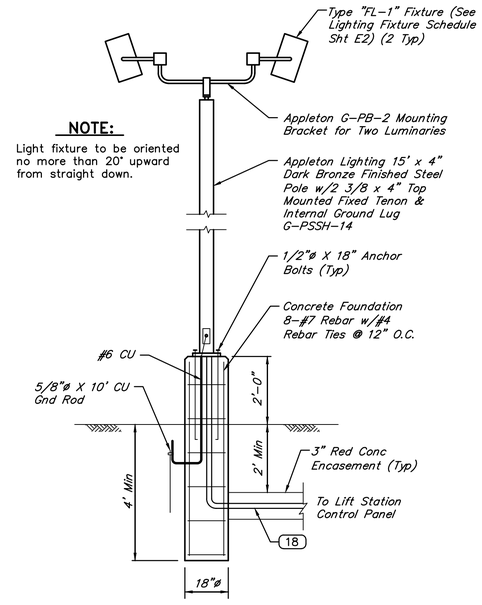
SWING-OUT PANEL ARRANGEMENT

NOT TO SCALE



BACK PANEL ARRANGEMENT

(SHOWN WITH DOOR REMOVED)
NOT TO SCALE



NOTE:
Light fixture to be oriented no more than 20° upward from straight down.

FLOODLIGHT DETAIL

NOT TO SCALE

LIFT STATION CONTROL PANEL ELEVATION

NOT TO SCALE

CONTROL PANEL NAMEPLATE SCHEDULE

No.	TITLE	No.	TITLE
1	MAIN POWER ON	19	NO. 2 PUMP PROTECTION MODULE RESET
2	PHASE FAILURE BYPASS OFF-ON	20	NO. 3 PUMP PROTECTION MODULE RESET
3	LIFT PUMP No. 1 DISCONNECT	21	PUMP NO. 1 RUN
4	LIFT PUMP No. 2 DISCONNECT	22	PUMP NO. 2 RUN
5	LIFT PUMP No. 3 DISCONNECT	23	PUMP NO. 3 RUN
6	LIFT PUMP No. 1 OVERTEMP	24	THREE PUMP RUN
7	LIFT PUMP No. 2 OVERTEMP	25	WET WELL HIGH LEVEL
8	LIFT PUMP No. 3 OVERTEMP	26	BEACON OFF-ON
9	LIFT PUMP No. 1 SEAL FAILURE	27	HORN OFF-ON
10	LIFT PUMP No. 2 SEAL FAILURE	28	ALARM RESET
11	LIFT PUMP No. 3 SEAL FAILURE	29	ALARM SILENCE
12	LIFT PUMP No. 1 OVERLOAD	30	ALARM TEST
13	LIFT PUMP No. 2 OVERLOAD	31	TEST HIGH ALARM BACKUP
14	LIFT PUMP No. 3 OVERLOAD	32	RESET FLOATS
15	LIFT PUMP No. 1 H-O-A	33	LIGHTING PANEL
16	LIFT PUMP No. 2 H-O-A	34	FLOODLIGHT H-O-A
17	LIFT PUMP No. 3 H-O-A	35	TWO PUMP RUN
18	NO. 1 PUMP PROTECTION MODULE RESET		

NAMEPLATE NOTE:

Nameplates shall be constructed from laminated plastic material a minimum of 1/16" thick. Letters shall be gothic 3/16" high minimum, use two lines if description will cause length to exceed 2 1/2". Alarm nameplates shall be white letter on red background; others shall be white letters on black background. Affix nameplates to panel using adhesive. Submit details with shop drawings.

For Civil Only:

STATE OF TEXAS — David A. Olf — 133819 — LICENSED PROFESSIONAL ENGINEER — 4/8/2024

NO.	DATE	REVISIONS	APP.

ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

ASHLAND LIFT STATION NO. 1

ELECTRICAL DETAILS
SHEET 1 OF 2

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SCALE: _____ DGN. BY: TRB
DATE: APRIL 2024 DWN. BY: BAW
JOB NO. 16759-0010-09 DWG. NO. _____
SUBMITTED: SURV. BY: _____
F.B. NO. _____

STATE OF TEXAS — C. J. TROUTT — 41075 — LICENSED PROFESSIONAL ENGINEER — 4/8/2024

E7
SHEET NO. 24 OF 25

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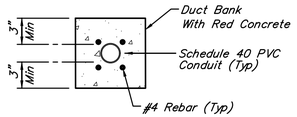
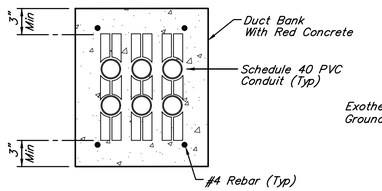


TYPICAL ONE-WAY DUCT BANK

NOT TO SCALE



TYPICAL SIX-WAY DUCT BANK

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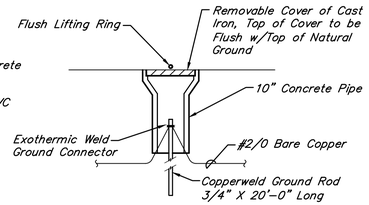


GROUND WELL DETAIL

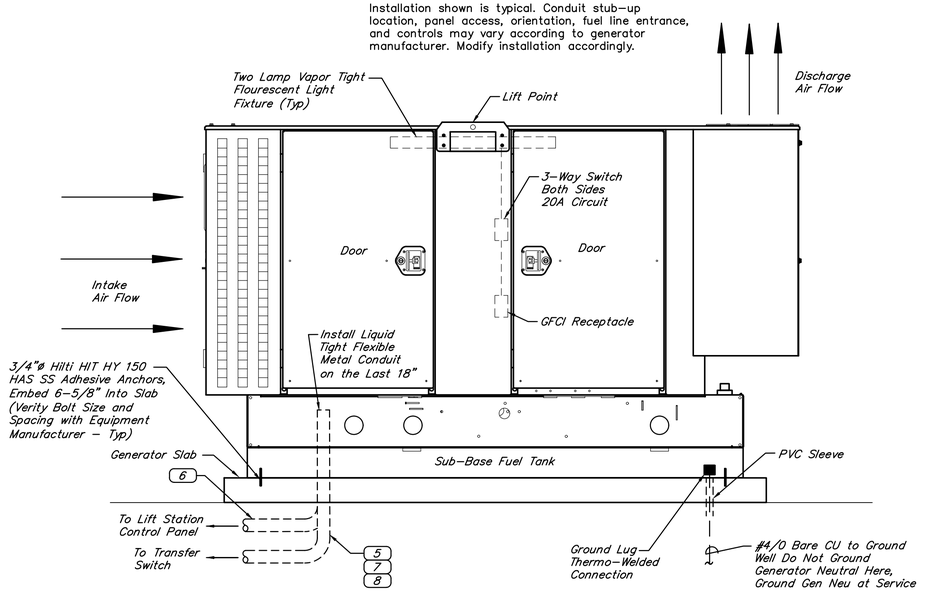
NOT TO SCALE

DUCTBANK NOTES:

1. All power and instrumentation conductors shall be installed in separate conduits. Instrumentation & power conduits must have a minimum of 12" of spacing. Route power and instrumentation conductors in separate pull boxes.
2. If conduits inside duct bank does not match a typical detail shown, use next largest duct bank and remove conduits from top row as necessary.

NOTE:

Installation shown is typical. Conduit stub-up location, panel access, orientation, fuel line entrance, and controls may vary according to generator manufacturer. Modify installation accordingly.



GENERATOR INSTALLATION DETAIL

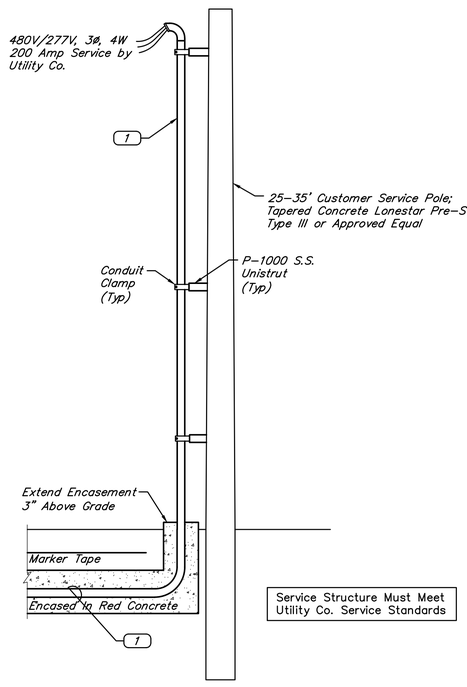
NOT TO SCALE

SERVICE RACK NAMEPLATE SCHEDULE

No.	TITLE
1	METER DISCONNECT
2	MAIN SERVICE DISCONNECT
3	AUTOMATIC TRANSFER SWITCH

NAMEPLATE NOTE:

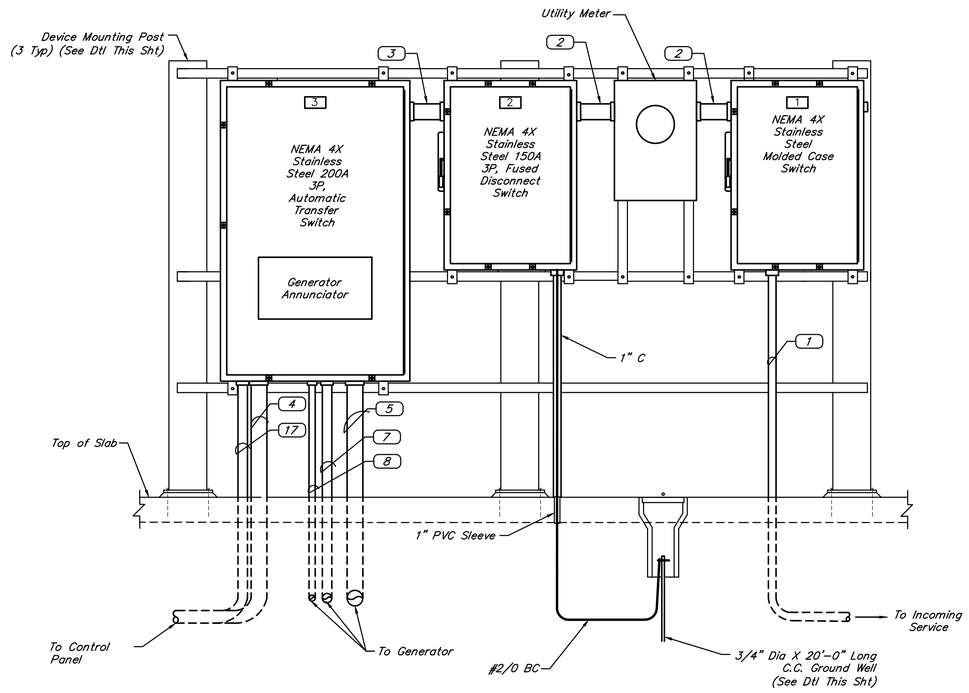
Nameplates shall be constructed from laminated plastic material a minimum of 1/16" thick. Letters shall be gothic 3/16" high minimum, use two lines if description will cause length to exceed 2 1/2". Alarm nameplates shall be white letter on red background; others shall be white letters on black background. Affix nameplates with adhesive material. Submit details with shop drawings.



Service Structure Must Meet Utility Co. Service Standards

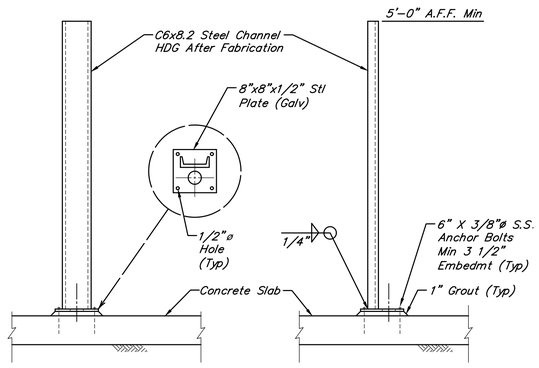
SERVICE POLE DETAIL

NOT TO SCALE



LIFT STATION ELECTRICAL SERVICE RACK

SCALE: 1" = 1'-0"



FRONT VIEW **SIDE VIEW**

NOTE:

For mounting posts not mounted on concrete slab, bury in 3'x12'ø hole and fill with concrete.

DEVICE MOUNTING POST DETAIL

NOT TO SCALE

NO.	DATE	REVISIONS	APP.

ASHTON GRAY DEVELOPMENT
BRAZORIA COUNTY, TEXAS

ASHLAND LIFT STATION NO. 1

ELECTRICAL DETAILS SHEET 2 OF 2

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SCALE: _____ DGN. BY: TRB
DATE: APRIL 2024 DWN. BY: BAW
JOB NO. 16759-0010-09 DWG. NO. _____
SUBMITTED: SURV. BY: _____
F.B. NO. _____

STATE OF TEXAS
C. J. TROUTT
41075
LICENSED PROFESSIONAL ENGINEER
4/8/2024

E8
SHEET NO. 25 OF 25

K:\16759\16759-0010-09 Ashland -Lift Station No. 1\2 Design Phase\CAD\ELEC.dwg

DESIGN REPORT

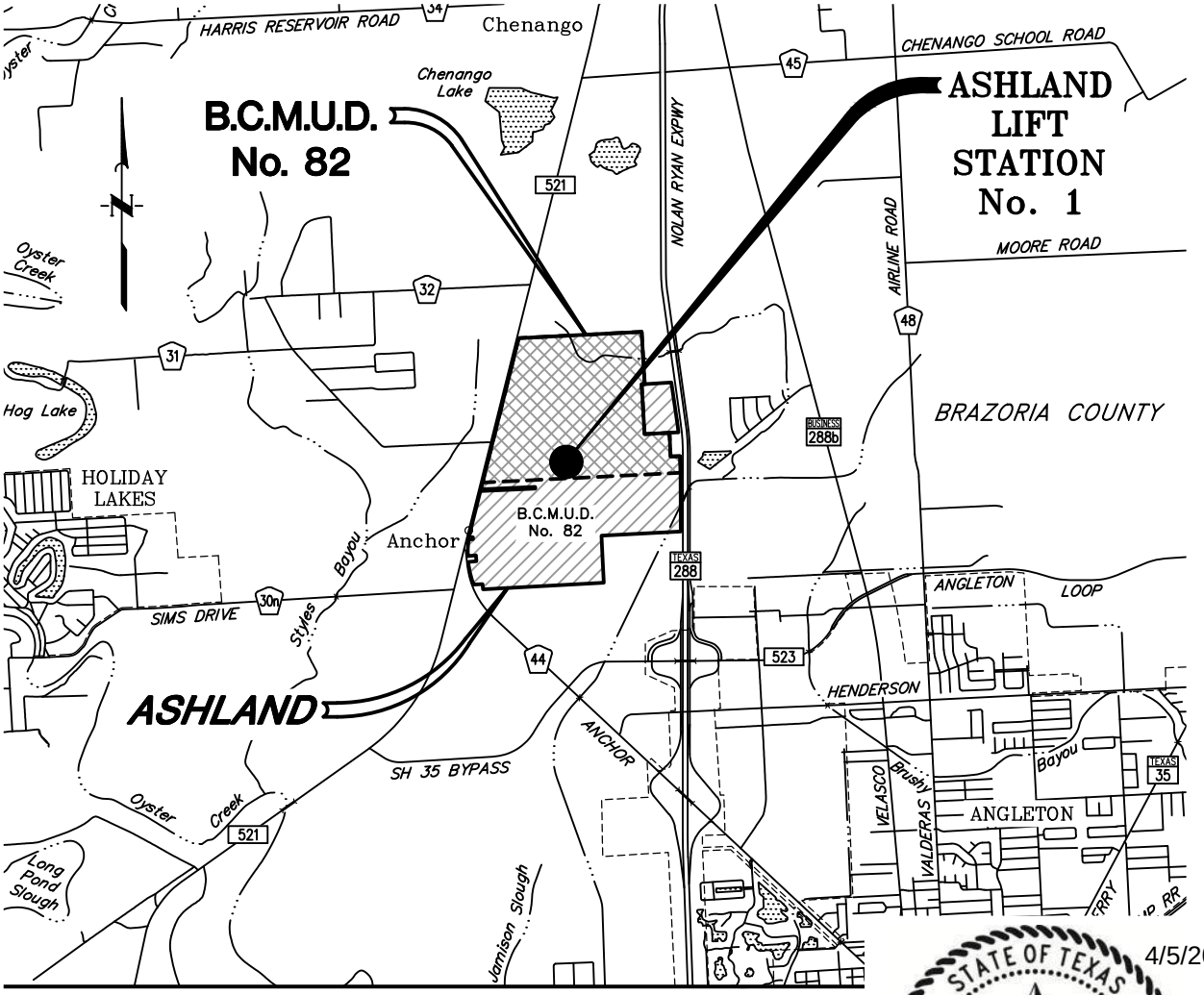
FOR CONSTRUCTION OF

ASHLAND LIFT STATION NO. 1

FOR

ASHTON GRAY DEVELOPMENT
ON BEHALF OF
BRAZORIA COUNTY
MUNICIPAL UTILITY DISTRICT NO. 82

BRAZORIA COUNTY, TEXAS



4/5/2024

STATE OF TEXAS
David A. Olf
133819
LICENSED PROFESSIONAL ENGINEER

APRIL 2024

Quiddity Job No. 16759-0010-09

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6330 West Loop South, Suite 150 ● Bellaire, TX 77401 ● 713.777.5337

DESIGN REPORT

FOR

ASHLAND LIFT STATION NO. 1

FOR

ASHTON GRAY DEVELOPMENT, LLC

ON BEHALF OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 82

IN

BRAZORIA COUNTY, TEXAS

APRIL 2024

Job No. 16759-0010-09

QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100

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I. SCOPE

The following is a design report for the Ashland Lift Station No. 1 to serve the Ashland Development. The facility is located within unincorporated Brazoria County, Texas but in the extra-territorial jurisdiction of the City of Angleton and Angleton Drainage District jurisdictional authority (BC Key Map No. 795-T). The project includes the construction of a submersible pump lift station to serve future residential development.

The lift station will pump through approximately 3,130 linear feet (3,130') of new eight-inch (8") diameter PVC force main and will discharge directly into the headworks at the Ashland 0.2 MGD Wastewater Treatment Plant. The proposed force main will be constructed under a separate contract. The WWTP is permitted to discharge treated wastewater under TPDES Permit No. WQ0016176001.

The project includes a twelve-foot (12') diameter epoxy-lined concrete wet well complete with three (3) submersible pumps and six-inch (6") diameter ductile iron (DI) riser piping and valves, coatings, 3,130 linear feet (3,130') of eight-inch (8") diameter PVC force main, one (1) 60 kW diesel generator, sub-base fuel tank, automatic transfer switch, motor control panel, electrical service disconnect switches, conduit, wire, and associated piping, electrical, and site work.

II. DESCRIPTION OF SURROUNDING LAND AREA

The surrounding land near the lift station is predominantly undeveloped grassy and wooded areas. The site will be bounded by a roadway on the west, an electrical utility facility on the north, a drainage channel on the east, and a residential lot to the south.

III. FLOODPLAIN COMPLIANCE

The site is located within Shaded Zone "X", as depicted by the Flood Insurance Rate Map Number 48039C0430K dated December 30, 2020. Proposed structures are located in areas protected by levees from 1% annual chance flood. The FIRM map can be found in Exhibit B. The nearest 100-year and 500-year flood plain elevations are 27.8 feet and 28.2 feet, respectively. The 100-year water surface elevation in the Ashland Phase 1A detention pond is 34.30 feet. Elevations of proposed structures are a minimum of 2 feet higher than the 100-year water surface elevation in the detention pond.

IV. DESIGN PARAMETERS – Phase I

Unless otherwise noted, the design of this facility conforms to the current Texas Commission on Environmental Quality design criteria promulgated under 30 TAC Chapter 217- *Design Criteria for Domestic Wastewater Systems* and the City of Sugarland (CoSL) Department of Public Works and Engineering's *Engineering Design Manual for Submersible Lift Stations*, as required by City of Angleton development ordinance. The City of Angleton will perform reviews to determine general compliance with their design requirements.

A. Design Flow – Phase I

631 ESFCs @ 315 gpd/connection:	=	198,765 gpd
Average Daily Flow (ADF) (Q): 198,765 gpd	=	138 gpm
Two (2) Hour Peak Flow (4Q): (4.0 x 139 gpm)	=	552 gpm

B. Wet Well Analysis

1. Future Ultimate Phase II (1,094 connections)

1,094 ESFCs @ 315 gpd/connection:	=	344,610 gpd
Average Daily Flow (ADF) (Q): 344,610 gpd	=	239 gpm
Two (2) Hour Peak Flow (4Q): (4.0 x 246 gpm)	=	957 gpm

a. Effective Volume Calculation:

$$V = \frac{Q*t}{4n}$$

Where:

V	=	Effective wet well volume (gal)
t	=	Minimum cycle time (min)
Q	=	Pumping rate of two (2) pumps (gpm)
n	=	Number of pumps with largest out of service

$$V = \frac{(957\ \text{gpm})(6\ \text{min})}{4(1)}$$

Q	=	957 gpm (2 pumps running)
t	=	6 min (motors < 50 HP)
n	=	1 (pump alternation credit not included)

V = 1,436 gallons

b. Effective Depth Calculation

The proposed twelve-foot (12') diameter wet well has an effective area of 113.10 ft². The required effective depth is calculated as:

$$d_{eff} = \frac{(1{,}436\ gal)}{(7.48\frac{gal}{ft^3})(113.10 ft^2)}$$

d_{eff} = effective depth

d_{eff} = 1.70 ft

c. Wet Well Finished Floor:

Incoming Sanitary Sewer Elevation	=	12.20 ft
Minimum Water Depth	=	3.00 ft
Additional Depth for Safety Factor	=	1.00 ft
Required Effective Depth	=	1.70 ft
Required Bottom Slab Depth	=	6.50 ft
Proposed Bottom Slab Elevation	=	5.20 ft

The proposed wet well has adequate volume to accommodate a firm capacity of 957 gpm. The City of Sugarland *Engineering Design Manual for Submersible Lift Stations* requires a minimum depth between level controls of 1.00 feet (1.00'). Level controls will be set with a minimum effective depth of 1.00 feet (1.00') to provide an adequate cycle time for the pumps.

2. Proposed Phase I (631 Connections)

a. Effective Volume Calculation:

$$V = \frac{Q*t}{4n}$$

Where:

V	=	Effective wet well volume (gal)
t	=	Minimum cycle time (min)
Q	=	Pumping rate of two (2) pumps (gpm)
n	=	Number of pumps with largest out of service

$$V = \frac{(552 \text{ gpm})(6 \text{ min})}{4(1)}$$

Q	=	552 gpm (2 pumps running)
t	=	6 min (motors < 50 HP)
n	=	1 (pump alternation credit not included)

V = 828 gallons

b. Effective Depth Calculation

The proposed twelve-foot (12') diameter wet well has an effective area of 113.10 ft². The required effective depth is calculated as:

$$d_{eff} = \frac{(828\ gal)}{(7.48\frac{gal}{ft^3})(113.10 ft^2)}$$

d_{eff} = effective depth

d_{eff} = 0.98 ft

c. Wet Well Finished Floor:

Incoming Sanitary Sewer Elevation	=	12.20 ft
Minimum Water Depth	=	3.00 ft
Additional Safety Factor Depth	=	1.00 ft
Required Effective Depth	=	0.98 ft
Required Bottom Slab Depth	=	7.22 ft
Proposed Bottom Slab Elevation	=	5.20 ft

The proposed wet well has adequate volume to accommodate a firm capacity of 552 gpm. The City of Sugarland *Engineering Design Manual for Submersible Lift Stations* requires a minimum depth between level controls of 1.00 feet (1.00'). Level controls will be set with a minimum effective depth of 1.00 feet (1.00') to provide an adequate cycle time for the pumps.

C. Pump Static Head – Phase I

1. Lead Pump On (Firm Capacity)

Highest Elevation Pumped (At Elevated Headworks at WWTP)	=	52.09 ft
Calculated "Lead Pump On" Elevation (5.20 + 3.00 + 0.72)	=	8.92 ft
Design "Lead Pump On" Elevation	=	9.20 ft
Design Static Head	=	42.89 ft

2. 1st Lag Pump On

Highest Elevation Pumped (At Elevated Headworks at WWTP)	=	52.09 ft
Calculated "Lag Pump On" Elevation (9.20 + 0.49)	=	9.69 ft
Design "Lag Pump On" Elevation	=	10.20 ft
Design Static Head	=	41.89 ft

3. 2nd Lag Pump On

Highest Elevation Pumped (At Elevated Headworks at WWTP)	=	52.09 ft
Calculated "Lag Pump On" Elevation (10.20 + 0.36)	=	10.56 ft
Design "Lag Pump On" Elevation	=	11.20 ft
Design Static Head	=	40.89 ft

4. All Pumps Off

Highest Elevation Pumped (At Elevated Headworks at WWTP)	=	52.09 ft
Calculated "All Pumps Off" Elevation (5.20 + 3.00)	=	8.20 ft
Design "All Pumps Off" Elevation	=	8.20 ft
Design Static Head	=	43.89 ft

5. Flooded Wet Well

Highest Elevation Pumped (At Elevated Headworks at WWTP)	=	52.09 ft
Wet Well Ceiling Elevation	=	33.70 ft
Design Static Head	=	18.39 ft

D. Piping Analysis – Phase I

The proposed piping system will consist of a six-inch (6") diameter DI riser piping, an eight-inch (8") diameter DI header pipe, and an eight-inch (8") diameter PVC force main.

1. Riser Piping

Approximately 39 linear feet (39′) of six-inch (6″) diameter DI riser piping is proposed. The riser losses are calculated using the Hazen-Williams formula for friction losses and K factors for minor losses. To simulate pipe conditions, Hazen-Williams friction constants C=100 and 140 will be used for design, to represent old and new pipe conditions respectively. Riser pipe head loss will be added to system head loss to calculate total system head loss for designing the pumps.

Six-inch (6") Diameter Riser Pipe K Factors [(1)]:

Fitting	Quantity	K-factor	Total K
Entrance	1	0.50	0.50
90° Bend	3	0.45	1.35
45° Bend	2	0.24	0.48
Tee, Branch	1	0.90	0.90
Tee, Run	2	0.30	0.60
Check Valve	1	1.50	1.50
Plug Valve	2	0.27	0.54
4" x 6" Expansion	1	0.31	0.31
		Total	6.18

(1) *K Factors from Cameron Hydraulic Data*

Six-inch (6") Diameter Riser Losses:

Flow (Q)	**Riser Pipe Velocity (V)**	**Minor Loss KV2/2g**	**Major Loss Design C=100**	**Major Loss C = 140**
GPM	Fps	ft.	ft	ft
0	0.00	0.00	0.00	0.00
50	0.57	0.03	0.02	0.01
100	1.13	0.12	0.07	0.04
150	1.70	0.28	0.14	0.08
200	2.27	0.49	0.24	0.13
250	2.84	0.77	0.37	0.20
276	3.13	0.94	0.42	0.21
300	3.40	1.11	0.51	0.28
350	3.97	1.51	0.68	0.37
400	4.54	1.98	0.87	0.47
450	5.11	2.50	1.09	0.58
500	5.67	3.09	1.32	0.71
550	6.24	3.74	1.57	0.84
600	6.81	4.45	1.85	0.99
650	7.38	5.22	2.14	1.15
700	7.94	6.05	2.46	1.32
750	8.51	6.95	2.79	1.50

2. Force Main Piping

Approximately 3,130 linear feet of eight-inch (8") diameter PVC force main will be constructed in this project. The system curves for the force main are calculated using the Hazen-Williams formula for friction losses and K factors for minor losses. To simulate pipe conditions, Hazen-Williams friction constants C = 100 and 140 (per City of Sugar Land requirements) will be used for design to represent old and new pipe conditions respectively.

Eight-inch (8") Diameter Force Main K Factors [(1)]:

Fitting	Quantity	K-factor	Total K
90° Bend	5	0.42	2.10
45° Bend	16	0.21	3.36
8"x12" Expansion	1	0.31	0.31
Plug Valve	1	0.25	0.25
Exit	1	1.00	1.00
		Total	7.02

(1) *K Factors from Cameron Hydraulic Data*

Eight-inch (8") Diameter Force Main Losses:

Flow (Q)	**FM Pipe Velocity (V)**	**Minor Loss KV2/2g**	**Major Loss Design C=100**	**Major Loss C = 140**	**Total System Head-C=100**	**Total System Head-C=140**
GPM	Fps	ft.	ft	ft	ft.	ft
0	0.00	0.00	0.00	0.00	41.89	41.89
50	0.32	0.01	0.37	0.20	42.29	42.12
100	0.64	0.04	1.33	0.71	43.31	42.69
150	0.96	0.10	2.81	1.51	44.92	43.60
200	1.28	0.18	4.79	2.57	47.05	44.80
250	1.60	0.28	7.24	3.88	49.71	46.31
300	1.91	0.40	10.14	5.44	52.85	48.09
350	2.23	0.54	13.49	7.24	56.50	50.16
400	2.55	0.71	17.27	9.27	60.61	52.49
450	2.87	0.90	21.47	11.52	65.20	55.11
500	3.19	1.11	26.09	14.00	70.23	57.97
550	3.51	1.34	31.13	16.70	75.74	61.11
552	3.52	1.35	31.34	16.82	75.96	61.24
600	3.83	1.60	36.56	19.62	81.68	64.50
650	4.15	1.88	42.40	22.75	88.08	68.15
700	4.47	2.18	48.63	26.09	94.89	72.04
750	4.79	2.50	55.25	29.65	102.16	76.20

*System head includes the calculated design static head of 41.89 ft for the "1st Lag Pump On".

E. Pump Operation Conditions

1. 1st Lag Pump On:

Design "1st Lag Pump On" Static Head	=	41.89 ft	
Calculated Losses (Q_{total} = 552 gpm)	=	34.07 ft	
Calculated TDH for "1st Lag Pump On"	=	75.96 ft	

F. Pumps

Three (3) Flygt NP 3153 HT 3~ 465 (12 hp), KSB Amarex D-max 80-170/068F2YSG (9.12 hp), Grundfos SE.A40.175.2.52S.C.EX.61R.A.Z (17.5 hp), or ABS Sulzer XFP submersible pumps are proposed, two in operation and one on standby. These pumps will utilize three-phase power. The manufacturer's performance curve is plotted along with the system curves for C = 100 and C = 140. The proposed pumping capacity was determined from the system and pump curves at 556 gpm at the design C condition (C = 100 for old PVC pipe material, per City of Sugar Land requirements) for the force main with the largest pump out of service. The system curve is attached to the report as Exhibit C.

G. Net Positive Suction Head (NPSH) Calculations

1. All Pumps Off

Surface Pressure (Per CoSL Requirements)	=	33.40 ft	
Vapor Pressure @ 25° C (23.8 mmHg)	=	-1.40 ft	
Static Head from All Off El. to Impeller Elevation	=	2.50 ft	min depth over intake
Head Loss in Suction Piping (1)	=	-0.08 ft	
NPSH Available	=	34.42 ft	
NPSH Required (Flygt)	=	13.40 ft	
NPSH Required (KSB)	=	32.00 ft	
NPSH Required (Grundfos)	=	15.31 ft	
NPSH Required (ABS Sulzer)	=	6.60 ft	

2. Lead Pump On

Surface Pressure (Per CoSL Requirements)	=	33.40 ft	
Vapor Pressure @ 25° C (23.8 mmHg)	=	-1.40 ft	
Static Head from Lead On El. to Impeller Elevation	=	3.50 ft	min depth over intake
Head Loss in Suction Piping (1)	=	-0.08 ft	
NPSH Available	=	35.42 ft	
NPSH Required (Flygt)	=	13.40 ft	
NPSH Required (KSB)	=	32.00 ft	
NPSH Required (Grundfos)	=	15.31 ft	
NPSH Required (ABS Sulzer)	=	6.60 ft	

3. 1st Lag Pump On

Surface Pressure (Per CoSL Requirements)	=	33.40 ft	
Vapor Pressure @ 25° C (23.8 mmHg)	=	-1.40 ft	
Static Head from Lag On El. to Impeller Elevation	=	4.50 ft	min depth over intake
Head Loss in Suction Piping (1)	=	-0.08 ft	
NPSH Available	=	36.42 ft	
NPSH Required (Flygt)	=	13.40 ft	
NPSH Required (KSB)	=	32.00 ft	
NPSH Required (Grundfos)	=	15.31 ft	
NPSH Required (ABS Sulzer)	=	8.50 ft	

4. 2nd Lag Pump On

Surface Pressure (Per CoSL Requirements)	=	33.40 ft	
Vapor Pressure @ 25° C (23.8 mmHg)	=	-1.40 ft	
Static Head from Lag On El. to Impeller Elevation	=	5.50 ft	min depth over intake
Head Loss in Suction Piping (1)	=	-0.08 ft	
NPSH Available	=	37.42 ft	
NPSH Required (Flygt)	=	13.40 ft	
NPSH Required (KSB)	=	32.00 ft	
NPSH Required (Grundfos)	=	15.31 ft	
NPSH Required (ABS Sulzer)	=	9.40 ft	

5. Flooded Wet Well

Surface Pressure (Per CoSL Requirements)	=	33.40 ft	
Vapor Pressure @ 25° C (23.8 mmHg)	=	-1.40 ft	
Static Head from Flooded El. to Impeller Elevation	=	28.00 ft	min depth over intake
Head Loss in Suction Piping (1)	=	-0.08 ft	
NPSH Available	=	59.92 ft	
NPSH Required (Flygt)	=	13.40 ft	
NPSH Required (KSB)	=	32.00 ft	
NPSH Required (Grundfos)	=	15.31 ft	
NPSH Required (ABS Sulzer)	=	15.70 ft	

(1) Head loss calculated based on entrance minor loss into pump.

Under all design considerations, the system operates as a flooded suction intake. The head losses were determined from the corresponding estimated flow for each condition as described previously in this report. The static head conditions measure from the centerline of the impeller on the lift pump to the control elevation in the wet well. The required NPSH is available at all design conditions.

H. Odor Considerations

To comply with the rules and regulations of 30 TAC Chapter 217- Design Criteria for Sewerage System, odor control must be considered.

1. Wet Well Criteria

Firm Capacity Flow Rate	=	552	gpm
Wet Well Diameter	=	12	feet
Calculated Effective Depth	=	0.49	feet
Design Minimum Depth	=	3.00	feet
Water Volume	=	4,230	gallons

2. Wet Well Detention Time

	Flow (gpm)	Detention Time (min)
Peak	552	8
ADF	138	31
½ ADF	69	61
¼ ADF	35	123
⅛ ADF	17	245

3. Wet Well Turnovers

	Flow (gpm)	Turnovers/Day
Peak	552	188
ADF	138	47
½ ADF	69	23
¼ ADF	35	12
⅛ ADF	17	6

The wet well turns over 6 times per day at ⅛ Average Daily Flow. Based on this, odor at the wet well will not be an issue. Should odor become an issue, provisions may be taken at that time.

4. Force Main Criteria

Firm Capacity Flow Rate	=	552	gpm
Force Main Diameter	=	8	inches
Force Main Length	=	3,130	feet
Force Main Volume	=	8,172	gallons

5. Force Main Detention Time

	Flow (gpm)	Detention Time (min)
Peak	552	15
ADF	138	59
½ ADF	69	118
¼ ADF	35	237
⅛ ADF	17	474

6. Force Main Turnovers

	Flow (gpm)	Turnovers/Day
Peak	552	96
ADF	138	24
½ ADF	69	12
¼ ADF	35	6
⅛ ADF	17	3

The force main turns over 3 times per day at low flow. Based on this information, it is not anticipated that a force main odor control system will be necessary for the force main. Should odor become an issue, provisions may be taken at that time.

I. Wet Well Ventilation Calculations

Typical max velocity through vent pipe not to exceed 600 fpm

$$\text{Velocity} = \frac{4Q}{\pi(D)^2}$$

Proposed Eight-Inch (8'') Ventilation Pipe:

$$\text{Ultimate Flow Rate} = 957 \text{ gpm} = 127.93 \text{ cfm}$$

$$\text{Velocity} = \frac{4*(127.93 \text{ cfm})}{\pi*(8/12)^2}$$

$$\text{Velocity} = 366 \text{ fpm}$$

The calculated 376.83 fpm is less than the maximum 600 fpm, an eight-inch (8") stainless steel air vent is proposed.

J. Force Main Surge Calculations

Since the regulating jurisdictions do not have any published surge calculation requirements, the City of Houston's were utilized. Force main surges occur during intermittent on/off pump operation and during power failure. At firm capacity, the station operates at approximately 32.88 psi (~75.96 ft TDH). In force mains of this size and length, surge wave velocity and water hammer often pose threats to the integrity of the system especially the check valves. Calculations to determine the pressure wave velocity, time period and associated surge pressure for the eight-inch (8") diameter force main are as follows:

1. Pressure Wave Velocity

$$a = [1 / [(w/g) * [(1/K) + (D/e) * (C/E)]]]^{1/2}$$

Where:

a	=	Pressure wave velocity (ft/s)
w/g	=	Mass density of water (slugs/cf)
K	=	Bulk modulus of water (lb/sf)
D/e	=	Dimensionless ratio of pipeline diameter to its wall thickness
C	=	Coefficient of pipe support condition (dependent on Poisson's ratio)
E	=	Young's Modulus of Elasticity for pipe material (lb/sf)

$$a = [1 \div [(1.938) \times [(1 \div 43{,}200{,}000) + (9.05 \div 0.503) * (0.85 \div 70{,}560{,}000)]]]^{1/2}$$

$$a = 1{,}467 \text{ ft/s}$$

2. Surge Pressure – Sudden Flow Stoppage

$$h = \frac{av}{g}$$

Where:

h	=	surge pressure (psi)
v	=	flow velocity (ft/s)
g	=	gravity (ft/s^2)

$$h = \frac{1{,}467 \text{ ft/s} \times (3.52 \text{ ft/s})}{32.2 \text{ ft/s}^2 \times 2.31 \text{ ft/psi}}$$

$$h = 69.41 \text{ psi}$$

3. Pressure Wave Critical Period

$$t = \frac{2L}{a}$$

Where:

t	=	time for pressure wave to cycle entire force main (s)
L	=	length of force main (ft)
a	=	pressure wave velocity (ft/s)

$$t = \frac{2 \times 3{,}130 \text{ ft}}{1{,}467 \text{ ft/s}}$$

$$t = 4.27 \text{ s}$$

4. Change in Pressure Wave Velocity (each run of force main)

$$\Delta v = \frac{Gh}{a}$$

Where:

h = surge pressure (ft)

G = gravity (ft/s^2)

a = pressure wave velocity (ft/s)

$$\Delta v = \frac{32.2\ ft/s^2 \times 69.41\ psi}{1{,}467\ ft/s}$$

$$\Delta v = 1.52\ ft/s$$

1.	Is "Critical Period" greater than 1.5 seconds	Y
2.	Is the maximum flow velocity in the force main greater than 4.0 ft/sec?	N
3.	Will any check valve in the force main close in less than the "Critical Period" (2L/a)?	Y
4.	Will the pump or motor be damaged if allowed to run backwards, up to full speed?	N
5.	Is the factor of safety for the force main less than 3.5 under normal operating conditions?	N
6.	Are there any automatic quick closing valves in the force main set to open/close in less than 5 seconds?	N
7.	Are there any automatic valves within the pumping system that become inoperative due to loss of pumping system pressure?	N
8.	Will the pump(s) be tripped off prior to full closure of the discharge valve?	N
9.	Will the pump(s) be started with the discharge valve open?	N

Based on the table above, surge concerns exist. Air-cushioned check valves on the header piping are proposed.

K. Emergency Provisions

To comply with the rules and regulations of 30 TAC Chapter 217- *Design Criteria for Wastewater Systems,* the lift station will be equipped with an autodialer with battery backup to alert the operator to conditions affecting various pieces of equipment critical to the function of the lift station.

A 60 kW diesel engine drive emergency generator with an automatic transfer switch capable of operating all critical lift station equipment during all three phases will be constructed in this project. (Critical equipment includes two (2) 20 HP pumps and all lighting panel loads.)

META PLANNING + DESIGN

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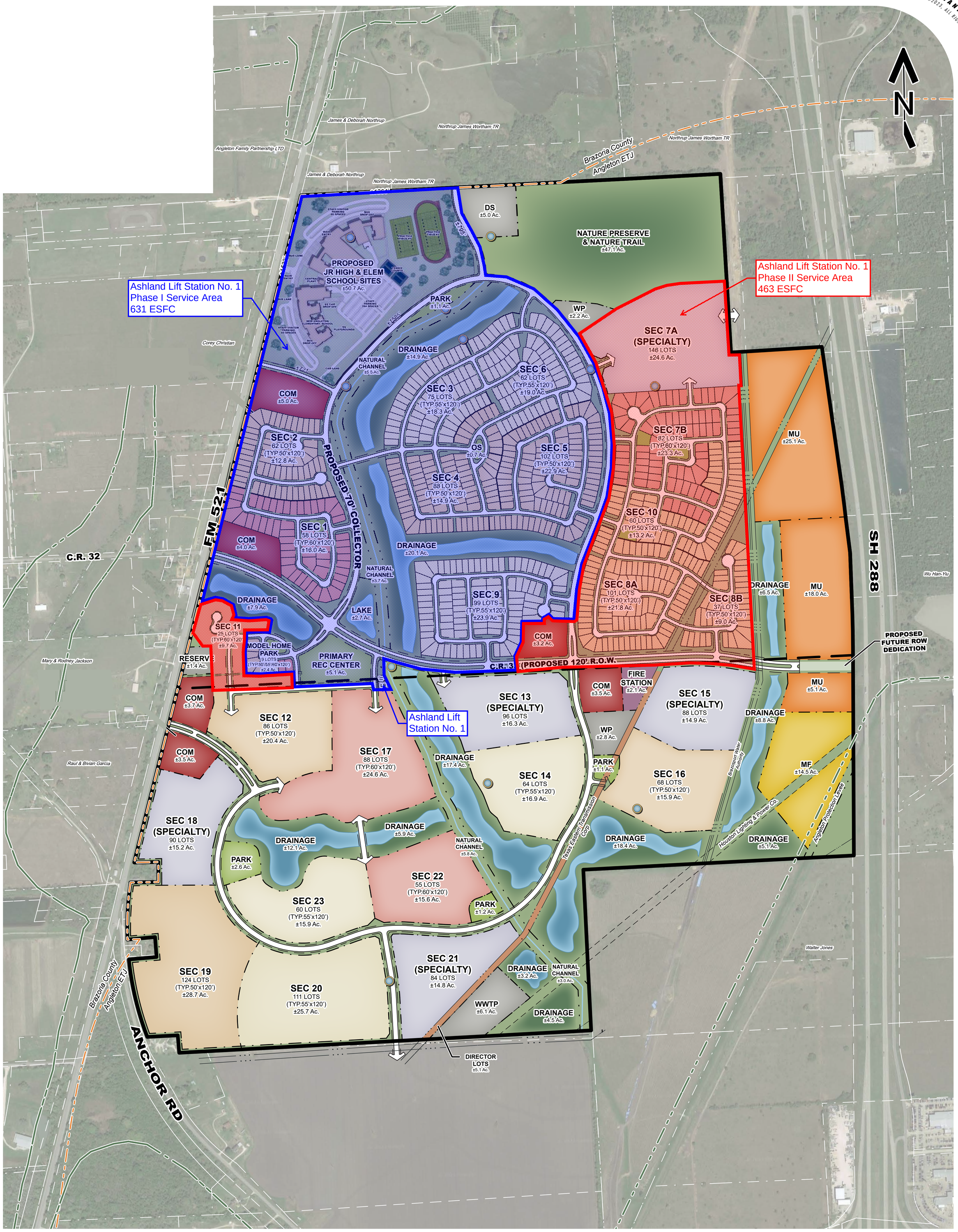

OVERALL LAND USE ANALYSIS

TRADITIONAL RESIDENTIAL				**±368.8 Ac.**
SF	TYP. 50'x120'	±733 LOTS	36%	±160.4 Ac.
SF	TYP. 55'x120'	±473 LOTS	24%	±118.4 Ac.
SF	TYP. 60'x120'	±310 LOTS	15%	±90.0 Ac.
	TOTAL	±1,516 LOTS		
SPECIALITY RESIDENTIAL				**±85.8 Ac.**
SP	R1 - SPECIALTY - TYP. VARIES	±504 LOTS	25%	±85.8 Ac.
TOTALS		**±2,020 LOTS**		**±454.6 Ac.**
NON-RESIDENTIAL				**±138.4 Ac.**
COM	COMMERCIAL			±22.9 Ac.
FS	FIRE STATION			±2.1 Ac.
ISD	PROPOSED SCHOOL SITES			±50.7 Ac.
MF	MULTI FAMILY			±14.5 Ac.
MU	MIXED USE			±48.2 Ac.

= WELL SITE

PARKS / RECREATION / OPEN SPACE		**±230.8 Ac.**
PARK	REC. CENTER & PARKS	±12.8 Ac.
	DRAINAGE / DETENTION / CHANNEL	±145.5 Ac.
	LEVEE	±4.6 Ac
	PRESERVATION AREA	±47.1 Ac.
	LANDSCAPE / OPEN SPACE	±20.8 Ac.
UTILITIES & EASEMENTS		**±34.4 Ac.**
	PIPELINE EASEMENTS	±15.0 Ac.
	POWER EASEMENTS	±3.3 Ac.
WP	WATER PLANT	±5.0 Ac.
WWTP	WASTEWATER TREATMENT PLANT	±6.1 Ac.
DS	DRILL SITE	±5.0 Ac.
CONSTRAINTS		**±58.7 Ac.**
	MAJOR THOROUGHFARES	±15.7 Ac.
	COLLECTOR STREETS	±43.0 Ac.
PROJECT TOTAL		**±916.9 Ac.**

a schematic development plan for

ASHLAND

±916.9 ACRES OF LAND

prepared for

ASHTON GRAY DEVELOPMENT

META PLANNING + DESIGN
24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 200 400 800

MTA-78006
OCTOBER 3, 2023

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META PLANNING + DESIGN

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Texas State Plane South Central Zone (FIPS zone 4204). The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to North American **Vertical Datum** of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was derived from multiple sources. Base map files were provided in digital format by Texas Natural Resources Information Systems (TNRIS) StratMap; National Oceanic and Atmospheric Administration (NOAA), National Geodetic Survey (NGS); Velasco Drainage District, and the Brazoria County Appraisal District.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the Flood Mapping and Insurance eXchange (FMIX) at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at https://www.fema.gov/business/nfip.

ATTENTION: The levee, dike, or other structure that impacts flood hazard areas inside this boundary has not been shown to comply with Section 65.10 of the NFIP Regulations. As such, this FIRM panel will be revised at a later date to update the flood hazard information associated with this structure.

The flood hazard data inside the boundary on the FIRM panel has been republished from the previous effective (historic) FIRM for this area, after being converted from NGVD 29 to NAVD 88.

LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D — Areas in which flood hazards are undetermined, but possible.

Floodplain boundary
Floodway boundary
Zone D boundary
Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
Limit of Moderate Wave Action
513 — Base Flood Elevation line and value; elevation in feet*
(EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*
* Referenced to the North American Vertical Datum of 1988
Cross section line
Transect line
Culvert, Flume, Penstock or Aqueduct
Road or Railroad Bridge
Footbridge
87°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
4276000mN — 1000-meter Universal Transverse Mercator grid values, zone 15N
600000 FT — 5000-foot grid values: Texas State Plane coordinate system, South Central zone (FIPS ZONE 4204), Lambert Conformal Conic projection
DX5510 x — Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5 — River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP PANEL
JUNE 5, 1989

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
MAY 4, 1992
NOVEMBER 17, 1993
SEPTEMBER 22, 1999
DECEMBER 20, 2010

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'
500 0 1000 2000 FEET
300 0 300 600 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0430K

FIRM
FLOOD INSURANCE RATE MAP

BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 430 OF 925

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ANGLETON, CITY OF	480064	0430	K
BRAZORIA COUNTY	485458	0430	K

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
48039C0430K

MAP REVISED
2020

Federal Emergency

EXHIBIT B

ASHTON GRAY DEVELOPMENT
ASHLAND LIFT STATION NO. 1

The pump curves shown are based on Flygt NP 3153 HT 3~ 465. The system curve represents approximately 3,130 linear feet (3,130') of 8-inch (8") PVC force main and approximately 39 linear feet (39') of 6-inch (6") DI riser piping. The design static head was calculated based on the pump "on" elevations and the maximum water surface elevation at the discharge.

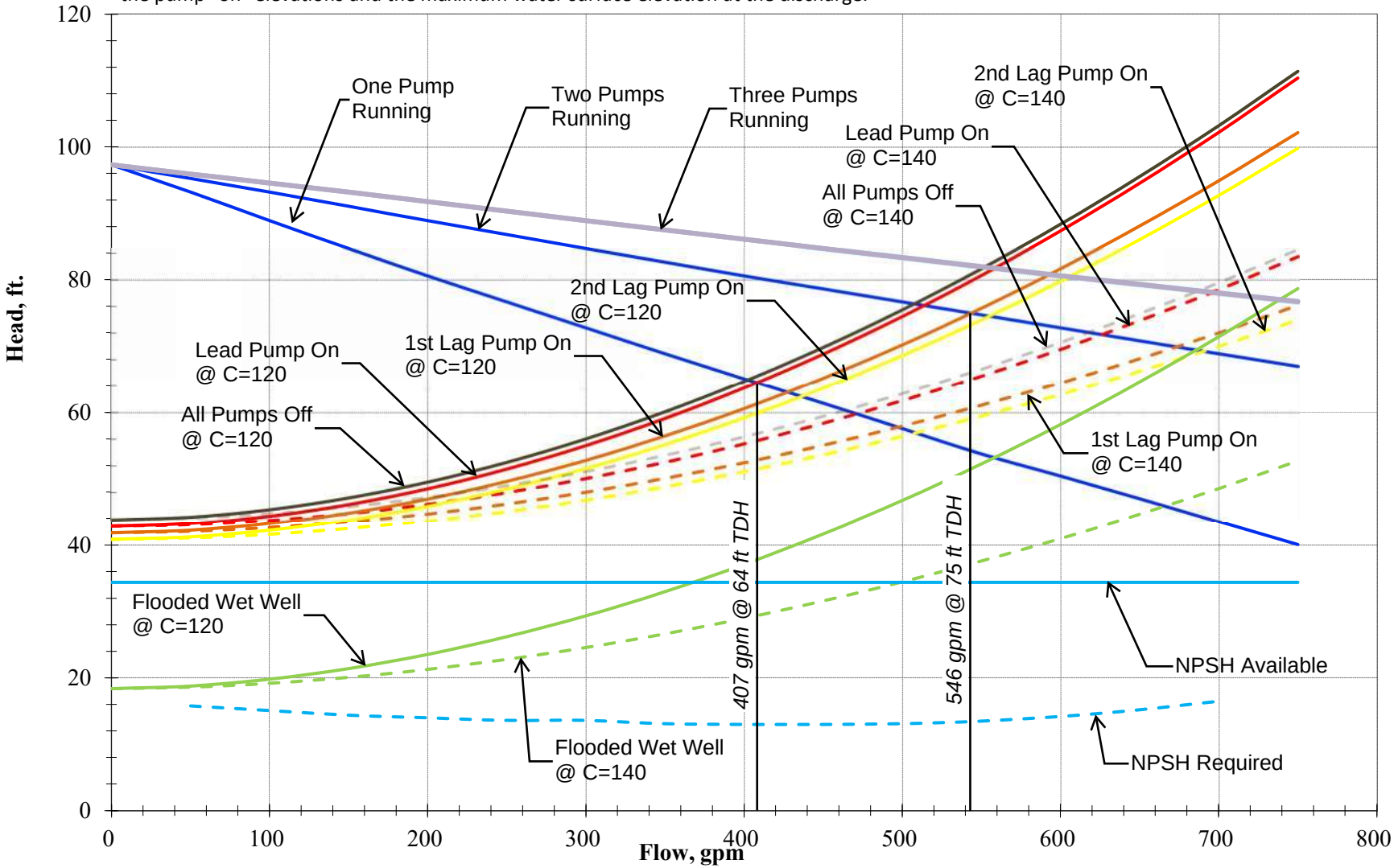


EXHIBIT C

ASHTON GRAY DEVELOPMENT
ASHLAND LIFT STATION NO. 1

The pump curves shown are based on KSB Amarex D-max 80-170/068F2YSG. The system curve represents approximately 3,130 linear feet (3,130') of 8-inch (8") PVC force main and approximately 39 linear feet (39') of 6-inch (6") DI riser piping. The design static head was calculated based on the pump "on" elevations and the maximum water surface elevation at the discharge.

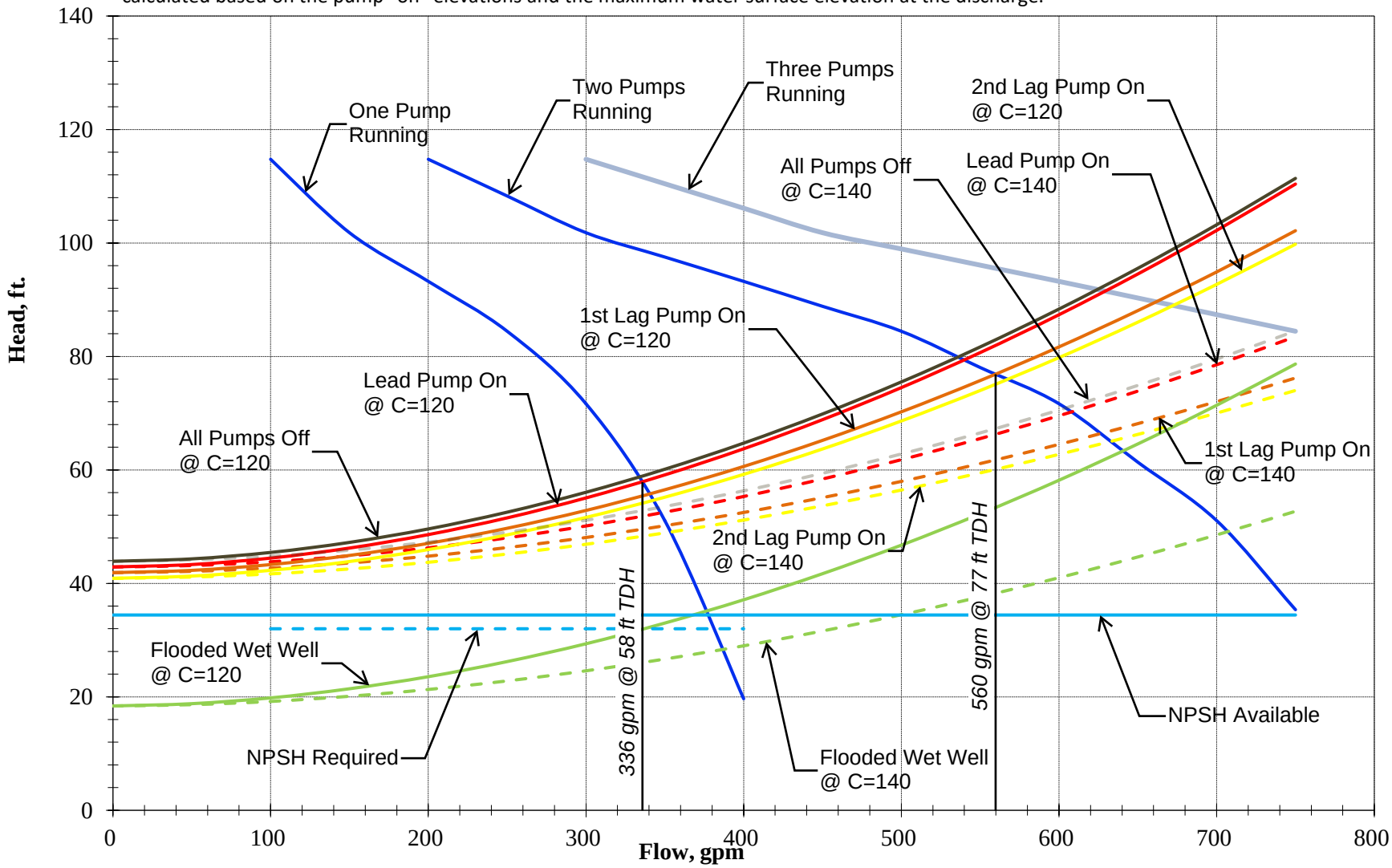


EXHIBIT D

ASHTON GRAY DEVELOPMENT
ASHLAND LIFT STATION NO. 1

The pump curves shown are based on Grundfos SE.A40.175.2.52S.C.EX.61R.A.Z. The system curve represents approximately 3,130 linear feet (3,130') of 8-inch (8") PVC force main and approximately 39 linear feet (39') of 6-inch (6") DI riser piping. The design static head was calculated based on the pump "on" elevations and the maximum water surface elevation at the discharge.

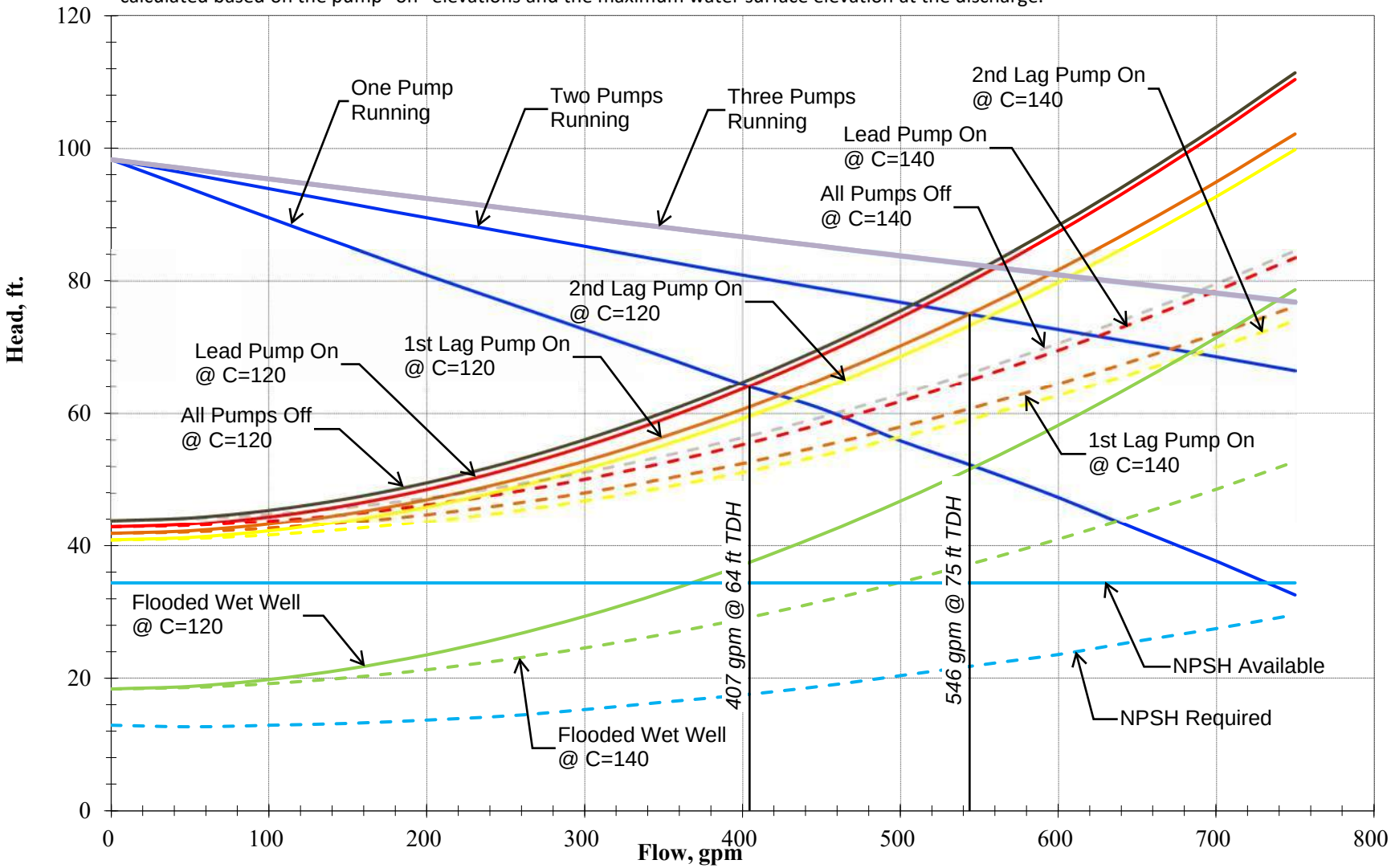


EXHIBIT E

ASHTON GRAY DEVELOPMENT
ASHLAND LIFT STATION NO. 1

The pump curves shown are based on ABS Sulzer XFP100E CB1 PE1-2. The system curve represents approximately 3,130 linear feet (3,130') of 8-inch (8") PVC force main and approximately 39 linear feet (39') of 6-inch (6") DI riser piping. The design static head was calculated based on the pump "on" elevations and the maximum water surface elevation at the discharge.

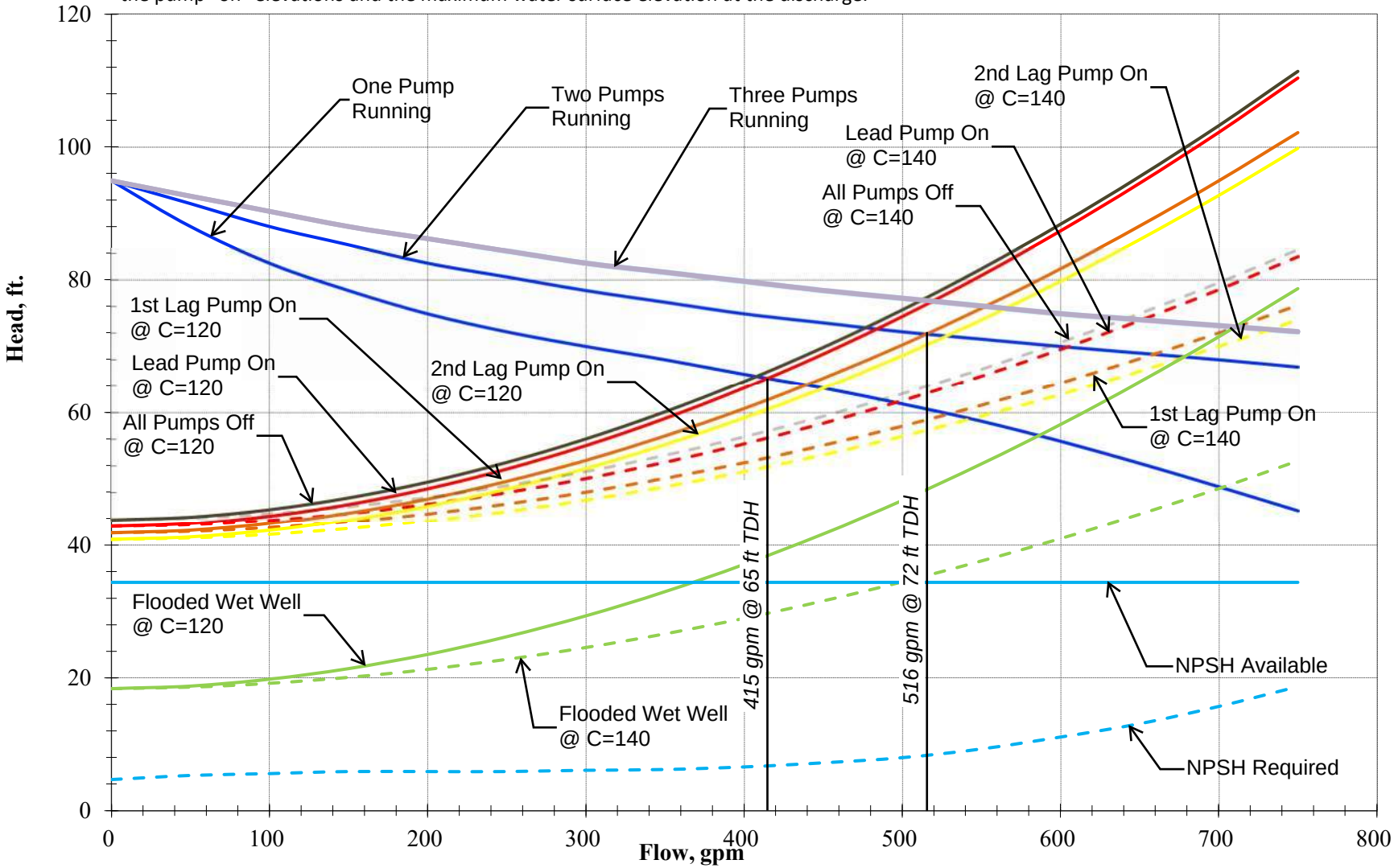


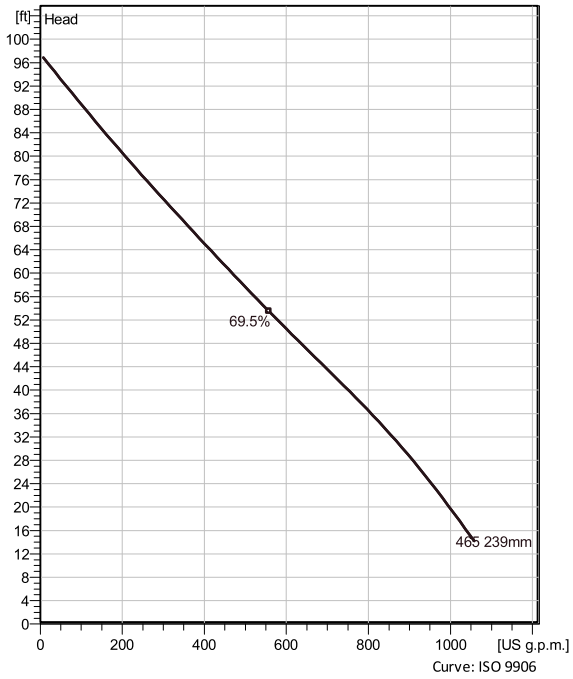
EXHIBIT F

NP 3153 HT 3~ 465

Patented self cleaning semi-open channel impeller, ideal for pumping in waste water applications. Modular based design with high adaptation grade.

Technical specification

Curves according to: Water, pure Water, pure [100%],39.2 °F,62.42 lb/ft³,1.6891E-5 ft²/s



Configuration

Motor number
N3153.660 21-15-4AA-W 12hp

Installation type
P - Semi permanent, Wet

Impeller diameter
239 mm

Discharge diameter
4 inch

Pump information

Impeller diameter
239 mm

Discharge diameter
4 inch

Inlet diameter
150 mm

Maximum operating speed
1765 rpm

Number of blades
2

Max. fluid temperature
40 °C

Configuration

Material

Impeller
Stainless steel

Project	Xylect-20135634	**Created by**	Eric Prescott		
Block		**Created on**	2/13/2023	**Last update**	2/13/2023

NP 3153 HT 3~ 465

Technical specification

Motor - General

Motor number N3153.660 21-15-4AA-W 12hp	**Phases** 3~	**Rated speed** 1765 rpm	**Rated power** 12 hp
ATEX approved No	**Number of poles** 4	**Rated current** 16 A	**Stator variant** 5
Frequency 60 Hz	**Rated voltage** 460 V	**Insulation class** H	**Type of Duty** S1
Version code 660			

Motor - Technical

Power factor - 1/1 Load 0.78	**Motor efficiency - 1/1 Load** 88.6 %	**Total moment of inertia** 1.94 lb ft²	**Starts per hour max.** 30
Power factor - 3/4 Load 0.71	**Motor efficiency - 3/4 Load** 88.7 %	**Starting current, direct starting** 114 A	
Power factor - 1/2 Load 0.58	**Motor efficiency - 1/2 Load** 87.3 %	**Starting current, star-delta** 38 A	

Project	Xylect-20135634	**Created by**	Eric Prescott		
Block		**Created on**	2/13/2023	**Last update**	2/13/2023

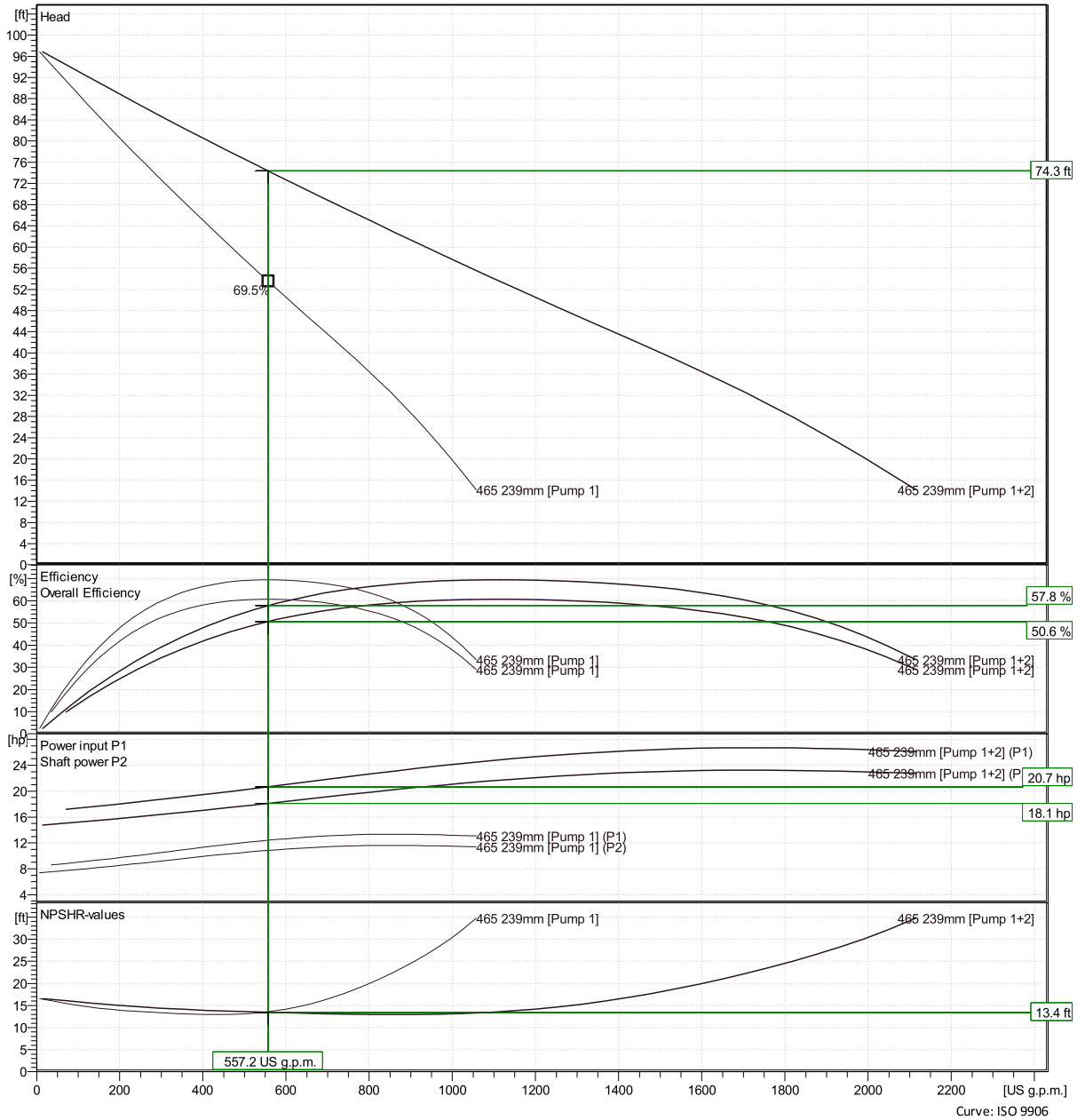
NP 3153 HT 3~ 465

Performance curve

Duty point

Flow	Head
279 US g.p.m.	74.3 ft

Curves according to: Water, pure Water, pure [100%],39.2 °F,62.42 lb/ft³,1.6891E-5 ft²/s



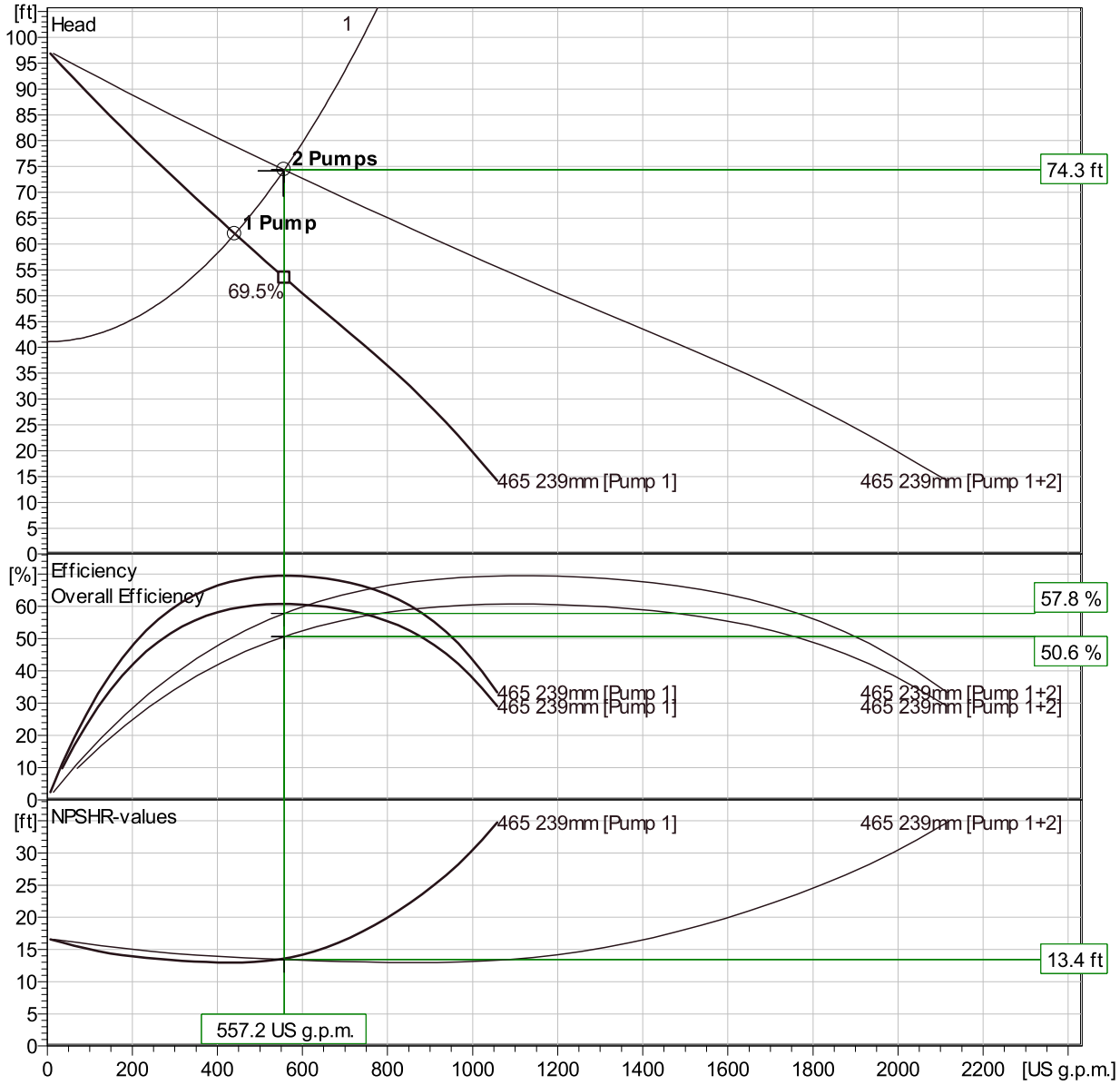
Curve: ISO 9906

Xylect-20135634		Eric Prescott	
	Created on	2/13/2023	**Last update** 2/13/2023

NP 3153 HT 3~ 465

Duty Analysis

Curves according to: Water, pure [100%] ; 39.2°F; 62.42lb/ft³; 1.6891E-5ft²/s



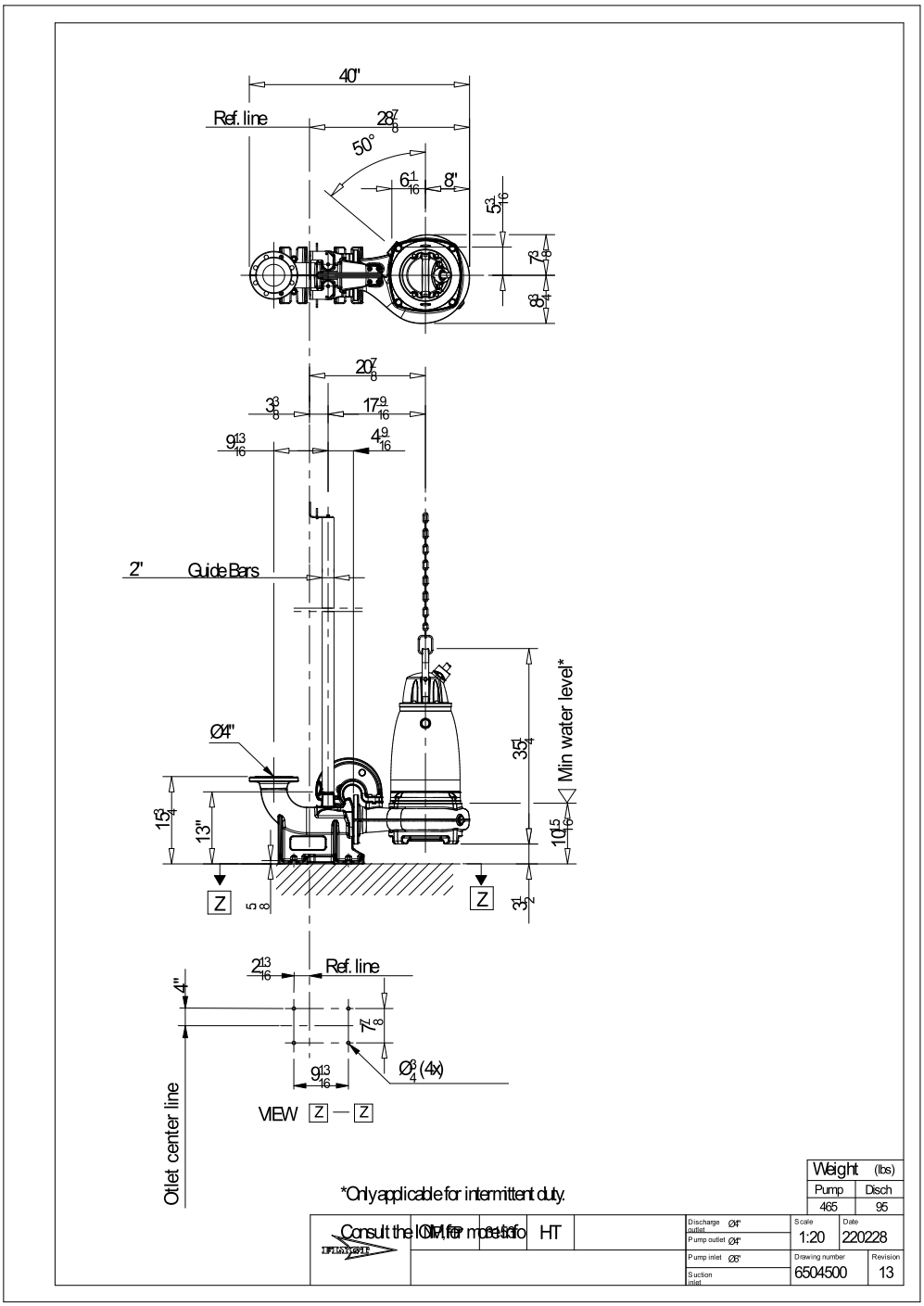
Operating characteristics

Pumps / Systems	Flow	Head	Shaft power	Flow	Head	Shaft power	Hydr.eff.	Spec. Energy	NPSHre
	US g.p.m.	ft	hp	US g.p.m.	ft	hp		kWh/US MG	ft
2 / 1	279	74.3	9.06	557	74.3	18.1	57.8 %	461	13.4
1 / 1	441	62	10.2	441	62	10.2	68 %	328	13

Project		**Created by**	Eric Prescott		
Block	Xylect-20135634	**Created on**	2/13/2023	**Last update**	2/13/2023

NP 3153 HT 3~ 465

Dimensional drawing



Project	Xylect-20135634	**Created by**	Eric Prescott		
Block		**Created on**	2/13/2023	**Last update**	2/13/2023

Project	**Quiddity**
Customer pos.no	
Project ID	**Ashland Lift Station No. 1**
Created by	
Pos.no	**1**

Data sheet

Pump type **Amarex D-max 80-170/068F2YSG**

Operating data

Flow	285	US g.p.m.	Fluid			
Head	76	ft	Density of fluid	62.3	lb/ft³	
Operating speed	3,462	rpm	Viscosity	1.08E-5	ft²/s	
Shaft power	8.55	hp	Temperature	68	°F	
Efficiency	64	%	Hydraulic acceptance acc.			
Required pump NPSH		ft				
Head H(Q=0)	121	ft				
Application range	Head		Flow			
From	121	ft	82.6	US g.p.m.		
To	13	ft	409	US g.p.m.		

Design

Make	KSB	Impeller type	Single vane impeller		
Design	Submersible pump		Open		
Series	Amarex D	Impeller size		5 11/16	inch
Frame size	80-170		Max.	6	inch
Stages	1		Min.	4 13/16	inch
Curve number	K2573-62-080170D				

Type of bearings	Antifriction		
Nos. of bearings	1 / 1		
Lubrication	Grease lubrication. lubricated for lifetime		
Suction port	Pressure rating		PN 16
	Flange size	DN0	---
	Nennweite	DN1	
	Standard		DIN EN 1092-2
Discharge port	Pressure rating		PN 16
	Nennweite	DN2	DN 80
	Flange size	DN3	DN 100
	Standard		EN 1092-2
			Discharge port: discharge elbow (DN3)

Materials

Casing	Grey cast iron EN-GJL-250 (A 48 Class 35B)
Cover	Grey cast iron EN-GJL-250 (A 48 Class 35B)
Suction cover	D-flector
Suction cover material	Ductile cast iron EN-GJS-600-3
Discharge cover	Grey cast iron EN-GJL-250 (A 48 Class 35B)
Shaft	Stainless steel EN-1.4021+QT800 (A 276 Type 420)
Impeller	Ductile cast iron EN-GJS-600-3
O-Rings	Nitrile-butadiene-rubber NBR

Project	**Quiddity**
Customer pos.no	
Project ID	**Ashland Lift Station No. 1**
Created by	
Pos.no	**1**

Data sheet

Pump type — Amarex D-max 80-170/068F2YSG

Shaft seal

Type of seal	Double mechanical seal
Arrangement:	Tandem
Seal on medium side	With protected spring
Mechanical seal. pump-side	Silicon carbide / Silicon carbide
Mechanical seal. bearing-side	Carbon / Silicon carbide
Elastomers	Nitrile rubber (NBR)
Cable Entry	Resin grouted cable gland

Monitoring

Thermal winding protection	By temperature sensitive switches
Explosion proof protection	By temperature sensitive switches
Motor housing monitoring	By conductive moisture sensor electrode

Coating

Preparatory treatment	SSPC near white SP 10
Blasting method	Steel grit blasting
Primer	Zinc phosphate or Zinc dust
Dry film thickness primer	> 1 1/2 mils (35 microns)
Top coat	2-component epoxy resin
Solids content	> 82 %
Dry film thickness top coat	> 3 mils (80 microns)
Color	Ultramarine Blue (RAL 5002 to DIN 6174)

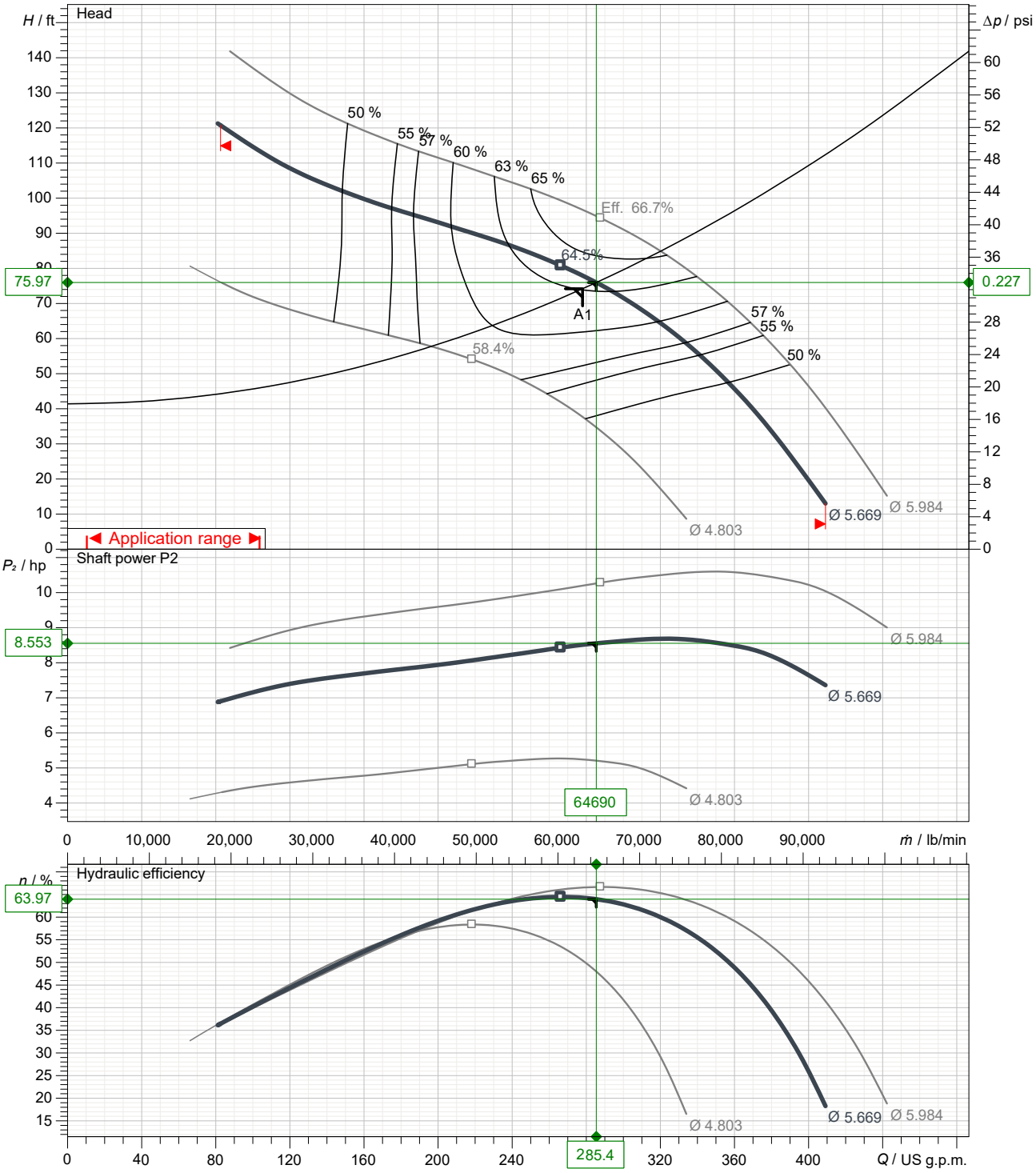
Installation

Project	**Ashland Lift Station No. 1**
Project ID	**Quiddity**
Created by	
Pos.no	**1**
Customer pos.no	

Created	2023-02-13
Update	2023-02-13

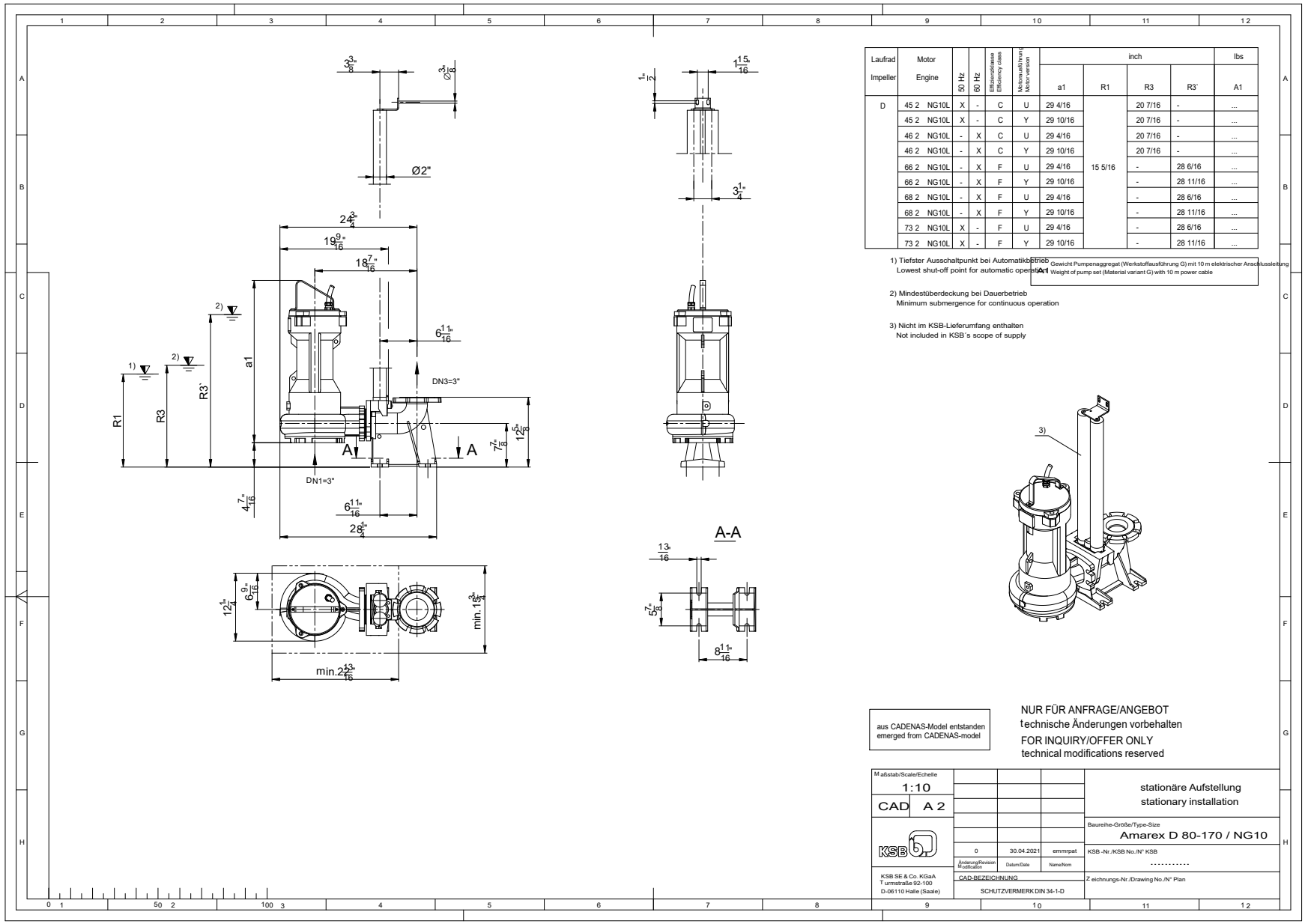
Performance curve

Pump type **Amarex D-max 80-170/068F2YSG**



Impeller type	Single vane impeller , Open			Curve number	K2573-62-080170D/0
Impeller size	5 11/16 inch	Density of fluid	62.322 lb/ft³	Frequency	60 Hz
		Viscosity	1.082E-5 ft²/s	Speed	3,461.9 1/min

2021/06/02 (Build 213), 32 bit R16.07.01 - 05-08-2021 ALL USA



Laufrad Impeller	Motor Engine	50 Hz	60 Hz	Effizienzklasse Efficiency class	Motorausführung Motor version	inch a1	inch R1	inch R3	inch R3`	lbs A1
D	45 2 NG10L	X	-	C	U	29 4/16		20 7/16	-	...
	45 2 NG10L	X	-	C	Y	29 10/16		20 7/16	-	...
	46 2 NG10L	-	X	C	U	29 4/16		20 7/16	-	...
	46 2 NG10L	-	X	C	Y	29 10/16		20 7/16	-	...
	66 2 NG10L	-	X	F	U	29 4/16	15 5/16	-	28 6/16	...
	66 2 NG10L	-	X	F	Y	29 10/16		-	28 11/16	...
	68 2 NG10L	-	X	F	U	29 4/16		-	28 6/16	...
	68 2 NG10L	-	X	F	Y	29 10/16		-	28 11/16	...
	73 2 NG10L	X	-	F	U	29 4/16		-	28 6/16	...
	73 2 NG10L	X	-	F	Y	29 10/16		-	28 11/16	...

1) Tiefster Ausschaltpunkt bei Automatikbetrieb
Lowest shut-off point for automatic operation

2) Mindestüberdeckung bei Dauerbetrieb
Minimum submergence for continuous operation

3) Nicht im KSB-Lieferumfang enthalten
Not included in KSB's scope of supply

A1 Gewicht Pumpenaggregat (Werkstoffausführung G) mit 10 m elektrischer Anschlussleitung
Weight of pump set (Material variant G) with 10 m power cable

aus CADENAS-Model entstanden
emerged from CADENAS-model

NUR FÜR ANFRAGE/ANGEBOT
technische Änderungen vorbehalten
FOR INQUIRY/OFFER ONLY
technical modifications reserved

Maßstab/Scale/Echelle 1:10				stationäre Aufstellung stationary installation
CAD A 2				Baureihe-Größe/Type-Size Amarex D 80-170 / NG10
KSB	0	30.04.2021	emmrpat	KSB -Nr./KSB No./N° KSB ----------
KSB SE & Co. KGaA Urmstraße 92-100 D-06110 Halle (Saale)	Änderung/Revision Modification	Datum/Date	Name/Nom	Zeichnungs-Nr./Drawing No./N° Plan
	CAD-BEZEICHNUNG			
	SCHUTZVERMERK DIN 34-1-D			

2021/06/02 (Build 213), 32 bit R16.07.01 - 05-08-2021 ALL USA

Project	**Ashland Lift Station No. 1**		
Customer pos.no			
Project ID	**Quiddity**		Page 9 / 9
Pos.no	**1**	Created	2023-02-13
Created by		Update	2023-02-13

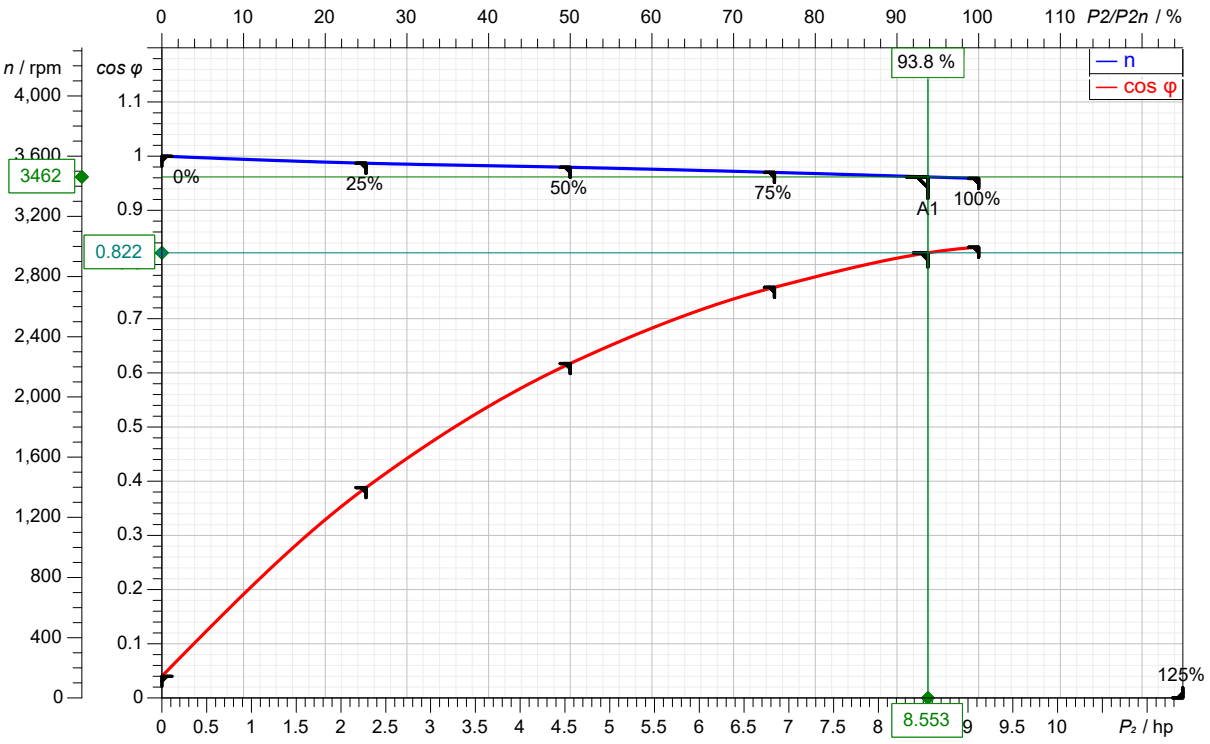
Data sheet: Motor data

Motor type **682YSG**

Motor manufacturer	KSB SE & Co. KGaA	Rated voltage	230	V
Design acc. standard	-	Rated frequency	60	Hz
Degree of protection	IP68	Rated HP (D.O.L) or VFD	9.12	hp
Insulation class		Rated current	23.5	A
Coolant temperature	< / = 104 °F (40 °C)	Nominal speed	3,452	rpm
Starting mode	Direct starting	Starting to rated current	9.7	
No. starts / h	30	Starting current	227.9	A
		Max. voltage	242	V
		Min. voltage	219	V
Discharge cover	Grey cast iron EN-GJL-250 (A 48 Class 35B)			
Explosion protection	Class I, Div. 1, Groups C&D T4			
Pump type	Amarex D-max 80-170/068F2YSG			

Load	P1 kW	P2 hp	eta %	cos phi	I A
4/4	7.79	9.1	87.3	0.83	23.5
3/4	5.74	6.8	88.9	0.76	19.0
2/4	3.81	4.6	89.2	0.62	15.5
1/4	2.03	2.3	83.9	0.39	13.1

Main cable	1 x AWG 13-7+16-3	Diameter	0.73 inch...0.77 inch
Control cable	---	Diameter	
Cable. outer sheath	Waterproof synthetic rubber compound		
Cable length	26 ft (8 m)		



2021/06/02 (Build 213), 32 bit R16.07.01 - 05-08-2021 ALL USA

GRUNDFOS

SUBMITTAL

Grundfos Series SE Sewage Pump with Open S-Tube Impeller

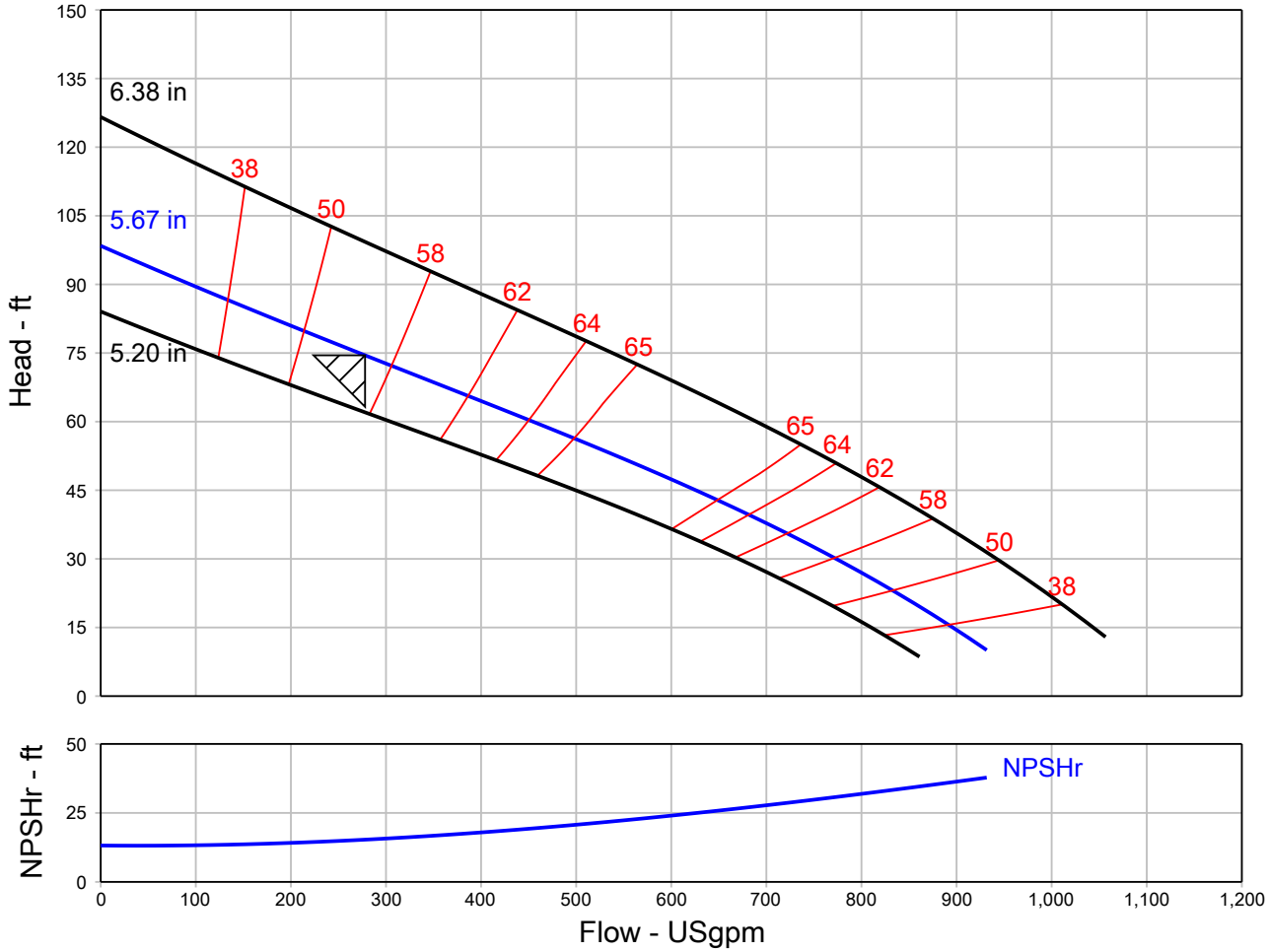
QUOTE NUMBER / ID 1400588	**UNIT TAG 001**	**QUANTITY 1**
	SERVICE	
REPRESENTATIVE	**SUBMITTED BY**	**DATE**
ENGINEER	**APPROVED BY**	**DATE**
CONTRACTOR	**ORDER #**	**DATE**

SE.A40.175.2.52S.C.EX.61R.A.Z

3569 rpm

Part Number 99966116 Ref. Only

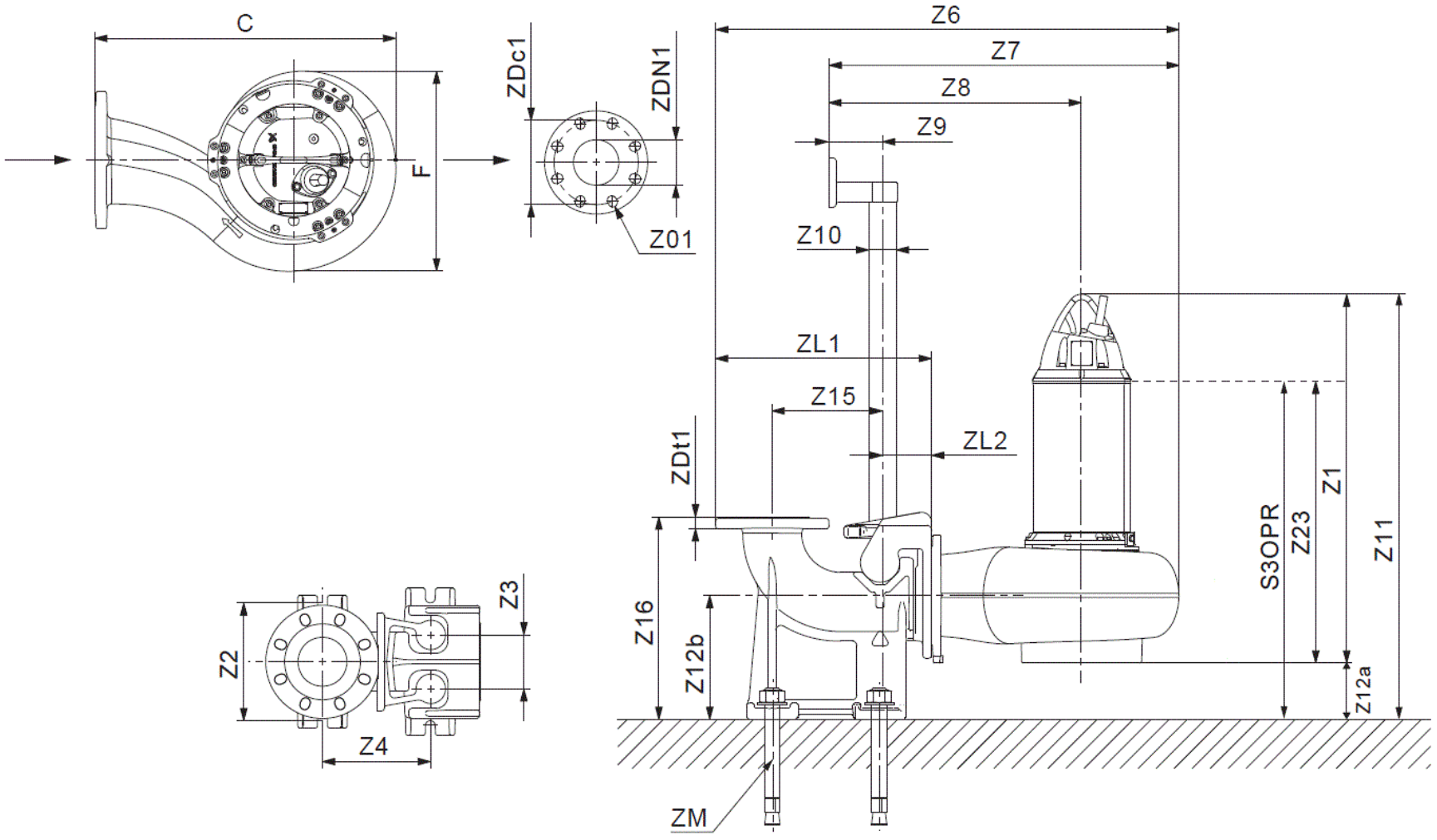
Conditions of Service		Pump Data		Motor Data	
Flow	278.0 USgpm	Impeller Diameter	5.67 in	Motor HP	17.5 HP
Head	74.50 ft	Cooling Jacket	YES	BHP	9.33 HP
Liquid	Cold Water	Efficiency	56.06 %	Enclosure	Explosion Proof
Temperature	68.00 deg F	Suction	4 in.	Voltage	460 V
NPSHr	15.31 ft	Discharge	4 in.	Phase	3 Phase
Viscosity	1.00 cP			Cycle	60
Specific Gravity	1.000 SG			Full Load Amps	23
				Locked Rotor Amps	213
				Nema Code Ltr	H



EXHIBIT

GRUNDFOS

Grundfos Series SE Sewage Pump with Open S-Tube Impeller



NOT FOR CONSTRUCTION, unless certified and referenced on order

Units	C	F	ZØ1	Z1	Z2	Z3	Z4	Z6	Z7	Z8	Z9	Z10	Z11	Z12a	Z12b	Z15	Z16	ZDC1	ZDN1	ZDT1	ZL1	ZL2	ZM	Z23 EX	S3OPR EX
inches	18.70	15.00	8 X M20	44.90	9.10	4.30	8.70	36.20	27.30	19.80	4.30	2.40	48.50	3.60	9.50	8.70	16.30	7.50	ANSI 4"	0.80	17.40	4.20	4 X M16	12.20	15.80

Product description

Pos.no	Description	Item no.	Quant.
1	**XFP100E CB1 60HZ (wet pit)**		
1.1	Centrifugal pump: XFP100E CB1 (wet pit)		2

XFP PE1-3
Type: XFP100E CB1 (wet pit)

Submersible sewage pump type ABS XFP is designed for municipal and industrial wastewater equipped with Premium Efficiency (IE3 level) motor for:

Main applications

- Water and wastewater
- Sewage containing solids and fibrous material
- Sewage with sludge and high content of rags
- Industrial raw water
- Municipal combined sewage and storm water systems.

Main design features

- Premium efficiency IE3 motors in acc. with IEC60034-30
- Approval for ATEX (Ex II 2G k Ex db IIB T4 GB), FM and CSA as standard
- Water pressure-tight encapsulated fully flood-proof motor
- Motor insulation according to Class H (140°C temperature sensors)
- Temperature rise according to NEMA Class A
- Continuously rated motor suitable for wet and dry installation as standard for PE1 and PE2 in 50Hz. Optional for 60Hz
- PE3 has the option of internal closed loop cooling system for dry installation
- EMC version as option for PE1-3
- Condition monitoring of temperature and water ingress.
- Solid passage min. 75 mm and greater for CB Plus
- Hydraulics with open CB Plus type single and multi-vane (PE3) or vortex impellers suitable for handling of water, polluted water, sewage containing solids, faecal slurry and sludge

50Hz
Capacity up to 750 m3/h
Head, max. 74 m

60Hz
Capacity up to 3500 US g.p.m.
Head, max. 330ft

Type: XFP100E CB1 (wet pit)
Technical data

Delivery rate	: 266.4 US g.p.m.
Delivery head	: 71.51 ft
Hydr. Efficiency	: 52.79 %
Total efficiency	: 48.66 %
Shaft power	: 9.34 hp
Speed	: 1771 rpm
Impeller type	: Contrablock Plus impeller, 1 vane
Motor output	: 14.08 hp
Voltage	: 460 V
Frequency	: 60 Hz
Suction outlet	: DN100
Discharge outlet	: DN100

Selected configuration of the pump:
Product code: GX6J

1-2 Factory and family -> static: GX
3 Hydraulic Type: 6 = XFP100E CB1 (wet pit)
4 Motor Size: J = PE105/4-E-60HZ
5 Explosion Proof / Di: =
6 Voltage: =
7 Impeller Size - Material: = .3
8 Cable Length: =
9 Shaft Material / Hydraulics: =
10 Seal type: =
11 Paint finish: =
12 2nd Mechanical option: =

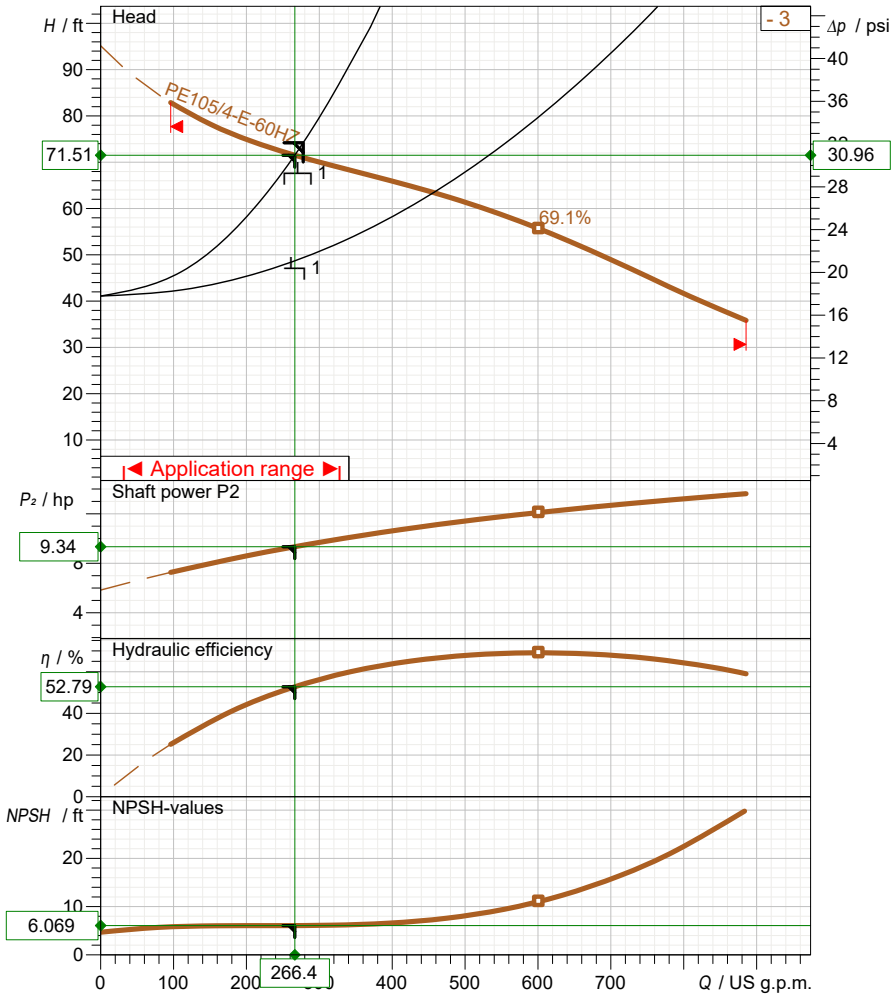
Product description

SULZER

Pos.no	Description	Item no.	Quant.
	13 Installation type: = 14 Motor Oil Fill / Cooling: = 15 Blank / Bearing Monitor: =		

SULZER

XFP100E CB1 60HZ (wet pit)



Testnorm
ISO9906:2012,HI 11.6/14.6≤10kW

This pump (non oil-cooled) is suitable for w
pump installation only.
It is NOT suitable for dry pump installation.

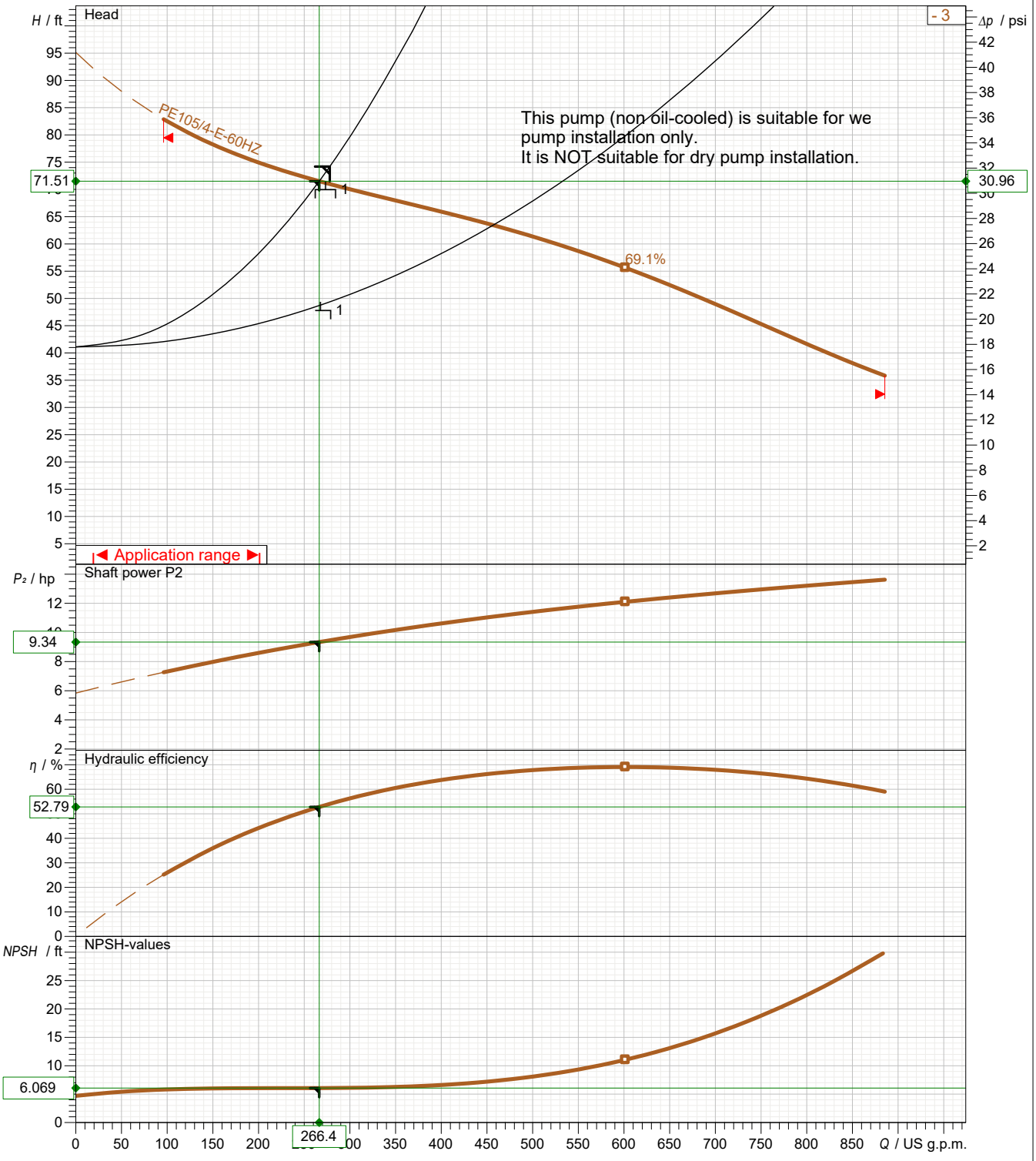
2023-02-13

Operating data specification			
Flow	266.4 US g.p.m.	Power input	10.1 hp
Efficiency	52.8 %	Head	71.5 ft
NPSH	6.07 ft	Rated power	9.34 hp
Temperature	68 °F	Fluid	Water
No. of pumps	2	Nature of system	Single pumps as parallel circuit
Pump data			
Type	XFP100E CB1 60HZ (wet pit)	Make	SULZER
Series	XFP PE1-PE3	Impeller	Contrablock Plus impeller, 1 vane
N° of vanes	1	Impeller size	9inch
Free passage	3.15 inch	Suction flange	DN100
Discharge flange	DN100	Type of installation	Wet Well installation with pedestal
Moment of inertia	0.71 lb ft²		
Motor data			
Rated voltage	460 V	Frequency	60 Hz
Rated power P2	14.1 hp	Nominal Speed	1750 rpm
Number of poles	4	Efficiency	92.4 %
Power factor	0.81	Rated current	17.7 A
Starting current	106 A	Rated torque	42.2 lbf ft
Starting torque	87.3 lbf ft	Degree of protection	IP 68
Insulation class	H	No. starts per hour	15

Sulzer reserves the right to change any data and dimensions without prior notice
and can not be held responsible for the use of information contained in this software.

Curve number	Pump performance curves	
Reference curve XFP100E CB1 60HZ	**XFP100E CB1 60HZ (wet pit)**	SULZER

					Discharge	Frequency
					DN100	60 Hz
Density	Viscosity	Testnorm			Rated speed	Date
62.32 lb/ft³	1.005 mm²/s	ISO9906:2012,HI 11.6/14.6≤10kW			1771 rpm	2023-02-13
Flow	Head	Shaft power	Power input	Rated power P2	Hydraulic efficiency	NPSH
266.4 US g.p.r	71.5 ft	9.34 hp	10.1 hp	14.1 hp	52.8 %	6.07 ft

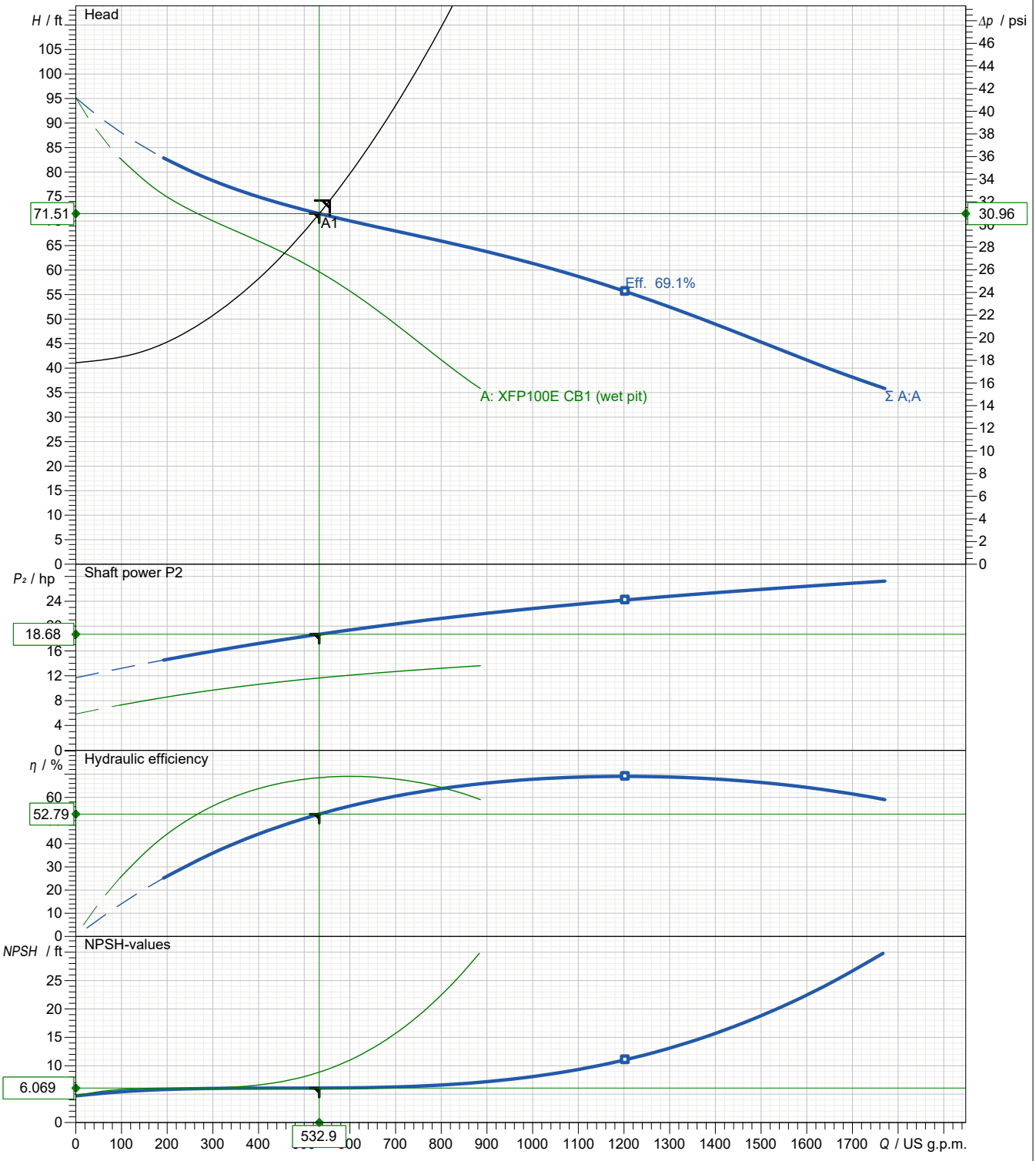


Impeller size	N° of vanes	Impeller	Solid size	Revision
9inch	1	Contrablock Plus impeller, 1 var	3.15 inch	

Sulzer reserves the right to change any data and dimensions without prior notice
and can not be held responsible for the use of information contained in this software.

Curve number	Pump performance curves	SULZER
Reference curve XFP100E CB1 60HZ	XFP100E CB1 60HZ (wet pit)	

					Discharge	Frequency
					DN100	60 Hz
Density	Viscosity	Testnorm			Rated speed	Date
62.32 lb/ft³	1.005 mm²/s	ISO9906:2012,HI 11.6/14.6≤10kV			1771 rpm	2023-02-13
Flow	Head	Shaft power	Power input	Rated power P2	Hydraulic efficiency	NPSH
532.9 US g.p.m.	71.5 ft	9.34 hp	10.1 hp	14.1 hp	52.8 %	6.07 ft



Impeller size	N° of vanes	Impeller	Solid size	Revision
9inch	1	Contrablock Plus impeller, 1 var	3.15 inch	

Sulzer reserves the right to change any data and dimensions without prior notice
and can not be held responsible for the use of information contained in this software.

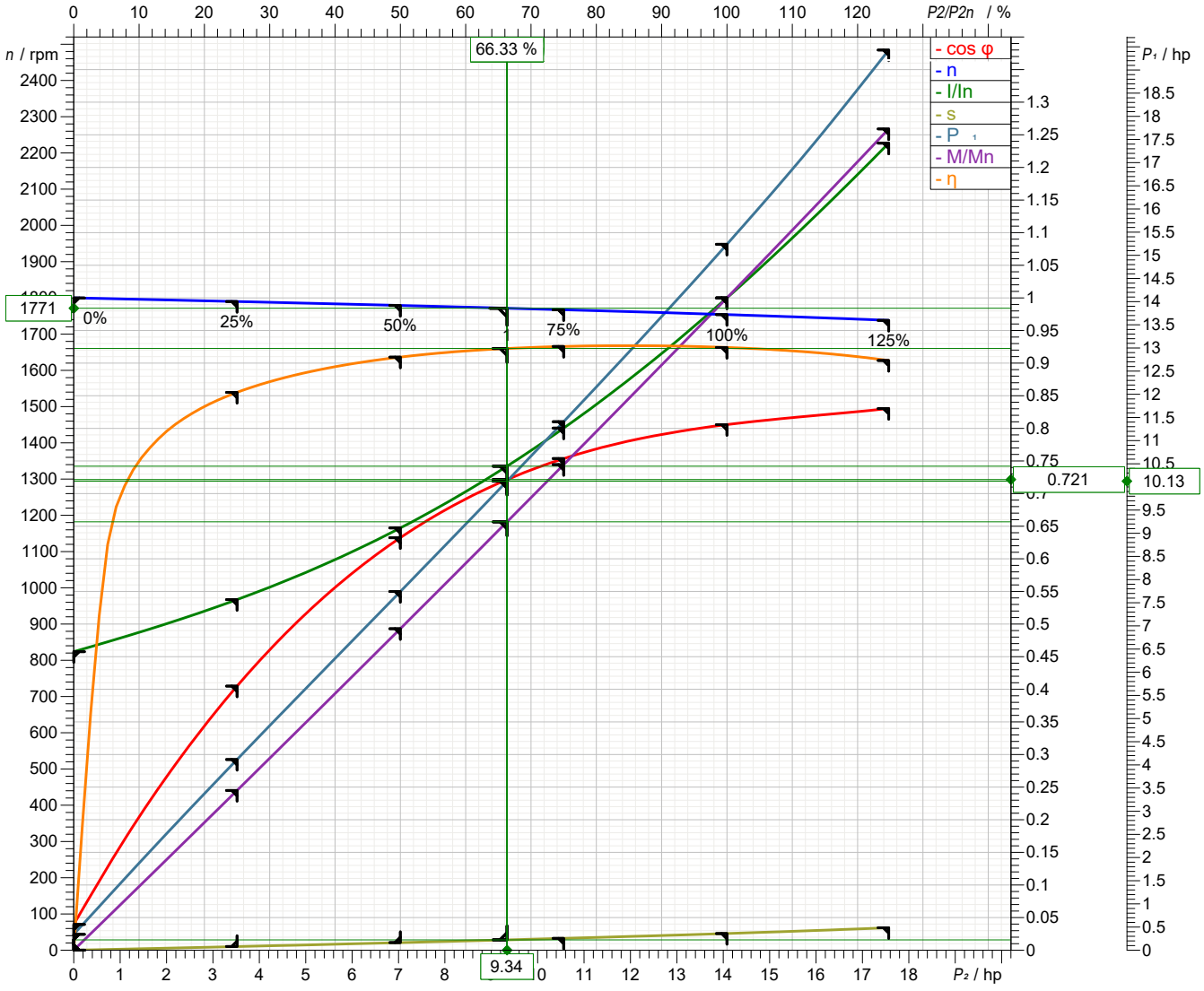
Frequency	PE2
60 Hz	

Motor performance curve

PE105/4-E-60HZ

SULZER

Rated power	Service factor	Nominal Speed	Number of poles	Rated voltage	Date
14.1 hp	1.3	1750 rpm	4	460 V	2023-02-13



Symbol	No load	25 %	50 %	75 %	100 %	125 %
P_2 / hp	0	3.52	7.04	10.56	14.08	
P_1 / hp	0.3424	4.116	7.743	11.41	15.24	
η / %	0	85.52	90.93	92.56	92.4	
n / rpm	1800	1790	1779	1767	1754	
cos φ	0.03956	0.4049	0.6324	0.7537	0.8057	
I / A	8.1	9.514	11.46	14.17	17.7	
s / %	0.0007998	0.5572	1.163	1.819	2.56	
M / lbf ft	0	10.33	20.79	31.39	42.17	

Tolerance according toVDE 0530 T1 12.84for rated power

Starting current	Starting torque	Moment of inertia	No. starts per hour
106 A	87.3 lbf ft	1.07 lb ft²	15

Sulzer reserves the right to change any data and dimensions without prior notice
and can not be held responsible for the use of information contained in this software.

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT No. 82

ASHLAND LIFT STATION No. 1

SAFETY CONSIDERATIONS

1. Provide a design resistant to a 1% annual chance flood.
2. Provide manual ventilation in the wet well to ensure fresh air always provided and stable pressure conditions.
3. Provide safety grating under access hatches at areas where open access is needed for pump removal.
4. Provide lockable gate and security fence around lift station perimeter to restrict access to unauthorized personnel.
5. Provide explosion proof motors on all equipment.
6. Provide warning signs on fence and electrical control panels.
7. Provide grounded front electrical control panels.
8. Color code piping to provide identification.
9. Provide tracer tape with label on force main.

EXHIBIT L

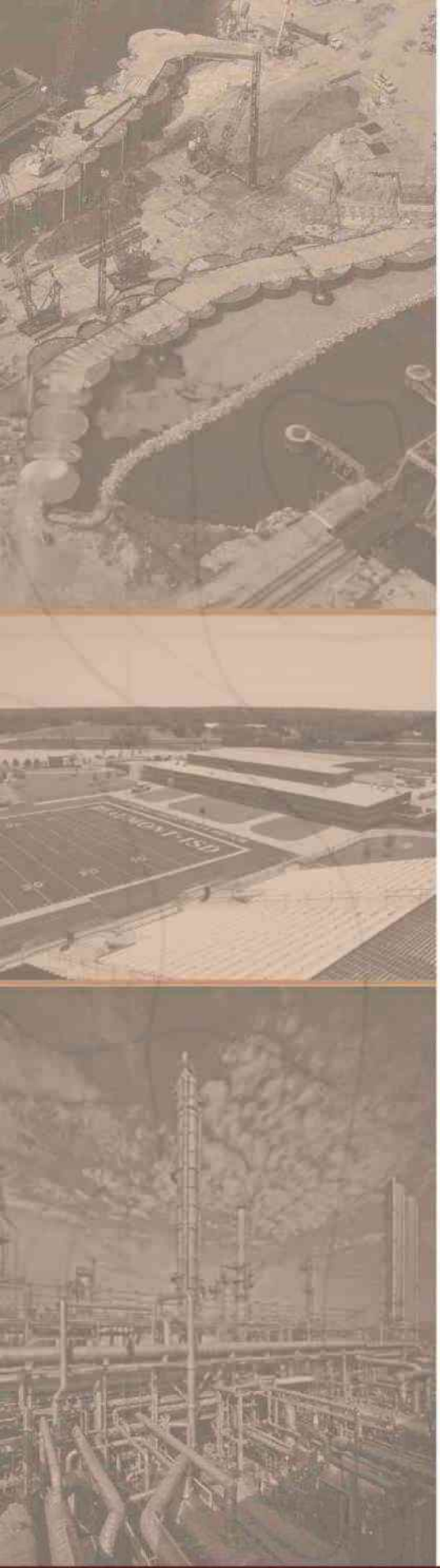
TCEQ SUMMARY TRANSMITTAL LETTER

(PENDING)

EXHIBIT M

TCEQ APPROVAL LETTER

(PENDING)



Tolunay-Wong Engineers, Inc.

REPORT of GEOTECHNICAL CONSULTING SERVICES
Design Level Study
Phase I Angleton Tract – Lift Station
Angleton, Brazoria County, Texas

Prepared for:

Anchor MP Holdings, LLC
101 Parklane Boulevard, Suite 102
Sugar Land, Texas 77478

Prepared by:

Tolunay-Wong Engineers, Inc.
10710 S. Sam Houston Pkwy W., Suite 100
Houston, Texas 77031

July 7, 2022

TWE Project No. 22.14.070

EXHIBIT N

Tolunay-Wong Engineers, Inc.

10710 South Sam Houston Parkway West, Suite 100 * Houston, Texas 77031 * 713-722-7064 * Fax 713-777-0341

July 7, 2022

Anchor MP Holdings, LLC
101 Parklane Boulevard, Suite 102
Sugar Land, Texas 77478

Attn: Travis Janik, Project Manager - Land Development

Ref: **Report of Geotechnical Consulting Services – Design Level Study**
Phase I Angleton Tract – Lift Station
Angleton, Brazoria County, Texas
TWE Project No. 22.14.070

Dear Mr. Janik,

Tolunay-Wong Engineers is pleased to submit this geotechnical report for the referenced project. This report summarizes the field and laboratory testing programs and presents geotechnical recommendations for the lift station.

We appreciate the opportunity to work on this project and look forward to the opportunity to provide additional services as the project progresses. If you have any questions regarding this report or if we can be of further assistance, please contact our office.

Sincerely,

TOLUNAY-WONG ENGINEERS, INC.
TBPELS Firm Registration No. F-124

Carlos S. Aguirre, E.I.T.
Project Geotechnical Engineer

David Barreiro, P.E., D.GE, LM.ASCE
Vice President - Geotechnical Services

7-7-2022

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APPENDICES

Appendix A: Soil Boring Location Plan

Appendix B: Boring Logs and Key to Symbols and Terms

1 INTRODUCTION

Anchor MP Holdings contracted Tolunay-Wong Engineers (TWE) to perform a geotechnical study for the design and construction of a lift station located within the planned Phase I Angleton Tract residential development.

The geotechnical study was performed in accordance with TWE Proposal No. P21-E391 dated June 16, 2022 and was authorized by Mark Janik as Vice President of Land Development with Anchor MP Holdings on June 16, 2022.

Phase I of the project tract covers approximately 510 acres bound by Texas State Highway 288 to the east and Farm to Market 521 Road, and approximately 1/2 mile to the north of the intersection of FM 523 and Anchor Road Angleton, Brazoria County, Texas.

We understand the lift station will be located near the planned recreation center and considered the design base slab bearing depth at approximately 35 to 40 feet below ground surface.

2 PURPOSE and SCOPE of SERVICES

The purpose of the geotechnical study was to explore the subsurface conditions at the project site to develop geotechnical design and construction recommendations for the proposed lift station.

The scope of services included the following:

1. Field exploration program consisting of 1 soil test boring (B-61) advanced to depth of 50 feet below ground surface to evaluate the subsurface soil and groundwater conditions.

2. Laboratory tests on recovered soil samples to evaluate soil index and strength properties.

3. Geotechnical report deliverable summarizing the findings and providing geotechnical design and construction recommendations.

The authorized scope of services did not include either an environmental site assessment or a geologic fault study.

3 EXPLORATION PROGRAM

3.1 Subsurface Exploration

The subsurface exploration program consisting of 1 soil test boring was performed on June 29, 2022. The approximate soil test boring location is shown on the appended Soil Boring Location Plan.

3.2 Drilling Methods

The field exploration was conducted using a geotechnical drilling rig. The borehole was initially advanced using dry-auger drilling methods and then completed with rotary wash methods once freewater was encountered.

Upon completion of the soil sampling activities and groundwater level measurements, the borehole was backfilled with soil cuttings to the ground surface.

3.3 Soil Sampling

Continuous soil sampling was conducted in the upper 10 feet of the boreholes, and then at 5-foot intervals to the soil test boring termination depths. Soil sampling was performed in accordance with the applicable ASTM Standards. Undisturbed soil samples were recovered using thin-walled Shelby tube samplers.

The TWE geotechnician initially visually classified the recovered soils in the field and obtained strength measurements of recovered undisturbed samples using pocket penetrometer equipment. Soil specimens were preserved in the field and transported to the TWE geotechnical laboratory. Recovered samples were not examined, either visually or analytically, for chemical composition or environmental hazards.

3.4 Boring Log

The engineering interpretations of the subsurface findings at the boring location are presented in the appended boring log. The soil classifications were developed in accordance with ASTM Standards and published correlations. The transitions between various soil strata could occur gradually. Actual subsurface soil conditions could vary away from the test boring location. When reviewing the boring log, reference should be made to the appended Key to Symbols and Terms.

3.5 Groundwater Level Measurements

The boring was initially dry-augered to evaluate the presence of perched groundwater or freewater conditions in the borehole. Freewater was encountered at 24 feet below ground surface and was measured to rise to approximately 17 feet after 15 minutes. Short-term groundwater level observations in open boreholes may not accurately reflect the stabilized groundwater conditions.

It is noted that the previous geotechnical exploration program performed on the project tract encountered groundwater levels within the upper 10 feet below ground surface, and as shallow as 2 feet below grade.

3.6 Laboratory Testing Program

Laboratory tests were conducted on selected soil samples to assist with the classification of the recovered soil specimens and with the evaluation of the soil index and strength properties. Laboratory tests were performed in general accordance with ASTM Standards. The undrained shear strengths of clay specimens were evaluated using unconfined compression tests and pocket penetrometer testing. Results of the laboratory testing are presented in the appended boring log.

4 SUBSURFACE CONDITIONS

Engineering interpretations of soil and groundwater conditions at the project site are based on information obtained from the soil test boring and TWE local experience. Subsurface conditions could vary away from the exploration test site. Significant subsurface variations that could be identified during the construction-phase of the project will warrant revisiting the engineering analyses and recommendations.

4.1 Regional Geology

The project tract is located in an area mapped with Beaumont Formation soils. Most of the tract is identified with predominantly clay soils, except for the northeastern areas of the tract which are identified with predominantly sand soils. The Beaumont Formation includes mainly stream channel, point-bar, natural levee, back swamp, and to a lesser extent coastal marsh and mud-flat deposits consisting of mostly clay, silt and sand.

4.2 Subsurface Conditions

The appended boring log should be reviewed for the field and laboratory test results. The subsurface profile at the lift station site consists of stiff to hard, fat clays (CH) to the boring termination depth of 50 feet. Sands seams may occur at various depths. While not observed in the recovered samples, fat clays in the greater Houston area are often slickensided.

4.3 Groundwater Conditions

Freewater was encountered at 24 feet during drilling operations and the water was observed to rise to 17 feet after 15 minutes. Of note, 3 piezometers were installed at the project tract for the previous geotechnical study (TWE 22.14.070, published June 6, 2022). The long-term groundwater readings at those piezometers suggest the natural groundwater levels to be at 2 to 3 feet below current site grades.

Fluctuations of the groundwater level may be expected to occur seasonally because of rainfall, surface runoff, and immediate area construction activities. Groundwater level conditions should be verified just prior to construction.

5 TECHNICAL DISCUSSION

5.1 Caisson Installation Method

We considered a base slab bearing depth of 35 to 40 feet below existing grade. Based on typical local practice, we assumed the caisson method will be utilized for the construction of the lift station.

The caisson is defined as the external walls of the reinforced concrete structure, erected at-grade or in a starter pit, and sunk by gravity to the final position through excavation inside the structure under dry or wet conditions. The complete caisson includes the structural base slab. The caisson walls provide lateral ground support during construction and for the permanent installation.

In the dry construction method, the groundwater level is maintained below the excavation bottom. In the wet construction the external hydrostatic groundwater pressure is counteracted by water or slurry within the excavation.

Bentonite slurry is often used as a lubricant within the annular space between the caisson wall and the surrounding soil to facilitate installation.

Sandy soils can collapse into the open excavation, especially if located below the groundwater table, as the caisson is advanced into the ground. Shallow groundwater levels can also impact the construction methods.

5.2 Bottom Instability

Excavation bottom instability can occur when excavation depths result in upward hydrostatic forces and groundwater flow at the base of the excavation. In general, the upward pressure from groundwater can cause loosening of sandy soils, with the worst-case scenario having the sandy soils boil upward into the open excavation.

The potential for bottom instability during lift station construction on this project is considered low considering the presence of very stiff fat clays at and below the planned base slab bearing depth.

We recommend the contract documents provide for the measurement of the prevalent groundwater level shortly prior to the time of construction. Excavation bottom instability can be mitigated by construction dewatering or using wet caisson construction methods, if needed.

5.3 Sidewall Instability

Sidewall instability or collapse can occur during caisson construction when the excavation progresses below the bottom of the caisson. The potential for sidewall instability at the lift station location is considered low in the presence of the stiff to hard, fat clay soil profile.

If necessary, sidewall instability can be addressed during construction by wet caisson construction methods, minimizing the distance between the bottom of the caisson and the excavation surface, and by use of construction dewatering.

5.4 Lateral Earth Pressure

The walls of the lift station where horizontal movements are restricted should be designed for the at-rest pressure (K_o) with an appropriate factor of safety considered by the structural designer. The clays can be considered with long-term drained condition $K_o = 0.7$. Hydrostatic pressure at depth should be considered in the analyses as appropriate. The K_o value presented above does not include a factor of safety.

Surcharge loads adjacent to below grade walls, if present, should be incorporated into the pressure diagrams. Long-term lateral earth pressures used for design should consider the extreme groundwater level condition for the site.

6 GEOTECHNICAL SITE PREPARATION

6.1 Subgrade Preparation

Project site areas planned for construction, including lift station, ancillary structures and access pavement footprints, should be cleared and grubbed to remove vegetation including trees, brush, and grasses. Clearing and grubbing should result in the exposure of competent subgrade.

The exposed subgrade soils in areas planned for access pavement and ancillary structure construction should be proofrolled with a pneumatic tire roller or fully loaded tandem-axle dump truck or similar equipment with a minimum weight of 15 tons under observation by the geotechnical engineer or his qualified representative. No less than two complete passes with the proofroll equipment should be completed over the entire project areas. Any soft, loose or saturated (pumping conditions) ground or areas that yield excessively during proofrolling should be properly mitigated at the direction of the geotechnical engineer.

6.2 Groundwater and Surface Water Control

The available piezometer data suggests the groundwater level should be expected below the caisson excavation depths. We recommend that the contract documents provide for determination of the depth to groundwater just prior to the start of construction and for any remedial dewatering which may be required.

Temporary groundwater control measures and techniques are determined by the contractor. Dewatering methods selected for the project should address bottom instability and limit disturbance of the foundation bearing soils. We recommend that the groundwater level be maintained at least 24 inches below all earthwork and compaction surfaces during construction.

The ground surface should be graded to maintain positive drainage away from the lift station structure, ancillary structure foundations and pavement subgrades, both during construction and during the life of the structure.

6.3 Fill Soils

Fill soils for general site grading, undercut replacements, ancillary structure foundation bearing, and pavement subgrades should consist of clayey sand (SC) or sandy lean clay (CL) material.

1. Fill soils should be free of organics, debris and otherwise deleterious materials. In general, suitable fill soils should have a liquid limit (LL) of less than 40, a plasticity index (PI) between 10 and 20, and at least 35% of the soil particles passing the No. 200 sieve.

2. Fill soils should be placed with horizontal loose lift thicknesses of not more than 6 inches. The full depth of each lift should be compacted to 95% of the Standard Proctor maximum dry density (ASTM D-698).

3. To facilitate obtaining in-place compaction, the moisture content of the fill soils should be maintained within 3% of the optimum moisture content based on ASTM D-698.

4. Fill compaction efforts should be implemented with surface roller equipment of appropriate size.

5. Representative samples of the fill soils should be collected for classification and compaction testing. The maximum dry density, optimum moisture content, gradation and plasticity should be determined. These tests are needed for quality control of the compacted fill.

6. Field density tests should be performed on the compacted fill at a frequency of one test for each 2,500 square feet of pavement area and one test at every ancillary structure foundation, per lift of fill.

7. Involvement of TWE geotechnical engineering personnel during all site work activities will help to verify that procedures and results are as specified and as anticipated. Any issues identified during this process should be addressed by the geotechnical engineer in the field.

6.4 Suitability of Excavated Material

The fat clays (CH) encountered in the soil test boring have the potential for moisture-induced shrink/swell behavior and should be confined to areas where settlement and heave will not cause problems for structures directly supported on them. The suitability for reuse of the fat clays can be improved with lime stabilization methods. We recommend excluding non-stabilized, high plasticity CH clays from the upper 3 feet directly below structures or pavements.

The excavated soils should be observed and documented by the geotechnical engineer or his qualified representative to determine suitability for project reuse. To facilitate suitability recommendations, representative samples of the excavated soils should be transported to the geotechnical laboratory for testing to include classification, index properties, Proctor compaction and strength testing.

7 LIFT STATION

Recommendations for the design and construction of the lift station foundation are based on the project information described herein, the available subsurface data, our engineering evaluation and TWE past local experience. If project information or design concepts change, we should be advised of the changes in writing and should be provided with an opportunity to review our recommendations as presented in this report considering the new design information.

7.1 Shallow Foundations for Ancillary Structures

Shallow foundations for ancillary project structures and equipment should be designed for an allowable bearing pressure of 2,000 psf and with minimum embedment depths of 18 inches below finished exterior grades. A minimum thickness of 6 inches of compacted fill conforming to Section 6.3 should be provided below those shallow foundation bases and extending a minimum of 12 inches laterally beyond the foundation perimeters.

7.2 Base Slab Bearing Capacity

Referencing soil test boring B-61, very stiff fat clays are anticipated at the planned base slab bearing depth zone. The fat clays are considered technically suitable for base slab support.

An average allowable bearing pressure of 4,000 psf can be used at the base of the lift station at approximately 35 to 40 feet below ground surface, provided the bearing soils are not disturbed during construction.

7.3 Uplift

From a broader perspective, uplift resistance against hydrostatic pressures may be provided by one or a combination of the following methods:

a. Dead load
b. Structural tie-in to the sewer/water lines
c. Anchor piers or piles
d. Frictional resistance between soil and lift station wall

Dead load: This is a simple design solution that is viewed as appropriate to resist moderate buoyancy forces. Wall and base slab thicknesses can be adjusted, as necessary. The uplift resistance should be provided only by the permanent dead loads of the empty lift station structure. A factor of safety considered appropriate to resist buoyancy forces is 1.1 for dead weight.

Another design approach is to include a base extension (or collar) at the foundation bearing level, which adds both the concrete dead weight and the buoyant weight (55 pcf) of soils above the base extension for calculating additional uplift resistance. A minimum FOS of 1.25 is suggested for the calculation of soil resistance provided by the wedge of soil extending on a 1:2 (H:V) slope line from the top of the collar to the ground surface.

The concrete collar should extend a minimum of 12 inches beyond the exterior face of the caisson. For ease of construction, the collar could be constructed at shallower depths below exterior finished grades.

Tie-in: For this design condition uplift resistance relies on the combined dead weight of the sewer/water line, any surrounding concrete details, and the soil overburden. Load transfer is via structural connections between the lines and the caisson structure.

Anchors: Tension anchors are considered appropriate for the design of deep-bearing units constructed using caisson techniques. The anchors are connected to the lift station base slab and provide uplift resistance via skin friction. Where buoyancy forces are significant, anchors are considered an effective solution.

Friction: This is the least reliable of all the design approaches because of uncertainties associated with (1) the potential for developing voids along the soil-wall interface during caisson excavation, (2) misalignment of the structure as it moves downward, and (3) the use of bentonite lubrication the annular space during caisson excavation. The concept of grouting the caisson structure in-place is not considered with 100% reliance.

We do not favor reliance on frictional resistance between the adjacent soils and the lift station for uplift resistance for caisson design. If considered in design, the total friction capacity in the clay profile should be calculated by multiplying an allowable adhesion value of 500 psf by the affected lift station wall area; the upper 5 feet of lift station wall below ground surface should be neglected for skin friction resistance. A factor of safety considered appropriate to resist buoyancy forces is 3.0 for soil friction

8 LIMITATIONS and PLAN REVIEW

8.1 Limitations

This report has been prepared for the use of Anchor MP Holdings, Quiddity and other members of the project design and construction teams for specific application to the project discussed herein. This report was prepared in accordance with generally accepted geotechnical engineering practices common to the local area. No other warranty is expressed or implied.

We request the opportunity to revisit and supplement, as necessary, our recommendations as provided in this report, if in fact our assumptions or understandings are incorrect or inaccurate. In such a case, we should be provided with appropriate site plans, and system installation procedures for our review and use.

The recommendations are based on the field and laboratory soil data summarized in the appended documents. The subsurface findings at the field exploration location may not necessarily reflect the actual soil strata vertical and horizontal variations throughout the lift station footprint. The analyses and recommendations are also based in part on the geotechnical engineer's engineering judgment and experience with similar project settings and conditions.

TWE recommendations presented in this report must be revisited if subsurface conditions exposed during construction vary significantly from those described in this report. If any changes in the nature, design or location of the project are planned, the conclusions and recommendations contained in this report should not be considered valid unless the changes are reviewed, and the conclusions modified or verified in writing by TWE.

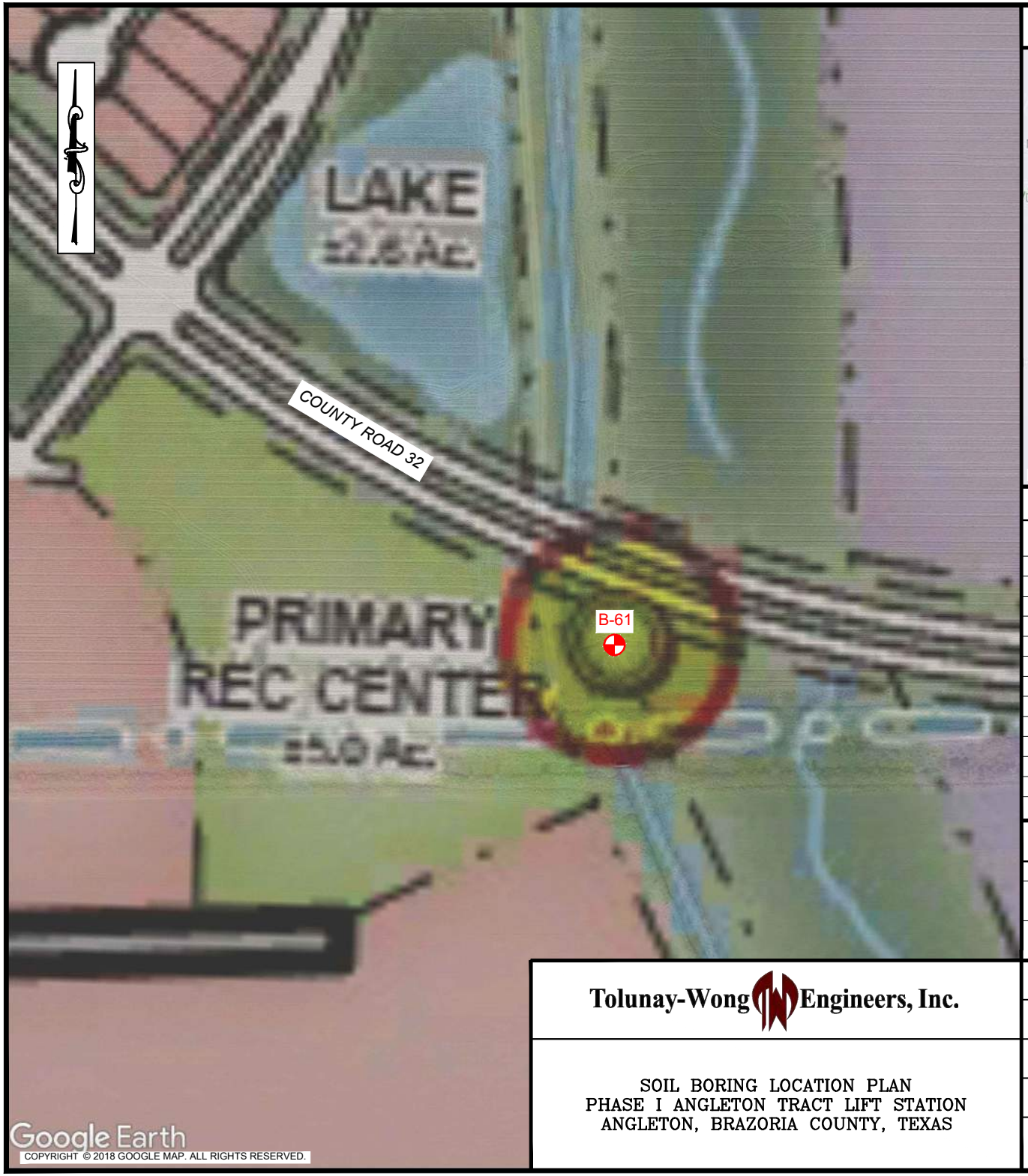
8.2 Plan Review and Construction Observations

TWE should be provided the opportunity to review the construction drawings to determine if those documents are in harmony with the intent of the geotechnical design and construction recommendations contained in this report.

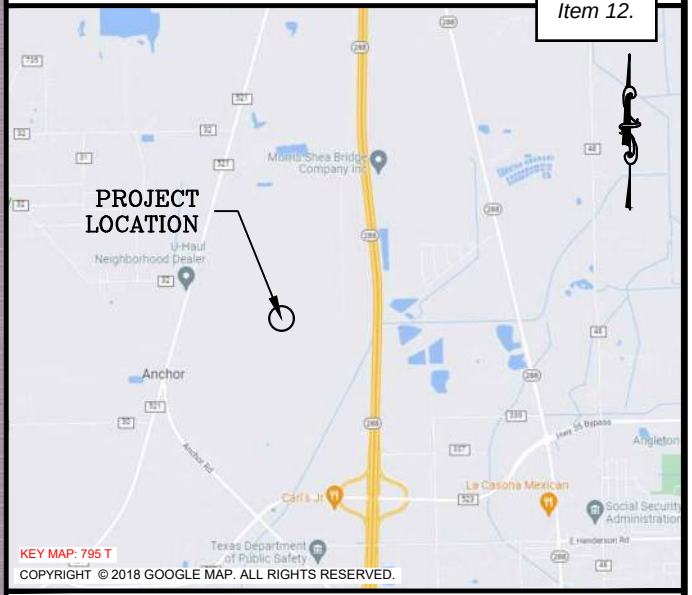
TWE should be provided the opportunity to observe and document the field conditions of exposed subgrade soils, geotechnical site preparation activities, placement and compaction of fill soils, and general foundation construction activities.

APPENDIX A

SOIL BORING LOCATION PLAN



VICINITY MAP



SOIL TEST BORING DEPTHS

BORING	DEPTH
B–61	50’

LEGEND

SYMBOL	DESCRIPTION
⊕	SOIL BORING LOCATION

Tolunay-Wong Engineers, Inc.

SOIL BORING LOCATION PLAN
PHASE I ANGLETON TRACT LIFT STATION
ANGLETON, BRAZORIA COUNTY, TEXAS

Drawn	*T.T.*	*07–06–2022*
Checked	*C.A.*	*07–06–2022*
Approved	*D.B.*	*07–06–2022*
Scale	*N.T.S.*	

TWE DRAWING NO. 22.14.070–2

APPENDIX B

BORING LOGS and KEY to SYMBOLS and TERMS

LOG OF BORING B-61 (Lift Station)

PROJECT: Phase I Angleton Tract - Project Infrastructure Study
Single-Family Residential Development

CLIENT: Anchor MP Holdings, LLC

COORDINATES: N 29° 12' 49.71"
W 95° 27' 57.36"

SURFACE ELEVATION: Not Available

DRILLING METHOD:
Dry Augered: 0 to 25'
Wash Bored: 25' to 50'

ELEVATION (FT) / DEPTH (FT)	SAMPLE TYPE	SYMBOL	MATERIAL DESCRIPTION	(P) POCKET PEN (tsf) (T) TORVANE (tsf)	STD. PENETRATION TEST BLOWCOUNT	MOISTURE CONTENT (%)	DRY UNIT WEIGHT (pcf)	LIQUID LIMIT (%)	PLASTICITY INDEX (%)	COMPRESSIVE STRENGTH (tsf)	FAILURE STRAIN (%)	CONFINING PRESSURE (psi)	PASSING #200 SIEVE (%)	OTHER TESTS PERFORMED
0			Hard, dark brown-brown FAT CLAY (CH)	(P)4.50+										
						21	104	67	45	5.10	11		93	
			-stiff, tan from 4'	(P)2.75										
			-gray-light brown from 6'	(P)2.75										
8				(P)2.50										
				(P)3.00		31		76	51				100	
16														
			-very stiff to hard, light brown-tan from 18'	(P)4.50+										
24				(P)4.50+										
				(P)4.50+										
32			-tan from 33'			28	97	67	42	2.28	8		100	
			-sand seam from 34' to 34.5'											
			-sandy from 38' to 43'			21	105	53	31	2.58	15		67	
40														
			-reddish brown from 43'	(P)3.50										
48				(P)4.25										
			Bottom @ 50'											
56														

COMPLETION DEPTH: 50 ft
DATE BORING STARTED: 6/29/2022
DATE BORING COMPLETED: 6/29/2022
LOGGER: S. Dookeran
PROJECT NO.: 22.14.070

NOTES: 1. Freewater was encountered at 24' and rose to 17.2 after 15 minutes.
2. Borehole backfilled with soil cuttings to ground surface upon work completion.

KEY TO SYMBOLS AND TERMS USED ON BORING LOGS FOR SOIL

Most Common Unified Soil Classifications System Symbols

- Lean Clay (CL)
- Lean Clay w/ Sand (CL)
- Sandy Lean Clay (CL)
- Fat Clay (CH)
- Fat Clay w/ Sand (CH)
- Sandy Fat Clay (CH)
- Silty Clay (CL-ML)
- Sandy Silty Clay (CL-ML)
- Silty Clayey Sand (SC-SM)
- Clayey Sand (SC)
- Sandy Silt (ML)
- Silty Sand (SM)
- Silt w/ Sand (ML)
- Well Graded Sand (SW)
- Well Graded Sand w/ Gravel (SW-GM)
- Poorly Graded Sand (SP)
- Poorly Graded Sand w/ Silt (SP-SM)
- Silt (ML)
- Elastic Silt (MH)
- Elastic Silt w/ Sand (MH-SP)
- Silty Gravel (GM)
- Clayey Gravel (GC)
- Well Graded Gravel (GW)
- Well Graded Gravel w/ Sand (SP-GM)
- Poorly Graded Gravel (GP)
- Peat

Miscellaneous Materials

- Fill
- Concrete
- Asphalt and/or Base

Sampler Symbols	Meaning
	Pavement core
	Thin - walled tube sample
	Standard Penetration Test (SPT)
	Auger sample
	Sampling attempt with no recovery
	TxDOT Cone Penetrometer Test

Field Test Data

2.50	Pocket penetrometer reading in tons per square foot
(T)1.13	Torvane Measurement in tons per square foot
8/6"	Blow count per 6 - in. interval of the Standard Penetration Test
	Observed free water during drilling
	Observed static water level

Laboratory Test Data

Wc (%)	Moisture content in percent
Dens. (pcf)	Dry unit weight in pounds per cubic foot
Qu (tsf)	Unconfined compressive strength in tons per square foot
UU (tsf)	Compressive strength under confining pressure in tons per square foot
Str. (%)	Strain at failure in percent
LL	Liquid Limit in percent
PI	Plasticity Index
#200 (%)	Percent passing the No. 200 mesh sieve
( )	Confining pressure in pounds per square inch
*	Slickensided failure
**	Did not fail @ 15% strain

RELATIVE DENSITY OF COHESIONLESS & SEMI-COHESIONLESS SOILS

The following descriptive terms for relative density apply to cohesionless soils such as gravels, silty sands, and sands as well as semi-cohesive and semi-cohesionless soils such as sandy silts, and clayey sands.

Relative Density	Typical N_{60} Value Range*
Very Loose	0-4
Loose	5-10
Medium Dense	11-30
Dense	31-50
Very Dense	Over 50

* N_{60} is the number of blows from a 140-lb weight having a free fall of 30-in. required to penetrate the final 12-in. of an 18-in. sample interval, corrected for field procedure to an average energy ratio of 60% (Terzaghi, Peck, and Mesri, 1996).

CONSISTENCY OF COHESIVE SOILS

The following descriptive terms for consistency apply to cohesive soils such as clays, sandy clays, and silty clays.

Typical Compressive Strength (tsf)	Consistency	Typical SPT "N_{60}" Value Range**
$q_u < 0.25$	Very soft	≤ 2
$0.25 \leq q_u < 0.50$	Soft	3-4
$0.50 \leq q_u < 1.00$	Firm	5-8
$1.00 \leq q_u < 2.00$	Stiff	9-15
$2.00 \leq q_u < 4.00$	Very Stiff	16-30
$q_u \geq 4.00$	Hard	≥ 31

** An "N_{60}" value of 31 or greater corresponds to a hard consistency. The correlation of consistency with a typical SPT "N_{60}" value range is approximate.

PRELIMINARY Lift Station Bouyancy Calculation Sheet

Project: Ashland Lift Station nO. 1

Given:

B= inside diameter of wet well (inches)	144.0	in
t= wall thickness of wet well (inches)	18.0	in
a= thickness of wet well top (inches)	24.0	in
b= Area of top slab	176.7	ft^2
y= unit weight of soil (pcf)	90.0	pcf
c= soil friction (psf) from report	100.0	psf
y = elevation of flood plain (ft)	35.10	ft
z = elevation of ground (ft)	35.10	ft
y'= elevation of wet well top (ft)	35.70	ft
y"= elevation of wet well bottom (ft)	5.20	ft
y'"= elevation of bottom of bottom (ft)	3.20	ft

Solution:

Buoyancy Force- Area*Depth*Unit Weight of Water

Depth-y-y"	29.90	ft
Area (pi*(OD/2)2)-	176.71	ft^2
Water (wt)	62.4	lbs/ft^3
Buoyancy Force-	329,706.73	lbs

Weight of Structure-

Weight of Wet Well-		
Depth-y'-y"	30.50	ft
Weight of wall-	9542.58	lb/ft
Weight of walls-	291,048.68	lbs
Weight of Bottom		
Thickness of Bottom-	2.00	ft
Area (pi*(OD/2)2)-	176.71	ft^2
Concrete weight	150	lbs/ft^3
Weight of bottom-	53,014.33	lbs
Weight of Top		
Area of top	176.71	ft2
Thickness of Top	2.00	ft
Concrete weight	150	lbs/ft^3
Weight of top-	53,014.33	lbs
Total Weight of wet well-	397,077.34	lbs

			Safety Factor
Wet Well Bearing Pressure (dry)-	2,247.00	lbs/ft^2	
Allowable Bearing Pressure (dry)-	4,500.00	lbs/ft^2	2.00
Wet Well Bearing Pressure (full)-	4,112.76	lbs/ft^2	
Allowable Bearing Pressure (full)-	4,500.00	lbs/ft^2	1.09

Soil Friction Force-

Depth of wet well (z-y''')	31.90	ft
Distance to not include	5.00	ft
Length of soil friction-	26.90	ft
Distance around wet well	47.12	ft
Soil Friction	100.0	lbs/ft^2

Soil Friction Force- 126,763.16 lbs

Weight of Concrete/1.1 360,979.40 lbs

Friction Force divided by 3 42,254.39 lbs

Total Resisting Force 403,233.79 lbs

Safety Factor

Buoyancy Force 329,706.73 lbs 1.22

Excess Resisting Force ✔ 73,527.06 lbs

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: January 14, 2025

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

AGENDA CONTENT: Discussion and possible action on the Final Plat for Ashland Development Wastewater Treatment Plant to clear all conditions of the August 22, 2023 approval by Council.

AGENDA ITEM SECTION: Consent Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

Consideration of approval of a Final Plat for Ashland Development Wastewater Treatment Plant, for 14.44 acres of land, containing four reserves in 1 block out of the George Robinson League, A-126, Brazoria County, Texas as submitted by Quiddity Engineering, LLC on behalf of Ashton Gray Development. The proposed uses of the 4 reserves include Drainage and detention, open space, and a wastewater treatment plant. The property is currently within the ETJ, Extraterritorial Jurisdiction within Brazoria County.

History: The Ashland Development Wastewater Treatment Plant was conditionally approved by City Council on August 22, 2023 subject to all referral agency final approvals. See Exhibits A, A.1,

City Engineer Comments: The City Engineer has reviewed the final plat to ensure that the applicants have satisfied the previously listed conditions of approval regarding the referral agencies. Staff has attached all supportive letters of no-objections from TCEQ, Brazoria County's approval of the Drainage Impact Analysis, Area 1 attached in the exhibits.

RECOMMENDATION: The Council should approve the final plat removing the noted conditions established August 22, 2023.

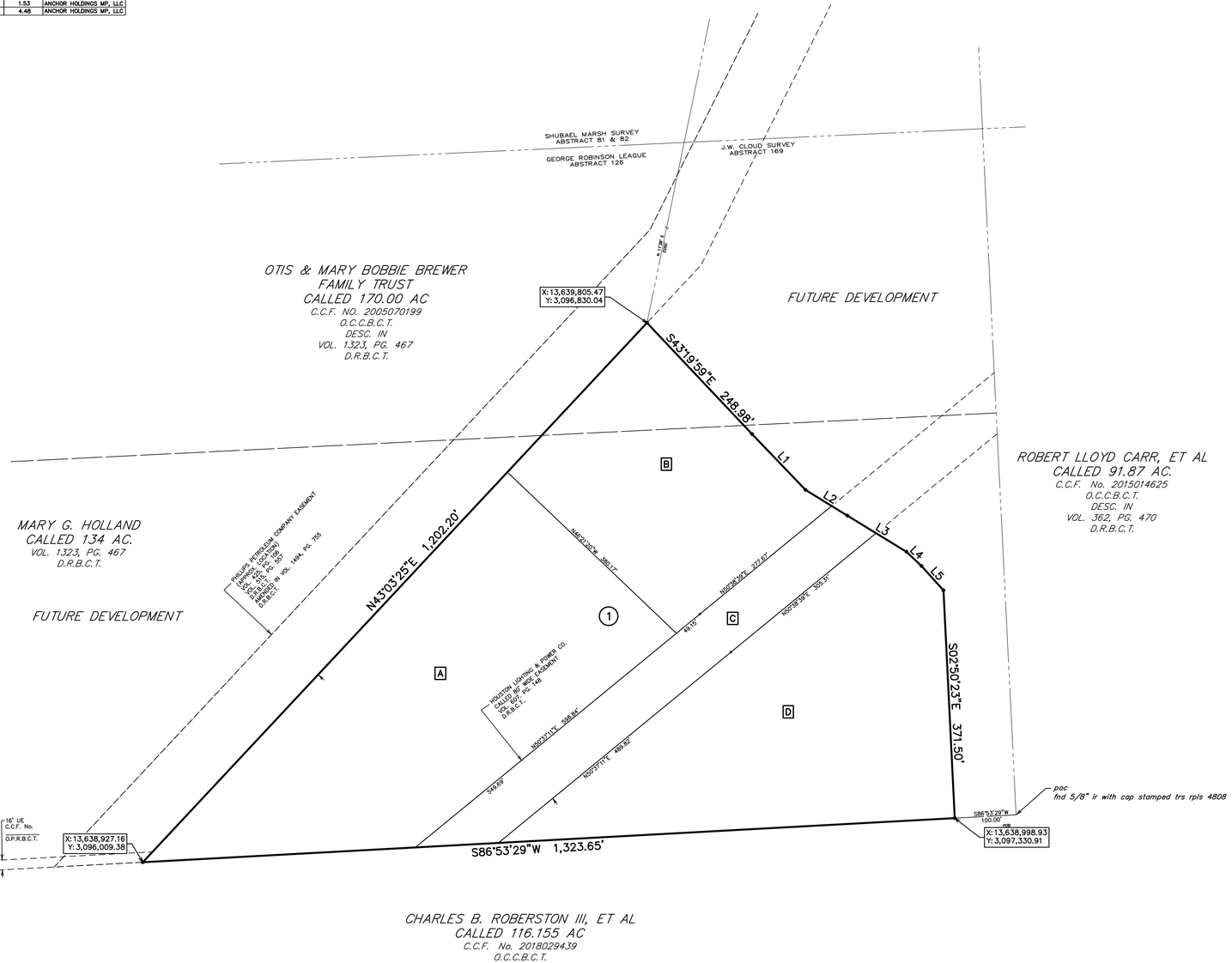
RESTRICTED RESERVE A
Restricted to Waste Water Treatment Plant Purposes Only
5.45 AC
237,517 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Drainage and Detention Purposes Only
2.97 AC
129,553 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Open Space Purposes Only
1.53 AC
66,856 Sq. Ft.

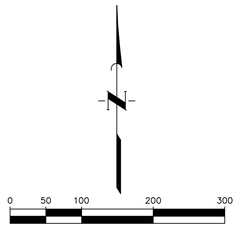
RESTRICTED RESERVE D
Restricted to Drainage and Detention Purposes Only
4.48 AC
195,189 Sq. Ft.

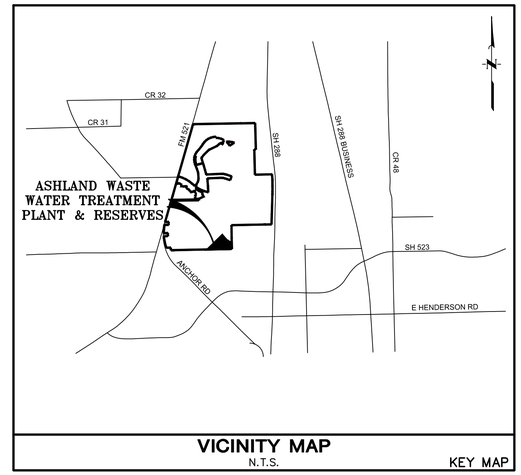
RESERVE TABLE			
IDENTIFYING No.	LAND USE	ACREAGE	OWNER
A	WASTE WATER TREATMENT PLAT	5.45	ANCHOR HOLDINGS MP, LLC
B	DRAINAGE AND DETENTION	2.97	ANCHOR HOLDINGS MP, LLC
C	OPEN SPACE	1.53	ANCHOR HOLDINGS MP, LLC
D	DRAINAGE AND DETENTION	4.48	ANCHOR HOLDINGS MP, LLC



CHARLES B. ROBERSTON III, ET AL
CALLED 116.155 AC
C.C.F. No. 2018029439
O.C.C.B.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S43°48'03"E	126.07'
L2	S58°22'21"E	79.90'
L3	S58°28'19"E	112.87'
L4	S46°41'05"E	33.57'
L5	S42°06'09"E	53.32'





VICINITY MAP
N.T.S.
KEY MAP

General Notes

A.C.	Acres
R.O.W.	Right Of Way
P.O.B.	Point Of Beginning
FND.	Found
VOL.	Volume
PG.	Page
D.R.B.C.	Deed Records Brazoria County
NO.	Number
O.P.R.R.C.	Official Public Records Brazoria County
O.C.C.B.C.T.	
C.C.F.	County Clerk's File
•	Set 3/4–inch iron rod with cap stamped "Quiddity" as per certification

1. The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.999870017.
2. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from 11) any non–utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
3. Elevations shown hereon are based on GPS observations of TSARP monument 190105 with a published elevation of 156.48' (NAVD88 2001 adjustment).
4. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (nad83), South Central Zone.
5. VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (nav88), Geoid 12b, based on Alliterra's RTK Network, Stations HAGS_1012 and HCOG_14012.
8. These tracts lie within Zone "X" and Zone "X–Shaded" of the Flood Insurance Rate Map, Community Panel No. 485458, Map Number 48039C0430K, Panel 430, Suffix "K", dated December 30, 2020, for Brazoria County, Texas and Incorporated areas.
9. All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
10. 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 statues and is subject to fines and withholding of utilizes and building permits.
11. 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.
12. 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.
13. 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.
14. 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.

FINAL PLAT
ASHLAND WASTEWATER TREATMENT PLANT & RESERVES

A SUBDIVISION OF 14.44 ACRES OF LAND
OUT OF THE
GEORGE ROBINSON LEAGUE SURVEY, A-126
BRAZORIA COUNTY, TEXAS
1 BLOCK 4 RESERVES
MAY 2023

OWNER
ANCHOR HOLDINGS MP, LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGARLAND, TEXAS 77401
281–912–3364

PLANNER:
META PLANNING + DESIGN LLC
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
281–810–1422

ENGINEER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

K:\16759\16759–0010–10 Ashland Wastewater Treatment Plant\2 Design Phase\Planning\ASHLAND WWTP–PLAT.dwg Jul 03,2023 – 4:18pm rvl

STATE OF TEXAS §

COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as _____, 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.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

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, successors, 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. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement 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 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.

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.

_____
Owner

_____
Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, Authorized Signer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

_____
Print Name

My commission expires: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

That I, William A.C. McAshan, 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.

_____
William A.C. McAshan, P.E.
Professional Engineer

STATE OF TEXAS §

COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steve Jares, 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.

_____
Steve Jares
Registered Professional Land Surveyor
Texas Registration No 5317

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 14.44–acres tract of land situated in the George Robinson League, Abstract No. 126 in Brazoria County, Texas, being partially out of a called 61.20–acres tract of land and a 166.74–acres tract of land, both of which are conveyed to 1485 Holdings LLC by Special Warranty Deed, recorded in Clerk's File No. 202185074 of the official public records of Brazoria County; said 14.44–acres tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found 5/8 inch iron rod with cap stamped "IRS RPLS 4808" at the southeast corner of a said 61.20–acre tract, the northeast corner of a called 116.155–acres tract to Charlies B. Robertson III, et al, recorded in Clerk's File No. 2018029439 of the Officially County Court of Brazoria County, Texas, and along the west line of a called 91.87–acres tract to Robert Lloyd Carr, et al recorded in County Clerk's File No. 2015014625 of the Official County Court of Brazoria County, Texas;

THENCE, South 86°53'29" West, along the south line of said 61.20–acres tract common with the north line of said 116.155–acres tract, 100.00 feet to the POINT OF BEGINNING;

THENCE, South 86°53'29" West, along said common line, 1323.65 feet to a point for corner;

THENCE, North 43°03'25" East, passing the north line of aforementioned 61.20–acres tract, common with the south line of aforementioned 166.74–acres tract at 951.26 feet, for a total distance of 1202.20 feet to a point for corner;

THENCE, South 43°19'59" East, passing said common line at 229.72 feet, for a total distance of 248.98 feet to a point for corner;

THENCE, South 43°48'03" East, 126.07 feet to a point for corner;

THENCE, South 58°22'21" East, 79.90 feet to a point for corner;

THENCE, South 58°28'19" East, 112.87 feet to a point for corner;

THENCE, South 46°41'05" East, 33.57 feet to a point for corner;

THENCE, South 42°06'09" East, 53.32 feet to a point for corner;

THENCE, South 02°50'23" East, 371.50 feet to the POINT OF BEGINNING, CONTAINING 14.4437–acres of land in Brazoria County, Texas.

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

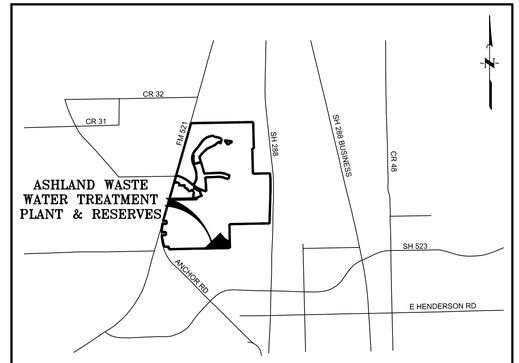
_____
Chairman, Planning and Zoning Commission

_____
City Secretary

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

_____
Mayor

_____
City Secretary



VICINITY MAP
N.T.S. KEY MAP

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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

_____,
City Secretary, City of Angleton
On behalf of the Notary Public, State of Texas

FINAL PLAT
ASHLAND WASTEWATER TREATMENT PLANT & RESERVES

A SUBDIVISION OF 14.44 ACRES OF LAND
OUT OF THE
GEORGE ROBINSON LEAGUE SURVEY, A-126
BRAZORIA COUNTY, TEXAS
1 BLOCK 4 RESERVES
MAY 2023

OWNER
ANCHOR HOLDINGS MP, LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGARLAND, TEXAS 77401
281–912–3364

PLANNER:
META PLANNING + DESIGN LLC
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
281–810–1422

ENGINEER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

K:\16759\16759-0010-10 Ashland Wastewater Treatment Plant\2 Design Phase\Planning\ASHLAND WWTP-PLAT.dwg Jul 03,2023 - 4:19pm rvl

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Kelly Keel, *Interim Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 13, 2023

Nick C. Heilenman, P.E.
Quiddity Engineering, LLC
6330 West Loop South, Suite 150
Bellaire, TX 77401

Re: Ashton Gray Development LLC
Ashland 0.2 MGD WWTP; Polishing Ponds to Serve Ashland WWTP
Permit No. WQ0016176-001
WWPR Log No. 0623/053
CN606024818, RN111511218
Brazoria County

Dear Mr. Heilenman:

Texas Commission on Environmental Quality (TCEQ) received the project summary transmittal letter dated June 9, 2023, and the subsequent submittal of the revised project summary transmittal letter along with additional project information, received on August 25, 2023.

The rules which regulate the design, installation and testing of domestic wastewater projects are found in 30 TAC, Chapter 217, of the Texas Commission on Environmental Quality (TCEQ) rules titled, Design Criteria for Wastewater Systems.

The projects include construction of a 0.2 MGD average daily flow (ADF) leased interim wastewater treatment plant (WWTP) and two polishing ponds to serve the WWTP. The engineer indicates that a draft permit was issued in January 2023 for the Ashland WWTP (TPDES Permit No. WQ0016176001), but the final permit has not yet been issued. Interim phase I of the draft permit allows a daily average flow 0.20 MGD (2-hour peak of 556 gallons per minute) and effluent limits of 5 mg/L of CBOD5, 5 mg/L of TSS, 2 mg/L of Ammonia Nitrogen, 6 mg/L minimum dissolved oxygen (DO), and 100 CFU or MPN of *E. coli* per 100 mL. The design influent raw wastewater constituent concentrations are 250 mg/L of BOD5, 250 mg/L of TSS, and 40 mg/L of Ammonia Nitrogen.

The projects will include the following components:

Ashland 0.2 MGD WWTP

- Influent screening box with manual bar screen: 4'-6" x 3" x 3'-6" tall tank.
- Two (2) Aeration basins, each 52' x 12' x 11.47' side water depth (SWD), total volume of 14,315 cu ft.
- One (1) 34' diameter x 10' SWD clarifier

- One (1) chlorine contact basin, 36' x 12' x 8.75' peak SWD, with an effective volume of 3,377 cu ft. (after subtracting 403 cu ft for mixing chamber, final effluent chamber, and curved corners).
- Two tertiary filter tanks (one main, one redundant), each 11'-8" x 8'-9" x 7.94' SWD with 144 square feet proposed filter area per tank (288 square feet total including spare tank).
- Two (2) digesters, each 52' x 12' x 11.67 SWD, total volume of 14,564 cu ft.
- Three (3) blowers (2 duty, one spare), each 850 scfm, 1700 scfm firm capacity.
- Sodium hypochlorite disinfection system.

Polishing ponds to serve Ashland WWTP

- Two (2) polishing ponds. Total surface area of 270,713 square feet with a 6'-0" side water depth at the normal water surface elevation, and 2-ft clay liner. The polishing ponds are overlying the recharge zone of the Gulf Coast Aquifer.

The summary transmittal letter also contained the following requests for variance:

1. The engineer requests a variance from the requirements of Chapter 217 regarding a channel approach section to a weir requiring a straight length of at least 20 times the expected head on a weir in §217.33(c)(2)(A) for the chlorine contact basin. The engineer indicates that the manufacturer's equipment capabilities allow for a shorter length of run while still maintaining accurate flow measurement in the chlorine contact basin flow measurement chamber. The proposed chlorine contact flow measurement chamber will have a straight run of 8.5 feet resulting in a length of 11.3 times the expected head on the weir. The engineer requests a straight run of 11.3 times the expected head on the weir be approved for the chlorine contact basin flow measurement chamber for this project. Upon review, TCEQ is granting this variance.
2. The engineer requests a variance from the requirements of Chapter 217 regarding the minimum width of 10 ft for the top of an embankment in of §217.203(f)(1) for the polishing ponds. The engineer indicates that in order to maintain adequate clearances from the existing ditch that the ponds will discharge to on the east side of the property and from the existing easements surrounding the property, smaller widths at the tops of the berms are proposed. A width of five feet at the top of top of the embankment is proposed on the northeast side of Polishing Pond 1 (north) and a width of ten feet at the top of the embankment is proposed on the other three sides of the pond. A width of eight feet at the top of the embankment is proposed on all sides of Polishing Pond 2 (south). The engineer indicates they have designed and constructed ponds with widths of five feet at the top of the embankments in the past and find them suitable for use in the design of the proposed pond embankments based on the features of this project. The engineer requests a minimum width of five feet at the top of the embankments be approved for the polishing ponds for this project. Because TCEQ is not approving the polishing ponds project, we are unable to grant this variance.

TCEQ has completed the review of the submitted information. Based on the results of our review, TCEQ is approving the 0.2 MGD wastewater treatment plant design project only. We are not approving the polishing ponds project because the proposed clay liner thickness (2-ft) does not meet the requirements established in

Chapter 309.13(9), which require that " A wastewater treatment facility surface impoundment may not be located in areas overlying the recharge zone of major or minor aquifers, as defined by the Texas Water Development Board, unless the aquifer is separated from the base of the containment structure by a minimum of three feet of material with a hydraulic conductivity toward the aquifer not greater that 10-7 cm/sec.

You must keep certain materials on file for the life of the project and provide them to TCEQ upon request. These materials include an engineering report, test results, a summary transmittal letter, and the final version of the project plans and specifications. These materials shall be prepared and sealed by a Professional Engineer licensed in the State of Texas and must show substantial compliance with Chapter 217. All plans and specifications must conform to any waste discharge requirements authorized in a permit by the TCEQ. Certain specific items which shall be addressed in the engineering report are discussed in §217.6(d). Additionally, the engineering report must include all constants, graphs, equations, and calculations needed to show substantial compliance with Chapter 217. The items which shall be included in the summary transmittal letter are addressed in §217.6(d)(1)-(9).

Within 60 days of the completion of construction, an appointed engineer shall notify both the Wastewater Permits Section of the TCEQ and the appropriate Region Office of the date of completion. The engineer shall also provide written certification that all construction, materials, and equipment were substantially in accordance with the approved project, the rules of the TCEQ, and any change orders filed with the TCEQ. All notifications, certifications, and change orders must include the signed and dated seal of a Professional Engineer licensed in the State of Texas.

Please be reminded of 30 TAC §217.7(a) of the rules which states, "Approval given by the executive director or other authorized review authority does not relieve an owner of any liability or responsibility with respect to designing, constructing, or operating a collection system or treatment facility in accordance with applicable commission rules and the associated wastewater permit".

If you have any questions, or if we can be of any further assistance, please call me at (512) 239-4924.

Sincerely,

Baltazar Lucero-Ramirez, P.E.
Wastewater Permits Section (MC 148)
Water Quality Division
Texas Commission on Environmental Quality

cc: TCEQ, Region 12 Office

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Kelly Keel, *Interim Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 12, 2024

John A. Alvarez II, PE
Quiddity Engineering, LLC.
6330 West Loop South, Suite 150
Bellaire, TX 77401

Re: Ashton Gray Development LLC
Polishing Ponds to Serve Ashland WWTP
Permit No. WQ0016176-001
WWPR Log No. 1223/010
CN606024818, RN111511218
Brazoria County

Dear Mr. Alvarez:

Texas Commission on Environmental Quality (TCEQ) received the project summary transmittal letter dated November 16, 2023, and the subsequent submittal of additional project information.

The rules which regulate the design, installation and testing of domestic wastewater projects are found in 30 TAC, Chapter 217, of the Texas Commission on Environmental Quality (TCEQ) rules titled, Design Criteria for Wastewater Systems.

The project includes construction of polishing ponds to serve the Ashland Wastewater Treatment Plant (WWTP), which is regulated under TPDES Permit No. WQ0016176001. The polishing ponds project scope includes construction of two polishing ponds, outfall piping from the WWTP to the first pond, transfer piping between the two ponds, outfall control structure between the second pond and the receiving stream, and site work. The two polishing ponds will include a 3-foot-thick clay liner and will have a combined surface area of approximately 270,713 square feet and a side water depth of 6 ft at the normal surface water elevation. The ponds will utilize embankment slopes of 1.0 vertical to 3.0 feet horizontal due to limitations in available land area for the ponds relative to the existing ditch the ponds will discharge to on the east side of the property and the existing easements surrounding the property.

The Summary Transmittal Letter also contained a request for variance from the requirements of Chapter 217 regarding the minimum width of 10 feet for the top of an embankment in §217.203(f)(1) for the polishing ponds. The engineer indicates that in order to maintain adequate clearances from the existing ditch that the ponds will discharge to on the east side of the property and from the existing easements surrounding the property, smaller widths at the tops of the berms are proposed. A width of five feet at the top of the embankment is proposed on the northeast side of Polishing Pond 1 (north) and a width of ten feet at the top of the embankment is proposed on the other three sides of the pond. A width of eight feet at the top of

the embankment is proposed on all sides of Polishing Pond 2 (south). The engineer indicates that they have designed and constructed ponds with widths of five feet at the top of the embankments in the past and find them suitable for use in the design of the proposed pond embankments based on the features of this project. The engineer request that a minimum with of five feet at the top of the embankment on the northeast side of Polishing Pond 1 (north) and a width of eight feet at the top of the embankment on all sides of Polishing Pond 2 (south) be approved for this project. Upon review, TCEQ is granting conditionally this variance.

TCEQ has completed the review of the submitted information. Based on the results of our review, TCEQ is conditionally approving the Polishing Ponds to Serve Ashland WWTP project. The condition is that all work be completed to the requirements of 30 TAC Chapter 217. This approval is for the Polishing Ponds project only. The design project for the Ashland WWTP was approved previously by TCEQ on October 13, 2023 (Reference WWPR Log No. 0623/053).

You must keep certain materials on file for the life of the project and provide them to TCEQ upon request. These materials include an engineering report, test results, a summary transmittal letter, and the final version of the project plans and specifications. These materials shall be prepared and sealed by a Professional Engineer licensed in the State of Texas and must show substantial compliance with Chapter 217. All plans and specifications must conform to any waste discharge requirements authorized in a permit by the TCEQ. Certain specific items which shall be addressed in the engineering report are discussed in §217.6(d). Additionally, the engineering report must include all constants, graphs, equations, and calculations needed to show substantial compliance with Chapter 217. The items which shall be included in the summary transmittal letter are addressed in §217.6(d)(1)-(9).

Any deviations from Chapter 217 shall be disclosed in the summary transmittal letter and the technical justifications for those deviations shall be provided in the engineering report. Any deviations from Chapter 217 shall be based on the best professional judgement of the licensed professional engineer sealing the materials and the engineer's judgement that the design would not result in a threat to public health or the environment.

Within 60 days of the completion of construction, an appointed engineer shall notify both the Wastewater Permits Section of the TCEQ and the appropriate Region Office of the date of completion. The engineer shall also provide written certification that all construction, materials, and equipment were substantially in accordance with the approved project, the rules of the TCEQ, and any change orders filed with the TCEQ. All notifications, certifications, and change orders must include the signed and dated seal of a Professional Engineer licensed in the State of Texas.

Please be reminded of 30 TAC §217.7(a) of the rules which states, "Approval given by the executive director or other authorized review authority does not relieve an owner of any liability or responsibility with respect to designing, constructing, or operating a collection system or treatment facility in accordance with applicable commission rules and the associated wastewater permit".

If you have any questions, or if we can be of any further assistance, please call me at (512) 239-4924.

Sincerely,

Baltazar Lucero-Ramirez, P.E.
Wastewater Permits Section (MC 148)
Water Quality Division
Texas Commission on Environmental Quality

cc: TCEQ, Region 12 Office

AGENDA ITEM SUMMARY REPORT

MEETING DATE: January 14, 2025

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

AGENDA CONTENT: Conduct a public hearing, discussion, and take possible action on an Ordinance approving a request to amend the Zoning Map from MFR-29, Multi-family Residential District to PD, Planned Development Overlay District, with a base LI- Light Industrial District for an RV/Boat parking use on approximately 2.359 acres (Part of Property ID: 171030), for property located at the rear of 105 Cemetery Rd., Angleton, Brazoria County, Texas.

AGENDA ITEM SECTION: Public Hearing and Action Item

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

FUND: N/A

EXECUTIVE SUMMARY:

AERIAL MAP

Ahsan Sattar of EDD Investment Group LLC requests to amend the Zoning Map from MFR-29, Multi-family Residential District to a L-1 Industrial Base District on approximately 2.594 acres (Part of Property ID: 171030, A0375 IT TINSLEY TRACT 128B1-128B2, ACRES 4.868 (ANGLETON), for property located at the rear of 105 Cemetery Road. Note that this agenda item is a resubmittal and modification of this rezoning petition as a Planned Development District.

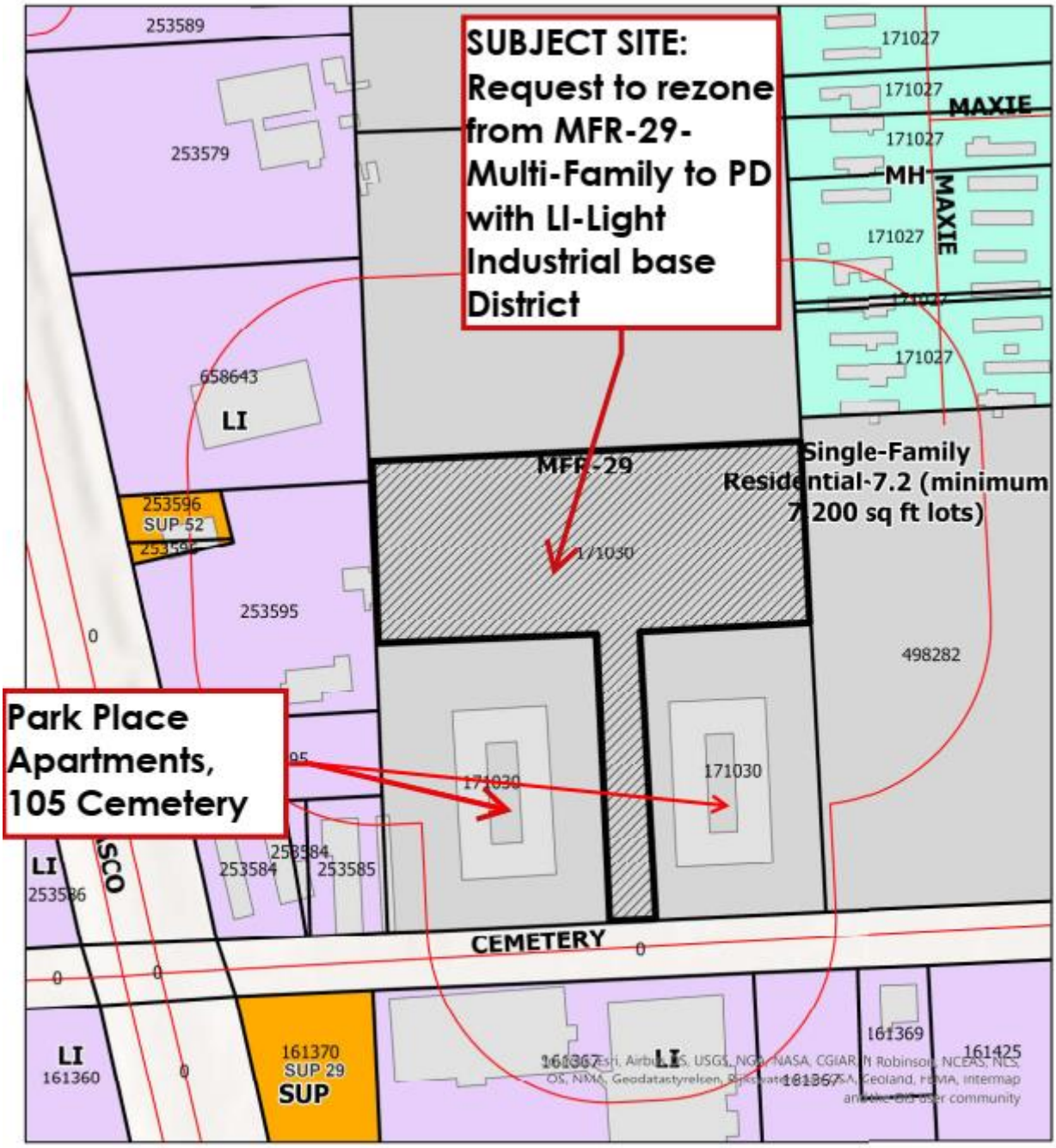


EXHIBIT A: REZONING MAP

105 Cemetery Rd. Rezoning From MFR-29 to I-1 Industrial

N

0 70 140 280 Feet

Public Notices:

Public notice letters were sent to all property owners within a 200-foot radius of the subject property in accordance with the provisions of the L.G.C. Chapter 211, and legal notices were published in the local newspaper for this public hearing. Property owner names and addresses were located using the Brazoria County Appraisal District information.

Proposal:

The requester wishes to rezone the property to Planned District with a L-1 Industrial Base District, in order to improve the property for RV and Boat Parking. The current property owner also owns and operates the two apartment structures along the property frontage. The subject site will be accessed in the area between those two tracts of land. A preliminary layout has been provided; however, a final site plan shall be submitted and approved by the Planning Commission prior to any construction.

I-1 Industrial Districts permits *Auto Storage* in accordance with Chapter 28- Zoning/Article IV. Use Regulations (Allowable Use Table). **The applicant did not submit any plans or layout of the proposed parking lot. Parking lot design must adhere to the requirements of Section 28-60, Light Industrial District and the landscaping requirements:**

- *Maximum lot coverage: Maximum 90 percent impervious coverage (including all buildings, parking areas, sidewalks, etc.).*
- *Parking requirements: As established by section 28-101, off-street parking and loading requirements and Section 28-102. - Landscape requirements.*

Staff cautions the applicant that access management and coordination must be designed to deal with any impacts of driveway separations, conflicts, and turning radiuses needed for large RV/Recreational vehicles.

Note that in the State of Texas, sales tax is not due on the rental of most self-storage units. However, sales tax must be collected if the rented space is used to park a vehicle. A vehicle includes anything required to be registered—everything from passenger cars to trailers and RVs. The size of the vehicle does not matter—the tax treatment is the same.

Review Criteria and Findings of Fact:

In making a determination regarding a requested zoning change, the planning and zoning commission and the city council shall consider the following factors:

a. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole. ***(Compatibility may be an issue. Staff has concerns with the amount of available acreage and the expected number of units the parking lot will yield after an acceptable design is achieved, balanced with adherence to drainage requirements of the Angleton Drainage District for the increased hard surface). The Comprehensive Land Use Plan is provided below. The current use***

of the property offers compatibility; however, the proposed use does not fulfill the transitional zone as recommended.

b. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area; ***(There will be no negative impact on said capacity of public utilities; drainage would have to meet the Angleton Drainage District guidelines and approvals).***

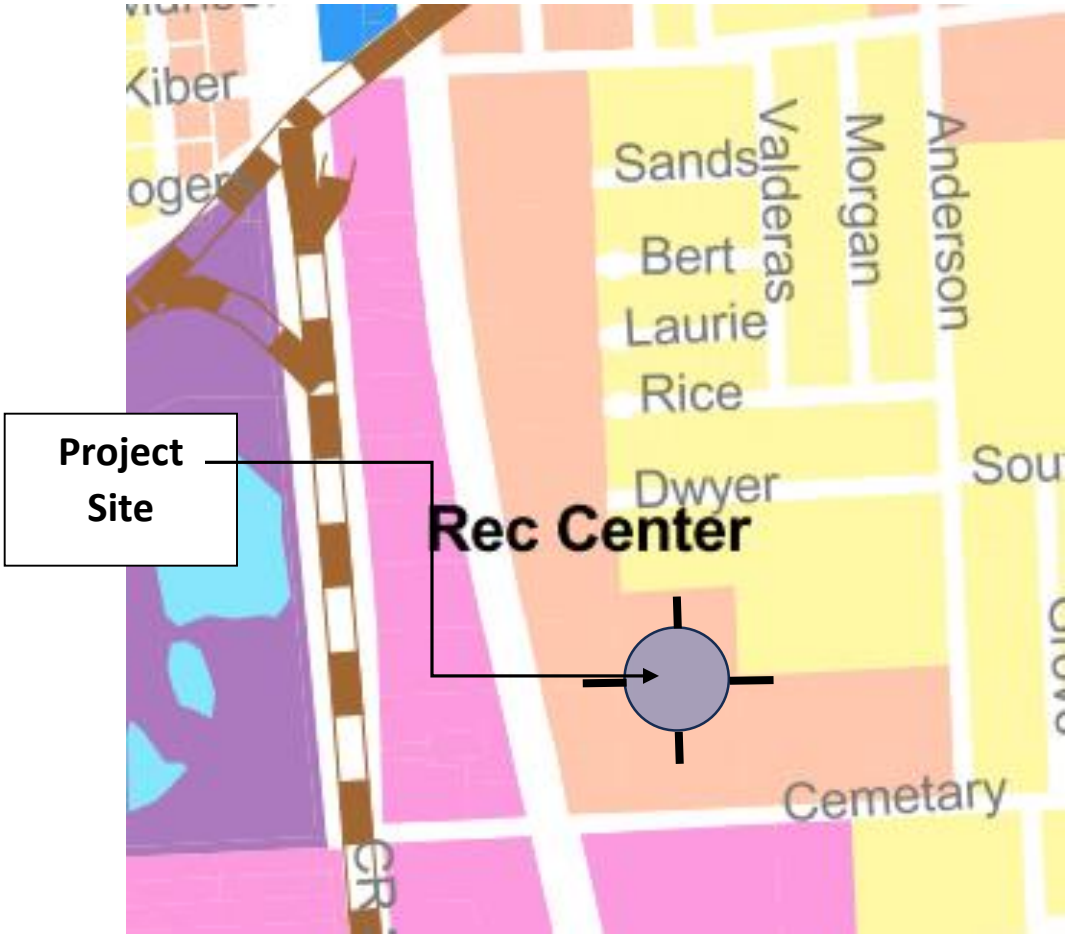
c. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances which may make a substantial part of such vacant land unavailable for development; ***(Although this area will continue to see infill development, the scale will continue to be residential in scale, with neighborhood service oriented uses such as retail, attached living, professional and office uses).***

d. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change ***(No high rate of industrial uses have been requested along Cemetery Road).***

e. How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved. ***(The industrial use of the land is not the preferred use. Previous Pre-Development request occurred on the tract for mini-storage which was not favorable).***

f. Any other factors that will substantially affect the public health, safety, morals, or general welfare. ***(No factors will negatively affect the public health, safety, morals or general welfare).***

Future Land Use Map



The adopted Future Land Use/Comprehensive Plan designates the subject property requested to be rezoned as Office/Retail/Multi-Family Residential.

> Office/Retail/Multifamily (Peach): This category incorporates many of the characteristics of the Office/Retail category but adds flexibility by including multifamily development outside of SH 288. The Office/Retail/Multifamily category recognizes both the need to promote quality office development, as well as the opportunity to permit a transition between uses when considered necessary. Examples of this category are found along FM 523, Business 288, and SH 35. While visibility remains important, the Office/Retail/Multifamily may also be located away from corridors or as a transition category for low-intensity areas.

Existing Land Use and Zoning

North: Vacant Land, zoned MFR-29 Multi-family Zoning, American Legion Owner
West: Residential Structures, zoned I-1 Industrial Zoning along I-288 Bus
South: Apartment Uses adjacent, MFR-29, Light Industrial on South side of Cemetery Rd.
East: Apartments, Single Family Residential

SITE PHOTOS

View looking north along SH288B toward intersection of Cemetery Road, Site is to the right

View looking north from Cemetery Rd. from property frontage

View looking north at subject tract north of the apartment units

View looking north at subject tract north of the apartment units

View looking south toward Cemetery Rd.

View looking West on Cemetery Rd. toward SH288 B, Mini-Storage Units to the right

View looking east along Cemetery Rd. toward property frontage

View looking north-easterly from SH288B

View looking north-easterly along SH288B toward the intersection of Cemetery Road, Site is to the right

RECOMMENDATION (Draft Minutes Attached):

The Planning and Zoning Commission considered this rezoning petition based on the findings in the analysis, subject to the listed conditions below, and forwards this request to the City Council for final consideration of the Ordinance approving a request to amend the Zoning Map from MFR-29, Multi-family Residential District to Planned Development District, with a LI- Light Industrial Base District, for approximately 2.594 acres located at the rear of 105 Cemetery Road:

Conditions:

1. The applicants shall provide a detailed site plan layout to the Planning Commission before any permits are allowed for the proposed use, showing landscaping design, driveway access, and turning radius design for fire and emergency access.
2. Maximum lot coverage: Maximum 90 percent impervious coverage (including all buildings, parking areas, sidewalks, etc.).
3. Parking lot design shall meet all parking standards of the Code of Ordinances, Section 28-101, for off-street parking and loading requirements and Section 28-102. - Landscape requirements.
4. The applicants shall provide an 8 ft. wood or masonry perimeter fencing/wall screening around the proposed parking storage lot.
5. Overnight camping and lodging shall not be permitted.

ORDINANCE NO. 20250114-014

AN ORDINANCE OF CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, REZONING PROPERTY FROM MFR-29, MULTI-FAMILY RESIDENTIAL DISTRICT TO PD-PLANNED DEVELOPMENT DISTICT OVERLAY WITH A LI- LIGHT INDUSTRIAL BASE DISTRICT ON APPROXIMATELY 2.359 ACRES, AS LEGALLY DESCRIBED IN EXHIBIT A, FOR PROPERTY LOCATED AT THE REAR OF 105 CEMETERY RD., ANGLETON, TEXAS, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND EFFECTIVE DATE, AND FINDINGS OF FACT.

WHEREAS, the City of Angleton, Texas is granted implied powers under the Texas Local Government Code, Section 51.001 and may adopt, publish, amend or repeal an ordinance and adopt ordinances that are for the good government, peace, or order of the municipality and necessary for carrying out a power granted by law to the City of Angleton, Texas; and

WHEREAS, the City of Angleton, Texas may adopt or maintain an ordinance only if the ordinance is consistent with the laws of Texas as set out in Section 51.002 Texas Local Government Code; and

WHEREAS, On January 2, 2025, the City of Angleton Planning & Zoning Commission held a public hearing and approved the rezoning submitted by Ahsan Sattar of EDD Investment Group LLC, from MFR-29, Multi-family Residential District to PD-Development District, with a LI- Light Industrial Base District.

WHEREAS, on January 2, 2025, the City of Angleton Planning & Zoning Commission, after conducting a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the proposed rezoning request; and

WHEREAS, on January 14, 2025, the City of Angleton City Council conducted a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the proposed rezoning request; and

WHEREAS, the City considered the factors and provisions set forth in the City of Angleton Code of Ordinances, Chapter 28 Zoning, Sec. 28-24, Amendments to zoning ordinance and districts, and considered the proposed rezoning of property at the rear of 105 Cemetery Rd., Angleton, Texas, legally described as a 2.359 acre tract of land located within the I.T. Tinsley Survey, Abstract No. 375, Brazoria County, Texas, being a portion of a called 4.8687 acre tract, as recorded in County Clerks File No. (C.C.F.N.) 1999003305 of the Official Public Records, Brazoria County, Texas (O.P.R.B.C.T.), referred to hereafter as the above referenced tract of

land, said 2.359 acre tract being more particularly described by metes and bounds, as depicted on Exhibit A; and,

WHEREAS, the City Council desires to grant the rezoning of the property, approximately 2.359 acres, at the rear of 105 Cemetery Rd., as submitted by Ahsan Sattar of EDD Investment Group LLC.

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

SECTION 1. That 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. City Council approves the rezoning from MFR-29, Multi-family Residential District to PD-Planned Development District Overlay, LI- Light Industrial Base District on approximately 2.36 acres, and adopts the recommendation with conditions made by the Planning and Zoning Commission as follows:

1. The applicants shall submit a detailed site plan layout for approval by the Planning and Zoning Commission before any permits are allowed for the proposed use, showing landscaping design, driveway access, and turning radius design for fire and emergency access.
2. Maximum lot coverage to be permitted: Maximum 90 percent impervious coverage (including all buildings, parking areas, sidewalks, etc.).
3. Parking lot design shall meet all parking standards of the Code of Ordinances, Section 28-101, for off-street parking and loading requirements and Section 28-102. - Landscape requirements.
4. The applicants shall provide an 8 ft. wood or masonry perimeter fencing/wall screening around the proposed parking storage lot.
5. Overnight camping and lodging shall not be permitted.

SECTION 3. *Penalty*. 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 this Ordinance occurs shall constitute a separate offense.

SECTION 4. *Repeal.* 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. *Severability.* In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

SECTION 6. *Effective date.* That this Ordinance shall be effective and in full force immediately upon its adoption.

SECTION 7. *Proper Notice & Meeting.* 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, APPROVED AND ADOPTED THIS 14TH DAY OF JANUARY 2025.

CITY OF ANGLETON, TEXAS:

_____
John Wright
Mayor

ATTEST:

_____
Michelle Perez, TRMC, CMC
City Secretary

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS

County: Brazoria County
Project: 2.359 Acres
Job No.: 16214

DESCRIPTION OF 2.359 ACRES

Being a 2.359 acre tract of land located within the I.T. Tinsley Survey, Abstract No. 375, Brazoria County, Texas, being a portion of a called 4.8687 acre tract, as recorded in County Clerks File No. (C.C.F.N.) 1999003305 of the Official Public Records, Brazoria County, Texas (O.P.R.B.C.T.), referred to hereafter as the above referenced tract of land, said 2.359 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 1/2-inch iron rod found for the Northwest corner of the above referenced tract, same being the Southwest corner of a called 4.8687 acre tract, as recorded in C.C.F.N. 2001040747 of the O.P.R.B.C.T., same being on the East line of a 30' alley, no recording information found;

THENCE North 86°52'55" East, along the North line of the above referenced tract, same being the South line of said called 4.8687 acre tract, a distance of 434.00 feet to a 5/8-inch iron rod found for the Northeast corner of the above referenced tract, same being on the West line of a called 6.920 acre tract, as recorded in C.C.F.N. 2022008094 of the O.P.R.B.C.T.;

THENCE South 02°49'36" East, along the East line of the above referenced tract, same being the West line of said called 6.920 acre tract, a distance of 204.00 feet to a point for corner, being in a 32" live oak tree;

THENCE South 86°52'55" West, over and across the above referenced tract, a distance of 192.00 feet to a 5/8-inch iron rod with cap, stamped "Baker & Lawson" set for corner;

THENCE South 02°49'36" East, over and across the above referenced tract, a distance of 284.67 feet to a 5/8-inch iron rod with cap, stamped "Baker & Lawson" set for corner;

THENCE South 86°52'55" West, along the South line of the above referenced tract, same being the North Right-of-Way (R.O.W.) line of Cemetery Road, a distance of 50.00 feet to a 5/8-inch iron rod with cap, stamped "Baker & Lawson" set for corner;

THENCE North 02°49'36" West, over and across the above referenced tract, a distance of 284.67 feet to a 5/8-inch iron rod with cap, stamped "Baker & Lawson" set for corner;

THENCE South 86°52'55" West, over and across the above referenced tract, a distance of 192.00 feet to a 5/8-inch iron rod with cap, stamped "Baker & Lawson" set for corner, being on the West line of the above referenced tract, same being the East line of said 30' alley;

THENCE North 02°49'36" West, along the West line of the above referenced tract, same being the East line of said 30' alley, a distance of 204.00 feet to the **POINT OF BEGINNING** of the herein described tract of land, and containing 2.359 acres of land, more or less.

The field notes of the herein described tract of land, have been prepared along with a survey plat of the subject tract.

STATE OF TEXAS
REGISTERED
DARREL HEIDRICH
5378
PROFESSIONAL
LAND SURVEYOR

11/07/2024

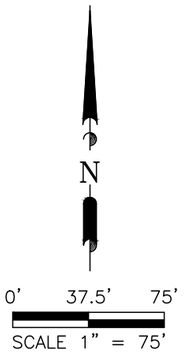
Darrel Heidrich
Registered Professional Land Surveyor
Texas Registration No. 5378

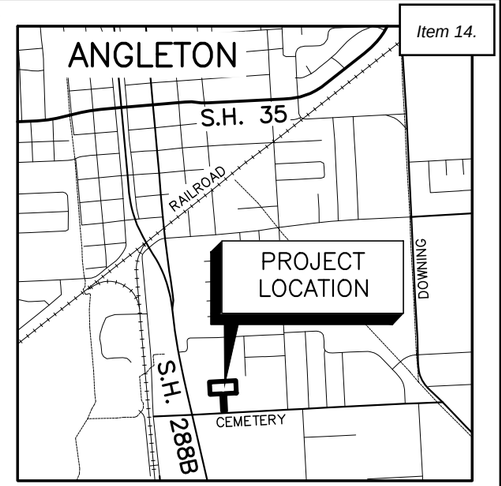
J:\16000s\16200\16214\ENGINEERING-SURVEY\SURVEY\Survey Base\2.359 Ac\16214 2.359 M&B.docx

BRAZORIA COUNTY, TEXAS

I.T. TINSLEY SURVEY
ABSTRACT NO. 375

EXHIBIT "B"





VICINITY MAP

CALLED 1.690 ACRES
C.C.F.N. 2017027922
O.P.R.B.C.T.

CALLED 4.8687 ACRES
C.C.F.N. 2001040747
O.P.R.B.C.T.

CALLED 5.238 ACRES
C.C.F.N. 2022043888
O.P.R.B.C.T.

1/2" I.R.C.
STROUD

5/8" I.R.

N 86°52'55" E–434.00'

P.O.B.
1/2" I.R.

LOT 128
SUBDIVISION OF THE
I.T. TINSLEY SURVEY
VOL. 29, PG. 75
P.R.B.C.T.

2.359 AC.

CALLED 4.8687 ACRES
C.C.F.N. 1999003305
O.P.R.B.C.T.

N 02°49'36" W–204.00'

S 02°49'36" E–204.00'

CALLED 6.920 ACRES
C.C.F.N. 2022008094
O.P.R.B.C.T.

32" LIVE OAK TREE

CALLED 1.75 ACRES
C.C.F.N. 1998001370
O.P.R.B.C.T.

S 86°52'55" W–192.00'

S 86°52'55" W–192.00'

N 02°49'36" W–284.67'

S 02°49'36" E–284.67'

S 02°49'36" E–284.67'

30' ALLEY
NO RECORDING INFORMATION FOUND

CALLED 4.8687 ACRES
C.C.F.N. 1999003305
O.P.R.B.C.T.

CALLED 4.8687 ACRES
C.C.F.N. 1999003305
O.P.R.B.C.T.

S.H. 288B

CALLED 0.390 ACRES
C.C.F.N. 2024036275
O.P.R.B.C.T.

CALLED 0.290 ACRES
C.C.F.N. 2022057261
O.P.R.B.C.T.

1" I.P.

1/2" I.R.C.
STROUD

1/2" I.R.
BENT

S 86°52'55" W–50.00'

CEMETERY ROAD

I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS AS FOUND, SURVEYED ON NOVEMBER 07, 2024.

STATE OF TEXAS
REGISTERED
DARREL HEIDRICH
5378
PROFESSIONAL
LAND SURVEYOR

11/7/2024

DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378

LEGEND

O.P.R.B.C.T.	=	OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS
D.R.B.C.T.	=	DEED RECORDS BRAZORIA COUNTY, TEXAS
P.R.B.C.T.	=	PLAT RECORDS BRAZORIA COUNTY, TEXAS
C.C.F.N.	=	COUNTY CLERK'S FILE NUMBER
VOL, PG.	=	VOLUME, PAGE
P.O.B.	=	POINT OF BEGINNING
I.R.	=	IRON ROD
I.R.C.	=	IRON ROD W/CAP
I.P.	=	IRON PIPE

SURVEYORS NOTES

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS–OF–WAYS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THE SURVEYOR, ANY OF THESE ITEMS MAY EXIST THAT ARE NOT SHOWN HEREON.
2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
3. THIS SURVEY PLAT HAS BEEN PREPARED ALONG WITH A METES & BOUNDS DESCRIPTION OF SUBJECT TRACT.

SURVEY PLAT
2.359 ACRES

A PORTION OF A CALLED
4.8687 ACRE TRACT
C.C.F.N. 1999003305
O.P.R.B.C.T.

I.T. TINSLEY SURVEY
ABSTRACT NO. 375
BRAZORIA COUNTY, TEXAS

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS

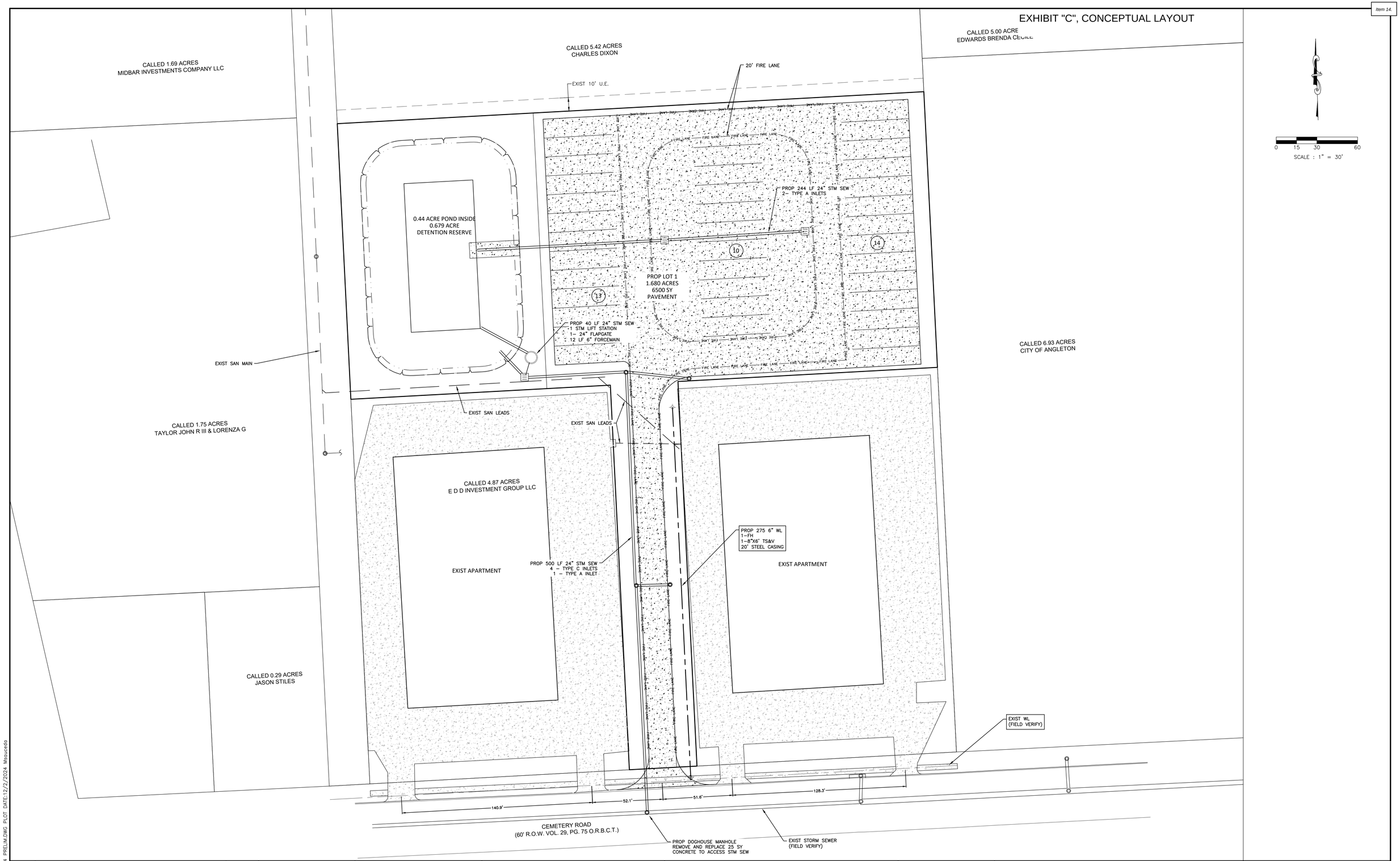
Baker & Lawson Inc.
4005 Technology Dr., Suite 1530
Angleton, TX 77515
Phone # 979-849-6681
www.bakerlawson.com
Licensed Surveying Firm No. 10052500

DRAWING NO.: 16214 2.359 AC.		DRAWN BY: DH	CKED
JOB NO.: 16214	SCALE: 1" = 75'	DATE: 11/7/2024	REV.

404

J:\16000S\16200\16214\ENGINEERING–SURVEY\SURVEY\SURVEY BASE\2.359 AC\16214 2.359 AC..DWG PLOT DATE:11/7/2024 Dheidrich

EXHIBIT "C", CONCEPTUAL LAYOUT



J:\15000\15900\15979\16214 PRELIM.DWG PLOT DATE:12/2/2024 Mascuedo

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED
DRAWN
CHECKED
DATE 12/2/2024

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

OWNER:

Amber Carter
Emaret Holdings LLC
properties@emaret.org

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

PROJECT:

2.359 Acres Tract
A Portion of a Called
4.8687 Acre Tract

Figure 8: Site Plan

PROJECT NO. 15979

16214 PRELIM.DWG

CITY OF ANGLETON
PLANNING AND ZONING COMMISSION DRAFT MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, JANUARY 02, 2025 AT 12:00 PM

Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Andrew Heston, Michelle Townsend,

Regina Bieri, Jeff Roberson, Will Clark

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, JANUARY 2, 2025, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on December 5, 2024.

   Motion was made by Commission Member Michelle Townsend to approve December 5, 2024 minutes; Motion was seconded by Commission Member Deborah Spoor. Vote 7-0. Unanimously the motion carried, the minutes were approved.

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and take possible action on an Ordinance approving a request to amend the Zoning Map from MFR-29, Multi-family Residential District to PD, Planned Development Overlay District, with a base LI- Light Industrial District for an RV/Boat parking use on approximately 2.359 acres (Part of Property ID: 171030), for property located at the rear of 105 Cemetery Rd., Angleton, Brazoria County, Texas.

D.S. Director Otis Spriggs introduced this item noting that this petition came before the Commission in the last meeting. Since then, Staff presented to City Council, the P&Z recommendation. City Council was in support of the project as it was presented. However, working with Legal's recommendations, Staff has received a new application as advertised for public hearing.

Mr. Spriggs added that the applicant is present and is in favor of the Plan Development District approach. The site plan is conditioned to come back to the Planning Commission for approval of the parking lot layout, which is to be in the rear of the site. For the members that were not here at the last meeting, the request was modified to be a 'PD' overlay, to allow for limited restrictions on the type of use, which would be specifically for the parking of boats and RV's

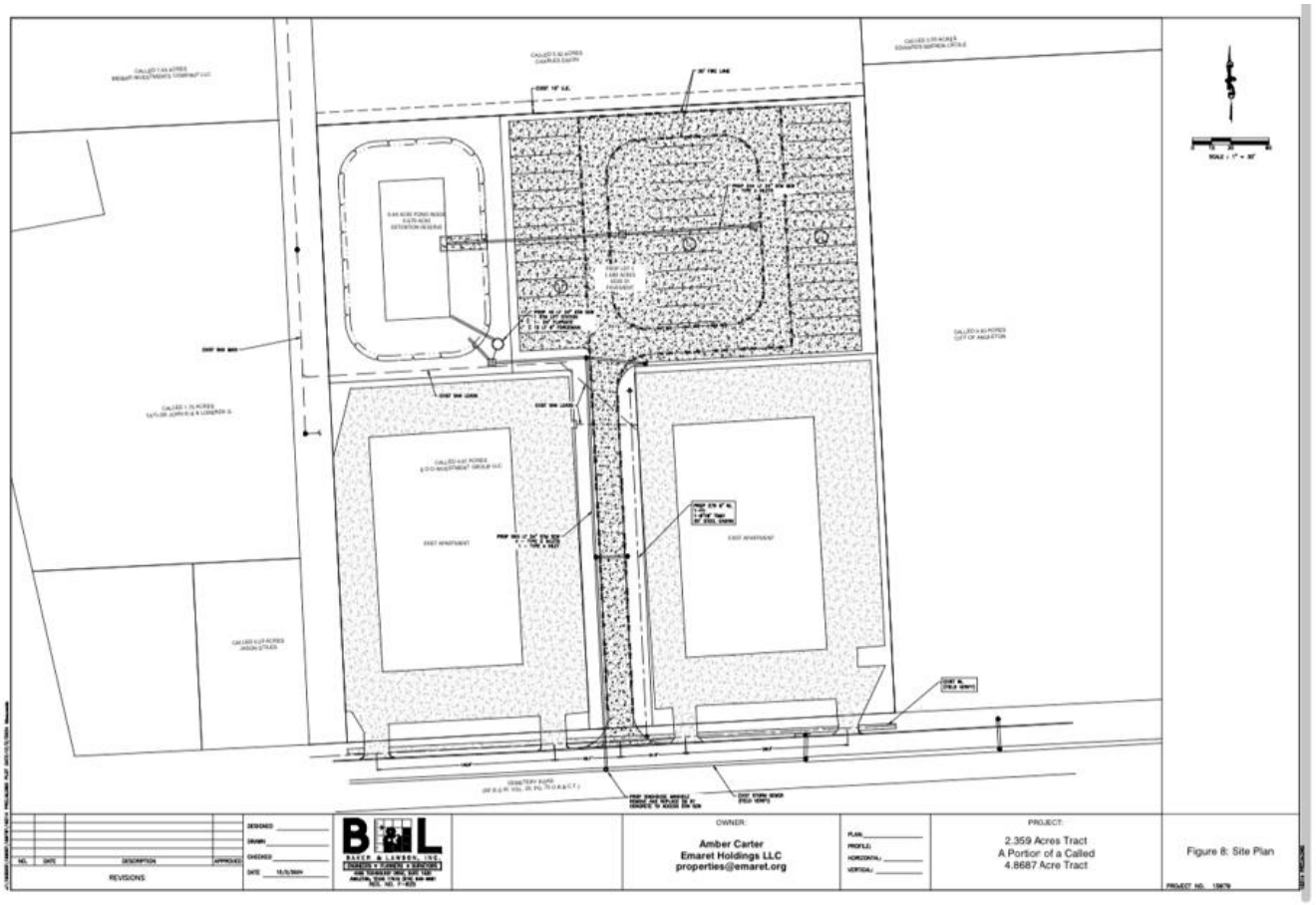
on this particular piece of property, which is now to be rezoned to PD- with Light Industrial as the base district.

Public Hearing: Commission Member Regina Bieri made motion to open the public hearing; seconded by Mrs. Deborah Spoor. Motion carried unanimously 7-0; the public hearing was opened.

Chair recognized Ms. Amber Carter, applicant's agent, who signed up to speak, and it is understood she is in favor. She confirmed she agrees with the PD.

Motion to close the Public Hearing: Commission Member Andrew Heston made a motion to close the public hearing; seconded by Commission Member Michelle Townsend. Motion carried unanimously 7-0; the public hearing was closed.

Mr. Spriggs after receiving the image from Ms. Amber Carter, displayed the layout to each Commission member:



Commission Action:

Motion: Commission Member Michelle Townsend made a motion to approve the rezoning petition based on the findings and Staff's analysis, subject to the conditions found in the agenda packet; she moved that we also forward this request to City Council for final consideration of the ordinance approving the request to amend the zoning from MFR-29 to LI, Light Industrial as a base district, with the Planned Development District overlay, for the subject property. The motion was seconded by Commission Member Regina Bieri.

Roll Call Vote:

Commission Member Deborah Spoor- Aye; Commission Member Andrew Heston- Aye; Commission Member Michelle Townsend- Aye; Commission Member Regina Bieri- Aye; Commission Member Jeff Roberson- Aye; Commission Member Will Clark- Aye; Chair William Garwood- Aye. 7-0 Vote Unanimously, the Rezoning was approved.

REGULAR AGENDA

ADJOURNMENT: 12:08 PM.

Miscellaneous

ATTENTION!

Continental Cargo Trailer VHW716TA2 Black
16' Long 6.5' high, twin axle, lockig side door, twin rear locking dbl doors, internal wall mount tie downs, rubberized floor. $5000/ purchased 2019; new radial tires & licensed through 2027. Call Dan Ramsey 979-665-8521 will provide photos on request.

Poultry

4-13 week old white Leghorn Roosters. Very sweet. Needs a good home. $10 ea. 985-209-9155.

The Facts
Classifieds - (979) 265-7401

Homes For Sale by Owner

BY OWNER
428 E. Magnolia Angleton. 2/1/1. Spacious yard. Quiet neighborhood. Ch&a, appliances. $175,000. 979-799-5184.

Lots/Acreages

100' x 180' Lot
Near Sweeny
CR 934 Nice area
Restricted to Brick
Community Water
ABC Rlty 297-9900

GARAGE SALES
BUY • AREA GARAGE SALE LISTINGS • SELL
The Facts Classified Department
(979) 265-7401
www.thefacts.com
M-F • 8-5

Clute

137 SMITH ST.
FRI & SAT, 8am
Clothes & shoes $1, queen bed, baby bed, stroller. Come check it out!

Lake Jackson

ESTATE SALE
BY ESTATE LIQUIDATORS
204 Caladium
Fri. & Sat., 9-2
SUN., 10-2
Jewelry, tools, washer & dryer, furniture yard decor MCM, linens, art, many books, holiday items, name brand clothing, much more.
REFRESHMENTS!
Credit cards accepted
No children in home please.
979-236-0406
Photos on estateliquidator sales.com

YARD SALE
803 MAGNOLIA
SAT 12/21
8AM-3PM
Furniture, Holiday Dishes, Baby Bed, & Much More!

Unfurnished Houses

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West Columbia.
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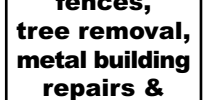

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LEGAL NOTICE

APPLICATION HAS BEEN MADE WITH THE TEXAS ALCOHOLIC BEVERAGE COMMISSION FOR A MIXED BEVERAGE PERMIT (MB) AND LATE HOURS CERTIFICATE (LH), BY CLOUDS & SIPS LLC, DBA: CLOUDS & SIPS, TO BE LOCATED AT 2901 N. VELASCO, UNIT 1, BRAZORIA COUNTY, ANGLETON, TEXAS 77515. MANAGING MANAGERS, SHRADDHA V. KOTHARI AND KUNAL LODHIA.

Public Notice

NOTICE OF PUBLICATION

NOTICE IS HEREBY GIVEN TO THE PUBLIC THAT J & M WRECKER SERVICES INC. HAS THE FOLLOWING EQUIPMENT THAT WAS TOWED TO AND MAY BE RETRIEVED @ 429 W. PLANTATION DR CLUTE, TX 77531, BRAZORIA COUNTY. PHONE NUMBER 979-265-5574 TDLR#0000037752/ VSF#0514934 HTTPS://WWW.TDLR.TEXAS.GOV ;

1999 INTERNATIONAL
VIN# 1HSHCAHRXXH689566
FEES DUE AS OF 12/20/2024 $988.21

PUBLIC NOTICE

CenterPoint Energy, Inc. has submitted an application to the Federal Communications Commission to register a 180-foot lattice tower, with a 5 ft ground rod at the top located at County Rd 543, Angleton, TX. 77515 at the CenterPoint Energy, Seabreeze Substation, to be lighted as specified by the Federal Aviation Administration. Interested persons may review the application by going to www.fcc.gov/asr/applications and entering the Form 854 File Number . Persons may raise environmental concerns about the proposed structure by filing a Request for Environmental Review with the Federal Communications Commission, Requests for Environmental Review, https://www.fcc.gov/asr/environmentalrequest.

REQUEST FOR PROPOSALS

Brazosport ISD is soliciting bids via E-Rate for network equipment and services. The RFP and associated information will be available on the Universal Services Administrative Company Web site, https://opendata.usac.org/stories/s/ejcg-sjaz no later than Friday, December 20, 2024.

Response Deadline: January 24, 2025, 3:00 P.M. CST

BISD nondiscrimination statement can be found at https://goo.gl/EOqP6q

Ludivina Cansino
Chief Financial Officer
Brazosport Independent School District

CITATION BY PUBLICATION

THE STATE OF TEXAS

TO: CRYSTAL RAE BERRY, 2000 CEDAR BEND DR APT 12204, AUSTIN, TX 78758

YOU HAVE BEEN SUED. You may employ an attorney. A default judgment may be taken if you or your attorney does not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of forty-two (42) days from the date of issuance hereof; that is to say, at or before 10 o'clock A.M. on Monday, - the 20th day of January, 2025 an answer is due. Said answer may be filed by mailing same to: Joyce Hudman, County Clerk, 111 E, Locust, Suite 200, Angleton, Texas 77515 or bringing it to the office.

The case is presently pending before the County Court at Law #1 and Probate Court of Brazoria County sitting in Angleton, Texas. The nature of the suit being an Amended Application for Probate of Copy of Will and Issuance of Letters Testamentary and was filed on the 10th day of May, 2024 in cause number PR43947. Styled:

In the Estate of
Clyde Leland Berry,
Deceased

The name and address of the attorney filing this action is: Matthew T Williams, 85 Oak Drive Ste 102, Lake Jackson, TX 77566.

ISSUED AND GIVEN UNDER MY HAND AND SEAL OF said court at office, this the 5th day of December, 2024.

JOYCE HUDMAN,
COUNTY CLERK
BRAZORIA COUNTY, TEXAS

By: /s/ H. Croman Deputy
H Croman

Public Notice

Submit Your Legal Notice At legals@thefacts.com

City of Angleton
Notice of Hearing

Notice is hereby given that the Planning & Zoning Commission of the City of Angleton, Texas will conduct a public hearing as listed below, at 12:00 pm on Thursday, January 2, 2025, and the City Council will conduct a public hearing on Tuesday, January 14, 2025, at 6:00 PM of the same. The meetings will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meetings, the following public hearing will be held:

1. Conduct a public hearing, discussion, and take possible action on an Ordinance approving a request to amend the Zoning Map from MFR-29, Multi-family Residential District to PD, Planned Development Overlay District, with a base LI- Light Industrial District for an RV/Boat parking use on approximately 2.359 acres (Part of Property ID: 171030), for property located at the rear of 105 Cemetery Rd., Angleton, Brazoria County, Texas.

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

For more information regarding this request, please contact Otis T. Spriggs, AICP, Development Services Director by email at ospriggs@angleton.tx.us or by phone at (979) 849-4364 x-2108.

CITATION BY PUBLICATION

THE STATE OF TEXAS

TO: WILLIAM BERRY, 10609 LUCY HUDSON DRIVE, BASTROP, LA 71220

YOU HAVE BEEN SUED. You may employ an attomey. A default judgment may be taken if you or your attomey does not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of forty-two (42) days from the date of issuance hereof; that is to say, at or before 10 o'clock A.M. on Monday, the 20th day of January, 2025 an answer is due. Said answer may be filed by mailing same to: Joyce Hudman, County Clerk, 111 E. Locust, Suite 200, Angleton, Texas 77515 or bringing it to the office.

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In the Estate of
Clyde Leland Berry,
Deceased

The name and address of the attorney filing this action is: Matthew T Williams, 85 Oak Drive Ste 102, Lake Jackson, TX 77566.

ISSUED AND GIVEN UNDER MY HAND AND SEAL OF said court at office, this the Sth day of December, 2024.

JOYCE HUDMAN,
COUNTY CLERK
BRAZORIA COUNTY, TEXAS

By: /s/ H. Croman Deputy
H Croman

CITATION BY PUBLICATION

THE STATE OF TEXAS

TO: JONATHAN BERRY, 406 DEATS ROAD APT 38, DICKINSON, TX 77539

YOU HAVE BEEN SUED. You may employ an attorney. A default judgment may be taken if you or your attomey does not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of forty-two (42) days from the date of issuance hereof; that is to say, at or before 10 o'clock A.M. on Monday, the 20th January, day of 2025 an answer is due. Said answer may be filed by mailing same to: Joyce Hudman, County Clerk, 111 E. Locust, Suite 200, Angleton, Texas 77515 or bringing it to the office.

The case is presently pending before the County Court at Law #1 and Probate Court of Brazoria County sitting in Angleton, Texas. The nature of the suit being an Amended Application for Probate of Copy of Will and Issuance of Letters Testamentary and was filed on the 10th day of May, 2024 in cause number PR43947. Styled:

In the Estate of
Clyde Leland Berry,
Deceased

The name and address of the attorney filing this action is: Matthew T Williams, 85 Oak-Drive Ste 102, Lake Jackson, TX 77566.

2004 ISSUED AND GIVEN UNDER MY HAND AND SEAL OF said court at office, this the 5th day of December, 2024.

JOYCE HUDMAN,
COUNTY CLERK
BRAZORIA COUNTY, TEXAS

By: /s/ H. Croman Deputy
H Croman

OFFICE USE ONLY
Date received: _____ Fee: $_____
P&Z Public Hearing date: _____
Date to send cert. letters: _____
Date to publish: _____
Proof of taxes paid: _____ date verified: _____

CITY OF ANGLETON
RE-ZONE APPLICATION

Name(s) of Property Owner: E D D Investment Group LLC

Current Address: _____ Email: ___

City: _____ State: _____ Zip: _____

Home Phone: _____ Business Phone: _____ Cell: _____

ATTACH PROOF THAT ALL TAXES, FEES AND OBLIGATIONS HAVE BEEN PAID TO THE CITY OF ANGLETON.

Name of Applicant: Amber Carter
(If different than Property Owner)

Address: _____ Email: _____

City: Angleton State: TX Zip: 77515

Home Phone: _____ Business Phone: _____ Cell: _____

Address/Location of Property to be Re-zoned: 105 Cemetery Rd, Angleton, TX 77515

Legal Description: A0375 I T TINSLEY TRACT 128B1- 128B2 ACRES 4.868 (ANGLETON)
Metes & Bounds Lot(s) Block Subdivision

ATTACH MAP/SURVEY OF PROPERTY

Has the property been platted? YES NO

Current Zoning: MFR-29 Current Use: Vacant Land

Proposed Zoning: PD District LI base District Proposed Use: RV and Boat Parking

Application Fee: $150.00 (must be submitted with application)

AGENDA ITEM SUMMARY FORM

MEETING DATE: January 14, 2025

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

AGENDA CONTENT: Conduct a Public Hearing, discussion, and take possible action on the proposed City of Angleton Comprehensive Fee Schedule as related to the User Fee Study.

AGENDA ITEM SECTION: Public Hearing

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

FUND: N/A

EXECUTIVE SUMMARY. The City has contracted with Adurra/Gunda to overhaul the City of Angleton Comprehensive Fee Schedule. To accommodate additional forums to allow for public input, Staff presented the Development related fees that have proposed changes to the Planning and Zoning Commission for additional feedback during the last two (2) regular scheduled meetings. Comments and input were received and considered. Staff also held a Comprehensive Fee Schedule workshop on July 25, 2024, before the developers and the general public to gain input and comments.

History:

Developer's Work-session to review the Development related Fees was held on Tuesday, August 6, 2024 on zoom in the Council Chambers at Noon.

The public and the development stakeholders will also be able to give input on the comprehensive fee schedule, as the options are outlined below:

- Email Comments to planning@angleton.tx.us
- Planning & Zoning Commission held Review: October 3, 2024
- City Council Work session held: October 22, 2024
- City Council Work session held: November 12, 2024
- City Council Public Hearing: December 10, 2024
- City Council Public Hearing Continuation: January 14, 2025
- Tentative First Council Action: January 28, 2025.

Staff requests that the City Council continues the Public Hearing, provide for discussion and feedback, as we work towards final consideration and action.

The attached exhibits lay out the proposed changes, including the existing adopted fees and comparisons with surrounding communities.

Recommendation. The City Council is asked to hold the continued Public Hearing, receive any public input, and provide direction on the proposed fee schedule updates on the Comprehensive Fee Study. Tentative first Council Action is anticipated to occur in the January 28, 2025 session.

RESOLUTION NO. 20250114-018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, ADOPTING THE INVESTMENT POLICIES IN ACCORDANCE WITH THE TERMS OF THE PUBLIC FUNDS INVESTMENT ACT, TEXAS GOVERNMENT CODE, SECTION 2256.001.

WHEREAS, the Public Funds Investment Act, Texas Government Code, Section 2256.001 et seq. (the Act) requires the governing body of each local government in this state to adopt investment policies in accordance with the terms of the Act; and

WHEREAS, pursuant to the requirements of the Act, the Board of Trustees (the Governing Body) of the CITY OF ANGLETON (the Local Government) has previously reviewed and adopted an investment policy (the Policy) that provides in part that the funds of the local government will be invested in investments permitted by the Act in order to: (i) invest only in investments legally permitted under Texas law; (ii) minimize risk by managing portfolio investments so as to preserve principal and maintain a stable net asset value; (iii) manage portfolio investments to ensure that cash will be available as required to finance operations; and (iv) maximize current income to the degree consistent with legality, safety, and liquidity; and

WHEREAS, pursuant to the Policy and the Act, the Local Government has appointed SUSIE HERNANDEZ (the Investment Officer) to act as the investment officer of the Local Government; and

WHEREAS, the Act provides that funds under the control of a Local Government may be invested through investment pools meeting the standards of Section 2256.016 of the Act; and

WHEREAS, the Local Government has received and reviewed the Information Statement, dated April 2021 (the Information Statement), of Texas Cooperative Liquid Assets Securities System Trust (the Program), an investment pool administered by Public Trust Advisors, LLC that sets forth the information required by Section 2256.016(b) of the Act; and

WHEREAS, the Local Government has determined that the investments proposed to be acquired by the Program are of a type that are permitted by the Act and are consistent with the Policy; and

WHEREAS, the Local Government has determined that an investment in the Program will assist the Local Government in achieving the goals set forth in the Policy and will tend to preclude imprudent investment activities arising out of investment transactions conducted between the Local Government and the Program; and

WHEREAS, the Local Government understands that the Program operates through the Ninth Amended and Restated Trust Agreement dated as of February 25, 2021 (the Trust Agreement), that provides the terms on which the Program will operate and the rights of the Participants in the Program and sets forth the responsibilities of Public Trust Advisors, LLC as the administrator of the Program (the Administrator) and of UMB Bank as custodian (the Custodian);

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

That the form, terms, and provisions of the Trust Agreement, a draft of which was presented and reviewed at this meeting, providing for the creation of the Program and for the rights of the Program Participants and the duties and responsibilities of the Administrator be and the same are hereby approved and adopted; and that the Investment Officer be and he or she is hereby authorized and directed to execute and deliver to the Administrator and the Custodian in the name and on behalf of the Local Government a participation certificate evidencing the agreement of the Local Government to be bound by the Trust Agreement substantially in the form of the Trust Agreement reviewed and approved at this meeting, together with such changes therein as may be approved by the said officer, such approval to be conclusively evidenced by the execution thereof; and be it further

Resolved that the investment program established by the Trust Agreement is hereby found and determined to be consistent with the Policy and to preclude imprudent investment activities arising out of investment transactions conducted between the Local Government and the Program; and be it further

Resolved that the Governing Body hereby officially finds and determines that the facts and recitations contained in the preamble of this Resolution are true and correct; and be it further

Resolved that the Governing Body hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Resolution was adopted was posted for the time required by law preceding this meeting and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter thereof were discussed, considered, and formally acted upon all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and the Act; and be it further

Resolved that the officers of the Local Government, and each of them, shall be and each is expressly authorized, empowered, and directed from time-to-time to do and perform all acts and things and to execute, acknowledge, and deliver in the name and under the corporate seal and on behalf of the Local Government all certificates, instruments, and other papers, whether or not herein mentioned, as they may determine to be necessary or desirable in order to carry out the terms and provisions of this Resolution and of the Trust Agreement hereby authorized and approved, such determination to be conclusively evidenced by the performance of such acts and things and the execution of any such certificate, financing statement, instrument, or other paper; and be it further

PASSED AND APPROVED THIS THE 14TH DAY OF JANUARY 2025.

[SIGNATURE PAGE TO FOLLOW]

CITY OF ANGLETON, TEXAS:

_____
John Wright
Mayor

ATTEST:

_____
Michelle Perez, TRMC, CMC
City Secretary

CITY OF ANGLETON USER FEE STUDY

October 2024

Contents

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Preliminary Analysis of the Current Fee Structure 3

Methodology 4

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Stakeholder Input 6

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DRAFT FOR DISCUSSION

Introduction

A “user fee” is a charge for service provided by a governmental agency. Cities provide many types of general services to their communities. Generally, all services provided by cities have global benefits and are beneficial to the residents. Police or park maintenance are considered as global benefits. However, there may be some services that provide direct benefits to a specific group or individuals such as building permit and facility rentals.

Cities fund their operations through many revenue sources such as taxes, fines, grants, special charges, user fees, etc. Services that provide global benefits are funded primarily through voter approved tax revenues. Services that provide direct benefit to citizens are typically funded by user fee revenue.

When confronted by fast growth and high processing loads, the need for evaluating the current fee structure is critical to ensure adequate cost recovery. Generally, the purpose of analyzing fees is to evaluate the proportion of the cost of service provided by the city that is compensated by the recipient of the service. The end goal is to minimize the cost incurred by the citizens and use of other revenue sources to offset the cost of service. A well-designed fees structure will not only reduce the need for additional revenue sources, but also promote service efficiency.

The cost for delivering services generally fall under the following categories - administration and management; materials and supplies; direct and indirect labor.

The fee structure needs to be reviewed and adjusted periodically to reflect inflation, revenue fluctuations, changes in city policies, technology improvements, enhanced customer service, legislative changes, and other circumstances. A fee study is typically performed by municipalities every 3-5 years to evaluate user fees in the context of changing costs and circumstances. Some cities adjust the application fees based on the average consumer price index (CPI) change every year. The CPI is defined by the Bureau of Labor Statistics as …” a measure of the average change over time in the prices paid by consumers for a representative basket of consumer goods and services. The CPI measures inflation as experienced by consumers in their day-to-day living expenses.” As per the CPI Inflation Calculator of US Bureau of Labor Statistics, on an average, the price of an item that was worth $100.00 in 2014 has increased to $130.68 in 2024. The table below shows the change in CPI for Houston-The Woodlands-Sugar Land for the period 2014-2023.

CPI for 2014 - 2024	
Year	**Annual CPI**
2014	213.365
2015	213.039
2016	216.414
2017	220.657
2018	225.927
2019	228.799
2020	229.161
2021	238.975
2022	258.660
2023	267.607

DRAFT FOR DISCUSSION

Other items to consider when developing charges and fees are:

- Applicable laws and statutes regarding charges and fees
- Formal policies for articulating pricing factors or rationale for any subsidies
- Full cost of providing the service
- Frequency of fee schedule review and update
- Long-term forecasts and plans that impact the decision-making in the rate setting process
- Stakeholder involvement

Purpose

The City of Angleton's current fee structure has never been evaluated and updated in a comprehensive manner since the adoption. Since the initial adoption, there has been several changes that impacted the cost of providing services. Some of them are the increase in cost of living and associated change in the staff salaries; addition of new application types; need for consultant expertise due to lack of inhouse resources; need for additional resources due to the increasing number of applications etc.

The purpose of this User Fee Study was to determine the reasonable fees for services provided by the City as listed in the current fee schedule.

The major objectives of this User Fee Study were as follows:

- Develop a rationale for setting fees - It is necessary to have a rationale for setting fee for a particular application. The City may have to subside residential permit and platting fees for primary homeowners. The City can not afford to offset the cost for a major commercial construction permit due to the amount of simultaneous and frequent reviews and inspections by redirecting the revenue that could have used for a sidewalk project.

- Develop updated and comprehensive list of fees - The City has to add or remove certain types of fees due to change in circumstances. Solar system installation requires permits, and the current fee schedule does not address this. Dance halls require permit and there may not be a dance hall within the city limits.

- Maintain conformance with state law, City policies, and community goals - Some of the applications that were required to be updated are listed below:
    - Right-of-way construction permit - City can not charge a fee if there is a franchise agreement with the utility provider
    - Electrical, Mechanical, or Plumbing Contractors are exempt from the fee (not from the registration requirement).

Preliminary Analysis of the Current Fee Structure

Based on the preliminary review of the current fee schedule and initial discussions with staff, the following issues were identified:

- Some of the fees are being charged by the City but are missing in the fee ordinance. Example - plats.

- Some fee types are missing. Examples are Tree Plan, Development Agreement, etc.

DRAFT FOR DISCUSSION

- Fees are not organized in a user-friendly manner as the fees are listed based on the section of the code.

- Some fees (plats) are being charged as a deposit. This requires additional follow up from the staff to return unused fee or obtain additional fee from the applicant if additional review is required.

Methodology

Ardurra commenced the Comprehensive User Fee Study for the City of Angleton in April 2023. The study included:

- Data Collection:

  Identification of the cost incurred by the City to process permits and licenses listed in the City's current fee schedule. Data was collected by:

  - Reviewing current fee schedule (obtained from the City's website).

  - Reviewing applications posted on the City's website.

  - Gathering information from City staff. A worksheet listing the current fees were distributed to all departments to gather missing information and to identify the time spent by staff on each application with their hourly rates.

- Analysis of Findings
  - Cost recovery analysis: Based on the data received from the staff, cost recovery analysis of each fee type was performed.

  - Comparative Fee Analysis: Fee ordinances of the benchmark cities were researched to compare Angleton's fees with that of the benchmark cities to ensure that the current fees were adequate and were in par with other cities.

- Formulation of Recommendations
  Preliminary recommendations were made based on the comparative fee analysis and conformance with state statutes.

- Review with City staff
  Proposed fees were reviewed with departments to obtain their input and were updated as directed. Project progress was reported to staff contact over biweekly meetings. Working drafts were also shared with staff contact periodically.

Detailed Project Approach

The following steps were followed for the tasks identified in the scope:

- **Current Fee Structure & Categories**

  - Identification and categorization of all fees: In an excel sheet, the fee types from the current fee schedule and City Code of Ordinances were identified and

DRAFT FOR DISCUSSION

categorized based on the type of the application and activity being undertaken. The current fee ordinance categorizes the fees based on the section of the code and that makes it difficult to use.

- **Cost Recovery Analysis**

  - Approval processes: After staff interviews and analysis, the approval processes for each type of permit, and key staff and agencies involved were identified.

  - Staff and effort: Based on the approval process detailed in the City Code of Ordinances, key staff involved in the processing, review and approval of each application type were identified to calculate the total cost incurred to the City and processing time required for each application. In July 2023, the excel worksheet was distributed to all City departments to add the hourly rate of each staff and time spent on each application. The time estimated did not appear to be a true reflection of the efforts undertaken. The observations were discussed with City staff and City staff updated their estimates to incorporate the missing staff hours and capture time spent on all related tasks (city secretary, legal, agenda preparation, staff report and presentations, engineering review time for development plat etc.).

  - Cost recovery analysis: Based on the updated excel worksheet received from the staff in October 2023, the total cost incurred by the City to process each application was calculated by Ardurra (Appendix 2).

- **Comparative Fee Analysis**

  - Comparison with benchmark cities: Angleton's current fees were compared with existing fees in similar surrounding cities that were identified as benchmark cities, with staff's assistance. These cities were selected based on their proximity to Angleton, and similarity in terms governance, demographic makeup, population, area, and growth patterns. A draft of initial fee comparison was shared with the City staff in April 2023. Examples of fee ordinances and reports from other cities were also shared with the City staff in October 2023 (Appendix 3).
    The benchmark cities were
    - Pearland
    - Manvel
    - Rosenberg
    - Richmond
    - Alvin
    - Katy
    - Fulshear
    - Brookshire
    - Pattison

  - Omitted fees: A comprehensive list of fees charged by other cities was prepared. The City staff was requested to identify any missing fees or fees that were not being charged.

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- Additional fees: The fee analysis included missing fee types not included in the current fee schedule but supported by the approved ordinances and charged by surrounding cities were identified, as potential sources of additional revenue.

- **Recommendations**

  - Since the cost breakdown analysis did not provide a realistic picture of the total cost incurred on the processing of several applications, the new fee structure was proposed based on the comparative fee analysis. The proposed fees were discussed with City staff (development services, parks, and utilities) at several meetings and updated as directed. The updated fee study draft was shared with the City staff in May, July, and August 2024.

Stakeholder Input

The City staff discussed the proposed fee schedule with various stakeholders including the developer community and Planning and Zoning Commission (P & Z).

- Staff Workshop - Staff held a Comprehensive Fee Schedule workshop on July 25, 2024 to discuss the proposed fee schedule.
- Developer/Public Workshop - The City staff organized a workshop with the developer community and public on August 6, 2024 and discussed the proposed fee schedule to obtain their input.
- P & Z update - The staff presented the proposed fee scheduled to the P & Z on September 5, 2024 to obtain their input.
- City Council Work Session - Scheduled for October 22, 2024.

Revenue Projection Analysis

To be added

Conclusions

- Cost recovery analysis: It was concluded that the processing time estimated by staff was not a true reflection of the actual time incurred, due to the multiple functions undertaken by each staff simultaneously. Additionally, the estimated time did not take into consideration the time spent on research, coordination, site visits, meetings, follow-up, and others. Based on the analysis of the updated excel worksheet received in January 2024, majority of the fees excluding platting and zoning still did not provide a true reflection of the total effort spent on the application processing.
- Comparative fee analysis: Based on the comparative fee analysis it was observed that there was an opportunity to increase some of the fees by:
  - Increasing some of the existing fees to be comparable with benchmark cities.
  - Adding fees for applications and permit reviews that some of the benchmark cities were charging for.
  - Adding fees that were approved by ordinance but not being charged currently.

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- Adopt an annual fee update / increase mechanism

Recommendations

General Considerations Regarding User Fee Determination: The primary goal of these recommendations was to provide a fair and equitable basis for determining the reasonable fees. The following factors were discussed with staff while proposing the new fees:

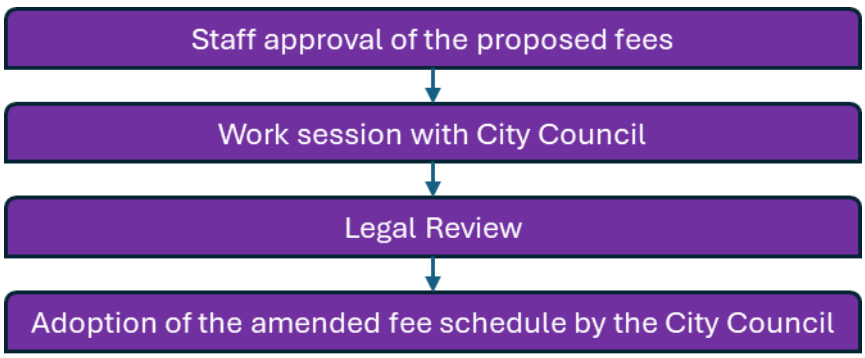
- Minimize spending other revenue sources to compensate for subsidizing the application and permit fee
- Benefit to the community due to proposed development or service
- State law compliance
- Promote safe and healthy practices by appropriate fees. For example, if the cost of a permit for changing a water heater in residential home is higher than the cost of the water heater itself, many citizens tend to avoid applying for a permit.
- Fees in benchmark cities

Recommendations:
The recommendations included:

- Reorganization of the fee structure based on the type of the application and activity being undertaken.
- Addition of processing fee for some applications such as building permit to ensure that the minimum cost incurred by the City is being captured.
  Proposed fee structure = Application/Processing Fee + Review fees (if any)
- Additions and modifications of certain fees based on state law requirements. (E.g., platting, swimming pool, contractor registration, exemptions)
- Incorporation of facility rental fees provided by Parks Department. A comparison with benchmark cities for comparable fees was performed.
- Modification of utility fees based on the recommendations of the study undertaken by the Utility Department. (Appendix 4).

Future Steps

The steps are listed below.



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Appendix

1. Proposed Fees
2. Comparative Fee Analysis
3. Cost Recovery Analysis
4. Existing Utility Fees and Results of Utility Department's Study

References

1. CPI Inflation Calculator (bls.gov)
2. Bureau of Labor Statistics Data (bls.gov)
3. Texas Local Government Code
4. City of Angleton Code of Ordinances
5. Fee schedules of the cities of Pearland, Alvin, Manvel, Richmond, Rosenberg, Brookshire, Pattison, Fulshear, and Katy

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City of Angleton

Proposed Fee Schedule

Type of Fee	Existing Fee	Proposed Fee	Justification for the Increase
Administrative/ Processing fee	$0.00	$35 (include or exclude planning applications)	• Recovers the minimum costs associated with application processing (excludes reviews and inspections).
Pre-development meeting	$0.00	First meeting is free. $50.00 per meeting from meeting #2 onwards. DAWG Meetings requiring Legal or Engineer presence must be prepaid at the hourly consultant rate.	• First meeting is complementary to provide an overview of the development process, timeline, and submittal. Subsequent meetings need additional review and research from staff.
Preliminary Plat	Commercial •Less than two acres: $1,000.00 •More than Two Acres: $1,000.00 plus 25.00/additional acre •Plan Review Fee by City Engineer: $1,000.00 deposit (typical review time 10-11 hours) Residential •200 Lots or less: $800.00 plus $6.00 per lot •More than 200 Lots: $4.00 per additional lot over 200 •Plan Review Fee by City Engineer: $1,000.00 deposit (typical review time 10-11 hours)	$1000 (filing / application) fee) + + $25/lot (residential) OR $30/acre (commercial/multifamily Subsequent resubmittals $400/resubmittal, due upon resubmittal. (Sec. 23-86)	• Similar to the fees being charged by other cities in the area. • Fee proportional to the size of development. • Includes submittal and resubmittal reviews, drainage plan review if needed, applicant meetings, agenda packet preparation for P & Z and CC meetings. • Eliminates deposit for engineering review • Increases fee per acreage for commercial and multi-family.
Replat	Commercial •Less than two acres - $1,000.00 •More than Two Acres - $1,000.00 plus 25.00/additional acre •Plan Review Fee by City Engineer deposit $1,000.00 Residential •200 Lots or less -$800.00 plus $6.00 per lot •More than 200 Lots - $4.00 per additional lot over 200 •Plan Review Fee by City Engineer deposit $1,000.00	$1000 (filing /application) fee) + + $25/lot (residential) OR $30/acre (commercial/multifamily) Subsequent resubmittals $400/resubmittal, due upon resubmittal.	• Similar to the fees being charged by other cities in the area. • Fee proportional to the size of development. • Includes submittal and resubmittal reviews, drainage plan review if needed, applicant meetings, agenda packet preparation for P & Z and CC meetings. • Eliminates deposit for engineering review • Increases fee per acreage for commercial and multi-family.
Final Plat	Commercial •Up to two acres: $1,000.00 •More than Two Acres: $1,000.00 plus 25.00/additional acre •Plan Review Fee by City Engineer: $1,000.00 deposit Residential •200 Lots or less: $800.00 plus $6.00 per lot •More than 200 Lots: $4.00 per additional lot over 200 •Plan Review Fee by City Engineer: $1,000.00 deposit	$1000 (filing /application) fee) + + $25/lot (residential) OR $30/acre (commercial/multifamily) Subsequent resubmittals $400/resubmittal, due upon resubmittal.	• Similar to the fees being charged by other cities in the area. • Fee proportional to the size of development. • Includes submittal and resubmittal reviews, drainage plan review if needed, applicant meetings, agenda packet preparation for P & Z and CC meetings. • Eliminates deposit for engineering review • Increases fee per acreage for commercial and multi-family.
Development Plat	$250.00 plus review expense	$1000 (filing /application) fee) + + $25/lot (residential) $30/acre (commercial/multifamily) Subsequent resubmittals $400/resubmittal, due upon resubmittal.	• Similar to the fees being charged by other cities in the area. • Fee proportional to the size of development. • Includes review of submittals and resubmittals, application processing. • Increases fee per acreage for commercial and multi-family.
Amending Plat	$250.00 plus review expense	$600 filing fee plus $6 per lot increase (residential) $600 filing fee plus $300/acre (non-residential and multi-family). Additional resubmittal $400 fee due upon resubmittal.	• Similar to the fees being charged by other cities in the area. • Fee proportional to the size of development. • Includes review of submittals and resubmittals, application processing. • Increases fee per acreage for commercial and multi-family.
Minor Plat	$250.00 plus review expense	$600 + $6/lot (residential) $600 + $30/acres (nonresidential)	• Reduces the fee for lots if there is a home or business exists. • Similar to the fees being charged by other cities in the area.

PROPOSED FEE SCHEDULE

		$150 (one existing home or business). Subsequent resubmittals $400/resubmittal, due upon resubmittal.	• Fee proportional to the size of development. • Includes review of submittals and resubmittals, application processing. • Increases fee per acreage for commercial and multi-family.
Vacate Plat	$0.00	$600.00/acre	• Includes review of submittals and resubmittals, application processing.
Alley/Easement Abandonment Fee	$0.00	Application/processing fee - $30.00 plus cost of publications	• Includes application processing and cost of publications.
Subdivision Variance	$0.00	$400.00	• Similar to the fees being charged by other cities in the area. • Includes staff review, application processing, public hearing, notifications, agenda packet.
Tree Plan	$0.00	$150.00	• Includes application processing and cost of publications.
Construction Plans for Subdivision Improvements	50% of commercial permit plus review costs	One percent (1%) of the actual construction cost for projects fifty thousand dollars ($50,000.00) or less, or Five hundred dollars ($500.00) for the first fifty thousand dollars ($50,000.00) plus one-half percent 0.5%) of the actual construction cost over $50,000.00 Subsequent resubmittals $400/resubmittal, due upon resubmittal.	• Similar to the fees being charged by other cities in the area. • Includes resubmittals and involves extensive technical review. • Encourages applicants to resubmit a complete packet addressing all the comments and minimize resubmittals.
Fee in Lieu of Parkland Dedication (subdivisions) *Per single-family residential subdivision, Per unit in duplex, townhouse, or multifamily development*	City uses a calculator based on Sec. 23-20 of the Code of Ordinances.	Refer to Sec. 23-20 for the methodology. Link the excel calculator prepared by PARD staff	• No change proposed.
Land Plan/Concept Plan	50% of commercial permit plus review costs	0 -5 cares - $1800.00 5 - 25 acres - $2,000.00 25- 50 acres - $2,400.00 50 - 75 acres - $3,000.00 75 - 100 acres - $3, 800 >100 acres - $4, 600	• Requires extensive staff review and correspondence with applicants, application processing. • Fee proportional to the size of development. • Includes review of submittals and resubmittals, application processing.
Development and Public Improvement Agreements	Admin. Fee - 5% of Project Cost (up to $10,000.00)	Require deposit for staff/consultant expenditure. $5000 deposit for third party reviews fees. Additional cost if any will be billed to the applicant.	• Requires extensive staff review and correspondence with applicants, multiple resubmittals, application processing, legal review, preparation of agenda packet.
Extension of Preliminary Plat Approval	$0.00	$150.00	• Includes staff review and application processing.
Plat Recordation	$0.00	County recordation fee plus City expenses	• Similar to the fees being charged by other cities in the area. • All expenses incurred by the City to record the plat.
Recheck fees - plats and construction drawings	$0.00	$400/submittal, due upon resubmittal	• Applicable for second resubmittal onwards. First resubmittal review is free. • Requires additional staff review. • Eliminates the deposit required for engineer review. • Encourages applicants to resubmit a complete packet addressing all the comments and minimize resubmittals.

PROPOSED FEE SCHEDULE

Annexation/Deannexation	$0.00	Large tract (>10 acres) - $500 plus staff/consultant expenditure Smaller tracts (0-10 acres) – $500 plus staff/consultant expenditure	• Includes extensive staff review and correspondence with applicants, application processing, legal review, notifications, preparation of agenda packet.
Rezoning* / Future Land Use Map Amendment	$150.00	0-5 acres - Base fee $1000 + $25.00/each zone 5-25 acres - Base fee $1000 +$25.00/each zone 25-50 acres - Base fee $1025 + $25.00/each zone 50-75 acres - Base fee $1050+$25.00/each zone 75-100 acres - Base fee $1075+25.00/each zone 100+ acres - Base fee $1100+$25.00/each zone	• Similar to the fees being charged by other cities in the area. • Fee proportional to the size of development. • Includes expenses for public hearing, statutory notifications, reviews from multiple departments, application processing, preparation of agenda packets for P & Z and CC.
Rezoning Application Fee* (if waiver request granted before expiration)	150% of the zoning application fee	150% of the zoning application fee	• Similar to the fees being charged by other cities in the area. • Fee proportional to the size of development. • Includes expenses for public hearing, statutory notifications, reviews from multiple departments, application processing, preparation of agenda packets for P & Z and CC.
Specific Use Permit	$150.00	0-5 acres – Base fee $1000 + $25.00/each zone 5-25 acres – Base fee $1000 +$25.00/each zone 25-50 acres – Base fee $1025 + $25.00/each zone 50-75 acres – Base fee $1050+$25.00/each zone 75-100 acres – Base fee $1075+25.00/each zone 100+ acres – Base fee $1100+$25.00/each zone	• Similar to the fees being charged by other cities in the area. • Fee proportional to the size of development. • Includes expenses for public hearing, statutory notifications, reviews from multiple departments, application processing, preparation of agenda packets for P & Z and CC.
Zoning Variance (Board of Adjustment)	$150.00	$500.00	• Similar to the fees being charged by other cities in the area. • Fee proportional to the size of development. • Includes expenses for public hearing, statutory notifications, reviews from multiple departments, application processing, preparation of agenda packets for Board of Adjustment.
Special Exception (Board of Adjustment)	$150.00	$500.00	• Similar to the fees being charged by other cities in the area. • Fee proportional to the size of development. • Includes expenses for public hearing, statutory notifications, reviews from multiple departments, application processing, preparation of agenda packet for Board of Adjustment.
Special Exception/Administrative	$150.00	$150.00	• No change proposed.
Planned Development	150% of the zoning application fee	0-5 acres - $1800.00* 5-25 acres - $ 2000.00* 25-50 acres - $2400* 50-75 acres - $3000* 75-100 acres - $3800* 100+ acres - $4600* Deposit required for special districts	• Similar to the fees being charged by other cities in the area. • Fee proportional to the size of development. • Includes expenses for public hearing, statutory notifications, reviews from multiple departments, application processing, preparation of agenda packets for P & Z and CC.
Special Districts*	Initial Deposit Sum $25,000.00 Additional Deposit Sum $10,000.00	Initial Deposit Sum $25,000.00 Additional Deposit Sum $10,000.00	• No change proposed.
Waiver Fee*	$100.00	$100.00	• No change proposed.
Zoning Verification Letter (without legal review)	$0.00	$25 residential, $35 commercial	• Requires staff review, application processing.
Zoning Verification Letter/interpretation (with legal review)	$0.00	$25 residential, $35 commercial. Additional fee for staff/consultant expense may be required.	• Requires staff review, application processing.

Written Interpretation of the Code	$0.00	$25 residential, $35 commercial Additional fee for staff/consultant expense may be required.	• Requires staff review, application processing.
Legal Lot Verification	$0.00	$25 residential, $35 commercial Additional fee for staff/consultant expense may be required.	• Requires staff review, application processing.
Commercial Building Permits*	Cost of Construction: $1,000 and Less- $20.00 minimum Cost of Construction: $1,000 to $49,999 - $20.00 for first $1,000.00 of construction cost, plus $5.00 for each additional $1,000.00 or fraction thereof. Cost of Construction: $1,000 to $49,999 - $20.00 for first $1,000.00 of construction cost, plus $5.00 for each additional $1,000.00 or fraction thereof. Cost of Construction: $1,000 to $49,999 - $20.00 for first $1,000.00 of construction cost, plus $5.00 for each additional $1,000.00 or fraction thereof. Cost of Construction: $50,000 to $99,000 - $260.00 for first $50,000.00, plus $4.00 for each additional $1,000.00 or fraction thereof. Cost of Construction: $50,000 to $99,000 -$260.00 for first $50,000.00, plus $4.00 for each additional $1,000.00 or fraction thereof. Cost of Construction: $100,000 to $499,999 -$460.00 for first $100,000.00, plus $3.00 for each additional $1,000.00 or fraction thereof. Cost of Construction: $500,000 and Up -$1,660.00 for first $500,000.00, plus $2.00 for each additional $1,000.00 or fraction thereof.	Application /processing fee: $30.00 Based on valuation beginning at $15 $15 for first $1000 plus $5 for each $1000 of fraction thereof. Minimum $100.00 per square feet will be used as the valuation Accessory structure $120-$180	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
Storm Water Permit	$45.00 $500.00 – If Impervious Cover >30000 square feet	$45.00 $500.00 – If Impervious Cover >30000 square feet	• No change proposed.
New Construction – Residential	.50 per square foot (min $60.00)	Application /processing fee: $30.00 plus .50 per square foot (min $60.00).	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
Alterations/Additions/Remodel – Residential	.30 per square foot (min $20.00)	Application /processing fee: $30.00 plus $0.40/sf	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
Window Replacement Permit – Residential	1-5 windows - $25.00 6+ windows - $50.00	Application /processing fee: $30.00 plus $5.00 per window	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
Accessory Structures (sheds, patios, pole barns, decks) – Residential if has electric/plumbing or over 200 square feet	.30 per square foot (min $60.00)	Application/processing fee: $30 plus .30 per square foot	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost
Garages/Carports – Residential	$60.00	Application/processing fee - $30.00 plus Permit fee - $75.00	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost
Fence	$40.00	Application/processing fee - $30.00 Commercial-based on valuation	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost

SCHEDULE DRAFT

		beginning at $15, $15 for first $1000 plus $5 for each $1000 of fraction thereof. Accessory structure $120-$180	
Electrical Permits*	Minimum permit fee - $20.00 Base permit fee - $7.50 (Additional to Minimum and Base Fee) Outlets: 1-4 - $0.00 (110) Outlet, Switch or Lighting Each (Over 4) - $0.50 Each 220-Volt Outlet - $5.00 Motors: Up To, But Not Including, 1 Horsepower - $1.00 At Least 1 Horsepower, But Less Than 2 Horsepower - $2.00 At Least 3 Horsepower, But Less Than 10 Horsepower - $3.00 At Least 11 Horsepower, But Less Than 25 Horsepower- $4.00 At Least 26 Horsepower, But Less Than 150 Horsepower- $20.00 Each Horsepower In Excess of 150 Horsepower (per Horsepower) - $0.15 Lightning Arresters: Lightning Arrester System Permit Fee - $2.00 First $1,000.00 Valuation of the Lightning Arrester System - $10.00 Each Additional $1,000.00 or Portion of $1,000.00 Valuation of the Arrester System - $2.00 Sound Equipment: Up To, But Not Including, 10 Watts Output - $10.00 At Least 10 Watts, But Less Than 25 Watts, Output - $15.00 At Least 25 Watts, But Less Than 100 Watts, Output - $25.00 At Least 100 Watts, But Less Than 200 Watts, Output - $30.00 Miscellaneous: Meter Loop (Permanent or Temporary) - $7.50 T-Pole - $7.50 Spike Discharge Arrester in Distribution Enclosure - $4.00 Motion Picture Machines - $15.00 X-Ray Machines - $4.00 Poles, Anchors, and Guy Stubs (except power company) - $0.50 Incandescent Electric Signs (per circuit) - $3.00 Gas Vacuum Tube Signs (per transformer) - $5.00 Permanently Connected Electrical Appliances & Equipment of Any Nature Not Otherwise Specified Up to 1 K.W. (inclusive, each) - $0.75 Above 1 K.W. to 10 K.W. (per K.W.) - $0.50 Above 10 K.W. to 50 K.W. (per K.W.) - $0.40 Above 50 K.W. to 100 K.W. (per K.W.) - $0.30 Above 100 K.W. (per K.W. for the first 100 K.W.) - $0.10 Above 100 K.W. (per K.W. in excess of first 100 K.W.) - $0.05	Application/processing fee - $30.00 Minimum permit fee - $20.00 Base permit fee - $7.50 (Additional to Minimum and Base Fee) Outlets: 1-4 - $0.00 (110) Outlet, Switch or Lighting Each (Over 4) - $0.50 Each 220-Volt Outlet - $5.00 Motors: Up To, But Not Including, 1 Horsepower - $1.00 At Least 1 Horsepower, But Less Than 2 Horsepower - $2.00 At Least 3 Horsepower, But Less Than 10 Horsepower - $3.00 At Least 11 Horsepower, But Less Than 25 Horsepower- $4.00 At Least 26 Horsepower, But Less Than 150 Horsepower- $20.00 Each Horsepower In Excess of 150 Horsepower (per Horsepower) - $0.15 Lightning Arresters: Lightning Arrester System Permit Fee - $2.00 First $1,000.00 Valuation of the Lightning Arrester System - $10.00 Each Additional $1,000.00 or Portion of $1,000.00 Valuation of the Arrester System - $2.00 Sound Equipment: Up To, But Not Including, 10 Watts Output - $10.00 At Least 10 Watts, But Less Than 25 Watts, Output - $15.00 At Least 25 Watts, But Less Than 100 Watts, Output - $25.00 At Least 100 Watts, But Less Than 200 Watts, Output - $30.00 Miscellaneous: Meter Loop (Permanent or Temporary) - $7.50 T-Pole - $7.50 Spike Discharge Arrester in Distribution Enclosure - $4.00 Motion Picture Machines - $15.00 X-Ray Machines - $4.00 Poles, Anchors, and Guy Stubs (except power company) - $0.50 Incandescent Electric Signs (per circuit) - $3.00 Gas Vacuum Tube Signs (per transformer) - $5.00 Permanently Connected Electrical Appliances & Equipment of Any Nature Not Otherwise Specified Up to 1 K.W. (inclusive, each) - $0.75 Above 1 K.W. to 10 K.W. (per K.W.) - $0.50 Above 10 K.W. to 50 K.W. (per K.W.) - $0.40 Above 50 K.W. to 100 K.W. (per K.W.) - $0.30 Above 100 K.W. (per K.W. for the first 100 K.W.) - $0.10 Above 100 K.W. (per K.W. in excess of first 100 K.W.) - $0.05	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost

PROPOSED FEE SCHEDULE DRAFT

Fire Alarm Permit* (also requires yearly Alarm Registration Permit)	Fire Alarm System Permit Fee - $2.00 For the First $1,000.00 or Portion of $1,000.00 Valuation of the Fire Alarm System - $10.00 For Each Additional $1,000.00 or Portion of $1,000.00 Valuation of the Fire Alarm Systems - $2.00	Application/processing fee - $30.00 Fire Alarm System Permit Fee - $2.00 For the First $1,000.00 or Portion of $1,000.00 Valuation of the Fire Alarm System - $10.00 For Each Additional $1,000.00 or Portion of $1,000.00 Valuation of the Fire Alarm Systems - $2.00	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
Mechanical Permits*	Minimum Permit Fee - $20.00 Basic Permit Fee - $7.50 (Additional to Base Fee) New Home Whole System - $75.00 Replace or Repair - $30.00 For the first $1,000.00 or Portion of $1,000.00 Valuation - $10.50 For each Additional $1,000.00 or Portion of $1,000.00 Valuation - $2.00 Alterations or Repairs Costing More Than $500.00 and Less Than $1,000.00 - $2.00	Application/processing fee - $30.00 Minimum Permit Fee - $20.00 Basic Permit Fee - $7.50 (Additional to Base Fee) New Home Whole System - $75.00 Replace or Repair - $30.00 For the first $1,000.00 or Portion of $1,000.00 Valuation -$10.50 For each Additional $1,000.00 or Portion of $1,000.00 Valuation - $2.00 Alterations or Repairs Costing More Than $500.00 and Less Than $1,000.00 - $2.00	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
Plumbing Permits*	Minimum Permit Fee - $20.00 Basic Permit Fee For Issuing Each Permit - $7.50 (Additional to Base Fee) For Each Plumbing Fixture or Trap or Set of Fixtures of One Trap (including water and drainage piping) - $4.00 For each water line, whether new, replacement, or repaired - $7.50 For each sewer line, whether new, replacement, or repaired - $7.50 For Each Water Heater and/or Vent - $4.00 For Each Gas Piping System Outlet - $4.00 Gas Test Final - $7.50 For Installation of Water Piping for Water Treating Equipment - $3.00 For a Lawn Sprinkler System Inspection for Up to Five Sprinkler Heads - $3.00 For Each Additional Lawn Sprinkler Head Inspected After Five Heads - $0.50	Application/processing fee - $30 Minimum Permit Fee - $20.00 (Additional to Base Fee) For Each Plumbing Fixture or Trap or Set of Fixtures of One Trap (including water and drainage piping) - $4.00 For each water line, whether new, replacement, or repaired -$7.50 For each sewer line, whether new, replacement, or repaired -$7.50 For Each Water Heater and/or Vent - $4.00 For Each Gas Piping System Outlet - $4.00 Gas Test Final - $7.50 For Installation of Water Piping for Water Treating Equipment - $3.00 For a Lawn Sprinkler System Inspection for Up to Five Sprinkler Heads - $3.00 For Each Additional Lawn Sprinkler Head Inspected After Five Heads - $0.50	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
Plan Review*	50% of permit fee	50% of permit fee	• No change proposed.
Solar Panels	$20.00 (Electrical Minimum Permit Fee)	Residential -$35.00 flat fee Application/processing fee - $30.00 Commercial – based on valuation beginning at $15, $15 for first $1000 plus $5 for each $1000 of fraction thereof.	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
Swimming Pools*	Public - $100.00 Private-in ground - $50.00 Private above ground - $25.00	Application/processing fee - $30.00 Residential: $35.00 Commercial: $980.00	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
Driveways/Flat work*	$25.00	Application/processing fee - $30.00 Residential $25.00 Commercial $300.00	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
Roof Permit - Residential	$60.00	Application/processing fee - $30.00 Permit fee - $60.00	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
Demolition Permit* (Wrecking)	$25.00	Application/processing fee - $30.00 Permit fee - $50.00	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.

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Moving Permit* (Structures)	$25.00	Application/processing fee - $30 Permit fee - $100	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
Temporary Structures	$0.00	Application/processing fee - $30.00 Permit fee - $100.00 (over 200 square feet)	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
Foundation Repair or House Leveling Permit – Residential	$50.00	Application/processing fee - $30 Permit fee - $75.00	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
Backflow/Irrigation/Lawn Sprinkler Permit*	Minimum permit fee - $20.00 Base permit fee - $7.50 plus Fixture of trap - $4.00ea Water line - $7.50ea Gas test final - $7.50ea Sewer line - $7.50ea Gas piping system - $4.00/outlet Water heater - $4.00ea Gas or electric yard sprinkler - $5.00ea more than 5 heads - $0.50ea Backflow device - $25.00ea	Application/processing fee - $30.00 Backflow Device test - $10 plus plumbing fee ($20 application fee plus $5 per device) Residential irrigation - $30.00 Commercial irrigation -$100.00	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
Manufactured Home Park License*	License Fee - $50.00 Renewal Fee - $50.00 Additional Fee for Each MH Space over Five Spaces -$10.00 Transfer Fee - $50.00	Application/processing fee - $30.00 Annual fee - $50 plus $15 per space Transfer Fee - $50.00	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
Recreational Vehicle Parks*	Inspection Fee - $15.00 Permit Fee - $15.00 Annual License Fee (per RV space) - $20.00 Transfer of License Fee (per RV space) - $20.00	Application/processing fee - $30 Annual fee - $50 plus $15 per space Transfer Fee - $50.00	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
Re-Inspection Fee*	$25.00	Application /processing fee: $30.00 Residential: $20.00 Commercial: $100	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
After-hours Inspection Fee	$0.00	Application /processing fee: $30.00 Commercial - $120 Residential - $35	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
Permit Renewal/Extension prior to Expiration	$0.00 (case by case decision)	Case by case basis decision will be made by the City.	• No change proposed.
Permit Renewal after Expiration	$0.00 (case by case decision)	Case by case basis decision will be made by the City.	• No change proposed.
Work without issuance of a permit	Twice the permit fee	Twice the permit fee	• No change proposed.
Contractor Registration*	$50.00	Application/processing fee - $30.00 Registration fee - $100.00 As per state law Electrical, Mechanical, or Plumbing Contractors are exempt from the fee (not from the registration requirement).	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
Garage Sale Permit*	$2.00	$5.00	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
Class I and Class II Signs – Permit Fee*	$100.00	Application/processing fee - $30.00 Permitted Signage $75.00 each signage with the sign area exceeding 72 square feet - $150.00 each	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.

Temporary/Portable Signs/Banners	$0.00	Application/processing fee - $30.00 plus Permit fee - $25.00 501 I organizations will be exempt from the permit fee requirement.	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
Sign Removal – Sign Seizure Fee*	$50.00	Application/processing fee - $30.00 plus Permit fee - $60.00	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
Sign Removal – Storage Fee* (per day)	$5.00	Application/processing fee - $30 plus Permit fee -$10	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
Master/ Common Signage Plan	$0.00	$0.00	• No change proposed.
Certificate of Occupancy (built out)	$25.00 (per application)	Application/processing fee - $30.00 Nonresidential - $50.00 (includes inspection)	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
Certificate of Occupancy – Change in Ownership or Name	$25.00 (per application)	Application/processing fee - $30.00	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
Temporary Certificate of Occupancy	$0.00	Application/processing fee - $30.00 Nonresidential - $50.00 (includes inspection)	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
Copy of Certificate of Occupancy	$20.00	$20.00	• No change proposed.
Name/Tenant Occupancy Change	$25.00 (per application)	Application/processing fee - $30.00 Nonresidential - $50.00 (includes inspection)	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
Life/Safety Inspection Annual Registration	$0.00	$0.00	• No change proposed.
Site Development Permit	Site development activities Civil construction Grading Fee Calculation: ($0.008 x valuation of civil construction) + $75.00 City Engineer Review Deposit - $250 Outside Consultant Review Deposit (if required) - $250	Site development activities Civil construction Grading Fee Calculation: ($0.008 x valuation of civil construction) + $75.00 City Engineer Review Deposit - $250 Outside Consultant Review Deposit (if required) - $250 Floodplain development permit - $100.00 Clearing - $100.00	• Similar to the fees being charged by other cities in the area. • Separates Floodplain Development Permit and Clearing Permit.
Sidewalk (fee in-lieu)	$0.00	$7.00/square feet (TBD. May be increased as recommended by developers)	• For the benefit of citizens and ensure safe walkable communities.
Right-of-Way Construction Permit – Non-Franchise Utilities Must Register as Contractor with City*	$1000.00 (subject to additional fees, if deemed applicable)	$1000.00 (subject to additional fees, as deemed applicable)	• No change proposed. • Ensures compliance with state statute.

PROPOSED FEE SCHEDULE DRAFT

Right-of-Way Construction Permit – Franchise Must Register as Contractor with City*	$200.00 (subject to additional fees, if deemed applicable)	$200.00 (subject to additional fees, as deemed applicable)	• No change is proposed. • Ensures compliance with state statute.
Drainage Pipe/Culvert	$25.00	Residential - $95.00 Commercial - $300.00	• Similar to the fees being charged by other cities in the area. • Addition of application processing fee to recover application processing cost.
Private Water Wells	$200.00	Application/processing fee - $30.00 Private water wells - $200.00 Annual fee - $25.00	• Similar to the fees being charged by other cities in the area. • Added application processing fee to recover application processing cost.
Alarm Systems – Residential*	Registration – Initial Residential Fee (per year) - $25.00 Residential Fees and Fines: Combination Burglar, Hold-Up/Panic and Fire Alarm Permit Cost - $25.00 Fine for 4th & 5th False Alarm (Burglar) (each) - $50.00 Fine for 6th & 7th False Alarm (Burglar) (each) - $75.00 Fine for 8th or More False Alarm (Burglar) (each) - $100.00 Fine for 4th False Alarm (Hold-Up/Panic) (each) - $50.00 Fine for 5th or More False Alarm (Hold-Up/Panic) (each) - $75.00 Fine for 4th False Alarm (Fire) (each) - $50.00 Fine for 5th False Alarm (Fire) (each) - $75.00 Fine for 6th or More False Alarm (Fire) (each) - $100.00	Registration – Initial Residential Fee (per year) - $25.00 Residential Fees and Fines: Combination Burglar, Hold-Up/Panic and Fire Alarm Permit Cost - $25.00 Fine for 4th & 5th False Alarm (Burglar) (each) - $50.00 Fine for 6th & 7th False Alarm (Burglar) (each) - $75.00 Fine for 8th or More False Alarm (Burglar) (each) - $100.00 Fine for 4th False Alarm (Hold-Up/Panic) (each) - $50.00 Fine for 5th or More False Alarm (Hold-Up/Panic) (each) - $75.00 Fine for 4th False Alarm (Fire) (each) - $50.00 Fine for 5th False Alarm (Fire) (each) - $75.00 Fine for 6th or More False Alarm (Fire) (each) - $100.00	• No change proposed.
Alarm Systems – Commercial*	Registration – Initial Commercial Permit Fee (per year) - $50.00 Commercial Fees and Fines: Combination Burglar, Hold-Up/Panic and Fire Alarm Permit Cost - $50.00 Fine for 4th & 5th False Alarm (Burglar) (each) - $50.00 Fine for 6th & 7th False Alarm (Burglar) (each) - $75.00 Fine for 8th or More False Alarm (Burglar) (each) - $100.00 Fine for 4th False Alarm (Hold-Up/Panic) (each) - $100.00 Fine for 5th or More False Alarm (Hold-Up/Panic) (each) - $200.00 Fine for 4th False Alarm (Fire) (each) - $100.00 Fine for 5th False Alarm (Fire) (each) - $200.00 Fine for 6th or More False Alarm (Fire) (each) - $300.00	Registration – Initial Commercial Permit Fee (per year) - $50.00 Commercial Fees and Fines: Combination Burglar, Hold-Up/Panic and Fire Alarm Permit Cost - $50.00 Fine for 4th & 5th False Alarm (Burglar) (each) - $50.00 Fine for 6th & 7th False Alarm (Burglar) (each) - $75.00 Fine for 8th or More False Alarm (Burglar) (each) - $100.00 Fine for 4th False Alarm (Hold-Up/Panic) (each) - $100.00 Fine for 5th or More False Alarm (Hold-Up/Panic) (each) - $200.00 Fine for 4th False Alarm (Fire) (each) - $100.00 Fine for 5th False Alarm (Fire) (each) - $200.00 Fine for 6th or More False Alarm (Fire) (each) - $300.00	• No change proposed.
Pipeline Permit*	New Pipeline Permit Fee - $1,200.00 Adjusted, Relocated, or Replaced Pipeline Permit Fee - $500.00 Transfer of Ownership Fee - $50.00	New Pipeline Permit Fee - $1,200.00 Adjusted, Relocated, or Replaced Pipeline Permit Fee - $500.00 Transfer of Ownership Fee - $50.00	• No change is proposed.
Fire Prevention and Life Safety Protection*	Underground/Above Ground Storage Tank Permit Fee - $50.00 Automatic Fire Alarm System (Install or Addition) Permit Fee - $25.00 Fire Suppression System (Install or Addition) Permit Fee - $75.00	Underground/Above Ground Storage Tank Permit Fee - $50.00 Automatic Fire Alarm System (Install or Addition) Permit Fee - $25.00 Fire Suppression System (Install or Addition) Permit Fee - $75.00	• No change is proposed.

PROPOSED SCHEDULE DRAFT

Parks and Recreation Existing Fee with Proposed Changes		
Mass Gathering*	Application Fee - $400.00 Inspection - $200.00	No change proposed to mass gatherings. Recommended to add a deposit for following categories: Deposits: Clean-up and/or damage deposits Level I ($100) – Events with up to 150 anticipated attendees where little activity is anticipated, and minimal setup is required. Level II ($250) – Events with up to 499 anticipated attendees where moderate activity is anticipated, and some setup is required. Level III ($500) – Events with up to 999 anticipated attendees where major activity is anticipated, and major setup is required. Level IV ($1,000) – Events with up to 3,000 anticipated attendees where maximum activity is anticipated and maximum setup is required. Level V ($2,000) – Events with over 3,000 anticipated attendees where maximum activity is anticipated, and maximum setup is required.
Recreation Center Fees		
Membership Options		
	Monthly	Annual (Pre-Pay)
Individual Membership Individuals 12 years & Up	Current Fee: $35.00 Proposed Fee: Resident - $35.00 Nonresident - $50.00	Current Fee: $350.00 Proposed Fee: Resident - $350.00 Nonresident - $450.00
Family Membership Up to 6 individuals from the same household	Current Fee: $50.00 Proposed Fee: Resident - $50 (Up to 6 individuals) Non-Resident - $70 (Up to 6 individuals)	Current Fee: $500.00 Proposed Fee: Resident - $500 (Up to 6 individuals) Non-Resident - $900 (Up to 6 individuals)
Silver Sneaker, Silver & Fit, or Renew Active Membership (Eligible individuals	Free Enrollment	Free Enrollment
~~Silver and Fit Membership Eligible individuals~~	~~Free Enrollment~~ (City staff is proposing to remove the fee type)	~~Free Enrollment~~ (City staff is proposing to remove the fee type)
Eligible Membership Discounts Seniors (60+), Active Military, First Responder	-$10.00	-$75.00
Day Pass		
Single Use Day Pass	$5.00	~~$5.00~~ (City staff is proposing to remove the fee type)
~~Youth (monthly)~~	~~$25.00~~	(City staff is proposing to remove the fee type)
~~Adult Day Rate~~	~~$5.00~~	(City staff is proposing to remove the fee type)
~~Youth Day Rate~~	~~$4.00~~	(City staff is proposing to remove the fee type)
~~Child Day Rate~~	~~$2.00~~	(City staff is proposing to remove the fee type)
~~Spectator~~	~~$2.00~~	(City staff is proposing to remove the fee type)
Swim Diaper	$2.00	(City staff is proposing to remove the fee type)
Use of Public Parks User fees and obligations.		
Tournament Play – Other Than a Tournament – by Sponsor, Organizer, or Person Without Lights (per tournament, per day)	$200.00	
Tournament Play – Other Than a Tournament – by Sponsor, Organizer, or Person With Lights (per tournament, per day)	$250.00	

PROPOSED FEE SCHEDULE DRAFT

Deposit for Cleaning (per tournament)	Current Fee: $100.00 Proposed Fee: $180.00	
Practice Games for Any Athletic Team Other Than League or Tournament Teams With Lights (per hour)	Current Fee: $20.00 Proposed Fee: $30.00	
Practice Games for Any Athletic Team Other Than League or Tournament Teams Without Lights (per hour)	Current Fee: $15.00 Proposed Fee: $25.00	
Fee for Failing to Clean Space of Litter to Satisfaction of the Parks and Recreation Department (per hour)	$20.00	
Use of Public Parks Use of city parks by athletic teams.		
Fee per Athletic Team	$20.00	
Tournament (per team, per tournament)	$10.00	
Use for Practice (per team, per day)	$10.00	
Use of Public Parks Rental and deposit rates for pavilion and park rental facilities		
	Rate	Deposit
Two Hours (~~Non-Resident~~) (Non-Member)	Current Fee: $35.00 Proposed Fee: $40.00	$50.00
Two Hours (~~Resident~~) (Member)	Current Fee: $25.00 Proposed Fee: $30.00	$50.00
Four Hours (~~Non-Resident~~) (Non-Member)	Current Fee: $60.00 Proposed Fee: $80.00	$50.00
Four Hours (~~Resident~~) (Member)	Current Fee: $50.00 Proposed Fee: $60.00	$50.00
All Day (~~Non-Resident~~) (Non-Member)	Current Fee: $85.00 Proposed Fee: $160.00	$50.00
All Day (~~Resident~~) (Member)	Current Fee: $75.00 Proposed Fee: $120.00	$50.00
Lakeside Park Fees (New park opened in Feb. 2023, new fees associated with this park)		
Rental	Rental Rate	
Lakeside Park Overlook	$125.00/hr 2 hours minimum 20% of rental rate	
Lakeside Park Stage	$50.00/hr 2 hours minimum $100 or 20% of rental rate (whichever is greater)	
Lakeside Stage & Greenspace	$100.00/hr 2 hours minimum 20% of rental rate	
Lakeside Pavilion & Greenspace	$275.00/hr 2 hours minimum 20% of rental rate	
Lakeside Park Tables & Chairs Fee 25 guests	$20.00	
Lakeside Park Tables & Chairs Fee 50 guests	$40.00	
Lakeside Park Tables & Chairs Fee 75 guest	$60.00	

PROPOSED FEE SCHEDULE DRAFT

Lakeside Park Tables & Chairs Fee 100 guests	$80.00	
Lakeside Park Tables & Chairs Fee 150 guests	$100.00	
Lakeside Park Tables & Chairs Fee 200 guests	$150.00	
	Rate	Deposit
Multipurpose Room 1 w/ Kitchen (Member)	$75.00/hr	$100
	$115/hr (after hours)	($350 w/ alcohol)
Multipurpose Room 2 w/o Kitchen (Member)	$50.00/hr	$100
	$90/hr (after hours)	($350 w/ alcohol)
Multipurpose Rooms 1&2, Kitchen included (Member)	$125.00/hr	$100
	$165/hr (after hours)	($350 w/ alcohol)
Gymnasium Only	$115.00/hr	$300
		($600 w/ alcohol)
Gymnasium w/ Kitchen	$140.00/hr	$350
		($650 w/ alcohol)
Outdoor Plaza (Member)	$50.00/hr	$100
		($350 w/ alcohol)
Indoor Party Package 1-25 Guests (Member)	$100	$100
Indoor Party Package 26-50 Guests (Member)	$150	$100
Indoor Party Package 51-75 Guests (Member)	$200	$100
Indoor Party Package 76-100 Guests, includes MP 1&2 (Member)	$250	$200
Indoor Party Package 101-150 Guests, includes MP 1&2 (Member)	$275	$200
Outdoor Party Package 1-25 Guests (Member)	$75	$100
Indoor Party Package 26-50 Guests (Member)	$100	$100
Indoor Party Package 51-75 Guests (Member)	$150	$100
Indoor Party Package 76-100 Guests, includes MP 1&2 (Member)	$200	$200
Private Pool Party Package 1-25 Guests (Member)	$200	$200
Private Pool Party Package 26-50 Guests (Member)	$225	$200
Private Pool Party Package 51-75 Guests (Member)	$250	$200
Private Pool Party Package 76-100 Guests, includes MP 1&2 (Member)	$275	$200
Private Pool Party Package 101-150 Guests (Member)	$350	$200
Multipurpose Room 1 w/ Kitchen (Non-Member)	$100.00/hr	$100
	$140/hr (after hours)	($350 w/ alcohol)

PROPOSED FEE SCHEDULE DRAFT

Multipurpose Room 2 w/o Kitchen (Non-Member)	$75.00/hr	$100
	$115/hr (after hours)	($350 w/ alcohol)
Multipurpose Rooms 1&2, Kitchen included (Non-Member)	$150.00/hr	$100
	$190/hr (after hours)	($350 w/ alcohol)
Outdoor Plaza (Non-Member)	$75.00/hr	$100
		($350 w/ alcohol)
Indoor Party Package 1-25 Guests (Non-Member)	$125	$100
Indoor Party Package 26-50 Guests (Non-Member)	$175	$100
Indoor Party Package 51-75 Guests (Non-Member)	$225	$100
Indoor Party Package 76-100 Guests, includes MP 1&2 (Non-Member)	$275	$200
Indoor Party Package 101-150 Guests, includes MP 1&2 (Non-Member)	$300	$200
Outdoor Party Package 1-25 Guests (Non-Member)	$100	$100
Indoor Party Package 26-50 Guests (Non-Member)	$125	$100
Indoor Party Package 51-75 Guests (Non-Member)	$175	$100
Indoor Party Package 76-100 Guests, includes MP 1&2 (Non-Member)	$225	$200
Private Pool Party Package 1-25 Guests (Non-Member)	$250	$200
Private Pool Party Package 26-50 Guests (Non-Member)	$275	$200
Private Pool Party Package 51-75 Guests (Non-Member)	$300	$200
Private Pool Party Package 76-100 Guests, includes MP 1&2 (Non-Member)	$350	$200
Private Pool Party Package 101-150 Guests (Non-Member)	$400	$200
Indoor or Outdoor Party Package Additional Hour(s)	$50/hr	
Set-up Fees (non-party packages) 25 guests	$20	
Set-up Fees (non-party packages) 50 guests	$40	
Set-up Fees (non-party packages) 75 guests	$60	
Set-up Fees (non-party packages) 100 guests	$80	
Set-up Fees (non-party packages) 150 guests	$100	
Set-up Fees (non-party packages) 200 guests	$150	

PROPOSED FEE SCHEDULE DRAFT

Animals			
Permit and Renewal*	Initial Permit Application Fee - $25.00 (chicken, duck, rabbit) This fee is made to the code enforcement and not to Animal Services. We have an officer do the inspection of the property which takes about an hour. Yearly Renewal Fee of Permit Application Fee - $5.00 (chicken, duck, rabbit) Inspection of Grooming Facility: Permit Fee is paid through city hall We complete the inspection of the Facility which takes 1 hour by an ACO at $19.50 an hour.	TBD	No change is proposed.
Impoundment*	First Impoundment: Spayed & Neutered Dogs and Cats $25.00 Hours Required: 1 Cost per staff: $19.50 Cost by Dept: $15.00 Subsequent Impoundments: Spayed & Neutered Dogs & Cats &50.00 Hours Required: 1 Cost per Staff: $19.50 Cost by Dept: $15.00 Owner Surrender of Spayed & Neutered Dogs and Cats: $50.00 Hours Required: 1 Cost per Staff: $19.50 hr. Cost by Dept: $15.00 Impoundment of intact Dogs and Cats: $50.00 Hours Required: 1 Cost per Staff: $19.50 hr. Cost by Dept: $15.00 Subsequent impoundment of intact Dogs and Cats: $100 Hours Required: 1 Cost per Staff: $19.50 hr. Cost by Dept: $15.00 Owner Surrender of intact Dogs and Cats: $75.00 Hours Required: 1 Cost per Staff: $19.50 hr. Cost by Dept: $15.00 Impoundment of Small Livestock: $50.00 Hours Required: 2 (2 ACO) Cost per Staff: $19.50 Cost by Dept: $25.00 Subsequent impoundment of Small Livestock: $100.00 Hours Required: 2 (2 ACO) Cost per Staff: $19.50 hr. Cost by Dept: $25.00 Impoundment of Large Livestock: $50 Hours Required: 3 Cost per Staff: $19.50 Cost by Dept: Subsequent impoundment of Large Livestock: $100.00 Hours Required: 3 Cost per Staff: $19.50 Cost by Dept: Daily handling Fee for impounded Dogs and Cats: $15.00 Hours Required: 3 ACO for a total of 16 hrs. a day between the officers. We are currently housing 60 animals and each day the ACO have to clean each kennel, feed twice a day and take outside. This takes approximately 16 hours of manpower a day. Daily handling fee for impounded Livestock: $20.00 Hours Required: 1 Cost per Staff: $19.50	TBD	

PROPOSED FEE SCHEDULE DRAFT

	Microchipping (registration): $15.00 Hours Required: 1 Cost per Staff: $19.50 Cost by Dept: $7.00 Adoption Fee: $60.00 Hours Required: 1 Cost per Staff: $19.50		
Commercial (exhibition, grooming, dealer, stables, others) *	Show or Exhibition Permit Fee - $100.00 Grooming Permit Fee - $250.00 Dealer Permit (Retail and/or Wholesale Distributor) Fee - $250.00 Commercial (Not Covered by Dealer) Fee - $250.00 Commercial Stables Fee - $250.00	TBD	
Alcoholic Beverages License (annual)*	License Fee levied pursuant to V.T.C.A., Alcoholic Beverage Code § 61.36 (one-half of the state fee upon every person). Permit Fee – Permitting fee levied pursuant to V.T.C.A., Alcoholic Beverage Code § 11.38 (one-half of the state fee for each permit).	License Fee levied pursuant to V.T.C.A., Alcoholic Beverage Code § 61.36 (one-half of the state fee upon every person). Permit Fee – Permitting fee levied pursuant to V.T.C.A., Alcoholic Beverage Code § 11.38 (one-half of the state fee for each permit) in compliance with state law.	
Food Establishment Permit (annual)	Sit down Dining: # of Employees (full & part-time) 1-6 employees $200.00 7-15 Employees $250.00 16-25 Employees $300.00 26-35 Employees $350.00 36-50 Employees $400.00 51-75 Employees $450.00 76-100 Employees $500.00 101-150 Employees $550.00 151+ Employees $600.00	TBD	
School Food Service Permit (annual)	# of Employees (full & part-time) 1-6 employees $200.00 7-15 Employees $250.00 16-25 Employees $300.00 26-35 Employees $350.00 36-50 Employees $400.00 51-75 Employees $450.00 76-100 Employees $500.00 101-150 Employees $550.00 151+ Employees $600.00	TBD	
Day Care Facility Food Permit (annual)	1-20 Children $150.00 21-30 Children $175.00 31-50 Children $200.00 51-75 Children $225.00 76-100 Children $250.00 101-150 Children $275.00 151-200 Children $300.00 201-250 Children $325.00 251-300+ Children $350.00	TBD	
Temporary Food Establishment Permit (single event up to 2 weeks) An additional late fee of $40.00 will be assessed if the permit is not received prior to the opening of the event.	$40.00	TBD	

PROPOSED FEE SCHEDULE DRAFT

Mobile Food Unit Permit (annual)	$250.00	$250.00	
Additional Fees Food Permits:	Late Fee - $50.00 Reinstatement Fee of Suspended Permit - $75.00 Re-inspection Fee - $150.00	Late Fee - $50.00 Reinstatement Fee of Suspended Permit - $75.00 Re-inspection Fee - $150.00	
Credit Access Business Registration (annual)*	$50.00	$50.00	
Peddlers, Solicitors, and Transient Merchant License*	Application Fee: $100.00 Fee for Each Additional Person's Photo Identification - $15.00	Application Fee: $100.00 Fee for Each Additional Person's Photo Identification - $15.00	
Carnival License*	Application Fee - $250.00	$500.00	
Dance Hall Licenses* (annual)	$25.00	$75.00	
Amusement Redemption Machine Game Rooms*	Initial certification fee for amusement redemption machine game room required: Up to 50 Amusement Redemption Machines - $600.00 50 and Up to 75 Amusement Redemption Machines - $900.00 More than 75 and Up to 100 Amusement Redemption Machines - $1200.00 More than 100 and Up to 125 Amusement Redemption Machines - $1500.00 For Each Amusement Redemption Machine Over 125 - $12.00 Inspection and Amusement Redemption Machine Game Room License Fee (per machine) - $50.00 Release of Machine Sealed for Non-Payment of License Fee - $50.00	½ of the State Fee plus Single Machine and single person $500.00 2 to 3 machines or players $1,000.00 7 to 10 machines or players $2,500.00 11 to 20 machines or players $5,000.00 21 or more machines or players $10,000.00 4 to 6 Machines or Players $1,750.00	
Sexually Oriented Businesses* (annual)	Permitting or Licensing Fee (annual) - $1500.00	Permitting or Licensing Fee (annual) - $1500.00	
Issuance of tax Certificate*	$10.00	$10.00	
Administrative Fee (Lien Processing) Recording Fee (Lien Processing)	$40.00	$40.00	
Penalty for Delinquent Ad Valorem Taxes* (based on amount of taxes to be paid)	20%	20%	
Permit Issuance Fee* (per car to be operated in the city for a 12-month period, ending December 31)	Vehicle Permit Issuance Fee - $50.00 Driver Background Information Check Fee - $10.00	Vehicle Permit Issuance Fee - $50.00 Driver Background Information Check Fee - $10.00	

PROPOSED FEE SCHEDULE DRAFT

* Ordinance # (Ord. No. 20210810-009, § 3, 8-10-21; Ord. No. 20210928-018, § 2, 9-28-21; Ord. No. 20220208-008, § 2(Exh. A), 2-8-22; Ord. No. 20220524-012, 2(Exh. A), 5-24-22; Ord. No. 20220913-021, § 2, 9-13-22; Ord. No. 20230124-012, § 1, 1-24-23; Ord. No. 20230301-002, § 3, 3-1-23; Ord. No. 20230912-016, § 2, 9-12-23; Ord. No. 20240109-006, § 2(Exh. A), 1-9-24)

City of Angleton Fee Study

Comparative Analysis
Appendix 2

10/16/2024

Example calculations are highlighted in yellow

Type of Application	Current Fee (as per the fee ordinance and input from staff)	Angleton Proposed Fee (as discussed with the staff)	Pearland	Alvin	Manvel	Richmond	Rosenberg	Brookshire	Pattison	Fulshear	Katy
Administrative/Processing fee	$0.00	$35 (include or exclude planning applications)	Depends on the fee type		Depends on the fee type	Depends on the fee type	Depends on the fee type	$30.00	$15.00	$35.00 (excluding planning applications)	$30.00 (excluding planning applications)
Pre-development meeting		TBD	$0.00	Not found in the ordinance	$0.00	Not found in the ordinance	Not found in the ordinance	$0.00	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance
Platting											
Preliminary Plat	Commercial •Less than two acres: $1,000.00 •More than Two Acres: $1,000.00 plus 25.00/additional acre •Plan Review Fee by City Engineer: $1,000.00 deposit (typical review time 10-11 hours) Residential •200 Lots or less: $800.00 plus $6.00 per lot •More than 200 Lots: $4.00 per additional lot over 200 •Plan Review Fee by City Engineer: $1,000.00 deposit (typical review time 10-11 hours)	$1000 (filing / application) fee) + + $25/lot (residential) OR $30/acre (commercial/multifamily Increase per lot fee. Subsequent resubmittals $400/resubmittal, due upon resubmittal. Sec. 23-86	$1000 (filing / application) fee) + + $8/lot (residential) OR $30/acre (commercial/multifamily)	$200.00 plus $5.00 per acre for multiple dwelling areas, business areas or industrial areas not subdivided into lots	$750.00 + $10/lot ($15/acre for reserves)	Base fee: $750.00 plus - Commercial and Reserve Acreage, per acre fee $15.00 Residential Single-Family, per lot :$5.00	Base $500.00 Plus, per lot $3.00 Plus, per acre of reserve $15.00	Residential Base/ Application fee : $500.00 plus $2 per lot plus $50.00 per acre or fraction thereof Commercial/multi-family or other Base/ Application fee : $750.00 plus $750.00 plus $50.00 per acre or fraction thereof	Residential $750.00 plus $2.00 per lot plus $50.00 per acre Commercial or other $750.00 plus $50.00 per acre Multi-family $750.00 plus $10.00 per unit	$500.00 + $3.50 Per Lot + $12.50 Per Acre	Filing fee: $650.00 plus $5.00 per lot plus $12.50 per acre Base fee: $400.00 covers 2 hours of review; additional review $200.00 per hour
Example Lot Area	(filing/application) fee)	*$1,000.00*									
2 acres	2	*$16.00*									
2 lots	2	*$60.00*									
Residential (2 lots)		*$1,016.00*	*$1,016.00*		*$770.00*	*$760.00*	*$506.00*	*$634.00*	*$869.00*	*$532.00*	*$1,085.00*
Commercial (2 acres)		*$1,060.00*	*$1,060.00*		*$770.00*	*$780.00*	*$506.00*	*$880.00*	*$865.00*	*$532.00*	*$1,085.00*
Estimated fees for a 100 lot single-family subdivision of 25 acres	$2,400.00	*$1,915.00*	*$1,800.00*	*$700.00*	*$1,750.00*	*$1,250.00*	*$800.00*	*$1,980.00*	*$2,215.00*	*$1,197.50*	*$1,862.50*
Final Plat	Commercial •Up to two acres: $1,000.00 •More than Two Acres: $1,000.00 plus 25.00/additional acre •Plan Review Fee by City Engineer: $1,000.00 deposit Residential •200 Lots or less: $800.00 plus $6.00 per lot •More than 200 Lots: $4.00 per additional lot over 200 •Plan Review Fee by City Engineer: $1,000.00 deposit	$1000 (filing /application) fee) + + $25/lot (residential) OR $30/acre (commercial/multifamily) Subsequent resubmittals $400/resubmittal, due upon resubmittal.	$1000 (filing /application) fee) + + $8/lot (residential) OR $30/acre (commercial/multifamily)	$400.00 plus $5.00 per acre, plus county filing fees, for multiple dwelling areas, business areas or industrial areas not subdivided into lots	$750.00 + $25/lot and $15/acre or fraction in reserves	Base fee: $750.00 plus - Commercial and Reserve Acreage, per acre fee $15.00 Residential Single-Family, per lot :$5.00	Base $500.00 Plus, per lot $3.00 Plus, per acre of reserve $15.00	Residential Base/ Application fee: $500.00 plus $2 per lot plus $50.00 per acre or fraction thereof Commercial/multi-family or other: $500.00 plus $50.00 per acre or fraction thereof	Multi Family $500.00 plus $10.00 per unit Residential $500.00 plus $50.00 per acre Commercial or other $500.00 plus $50.00 per acre	$500.00 + $5.00 Per Lot + $25.00 Per Acre	Filing fee: $650.00 plus $15.00 per lot plus $20 per acre Base fee: $400.00 covers 2 hours of review; additional review $200.00 per hour
Example Lot Area	(filing/application) fee)	*$1,000.00*									
2 lots	2	*$16.00*									
2 acres	2	*$60.00*									
Residential (2 lots)		*$1,016.00*	*$1,016.00*		*$800.00*	*$760.00*	*$506.00*	*$634.00*	*$630.00*	*$560.00*	*$1,120.00*
Commercial (2 acres)		*$1,060.00*	*$1,060.00*		*$800.00*	*$780.00*	*$506.00*	*$630.00*	*$630.00*	*$560.00*	*$1,120.00*
Estimated fees for a 100 lot single-family subdivision of 25 acres	$2,400.00	*$1,915.00*	*$1,800.00*	*$900.00*	*$3,250.00*	*$1,250.00*	*$800.00*	*$1,980.00*	*$1,765.00*	*$1,625.00*	*$3,050.00*
Replat	Commercial •Less than two acres - $1,000.00 •More than Two Acres - $1,000.00 plus 25.00/additional acre •Plan Review Fee by City Engineer deposit $1,000.00 Residential •200 Lots or less -$800.00 plus $6.00 per lot •More than 200 Lots - $4.00 per additional lot over 200 •Plan Review Fee by City Engineer deposit $1,000.00	$1000 (filing /application) fee) + + $25/lot (residential) OR $30/acre (commercial/multifamily) Subsequent resubmittals $400/resubmittal, due upon resubmittal.	$600 plus $6 per lot increase (residential) $600 plus $300/acre (non-residential and multi-family)	$400.00 plus $5.00 per acre, plus county filing fees, for multiple dwelling areas, business areas or industrial areas not subdivided into lots	$500.00	$750.00	Not found in the ordinance	Residential Base/ Application fee: $250.00 plus $3.50 per lot plus $50.00 per acre or fraction thereof Commercial/multi-family or other Base/ Application fee: $750.00 plus $50.00 per acre or fraction thereof	$350.00	$500.00 + $5.00 Per Lot + $25.00 Per Acre	$650.00 plus $5.00 per lot plus $12.50 per acre Base fee: $400.00 covers 2 hours of review; additional review $200.00 per hour

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Example calculations are highlighted in yellow

Type of Application	Current Fee (as per the fee ordinance and input from staff)	Angleton Proposed Fee (as discussed with the staff)	Pearland	Alvin	Manvel	Richmond	Rosenberg	Brookshire	Pattison	Fulshear	Katy
Example Lot Area	Filing/application fee plus base fee	*$1,050.00*									
2 lots	2	*$10.00*									
2 acres	2										
Residential (2 lots)		*$1,060.00*	*$600.00*		*$500.00*	*$750.00*		*$387.00*	*$350.00*	*$560.00*	*$1,085.00*
Commercial (2 acres)		*$1,060.00*	*$1,200.00*		*$500.00*	*$750.00*		*$880.00*	*$350.00*	*$560.00*	*$1,085.00*
Development Plat	$250.00 plus review expense	$1000 (filing /application) fee) + + $25/lot (residential) OR $30/acre (commercial/multifamily) Subsequent resubmittals $400/resubmittal, due upon resubmittal.	$1000 (filing -/application) fee) + + $8/lot (residential) OR $30/acre (commercial/multifamily)	$400.00 plus $5.00 per acre, plus county filing fees, for multiple dwelling areas, business areas or industrial areas not subdivided into lots	$750.00 plus $15/acre			Residential Base/ Application fee : $500.00 plus $3.50 per lot plus $50.00 per acre or fraction thereof Commercial/multi-family or other Base/ Application fee : $750.00 plus $50.00 per acre or fraction thereof	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Example Lot Area	Filing/application fee plus base fee	*$1,000.00*									
2 lots	2	*$16.00*									
2 acres	2	*$60.00*									
Residential (2 lots)		*$1,016.00*	*$1,018.00*					*$637.00*			
Commercial (2 acres)		*$1,060.00*	*$1,060.00*		*$780.00*			*$880.00*			
Amending Plat	$250.00 plus review expense	$600 filing fee plus $6 per lot increase (residential) $600 filing fee plus $300/acre (non-residential and multi-family). Additional resubmittal $400 fee due upon resubmittal.	$600 filing fee plus $6 per lot increase (residential) $600 filing fee plus $30/acre (non-residential and multi-family)	$200.00 plus county filing fees	$500.00	$750.00		Residential Base/ Application fee: $250.00 plus $3.50 per lot plus $50.00 per acre or fraction thereof Commercial/multi-family or other Base/ Application fee: $750.00 plus $50.00 per acre or fraction thereof	$350.00	$200.00	$650.00 plus $5.00 per lot plus $12.50 per acre Base fee: $400.00 covers 2 hours of review; additional review $200.00 per hour
Example Lot Area	Filing/application fee plus base fee	*$600.00*									
2 lots	2	*$12.00*									
2 acres	2	*$60.00*									
Residential (2 lots)		*$612.00*	*$1,012.00*		*$500.00*	*$750.00*		*$387.00*	*$350.00*	*$200.00*	*$1,085.00*
Commercial (2 acres)		*$660.00*	*$1,060.00*		*$500.00*	*$750.00*		*$880.00*	*$350.00*	*$200.00*	*$1,085.00*
Minor Plat	$250.00 plus review expense	$600 + $6/lot (residential) $600 + $30/acres (nonresidential) $150 (one existing home or business). Subsequent resubmittals $400/resubmittal, due upon resubmittal.	$600 + $6/lot (residential) $600 + $30/acres (nonresidential) $150 (one existing home or business)	$200.00 plus county filing fees	$500.00	$750.00		Residential Base/ Application fee: $250.00 plus $3.50 per lot plus $50.00 per acre or fraction thereof Commercial/multi-family or other Base/ Application fee: $750.00 plus $50.00 per acre or fraction thereof	$350.00	$200.00	$650.00 plus $5.00 per lot plus $12.50 per acre Base fee: $400.00 covers 2 hours of review; additional review $200.00 per hour
Example Lot Area	Filing/application fee plus base fee	*$600.00*									
2 lots	2	*$12.00*									
2 acres	2	*$60.00*									
Residential (2 lots)		*$612.00*	*$1,012.00*		*$500.00*	*$750.00*		*$387.00*	*$350.00*	*$200.00*	*$1,085.00*
Commercial (2 acres)		*$660.00*	*$1,060.00*		*$500.00*	*$750.00*		*$880.00*	*$350.00*	*$200.00*	*$1,085.00*
Vacate Plat		$600.00/acre	$600.00/acre	Not found in the fee ordinance	Not found in the fee ordinance	$750.00		$500.00		$500.00	Not found

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Type of Application	Current Fee (as per the fee ordinance and input from staff)	Angleton Proposed Fee (as discussed with the staff)	Pearland	Alvin	Manvel	Richmond	Rosenberg	Brookshire	Pattison	Fulshear	Katy
Subdivision Variance		$400.00	$400.00	$250.00	$500.00	$450.00 per item	$400.00	Residential $150.00 per item Commercial $300.00 per item	250.00 per each individual item	Residential $150.00 Commercial $300.00	Base fee : $500 $200 per hour for additional reviews
Tree Plan		$150.00	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance
Construction Plans for Subdivision Improvements	50% of commercial permit plus review costs	One percent (1%) of the actual construction cost for projects fifty thousand dollars ($50,000.00) or less, or Five hundred dollars ($500.00) for the first fifty thousand dollars ($50,000.00) plus one-half percent 0.5%) of the actual construction cost over $50,000.00	Not found in the ordinance	Not found in the ordinance	$500.00 base plus $50.00 per document page larger than legal size sheets RESUBMITTALS FOR PLAN REVIEW, STREETS, UTILITIES, PUBLIC SYSTEMS (After second submittal) $250.00 base plus $10.00 per document page PLAN REVIEW FOR BINDERS (every ten (10) sheets equal 1 document page) $500.00 base plus $5.00 per legal size or smaller sheets CIVIL SITE IMPROVEMENTS, STREETS, UTILITIES, PUBLIC SYSTEMS, ETC. $1,000.00 flat fee for projects up to and including $100,000.00. Over $100,000.00- $1,000.00 plus $8.00 for each thousand over $100,000.00 RE-CHECK FEE or VERIFICATION OF CORRECTIONS $250.00	Plans Submittals – Add per acres over 100 $5.00 Plans Submittals – Total Acreage – 0.00 to 5.99 acres $450.00 Plans Submittals – Total Acreage – 16.00 to 99 acres $800.00 Plans Submittals – Total Acreage – 6.0 to 15.99 acres $700.00 Plans Submittals – Total Acreage – 100.00 or Greater Acres $1,200.00 Plans Resubmittals – Total Acreage – 0.00 to 5.99 acres $450.00 Plans Resubmittals – Total Acreage – 16.00 to 99 acres $800.00 Plans Resubmittals – Total Acreage – 6.0 to 15.99 acres $700.00	One percent (1%) of the actual construction cost for projects fifty thousand dollars ($50,000.00) or less, or Five hundred dollars ($500.00) for the first fifty thousand dollars ($50,000.00) plus one-half percent 0.5%) of the actual construction cost over $50,000.00	Base/ Application fee : $950.00 Each Additional Plan Review $100.00	Initial Submittal (1) 0-5.99 Acres - $300.00 (2) 6.0 - 15.99 Acres - $350.00 (3)16.0 -99.99 Acres - $400.00 (4)100 Acres or More - $600.00 First Resubmittal (1) 0 - 5.99 Acres - $150.00 (2) 6.0 - 15.99 Acres - $115.00 (3)16.0 - 99.99 Acres - 200.00 (4)100 Acres or More - $300.00 Additional Resubmittals (1) 0 - 5.99 Acres - $ 75.00 each (2) 6.0 - 15.99 Acres - $ 90.00 each (3) 16.0 - 99.99 Acres - $100.00 each (4) 100 Acres or More - $150.00 each	Base fee : $950.00 Each Additional Plan Review $100.00	Base fee: $400.00 covers 2 hours of review; additional review $200.00 per hour
Land Plan/Concept Plan	50% of commercial permit plus review costs	0 -5 cares - $1800.00 5 - 25 acres - $2,000.00 25-50 acres - $2,400.00 50 - 75 acres - $3,000.00 75 - 100 acres - $3, 800 >100 acres - $4, 600	Cluster Plans: 0 -5 cares - $1800.00 5 - 25 acres - $2,000.00 25- 50 acres - $2,400.00 50 - 75 acres - $3,000.00 75 - 100 acres - $3, 800 >100 acres - $4, 600	Not found in the ordinance	50 - 100 acres $1000 >101 acres $2000	Per Submittal $ 2,000.00.00 Minor Amendment : $750.00 Major Amendment $ 1,500.00 plus $10.00 per acre (Max $3,500)	Land plan : $1,500.00 Amendment: $750.00	Residential Base/ Application fee : $500.00 plus $2 per lot plus $50.00 per acre or fraction thereof Commercial/multi-family or other Base/ Application fee : $750.00 plus $750.00 plus $50.00 per acre or fraction thereof	Residential $750.00 plus $2.00 per lot plus $50.00 per acre Commercial or other $750.00 plus $50.00 per acre Multi-family $750.00 plus $10.00 per unit	$500.00 + $3.50 Per Lot + $12.50 Per Acre	Filing fee: $650.00 plus $5.00 per lot plus $12.50 per acre Base fee: $400.00 covers 2 hours of review; additional review $200.00 per hour
Development Agreement		Require deposit for staff/consultant expenditure	Not found in the fee ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance
Extension of Preliminary Plat Approval		$150.00	$150 filing fee	Not found in the ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Base/ Application fee: $150.00	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Plat Recordation		Typically county recordation fee plus City expenses	Not found in the fee ordinance	$120 plus $25 for each additional page	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the ordinance	Not found in the ordinance
Recheck fees - plats and construction drawings		$400/submittal, due upon resubmittal	$200/submittal	Not found in the ordinance	$250.00	Not found in the ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Zoning											
Annexation/Deannexation		Large tract (>10 acres) - require deposit for staff/consultant expenditure	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance

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Type of Application	Current Fee (as per the fee ordinance and input from staff)	Angleton Proposed Fee (as discussed with the staff)	Pearland	Alvin	Manvel	Richmond	Rosenberg	Brookshire	Pattison	Fulshear	Katy
Rezoning / FLUM Amendment.	$150.00	0-5 acres - Base fee $1000 + $25.00/each zone 5-25 acres - Base fee $1000 +$25.00/each zone 25-50 acres - Base fee $1025 + $25.00/each zone 50-75 acres - Base fee $1050+$25.00/each zone 75-100 acres - Base fee $1075+25.00/each zone 100+ acres - Base fee $1100+$25.00/each zone	0-5 acres - Base fee $1000 + $25.00/each zone 5-25 acres - Base fee $1000 +$25.00/each zone 25-50 acres - Base fee $1025 + $25.00/each zone 50-75 acres - Base fee $1050+$25.00/each zone 75-100 acres - Base fee $1075+25.00/each zone 100+ acres - Base fee $1100+$25.00/each zone	No zoning	$1,800.00	Application fee: $50.00 plus $25 per acre	Not found in the fee ordinance	No zoning	No zoning	$600.00 + $15.00 Per Acre	$1,500.00
Rezoning Application Fee (if waiver request granted before expiration)	150% of the zoning application fee	TBD. Needs to be increased	Not found in the fee ordinance	No zoning	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Specific Use Permit	$150.00	0-5 acres - Base fee $1000 + $25.00/each zone 5-25 acres - Base fee $1000 +$25.00/each zone 25-50 acres - Base fee $1025 + $25.00/each zone 50-75 acres - Base fee $1050+$25.00/each zone 75-100 acres - Base fee $1075+25.00/each zone 100+ acres - Base fee $1100+$25.00/each zone	0-5 acres - Base fee $1000 + $25.00/each zone 5-25 acres - Base fee $1000 +$25.00/each zone 25-50 acres - Base fee $1025 + $25.00/each zone 50-75 acres - Base fee $1050+$25.00/each zone 75-100 acres - Base fee $1075+25.00/each zone 100+ acres - Base fee $1100+$25.00/each zone	No zoning	$1,500.00						$2,000.00 commercial use/ religious/other nonprofit uses $100.00 for any single-family residential SUP when application is made by owner and use is for the benefit of owner who will occupy the property $200.00 any review of the application beyond the initial review by city personnel either prior to filing or after filing for each review requested; $50.00 for a review of application made by the owner occupied structure/use made the basis of the SUP
Zoning Variance	$150.00	$500.00	$500.00	No zoning	$750.00	$400.00 for each item	$400.00	No zoning	No zoning	Residential Zoning Variance $150.00 Commercial Zoning Variance $300.00	$500.00 $200.00 any review of the appeal beyond the initial review by city personnel either prior to filing or after filing for each review requested $50.00 for a review of appeal made by the owner occupied structure/use made the basis of the appeal.
Special Exception/BOA- (Processed same as Zoning Variance)	$150.00	$500.00	$150.00 base + $250.00 filing fee	No zoning	$500.00	$450.00 per item	$400.00	Residential $150.00 Commercial $300.00		Residential $150.00 Commercial $300.00	Base fee : $500 $200 per hour for additional reviews

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Special Exception/Administrative	$150.00	$150.00	Not found in the fee ordinance	No zoning	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Planned Development	150% of the zoning application fee	0-5 acres - $1800.00* 5-25 acres - $ 2000.00* 25-50 acres - $2400* 50-75 acres - $3000* 75-100 acres - $3800* 100+ acres - $4600* Deposit required for special districts	0-5 acres - $1800.00 5-25 acres - $ 2000.00 25-50 acres - $2400 50-75 acres - $3000 75-100 acres - $3800 100+ acres - $4600	No zoning	Public notice fee - $150 Small PUD - $4000 Medium PUD - $4000 + $40/acre Large PUD (<1000 acre) - $10000 plus$30/acre Large PUD (>1000 acre) - $20000 plus $20/acre PUD amendment - $500	Not found in the ordinance.	Concept Plan - $750.00	No zoning	No zoning		$2,500.00
Waiver Fee	$100.00	TBD	Not found in the fee ordinance	No zoning	Not found in the fee ordinance	Not found in the fee ordinance	No zoning	No zoning	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Zoning Verification Letter (without legal review)	$0.00	$25 residential, $35 commercial	$25 residential, $35 commercial	No zoning	$50.00	Not found in the fee ordinance	Not found in the fee ordinance	No zoning	No zoning	Not found in the fee ordinance	$85.00
Zoning Verification Letter/interpretation (with legal review)	$0.00	$25 residential, $35 commercial Additional fee for staff/consultant expense may be required.	Not found in the fee ordinance	No zoning	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Vested Rights Verification Letter	$0.00	$25 residential, $35 commercial Additional fee for staff/consultant expense may be required.	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Written Interpretation of the Code		$25 residential, $35 commercial Additional fee for staff/consultant expense may be required.	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Land Development Code (LDC)/Zoning Text Amendment		Not in the current fee schedule. Not inteoduce	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Written Interpretation		Recommended to be removed.	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Legal Lot Verification		$25 residential, $35 commercial Additional fee for staff/consultant expense may be required.	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
~~**Land Plan/General Plan/Conceptual Plan/Site Development Plan applications if required by the code**~~	~~Commercial - Plan Review Deposit Residential -~~	Already listed above		Not found in the fee ordinance							
Commercial Building Permits											

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Type of Application	Current Fee (as per the fee ordinance and input from staff)	Angleton Proposed Fee (as discussed with the staff)	Pearland	Alvin	Manvel	Richmond	Rosenberg	Brookshire	Pattison	Fulshear	Katy
Commercial Building Permits	Cost of Construction: $1,000 and Less- $20.00 minimum Cost of Construction: $1,000 to $49,999 - $20.00 for first $1,000.00 of construction cost, plus $5.00 for each additional $1,000.00 or fraction thereof. Cost of Construction: $1,000 to $49,999- $20.00 for first $1,000.00 of construction cost, plus $5.00 for each additional $1,000.00 or fraction thereof. Cost of Construction: $1,000 to $49,999 - $20.00 for first $1,000.00 of construction cost, plus $5.00 for each additional $1,000.00 or fraction thereof. Cost of Construction: $50,000 to $99,000 - $260.00 for first $50,000.00, plus $4.00 for each additional $1,000.00 or fraction thereof. Cost of Construction: $50,000 to $99,000 -$260.00 for first $50,000.00, plus $4.00 for each additional $1,000.00 or fraction thereof. Cost of Construction: $100,000 to $499,999 -$460.00 for first $100,000.00, plus $3.00 for each additional $1,000.00 or fraction thereof. Cost of Construction: $500,000 and Up -$1,660.00 for first $500,000.00, plus $2.00 for each additional $1,000.00 or fraction thereof.	Application fee/processing : $30.00 Based on valuation beginning at $15 $15 for first $1000 plus $5 for each $1000 of fraction there of. Minimum $100.00 per square feet will be used as the valuation Accessory structure $120-$180	Application fee/processing : $0.00 Based on valuation beginning at $16.50 $16.50 for first $1000 plus $5.5 for each $1000 of fraction there of. Minimum $100.00 per square feet will be used as the valuation Accessory structure $120-$180	First $1,000.00 of construction value plus - up to and including $50,000.00 - $15.00 for the first $1,000.00 plus $5.00 for each additional thousand or fraction thereof, up to and including $50,000.00 $50,000.00 to $100,000.00 - $260.00 for the first $50,000.00 plus $4.00 for each additional thousand or fraction thereof to and including $100,000.00 $100,000.00 to $500,000.00 - $460.00 for the first $100,000.00 plus $3.00 for each additional thousand or fraction thereof, to and including $500,000.00 $500,000.00 and up - $1,660.00 for the first $500,000.00 plus $2.00 for each additional thousand or fraction thereof Minimum fee - $50	Application fee/processing : $30 Minimum fee-$50.00 $15.00 for the first $1,000.00 of construction value plus; $5.00 per thousand, up to and including $50,000.00 $260 for the first $50,000.00 plus $4 per additional thousand $460 for the first $100,000.00 plus $3 per additional thousand $1,660 for the first $500,000.00 plus $2 per additional thousand.	General fee : $25.00 plus $0.55 per square feet	$1,000.00 and less - $20.00 $1,000.00 to $50,000.00 $20.00 for the first $1,000.00, plus $7.00 for each additional thousand or fraction thereof, to and including $50,000.00.* $50,000.00 to $100,000.00 $363.00 for the first $50,000.00, plus $5.50 for each additional thousand or fraction thereof, to and including $100,000.00.* $100,000.00 to $500,000.00 $638.00 for the first $100,000.00, plus $4.00 for each additional thousand or fraction thereof, to and including $500,000.00.* $500,000.00 and up $2,238.00 for the first $500,000.00, plus $2.50 for each additional thousand or fraction thereof.	Base fee : $50.00 plus third party review fees	Application/processing fee : Not found Valuation of $0 - $20,000 - $100.00 Valuation of $21,000 to $50,000 $100.00 the 1st $21,000 plus $5.00 for each additional $1,000 or fraction thereof, up to and including $50,000 Valuation of $50,001 to $100,000 $260 for the 1st $50,000 plus $4.00 for each additional $1,000 or fraction thereof, up to and including $100,000 Valuation of $100,001 to $500,000 $460 for the 1st $100,000 plus $3.00 for each additional $1,000 or fraction thereof, up to and including $500,000 Valuation of $500,001 and up $1,660 for the 1st $500,000 plus $2.00 for each additional $1,000 or fraction thereof	Application fee/processing : Not found $50,000.00 or Less - $700.00 + $5.75 per thousand over $1,000.00 or fraction thereof $50,001.00 to $100,000.00 - $800.00 + $4.75 per $1,000.00 or fraction thereof over $50,001 $100,001.00 to $500,000.00 - $1,000 + $3.50 per $1,000.00 or fraction thereof over $100,001 $500,001.00 to $1,000,000.00 - $3,500.00 + $3.00 per $1,000.00 or fraction thereof over $500,001.00 $1,000,001.00 or more - $4,064.00+ $3.00 per $1,000.00 or fraction thereof over $1,000,001.00	Application fee/processing : $30.00 $1,000.00 and less $250 base fee. $1,001.00 to $50,000.00 - $700.00 for the first $1,001.00 plus $5.75 for each additional thousand or fraction thereof, to and including $50,000.00. $50,001.00 to $100,000.00 - $800.00 for the first $50,001.00 plus $4.75 for each additional thousand or fraction thereof, to and including $100,000.00. $100,001.00 to $500,000.00 - $1,000.00 for the first $100,001.00 plus $3.50 for each additional thousand or fraction thereof, to and including $500,000.00. $500,001.00 to $1,000,000.00 - $3,500.00 for the first $500,001.00 plus $3.00 for each additional thousand or fraction thereof. $1,000,001.00 and up $4,000.00 for the first $1,000,001.00 plus $3.00 for each additional thousand or fraction thereof
Additional Fees for Construction Building Permit	Storm Water Permit - $45.00 If Impervious Cover >30000 square feet - $500.00	Ferer to site development permit fees	Not found in the fee ordinance	Minimum amount $45.00 Incremental amount for each full or partial acre site, in excess of one acre $45.00	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Commercial Development - valued at $500,000 and an area of 5000 square feet	**$1,660.00**	***$2,791.00***	***$2,761.00***	***$1,660.00***	***$1,660.00***	***$2,775.00***	***$2,238.00***	***$1,980.00***	***$1,675.00***	***$2,400.00***	***$2,430.00***
Commercial Development - valued at $1 million	**$2,660.00**	***$5,541.00***	***$5,511.00***	***$2,660.00***	***$2,690.00***	***$5,575.00***	***$3,488.00***	***$2,530.00***	***$2,675.00***	***$5,500.00***	***$5,580.00***
Residential Building Permits											
New Construction - Residential	.50 per square foot (min $60.00)	Application fee/processing : $30.00 .50 per square foot (min $60.00).	$0.41/sf (incl two-family)	$0.40 per sq. ft.	$0.40/sf ($50 min)	General fee - $25 0.35 per square feet	$0.40 per square foot of covered area	Base fee $30.00 plus third party review fees	0-1,500 S.F. $785.00 1,501-10,000 S.F. $785.00 for the first 1,500 S.F. plus $0.35 for each additional S.F. to and including 10,000 S.F. Over 10,000 S.F. $3,760.00 for the first 10,000 S.F. plus $0.15 for each additional S.F. over 10,000 S.F	<4,000 Sq. Ft. - $0.42/S.F. +1/2 Plan Review Fee + $35 Application Fee + $600 Inspection Fee =>4,000 Sq. Ft. : $0.50/S.F. +1/2 Plan Review Fee + $35 Application Fee + $600 Inspection Fee Plan Review Fee is 1/2 of the calculated permit fee	Application fee - $30 $0.35 per square foot plus Plan checking fee (half of permit fee)
Single Family Residential - 2,000 square feet	**$1,000.00**	***$1,030.00***	***$822.00***	***$800.00***	***$820.00***	***$725.00***	***$800.00***	***$1,020.00***	***$975.00***	***$1,685.00***	***$1,080.00***

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Type of Application	Current Fee (as per the fee ordinance and input from staff)	Angleton Proposed Fee (as discussed with the staff)	Pearland	Alvin	Manvel	Richmond	Rosenberg	Brookshire	Pattison	Fulshear	Katy
Alterations/Additions/Remodel - Residential	.30 per square foot (min $20.00)	Application fee/processing : $30.00 $0.40/sf	120.00-$180.00	Not found in the ordinance	$0.40/sf ($50 min)	General fee - $25 plus 0.35 per square feet	$1,000.00 and less - $20.00 $1,000.00 to $50,000.00 $20.00 for the first $1,000.00, plus $7.00 for each additional thousand or fraction thereof, to and including $50,000.00.* $50,000.00 to $100,000.00 $363.00 for the first $50,000.00, plus $5.50 for each additional thousand or fraction thereof, to and including $100,000.00.* $100,000.00 to $500,000.00 $638.00 for the first $100,000.00, plus $4.00 for each additional thousand or fraction thereof, to and including $500,000.00.* $500,000.00 and up $2,238.00 for the first $500,000.00, plus $2.50 for each additional thousand or fraction thereof.	Base fee : $30.00 plus third party review fees	$100.00 - $160	Additions - <4,000 Sq. Ft. - $0.42/S.F. +1/2 Plan Review Fee + $35 Application Fee + $600 Inspection Fee =>4,000 Sq. Ft. : $0.50/S.F. +1/2 Plan Review Fee + $35 Application Fee + $600 Inspection Fee Plan Review Fee is 1/2 of the calculated permit fee Remodel: $0.35/S.F. + 1/2 Plan Review Fee + $35.00 Application Fee+ $600.00 Inspection Fee	Application fee : $30 Over 500 square feet with a concrete foundation is a base fee of $100.00 plus $.08 a square foot. Over 500 square feet without concrete foundation is $25.00 Under 500 square feet with a concrete foundation is a base fee of $50.00 plus $.08 a square foot. Under 500 square feet without concrete foundation is $25.00
Single Family Residential - 500 sq ft addition	**$150.00**	***$230.00***	***$180.00***		***$200.00***	***$200.00***	***$300.00***	***$160.00***	***$175.00***	***$853.75***	***$170.00***
Window Replacement Permit - Residential	1-5 windows - $25.00 6+ windows - $50.00	Application fee/processing : $30.00 plus $5.00 per window	Not found in the fee ordinance	First five windows: each additional window: $7.00 each.	Not found in the fee ordinance	Not found in the fee ordinance	$15.00 per window	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Plan Review	50% of permit fee	50% of permit fee	50% of permit fee	50% of permit fee	50% of permit fee	50% of permit fee	50% of permit fee Additional plan reviews (after second resubmittal) $50.00/hr	50% of permit fee Included in the building permit fee	50% of permit fee Included in the building permit fee	50% of permit fee Included in the building permit fee	50% of permit fee
Re-Inspection Fee	$25.00	Application fee/processing : $30.00 Residential : $20.00 Commercial : $100	$75.00	$100.00	Residential : $50.00 Commercial : 100	Depends on the type of permit	$50.00	Third party fees	$100.00	$60.00	$50 increases in increments of $25.00 each for each subsequent reinspection
After-hours Inspection Fee		Application fee/processing : $30.00 Commercial - $120 Residential - $35	$120.00	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	$50.00/hr. (minimum charge of three hours)	Third party fees	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance
Permit Renewal/Extension prior to Expiration		Case by case basis decision will be made by the City.	Not found in the ordinance	If job is not completed in six months: Commercial - $300 Residential - $100	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	$0.00	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance
Permit Renewal after Expiration		Case by case basis decision will be made by the City.	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	$0.00	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance
Work without issuance of a permit	Twice the permit fee	Twice the permit fee	Twice the permit fee	Not found in the ordinance	$200.00	Commercial - $250 Residential - $75	Not fund in the ordinance	Twice the permit fee	Twice the permit fee	$350.00	Twice the permit fee
Contractor Registration	$50.00	Application/processing fee - $30 Registration fee - $100 As per state law Electrical, Mechanical, or Plumbing Contractors are exempt from the fee (not from the registration requirement).	Not found in the fee ordinance	Not found in the ordinance	$0.00	Not found in the fee ordinance	$100.00	Annual fee : $100 per contractor (not type)	Not found in the fee ordinance	General Residential & Commercial, Irrigation, Sign & Pool: $200.00 Annually Electrical, Plumbing & Mechanical : No Fee	Annual fee : $100 Administration fee: $100

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Type of Application	Current Fee (as per the fee ordinance and input from staff)	Angleton Proposed Fee (as discussed with the staff)	Pearland	Alvin	Manvel	Richmond	Rosenberg	Brookshire	Pattison	Fulshear	Katy
Accessory Structures (sheds, patios, pole barns, decks) - Residential if has electric/plumbing or over 200 square feet	.30 per square foot (min $60.00)	Application/processing fee : $30 Permit fee - .30 per square foot	$60-$120	Not found in the fee ordinance	Not found in the fee ordinance	$25	Carport and/or Patio Cover $75 Decks - $75 flat rate	Base fee : $30.00 plus third party fees	$100 per trade	$0.11 per sq. ft. + 1/2 Plan Review Fee + $35 Application Fee + $120 inspection fee	Over 500 square feet with a concrete foundation is a base fee of $100.00 plus $.08 a square foot. Permit fee for structures over 500 square feet without concrete foundation is $25.00 Under 500 square feet with a concrete foundation is a base fee of $50.00 plus $.08 a square foot Construction of patios with no cover, driveways, parking lots and sidewalks. (1) Application preparation: $30.00. (2) First driveway: $8.00. (3) Each additional driveway: $4.50. (4) Flatwork, parking lots and paved areas: (A) Up to 1,000 square feet: $30.00. (B) Each additional 1,000 square feet: $1.50. (5) Sidewalks and/or walkways. (A) First 100 linear feet: $15.00. (B) Each additional 100 linear feet: $3.00. (C) 1st reinspection: $50.00. Fee increases in increments of $25.00 for each subsequent reinspection. (i) Dumpster enclosure and pad:$50.00.
Detached garages/Carports - Residential	$60.00	Application/processing fee - $30 Permit fee - $75	Minor (one inspection) - $60 Major (two or more inspections) - $180	Not found in the fee ordinance	Not found in the fee ordinance	$25	$75.00	Base fee : $30.00 plus third party fees	$100 per trade	$0.11 per sq. ft. + 1/2 Plan Review Fee + $35 Application Fee + $120 inspection fee	Over 500 square feet with a concrete foundation is a base fee of $100.00 plus $.08 a square foot. Permit fee for structures over 500 square feet without concrete foundation is $25.00 Under 500 square feet with a concrete foundation is a base fee of $50.00 plus $.08 a square foot Construction of patios with no cover, driveways, (Application preparation: $30.00. First driveway: $8.00. Each additional driveway: $4.50. Flatwork, parking lots and paved areas: Up to 1,000 square feet: $30.00. Each additional 1,000 square feet: $1.50.
Fence	$40.00	Application/processing fee - $30 Commercial-based on valuation beginning at $15, $15 for first $1000 plus $5 for each $1000 of fraction there of. Accessory structure $120-$180	Commercial-based on valuation , $16.50 for first $1,000.00; $5.50 for each $1,000.00 or fraction thereof thereafter	Not found in the fee ordinance	$25.00	Residential $25.00 for first 50 linear feet plus $10 per each additional 50 linear feet Residential Administration Fee – $10.00 Commercial General fee - $25 Service Fee – $25.00 $25.00 for first 50 linear feet plus $10 per each additional 50 linear feet	Residential - (over 7' high only) $0.75 for the first 50 feet, then $10.00 for each additional 50 linear feet	Base fee : $30.00 plus third party fees	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Solar Panels (Electrical Permit - Minimum Fee)	$20.00 (Electrical Minimum Permit Fee)	Residential -$35 flat fee Application/processing fee - $30 Commercial - based on valuation beginning at $15, $15 for first $1000 plus $5 for each $1000 of fraction there of.	Not found in the fee ordinance	Residential: Panels: First 2,000 sq. ft., base fee: $75.00, and each additional 1,000 sq. ft.: $20.00 each. Plan review: half of the permit fee	Not found in the fee ordinance	Electrical permit fee plus $50 for each solar panel	$75 flat fee	Third party fees	Not found in the fee ordinance	$250 (Includes plan review and inspection fees)	Not found in the fee ordinance
Swimming Pools	Public - $100.00 Private-in ground - $50.00 Private above ground - $25.00	Application/processing fee - $30 Residential: $35.00. Commercial: $980.00.	Residential - $350 plus $120 electrical permit fee	Residential: $0.70 per sq. ft. of pool area Commercial: based on valuation , same as that of commercial building permit	Information missing. Electrical and plumbing can be included in one permit, fee is based on a minimum of 25 % of the permit fee	Residential - 0.35 per surface area plus electrical permit fee	Swimming Pools without Deck - $300.00 flat fee Swimming Pools with Deck - $350.00 flat fee	BV fees	Not found in the fee ordinance	$950 (Includes plan review and inspection fees)	Application - $30.00. Commercial: $980.00. Residential: $110.00.

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Driveways/Flatwork	$25.00	Application/processing fee - $30 Residential $25.00 Commercial $300.00	Not found in the fee ordinance	$75.00	Residential -$100.00 per crossing Commercial : $150 Commercial fronting TxDOT- $5	Not found in the fee ordinance	Per approach - $75 expansion - 0.5 per square feet	Residential Base fee: $50.00 per crossing Commercial Base fee: $100.00 per crossing	Not found in the fee ordinance	Residential $95.00 Commercial $300.00	First driveway: $8.00. Each additional driveway: $4.50.
Roof Permit -Residential	$60.00	Application/processing fee - $30 Permit fee - $60	Not found in the fee ordinance	First 2,000 sq. ft. (20 squares), base fee: $25.00; each additional 1,000 sq. ft.: $20.00 each	Not found in the fee ordinance	Administration fee -$10 Reroof - $50	Single family -$75	Base fee : $30.00 plus third party fees	Not found in the fee ordinance	Not found in the fee ordinance	$15.00
Demolition Permit (Wrecking)	$25.00	Application/processing fee - $30 Permit fee - $50	$60.00	$100.00	$50.00	Residential - $25 admin. fee $10 plus Commercial - $50 plus admin. fee $25	0 up to 100,000 cu. ft. - $50.00 100,000 cu. ft. and over - $0.50/1,000 cu. ft.	With utilities $200.00 Without utilities $50.00	Not found in the fee ordinance	$135.00 per building	0 up to 100,000 cu. ft. - $50.00 100,000 cu. ft. and over - $0.50/1,000 cu. ft.
Moving Permit (Structures)	$25.00	Application/processing fee - $30 Permit fee - $100	Not found in the fee ordinance	$100.00	Not found in the fee ordinance	Not found in the fee ordinance	$100.00	$100.00 per structure	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Temporary Structures ~~(including tents)~~		Application/processing fee - $30 Permit fee - $100 (over 200 square feet)	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	$250 per section	Electrical permit fee For the installation of 10 kva or less - $20.00 All loads above 10 kva - $2.00/kva	Third party fees	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Foundation Repair or House Leveling Permit - Residential	$50.00	Application/processing fee - $30 Permit fee -$75	Not found in the fee ordinance	First 50 piers: $80.00 base fee, and each additional pier: $3.50 each	Not found in the fee ordinance	$50 plus admin fee $10	$75.00	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Backflow/Irrigation/Lawn Sprinkler Permit	Minimum permit fee - $20.00 Base permit fee - $7.50 plus FIXTURE OF TRAP - $4.00ea WATER LINE - $7.50ea GAS TEST FINAL - $7.50ea SEWER LINE - $7.50ea GAS PIPING SYSTEM - $4.00/outlet WATER HEATER - $4.00ea GAS OR ELECTRIC YARD SPRINKLER - $5.00ea more than 5 heads - $0.50ea BACKFLOW DEVICE - $25.00ea	Application/processing fee - $30 Backflow Device test - $10 plus plumbing fee ($20 application fee plus $5 per device) Residential irrigation - $30 Commercial irrigation -$100	Backflow prevention assembly testing: Test report fee$40.00 Annual registration, year$100.00	Irrigation systems: (1)Plan review$50.00 (2)Permit approval$40.00 (3)On-site inspection$40.00 (4)Re-inspection fee$40.00	Irrigation Residential : $140 Commercial : $200	Part of plumbing permit Back Flow Preventers: Not a Single Irrigation - $25 Irrigation with Backflow device - $75 Commercial admin, fee $25	Backflow Device test - $10 plus plumbing fee ($20 application fee plus $5 per device) Residential irrigation - $30 Commercial irrigation - Up to 5 zones $60.00 6 to 10 zones $80.00 11 or more zones$100.00	$0.00	Not found in the fee ordinance	Not found in the fee ordinance	Backflow -Not found in the fee ordinance Sprinkler: • First five (5) sprinkler heads: $10.00 • Each additional sprinkler head: $1.50 ea. Total of Above (Minimum $15.00): Application Fee: $ 30.00
Manufactured Home Park License	License Fee - $50.00 Renewal Fee - $50.00 Additional Fee for Each MH Space over Five Spaces - $10.00 Transfer Fee - $50.00	Application/processing fee - $30 Annual fee - $50 plus $15 per space Transfer Fee - $50.00	Not found in the fee ordinance	Interim license and original manufactured home park license (section 24½-32), per manufactured home space$35.00 Transfer of license for manufactured home park (section 24½-32)$50.00	Annual fee : $100 plus $5 per space	Annual Park Renewal Application/Registration Fee - $25.00 New Park Application Fee - $500.00 Park Renewal Annual Fee per Space $20.00	Annual fee - $50 plus $15 per stand	Annual license fee - $25.00 for the first 2 spaces plus $2 per mobile home Transfer fee - $25	Not found in the fee ordinance	Not found in the fee ordinance	Annual license fee - $25.00 for the first 2 spaces plus $2 per mobile home Transfer fee - $25

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Recreational Vehicle Parks	Inspection Fee - $15.00 Permit Fee - $15.00 Annual License Fee (per RV space) - $20.00 Transfer of License Fee (per RV space) - $20.00	Application/processing fee - $30 Annual fee - $50 plus $15 per space Transfer Fee - $50.00	Not found in the fee ordinance	(1)Annual recreational vehicle park/resort license fee (section 24½-107)$150.00 Plus a fee per each recreational vehicle lot (fifty dollar ($50.00) minimum requirement)$5.00 (2)Transfer of license for recreational vehicle park/resort (section 24½-108)$50.00	Annual fee : $100 plus $5 per space	Annual Park Renewal Application/Registration Fee - $25.00 New Park Application Fee - $500.00 Park Renewal Annual Fee Per Space $ 20.00	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Garage Sale Permit	$2.00	$5.00	$20.00	$0.00	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Signs											
Class I Sign - Permit Fee	$100.00	Application/processing fee - $30 Permitted Signage $75.00 each signage with the sign area exceeding 72 square feet - $150.00 each	$16.50 for first $1,000.00 of valuation plus $5.50 for each $1,000.00 of valuation or fraction thereof thereafter.	$1,000.00 and less No fee, unless inspection required, in which case a $15.00 fee for each inspection shall be charged $1,000.00 to $50,000.00 $15.00 for the first $1,000.00 plus $5.00 for each additional thousand or fraction thereof, to and including $50,000.00 $50,000.00 to $100,000.00 $260.00 for the first $50,000.00 plus $4.00 for each additional thousand or fraction thereof to and including $100,000.00 $100,000.00 to $500,000.00 $460.00 for the first $100,000.00 plus $3.00 for each additional thousand or fraction thereof, to and including $500,000.00 $500,000.00 and up $1,660.00 for the first $500,000.00 plus $2.00 for each additional thousand or fraction thereof	$100.00+$50.00 review fee	Administration Fee Each $25.00 Attached Signs $25.00 Freestanding Signs $25.00 Outside City Limit Fee per application $25.00	Not found in the fee ordinance	BV fees	Not found in the fee ordinance	Permitted Signage $75.00 Each Signage With The Sign Area Exceeding 72 S.F. $150.00 Each	Application fee: $30 Operating permit - $25 (A) For 1st 50 square feet of sign face: $20.00. (B) Each square foot or fraction thereof exceeding 50 square feet: $0.15. (1) Site inspections: (A) Ground, projecting or portable signs: $40.00. (B) Wall, roof, marquee or canopy signs: $20.00. (C) Site reinspection fee: $20.00.
Class II Sign - Permit Fee	$40.00										
Temporary/Portable Signs/Banners	$0.00	Application/processing fee - $30 plus Permit fee - $25 501 (c) organizations will be exempt from the permit fee requirement.	$20.00	Grand opening banners$15.00 Across public right-of-way$100.00 Temporary on-premises banners/feather flags permit, each$10.00 Temporary A-Frame sign annual permit fee $50.00	$0.00	$25.00	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Sign Removal - Sign Seizure Fee	$50.00	Application/processing fee - $30 plus Permit fee - $60	$60.00	$50.00	$50.00	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	$135.00	0 up to 100,000 cu. ft. $50.00 100,000 cu. ft. and over $0.50/1,000 cu. ft.
Sign Removal - Storage Fee (per day)	$5.00	Application/processing fee - $30 plus Permit fee -$10	Not found in the fee ordinance	$5/day	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Master/ Common Signage Plan		$0.00	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Certificates of Occupancy											
Certificate of Occupancy (built out)	$25.00 (per app)	Application/processing fee - $30 Nonresidential - $50 (includes inspection)	$50.00	Not found in the fee ordinance	Nonresidential (fire inspection) : $150	Business - $50 Residential - $25 (includes inspection)	$50.00	$76.92 (third party fee for inspection)	Not found in the fee ordinance	Included in Permit Fee	$0.00
CO - Change in Ownership or Name	$25.00 (per app)	Application/processing fee - $30	Not found in the fee ordinance	Not found in the fee ordinance	Nonresidential (fire inspection) : $150	Business - $50 Residential - $25 (includes inspection)	$50.00	$76.92 (third party fee for inspection)	Not found in the fee ordinance	Not found in the fee ordinance	$0.00
Temporary Certificate of Occupancy		Application/processing fee - $30 Nonresidential - $50 (includes inspection)	$60/division inspection	Not found in the fee ordinance	Nonresidential (fire inspection) : $150	Business - $50 Residential - $25 (includes inspection)	$50.00	$76.92 (third party fee for inspection)	Not found in the fee ordinance	Not found in the fee ordinance	$0.00

City of Angleton Fee Study

Comparative Analysis
Appendix 2

10/16/2024

Example calculations are highlighted in yellow

Type of Application	Current Fee (as per the fee ordinance and input from staff)	Angleton Proposed Fee (as discussed with the staff)	Pearland	Alvin	Manvel	Richmond	Rosenberg	Brookshire	Pattison	Fulshear	Katy
Copy of Certificate of Occupancy	$20.00	$20.00	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	$50.00	$76.92 (third party fee for inspection)	Included in Permit Fee	Not found in the fee ordinance	$0.00
Name/Tenant Occupancy Change	$25.00 (per app)	Application/processing fee - $30 Nonresidential - $50 (includes inspection)	$20.00	Not found in the fee ordinance	Nonresidential (fire inspection) : $150	Not found in the fee ordinance	$50.00	$76.92 (third party fee for inspection)	Included in Permit Fee	Not found in the fee ordinance	$0.00
Life/Safety Inspection Annual Registration		$0.00	Not found in the fee ordinance		Commercial/public - $0.00 varies for foster care, group home, multi-family, hospitals, 24 hr care facilities	Not found in the fee ordinance	$50.00 $150 for boarding and lodging facilities	third party fees	Not found in the fee ordinance	Not found in the fee ordinance	$0.00
Flood											
Development activities increasing flooding or drainage problems (Flood zone permit, Grading/Clearing)	Storm Water Permit - $45.00 Impervious Coverage >80% - $500.00	Grading Plans Total Acreage – 0.00 to 2.99 acres $ 300.00 Grading Plans – Total Acreage – 15.00 or greater acres $ 500.00 Grading Plans – Total Acreage – 3.0 to 14.99 acres $ 400.00 >15 acres - $5.00/acre Floodplain development permit - $100 Clearing - $100	Grading : $125 Civil site work - Percent of construction value — $16.50 for first $1,000.00; $5.50.00 for each $1,000.00 or fraction thereof thereafter	Not found in the fee ordinance	Civil site improvements- $1000 flat fee for projects up to $100,000. Addition $8 for each thousand over $100,000	Grading Plans Total Acreage – 0.00 to 2.99 acres $ 300.00 Grading Plans – Total Acreage – 15.00 or greater acres $ 500.00 Grading Plans – Total Acreage – 3.0 to 14.99 acres $ 400.00 >15 acres - $5.00/acre Floodplain development permit - $100 Clearing - $100	Development Permit Fee (not in floodplain). $25.00 Development Permit Fee (in floodplain) $50.00	Base fee: Area being recontoured 0 - 2.99 Acres $100.00 3.0 - 14.99 Acres $200.00 15 Acres or More $300.00	Area being recontoured 0 - 2.99 Acres $100.00 each 3.0 - 14.99 Acres $200.00 15 Acres or More $300.00	Grading: 2 Acres or Less $100.00 2.1 Acres-10 Acres $250.00 More Than 10 Acres $500.00	Not found in the ordinance
Flood Map Revision Review and Processing		No separate fees	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Flood Zone Confirmation		$0.00	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Site Development Permit	Commercial - Residential -	Site development activities Civil construction Grading Fee Calculation: ($0.008 x valuation of civil construction) + $75.00 City Engineer Review Deposit - $250 Outside Consultant Review Deposit (if required) - $250	Civil site work - Percent of construction value — $16.50 for first $1,000.00; $5.50.00 for each $1,000.00 or fraction thereof thereafter	Not found in the fee ordinance	Civil site improvements- $1000 flat fee for projects up to $100,000. Addition $8 for each thousand over $100,000	Application Fee $ 700.00 Resubmittal Fee Upon Each Submittal Thereafter - Requiring City Engineer Involvement $ 525.00 Resubmittal Fee Upon Each Submittal Thereafter - Not Requiring City Engineer Involvement $ 100.00	Development Permit Fee (not in floodplain). $25.00 Development Permit Fee (in floodplain) $50.00	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Electrical Permits											
Electrical Permits	Minimum permit fee - $20.00 Base permit fee - $7.50	Application/processing fee - $30 Minimum permit fee - $20.00 Base permit fee - $7.50	Commercial- $1 - $2000 of valuation - $50 $2000.01 - $50000 - $50 for the first $2000 of valuation plus $2.25 for each additional $1000 of valuation or fraction thereof $50000.011 to $50000 of valuation - $1[illegible] for the first $50000 of valuation plus $3.[illegible] each additional $1000 of valuation or fraction thereof $500000.01 and greater in valuation - $1395.50 for the first $500000 of valuation plus $3.25 for each additional $1000 of valuation or fraction thereof	*[illegible] rentials $100.00 [illegible] mercial $150.00 Repairs $50.00	Base fee for repairs - $100 Residential (new/addition) - $150 Commercial (new/addition) - $200	General Fee Flat $ 10.00 Appliance Outlets – Other 220 V Receptacles or Outlets Each $ 5.00 Central Heating Circuit Includes: Electric Furnace, Heat Strip, Heat Pump Each $ 10.00 Connections: Mobile Home, Manufacturing	Permit Application Fee - $20.00 Meter loops $10.00 each 110 outlets$1.00 each (All lights, switches, and receptacle openings and bell ringing transformers are classed as 110 outlets) Electrical appliances, domestic: Any receptacle, 220 volts, $5.00 each	Third party review fees plus base fee	Not found in the fee ordinance	$95.00 Residential; $300.00 Commercial	(1) Application preparation: $30.00. (2) Meter loop and service: (A) Max 200 AMPS: $10.00. (B) Each additional AMP: $0.15. (3) Outlets: $0.50. (4) Lighting fixtures: $0050. (5) Range receptacle: $2.00

WORKING DRAFT

City of Angleton Fee Study

Comparative Analysis
Appendix 2

10/16/2024

Example calculations are highlighted in yellow

Type of Application	Current Fee (as per the fee ordinance and input from staff)	Angleton Proposed Fee (as discussed with the staff)	Pearland	Alvin	Manvel	Richmond	Rosenberg	Brookshire	Pattison	Fulshear	Katy
Fixtures	(Additional to Minimum and Base Fee) ~~Outlets: 1-4 - $0.00~~ (110) Outlet, Switch or Lighting Each (Over 4) - $0.50 Each 220-Volt Outlet - $5.00 Motors: Up To, But Not Including, 1 Horsepower - $1.00 At Least 1 Horsepower, But Less Than 2 Horsepower - $2.00 At Least 3 Horsepower, But Less Than 10 Horsepower - $3.00 At Least 11 Horsepower, But Less Than 25 Horsepower- $4.00 At Least 26 Horsepower, But Less Than 150 Horsepower- $20.00 Each Horsepower In Excess of 150 Horsepower (per Horsepower) - $0.15 Lightning Arresters: Lightning Arrester System Permit Fee - $2.00 First $1,000.00 Valuation of the Lightning Arrester System - $10.00 Each Additional $1,000.00 or Portion of $1,000.00 Valuation of the Arrester System - $2.00 Sound Equipment: Up To, But Not Including, 10 Watts Output - $10.00 At Least 10 Watts, But Less Than 25 Watts, Output - Miscellaneous: Meter Loop (Permanent or Temporary) - $7.50 T-Pole - $7.50 Spike Discharge Arrester in Distribution Enclosure - $4.00 Motion Picture Machines - $15.00 X-Ray Machines - $4.00 Poles, Anchors, and Guy Stubs (except power company) - $0.50 Incandescent Electric Signs (per circuit) - $3.00 Gas Vacuum Tube Signs (per transformer) - $5.00 Permanently Connected Electrical Appliances & Equipment of Any Nature Not Otherwise Specified Up to 1 K.W. (inclusive, each) - $0.75 Above 1 K.W. to 10 K.W. (per K.W.) - $0.50 Above 10 K.W. to 50 K.W. (per K.W.) - $0.40 Above 50 K.W. to 100 K.W. (per K.W.) - $0.30 Above 100 K.W. (per K.W. for the first 100 K.W.) - $0.10 Above 100 K.W. (per K.W. in excess of first 100 K.W.) - $0.05	(Additional to Minimum and Base Fee) ~~Outlets: 1-4 - $0.00~~ (110) Outlet, Switch or Lighting Each (Over 4) - $0.50 Each 220-Volt Outlet - $5.00 Motors: Up To, But Not Including, 1 Horsepower - $1.00 At Least 1 Horsepower, But Less Than 2 Horsepower - $2.00 At Least 3 Horsepower, But Less Than 10 Horsepower - $3.00 At Least 11 Horsepower, But Less Than 25 Horsepower- $4.00 At Least 26 Horsepower, But Less Than 150 Horsepower- $20.00 Each Horsepower In Excess of 150 Horsepower (per Horsepower) - $0.15 Lightning Arresters: Lightning Arrester System Permit Fee - $2.00 First $1,000.00 Valuation of the Lightning Arrester System - $10.00 Each Additional $1,000.00 or Portion of $1,000.00 Valuation of the Arrester System - $2.00 Sound Equipment: Up To, But Not Including, 10 Watts Output - $10.00 Miscellaneous: Meter Loop (Permanent or Temporary) - $7.50 T-Pole - $7.50 Spike Discharge Arrester in Distribution Enclosure - $4.00 Motion Picture Machines - $15.00 X-Ray Machines - $4.00 Poles, Anchors, and Guy Stubs (except power company) - $0.50 Incandescent Electric Signs (per circuit) - $3.00 Gas Vacuum Tube Signs (per transformer) - $5.00 Permanently Connected Electrical Appliances & Equipment of Any Nature Not Otherwise Specified Up to 1 K.W. (inclusive, each) - $0.75 Above 1 K.W. to 10 K.W. (per K.W.) - $0.50 Above 10 K.W. to 50 K.W. (per K.W.) - $0.40 Above 50 K.W. to 100 K.W. (per K.W.) - $0.30 Above 100 K.W. (per K.W. for the first 100 K.W.) - $0.10 Above 100 K.W. (per K.W. in excess of first 100 K.W.) - $0.05	Residential new and addition - $200 for the first 2500 square feet and $6.50 for every square feet to fraction there of in excess Residential remodels and alterations - $120	Meter loop and service$16.00 Outlets (5—40), each$0.35 Outlets (over 40), each$0.25 Lighting fixtures, each$0.35 Range receptacle$1.25 Clothes dryer$1.25 Cooking tops$1.25 Ovens$1.25 Garbage disposal$1.25 Dishwasher$1.25 Electric heaters$1.25 Water heaters$1.25 Window air conditioner receptacle$1.25 T-pole, residential$50.00 T-pole, commercial$150.00 Door bell transformer$0.50 Motors, including commercial AC: Up to but not including ½ H.P.$2.00 ½ H.P. and less than 2 H.P.$4.00 2 H.P. and less than 10 H.P.$5.00 10 H.P. and less than 25 H.P.$8.00 25 H.P. and less than 100 H.P.$15.00 All over 100 H.P., per H.P.$0.15 X-ray machines$10.00 Signs: Gas, neon tubes shop inspection per transformer$4.00 Incandescent and vacuum tube sign$4.00		Connections: Mobile Home, Manufacturing Housing, Modular Buildings Each $ 50.00 Generators: Includes 1 Panel & 1 Transfer Switch Each $ 50.00 H/VAC Includes: Air Handler, Condenser, Compressor Each $ 10.00 Light Pole: Parking Lot, Ballpark, Other Each $ 25.00 Lights, Switches, Receptacles Each $ 0.50 Meter Loop with Disconnect Each $ 25.00 Motors – Permanently Installed Each $ 30.00 Other: Not Otherwise Specified Each $ 15.00 Service Fee – Commercial Flat $ 25.00 Sign Circuit Each $ 20.00 Solar Panels Each $ 50.00 Stationary Appliances: 0.5hp Max Each $ 5.00 Sub–Panels with 8 or more Circuits Each $ 10.00 Swimming Pool: Includes 1 Panel Circuit, Pump, Heater, Lights & Grounding Each $ 50.00 Temporary Cut In Each $ 10.00 Temporary Pole Service with 1 Panel Each $ 15.00 Transformers Each $ 30.00 Underground Wiring, Per 100 Linear Ft Each $ 10.00 Appliance Outlets - Clothes Washer/Dryer, Dish Washer, Water Fountain, Oven, Range, Cooktop, Water Heater, Room Heater, Vent Fan, Cen	Any receptacle, 220 volts - $5.00 each Cooking tops - $5.00 each Ovens - $5.00 each Garbage disposals - $5.00 each Dishwashers - $5.00 each Window air conditioner receptacles - $5.00 each Electric bath heater . $5.00 each Electric ranges $5.00 each Electric water heaters $5.00 each Motors, permanently installed: Up to 10 hp $5.00 10 hp to less than 50 hp $8.00 50 hp to less than 100 hp $12.00 100 hp to less than 150 hp $15.00 150 hp and over $18.00 (Motor control equipment is included in motor fees.) Miscellaneous: Motion picture machines - $8.00 each Commercial sound equipment - $8.00 each c. X-ray machines - $8.00 each d. Incandescent electric signs and incandescent gas or vacuum tube signs (shop inspection)- $8.00 per circuit e. Sign installation -$10.00 per circuit 7. Permanently connected electrical appliances and equipment of any nature not otherwise specified shall be charged as follows: 0 to 5 kw - 5.00 each over 5 kw $0.45/kw Temporary installations such as carnivals, or similar installations of amusement, show, display or similar uses: For the installation of 10 kva or less $20.00 All loads above 10 kva $2.00/kva For the purpose of this classification one horsepower of motor shall be considered as one kva. Temporary pole (per installation) $15.00 Temporary cut-in made permanent $15.00 Additions to old work shall be charged for the same rate as new work. Reconnection fee $20.00				(5) Range receptacle: $2.00. (6) Clothes dryer: $2.00. (7) Cooking top: $2.00. (8) Oven: $2.00. (9) Garbage disposal: $2.00. (10) Dishwasher: $2.00. (11) Electric heater: $2.00. (12) Window A/C recp.: $2.00. (13) Temporary saw pole: (A) Max 100 AMPS: $15.00. (B) Each additional AMP: $0.15. (14) Temporary cut in: $15.00. (15) Reconnection fee: $15.00. (16) Motors: (A) Up to/not including 1/2HP: $1.00. (B) 1/2HP/less than 10HP: $5.00. (C) 10HP/less than 50HP: $8.00. (D) 50HP/less than 100HP: $12.00. (E) 100HP/less than 150HP: $15.00. (F) 150HP and over: $18.00. (G) Generator: $100.00. (H) X-ray machine: $8.00. (17) Signs: Sign install inspect K/VA: $6.00. (18) 1st reinspection: $50.00. Fee increases in increments of $25.00 for each subsequent reinspection.
Fire Alarm Permit (also requires yearly Alarm Registration Permit?)	Fire Alarm System Permit Fee - $2.00 (Is this the Base Fee?) For the First $1,000.00 or Portion of $1,000.00 Valuation of the Fire Alarm System - $10.00 For Each Additional $1,000.00 or Portion of $1,000.00 Valuation of the Fire Alarm Systems - $2.00	Application/processing fee - $30 Fire Alarm System Permit Fee - $2.00 For the First $1,000.00 or Portion of $1,000.00 Valuation of the Fire Alarm System - $10.00 For Each Additional $1,000.00 or Portion of $1,000.00 Valuation of the Fire Alarm Systems - $2.00	$60 for first $8000 of valuation plus $5.50 for each $1000 of valuation thereafter Plan review - half of permit fee	Base fee : $100 (1)Automatic fire-extinguishing system permit: Fee per riser$60.00 Fee per fire pump$75.00 Fee per storage tank$100.00 Fee per standpipe$50.00 Fee per sprinkler head$2.00 Fee for hydrostatic testing$50.00 (2)Changes to existing automatic fire-extinguishing system permit: Up to 10 sprinkler heads$75.00 Over 10 sprinkler heads, each$2.00 (3)Wet chemical fire-extinguishing system permit: Fee per system$100.00 Fee per device$2.00 Fee for blow-off and functional test$25.00 (4)Compresses gas permit: Fee per system$50.00 (5)Fire alarm and detection system permit: Fee per FACP$75.00 Fee per device$2.00 Fee for functional testing$50.00 (6)Fire pump and related equipment permit: Fee per fire pump$75.00 Fee per jockey pump$25.00 Fee per generator$100.00 Fee per storage tank$100.00 Fee for functional testing$50.00 (7)Flammable and combustible liquids permit: Pipeline fee$500.00 Aboveground storage tank installation fee$200.00 Aboveground storage tank repair and removal fee$50.00 Underground storage tank installation$400.00 Underground storage tank repair and removal$100.00	Plan review - 50% of permit cost Each smoke detector, duct detectors, heat activated devices, manual pull device, releasing device, audio/visual device, additional device - $5 Remote annunciator $50 Emergency public address - $50/floor Retest fee -$175	Plan review - $100 Fire Alarm System 1 to 10 Devices $200.00 Fire Alarm System 11 to 25 Devices $250.00 Fire Alarm System 26 to 99 Devices $300.00 Fire Alarm System 99 to 199 Devices $350.00 Fire Alarm System Over 199 Devices Each additional device $1.50 Fire Extinguishing System $ 150.00 Access Control/Gated Access $ 100.00 Re-Inspection Fee $150.00 Starting Work Without a Permit 3X Regular Permit Fee Plan Review Fee (After Rejection or Resubmittal) $150.00	Base $100.00 Each Device $5.00 Work without a permit Five times (5x) permit fee 2nd and sequential re-inspection (new construction) $85.00 3rd and sequential re-inspection (annual inspection) $50.00 All other permits required by Fire Code $50.00 State required inspection fee (excluding foster care) $50.00	3rd party review fees	3rd party review fees	Not found in the fee ordinance	Fire alarm fees. (1) Application preparation: $30.00. (2) $1,000.00-$50,000.00: $15.00. Plus $5.00/the over $1,000 or fraction. (3) $50,001.00-$100,000.00: $260.00. Plus $4.00/the over $50,000 or fraction. (4) 1st reinspection: $50.00. Fee increases in increments of $25.00 for each subsequent reinspection

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Type of Application	Current Fee (as per the fee ordinance and input from staff)	Angleton Proposed Fee (as discussed with the staff)	Pearland	Alvin	Manvel	Richmond	Rosenberg	Brookshire	Pattison	Fulshear	Katy
				(8)Hazardous material permit: Permit fee$250.00 (9)Industrial ovens permit: Permit fee$200.00 (10)LP gas permit: Permit fee$250.00 (11)Private fire hydrant permit: Fee per hydrant$25.00 Fee for hydrostatic testing$50.00 (12)Spraying of dipping permit: Fee per system$100.00 Fee per device$2.00 Fee for blow-off and functional test$25.00						
Mechanical Permits	Minimum Permit Fee - $20.00 Basic Permit Fee - $7.50 (Additional to Base Fee) New Home Whole System - $75.00 Replace or Repair - $30.00 ~~For the first $1,000.00 or Portion of $1,000.00 Valuation - $10.50~~ ~~For each Additional $1,000.00 or Portion of $1,000.00 Valuation - $2.00~~ ~~Alterations or Repairs Costing More Than $500.00 and Less Than $1,000.00 - $2.00~~	Application/processing fee - $30 Minimum Permit Fee - $20.00 Basic Permit Fee - $7.50 (Additional to Base Fee) New Home Whole System - $75.00 Replace or Repair - $30.00 ~~For the first $1,000.00 or Portion of $1,000.00 Valuation - $10.50~~ ~~For each Additional $1,000.00 or Portion of $1,000.00 Valuation - $2.00~~ ~~Alterations or Repairs Costing More Than $500.00 and Less Than $1,000.00 - $2.00~~	New residential: <1,000 square feet = $80.00 1,001 square feet - 2,000 square feet = $80.00 for the first 1,000 square feet + $6.50 per 100 square feet or fraction thereof in excess of 1,000 square feet. >2,001 square feet = $145.00 for the first 2,000 square feet + $6.50 per 100 square feet or fraction thereof in excess of 2,000 square feet. commercial projects and residential additions, alterations and expansion $1.00 - $2,000.00 = $50.00 $2,000.01 - $50,000.00 = $50.00 for the first $2,000.00 + $2.25 for each additional $1,000.00 or fraction thereof. $50,000.01 - $500,000.00 = $158.00 for the first $50,000.00 + $2.75 for each additional $1,000.00 or fraction thereof. >$500,000.01 = $1,395.50 for the first $500,000.00 + $3.25 for each additional $1,000.00 or fraction thereof.	(1)New residential$100.00 (2)New commercial$150.00 (3)Repairs$50.00 (4)Installation of ventilation duct with or without hood screen: Dwelling kitchen/bath with independent venting system\$2.00 (5)Commercial industrial, institutional kitchen hood/venting system gravity system$5.00 (6)Commercial, industrial, institutional kitchen hood/venting system per installation: Forced Air (Mech) Under 4,000 CFM, each\$7.00 Over 4,000 CFM, each\$10.00 (7)Industrial ventilation systems to comply with occupancy (no comfort cooling treatment) Forced air mechanical (each power unit)\$4.00 Gravity system (each install)\$2.00 Dryer vent\$2.00 (8)Installation/replacement of furnace: Up to 80,000 btu, 14 KW\$10.00 Above 80,000 btu, 14 KW (additional)\$5.00 (9)Installation of gas piping system One to five (5) outlets\$1.50 Six (6) or more (per outlet)\$0.30 (10)Each appliance, smoke stack, metal fireplace or equipment governed by code but not classified: Stack construction under fifteen (15) feet in total height\$3.00 Stack construction in excess of fifteen (15) feet in height\$6.00 (11)Air conditioner installation/replacement: Up to three (3) tons\$10.00 Each additional ton or fraction\$5.00 Each air outlet of duct air system ventilation, HVAC\$0.25 Each expansion coil, chilled water coil\$2.00 Each separate cooling tower\$2.00 Evaporative coolers\$2.00 (12)Special inspection investigation to determine code compliance, per hour or fraction thereof$25.00 (13)Residential reinspection fee (payable in advance)$50.00 (14)Commercial reinspection fee (payable in advance)$100.00	Base fee for repairs - $100 Residential (new/addition) - $150 Commercial (new/addition) - $200	Administration Fee Flat $ 25.00 General Fee Flat $ 10.00 Each Intake or Exhaust Duct Fan Each $ 25.00 HVAC System, Complete Each $ 65.00 Repairs: Compressor, Blower, Condenser, Furnace, other Repairs/Replacements - Each Component Each $ 35.00 Repairs: Compressor, Blower, Condenser, Furnace, other Repairs/Replacements - Maximum $ 65.00 Kitchen Ventilation Hood - Per Linear Ft Each $ 10.00 Mechanical Permit - Per Sq Ft Each $ 0.35	Permit Application Fee ,- 20.00 Fee + Replacement - 2% of total job cost New Construction - $10.00 per ton Commercial kitchen exhaust Permit Application fee - $20.00 Fee + Replacement or New Construction - 2% of total job cost	3rd party review fees	Residential -$100	Residential - $95.00 Commercial -$300.00	(1) Application preparation: $30.00. (2) $20.00 basic. (3) $10.00 first $1,000.00 of valuation of work. (4) $3.00 each additional $1,000.00 or fraction of valuation of work. (5) 1st reinspection: $50.00. Fee increases in increments of $25.00 for each subsequent reinspection
~~**Re-Inspection**~~	~~$25.00~~										
Plumbing Permits	Minimum Permit Fee - $20.00 Basic Permit Fee For Issuing Each Permit - $7.50 (Additional to Base Fee) For Each Plumbing Fixture or Trap or Set of Fixtures of One Trap (including water and drainage piping) - $4.00 For each water line, whether new, replacement, or repaired -$7.50 For each sewer line, whether new, replacement, or repaired -$7.50 For Each Water Heater and/or Vent - $4.00 For Each Gas Piping System Outlet - $4.00 Gas Test Final - $7.50 For Installation of Water Piping for Water Treating	Application/processing fee - $30 Minimum Permit Fee - $20.00 (Additional to Base Fee) For Each Plumbing Fixture or Trap or Set of Fixtures of One Trap (including water and drainage piping) - $4.00 For each water line, whether new, replacement, or repaired -$7.50 For each sewer line, whether new, replacement, or repaired -$7.50 For Each Water Heater and/or Vent - $4.00 For Each Gas Piping System Outlet - $4.00 Gas Test Final - $7.50 For Installation of Water Piping for Water Treating	New residential <1,000 square feet - $80.00 1,001 square feet to 2,000 square feet - $80.00 for the first 1,000 square feet + $6.50 per 100 square feet or fraction thereof in excess of 1,000 square feet. >2,001 square feet = $145.00 for the first 2,000 square feet + $6.50 per 100 square feet or fraction thereof in excess of 2,000 square feet. Commercial, residential additions, alterations and expansion	(1)New residential$100.00 (2)New commercial$150.00 (3)Repairs$50.00 (4)Fixtures$2.50 (5)Anti-syphon devices$2.00 (6)House sewer lateral$5.00 (7)Gas piping system: One to five (5) outlets$5.00 Six (6) or more outlets, each$1.00 (8)Remodel or replace water heater$7.00 (9)Swimming pool: Commercial$25.00 Residential, small$15.00	Base fee for repairs - $100 Residential (new/addition) - $150 Commercial (new/addition) - $200	Administration Fee for Commercial - $25.00 General Fee - $ 0.00 Back Flow Preventers: Not a Single Irrigation $25.00 Gas Test Only: Repairs, Annual, Other $25.00 Irrigation; includes one Backflow Device $75.00 Items Not Otherwise Specified $5.00 Manufacturing Housing/Modular Building – Sewer Connection $25.00 Manufacturing Housing/Modular Building – Water Connection $25.00	Application Fee $20.00 (base fee) + Small Fixtures- .$5.00 per fixture (water closets, lavatories, tubs, showers, disposals, dishwashers, urinals, drinking fountains, sinks, washing machines, water heater, floor drain, a/c drain, vacuum breakers, ice maker, backflow device, gas range top, gas oven, gas water heater, gas bath heaters, miscellaneous) Large Fixtures -$5.00 per fixture (water piping, sewer line, grease trap) Gas Test Only - $25.00 Gas Piping with 1-4 Openings - $20.00 Over 4 Gas Openings (per opening) - $5.00	3rd party fees	3rd party fees	Residential - $95.00 Commercial -$300.00	Plumbing. (1) Application preparation: $30.00. (2) Minimum fee: $15.00. (3) Each fixture: $3.00. (4) Each house sewer: $10.00. (5) Each house sewer repair: $10.00. (6) Water heater and/or vent: $5.00. (7) Each house water supply: $10.00. (8) Each house water supply repair: $10.00. (9) Disconnect and plug main sewer trap: $10.00. (10) Catchbasins and area drains: $5.00. (11) Roof or outside drain connected to drain system: $5.00.

City of Angleton Fee Study

Comparative Analysis
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Example calculations are highlighted in yellow

Type of Application	Current Fee (as per the fee ordinance and input from staff)	Angleton Proposed Fee (as discussed with the staff)	Pearland	Alvin	Manvel	Richmond	Rosenberg	Brookshire	Pattison	Fulshear	Katy
	Equipment - $3.00 For a Lawn Sprinkler System Inspection for Up to Five Sprinkler Heads - $3.00 For Each Additional Lawn Sprinkler Head Inspected After Five Heads - $0.50	Equipment - $3.00 For a Lawn Sprinkler System Inspection for Up to Five Sprinkler Heads - $3.00 For Each Additional Lawn Sprinkler Head Inspected After Five Heads - $0.50	$1.00 to $2,000.00 = $50.00 $2,000.01 to $50,000.00 = $50.00 for the first $2,000.00 + $225 for each additional $1,000.00 or fraction thereof. $50,000.01 to $500,000.00 = $158.00 for the first $50,000.00 + $2.75 for each additional $1,000.00 or fraction thereof. $500,000.01 and greater = $1,395.50 for the first $500,000.00 + $325.00 for each additional $1,000.00 or fraction thereof.	Residential, large$25.00 (10)Installation or repair of water piping$5.00 (11)Repair drainage or vent piping$2.00 (12)Sprinkler system installation$30.00 (13)Gas piping alteration or repair, gas test$20.00 (14)Storm sewer (plus each inlet at five dollars ($5.00) each)$25.00 (15)Pre-treatment interceptors and appurtenances$2.00 (16)Grease trap$20.00 (17)Septic tank and appurtenances$20.00 (18)Heating system$2.00 (19)Air-conditioning system$2.00 (20)Trailer opening: One$8.00 Two (2)$10.00 More than two (2), each additional$2.00 (21)Gas light$1.00 (22)Re-inspection fee: Residential (payable in advance)$50.00 Commercial (payable in advance)$100.00		Manufacturing Housing/Modular Building Gas Connection $25.00 Medical Gas System Flat $25.00 Outside City Limits Fee Flat $25.00 Plumbing Fixture, Trap, set of Fixtures on one Trap (Including Water and Drainage Piping) $5.00 Roof Drain $ 5.00 Sewer Yard Line $ 25.00 Storm Sewer Tie In $ 20.00 Waste Interceptor Each $ 25.00 Water Heater $ 10.00 Water Treating Equipment Each System $ 10.00 Water Yard Line $ 25.00 New Gas Piping/Outlets with Required Gas Test Included - Gas Outlets 1 to 4 $ 25.00 New Gas Piping/Outlets with Required Gas Test Included - Gas Outlets Over 4 $ 5.00 Medical Gas System - Each Outlet $ 5.00					(12) Water piping for water treatment equipment: $5.00. (13) Lawn sprinkler with 5 heads: $10.00. (14) Each additional sprinkler head: $1.50. (15) 1st reinspection: $50.00. Fee increases in increments of $25.00 for each subsequent reinspection. (16) Fire sprinkler system per head: $1.50. (d) Gas. (1) Application preparation: $30.00. (2) Minimum fee to 5 outlets: $15.00. (3) Each additional outlet: $1.00. (4) Gas fixtures (furnace, A/C, etc., per unit): $10.00. (5) 1st reinspection: $50.00. Fee increases in increments of $25.00 for each subsequent reinspection.
Alarm Systems											
Residential	Registration - Initial Residential Fee (per year) - $25.00 Residential Fees and Fines: Combination Burglar, Hold-Up/Panic and Fire Alarm Permit Cost - $25.00 Fine for 4th & 5th False Alarm (Burglar) (each) - $50.00 Fine for 6th & 7th False Alarm (Burglar) (each) - $75.00 Fine for 8th or More False Alarm (Burglar) (each) - $100.00 Fine for 4th False Alarm (Hold-Up/Panic) (each) - $50.00 Fine for 5th or More False Alarm (Hold-Up/Panic) (each) - $75.00 Fine for 4th False Alarm (Fire) (each) - $50.00 Fine for 5th False Alarm (Fire) (each) - $75.00 Fine for 6th or More False Alarm (Fire) (each) - $100.00	Registration - Initial Residential Fee (per year) - $25.00 Residential Fees and Fines: Combination Burglar, Hold-Up/Panic and Fire Alarm Permit Cost - $25.00 Fine for 4th & 5th False Alarm (Burglar) (each) - $50.00 Fine for 6th & 7th False Alarm (Burglar) (each) - $75.00 Fine for 8th or More False Alarm (Burglar) (each) - $100.00 Fine for 4th False Alarm (Hold-Up/Panic) (each) - $50.00 Fine for 5th or More False Alarm (Hold-Up/Panic) (each) - $75.00 Fine for 4th False Alarm (Fire) (each) - $50.00 Fine for 5th False Alarm (Fire) (each) - $75.00 Fine for 6th or More False Alarm (Fire) (each) - $100.00	Registration fee - $15	Not found in the ordinance	$50/year False Burglar/fire alarm $50- $100 based on the number of false alarms within one year	New Permit Annual Fee $20.00 Renewal Fee (Annual) $10.00	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	New/first year -50.00 Renewal - $25 False Alarms 0-3rd Response -$0 4th-5th Response - $25.0 6th-7th Response -$50.00 8th+ Response - $100.00	
Commercial	Registration - Initial Commercial Permit Fee (per year) - $50.00 Commercial Fees and Fines: Combination Burglar, Hold-Up/Panic and Fire Alarm Permit Cost - $50.00 Fine for 4th & 5th False Alarm (Burglar) (each) - $50.00 Fine for 6th & 7th False Alarm (Burglar) (each) - $75.00 Fine for 8th or More False Alarm (Burglar) (each) - $100.00 Fine for 4th False Alarm (Hold-Up/Panic) (each) - $100.00 Fine for 5th or More False Alarm (Hold-Up/Panic) (each) - $200.00 Fine for 4th False Alarm (Fire) (each) - $100.00 Fine for 5th False Alarm (Fire) (each) - $200.00 Fine for 6th or More False Alarm (Fire) (each) - $300.00	Registration - Initial Commercial Permit Fee (per year) - $50.00 Commercial Fees and Fines: Combination Burglar, Hold-Up/Panic and Fire Alarm Permit Cost - $50.00 Fine for 4th & 5th False Alarm (Burglar) (each) - $50.00 Fine for 6th & 7th False Alarm (Burglar) (each) - $75.00 Fine for 8th or More False Alarm (Burglar) (each) - $100.00 Fine for 4th False Alarm (Hold-Up/Panic) (each) - $100.00 Fine for 5th or More False Alarm (Hold-Up/Panic) (each) - $200.00 Fine for 4th False Alarm (Fire) (each) - $100.00 Fine for 5th False Alarm (Fire) (each) - $200.00 Fine for 6th or More False Alarm (Fire) (each) - $300.00	Registration fee Burglar - $30 Burglar & hold-up panic - $40 Fire - $20	Not found in the ordinance	$100/year False Burglar/fire alarm $50- $100 based on the number of false alarms within one year	New Permit Annual Fee $20.00 Renewal Fee (Annual) $10.00	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	New/renewal - $100 0-3rd Response - $0 4th-5th Response - $50.00 6th-7th Response - $75.00 8th+ Response - $75.00	Not found in the ordinance
Pipeline Permit	New Pipeline Permit Fee - $1,200.00 Adjusted, Relocated, or Replaced Pipeline Permit Fee - $500.00 Transfer of Ownership Fee - $50.00	New Pipeline Permit Fee - $1,200.00 Adjusted, Relocated, or Replaced Pipeline Permit Fee - $500.00 Transfer of Ownership Fee - $50.00	Drilling/complete/operate oil well -$2500	Fir permit - $500 Pipeline fees: (1)Permit fee - nonrefundable administrative application fee$5,000.00 (2)Annual fees: Crossing right-of-way or easement, per year$1,000.00 per crossing Occupying right-of-way or easement, first year$21.00 per rod Occupying right-of-way or easement, subsequent years$7.50 per rod A pipeline owner may pay up to ten (10) years of annual fees in advance in one lump sum payment. Payment of annual right-of-way or easement fees is cumulative of, and in addition to, any permit fees.	Plan review fee - 50% of permit cost Permit fee - $600 Drilling -$1000 plus additional fee for retest/cover etc. Pipeline franchise: Registration fee - $100 Deposit - $5000 admin. application fee - $500 City inspection fee - $150/hr	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Oil and gas drilling -$500	Oil and gas drilling -$2500

City of Angleton Fee Study

Comparative Analysis
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Example calculations are highlighted in yellow

Type of Application	Current Fee (as per the fee ordinance and input from staff)	Angleton Proposed Fee (as discussed with the staff)	Pearland	Alvin	Manvel	Richmond	Rosenberg	Brookshire	Pattison	Fulshear	Katy
Fire Prevention and Life Safety Protection	Underground/Above Ground Storage Tank Permit Fee - $50.00 Automatic Fire Alarm System (Install or Addition) Permit Fee - $25.00 Fire Suppression System (Install or Addition) Permit Fee - $75.00	Underground/Above Ground Storage Tank Permit Fee - $50.00 Automatic Fire Alarm System (Install or Addition) Permit Fee - $25.00 Fire Suppression System (Install or Addition) Permit Fee - $75.00	Not found in the ordinance	Not found in the ordinance	Under/above ground storage tank -$150	Permit fee - $25 plus additional fire marshal operational permit fee for the material being stored Flammable - $350	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Application fee - $25 plus additional fee for the type of material Flammable liquids - $65
Fee in Lieu of Parkland Dedication (subdivisions)											
Per single-family residential subdivision	~~$575.~~ Refer to Sec. 23-20	Refer to Sec. 23-20 for the methodology. Link the excel calculator prepared by PARD staff	Fee in lieu of land - $1,225 per DU Park development fee including the fee for land - 1517 per DU	$700 per DU	$900 per DU	Not found in the ordinance	$1700 per DU	Based on appraisal district's assessment	Not found in the ordinance	Fee in lieu for the land - $350	Not found in the ordinance
Per unit in duplex, townhouse, or multifamily development:	~~$475.~~ Refer to Sec. 23-20	Refer to Sec. 23-20 for the methodology. Link the excel calculator prepared by PARD staff	$900 per DU Park development fee including the fee for land- $1114 per DU		$900 per DU	Not found in the ordinance	$1700 per DU	Based on appraisal district's assessment	Not found in the ordinance	Fee in lieu for the land - $350	Not found in the ordinance
Sidewalk (fee in-lieu)		$7/square feet	$7/square feet. TBD.	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance
Right-of-Way Construction Permit - Non-Franchise Utilities **Must Register as Contractor with City**	$1000.00 (subject to additional fees, if deemed applicable)	$1000.00 (subject to additional fees, if deemed applicable)	Waiver of encroachment - $500	Permit fee for construction, replacement or installation of facilities in public rights-of-way : $50.00 plus $0.10 per linear foot of the facility Driveway and culvert permits : $75.00 Rental fee (electric and gas utilities) : 2% of the gross receipts received from business conducted in city limits	Right-of way crossing $1,000.00/crossing Right-of way, first year per rod $21.00 Annual renewal, per rod $7.50	Not found in the ordinance	Small cell network poles: Application Fees: a. Application covering up to five network nodes - $500.00 b. Each additional network node per application - $250.00 c. Application for each pole - $1,000.00 Annual public right-of-way rate per network node installed - $250.00	$0.00 (Not allowed to charge fee if there is an existing franchise agreement)	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Right-of-Way Construction Permit - Franchise **Must Register as Contractor with City**	$200.00 (subject to additional fees, if deemed applicable)	May not be allowed to charge a fee if there is a franchise agreement.									
Drainage Pipe/Culvert	$25.00	Residential - $95.00 Commercial - $300.00	Not found in the fee ordinance	$75.00	$100.00	Not found in the fee ordinance	$200 $15/foot for extension	If City installs: $350.00 Inspection only: $76.92	Not found in the fee ordinance	Residential - $95.00 Commercial - $300.00	Not found in the fee ordinance
Alley/Easement Abandonment Fee		Application/processing fee - $30 plus cost of publications	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Consent to encroach City ROW		Can be combined with ROW permit	Waiver of encroachment - $500	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Excavations within Existing Streets		Can be combined with ROW permit	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Water Wells		Application/processing fee - $30 Private water wells - $200 Annual fee - $25	Not found in the fee ordinance	Not found in the fee ordinance	$50	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	$100 plus annual fee of $25
Special Districts	Initial Deposit Sum - $25,000.00 Additional Deposit Sum - $10,000.00	No change proposed	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	$2,500.00

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Development and public improvement agreements	Admin. Fee - 5% of Project Cost (up to $10,000.00)	$5000 deposit for third party reviews fees. Additional cost if any will be billed to the applicant.	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Animals											
Permit and Renewal	Initial Permit Application Fee - $25.00 (chicken, duck, rabbit) This fee is made to the code enforcement and not to Animal Services. We have an officer do the inspection of the property which takes about an hour. Yearly Renewal Fee of Permit Application Fee - $5.00 (chicken, duck, rabbit) Inspection of Grooming Facility: Permit Fee is paid through city hall We complete the inspection of the Facility which takes 1 hour by an ACO at $19.50 an hour.	TBD	No registration required Microchipping - $25	Microchip for each animal, except those canines exempt by law $25.00 Quarantine fee $150.00 for each ten (10) day quarantine as required by state statute. After the mandatory quarantine above, the same fees for each quarantine shall apply as those for impound fee. Adoption An adoption fee of $20.00 will be charged upon successful completion of all necessary provisions. Kennel license: Class I (5—8 dogs): Two-year license, unaltered*$30.00 Two-year license, altered*$15.00 Class II (9+ dogs): Two-year license, unaltered*$60.00 Two-year license, altered*$30.00 Cattery license: Cattery license (5+ cats): Two-year license, unaltered*$30.00 Two-year license, altered*$15.00 Animal seller permit: Permit fee, per thirty-day permit$15.00 Animal rescuer: For five (5) to eight (8) dogs or cats on a parcel one-half (.5) acre to one acre$15.00 For nine (9) or more dogs or cats, on a parcel one acre or larger$30.00 Petting zoo permit: Required permit fee$100.00 Owner-surrendered animals: City resident - for each animal or fowl, excluding livestock or exotics$30.00 Nonresident - for each animal or fowl, excluding livestock and exotics$45.00	Registration Fee: $10.00 – without proof of Spay or Neuter $5.00 – with proof of Spay or Neuter Impoundment - $30 plus $5/day	Dangerous dog annual registration fee - $50.00	Boarding Fee Per Night - $15.00 Repeat Offense Per Night - $25.00 Quarantine Fee - $50.00 Impound Fee - $10.00 Repeat Offense - $20.00 Tag Fee - $10.00 Tag Fee for Altered Pet - $1.00 Microchip Identification Fee (when purchased by Public; included in adoption price) - $20.00 Owner Turn-In Fee - $25.00 Dog Adoption Fee (Under 40lbs) - $99.00 Dog Adoption Fee (Over 40lbs) - $25.00 Cat Adoption Fee - $49.00 Stray Intake Fee - $35.00	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Livestock permit fee - $20 Animal license fee - $2 Redemption of impounded licensed dogs, 1st impoundment- $25 plus $5/day 2nd impoundment - $40 plus $5/day 3rd impoundment - $75 plus $5/day Redemption of impounded livestock or fowl: $25 plus $5/day
Impoundment	First Impoundment: Spayed & Neutered Dogs and Cats $25.00 Hours Required: 1 Cost per staff: $19.50 Cost by Dept:$15.00 Subsequent Impoundments: Spayed & Neutered Dogs & Cats &50.00 Hours Required: 1 Cost per Staff: $19.50 Cost by Dept: $15.00 Owner Surrender of Spayed & Neutered Dogs and Cats: $50.00 Hours Required: 1 Cost per Staff: $19.50 hr. Cost by Dept: $15.00 Impoundment of intact Dogs and Cats: $50.00 Hours Required: 1 Cost per Staff: $19.50 hr. Cost by Dept: $15.00 Subsequent impoundment of intact Dogs and Cats: $100 Hours Required: 1 Cost per Staff: $19.50 hr. Cost by Dept: $15.00 Owner Surrender of intact Dogs and Cats:$75.00 Hours Required: 1 Cost per Staff: $19.50 hr. Cost by Dept: $15.00 Impoundment of Small Livestock: $50.00 Hours Required: 2 (2 ACO) Cost per Staff: $19.50 Cost by Dept: $25.00 Subsequent impoundment of Small Livestock:$100.00 Hours Required: 2 (2 ACO) Cost per Staff: $19.50 hr. Cost by Dept: $25.00 Impoundment of Large Livestock:$50 Hours Required: 3 Cost per Staff: $19.50 Cost by Dept: Subsequent impoundment of Large Livestock: $100.00 Hours Required: 3 Cost per Staff:$19.50 Cost by Dept: Daily handling Fee for impounded Dogs and Cats: $15.00 Hours Required: 3 ACO for a total of 16 hrs. a day between the officers. We are currently housing 60 animals and each day the ACO have to clean each kennel, feed twice a day and take outside. This takes approximately 16 hours of manpower a day. Daily handling fee for impounded Livestock: $20.00 Hours Required: 1 Cost per Staff: $19.50 Microchipping (registration): $15.00 Hours Required: 1 Cost per Staff: $19.50 Cost by	TBD	1st impound$30.00 2nd impound$40.00 3rd impound$50.00 Adoption unaltered$35.00 Adoption altered with rabies$90.00 Adoption altered w/out rabies$75.00 Livestock impound per head$125.00 2nd impound$150.00 3rd impound$200.00 Quarantine impound$60.00 Daily board domestic, per day$10.00 Daily board livestock, per day$30.00 Dangerous dog registration$100.00 Disposal domestic animals: Up to 25 lbs.$30.00 26 lbs. to 60 lbs.$60.00 61 lbs. and over$90.00 Large animal contract$375.00 Euthanasia on demand$60.00 Surrender of owned pet$50.00 Cat carrier$5.00 Micro-chip implant includes chip registration$25.00	Impound fee $15.00 for each animal or fowl, excluding livestock or exotic, for each day or part of a day after the first day of impoundment						

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Type of Application	Current Fee (as per the fee ordinance and input from staff)	Angleton Proposed Fee (as discussed with the staff)	Pearland	Alvin	Manvel	Richmond	Rosenberg	Brookshire	Pattison	Fulshear	Katy
	Dept: 57.50 Adoption Fee:$60.00 Hours Required: 1 Cost per Staff: $19.50										
Commercial (exhibition, grooming, dealer, stables, others)	Show or Exhibition Permit Fee - $100.00 Grooming Permit Fee - $250.00 Dealer Permit (Retail and/or Wholesale Distributor) Fee - $250.00 Commercial (Not Covered by Dealer) Fee - $250.00 Commercial Stables Fee - $250.00	TBD	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance
Food/Health											
Alcoholic Beverages License (annual)	License Fee levied pursuant to V.T.C.A., Alcoholic Beverage Code § 61.36 (one-half of the state fee upon every person). Permit Fee - Permitting fee levied pursuant to V.T.C.A., Alcoholic Beverage Code § 11.38 (one-half of the state fee for each permit).	No change proposed	BE—(Malt beverage)Retail dealer's on-premises license$150.00 BQ—Wine and malt beverage retailer's off-premises permit$60.00 BF—Retail dealer's off-premises license$60.00 BG—Wine and malt beverage retailer's permit$175.00 MB—Mixed beverage restaurant w/food and beverage certification$750.00 BP—Brew pub license$500.00 P—Package store$500.00 X—Market research packager's permit$300.00 O—Private carrier's permit$30.00 G—Winery permit$75.00 Peddlers permit: Primary permit holder, max of 3 mo.$75.00 Assistant working under primary, per mo./per assistant$5.00 Surety bond (required)$1,000.00 Pre-opening inspection fee $100.00 Re-inspection fee for failing initial inspection $75.00	(a)For person(s) holding a mixed beverage permit and mixed beverage with food and beverage certificate (FB) and (MB), $750.00 every two years. (b)For person(s) holding a wine and malt beverage retailer's permit (BG) on-premises permit, $175.00 every two years. (c)For person(s) holding a wine and malt beverage retailer's permit (BQ) off-premises permit, $60.00 every two years. (d)For person(s) holding a malt beverage retail dealer's (BF) off-premises permit, $60.00 every two years.	Maximum half of TABC license fee	Half of TABC license fee	Generally half of TABC license fee	Not found in the fee ordinance	Not found in the fee ordinance	Half of TABC license fee	Not found in the fee ordinance
Food Establishment Permit (annual)	Sit down Dining: # of Employees (full & part-time) 1-6 employees $200.00 7-15 Employees $250.00 16-25 Employees $300.00 26-35 Employees $350.00 36-50 Employees $400.00 51-75 Employees $450.00 76-100 Employees $500.00 101-150 Employees $550.00 151+ Employees $600.00	Application Fee $125.00 Plan Review Fee $500.00 1-4 Employees $225.00 5-9 Employees $475.00 10-25 Employees $725.00 26-50 Employees $950.00 51-100 Employees $1,250.00 101 or More Employees $1,500.00	Full service 1—4 employees $150.00 5—9 employees $200.00 10—25 employees $350.00 26—50 employees $500.00 51—100 employees $600.00 101 or more employees $750.00 Limited preparation 1—4 employees $125.00 5—9 employees $150.00 10—25 employees $200.00 26—50 employees $225.00 51—100 employees $250.00 101 or more employees $250.00 Pre-opening inspection fee $100.00 Re-inspection fee for failing initial inspection $75.00 Health certificate: 1—5 employees$75.00 6—10 employees$100.00 11—15 employees$125.00 16—20 employees$150.00 21 or more employees$200.00 Pre-opening inspection fee $100.00 Re-inspection fee for failing initial inspection $75.00	(a)Less than 1,000 sq. ft.$125.00 (b)1,000 to 10,000 sq. ft.$250.00 (c)10,001 sq. ft. and more$468.75	Biannual inspection <1000 square feet - $200 1001-10000square feet - $400 >10000 square feet - $600	Food Dealer Annual: 1–4 Employees $200.00 Food Dealer Annual: 5–9 Employees $300.00 Food Dealer Annual: 10–25 Employees $400.00 Food Dealer Annual: 26–50 Employees $500.00 Food Dealer Annual: 51–100 Employees $600.00 Food Dealer Annual: 101 & more Employees $700.00 Food Dealer Other: Complaint Inspection Fee $150.00 Food Dealer Other: Late Fee for Expired Annual Permits $100.00 Food Dealer Other: Plan Review $100.00 Food Dealer Other: Pre–Opening & Post Opening Inspections $75.00 Food Dealer Other: Re–Inspection Fee $125.00	1-4 employees - $200.00 5-9 employees - $300.00 10-25 employees - $400.00 26-50 employees - $500.00 51-100 employees - $600.00 101 or more employees - $700.00	Not found in the fee ordinance	Not found in the fee ordinance	Application Fee $125.00 Plan Review Fee $500.00 1-4 Employees $225.00 5-9 Employees $475.00 10-25 Employees $725.00 26-50 Employees $950.00 51-100 Employees $1,250.00 101 or More Employees $1,500.00	Interlocal agreement with Harris County
School Food Service Permit (annual)	# of Employees (full & part-time) 1-6 employees $200.00 7-15 Employees $250.00 16-25 Employees $300.00 26-35 Employees $350.00 36-50 Employees $400.00 51-75 Employees $450.00 76-100 Employees $500.00 101-150 Employees $550.00 151+ Employees $600.00	# of Employees (full & part-time) 1-6 employees $200.00 7-15 Employees $250.00 16-25 Employees $300.00 26-35 Employees $350.00 36-50 Employees $400.00 51-75 Employees $450.00 76-100 Employees $500.00 101-150 Employees $550.00 151+ Employees $600.00	$125/year Pre-opening inspection fee $100.00 Re-inspection fee for failing initial inspection $75.00	Not found in the ordinance	Not listed separately	Not listed separately	$150.00	Not found in the fee ordinance	Not found in the fee ordinance	Not listed separately	Interlocal agreement with Harris County

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Example calculations are highlighted in yellow

Type of Application	Current Fee (as per the fee ordinance and input from staff)	Angleton Proposed Fee (as discussed with the staff)	Pearland	Alvin	Manvel	Richmond	Rosenberg	Brookshire	Pattison	Fulshear	Katy
Day Care Facility Food Permit (annual)	1-20 Children $150.00 21-30 Children $175.00 31-50 Children $200.00 51-75 Children $225.00 76-100 Children $250.00 101-150 Children $275.00 151-200 Children $300.00 201-250 Children $325.00 251-300+ Children $350.00	1-20 Children $150.00 21-30 Children $175.00 31-50 Children $200.00 51-75 Children $225.00 76-100 Children $250.00 101-150 Children $275.00 151-200 Children $300.00 201-250 Children $325.00 251-300+ Children $350.00	$125/year Pre-opening inspection fee $100.00 Re-inspection fee for failing initial inspection $75.00	$150.00	$150 biannual inspection	Not listed separately	Childcare Center Kitchen (inspected 3 times per year) - $200.00	Not found in the fee ordinance	Not found in the fee ordinance	Not listed separately	Interlocal agreement with Harris County
Temporary Food Establishment Permit (single event up to 2 weeks) An additional late fee of $40.00 will be assessed if the permit is not received prior to the opening of the event.	$40.00	First 72 hours - $50.00 For each additional 72 hours - $20.00 Non-Profit - $40.00	$50/year Pre-opening inspection fee $100.00 Re-inspection fee for failing initial inspection $75.00	$50.00	$50.00	Priced Per Day up to 3 Days (72 Hours) $25	First 72 hours - $50.00 For each additional 72 hours - $20.00 Non-Profit - $40.00	Not found in the fee ordinance	Not found in the fee ordinance	Temporary Food Establishment Permit TYPE 1 $40.00 + $25.00 Per Day of Operation Temporary Food Establishment Permit TYPE 2 $510.00 Temporary Vendor $25.00 Expedited Temporary Food Permit $30.00	Interlocal agreement with Harris County
Mobile Food Unit Permit (annual)	$250.00	$250.00	$150.00	$200 plus $50/additional permit	$200/unit	Mobile Food Unit, Annual - if No Existing Fort Bend County Permit $100.00	$200.00	Not found in the fee ordinance	Not found in the fee ordinance	$420.00	Interlocal agreement with Harris County
Additional Fees Food Permits:	Late Fee - $50.00 Reinstatement Fee of Suspended Permit - $75.00 Re-inspection Fee - $150.00	Late Fee - $50.00 Reinstatement Fee of Suspended Permit - $75.00 Re-inspection Fee - $150.00	Pre-opening inspection fee $100.00 Re-inspection fee for failing initial inspection $75.00 Produce vendor$75.00 Club/tavern$75.00 Other$25.00	Group residence$150.00	Reinspection - $150 Owner initiated inspection - $150 Group Residence - $150 Ownership change will trigger inspections	Food Dealer Other: Complaint Inspection Fee $150.00 Food Dealer Other: Late Fee for Expired Annual Permits $100.00 Food Dealer Other: Plan Review $100.00 Food Dealer Other: Pre-Opening & Post Opening Inspections $75.00 Food Dealer Other: Re-Inspection Fee $125.00	Re-Inspection Fee - $75.00 Late fee for past due payment of annual permit fee - $50.00	Not found in the fee ordinance	Not found in the fee ordinance	Food Establishment Permit Special Processing $125.00 Food Establishment Pre-Opening Inspection $180.00 Food Establishment Construction Re-Inspection $125.00 Food Establishment Operations Re-Inspection 41% of Fee for Existing Permit Replacement of Permit or Medallion $25.00	Interlocal agreement with Harris County
Garbage and Refuse Collection											
Residential		TBD	$20.77 95-Gallon replacement cart (trash or recycling)$62.55 Additional 95-gallon trash cart, per month$12.11 Additional 95-gallon recycling cart, per month$8.18 Unusual residential garbage accumulation service, per hour$255.03 Disposal Fee—unusual residential garbage accumulation, per yard$14.78	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	$18.69/week	3rd party fees	Not found in the fee ordinance	Not found in the fee ordinance	Collection fee - $10/container
Commercial		TBD	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Commercial containers charged separately plus $28.75/week	3rd party fees	Not found in the fee ordinance	Not found in the fee ordinance	Collection fee - $10/container
Credit Access Business Registration											
Credit Access Business Registration (annual)	$50.00	$50.00	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	Not found in the fee ordinance	$35.00	Not found in the fee ordinance
Parks and Recreation											
Mass Gathering	Application Fee - $400.00 Inspection - $200.00	No change proposed to mass gatherings. Recommended to add a deposit for following	Not found in the fee ordinance	Carnival/amusement company, per day $100.00 Plus $5.00 per day for each separate attraction to which admission is	Type A - $100 Type B - $50	Barricades (Must be City approved) Each $ Closing of a Street Per Street, Per Block	Nonprofit Entity Permit -$100-$500 ($50/day for 2 to 10 days)	Not found in the fee ordinance	Not found in the fee ordinance	Additional City Service Fee May be Assessed $100.00	Not found in the fee ordinance

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Type of Application	Current Fee (as per the fee ordinance and input from staff)	Angleton Proposed Fee (as discussed with the staff)	Pearland	Alvin	Manvel	Richmond	Rosenberg	Brookshire	Pattison	Fulshear	Katy
		categories: Deposits: Clean-up and/or damage deposits Level I ($100) – Events with up to 150 anticipated attendees where little activity is anticipated and minimal setup is required. Level II ($250) – Events with up to 499 anticipated attendees where moderate activity is anticipated and some setup is required. Level III ($500) – Events with up to 999 anticipated attendees where major activity is anticipated and major setup is required. Level IV ($1,000) – Events with up to 3,000 anticipated attendees where maximum activity is anticipated and maximum setup is required. Level V ($2,000) – Events with over 3,000 anticipated attendees where maximum activity is anticipated and maximum setup is required.		charged plus $5.00 per day for each separate stand, stall or booth at which anything is offered for sale plus $5.00 per day for each cane rack, doll rack, knife rack, shooting gallery, duck pond, wheel of fortune or any other device at which balls or rings are thrown or rolled or any other similar device plus $50.00 per day for each merry-go-round, hobby horse, flying jenny or other like attraction. Circus (if admission charged), per day $100.00 Menageries/side shows/wax works or other exhibition (if admission charged), per day $25.00 Theatrical performances/concerts (if admission charged for profit), per day $25.00 Miscellaneous traveling shows and exhibits (if admission charged for profit), per day $5.00	Type C (recurring) - $25	Film Making – Per Day, Per Block Each $ 1,000.00	Deposits: Clean-up and/or damage deposits Level I ($100) – Events with up to 150 anticipated attendees where little activity is anticipated and minimal setup is required. Level II ($250) – Events with up to 499 anticipated attendees where moderate activity is anticipated and some setup is required. Level III ($500) – Events with up to 999 anticipated attendees where major activity is anticipated and major setup is required. Level IV ($1,000) – Events with up to 3,000 anticipated attendees where maximum activity is anticipated and maximum setup is required. Level V ($2,000) – Events with over 3,000 anticipated attendees where maximum activity is anticipated and maximum setup is required. Permit Fees: Events lasting up to 2 hours - $10.00 Events lasting up to 4 hours- $25.00 Events lasting up to 8 hours - $50.00 Events lasting more than 8 hours - $100.00 Mass Gatherings Permit Fee - $300.00				
Recreation Center Fees	See below (Parks and Recreation fees)	TBD	Depends on the facility	Depends on the facility	Not found in the ordinance	Depends on the facility	Depends on the facility	Not found in the ordinance	Not found in the ordinance	Depends on the facility	Depends on the facility
Park use Fees	See below (Parks and Recreation fees)	See below parks and recreation fees	Depends on the facility	Depends on the facility	Not found in the ordinance	Depends on the facility	Depends on the facility	Not found in the ordinance	Not found in the ordinance	Depends on the facility	Depends on the facility
Others											
Peddlers, Solicitors, and Transient Merchant License	Application Fee: $100.00 Fee for Each Additional Person's Photo Identification - $15.00	Application Fee: $100.00 Fee for Each Additional Person's Photo Identification - $15.00	Primary permit holder, max of 3 mo.$75.00 Assistant working under primary, per mo./per assistant$5.00 Surety bond (required)$1,000.00	Menageries/side shows/wax works or other exhibition (if admission charged), per day $25.00 Theatrical performances/concerts (if admission charged for profit), per day $25.00	30 day renewal, first person $30 plus$25 additional person	Each additional person selling (same company) $25.00 License fee for the first person selling $50.00	$50.00	Not found in the ordinance	Not found in the ordinance	$85/person	$30 plus $10/person
Carnival License	Application Fee - $250.00	$500.00	$500.00	$100 plus $5 per day for each separate stand pls $50 per day for merry-go-round, hobby horse, flying jenny or other like attraction	Not found in the ordinance	$150.00	$100 plus additional fee for electrical permits	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance
Dance Hall Licenses (annual)	$25.00	$75.00	Not found in the ordinance	Not found in the ordinance	Amusement building - $75	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance
Amusement Redemption Machine Game Rooms	Initial certification fee for amusement redemption machine game room required: Up to 50 Amusement Redemption Machines - $600.00	1/2 of the State Fee plus Single Machine and single person $500.00 2 to 3 machines or players $1,000.00	Not found in the ordinance	Annual license fee - $200 per machine (max. $2000 per center) Annual permit fee - $200 per machine Replacement license or permit for amusement redemption machine	$50/machine as tax	1/2 of the State Fee plus Single Machine and single person $500.00 2 to 3 machines or players $1,000.00	Permit Fee $50.00 Plus annual license fee according to the following fee schedule:	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance

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Type of Application	Current Fee (as per the fee ordinance and input from staff)	Angleton Proposed Fee (as discussed with the staff)	Pearland	Alvin	Manvel	Richmond	Rosenberg	Brookshire	Pattison	Fulshear	Katy
	50 and Up to 75 Amusement Redemption Machines - $900.00 More than 75 and Up to 100 Amusement Redemption Machines - $1200.00 More than 100 and Up to 125 Amusement Redemption Machines - $1500.00 For Each Amusement Redemption Machine Over 125 - $12.00 Inspection and Amusement Redemption Machine Game Room License Fee (per machine) - $50.00 Release of Machine Sealed for Non-Payment of License Fee - $50.00	7 to 10 machines or players $2,500.00 11 to 20 machines or players $5,000.00 21 or more machines or players $10,000.00 4 to 6 Machines or Players $1,750.00		center and amusement redemption machine place - $20		7 to 10 machines or players $2,500.00 11 to 20 machines or players $5,000.00 21 or more machines or players $10,000.00 4 to 6 Machines or Players $1,750.00	For 1 to 3 machines $500.00 For 4 to 6 machines $1,750.00 For 7 to 10 machines$2,500.00 For 11 or more machines $5,000.00				
Sexually Oriented Businesses (annual)	Permitting or Licensing Fee (annual) - $1500.00 City to Conduct a Survey - $1000.00	Permitting or Licensing Fee (annual) - $1500.00	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	$1000 plus $190/employee (annual)
Taxation											
Issuance of tax Certificate	$10.00	$10.00	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance
Administrative Fee (Lien Processing) Recording Fee (Lien Processing)	$40.00	$40.00	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance
Penalty for Delinquent Ad Valorem Taxes (based on amount of taxes to be paid)	20%	20%	15% of the total tax amount	15% of the total tax amount	15% of the total tax amount	Not found in the ordinance	20% of the total tax amount	Not found in the ordinance	Not found in the ordinance	20% of the total tax amount	5%-10% of the total tax amount
Vehicles for Hire											
TAXICABS, DIVISION 2. - (per car to be operated in the city for a 12-month period, ending December 31) TAXICABS, DIVISION 3. -	Vehicle Permit Issuance Fee - $50.00 Driver Background Information Check Fee - $10.00	Vehicle Permit Issuance Fee - $50.00 Driver Background Information Check Fee - $10.00	Not found in the ordinance	Annual license fee(s): One to 5 taxicabs$300.00 Six to 10 taxicabs$600.00 Eleven to 15 taxicabs$800.00 Sixteen to 20 taxicabs$1,000.00 Twenty-one or more taxicabs$1,500.00 Driver's permit, annual fee$15.00	Not found in the ordinance	Taxi Cab Business License Annual Renewal – Annual Application $50.00 Annual Renewal – Per Cab $ 100.00 Initial First–Time – Application Fee $50.00 Initial First–Time – Initial Issuance Fee $300.00 Initial First–Time – Initial Issuance Fee – Per Cab $100.00 Suspension and Revocation Reissuance and Reinstatement Fee $200.00 Taxi Cab Driver License Annual Renewal Fee $25.00 Application Fee $25.00 Initial Issuance Fee $25.00 Suspension and Revocation Reissuance and Reinstatement Fee $50.00 Taxi Cab Vehicle License Annual Renewal Fee E $25.00 Application Fee $25.00 Initial Issuance Fee $25.00 Inspection Fee $25.00 Suspension and Revocation Reissuance and Reinstatement Fee $25.00	$25plus $25 per additional vehicle	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	0-5 vehicles - $200 6-10 vehicles -$2000 11-15 vehicles - $3000 16-20 vehicles - $4000 >20 - $5000
Utilities											
Disconnect Fee	Currently $25.00	$30.00	Temporary $10	$50.00				Not found in the ordinance	Not found in the ordinance		$75.00
Reconnect Fee	Currently $0.00	$25.00		$50.00	Not found in the ordinance		$25 plus $50 deposit	Not found in the ordinance	Not found in the ordinance		50% of new connection charge.
CAF fee	$4,000.00	TBD	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance
Other existing utility fees and staff's study are listed in the next two sheets											

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Example calculations are highlighted in yellow

Type of Application	Current Fee (as per the fee ordinance and input from staff)	Angleton Proposed Fee (as discussed with the staff)	Pearland	Alvin	Manvel	Richmond	Rosenberg	Brookshire	Pattison	Fulshear	Katy
Parks and Recreation (shared by PARD and includes staff's											
Recreation Center Fees											
Membership Options											
Individual Membership Individuals 12 years & Up -Monthly	$35.00	Resident - $35.00 Nonresident - $50.00	Resident - $35.20 Non-Resident - $52.80 Additional Person, Resident - $17.60 Additional Person, Non-Resident - $26.40 Active Adult (60 years+), Resident - $24.20 Active Adult (60 years+), Non-Resident - $36.50 Additional Active Adult, Resident - $12.10 Additional Active Adult, Non-Resident - $18.70	Alvin Resident - $30.00 Non-Resident - $45.00	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance	Not found in the ordinance
Individual Membership Individuals 12 years & Up - Annual (Pre-Pay)	$350.00	Resident - $350.00 Nonresident - $450.00	Resident - $330 Non-Resident - $495 Additional Person, Resident - $165 Additional Person, Non-Resident - $247.50 Active Adult (60 years+), Resident - $231 Active Adult (60 years+), Non-Resident - $346.50 Additional Active Adult, Resident - $110 Additional Active Adult, Non-Resident - $165	Alvin Resident - $300.00 Non-Resident - $400.00							
Family Membership from the same household - Monthly	$50 (Up to 6 individuals)	Resident - $50 (Up to 6 individuals) Non-Resident - $70 (Up to 6 individuals)	Resident - $69.30 (Max 5 people) Non-Resident - $104.50 (Max 5 people)	Alvin Resident - $40.00 Non-Resident - $55.00							
Family Membership Up to 6 individuals from the same household - Annual (Pre-Pay)	$500 (Up to 6 individuals)	Resident - $500 (Up to 6 individuals) Non-Resident - $900 (Up to 6 individuals)	Resident - $660 (Max 5 people) Non-Resident - $990 (Max 5 people)	Resident - $400.00 Non-Resident - $550.00							
Silver Sneaker, Silver & Fit, or Renew Active Membership (Eligible individuals)	Free Enrollment	Free Enrollment	Not found in the ordinance	Not found in the ordinance							
Eligible Membership Discounts	Seniors (60+), Active Military, First Responder $10 (monthly) $75 (annually)	Seniors (60+), Active Military, First Responder $10 (monthly) $75 (annually)	Military Active-Duty or Veterans and Pearland & Alvin ISD Staff Resident, monthly - $6.20 Nonresident, monthly - $13.8 Resident, annually - $50 Nonresident, annually - $215 $29 monthly /$280 annually 12-24 years of age & enrolled as a student Resident, monthly - $11 Resident, annually - $99 Non-Resident, monthly - $16.3 Non-Resident, annually - $148.5	Senior (65+) discount $15.00 monthly / $175.00 annually Veterans discount $15.00 monthly / $175.00 annually							
Day Pass											
Single Use Day Pass	$5.00	$5.00		$10 per person $5 per person for member guests (member must be present with guests)							
~~Youth (monthly)~~	~~$25.00~~	Proposing to remove the fee type									
~~Adult Day Rate~~	~~$5.00~~	Proposing to remove the fee type									
~~Youth Day Rate~~	~~$4.00~~	Proposing to remove the fee type									
~~Child Day Rate~~	~~$4.00~~	Proposing to remove the fee type									
~~Spectator~~	~~$2.00~~	Proposing to remove the fee type									
Swim Diaper	$2.00	$2.00									
Use of Public Parks User fees and obligations											
Tournament Play - Other Than a Tournament - by Sponsor, Organizer, or Person Without Lights (per tournament, per day)	$200.00	$200.00		Non-Association Groups The cost to rent the athletic fields are: Daytime use is $35 per hour per field Nighttime use is $60 per hour per field Association Groups The cost to rent the athletic fields are: Daytime use is at no cost to the association group(s) Nighttime use is $35 per hour per field		With electricity per hour - $25.00 Without electricity per hour - $10.00 For bounce house/moonwalk use, must provide a copy of valid insurance and current inspection report from the bounce house company. Bounce houses with waterslide are not allowed in City Park	Pavilion Rental Fee (Resident) $16.00/hour Pavilion Rental Fee (Non-Resident) $20.00/hour Athletic Field Rental Fee (Resident) $16.00/hour Athletic Field Rental Fee (Non-Resident) $20.00/hour Athletic Field with Lights Rental Fee (Resident) $32.00/hour Athletic Field with Lights Rental Fee (Non-Resident) $36.00/hour Seabourne Creek Park Gazebo $50.00/hour, 2 hour minimum (Deposit of 50% of rental fee required)				Baseball,softball, multipurpose fields, tennis courts Deposit - $100 Tournament, deposit - $250 Baseball,softball, multipurpose fields Unlighted, resident - $10/hour Lighted,nonresident- $20 per hour Unlighted, nonresident - $20/hour Lighted, nonresident- $30 per hour Tennis Courts Unlighted, resident - $0/hour Lighted, resident- $5 per hour Unlighted, nonresident - $10/hour Lighted, resident- $15 per hour Tournamet Unlighted, resident - $25/hour
Tournament Play - Other Than a Tournament - by Sponsor, Organizer, or Person With Lights (per tournament, per day)	$250.00	$250.00									
Deposit for Cleaning (per tournament)	$100.00	$180.00	$180.00	Security/Clean up deposit - $200 Key deposit for key(s) to concession stands, bathrooms, and storage building is $50 Damage deposit for concession stands, bathrooms and storage building is $500							
Practice Games for Any Athletic Team Other Than League or Tournament Teams With Lights (per hour)	$20.00	$30/hour		Non-Association Groups Daytime: $35 per hour per field Nighttime: $60 per hour per field Association Groups Daytime: no cost to the association group(s) Nighttime: $35 per hour per field							

WORKING DRAFT

City of Angleton Fee Study

Comparative Analysis
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Example calculations are highlighted in yellow

Type of Application	Current Fee (as per the fee ordinance and input from staff)	Angleton Proposed Fee (as discussed with the staff)	Pearland	Alvin	Manvel	Richmond	Rosenberg	Brookshire	Pattison	Fulshear	Katy
Practice Games for Any Athletic Team Other Than League or Tournament Teams Without Lights (per hour)	$15.00	$25/hour		Nighttime: $35 per hour per field							Lighted, resident- $35 per hour Unlighted, nonresident - $35/hour Lighted, resident- $45 per hour Ancillary fee, resident - $250 Ancillary fee, noresident - $350
Fee for Failing to Clean Space of Litter to Satisfaction of the Parks and Recreation Department (per hour)	$20.00	$20/hour									
Use of Public Parks Use of city parks by athletic teams.											
Fee per Athletic Team	$20.00	$20.00									
Tournament (per team, per tournament)	$10.00	$10.00									
Use for Practice (per team, per day)	$10.00	$10.00									
Recreation center fees. Additional fees that were missing from the fee schedule but were already in use											Community Center Deposit - $250 Cleaning fee - $100 Resident rate - $25/hour Non-resident - $50/hour
Multipurpose Room 1 w/ Kitchen (Member)	$75.00/hr	$75.00/hr									
	$115/hr (after hours)	$115/hr (after hours)									
Multipurpose Room 2 w/o Kitchen (Member)	$50.00/hr	$50.00/hr									
	$90/hr (after hours)	$90/hr (after hours)									
Multipurpose Rooms 1&2, Kitchen included (Member)	$125.00/hr	$125.00/hr									
	$165/hr (after hours)	$165/hr (after hours)									
Gymnasium Only	$115.00/hr	$115.00/hr									
Gymnasium w/ Kitchen	$140.00/hr	$140.00/hr									
Outdoor Plaza (Member)	$50.00/hr	$50.00/hr									
Indoor Party Package 1-25 Guests (Member)	$100	$100									
Indoor Party Package 26-50 Guests (Member)	$150	$150									
Indoor Party Package 51-75 Guests (Member)	$200	$200									
Indoor Party Package 76-100 Guests, includes MP 1&2 (Member)	$250	$250									
Indoor Party Package 101-150 Guests, includes MP 1&2 (Member)	$275	$275									
Outdoor Party Package 1-25 Guests (Member)	$75	$75									
Indoor Party Package 26-50 Guests (Member)	$100	$100									
Indoor Party Package 51-75 Guests (Member)	$150	$150									
Indoor Party Package 76-100 Guests, includes MP 1&2 (Member)	$200	$200									
Private Pool Party Package 1-25 Guests (Member)	$200	$200									
Private Pool Party Package 26-50 Guests (Member)	$225	$225									
Private Pool Party Package 51-75 Guests (Member)	$250	$250									
Private Pool Party Package 76-100 Guests, includes MP 1&2 (Member)	$275	$275									
Private Pool Party Package 101-150 Guests (Member)	$350	$350									
Multipurpose Room 1 w/ Kitchen (Non-Member)	$100.00/hr	$100.00/hr									
	$140/hr (after hours)	$140/hr (after hours)									
Multipurpose Room 2 w/o Kitchen (Non-Member)	$75.00/hr	$75.00/hr									
	$115/hr (after hours)	$115/hr (after hours)									
Multipurpose Rooms 1&2, Kitchen included (Non-Member)	$150.00/hr	$150.00/hr									
	$190/hr (after hours)	$190/hr (after hours)									

City of Angleton Fee Study

Comparative Analysis
Appendix 2

10/16/2024

Example calculations are highlighted in yellow

Type of Application	Current Fee (as per the fee ordinance and input from staff)	Angleton Proposed Fee (as discussed with the staff)	Pearland	Alvin	Manvel	Richmond	Rosenberg	Brookshire	Pattison	Fulshear	Katy
Outdoor Plaza (Non-Member)	$75.00/hr	$75.00/hr									
Indoor Party Package 1-25 Guests (Non-Member)	$125	$125									
Indoor Party Package 26-50 Guests (Non-Member)	$175	$175									
Indoor Party Package 51-75 Guests (Non-Member)	$225	$225									
Indoor Party Package 76-100 Guests, includes MP 1&2 (Non-Member)	$275	$275									
Indoor Party Package 101-150 Guests, includes MP 1&2 (Non-Member)	$300	$300									
Outdoor Party Package 1-25 Guests (Non-Member)	$100	$100									
Indoor Party Package 26-50 Guests (Non-Member)	$125	$125									
Indoor Party Package 51-75 Guests (Non-Member)	$175	$175									
Indoor Party Package 76-100 Guests, includes MP 1&2 (Non-Member)	$225	$225									
Private Pool Party Package 1-25 Guests (Non-Member)	$250	$250									
Private Pool Party Package 26-50 Guests (Non-Member)	$275	$275									
Private Pool Party Package 51-75 Guests (Non-Member)	$300	$300									
Private Pool Party Package 76-100 Guests, includes MP 1&2 (Non-Member)	$350	$350									
Private Pool Party Package 101-150 Guests (Non-Member)	$400	$400									
Indoor or Outdoor Party Package Additional Hour(s)	$50/hr	$50/hr									
Set-up Fees (non-party packages) 25 guests	$20	$20									
Set-up Fees (non-party packages) 50 guests	$40	$40									
Set-up Fees (non-party packages) 75 guests	$60	$60									
Set-up Fees (non-party packages) 100 guests	$80	$80									
Set-up Fees (non-party packages) 150 guests	$100	$100									
Set-up Fees (non-party packages) 200 guests	$150	$150									
Use of Public Parks Rental and deposit rates for pavilion and park rental facilities											
Two Hours ~~(Non- Resident)~~ (Non-Member)	$35.00	$40 for two hours Deposit: $50	Pavillion deposit $50-$200 Halfday Resident $60-$180 Halfday Non-Resident $90-$270 Half Day Non-Profit $90 Full Day Resident $120 -$270 Full Day Non-Resident $180-$405	Small Pavilion - Day usage Resident - $15 per hour with a two hour minimum Nonresident - $30 per hour with a two hour minimum Large Pavilion - Day usage Resident - $30 per hour with a two hour minimum Nonresident - $45 per hour with a two hour minimum Large Pavilion - Night usage Resident - $30 per hour with a two hour minimum Nonresident - $45 per hour with a two hour minimum			Pavilion Rental Fee (Resident) $16.00/hour Pavilion Rental Fee (Non-Resident) $20.00/hour Athletic Field Rental Fee (Resident) $16.00/hour Athletic Field Rental Fee (Non-Resident) $20.00/hour Athletic Field with Lights Rental Fee (Resident) $32.00/hour Athletic Field with Lights Rental Fee (Non-Resident) $36.00/hour Seabourne Creek Park Gazebo $50.00/hour, 2 hour minimum (Deposit of 50% of rental fee required)				Depost fee, all pavillions - $100 Large pavillion, resident - $25/block Large pavillion, nonresident - $75/block Other pavillions, resident - $25 to $30/block Other pavillions, nonresident - $50 to $60 per block
Two Hours ~~(Resident)~~ (Member)	$25.00	$30 for two hours Deposit: $50									
Four Hours ~~(Non- Resident)~~ (Non-Member)	$60.00	$80 for four hours Deposit: $50									
Four Hours ~~(Resident)~~ (Member)	$50.00	$60 for four hours Deposit: $50									
All Day ~~(Non-Resident)~~ (Non-Member)	$85.00	$160 for four hours Deposit: $50									
All Day ~~(Resident)~~ (Member)	$75.00	$120 for four hours Deposit: $50									
Lakeside Park Fees (New park opened in Feb. 2023, new fees associated with this park)											

RENTAL	RENTAL RATE
Lakeside Park Overlook	$125.00/hr 2 hours minimum 20% of rental rate
Lakeside Park Stage	$50.00/hr 2 hours minimum $100 or 20% of rental rate (whichever is greater)
Lakeside Stage & Greenspace	$100.00/hr 2 hours minimum 20% of rental rate
Lakeside Pavilion & Greenspace	$275.00/hr 2 hours minimum 20% of rental rate
Lakeside Park Tables & Chairs Fee 25 guests	$20.00
Lakeside Park Tables & Chairs Fee 50 guests	$40.00

WORKING DRAFT

City of Angleton Fee Study

Comparative Analysis

Appendix 2

10/16/2024

Example calculations are highlighted in yellow

Type of Application	Current Fee (as per the fee ordinance and input from staff)	Angleton Proposed Fee (as discussed with the staff)	Pearland	Alvin	Manvel	Richmond	Rosenberg	Brookshire	Pattison	Fulshear	Katy
Lakeside Park Tables & Chairs Fee 75 guest	$60.00										
Lakeside Park Tables & Chairs Fee 100 guests	$80.00										
Lakeside Park Tables & Chairs Fee 150 guests	$100.00										
Lakeside Park Tables & Chairs Fee 200 guests	$150.00										

City of Angleton Fee Study

Cost Recovery Analysis
Appendix 3

Rev. 10/09/24
Antarus's comments are highlighted in red text

Type of Application	Current Fee (as per the fee ordinance and input from staff)		Development Services Dept.					Building Official	Plan Reviewer	Inspectors					License Processor	Animal Control		Engineering (Consultant)		Fire Marshal	Parks Dept.	Public Works Dept. Admin.	Public Works Dept. Asst. Dir.	Public Works Dept. Dir.	Legal (Consultant)		Parks Dir.	Assist. Parks Dir.	Police Dept.		Utility Billing Dept.	Emergency Management	City Secretary	Other expenses - mailing, news paper notification etc.	Meeting Attendance/agenda packet, etc.	Total effort-cost and hours incurred (Based on the information received from staff)
Administrative/Processing fee	$0.00																																		
Pre-development meeting		**$0.00**	0.5		0.5	0	0																												
Platting																																			
Preliminary Plat	Commercial: Lots less than acres: $1,000.00 More than Two Acres: $1,000.00 plus 25.00/additional acre Plan Review Fee by City Engineer: $1,000.00 deposit (typical review time 10-14 hours) Residential: 1000 Lots or less: $800.00 plus $6.00 per lot More than 200 Lots: $6.00 per additional lot over 200 Plan Review Fee by City Engineer: $1,000.00 deposit (typical review time 10-14 hours)	*Hours Required*	0.5	1	4	0	4											0	16	0	2		0.5								2.5				57.5
																				Typically: fire marshal would check for ingress/egress, turning radius, access, entrances, fire hydrant call-out, number of units in a cul-de-sac, cul-de-sac length, fire hydrants, for compliance with fire codes.	Conformance with Parks Plan, and parks standards, fee in lieu et etc.		Compliance with standards, availability of utilities etc.											To prepare an agenda packet, distribution, coordination etc.				
		Cost incurred (per staff)	$11.2	$22.4	$113.48	$0.00	$92.36	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$464.32	$442.0	$0.00	$7.14	$0	$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 2,756.22
Final Plat	Commercial: Up to two acres: $1,000.00 More than Two Acres: $1,000.00 plus 25.00/additional acre Plan Review Fee by City Engineer: $1,000.00 deposit Residential: 1000 Lots or less: $800.00 plus $6.00 per lot More than 200 Lots: $6.00 per additional lot over 200 Plan Review Fee by City Engineer: $1,000.00 deposit	*Hours Required*	0.5	1	4	0	0											0	16	0	2		0								2.5				24
																				Typically: fire marshal would check for ingress/egress, turning radius, access, entrances, fire hydrant call-out, number of units in a cul-de-sac, cul-de-sac length, fire hydrants, for compliance with fire codes.	Conformance with Parks Plan, and parks standards, fee in lieu et etc.		Compliance with standards, availability of utilities etc.											To prepare an agenda packet, distribution, coordination etc.				
		Cost incurred (per staff)	$11.2	$22.4	$113.48	$0.00	$92.36	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$464.32	$442.0	$0.00	$7.14	$0	$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$921.69
Replat	Commercial: Lots less than two acres - $1,000.00 More than Two Acres - $1,000.00 plus 25.00/additional acre Plan Review Fee by City Engineer deposit $1,000.00 Residential: 1000 Lots or less: $800.00 plus $6.00 per lot More than 200 Lots - $6.00 per additional lot over 200 Plan Review Fee by City Engineer deposit $1,000.00	*Hours Required*	0	1.5	0	0	0											0	8																	
		Cost incurred (per staff)	$0.0	$33.7	$0.00	$0.00	$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$464.32	$474	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 2,961.43
Development Plat	$250.00 plus review expense	*Hours Required*	0	1.5	4	0	0																												6.5
		Cost incurred (per staff)	$0.0	$33.7	$113.48	$0.00	$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 312.48
Abanding Plat	$250.00 plus review expense	*Hours Required*	0	0.5	0	0	0												4																	
		Cost incurred (per staff)	$0.0	$11.2	$0.00	$0.00	$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$185.0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 196.62
Minor Plat	$250.00 plus review expense	*Hours Required*	0	1.5	0	0	0												5																	
		Cost incurred (per staff)	$0.0	$33.7	$0.00	$0.00	$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$464.32	$395.5	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 1,092.82
Vacate Plat		*Hours Required*	0	1	0	0	0.5 Review for overall conformance																													
		Cost incurred (per staff)	$0.0	$22.4	$0.00	$0.00	$46.18	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 68.58
Subdivision Variance		*Hours Required*	0.5	1	0	0	0														Depends on the variance		Depends on the variance													
		Cost incurred (per staff)	$11.2	$22.4	$0.00	$0.00	$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	Depends on the variance	$14.28	$0	Depends on the variance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 48.72
Tiles Plan		*Hours Required*	0.5	1	0	0.5 Dep need more depending on the extent, site visit, review of external report, survey etc.	0																													
		Cost incurred (per staff)	$11.2	$22.4	$0.00	$0.00	$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 368.76
Construction Plans for Subdivision Improvements	50% of commercial permit plus review costs	*Hours Required*	0	1	0	0	0											0	0																	
		Cost incurred (per staff)	$11.2	$22.4	$0.00	$0.00	$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$464.32	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 368.76
Land Plan/Concept Plan	50% of commercial permit plus review costs	*Hours Required*	0	1	0	0	0											0	0																	
		Cost incurred (per staff)	$11.2	$22.4	$0.00	$0.00	$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$464.32	$474	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 1,360.83
Development Agreement			$11.2	$22.4	$0.00	$0.00	$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$464.32	$474	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 944.44
Extension of Preliminary Plat Approval		*Hours Required*	0	1	0	0	0																													
		Cost incurred (per staff)	$11.2	$22.4	$0.00	$0.00	$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 133.48
Plat Recordation																																				
Re/check fees - plats and construction drawings			0	0	0	0	0																													
			$11.2	$22.4	$0.00	$0.00	$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$464.32	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 348.76
Zoning																																				
Annexation/Deannexation		*Hours Required*	0.5	4	0		4												4							16	2				5			M Presentation at CC meetings, slides, etc.	
				Dep involve a lot of notification and mailing (depending on the area and density)			1= 0.5+ops, verification, mailing lists, public questions, etc.)			2- Reports, agenda, applicant meetings, review of review boards, application review, planning/infrastructure review, etc.																									
		Cost incurred (per staff)	$0	$0.0	$0.00	$0	$45.92	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 5,251.87
Rezoning / PD/PA Amendment	$100.00	*Hours Required*	0.5	0	0	0	0																			4					2				
		Cost incurred (per staff)	$5.2	$0.0	$113.48	$0.00	$11.92	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 177.49
Rezoning Application Fee (if waiver request granted before rejection)	150% of the zoning application fee	*Hours Required*	0.5	1	0																														
		Cost incurred (per staff)	$5.2	$0.0	$0.00	$0.00	$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 107.11
Specific Use Permit	$100.00	*Hours Required*	0.5	2	0	0	0																											Current Fee does not compensate for Newspaper notifications and postage		12.5

WORKING DRAFT

Type of Application	Current Fee (as per the fee ordinance and input from staff)		Development Services Dept.					Building Official	Plan Reviewer	Inspectors					License Processor	Animal Control	Engineering (Consultant)	Fire Marshal	Parks Dept.	Public Works Dept. Admin.	Public Works Dept. Asst. Dir.	Public Works Dept. Dir.	Legal (Consultant)	Parks Dir.	Assist. Parks Dir.	Police Dept.		Utility Billing Dept.	Emergency Management	City Secretary	Other expenses - mailing, news paper notification etc.	Meeting Attendance/agenda packet, etc.	Total effort-cost and hours incurred (Based on the information received from staff)
		Cost incurred (per staff)	21.2	41.6	80.11	33.03	207.45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 458.39
Zoning Variance	$150.00	Hours Required	1.5	2	0	1	5																1						1			10.5	-
		Cost incurred (per staff)	31.2	41.6	80.11	33.03	207.45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	105	0	0	0	0	0	0	12.64	0		$ 736.03	
Special Exception/SUA (Processed same as Zoning Variance)	$150.00	Hours Required	1.5	2	0	1	5																									12.5	-
		Cost incurred (per staff)	31.2	41.6	80.11	33.03	207.45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		$ 458.39	
Special Exception/Administrative	$150.00	Hours Required	1.5	1.5	0	1	0.5																									6.5	-
		Cost incurred (per staff)	31.2																														$ 31.20	
Planned Development	150% of the zoning application fee	Hours Required	5	2	0	2	5										0	0			0		4		0						1	20	-
		Cost incurred (per staff)	105.9	83.2	175.22	66.06	517.92	0	0	0	0	0	0	0	0	0	0	0	368.5	0	0	140.14	0	400	0	144.04	0	0	0	0	105.04	0		$ 2,250.04	
Waiver Fee	$100.00																																-
Zoning Verification Letter (without legal review)	$0.00	Hours Required	0.5	1	1		0																									2.5	-
		Cost incurred (per staff)	10.4	20.8	26.37	0	51.49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		$ 111.06	
Zoning Verification Letter/Interpretation (with legal review)	$0.00	Hours Required	0.5	1	1		1																1									4.5	-
		Cost incurred (per staff)	10.4	20.8	26.37	0	51.49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	105	0	0	0	0	0	0	0	0		$ 334.06	
Vested Rights Verification Letter	$0.00	Hours Required																															-
		Cost incurred (per staff)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		$ -	
Written interpretation of the Code		Hours Required			2																		4									6	-
		Cost incurred (per staff)	0	0	80.74	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	160	0	0	0	0	0	0	0	0		$ 160.74	
Land Development Code (LDC)/Zoning Text Amendment		Hours Required	0	0	1		10																40								4	55	-
		Cost incurred (per staff)	0	0	80.74	179.12	620.84	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4000	0	0	0	0	0	0	105.04	0		$ 4,757.68	
Written Interpretation		Hours Required																															-
		Cost incurred (per staff)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		$ -	
Legal Lot Verification		Hours Required			1																											1	-
		Cost incurred (per staff)	0	0	26.37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		$ 26.37	
Land Plan/General Plan/Conceptual Plan/Site Development Plan applications if required by the code	Commercial - Plan Review Deposit Residential -	Hours Required	5	2	0	2												2														9	-
		Cost incurred (per staff)	20.8	41.6	26.74	66.06	0	0	0	0	0	0	0	0	0	0	0	0	368.5	0	0	0	0	0	0	0	0	0	0	0	0		$ 573.70	
Commercial Building Permits																																	
Commercial Building Permits	Cost of Commercium: $1,000 and Less- $20.00 minimum Cost of Commercium: $1,000 to $49,999 - $20.00 for first $1,000.00 of construction cost, plus $1.00 for each additional $1,000.00 or fraction thereof. Cost of Commercium: $50,000 to $99,999 - $20.00 for first $1,000.00 of construction cost, plus $0.50 for each additional $1,000.00 or fraction thereof. Cost of Commercium: $100,000 to $499,999 - $20.00 for first $1,000.00 of construction cost, plus $0.50 for each additional $1,000.00 or fraction thereof. Cost of Commercium: $500,000 to $999,999 - $260.00 for first $500,000.00, plus $0.50 for each additional $1,000.00 or fraction thereof. Cost of Commercium: $1,000,000 to $4,999,999 - $510.00 for first $1,000,000.00, plus $0.50 for each additional $1,000.00 or fraction thereof. Cost of Commercium: $5,000,000 and Up - $2,510.00 for first $5,000,000.00, plus $0.50 for each additional $1,000.00 or fraction thereof.	Hours Required	0					6		2	2			2																			12	-
		Cost incurred (per staff)	63.6					172.12		59.68	59.68			59.68																				$ 444.76	
		Hours Required	0																														-
		Cost incurred (per staff)	52.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		$ -	
Additional Fees for Construction Building Permit	Storm Water Permit - $40.00 If Impervious Cover >30000 square feet - $500.00																																
Commercial Development - valued at $500,000 and an area of 5000 square feet	$1,640.00																																
Commercial Development - valued at $1 million	$2,640.00																																
Residential Building Permits																																	
New Construction - Residential	.50 per square foot (min $60.00)	Hours Required	2					8		2	2			4																			12	-
		Cost incurred (per staff)	52.4	0	0	0	0	172.12	0	59.68	59.68	0	0	59.68	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		$ 413.56	
Alterations/Additions/Remodels - Residential	.50 per square foot (min $30.00)	Hours Required	2					8		2	2			4																			12	-
		Cost incurred (per staff)	52.4	0	0	0	0	172.12	0	59.68	59.68	0	0	59.68	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		$ 413.56	
Window Replacement Permit - Residential	1-5 windows - $25.00 6+ windows - $50.00	Hours Required	1																													1	-
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		$ 20.80	
Others																																	
Plan Review	50% of permit fee	Hours Required	0.5		0.5																											1	-
		Cost incurred (per staff)	31.2	0	79.925	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		$ 192.13	
Re-Inspection Fee	$25.00	Hours Required	1																													1	-
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		$ 20.80	
After-hours Inspection Fee		Hours Required	1																													1	-
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		$ 20.80	
Permit Renewal/Extension prior to Expiration		Hours Required	1																													1	-
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		$ 20.80	
Permit Renewal after Expiration		Hours Required	1																													1	-
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		$ 20.80	

Type of Application	Current Fee (as per the fee ordinance and input from staff)		Development Services Dept.					Building Official	Plan Reviewer	Inspectors					License Processor	Animal Control		Engineering (Consultant)		Fire Marshal	Parks Dept.	Public Works Dept. Admin.	Public Works Dept. Asst. Dir.	Public Works Dept. Dir.	Legal (Consultant)		Parks Dir.	Assist. Parks Dir.	Police Dept.		Utility Billing Dept.	Emergency Management	City Secretary	Other expenses - mailing, news paper notification etc.	Meeting Attendance/agenda packet, etc.	Total effort-cost and hours incurred (Based on the information received from staff)
Work without issuance of a permit	Twice the permit fee	Hours Required	0																																0
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 20.80
Contractor Registration	$50.00	Hours Required	0																																0
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 20.80
Trade (Mechanical, Electrical, Plumbing)	Base fee: $7.50 plus fixtures (Minimum $20.00)	Hours Required	0																																0
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			20.8
Accessory Structures(sheds, gazebos, pole barns, decks) - Constructed with Fixes electrics/plumbing or over 200 square feet	.20 per square foot (min $60.00)	Hours Required	0																																0
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 20.80
Detached garages/Carports – Residential	$60.00	Hours Required	0																																0
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 20.80
Fence	$40.00	Hours Required	0																																0
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 20.80
Solar Panels (Electrical Permit Minimum Fee)	$20.00 (Electrical Minimum Permit Fee)	Hours Required	0																																0
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 20.80
Swimming Pools	Public - $100.00 Private in-ground - $50.00 Private above ground: $25.00	Hours Required	0.5																																0.5
		Cost incurred (per staff)	10.4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 10.40
Driveways/Turnouts	$25.00	Hours Required	0																																0
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 20.80
Roof Permit - Residential	$60.00	Hours Required	0																																0
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 20.80
Demolition Permit (Move/dang)	$25.00	Hours Required	0																																0
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 20.80
Moving Permit (Structures)	$25.00	Hours Required	0																																0
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 20.80
Temporary Structures (excluding tents)		Not found in the fee ordinance	0																																0
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 20.80
Foundation Repair or House Leveling Permit - Residential	$50.00	Hours Required	0																																0
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 20.80
Back Flow Irrigation/Lawn Sprinkler Permit	Minimum permit fee - $20.00 Base permit fee - $7.50 plus FIXTURE OF TRAP - $4.00ea WATER PIPING - $1.00ea GAS TEST FIRM - $7.50ea SEWER LINE - $7.50ea GAS PIPING SYSTEM - $4.00/outlet WATER HEATER - $4.00ea GAS GRILLELTRIC YARD SPRINKLER - $1.00ea Home Rain Threads - $5.00ea BACKFLOW DEVICE - $20.00ea	Hours Required	0																																0
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 20.80
Manufactured Home Park License	License Fee - $50.00 Renewal Fee - $50.00 Additional Fee for Each Mil Space over Five Spaces - $10.00 Transfer Fee - $50.00	Hours Required	2																																2
		Cost incurred (per staff)	41.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 41.60
Recreational Vehicle Parks	Inspection Fee - $15.00 Permit Fee - $15.00 Annual License Fee (per RV space) - $25.00 Transfer of License Fee (per RV space) - $25.00	Hours Required	2																																2
		Cost incurred (per staff)	41.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 41.60
		Cost incurred (per dept.)																																	0
Garage Sale Permit	$2.00	Hours Required	0.5											0.5	0.5																				1.5
		Cost incurred (per staff)	10.4	0	0	0	0	0	0	0	0	0	0	7.79	11.295	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 29.49
Signs																																			

Type of Application	Current Fee (as per the fee ordinance and input from staff)		Development Services Dept.					Building Official	Plan Reviewer	Inspectors					License Processor	Animal Control		Engineering (Consultant)		Fire Marshal	Parks Dept.	Public Works Dept. Admin.	Public Works Dept. Asst. Dir.	Public Works Dept. Dir.	Legal (Consultant)		Parks Dir.	Assist. Parks Dir.	Police Dept.		Utility Billing Dept.	Emergency Management	City Secretary	Other expenses - mailing, news paper notification etc.	Meeting Attendance/agenda packet, etc.	Total effort-cost and hours incurred (Based on the information received from staff)
Class I Sign - Permit Fee	$100.00	Hours Required	1																																1
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 20.80
		Cost incurred (per dept.)																																		$ -
Class II Sign - Permit Fee	$40.00	Hours Required	0																																	0
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 20.80
Temporary/Portable Signs/Banners	$0.00	Hours Required	1																																	1
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 20.80
Sign Removal - Sign Seizure Fee	$50.00	Hours Required	0.5																																	0.5
		Cost incurred (per staff)	10.4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 10.40
Sign Removal - Storage Fee (per day)	$5.00	Hours Required	0.5																																	0.5
		Cost incurred (per staff)	10.4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 10.40
Roster/Common Signage Plan		Hours Required	1																																	1
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 20.80
Certificates of Occupancy																																				
Certificate of Occupancy (build out)	$25.00 (per app)	Hours Required	1																																	1
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 20.80
CO - Change in Ownership or Name	$25.00 (per app)	Hours Required	1																																	1
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 20.80
Temporary Certificate of Occupancy		Hours Required	1																																	1
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 20.80
Copy of Certificate of Occupancy	$20.00	Hours Required	0																																	0
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 20.80
Name/Tenant Occupancy Change	$25.00 (per app)	Hours Required	1																																	1
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 20.80
Life/Safety Inspection/Annual Registration		Hours Required	1																																	1
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 20.80
Flood																																				
Development activities increasing flooding or drainage problems (Flood zone permit, Grading/Clearing)	Storm Water Permit- $25.00 Impervious Coverage >80% - $100.00	Hours Required	1																																	1
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 20.80
Flood Map Revision Review and Processing		Hours Required																																		0
		Cost incurred (per staff)																																		-
Flood Zone Confirmation		Hours Required	0.1		0.25																															0.35
		Cost incurred (per staff)	10.4	0	5.0325	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 15.43
Site Development Permit	Commercial:- Residential:-	Hours Required	1		2																															3
		Cost incurred (per staff)	20.8	0	56.74	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 77.54
Electrical Permits																																				
Electrical Permits	Minimum permit fee - $40.00 Base permit fee - $7.50	Hours Required	1																																	1
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 20.80
Fixtures	(Additional to Minimum and Base Fee) ~~Outlets & Switch~~ (110 Outlet, Switch or Lighting Each (Over 4) - $0.50 Each 220-Volt Outlet - $5.00 Motors: Up To, But Not Including, 1 Horsepower - $1.50 At Least 1 Horsepower, But Less Than 2 Horsepower - $2.50 At Least 2 Horsepower, But Less Than 10 Horsepower - $3.00 At Least 11 Horsepower, But Less Than 25 Horsepower - $4.00 At Least 26 Horsepower, But Less Than 100 Horsepower - $20.00 Each Horsepower In Excess of 100 Horsepower (per Horsepower) - $0.10 Lightning Arresters: Lightning Arrester System Permit Fee - $2.00 First $1,000.00 Valuation of the Lightning Arrestor System - $10.00 Each Additional $1,000.00 or Portion of $1,000.00 Valuation of the Arrester System - $2.00 Sound Equipment: Up To, But Not Including, 10 Watts Output - $10.00 At Least 10 Watts, But Less Than 25 Watts, Output - [illegible]		1.5																																	1.5
			21.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			$ 22.30
		Miscellaneous: Meter Loop (Permanent or Temporary) - $7.50 1-Pole - $7.50 Additional Recharge Arrester in Distribution Enclosure - $4.00 Motion Picture Machines - $15.00 X-Ray Machines - $4.00 Poles, Anchors, and Guy Stubs (except power company) - $5.50 Incandescent Electric Signs (per circuit) - $3.00 Fluorescent, Neon, and Similar Gas Equipment - $5.00 Permanently Connected Electrical Appliances & Equipment of Any Nature Not Otherwise Specified Up to 1 K.W. (includes, watts) - $5.75 Above 1 K.W. to 10 K.W. (per K.W.) - $6.50 Above 10 K.W. to 50 K.W. (per K.W.) - $5.40 Above 50 K.W. to 100 K.W. (per K.W.) - $4.30 Above 100 K.W. (per K.W. for the first 100 K.W.) - $4.10 Above 100 K.W. (per K.W. in excess of first 100 K.W.) - $4.05																																		
Fire Alarm Permit (also requires yearly Alarm Registration Permit ?)	Fire Alarm System Permit Fee - $2.00 (In Rio the Base Fee?) Plus For the First $1,000.00 or Portion of $1,000.00 Valuation of the Fire Alarm System - $10.00 For Each Additional $1,000.00 or Portion of $1,000.00 Valuation of the Fire Alarm System - $2.00	Hours Required	1																																	1

Type of Application	Current Fee (as per the fee ordinance and input from staff)		Development Services Dept.						Building Official	Plan Reviewer	Inspectors						License Processor	Animal Control		Engineering (Consultant)		Fire Marshal	Parks Dept.	Public Works Dept. Admin.	Public Works Dept. Asst. Dir.	Public Works Dept. Dir.	Legal (Consultant)		Parks Dir.	Assist. Parks Dir.	Police Dept.		Utility Billing Dept.	Emergency Management	City Secretary	Other expenses - mailing, news paper notification etc.	Meeting Attendance/agenda packet, etc.	Total effort-cost and hours incurred (Based on the information received from staff)
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$ 20.80
Mechanical Permits	Minimum Permit Fee - $20.00 Basic Permit Fee - $7.50 (Additional to Base Fee) New Home Whole System - $75.00 Replace or Repair - $30.00 ~~Commercial: $20.00 or Portion of $1,000.00 Valuation~~ $4.00 ~~Remodel: Additional $1,000.00 or Portion of $1,000.00 Valuation~~ $2.00 ~~Chimney or Duct System Cooling Plans Flue~~ $100.00 per Duct Run/ $1,000.00 - $7.50	Hours Required	0																																	0	
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$ 20.80
Re-inspection	$25.00	Hours Required	0																																	0	
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$ 20.80
Plumbing Permits	Minimum Permit Fee - $20.00 Basic Permit Fee For Issuing Each Permit - $7.50 (Additional to Base Fee)																																				
	For Each Plumbing Fixture or Trap or Set of Fixtures of One Trap (including water and drainage piping) - $4.00 For each water line, whether new, replacement, or repaired - $4.00 For each sewer line, whether new, replacement, or repaired - $7.50 For Each Water Heater and/or Vent - $4.00 For Each Gas Piping System Outlet - $4.00 Gas Test Fee - $7.50 For Installation of Water Piping for Water Treating	Hours Required	0																																	0	
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$ 20.80
Alarm Systems																																					
Residential	Registration - Initial Residential Fee (per year) - $25.00 Residential Fire and Fires: Combination Burglar, Hold-Up/Panic and Fire Alarm Permit Cost - $25.00 Fine for 4th & 5th False Alarm (Burglar) (each) - $50.00 Fine for 6th & 7th False Alarm (Burglar) (each) - $75.00 Fine for 8th or More False Alarm (Burglar) (each) - $100.00 Fine for 4th False Alarm (Hold-Up/Panic) (each) - $50.00 Fine for 5th or More False Alarm (Hold-Up/Panic) (each) - $75.00 Fine for 4th False Alarm (Fire) (each) - $50.00 Fine for 5th False Alarm (Fire) (each) - $75.00 Fine for 6th or More False Alarm (Fire) (each) - $100.00	Hours Required	0																																	0	
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$ 20.80
Commercial	Registration - Initial Commercial Permit Fee (per year) - $50.00 Commercial Fire and Fires: Combination Burglar, Hold-Up/Panic and Fire Alarm Permit Cost - $50.00 Fine for 4th & 5th False Alarm (Burglar) (each) - $50.00 Fine for 6th & 7th False Alarm (Burglar) (each) - $75.00 Fine for 8th or More False Alarm (Burglar) (each) - $100.00 Fine for 4th False Alarm (Hold-Up/Panic) (each) - $100.00 Fine for 5th or More False Alarm (Hold-Up/Panic) (each) - $200.00 Fine for 4th False Alarm (Fire) (each) - $100.00 Fine for 5th False Alarm (Fire) (each) - $200.00 Fine for 6th or More False Alarm (Fire) (each) - $300.00	Hours Required	0																																	0	
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$ 20.80
Pipeline Permit	New Pipeline Permit Fee - $1,200.00 Adjusted, Relocated, or Replaced Pipeline Permit Fee - $500.00 Transfer of Ownership Fee - $50.00	Hours Required	0																																	0	
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$ 20.80
Fire Prevention and Life Safety Protection	Underground/Above Ground Storage Tank Permit Fee - $50.00 Automatic Fire Alarm System (Install or Addition) Permit Fee - $25.00 Fire Suppression System (Install or Addition) Permit Fee - $70.00	Hours Required	0																																	0	
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$ 20.80
Fee in Lieu of Parkland Dedication (subdivisions)																																					
Per single-family residential subdivision	~~$999~~ Refer to Sec. 23-20	Hours Required	0.3			1																														1.3	
		Cost incurred (per staff)	10.4	0	0	26.37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$ 36.77
Per unit in duplex, townhouse, or multifamily development	~~$999~~ Refer to Sec. 23-20	Hours Required	0.3			1																														1.3	
		Cost incurred (per staff)	10.4	0	0	26.37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$ 36.77
Sidewalk (two-in-one)		Hours Required	0.3			1																														1.3	
		Cost incurred (per staff)	10.4	0	0	26.37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$ 36.77
Right-of-Way Construction Permit - Non-Franchise Utilities Must Register as Contractor with City	$1000.00 (subject to additional fees, if deemed applicable)	Hours Required	0																																	0	
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$ 20.80
Right-of-Way Construction Permit - Franchise Must Register as Contractor with City	$300.00 (subject to additional fees, if deemed applicable)	Hours Required	0																																	0	
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$ 20.80
Drainage Pipe/Culvert	$25.00	Hours Required	0																																	0	
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$ 20.80
Alley/Easement Abandonment Fee		Hours Required	0																																	0	
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$ 20.80
Consent to encroach City ROW		Hours Required	0																																	0	
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$ 20.80
Excavations within Existing Streets		Hours Required	0																																	0	
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$ 20.80
Water Wells		Hours Required	0																																	0	
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$ 20.80
Special Districts	Initial Deposit Sum - $25,000.00 Additional Deposit Sum - $10,000.00		0.3			0.05	7	.29																1		7	12										40.65	
			10.4	0	0	1.4585	96.06	923.84	0	0	0	0	0	0	0	0	0	0	0	0	0	727	0	0	0	0	126.36	2700	0	144.09	0	0	0	0	0	100.28	0		$ 4,763.62
Development and public improvement agreements	Admin. Fee - 5% of Project Cost (up to $10,000.00)	Hours Required	0			1	0	36																1		0	36										33	
		Cost incurred (per staff)	20.8	0	0	26.37	93.63	923.84	0	0	0	0	0	0	0	0	0	0	0	0	0	727	0	0	0	0	126.36	5400	0	144.09	0	0	0	0	0	100.28	0		$ 7,367.64

Type of Application	Current Fee (as per the fee ordinance and input from staff)		Development Services Dept.					Building Official	Plan Reviewer	Inspectors				License Processor	Animal Control	Engineering (Consultant)	Fire Marshal	Parks Dept.	Public Works Dept. Admin.	Public Works Dept. Asst. Dir.	Public Works Dept. Dir.	Legal (Consultant)		Parks Dir.	Assist. Parks Dir.	Police Dept.		Utility Billing Dept.	Emergency Management	City Secretary	Other expenses - mailing, news paper notification etc.	Meeting Attendance/agenda packet, etc.	Total effort-cost and hours incurred (Based on the information received from staff)
Animals																																	
Permit and Renewal	Initial Permit Application Fee - $25.00 (chickens, duck, rabbit) This fee is made to the code enforcement and not to the Animal Control Officer who will make the inspection of the property which takes about an hour. Yearly Renewal Fee of Permit Application Fee - $5.00 (chicken, duck, rabbit) Inspection of Grooming Facility- Permit fee is paid through city hall We complete the inspection of the Facility which takes 1 hour by an ACO at $18.50 an hour.	***Hours Required***	1												1																	2
		Cost incurred (per staff)	20.5												20.5																	41.00
Impoundment	First impoundment- Spayed & Neutered Dogs and Cats $25.00 Hours Required: 1 Cost per staff: $18.50 Cost by Dept $15.00 Subsequent impoundments- Spayed & Neutered Dogs & Cats $50.00 Hours Required: 1 Cost per Staff: $18.50 Cost by Dept: $15.00 Owner Surrender of Spayed & Neutered Dogs and Cats: $50.00 Hours Required: 1 Cost per Staff: $18.50 hr. Cost by Dept: $15.00 Impoundment of Intact Dogs and Cats: $50.00 Hours Required: 1 Cost per Staff: $18.50 hr. Cost by Dept: $15.00 Subsequent impoundment of Intact Dogs and Cats: $100.00 Hours Required: 1 Cost per Staff: $18.50 hr. Cost by Dept: $15.00 Owner Surrender of Intact Dogs and Cats $75.00 Hours Required: 1 Cost per Staff: $18.50 hr. Cost by Dept: $15.00 Impoundment of Small Livestock: $50.00 Hours Required: 2 (2 ACO) Cost per Staff: $18.50 Cost by Dept: $25.00 Subsequent impoundment of Small Livestock: $100.00 Hours Required: 2 (2 ACO) Cost per Staff: $18.50 hr. Cost by Dept: $25.00 Impoundment of Large Livestock: $50 Hours Required: 3 Cost per Staff: $18.50 Cost by Dept Subsequent impoundment of Large Livestock: $100.00 Hours Required: 3 Cost per Staff:$18.50 Cost by Dept Daily handling fee for impounded Dogs and Cats: $15.00 Hours Required: 2 ACO for a total of 16 hrs. a day between the officers. We are currently housing 60 animals and each day the ACO have to clean each kennel, feed twice a day and take outside. This takes approximately 8 hrs. per officer per day. Daily handling fee for impounded Livestock: $20.00 Hours Required: 1 Cost per Staff: $18.50 Microchipping (registration): $15.00 Hours Required: 1 Cost per Staff: $18.50 Cost by Dept: $7.00 Adoption Fee $50.00 Hours Required: 1 Cost per Staff: $18.50	***Hours Required***																															0
		Cost incurred (per staff)																															0
																																	0
																																	0
																																	0
																																	0
Commercial (exhibition, grooming, dealer, stables, others)	Show or Exhibition Permit Fee - $100.00 Grooming Permit Fee - $250.00 Dealer Permit (Retail and/or Wholesale Distributor) Fee - $250.00 Commercial Bull Covered by Dealer/Fee - $250.00 Commercial Stables Fee - $250.00	***Hours Required***	1																														2
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20.8
Food/Health																																	
Alcoholic Beverages License (annual)	License Fee levied pursuant to V.T.C.A., Alcoholic Beverage Code § 61.36 (one-half of the state fee upon every person). Permit Fee - Permitting fee levied pursuant to V.T.C.A., Alcoholic Beverage Code § 11.36 (one-half of the state fee for each permit).	***Hours Required***	1					1				2	8																		12		
		Cost incurred (per staff)											124.64																			124.64	
Food Establishment Permit (annual)	Sit down Dining: # of Employees (full & part-time) 1-4 employees $200.00	***Hours Required***	1									2	8																			2	
	5-15 Employees $250.00	***Cost incurred (per staff)***	20.8	0	0	0	0	0	0	0	0	41.66	165.18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	87.84	
School Food Service Permit (annual)	Sit down Dining: # of Employees (full & part-time) 1-4 employees $200.00 5-15 Employees $250.00 16-25 Employees $300.00 26-35 Employees $350.00 36-50 Employees $400.00 51-75 Employees $450.00 76-100 Employees $500.00 101-150 Employees $550.00 151+ Employees $600.00	***Hours Required***	1									2	8																			2	
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	41.66	165.18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	87.84	
Day Care Facility Food Permit (annual)	1-20 Children $150.00 21-30 Children $175.00 31-50 Children $200.00	***Hours Required***	1									1	4																			2	
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	20.58	82.59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	68.87	
Temporary Food Establishment Permit (single event up to 2 weeks) Art additional late fee of $40.00 will be assessed if application is not received prior to the opening of the event	$40.00	***Hours Required***	1									1	4																			2	
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	20.58	82.59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	68.87	
Mobile Food Unit Permit (annual)	$250.00	***Hours Required***	1									1	4																			2	
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	20.58	82.59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	68.87	
Additional Fees Food Permits	Late Fee - $50.00 Reinstatement Fee of Suspended Permit - $75.00 Re-inspection Fee - $150.00		1									1	4																			2	
Garbage and Refuse Collection		***Hours Required***	20.8	0	0	0	0	0	0	0	0	20.58	82.59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	68.87
Residential		***Hours Required***																															0
		Cost incurred (per staff)																															0
Commercial		***Hours Required***																															0
		Cost incurred (per staff)																															0
Credit Access Business Registration																																	
Credit Access Business Registration (annual)	$50.00	***Hours Required***	1									1																				2	
		Cost incurred (per staff)	20.8					0	0	0	0	20.58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	36.28
Parks and Recreation																																	
Mass Gathering	Application Fee - $400.00 Inspection - $200.00	***Hours Required***	1																													2	
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	20.80
Recreation Center Fees	See below (Parks and Recreation fees)	***Hours Required***																															0
		Cost incurred (per staff)																															0
Park use Fees	See below (Parks and Recreation fees)	***Hours Required***																															0
		Cost incurred (per staff)																															0
Others																																	
Peddlers, Solicitors, and Transient Merchant License	Application Fee- $100.00 Fee for Each Additional Person's Photo Identification - $10.00	***Hours Required***	0.5																													0.5	
		Cost incurred (per staff)	10.2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10.20
Carnival License	Application Fee - $250.00	***Hours Required***	1																													2	
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	20.80
Dance Hall Licenses (annual)	$25.00	***Hours Required***	1																													2	
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	20.80
Amusement Redemption Machine Game Rooms	Initial certification fee for amusement redemption machine game room required: 11-50 Amusement Redemption Machines - $600.00 51 and Up to 75 Amusement Redemption Machines - $1,000.00 More than 75 and Up to 100 Amusement Redemption Machines - $1,500.00	***Hours Required***	1									1	4																			2	
		Cost incurred (per staff)	20.8	0	0	0	0	0	0	0	0	20.58	82.59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	68.87
Sexually Oriented Businesses (annual)	Permitting of a Sexually Oriented Business - $1,000.00 City to Conduct a Survey - $1,000.00	***Hours Required***	1																													2	
		Cost incurred (per staff)	20.8					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	20.80
Taxation																																	

Type of Application	Current Fee (as per the fee ordinance and input from staff)		Development Services Dept.					Building Official	Plan Reviewer	Inspectors					License Processor	Animal Control		Engineering (Consultant)		Fire Marshal	Parks Dept.	Public Works Dept. Admin.	Public Works Dept. Asst. Dir.	Public Works Dept. Dir.	Legal (Consultant)		Parks Dir.	Assist. Parks Dir.	Police Dept.		Utility Billing Dept.	Emergency Management	City Secretary	Other expenses - mailing, news paper notification etc.	Meeting Attendance/agenda packet, etc.	Total effort-cost and hours incurred (Based on the information received from staff)
Issuance of Use Certificate	$10.00	Hours Required																																	
		Cost incurred (per staff)																																	
Administrative Fee (Loan Processing)	$40.00																																		
Recording Fee (Loan Processing)																																			
Penalty for Delinquent Ad Valorem Taxes (Levied on	10%	Hours Required																																	
		Cost incurred (per staff)																																	
Vehicles for Hire																																			
TAXICABS, DIVISION 2 - (per car to be operated in the city for a 12 month period, ending December 31) TAXICABS, DIVISION 3 -	Vehicle Permit Issuance Fee - $50.00 Driver Background Information Check Fee - $10.00	Hours Required																																	
		Cost incurred (per staff)																																	
Utilities																																			
Disconnect Fee	Currently $25.00	Hours Required								0	1		0																						
Reconnect Fee	Currently $0.00	Hours Required								0			0																						
		Cost incurred (per staff)																																	
Cut Fee	$1,000.00																																		

Angleton Fee Study - Study Results of Utility Department
Appendix 4

BRAZORIA COUNTY UTILITY BILLING QUESTIONNAIRE												BRAZORIA COUNTY UTILITY BILLING QUESTIONNAIRE											
CITY:	BILLING CYCLE (BILL GOES OUT 1ST, WHEN IS IT DUE? DETAILS.)	DEPOSIT	CONNECT FEE	RECONNECT FEE	LOCK FEE	LATE CHARGE	CUTOFF FEE	METER TEST	PULLED METER	REREAD FIRST	REREAD AFTER	CITY:	2 WK CLN UP	RETURN CHECK	TRANFER SERVICE	MISUSE METER	SENIOR DISCOUNT?	BASE RATE	OVER BASE RATE	(W) RESD. RATES	(S) RESD. RATES	(W) COMM. RATES	(S) COMM. RATES	(R) GARBAGE
ALVIN		$ 100	NA	NA	NA	10%	$ 50	NA	NA	NA	$ 25	ALVIN	NA	$ 35	0%	$100	Y; 30%	0-2K	2K-7K= 6.23-9.52	$ 24.39	$ 37.81	$ 25.59	$ 38.90	$ 13.98
ANGLETON	15TH PREV-15TH CURRENT MONTH; BILL GOES OUT ON THE 1ST & DUE ON THE 20TH	$ 75	$ 25	$ 25	$ 25	10% OR $10	$ 25	$ 50	$ 75	FREE	N/A	ANGLETON	$ 10	$ 30	$ 25	$15-LEGAL ACT	N; $0	0-2K	2k-50k = 10.91-12.81	$ 29.74	$ 14.46	$ 34.20	$ 16.63	$ 20.40
BRAZORIA												BRAZORIA												
BROOKSIDE VILLAGE												BROOKSIDE VILLAGE												
CLUTE	BILLING CYCLE 20TH, BILL GOES OUT 1ST & DUE 25TH	$ 80	$ 25	$ 25	NA	10%	$ 25	NA	NA	NA	NA	CLUTE	NA	$ 30	NA	NA	Y; $10	0-1K	1K-20K= 4.86-5.75	$ 14.77	$ 14.77	$ 14.77	$ 14.77	$ 24.09
DANBURY												DANBURY												
FREEPORT	5TH DUE DATE, 13TH LATE FEE- SENT TO PRINT 20 DAYS PRIOR TO 5TH	$ 100	$ 25	ONE $40 FEE, INCLDS CUTOFF/RECON	$ 25	$10	$ 40	$ 50	NA	FREE	NA	FREEPORT	USAGE	$ 25	$ 25	NA	20% OFF BASE	0-2K	3K-12K= 6.38-8.40	$ 18.47	$ 14.03	$ 25.93	$ 18.74	$ 20.00
HILLCREST VILLAGE												HILLCREST VILLAGE												
HOLIDAY LAKES												HOLIDAY LAKES												
LAKE JACKSON	WE BILL IN 4 CYCLS, 1 EA WK. CYC 1 DUE 1ST TUES OF MONTH, CYC 2 DUE 2ND TUES OF MONTH. ETC.	$ 100	$ -	$ 20	$ -	10%	$ -	$ -	$ -	FREE	FREE	LAKE JACKSON	$ 20	$ 25	$ 10	REPLACE METER AT COST &	$12.90		BASE + 5.60 PER 1K	$ 15.50	$ 16.75	$ 31.00	$ 33.55	$ 26.00
LIVERPOOL	BILLS GO OUT THE 20TH AND DUE THE 15TH	$ 100	$ -	NA	NA	$5	$ 40	NA	NA	NA	NA	LIVERPOOL	NA	$ 30	NA	NA	NO	0-3K	BASE = $1 PER 1K	$ 35.00	NA	NA	NA	NA
MANVEL	READ FOLLOWING WK AFTER 1ST FRI OF EA MONTH, PAYMENT DUE 1ST FRI OF EA MONTH	$ 75	$ 25	$ 50	NA	10% OF BALANCE PAST DUE	NA	NA	$ 50	FREE	NA	MANVEL	NA	$ 25	NA	UP TO $500 FINE	NA	0-2K	$3.34 FOR EVERY 1K OVER 2K	$ 32.59	$ 39.11	$ 39.11	$ 45.63	OUT SOURCE
OYSTER CREEK												OYSTER CREEK												
QUINTANA	BILL SENT OUT THE 1ST, NET 10 DAYS	$ 50	$ -	$ 50	NA	$5	NA	NA	NA	NA	NA	QUINTANA	NA	$ 20	NA	LEGAL	NO	0-10K	10KK-30K= 5-27.5	$ 12.50	NA	NA	AN	$ -
RICHWOOD	8TH-8TH, MAILED 25TH, DUE 10TH, 11TH LATE, DISCO 21ST	$100 FOR OWNERS; $150 FOR RENTERS	$ 50	$ 100	$ -	10%	$ 40	$ -	$ -	$ -	$ -	RICHWOOD	NOT OFFERED	$ 25	NA	NA	40% OF BASE W/S; $2 OFF GARBAGE	0-2K	2K-20K= 6.14 20K+ 6.34	$ 37.53	25.5 FOR 2K; $4.95 PER EA ADD 1K	$ 37.53	$ 25.50	$ 21.90
ROSHARON												ROSHARON												
SURFSIDE	MAILED THE 1ST; DUE ON THE 20TH	$ 130	$75 AFTR 60 DAYS	$200 AFTR 60 DAYS	NA	$5	NA	NA	NA	NA	NA	SURFSIDE	NA	NA	NA	NA	NA	0-2K	2K-15K= 9-27	$ 38.00	$ 26.00	NA	NA	$ 20.07
SWEENY	BILLS GO OUT THE 1ST, BILLS DUE THE 15TH; LATE FEE ACCURES AFTER THE 15TH.	$ 75	$ 30	$ 30	NA	10%	NA	UNSURE	NA	NA	$ 35	SWEENY	NA	$ 30	DONT TRANSFER	UNSURE	N; $0	0-1.5K	1.5K-26.5K= 7.35-8.60	$ 15.67	$ 15.67	$ 15.67	$ 15.67	21.57 +TAX
WEST COLUMBIA	READ START BETWEEN 8-12 (TAKES 3 DAYS) TO POST OFFICE ON OR BY 25TH, DUE 10TH, CUT OFF 20TH- USEAGE JAN-FEB DUE MARCH	$75/$200	$12.50 TO MOVE IN & OUT	$30@ OFFICE, $35 @PD AFT HRS	NA	20% OF OUTSTANDIN BALANCE	NA	NA	NA	NA	NA	WEST COLUMBIA	REG. DEP IF DON'T ALREADY HAVE AN ACCNT W/A DEP	$ 35	$ 12.50	NA-NEVER USED IT	NA	0-1K	$5.07/1K	$ 19.67	$ 19.67	$ 19.67	$ 19.67	$19.35/$4 PER ADTL

KEY:	(W) WATER, (S) SEWER, (R) RESIDENT	MUD DISTRICT: BONNEY/ IOWA COLONY
WELL:	BAILEYS PRAIRIE/ JONES CREEK/ SANDY POINT	UNICORPORATED: DAMON/ OLD OCEAN/ WILD PEACH

Angleton Fee Study - Current Fee of Utility Department

CHAPTER 26 - UTILITIES

Sec. 26-71. - Water/sewer rates - Inside city service.

Inside City Rates - Water	Base Monthly Rate* (*per meter*)	Base Allotment	Price per 1,000 Gallons Usage Above Base Allotment				Maximum Monthly Charge
			0K to 8K	*8K to 23K*	*23K to 48K*	*over 48K*	
Table I - Residential (*ind. meter)*	$ 21.24	2,000 Gallons	$ 6.28	$ 6.64	$ 7.00	$ 7.64	N/A
Table II - Multifamily (*master meter*)	$ 20.18	2,000 Gallons	$ 6.28	$ 6.64	$ 7.00	$ 7.64	N/A
Table III - Commercial (*ind. meter*)	$ 21.24	2,000 Gallons	$ 6.28	$ 6.64	$ 7.00	$ 7.64	N/A
Table IV - Commercial (*master meter*)	$ 20.18	2,000 Gallons	$ 6.28	$ 6.64	$ 7.00	$ 7.64	N/A

** Base monthly rate for utility accounts that are located in an active impact fee area shall be $2.00 less than the amount stated.*

Inside City Rates - Sewer	Base Monthly Rate* (*per meter*)	Base Allotment	Price per 1,000 Gallons Usage	Maximum Monthly Charge
Table I - Residential (*ind. meter*)	$ 9.84	0 Gallons	$ 2.70	$ 44.94
Table II - Multifamily (*master meter*)	$ 11.19	0 Gallons	$ 3.52	N/A
Table III - Commercial (*ind. meter*)	$ 11.19	0 Gallons	$ 3.52	N/A
Table IV - Commercial (*master meter*)	$ 11.19	0 Gallons	$ 3.52	N/A
Table V - Sewer Only Customer	*Same as appropriate table above based on metered well water usage. Residential customers with unmetered well to be charged monthly maximum (based on 13,000 gallons usage).*			

** Base monthly rate for utility accounts that are located in an active impact fee area shall be $2.00 less than the amount stated.*

CHAPTER 26 - UTILITIES

ARTICLE III. - UTILITY RATES AND CHARGES

Sec. 26-72. - Water/sewer rates - Outside city service.

Outside City Rates - Water	Base Monthly Rate* (*per meter*)	Base Allotment	Price per 1,000 Gallons Usage Above Base Allotment				Maximum Monthly Charge
			0K to 8K	*8K to 23K*	*23K to 48K*	*over 48K*	
Table I - Residential (*ind. meter)*	$ 26.55	2,000 Gallons	$ 7.85	$ 8.30	$ 8.75	$ 9.55	N/A
Table II - Multifamily (*master meter*)	$ 25.23	2,000 Gallons	$ 7.85	$ 8.30	$ 8.75	$ 9.55	N/A
Table III - Commercial (*ind. meter*)	$ 26.55	2,000 Gallons	$ 7.85	$ 8.30	$ 8.75	$ 9.55	N/A
Table IV - Commercial (*master meter*)	$ 25.23	2,000 Gallons	$ 7.85	$ 8.30	$ 8.75	$ 9.55	N/A
Table V - Wholesale Water Rates	The rate for the purchase of "Wholesale Water" through a fire hydrant meter provided by the city of from other locations established and metered by the city shall be the same as Table III - Commercial (ind. meter) under the Outside City Rate Table.						

** Base monthly rate for utility accounts that are located in an active impact fee area shall be $2.00 less than the amount stated.*

Outside City Rates - Sewer	Base Monthly Rate* (*per meter*)	Base Allotment	Price per 1,000 Gallons Usage	Maximum Monthly Charge
Table I - Residential (*ind. meter*)	$ 12.30	0 Gallons	$ 3.38	$ 56.24
Table II - Multifamily (*master meter*)	$ 13.99	0 Gallons	$ 4.40	N/A
Table III - Commercial (*ind. meter*)	$ 13.99	0 Gallons	$ 4.40	N/A
Table IV - Commercial (*master meter*)	$ 13.99	0 Gallons	$ 4.40	N/A
Table V - Sewer Only Customer	*Same as appropriate table above based on metered well water usage. Residential customers with unmetered well to be charged monthly maximum (based on 13,000 gallons usage).*			

** Base monthly rate for utility accounts that are located in an active impact fee area shall be $2.00 less than the amount stated.*

CHAPTER 26 - UTILITIES

Angleton Fee Study - Current Fee of Utility Department

ARTICLE III. - UTILITY RATES AND CHARGES							
Sec. 26-73. - Deposits.							
Deposit for All New Water Customers	$ 100.00						
CHAPTER 26 - UTILITIES							
ARTICLE III. - UTILITY RATES AND CHARGES							
Sec. 26-73.1 - Deposits/connect fee.							
Connect Fee (*taken from Deposit for All New Water Customers*)	$ 25.00						
CHAPTER 26 - UTILITIES							
ARTICLE III. - UTILITY RATES AND CHARGES							
Sec. 26-73.2 - Closing of account.							
Refund of Remaining Deposit	$ 75.00						
CHAPTER 26 - UTILITIES							
ARTICLE III. - UTILITY RATES AND CHARGES							
Sec. 26-74. - Penalties.							
Penalty on Any Unpaid or Past Due Account (*minimum*)	$ 10.00						
CHAPTER 26 - UTILITIES							
ARTICLE III. - UTILITY RATES AND CHARGES							
Sec. 26-74.1. - Disconnect.							
Disconnect/Reconnect Fee	$ 25.00						
CHAPTER 26 - UTILITIES							
ARTICLE III. - UTILITY RATES AND CHARGES							
Sec. 26-75. - Water meter and sewer tap direct cost recovery fees.							
The Ordinance references an "Exhibit A," containing the fees charged by the city to new accounts for water and/or sewer taps. No Exhibit A observed.							
CHAPTER 26 - UTILITIES							
ARTICLE III. - UTILITY RATES AND CHARGES							
Sec. 26-75.1. - Charges for water meter installations and sewer taps.							
Water Meter Installations							
3/4" Meter Fee	$ 500.00						
1" Meter Fee	$ 575.00						
1 1/2" Meter Fee	$ 1,000.00						
2" Meter Fee	$ 1,200.00						
Sewer Taps							
4" Sewer Tap Fee	$ 700.00						
6" Sewer Tap Fee	$ 950.00						
CHAPTER 26 - UTILITIES							
ARTICLE IV. - UTILITY SERVICE REGULATIONS, DIVISION 1. - GENERALLY							
Sec. 26-76. - Capital cost recover fees							
Inside Corporate City Limits							
3/4" Meter Pipe Size Fee	$ 156.00						
1" Meter Pipe Size Fee	$ 168.00						
1 1/2" Meter Pipe Size Fee	$ 192.00						
2" Meter Pipe Size Fee	$ 216.00						
Over 2" Meter Pipe Size Fee	*To be determined by city administrator.*						

Angleton Fee Study - Current Fee of Utility Department

Outside Corporate City Limits							
3/4" Meter Pipe Size Fee	$ 312.00						
1" Meter Pipe Size Fee	$ 336.00						
1.5" Meter Pipe Size Fee	$ 384.00						
2" Meter Pipe Size Fee	$ 432.00						
Over 2" Meter Pipe Size Fee	*To be determined by city administrator.*						
Other Water and Sewer Capital Cost Recovery Fees							
Fee for Each Unit Using the Meter Where Multiple Residential Units Use the Same Meter (*inside the corporate city limits*)	$ 156.00						
Fee for Each Unit Using the Meter Where Multiple Residential Units Use the Same Meter (*outside the corporate city limits*)	$ 312.00						
Residential Sewer Capital Cost Recovery Fee (*inside the corporate city limits*)	$ 312.00						
Residential Sewer Capital Cost Recovery Fee (*outside the corporate city limits*)	$ 624.00						
Fee for Each Unit Using the Sewer Tap (*per unit*) After the First Unit Using the Sewer Tap	$ 200.00						
Nonresidential sewer capital cost recovery fee, per restroom (*inside the corporate city limits*)	$ 400.00						
Nonresidential sewer capital cost recovery fee, per restroom (*outside the corporate city limits*)	$ 800.00						
CHAPTER 26 - UTILITIES							
ARTICLE III. - UTILITY RATES AND CHARGES							
Sec. 26-77. - Charges for misuse of utility service or meter.							
First Offense	$ 15.00						
Second Offense	$ 30.00						
Third Offense	$ 50.00						
Fourth Offense	*Legal Action*						
CHAPTER 26 - UTILITIES							
ARTICLE IV. - UTILITY SERVICE REGULATIONS, DIVISION 1. - GENERALLY							
Sec. 26-94. - Deposits and fees.							
Residential Deposit & Connection Fee (*for new customers*)	$ 100.00						
Commercial Deposit (*or, amount to cover one month's bill*)	$ 100.00						
High Volume Account Deposit (*or, amount to cover one month's bill*)	$ 400.00						
Apartment Deposit (*per unit or amount to cover one month's bill)*	$ 100.00						
Trailer Space Deposit (*per unit or amount to cover one month's bill*)	$ 100.00						
Late Fee (*percentage of utility bills, which shall include water, sewer, and garbage or refuse collection)*	10% or $10.00 (*whichever is greater*)						
Disconnect Fee	$ 25.00						
Returned Check Fee	$ 30.00						
Install Lock on Meter (*to terminate service*)	$ 25.00						
Plug or Pull Meter (*to terminate service*)	$ 75.00						
Accuracy Test (*if meter is correct*)	$ 50.00						
Transfer of Service	$ 25.00						
Two Week Clean-Up (*plus usage*)	$ 10.00						
CHAPTER 26 - UTILITIES							

Angleton Fee Study - Current Fee of Utility Department

ARTICLE IV. - UTLITY SERVICE REGULATIONS, DIVISION 1. - GENERALLY							
Sec. 26-101. - Private water wells.							
Permit Fee	$ 200.00						
CHAPTER 27 - VEHICLES FOR HIRE							
ARTICLE II. - TAXICABS, DIVISION 2. - VEHICLE PERMITS							
Sec. 27-49. - Fee.							
Permit Issuance Fee (*per car to be operated in the city for a 12-month period, ending December 31)*	$ 50.00						
CHAPTER 27 - VEHICLES FOR HIRE							
ARTICLE II. - TAXICABS, DIVISION 3. - CITY TAXICAB DRIVER'S PERMIT							
Sec. 27-65. - Issuance of permit; fee.							
Background Information Check Fee	$ 10.00						
CHAPTER 27 - VEHICLES FOR HIRE							
ARTICLE III. - VEHICLE TOWING							
Sec. 27-91. - Fees for nonconsent tows.							
Fee for Nonconsent Tow	*Fee for Nonconsent Tow levied pursuant to V.T.C.A. Occupations Code Ch. 2308.*						
CHAPTER 28 - ZONING							
ARTICLE II. - ZONING PROCEDURES AND ADMINISTRATION							
Sec. 28-24. - Amendments to zoning ordinance and districts, administrative procedures, and enforcement.							
Waiver Request Fee	$ 100.00						
Rezoning Application Fee (*if waiver request granted before expiration date*)	*150% of the zoning application fee*						
CHAPTER 30 - SPECIAL DISTRICTS							
ARTICLE I. - GENERAL							
Sec. 30.5. - Deposit against expenditures.							
Initial Deposit Sum	$ 25,000.00						
Additional Deposit Sum	$ 10,000.00						

CONSOLIDATED SCHEDULE OF FEES FOR THE CITY OF ANGLETON

CHAPTER 3 - ALCOHOLIC BEVERAGES							
Sec. 3-2. - License required.							
License Fee	*License fee levied pursuant to V.T.C.A., Alcoholic Beverage Code § 61.36 (one-half of the state fee upon every person).*						
Sec. 3-3. - Permit required.							
Permit Fee	*Permitting fee levied pursuant to V.T.C.A., Alcoholic Beverage Code § 11.38 (one-half of the state fee for each permit).*						
CHAPTER 4 - ANIMALS							
ARTICLE I. - IN GENERAL, DIVISION 1. - GENERALLY							
Sec. 4-5. - Livestock.							
Fee (Neutered Animal)	$ 5.00						
Fee (Non-Neutered Animal)	$ 10.00						
CHAPTER 4 - ANIMALS							
ARTICLE I. - IN GENERAL, DIVISION 2. - DOMESTIC FOWL AND RABBITS							
Sec. 4-16. - Permit fee permit application and inspection of premises.							
Initial Permit Application Fee	$ 25.00						
Yearly Renewal Fee of Permit Application Fee	$ 5.00						
CHAPTER 4 - ANIMALS							
ARTICLE III. - IMPOUNDMENT							
Sec. 4-80 - Impoundment fees.							
	First Impoundment	*Subsequent Impoundments*	*Owner Surrender*				
Dogs and Cats							
Neutered & Spayed:	$ 25.00	$50.00 plus $15.00 micro chip	$ 50.00				
Not Spayed or Neutered:	$ 50.00	$100.00 plus $15.00 micro chip	$ 75.00				
Small livestock, such as: goats, sheep, lambs, pigs, sows, shoats, calves, foals, and animals of the same approximate size and weight, each animal	$ 50.00	$ 100.00					
Large livestock, such as: cattle, horses, ponies, mules, and animals of the same approximate size and weight, each animal	$ 50.00	$ 100.00					
All Other Animals Not Listed Herein	*Animals not listed herein shall be disposed of at discretion of animal control. The City of Angleton shall recover from the owner the actual cost of disposing of said animal.*						
Class A Daily Handling Fee	$ 15.00						
Class B Daily Handling Fee	$ 20.00						
Class C Daily Handling Fee	*Actual cost to the City of Angleton; not less than $50.00.*						
CHAPTER 4 - ANIMALS							
ARTICLE III. - IMPOUNDMENT							
Sec. 4-81. - Adoption of impounded animal.							
Fee for Adoption (*includes vaccinations, microchipping, worming, flea treatment and one month of heartworm preventative)*	$ 60.00						
CHAPTER 4 - ANIMALS							
ARTICLE V. - COMMERCIAL ENTERPRISES, DIVISION 1. - GENERALLY							
Sec. 4-121. - Permit fees.							
Show or Exhibition Permit Fee	$ 100.00						
Grooming Permit Fee	$ 250.00						

Dealer Permit (Retail and/or Wholesale Distributor) Fee	$ 250.00						
Commercial (Not Covered by Dealer) Fee	$ 250.00						
Commercial Stables Fee	$ 250.00						
CHAPTER 4 - ANIMALS							
ARTICLE V. - COMMERCIAL ENTERPRISES, DIVISION 2. - KENNELS							
Sec. 4-137. - License fee, issuance; violations.							
Kennel Licensing Fee	$ 200.00						
CHAPTER 5 - BUILDINGS AND BUILDING REGULATIONS							
ARTICLE II. - ADMINISTRATION							
Sec. 5-16. - Building permit and inspection fees.							
Cost of Construction: $1,000 and Less	*$20.00 minimum fee.*						
Cost of Construction: $1,000 to $49,999	*$20.00 for first $1,000.00 of construction cost plus $5.00 for each additional $1,000.00 or fraction thereof.*						
Cost of Construction: $50,000 to $99,000	*$260.00 for first $50,000.00 plus $4.00 for each additional $1,000.00 or fraction thereof.*						
Cost of Construction: $100,000 to $499,999	*$460.00 for first $100,000.00 plus $3.00 for each additional $1,000.00 or fraction thereof.*						
Cost of Construction: $500,000 and Up	*$1,660.00 for first $500,000.00 plus $2.00 for each additional $1,000.00 or fraction thereof.*						
Plan Review	*The plan review fee shall be equal to one-half of the building permit fee.*						
Re-Inspection Fee	*A re-inspection fee of $25.00 shall be charged each time a project has failed the same inspection twice or each time it has requested an inspection for which it has not completed the necessary work.*						
CHAPTER 5 - BUILDINGS AND BUILDING REGULATIONS							
ARTICLE II. - ADMINISTRATION							
Sec. 5-17. - Permit for pouring driveways or other flatwork.							
Driveway and/or Flatwork Permit	$ 25.00						
CHAPTER 5 - BUILDINGS AND BUILDING REGULATIONS							
ARTICLE II. - ADMINISTRATION							
Sec. 5-19. - Registration of contractors and others providing construction or labor on building, remodeling, or repair to structures, exceptions.							
Registration Fee	$ 50.00						
CHAPTER 5 - BUILDINGS AND BUILDING REGULATIONS							
ARTICLE V. - ELECTRICAL, DIVISION 6. - PERMITS							
Sec. 5-147. - Electrical permit fees.							
Minimum Permit Fee	$ 20.00						
Base Permit Fee	$ 7.50						
Outlets							
1-4 Outlets	$ -						
Each Outlet Over 4	$ 0.50						
Each 220-Volt Outlet	$ 5.00						
Motors							
Up To, But Not Including, 1 Horsepower	$ 1.00						
At Least 1 Horsepower, But Less Than 2 Horsepower	$ 2.00						
At Least 3 Horsepower, But Less Than 10 Horsepower	$ 3.00						
At Least 11 Horsepower, But Less Than 25 Horsepower	$ 4.00						
At Least 26 Horsepower, But Less Than 150 Horsepower	$ 20.00						
Each Horsepower In Excess of 150 Horsepower (per Horsepower)	$ 0.15						
Lightning Arresters							
Lightning Arrester System Permit Fee	$ 2.00						
First $1,000.00 Valuation of the Lightning Arrester System	$ 10.00						

Each Additional $1,000.00 or Portion of $1,000.00 Valuation of the Arrester System	$ 2.00						
Fire Alarm Systems							
Fire Alarm System Permit Fee	$ 2.00						
For the First $1,000.00 or Portion of $1,000.00 Valuation of the Fire Alarm System	$ 10.00						
For Each Additional $1,000.00 or Portion of $1,000.00 Valuation of the Fire Alarm System	$ 2.00						
Sound Equipment							
Up To, But Not Including, 10 Watts Output	$ 10.00						
At Least 10 Watts, But Less Than 25 Watts, Output	$ 15.00						
At Least 25 Watts, But Less Than 100 Watts, Output	$ 25.00						
At Least 100 Watts, But Less Than 200 Watts, Output	$ 30.00						
Miscellaneous							
Meter Loop (Permanent or Temporary)	$ 7.50						
Spike Discharge Arrester in Distribution Enclosure	$ 4.00						
Motion Picture Machines	$ 15.00						
X-Ray Machines	$ 4.00						
Poles, Anchors, and Guy Stubs (*except power company*)	$ 0.50						
Incandescent Electric Signs (*per circuit*)	$ 3.00						
Gas Vacuum Tube Signs (*per transformer*)	$ 5.00						
Permanently Connected Electrical Appliances & Equipment of Any Nature Not Otherwise Specified							
Up to 1 K.W. (*inclusive, each*)	$ 0.75						
Above 1 K.W. to 10 K.W. (*per K.W.*)	$ 0.50						
Above 10 K.W. to 50 K.W. (*per K.W.*)	$ 0.40						
Above 50 K.W. to 100 K.W. (*per K.W.*)	$ 0.30						
Above 100 K.W. (*per K.W. for the first 100 K.W.*)	$ 0.10						
Above 100 K.W. (*per K.W. in excess of first 100 K.W.*)	$ 0.05						
Re-Inspection Fee							
Re-Inspection Fee (*Subject to Additional Charges*)	$ 25.00						
CHAPTER 5 - BUILDINGS AND BUILDING REGULATIONS							
ARTICLE VI. - MECHANICAL CODE, DIVISION 5. - PERMITS AND INSPECTIONS							
Sec. 5-227. - Mechanical permit fees.							
Mechanical Permit Fee	$ 20.00						
Basic Permit Fee	$ 7.50						
For the first $1,000.00 or Portion of $1,000.00 Valuation	$ 10.50						
For each Additional $1,000.00 or Portion of $1,000.00 Valuation	$ 2.00						
Alterations or Repairs Costing More Than $500.00 and Less Than $1,000.00	$ 2.00						
Re-Inspection (*Subject to Additional Charges*)	$ 25.00						
CHAPTER 5 - BUILDINGS AND BUILDING REGULATIONS							
ARTICLE VII. - PLUMBING, DIVISION 5. - PERMITS, TESTS AND INSPECTIONS							
Sec. 5-334. - Plumbing permit fees.							
Minimum Permit Fee	$ 20.00						
For Issuing Each Permit	$ 7.50						
For Each Plumbing Fixture or Trap or Set of Fixtures of One Trap (*including water and drainage piping*)	$ 4.00						

For each house sewer, whether new, replacement, or repaired	$ 7.50						
For Each Water Heater and/or Vent	$ 3.00						
For Each Gas Piping System Outlet	$ 2.00						
For Installation of Water Piping for Water Treating Equipment	$ 3.00						
For a Lawn Sprinkler System Inspection for Up to Five Sprinkler Heads	$ 3.00						
For Each Additional Lawn Sprinkler Head Inspected After Five Heads	$ 0.50						
Re-Inspection	$ 25.00	*A re-inspection fee shall be charged each time a project has failed the same inspection twice or each time it has requested an inspection for which it has not completed the necessary work.*					
CHAPTER 5 - BUILDINGS AND BUILDING REGULATIONS							
ARTICLE VIII. - SWIMMING POOLS							
Sec. 5-497. - Same - Amendments.							
Public Pool	$ 100.00						
Private Pool -- In-Ground	$ 50.00						
Private Pool -- Above-Ground	$ 25.00						
CHAPTER 5 - BUILDINGS AND BUILDING REGULATIONS							
ARTICLE X. - MOVING OR WRECKING OF BUILDINGS							
Sec. 5-526. - Permit - Required.							
Permit Fee	$ 25.00						
CHAPTER 5 - BUILDINGS AND BUILDING REGULATIONS							
ARTICLE X. - MOVING OR WRECKING OF BUILDINGS							
Sec. 5-529. - Fees.							
Permit Fee	$ 25.00						
CHAPTER 5 - BUILDINGS AND BUILDING REGULATIONS							
ARTICLE XI. - ALARM SYSTEMS							
Sec. 5-547. - Registration permits.							
Initial Residential Fee (*per year*)	$ 25.00						
Initial Commercial Permit Fee (*per year*)	$ 50.00						
CHAPTER 5 - BUILDINGS AND BUILDING REGULATIONS							
ARTICLE XI. - ALARM SYSTEMS							
Sec. 5-553. - Fees and fines.							
Residential Fees and Fines							
Combination Burglar, Hold-Up/Panic and Fire Alarm Permit Cost	$ 25.00						
Fine for 4th & 5th False Alarm (Burglar) (*each*)	$ 50.00						
Fine for 6th & 7th False Alarm (Burglar) (*each*)	$ 75.00						
Fine for 8th or More False Alarm (Burglar) (*each*)	$ 100.00						
Fine for 4th False Alarm (Hold-Up/Panic) (*each*)	$ 50.00						
Fine for 5th or More False Alarm (Hold-Up/Panic) (*each*)	$ 75.00						
Fine for 4th False Alarm (Fire) (*each*)	$ 50.00						
Fine for 5th False Alarm (Fire) (*each*)	$ 75.00						
Fine for 6th or More False Alarm (Fire) (*each*)	$ 100.00						
Commercial Fees and Fines							
Combination Burglar, Hold-Up/Panic and Fire Alarm Permit Cost	$ 50.00						
Fine for 4th & 5th False Alarm (Burglar) (*each*)	$ 50.00						
Fine for 6th & 7th False Alarm (Burglar) (*each*)	$ 75.00						
Fine for 8th or More False Alarm (Burglar) (*each*)	$ 100.00						
Fine for 4th False Alarm (Hold-Up/Panic) (*each*)	$ 100.00						

Fine for 5th or More False Alarm (Hold-Up/Panic) (*each*)	$ 200.00						
Fine for 4th False Alarm (Fire) (*each*)	$ 100.00						
Fine for 5th False Alarm (Fire) (*each*)	$ 200.00						
Fine for 6th or More False Alarm (Fire) (*each*)	$ 300.00						
CHAPTER 5 - BUILDINGS AND BUILDING REGULATIONS							
ARTICLE XIII. - PIPELINE REGULATIONS							
Sec. 5-609. - Fees.							
New Pipeline Permit Fee	$ 1,200.00						
Adjusted, Relocated, or Replaced Pipeline Permit Fee	$ 500.00						
Transfer of Ownership Fee	$ 50.00						
CHAPTER 7 - FIRE PREVENTION AND PROTECTION							
ARTICLE I. - IN GENERAL							
Sec. 7-3. - Permit fees.							
Permit Fees	$ 20.00						
CHAPTER 7 - FIRE PREVENTION AND PROTECTION							
ARTICLE VI. - LIFE AND/OR SAFETY HAZARDS							
Sec. 7-94. - Permit fees.							
Installation of Any Underground or Above Ground Flammable or Combustible Storage Tank	$ 50.00						
Installation of an Automatic Fire Alarm System or Addition to an Existing System	$ 25.00						
Installation of a Fire Suppression System or Addition to an Existing System Excluding Restaurant Vent Hoods	$ 75.00						
CHAPTER 8.5 - FOOD AND FOOD ESTABLISHMENTS							
ARTICLE II. - PERMIT							
Sec. 8.5-12. - Fees.							
Annual Food Establishment Fees							
0-1000 sq. ft.	$ 200.00						
Over 1,000 sq. ft.	$ 300.00						
School Food Service							
Based on square footage kitchen/food operation as set out above.							
Day Care Facility							
Day Care Facility	$ 150.00						
Temporary Food Establishment							
Temporary Food Establishment	$ 40.00						
Late Fee	*Permit not to exceed 7 days and valid for one event. An additional late fee of $40.00 will be assessed if the permit is not received prior to the opening of the event.*						
Late Fees (if permit not renewed prior to expiration of event)							
Late Fees	$ 50.00						
Reinstatement Fee of Suspended Permit							
Reinstatement Fee of Suspended Permit	$ 75.00						
Re-inspection Fee							
Re-inspection Fee	$ 150.00						
Mobile Food Unit Permit Fee							
Mobile Food Unit Permit Fee	$ 250.00						

CHAPTER 9 - GARBAGE AND REFUSE							
ARTICLE II. - COLLECTION							
Sec. 9-21. - Garbage and refuse collection rates.							
Rates for Section 9A - Residential							
Residential Monthly Cost	$ 19.30						
Extra Trash Carts (*Monthly*)	$ 10.80						
Extra Recycling Carts (*Monthly*)	$ 10.80						
Rates for Section 9B - Hand Pick Commercial							
90 Gallon Monthly Container Fee - Times Picked-Up Per Week							
	One Time	*Two Times*	*Three Times*	*Four Times*			
First Container	$ 24.30	$ 36.20	$ 48.20	$ 60.20			
Each Additional Container	$ 12.90	$ 23.70	$ 34.40	$ 45.20			
Replacement of carts due to negligence by customer (*each*)	$ 56.00						
Rates for Section 9C - Regular Commercial and Industrial							
Front Load Monthly Fee - Times Picked-Up Per Week							
	One Time	*Two Times*	*Three Times*	*Four Times*	*Five Times*	*Six Times*	
Two-Yard Container	$ 54.80	$ 95.50	$ 137.40	$ 178.10	$ 220.00	$ 269.10	
Three-Yard Container	$ 74.00	$ 120.70	$ 167.40	$ 214.00	$ 260.70	$ 314.60	
Four-Yard Container	$ 85.90	$ 138.60	$ 190.10	$ 242.80	$ 294.30	$ 354.10	
Six-Yard Container	$ 112.30	$ 180.50	$ 254.80	$ 329.00	$ 403.20	$ 476.30	
Eight-Yard Container	$ 131.40	$ 229.60	$ 329.00	$ 427.20	$ 526.60	$ 624.80	
Casters and Locking Devices (*per item, per month*)	$ 8.10						
Front Load Compactor Service							
	One Time	*Two Times*	*Three Times*	*Four Times*	*Five Times*	*Six Times*	*Monthly*
Two-Yard Container	$ 107.50	$ 188.90	$ 272.70	$ 354.10	$ 438.00	$ 536.20	$ 361.30
Three-Yard Container	$ 145.80	$ 239.20	$ 332.60	$ 426.00	$ 519.40	$ 627.20	$ 361.30
Four-Yard Container	$ 169.60	$ 275.10	$ 378.10	$ 483.50	$ 586.50	$ 706.20	$ 361.30
Six-Yard Container	$ 222.40	$ 358.90	$ 507.40	$ 655.90	$ 804.40	$ 950.50	$ 361.30
Eight-Yard Container	$ 260.70	$ 457.10	$ 655.90	$ 852.30	$ 1,051.10	$ 1,247.50	$ 361.30
Casters and Locking Devices (*per item, per month*)	$ 8.10						
Rates for Section 9D - Intermittent Commercial and Industrial							
Front Load Container							
	Two-Yard	*Three-Yard*	*Four-Yard*	*Six-Yard*	*Eight-Yard*		
Each Extra Pick-Up	$ 50.00	$ 52.40	$ 54.80	$ 59.60	$ 68.00		
Delivery Charges and Discontinued Removals	$ 62.00						
Commercial Roll Off Container							
	Delivery	*Day Rental*	*Haul*	*Deposit*			
Twenty-Yard	$ 121.90	$ 5.70	$ 319.40	None			
Thirty-Yard	$ 121.90	$ 5.70	$ 361.30	None			
Forty-Yard	$ 121.90	$ 5.70	$ 391.30	None			
Additional $26.20 per ton for over six tons for all sizes.							
Compactor Service							
	Delivery	*Day Rental*	*Haul*	*Install*	*Deposit*		
Twenty-Eight Yard	$ 121.90	$ 16.10	$ 355.40	TBD	None		
Thirty-Yard	$ 121.90	$ 16.10	$ 373.30	TBD	None		
Thirty-Five Yard	$ 121.90	$ 16.10	$ 403.20	TBD	None		
Forty-Yard	$ 121.90	$ 16.10	$ 373.30	TBD	None		
Forty-Two Yard	$ 121.90	$ 21.90	$ 403.20	TBD	None		

CHAPTER 9 - GARBAGE AND REFUSE							
ARTICLE III. - COMMERCIAL GARBAGE COLLECTION AND FRANCHISES							
Sec. 9-39. - Requirement that all persons or entities engaged in the business of hauling commercial garbage or refuse shall be required to obtain a non-exclusive franchise from the City of Angleton, pay a fee of five percent of the billed amounts, and utilize machinery and equipment that is clearly identified.							
Application Processing Fee	$ 100.00						
Franchise Fee (*percent of amount actually billed*)	5%						
CHAPTER 13 - MISCELLANEOUS OFFENSES							
ARTICLE VI. - CREDIT ACCESS BUSINESSES							
Sec. 13-130. - Registration application.							
Application Fee	$ 50.00						
CHAPTER 13 - MISCELLANEOUS OFFENSES							
ARTICLE VII. - MASS GATHERINGS							
Sec. 13-161. - Permit requirements.							
Permit Application Fee	$ 400.00						
CHAPTER 13 - MISCELLANEOUS OFFENSES							
ARTICLE VI. - MASS GATHERINGS							
Sec. 13-168. - Inspection fees.							
Inspection Fee	$ 200.00						
CHAPTER 14 - MANUFACTURED HOMES AND MANUFACTURED HOME PARKS							
ARTICLE II. - LICENSES AND PERMITS							
Sec. 14-21. - Licenses for manufactured home parks.							
License Fee	$ 50.00						
Renewal Fee	$ 50.00						
Additional Fee for Each Manufactured Home Space Over Five Spaces	$ 10.00						
Transfer Fee	$ 50.00						
CHAPTER 14 - MANUFACTURED HOMES AND MANUFACTURED HOME PARKS							
ARTICLE V. - TEMPORARY CONSTRUCTION USE							
Sec. 14-82. - Licensing.							
License Fee	$ 50.00						
License Renewal Fee	$ 50.00						
CHAPTER 14 - MANUFACTURED HOMES AND MANUFACTURED HOME PARKS							
ARTICLE VI. - RECREATIONAL VEHICLES, DIVISION 2. - RECREATIONAL VEHICLE PARKS							
Sec. 14-122. - License issuance; fee.							
Inspection Fee	$ 15.00						
Permit Fee	$ 15.00						
Annual License Fee (per recreational vehicle space)	$ 20.00						
CHAPTER 14 - MANUFACTURED HOMES AND MANUFACTURED HOME PARKS							
ARTICLE VI. - RECREATIONAL VEHICLES, DIVISION 2. - RECREATIONAL VEHICLE PARKS							
Sec. 14-123. - Transfer of license; fee.							
Transfer Fee (per recreational vehicle space)	$ 20.00						
CHAPTER 15 - MUNICIPAL COURT							
ARTICLE II. - MUNICIPAL COURT OF RECORD							
Sec. 15-37. - Appeals.							
Fee for the Preparation of the Clerk's Record	$ 25.00						

CHAPTER 17 - PARKS AND RECREATION							
ARTICLE I. - IN GENERAL							
Sec. 17-1. - Recreation center fees.							
Family (*monthly*)	$ 44.00						
Individual (*monthly*)	$ 32.00						
Senior Family (*monthly*)	$ 35.00						
Senior Individual (*monthly*)	$ 25.00						
First Responder/Military Family (*monthly*)	$ 35.00						
First Respondent/Military Individual (*monthly*)	$ 25.00						
Youth (*monthly*)	$ 25.00						
Adult Day Rate	$ 5.00						
Youth Day Rate	$ 4.00						
Child Day Rate	$ 4.00						
Spectator	$ 2.00						
Swim Diaper	$ 2.00						
CHAPTER 17 - PARKS AND RECREATION							
ARTICLE III. - USE OF PUBLIC PARKS							
Sec. 17-45. - User fees and obligations.							
Tournament Play - Other Than a Tournament - by Sponsor, Organizer, or Person Without Lights (*per tournament, per day*)	$ 200.00						
Tournament Play - Other Than a Tournament - by Sponsor, Organizer, or Person With Lights (*per tournament, per day*)	$ 250.00						
Deposit for Cleaning (*per tournament*)	$ 100.00						
Practice Games for Any Athletic Team Other Than League or Tournament Teams With Lights (*per hour*)	$ 20.00						
Practice Games for Any Athletic Team Other Than League or Tournament Teams Without Lights (*per hour*)	$ 15.00						
Fee for Failing to Clean Space of Litter to Satisfaction of the Parks and Recreation Department (*per hour*)	$ 20.00						
CHAPTER 17 - PARKS AND RECREATION							
ARTICLE III. - USE OF PUBLIC PARKS							
Sec. 17-77. - Use of city parks by athletic teams.							
Fee per Athletic Team	$ 20.00						
Tournament (*per team, per tournament*)	$ 10.00						
Use for Practice (*per team, per day*)	$ 10.00						
CHAPTER 17 - PARKS AND RECREATION							
ARTICLE III. - USE OF PUBLIC PARKS							
Sec. 17-79. - Rental and deposit rates for pavilion and park rental facilities.							
	Rate	*Deposit*					
Two Hours (*Non-Resident*)	$ 35.00	$ 50.00					
Two Hours (*Resident*)	$ 25.00	$ 50.00					
Four Hours (*Non-Resident*)	$ 60.00	$ 50.00					
Four Hours (*Resident*)	$ 50.00	$ 50.00					
All Day (*Non-Resident*)	$ 85.00	$ 50.00					
All Day (*Resident*)	$ 75.00	$ 50.00					
CHAPTER 17 - PEDDLERS, SOLICITORS AND TRANSIENT MERCHANTS							
ARTICLE II. - LICENSING AND REGISTRATION							

Sec. 18-3. - Licensing; exemptions.							
Application Fee for License	$ 100.00						
CHAPTER 17 - PEDDLERS, SOLICITORS AND TRANSIENT MERCHANTS							
ARTICLE II. - LICENSE TRANSFERABILITY AND EXHIBITION OF LICENSE							
Sec. 18-6. - License transferability and exhibition of license.							
Fee for Each Additional Person's Photo Identification	$ 15.00						
CHAPTER 21 - PUBLIC AMUSEMENTS							
ARTICLE II. - CARNIVALS, DIVISION 2. - LICENSES							
Sec. 21-29. - Fee.							
License Fee	$ 250.00						
CHAPTER 21 - PUBLIC AMUSEMENTS							
ARTICLE III. - DANCES AND DANCE HALLS, DIVISION 2. - DANCE HALL LICENSES							
Sec. 21-69. - Fee.							
Dance Hall License Fee (*annual*)	$ 25.00						
CHAPTER 21 - PUBLIC AMUSEMENTS							
ARTICLE V. - AMUSEMENT REDEMPTION MACHINE GAME ROOMS							
Sec. 21-152. - Local initial certification fee for amusement redemption machine game room required.							
Up to 50 Amusement Redemption Machines	$ 600.00						
More than 50 and Up to 75 Amusement Redemption Machines	*$ 900.00*						
More than 75 and Up to 100 Amusement Redemption Machines	$ 1,200.00						
More than 100 and Up to 125 Amusement Redemption Machines	$ 1,500.00						
For Each Amusement Redemption Machine Over 125	$ 12.00						
CHAPTER 21 - PUBLIC AMUSEMENTS							
ARTICLE V. - AMUSEMENT REDEMPTION MACHINE GAME ROOMS							
Sec. 21-153. - Local license fee for amusement redemption machine game room required.							
Inspection and Amusement Redemption Machine Game Room License Fee (*per machine*)	$ 50.00						
Release of Machine Sealed for Non-Payment of License Fee	$ 50.00						
CHAPTER 21.3 - SECONDHAND GOODS							
ARTICLE II. - GARAGE SALES							
Sec. 21.3-22. - Garage sale regulations.							
Garage Sale Permit Fee	$ 2.00						
CHAPTER 21.4 - SEXUALLY ORIENTED BUSINESSES							

ARTICLE II. - LICENSE							
Sec. 21.4-23. - Fees.							
Permitting or Licensing Fee (*annual*)	$ 1,500.00						
City to Conduct a Survey	$ 1,000.00						
CHAPTER 21.5 - SIGNS							
Sec. 21.5-18. - Fees.							
Permitting Fee - Class I Sign	$ 100.00						
Permitting Fee - Class II Sign	$ 40.00						
Permitting Fee - Temporary, Nonprofit, Portable Signs	$ -						
CHAPTER 21.5 - SIGNS							
Sec. 21.5-20. - Sign maintenance and removal.							
Sign Seizure Fee	$ 50.00						
Daily Storage Fee (*per day*)	$ 5.00						
CHAPTER 22 - STREETS, SIDEWALKS AND OTHER PUBLIC PLACES							
ARTICLE II. - STREETS; DIVISION 2. - OBSTRUCTIONS							
Sec. 22-34. - Enforcement.							
Minimum Fee for Trimming, Pruning, or Removal Service	$ 10.00						
CHAPTER 22 - STREETS, SIDEWALKS AND OTHER PUBLIC PLACES							
ARTICLE IV. - RIGHTS-OF-WAY							
Sec. 22-61. - Application fees for permits to use rights-of-way.							
Non-Franchise Utilities Right-of-Way Permit (*subject to additional fees, if deemed applicable*)	$ 1,000.00						
Franchise (e.g. Southwestern Bell, Entex, and Texas New Mexico) Utility Right-of-Way Permit (*subject to additional fees, if deemed applicable)*	$ 200.00						
CHAPTER 23 - LAND DEVELOPMENT CODE							
ARTICLE II. - SUBDIVISION AND DEVELOPMENT DESIGN							
Sec. 23-20. - Park dedication and recreation improvements.							
Fee in Lieu of Parkland Dedication Accompanying Plat or Site Application (*per single-family residential subdivision*)	$ 575.00						
Fee in Lieu of Parkland Dedication Accompanying Plat or Site Application (*per dwelling unit in a duplex, townhouse, apartment, or other multi-family development*)	$ 475.00						
CHAPTER 23 - LAND DEVELOPMENT CODE							
Ordinance No. 20190528-021							
Water Capacity Acquisition Fee (*per dwelling unit, as determined by the City Engineer, for any non-residential use*)	$ 536.70						
Sanitary Sewer Capacity Acquisition Fee	*Computed on a case-by-case basis, relative to the location of a subdivision or development to the wastewater treatment plant, affected lift station, and other affected waste water collection and conveyance improvements, and shall be based on the improvements required to provide an adequate level of service based on the proposed use, as determined by the City Engineer, in accordance with the standards. A capacity acquisition fee study must be performed. See "Capacity Acquisition Fee Study Fee" below.*						
Capacity Acquisition Fee Study Fee	$ 4,000.00						
Water and Sewer Capacity Acquisition Fees shall be determined by the City Engineer using the guidelines and standards set out in Chapter 23 - Land Development Code, Article III. - Public Improvement Responsibilities, Division 2. - Utility Responsibilities, Sec. 23-28 - Responsibilities of the subdivider or developer. and Sec. 23-32 - Rough proportionality. of the Code of Ordinances of the City of Angleton.							
CHAPTER 23 - LAND DEVELOPMENT CODE							
ARTICLE III. - PUBLIC IMPROVEMENT RESPONSIBILITIES, DIVISION 3. - SPECIAL AGREEMENTS							
Sec. 23-36. - Development and public improvement agreements.							
Administrative Fee Based on Project Cost (*up to $10,000.00*)	5%						
CHAPTER 24 - TAXATION							

ARTICLE I. - IN GENERAL							
Sec. 24-1. - Issuance of tax certificates.							
Issuance of Tax Certificate	$ 10.00						
CHAPTER 24 - TAXATION							
ARTICLE II. - AD VALOREM TAXES							
Sec. 24-16. - Penalty for delinquent ad valorem taxes.							
Penalty for Delinquent Ad Valorem Taxes (*based on amount of taxes to be paid*)	20%						
CHAPTER 26 - UTILITIES							
ARTICLE II. - SANITARY SEWER SYSTEM, DIVISION 2. - SEWER USE REGULATIONS							
Subdivision 11. - Miscellaneous Provisions							
Sec. 26-54-127. - Industrial wastewater surcharge; generally.							
Surcharges for All Other Pollutants (*per contaminant, per day*)	$ 25.00						
CHAPTER 26 - UTILITIES							
ARTICLE II. - SANITARY SEWER SYSTEM, DIVISION 2. - SEWER USE REGULATIONS							
Subdivision 11. - Miscellaneous Provisions							
Sec. 26-54.128. - Surcharge rates and administrative fees.							
Permit Preparation Fee	$ 300.00						
Industrial Compliance Inspections (*per hour, min. of 20 hours*)	$ 35.00						
Biochemical Oxygen Demand (BOD) (per pound)	$ 0.42						
Chemical Oxygen Demand (COD)	$ 0.12						
Total Suspended Solids (TSS)	$ 0.47						
CHAPTER 26 - UTILITIES							
ARTICLE III. - UTILITY RATES AND CHARGES							
Sec. 26-71. - Water/sewer rates - Inside city service.							

Inside City Rates - Water	**Base Monthly Rate* (*per meter*)**	**Base Allotment**	**Price per 1,000 Gallons Usage Above Base Allotment**				**Maximum Monthly Charge**
			0K to 8K	*8K to 23K*	*23K to 48K*	*over 48K*	
Table I - Residential (*ind. meter)*	$ 21.24	2,000 Gallons	$ 6.28	$ 6.64	$ 7.00	$ 7.64	N/A
Table II - Multifamily (*master meter*)	$ 20.18	2,000 Gallons	$ 6.28	$ 6.64	$ 7.00	$ 7.64	N/A
Table III - Commercial (*ind. meter*)	$ 21.24	2,000 Gallons	$ 6.28	$ 6.64	$ 7.00	$ 7.64	N/A
Table IV - Commercial (*master meter*)	$ 20.18	2,000 Gallons	$ 6.28	$ 6.64	$ 7.00	$ 7.64	N/A

** Base monthly rate for utility accounts that are located in an active impact fee area shall be $2.00 less than the amount stated.*

Inside City Rates - Sewer	**Base Monthly Rate* (*per meter*)**	**Base Allotment**	**Price per 1,000 Gallons Usage**	**Maximum Monthly Charge**
Table I - Residential (*ind. meter*)	$ 9.84	0 Gallons	$ 2.70	$ 44.94
Table II - Multifamily (*master meter*)	$ 11.19	0 Gallons	$ 3.52	N/A
Table III - Commercial (*ind. meter*)	$ 11.19	0 Gallons	$ 3.52	N/A
Table IV - Commercial (*master meter*)	$ 11.19	0 Gallons	$ 3.52	N/A
Table V - Sewer Only Customer	*Same as appropriate table above based on metered well water usage. Residential customers with unmetered well to be charged monthly maximum (based on 13,000 gallons usage).*			

** Base monthly rate for utility accounts that are located in an active impact fee area shall be $2.00 less than the amount stated.*

CHAPTER 26 - UTILITIES							
ARTICLE III. - UTILITY RATES AND CHARGES							

Sec. 26-72. - Water/sewer rates - Outside city service.

Outside City Rates - Water	Base Monthly Rate* (*per meter*)	Base Allotment	Price per 1,000 Gallons Usage Above Base Allotment				Maximum Monthly Charge
			0K to 8K	*8K to 23K*	*23K to 48K*	*over 48K*	
Table I - Residential (*ind. meter)*	$ 26.55	2,000 Gallons	$ 7.85	$ 8.30	$ 8.75	$ 9.55	N/A
Table II - Multifamily (*master meter*)	$ 25.23	2,000 Gallons	$ 7.85	$ 8.30	$ 8.75	$ 9.55	N/A
Table III - Commercial (*ind. meter*)	$ 26.55	2,000 Gallons	$ 7.85	$ 8.30	$ 8.75	$ 9.55	N/A
Table IV - Commercial (*master meter*)	$ 25.23	2,000 Gallons	$ 7.85	$ 8.30	$ 8.75	$ 9.55	N/A
Table V - Wholesale Water Rates	The rate for the purchase of "Wholesale Water" through a fire hydrant meter provided by the city of from other locations established and metered by the city shall be the same as Table III - Commercial (ind. meter) under the Outside City Rate Table.						

** Base monthly rate for utility accounts that are located in an active impact fee area shall be $2.00 less than the amount stated.*

Outside City Rates - Sewer	Base Monthly Rate* (*per meter*)	Base Allotment	Price per 1,000 Gallons Usage	Maximum Monthly Charge
Table I - Residential (*ind. meter*)	$ 12.30	0 Gallons	$ 3.38	$ 56.24
Table II - Multifamily (*master meter*)	$ 13.99	0 Gallons	$ 4.40	N/A
Table III - Commercial (*ind. meter*)	$ 13.99	0 Gallons	$ 4.40	N/A
Table IV - Commercial (*master meter*)	$ 13.99	0 Gallons	$ 4.40	N/A
Table V - Sewer Only Customer	*Same as appropriate table above based on metered well water usage. Residential customers with unmetered well to be charged monthly maximum (based on 13,000 gallons usage).*			

** Base monthly rate for utility accounts that are located in an active impact fee area shall be $2.00 less than the amount stated.*

CHAPTER 26 - UTILITIES

ARTICLE III. - UTILITY RATES AND CHARGES

Sec. 26-73. - Deposits.

Deposit for All New Water Customers	$ 100.00						

CHAPTER 26 - UTILITIES

ARTICLE III. - UTILITY RATES AND CHARGES

Sec. 26-73.1 - Deposits/connect fee.

Connect Fee (*taken from Deposit for All New Water Customers*)	$ 25.00						

CHAPTER 26 - UTILITIES

ARTICLE III. - UTILITY RATES AND CHARGES

Sec. 26-73.2 - Closing of account.

Refund of Remaining Deposit	$ 75.00						

CHAPTER 26 - UTILITIES

ARTICLE III. - UTILITY RATES AND CHARGES

Sec. 26-74. - Penalties.

Penalty on Any Unpaid or Past Due Account (*minimum*)	$ 10.00						

CHAPTER 26 - UTILITIES

ARTICLE III. - UTILITY RATES AND CHARGES

Sec. 26-74.1. - Disconnect.

Disconnect/Reconnect Fee	$ 25.00						

CHAPTER 26 - UTILITIES

ARTICLE III. - UTILITY RATES AND CHARGES

Sec. 26-75. - Water meter and sewer tap direct cost recovery fees.

The Ordinance references an "Exhibit A," containing the fees charged by the city to new accounts for water and/or sewer taps. No Exhibit A observed.

CHAPTER 26 - UTILITIES

ARTICLE III. - UTILITY RATES AND CHARGES

Sec. 26-75.1. - Charges for water meter installations and sewer taps.							
Water Meter Installations							
3/4" Meter Fee	$ 500.00						
1" Meter Fee	$ 575.00						
1 1/2" Meter Fee	$ 1,000.00						
2" Meter Fee	$ 1,200.00						
Sewer Taps							
4" Sewer Tap Fee	$ 700.00						
6" Sewer Tap Fee	$ 950.00						
CHAPTER 26 - UTILITIES							
ARTICLE IV. - UTILITY SERVICE REGULATIONS, DIVISION 1. - GENERALLY							
Sec. 26-76. - Capital cost recover fees							
Inside Corporate City Limits							
3/4" Meter Pipe Size Fee	$ 156.00						
1" Meter Pipe Size Fee	$ 168.00						
1 1/2" Meter Pipe Size Fee	$ 192.00						
2" Meter Pipe Size Fee	$ 216.00						
Over 2" Meter Pipe Size Fee	*To be determined by city administrator.*						
Outside Corporate City Limits							
3/4" Meter Pipe Size Fee	$ 312.00						
1" Meter Pipe Size Fee	$ 336.00						
1.5" Meter Pipe Size Fee	$ 384.00						
2" Meter Pipe Size Fee	$ 432.00						
Over 2" Meter Pipe Size Fee	*To be determined by city administrator.*						
Other Water and Sewer Capital Cost Recovery Fees							
Over 2" Meter Pipe Size Fee	*To be determined by city administrator.*						
Other Water and Sewer Capital Cost Recovery Fees							
Fee for Each Unit Using the Meter Where Multiple Residential Units Use the Same Meter (*inside the corporate city limits*)	$ 156.00						
Fee for Each Unit Using the Meter Where Multiple Residential Units Use the Same Meter (*outside the corporate city limits*)	$ 312.00						
Residential Sewer Capital Cost Recovery Fee (*inside the corporate city limits*)	$ 312.00						
Residential Sewer Capital Cost Recovery Fee (*outside the corporate city limits*)	$ 624.00						
Fee for Each Unit Using the Sewer Tap (*per unit*) After the First Unit Using the Sewer Tap	$ 200.00						
Nonresidential sewer capital cost recovery fee, per restroom (*inside the corporate city limits*)	$ 400.00						
Nonresidential sewer capital cost recovery fee, per restroom (*outside the corporate city limits*)	$ 800.00						
CHAPTER 26 - UTILITIES							
ARTICLE III. - UTILITY RATES AND CHARGES							
Sec. 26-77. - Charges for misuse of utility service or meter.							
First Offense	$ 15.00						
Second Offense	$ 30.00						
Third Offense	$ 50.00						
Fourth Offense	*Legal Action*						
CHAPTER 26 - UTILITIES							
ARTICLE IV. - UTILITY SERVICE REGULATIONS, DIVISION 1. - GENERALLY							
Sec. 26-94. - Deposits and fees.							

Residential Deposit & Connection Fee (*for new customers*)	$ 100.00						
Commercial Deposit (*or, amount to cover one month's bill*)	$ 100.00						
High Volume Account Deposit (*or, amount to cover one month's bill*)	$ 400.00						
Apartment Deposit (*per unit or amount to cover one month's bill)*	$ 100.00						
Trailer Space Deposit (*per unit or amount to cover one month's bill*)	$ 100.00						
Late Fee (*percentage of utility bills, which shall include water, sewer, and garbage or refuse collection)*	10% or $10.00 (*whichever is greater*)						
Disconnect Fee	$ 25.00						
Returned Check Fee	$ 30.00						
Install Lock on Meter (*to terminate service*)	$ 25.00						
Plug or Pull Meter (*to terminate service*)	$ 75.00						
Accuracy Test (*if meter is correct*)	$ 50.00						
Transfer of Service	$ 25.00						
Two Week Clean-Up (*plus usage*)	$ 10.00						
CHAPTER 26 - UTILITIES							
ARTICLE IV. - UTLITY SERVICE REGULATIONS, DIVISION 1. - GENERALLY							
Sec. 26-101. - Private water wells.							
Permit Fee	$ 200.00						
CHAPTER 27 - VEHICLES FOR HIRE							
ARTICLE II. - TAXICABS, DIVISION 2. - VEHICLE PERMITS							
Sec. 27-49. - Fee.							
Permit Issuance Fee (*per car to be operated in the city for a 12-month period, ending December 31)*	$ 50.00						
CHAPTER 27 - VEHICLES FOR HIRE							
ARTICLE II. - TAXICABS, DIVISION 3. - CITY TAXICAB DRIVER'S PERMIT							
Sec. 27-65. - Issuance of permit; fee.							
Background Information Check Fee	$ 10.00						
CHAPTER 27 - VEHICLES FOR HIRE							
ARTICLE III. - VEHICLE TOWING							
Sec. 27-91. - Fees for nonconsent tows.							
Fee for Nonconsent Tow	*Fee for Nonconsent Tow levied pursuant to V.T.C.A. Occupations Code Ch. 2308.*						
CHAPTER 28 - ZONING							
ARTICLE II. - ZONING PROCEDURES AND ADMINISTRATION							
Sec. 28-24. - Amendments to zoning ordinance and districts, administrative procedures, and enforcement.							
Waiver Request Fee	$ 100.00						
Rezoning Application Fee (*if waiver request granted before expiration date*)	*150% of the zoning application fee*						
CHAPTER 30 - SPECIAL DISTRICTS							
ARTICLE I. - GENERAL							
Sec. 30.5. - Deposit against expenditures.							
Initial Deposit Sum	$ 25,000.00						
Additional Deposit Sum	$ 10,000.00						

AGENDA ITEM SUMMARY FORM

MEETING DATE: January 14, 2025

PREPARED BY: Chris Whittaker

AGENDA CONTENT: Update on Drainage and Paving Projects

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT:
$299,339.00 (Texian Trail Drainage)

FUNDS REQUESTED:
$295,392.34 (Texian Trail Drainage)

FUND:

EXECUTIVE SUMMARY:

HDR will provide presentation on the following project:

1. Texian Trail Drainage Improvements
2. Henderson Road Alignment Study
3. Street Bond Project III – Parish Street and Silver Saddle Drive

HDR will provide information to Council to review, comment, and incorporate comments accordingly for each project.

RECOMMENDATION:

1. Provide direction to proceed to bid for Texian Trail Drainage Improvements ($295,392.34).
2. Provide comments to be incorporated to finalize Henderson Alignment Study.
3. Provide direction on proposed improvements to Street Bond Project III to be incorporated to finalize design.

AGENDA ITEM SUMMARY FORM

MEETING DATE: January 14, 2025

PREPARED BY: Colleen Martin, Director of HR and Risk Management

AGENDA CONTENT: Update on the water bill contributions for retired firefighters and retired Emergency Management Service (EMS) volunteers.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: $10,498.80 **FUNDS REQUESTED:** $10,498.80

FUND: 100, 200 and 300

EXECUTIVE SUMMARY:

On November 19, 2002, the City of Angleton City Council approved a recommendation to award all retired volunteer firefighters and volunteer EMS personnel a stipend covering the base rate of water, sewer, and garbage; at the time of the approved recommendation, the rates were $29.74 for water, $14.46 for sewer, and $23.10 for garbage, a total of $67.30 per month per person.

In approximately 2012, the contributions were changed to grandfather only those current volunteers, and all others would be excluded from the benefit going forward.

The former Director of Finance gave Fire Chief Morton a list of recipients to contact regarding the upcoming change on October 15, 2024. However, the billing cycle beginning September 25, 2024, with payment due on October 25, 2024, already showed the stipend removed; the participants were not notified promptly.

The stipend has been removed as of the October 25, 2024, invoice.

The most recent stipend provided was at the current base rate listed below, totaling $71.17 per person.

- $33.61 for water
- $14.46 for sewer
- $23.10 for garbage

The change impacts Eleven (11) retired volunteer firefighters and three (3) Angleton Area EMS personnel.

RECOMMENDATION:

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: 20 December 2024

PREPARED BY: Lindsay Koskiniemi, CGFO, CPM, MPA, MSA

AGENDA CONTENT: Discussion and possible action to approve a resolution consenting to the City of Angleton's participation in Texas Class Investment Pool consistent with Chapter 2256 of Texas Local Government Code

AGENDA ITEM SECTION: Consent Agenda

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

FUND: New – Local Government Investment Pool account

EXECUTIVE SUMMARY:

At the regular City Council meeting on October 22, 2024, the City Council of the City of Angleton approved an emergency note in the amount of $4,000,000. On November 7, 2024, the funds were deposited in the City's pooled cash account in the amount of $3,991,641.70. This note is a new debt service that must be managed in its own fund to properly account for expenditures. While a fund has been established in the City's accounting system, the funds remain in the Pooled Cash bank account, and staff recommends segregating the funds into a high interest-bearing investment account pursuant to the Public Funds Investment Act (Local Government Code Chapter 2256), and to manage the funds in a separate account for optimal transparency.

Staff researched several available local government investment pool accounts that meet the investment requirements of Chapter 2256 of the Texas Local Government Code. Consistent with the City's investment policy (Resolution No. 20200714-019 as amended) and best management practices in municipal finance, the City's investment portfolio is designed with the objective of attaining the best feasible rate of return, throughout budgetary and economic cycles, commensurate with the City's investment risk constraints and the cash flow.

A comparison of investment pool interest rates is provided below. In the last week of October when staff began to compare rates to research the best option for investing the 2024 Emergency Loan proceeds, Texas Class was the highest yielding investment pool. After contacting Texas Class, staff learned that approved meeting minutes are not required to open a new Texas Class investment account. This is advantageous to the City, as the City can deposit the proceeds from the 2024 Emergency Note and immediately begin earning interest. In contrast, most all LGIP's require approved meeting minutes which often requires at least a 30-day lead time or more for City Council's that meet monthly.

A resolution is included with this item for the City Council's review and approval to allow staff to open a Texas Class investment account and begin earning interest as soon as possible.

Investment pools are not only attractive to public entities because of the competitive interest rates, but also because of liquidity. So long as wires are completed prior to 3:00 p.m. Central Standard Time on normal business days, the City will have access to funds immediately.

For the purpose of comparison, certificates of deposit were included in the research, however, CD's are not recommended. Access to liquidity for the payment of emergency purposes is key, and CD's penalize for redeeming early.

The following representatives from the City of Angleton are recommended for approval as authorized signers for the Texas Class account, if approved by ordinance:

- Susie Hernandez, Interim Finance Director
- Michelle Perez, City Secretary
- Christopher Whittaker, City Manager
- John Wright, Mayor

Action on opening a new investment account for the 2024 Emergency Note is urgent, due to rapidly declining interest rates, as shown in the projected decline of federal interest rates on the following page.

INVESTMENT POOL INTEREST RATE COMPARISON

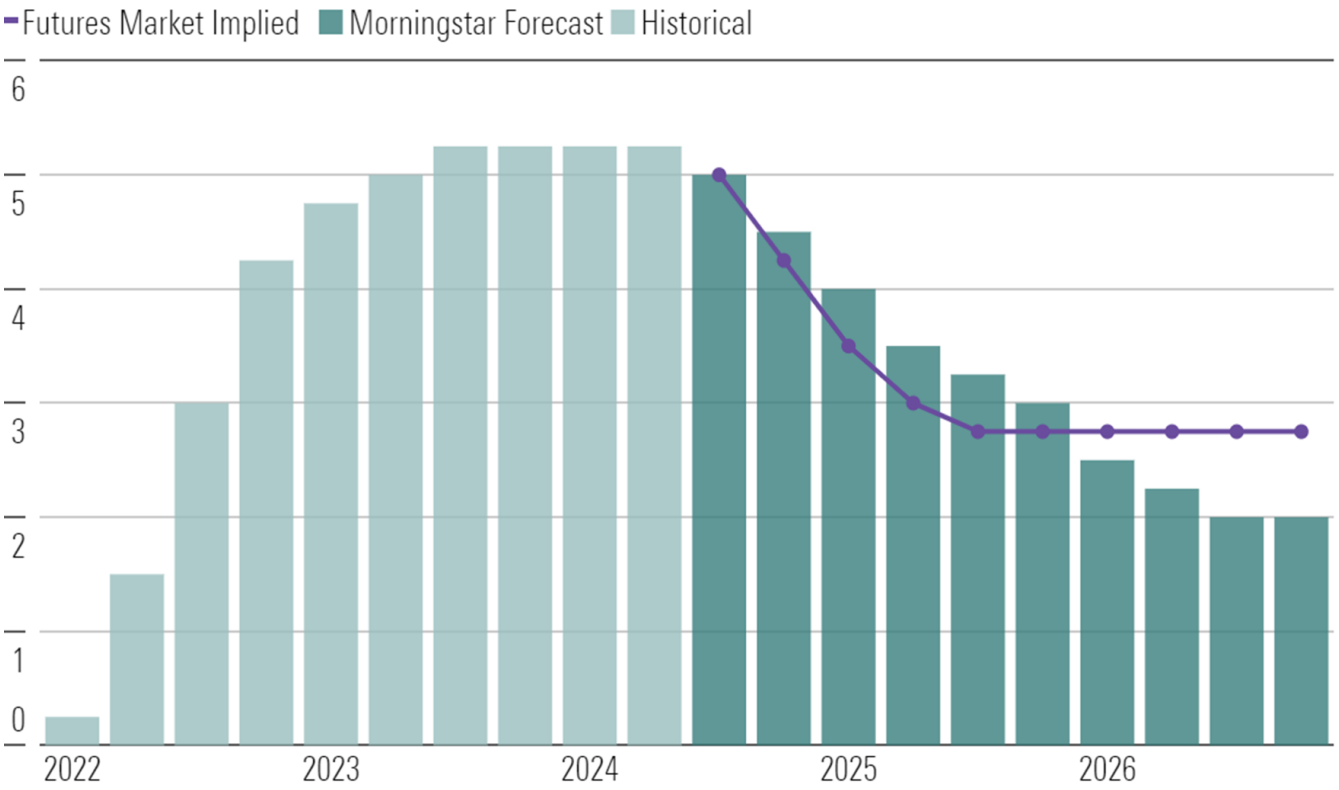
INSTITUTION	TYPE / SECURITY	7-DAY YIELD	AS OF DATE	NOTES
TEXPOOL	LGIP	4.5270%	12/19/2024	
TEXPOOL PRIME	LGIP	4.6293%	12/19/2024	
TEXSTAR	LGIP	4.4737%	12/19/2024	
LOGIC	LGIP	4.6494%	12/19/2024	
TEXAS CLASS	LGIP	4.7364%	12/19/2024	*NO APPROVED MEETING MINUTES REQUIRED
TEXAS CLASS GOVERNMENT	LGIP	4.4561%	12/19/2024	
LONE STAR GOVT OVERNIGHT	LGIP	4.4701%	12/19/2024	
LONE STAR CORP OVERNIGHT	LGIP	4.7832%	12/19/2024	
TEXASDAILY	LGIP	4.6100%	12/19/2024	
TEXASDAILY SELECT	LGIP	4.7800%	12/19/2024	
TEXASFIT CASH POOL	LGIP	4.8439%	12/18/2024	
TEXASFIT GOVERNMENT POOL	LGIP	4.4378%	12/18/2024	
FIRST STATE BANK LOUISE	CERTIFICATE OF DEPOSIT	2.68%	18-month maturity	*NOV 2024 RATE
FIRST STATE BANK LOUISE	CERTIFICATE OF DEPOSIT	3.80%	7-month maturity	*NOV 2024 RATE
TEXAS GULF BANK	CERTIFICATE OF DEPOSIT	3.40%	18-month maturity	*NOV 2024 RATE

GFOA INFORMATION ON LOCAL GOVERNMENT INVESTMENT POOLS:
Local Government Investment Pools

CITY ALREADY PARTICIPATES

Local Government Investment Pools (LINK ACTIVE HERE – NOT ACTIVE ON ABOVE SCREEN SHOT)

PROJECTED DECLINE OF FEDERAL INTEREST RATES:



RECOMMENDATION:

Staff recommends approval of the attached resolution to participate in Texas Class Investment Pool and open a Texas Class Investment Pool account and naming Susie Hernandez, Interim Finance Director, Chris Whittaker, City Manager, Michelle Perez, City Secretary, and John Wright, Mayor as authorized representatives / signers.

Recommended Motion:

"I move to approve a resolution to open an account with Texas Class Investment Pool to deposit the 2024 Emergency Note as soon as possible naming Susie Hernandez, Interim Finance Director, Chris Whittaker, City Manager, Michelle Perez, City Secretary, and John Wright, Mayor as authorized representatives / signers."

RESOLUTION NO. 20250114-018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, ADOPTING THE INVESTMENT POLICIES IN ACCORDANCE WITH THE TERMS OF THE PUBLIC FUNDS INVESTMENT ACT, TEXAS GOVERNMENT CODE, SECTION 2256.001.

WHEREAS, the Public Funds Investment Act, Texas Government Code, Section 2256.001 et seq. (the Act) requires the governing body of each local government in this state to adopt investment policies in accordance with the terms of the Act; and

WHEREAS, pursuant to the requirements of the Act, the Board of Trustees (the Governing Body) of the CITY OF ANGLETON (the Local Government) has previously reviewed and adopted an investment policy (the Policy) that provides in part that the funds of the local government will be invested in investments permitted by the Act in order to: (i) invest only in investments legally permitted under Texas law; (ii) minimize risk by managing portfolio investments so as to preserve principal and maintain a stable net asset value; (iii) manage portfolio investments to ensure that cash will be available as required to finance operations; and (iv) maximize current income to the degree consistent with legality, safety, and liquidity; and

WHEREAS, pursuant to the Policy and the Act, the Local Government has appointed SUSIE HERNANDEZ (the Investment Officer) to act as the investment officer of the Local Government; and

WHEREAS, the Act provides that funds under the control of a Local Government may be invested through investment pools meeting the standards of Section 2256.016 of the Act; and

WHEREAS, the Local Government has received and reviewed the Information Statement, dated April 2021 (the Information Statement), of Texas Cooperative Liquid Assets Securities System Trust (the Program), an investment pool administered by Public Trust Advisors, LLC that sets forth the information required by Section 2256.016(b) of the Act; and

WHEREAS, the Local Government has determined that the investments proposed to be acquired by the Program are of a type that are permitted by the Act and are consistent with the Policy; and

WHEREAS, the Local Government has determined that an investment in the Program will assist the Local Government in achieving the goals set forth in the Policy and will tend to preclude imprudent investment activities arising out of investment transactions conducted between the Local Government and the Program; and

WHEREAS, the Local Government understands that the Program operates through the Ninth Amended and Restated Trust Agreement dated as of February 25, 2021 (the Trust Agreement), that provides the terms on which the Program will operate and the rights of the Participants in the Program and sets forth the responsibilities of Public Trust Advisors, LLC as the administrator of the Program (the Administrator) and of UMB Bank as custodian (the Custodian);

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

That the form, terms, and provisions of the Trust Agreement, a draft of which was presented and reviewed at this meeting, providing for the creation of the Program and for the rights of the Program Participants and the duties and responsibilities of the Administrator be and the same are hereby approved and adopted; and that the Investment Officer be and he or she is hereby authorized and directed to execute and deliver to the Administrator and the Custodian in the name and on behalf of the Local Government a participation certificate evidencing the agreement of the Local Government to be bound by the Trust Agreement substantially in the form of the Trust Agreement reviewed and approved at this meeting, together with such changes therein as may be approved by the said officer, such approval to be conclusively evidenced by the execution thereof; and be it further

Resolved that the investment program established by the Trust Agreement is hereby found and determined to be consistent with the Policy and to preclude imprudent investment activities arising out of investment transactions conducted between the Local Government and the Program; and be it further

Resolved that the Governing Body hereby officially finds and determines that the facts and recitations contained in the preamble of this Resolution are true and correct; and be it further

Resolved that the Governing Body hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Resolution was adopted was posted for the time required by law preceding this meeting and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter thereof were discussed, considered, and formally acted upon all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and the Act; and be it further

Resolved that the officers of the Local Government, and each of them, shall be and each is expressly authorized, empowered, and directed from time-to-time to do and perform all acts and things and to execute, acknowledge, and deliver in the name and under the corporate seal and on behalf of the Local Government all certificates, instruments, and other papers, whether or not herein mentioned, as they may determine to be necessary or desirable in order to carry out the terms and provisions of this Resolution and of the Trust Agreement hereby authorized and approved, such determination to be conclusively evidenced by the performance of such acts and things and the execution of any such certificate, financing statement, instrument, or other paper; and be it further

PASSED AND APPROVED THIS THE 14TH DAY OF JANUARY 2025.

[SIGNATURE PAGE TO FOLLOW]

CITY OF ANGLETON, TEXAS:

_____
John Wright
Mayor

ATTEST:

_____
Michelle Perez, TRMC, CMC
City Secretary

Texas CLASS®

Texas Cooperative Liquid Assets Securities System Trust

Welcome to Texas CLASS

Thank you for choosing Texas CLASS!

This packet contains all the materials necessary to set up your Texas CLASS account(s). If you have any questions about the registration process or about your Texas CLASS account(s), please do not hesitate to contact us. The Texas CLASS Client Service team can be reached any business day from 8:00 a.m. to 4:30 p.m. CT by phone at (800) 707-6242 or by email at clientservices@texasclass.com.

Texas CLASS is not a bank. An investment in Texas CLASS is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. Although Texas CLASS Prime and Texas CLASS Government seek to preserve the value of your investment at $1.00 per share, they cannot guarantee they will do so. Please read the applicable Texas CLASS Information Statements carefully before making an investment decision. Many factors affect performance including changes in market conditions and interest rates and in response to other economic, political, or financial developments. Investment involves risk including the possible loss of principal. No assurance can be given that the performance objectives of a given strategy will be achieved. **Past performance is no guarantee of future results. Any financial and/or investment decision may incur losses.**

Registration Procedures

To join Texas CLASS, please complete the following:

1) Read the Trust Agreement (A copy can be found on www.texasclass.com).

2) Pass the resolution authorizing participation in Texas CLASS (page 3 and 4).

3) Adopt the Trust Agreement by signing Exhibit D (page 5).

4) Complete the Entity Registration (page 6).

5) Complete the Authorized Contacts Form (page 7/8). Texas CLASS recommends having multiple authorized signers to help prevent fraud.

6) Complete the Accounts to be Established Form; you may open as many accounts as you wish (page 9).

7) Keep the original forms for your records, and send the completed packet to the Texas CLASS Client Service team by fax (855) 848-9910 or by email clientservices@texasclass.com.

Questions? Please contact us; we would love to hear from you!

Texas CLASS Client Service Team
T (800) 707-6242
clientservices@texasclass.com

Resolution to Participate

WHEREAS, the Public Funds Investment Act, Texas Government Code, Section 2256.001 et seq. (the Act) requires the governing body of each local government in this state to adopt investment policies in accordance with the terms of the Act; and

WHEREAS, pursuant to the requirements of the Act, the Board of Trustees (the Governing Body) of the CITY OF ANGLETON (the Local Government) has previously reviewed and adopted an investment policy (the Policy) that provides in part that the funds of the local government will be invested in investments permitted by the Act in order to: (i) invest only in investments legally permitted under Texas law; (ii) minimize risk by managing portfolio investments so as to preserve principal and maintain a stable net asset value; (iii) manage portfolio investments to ensure that cash will be available as required to finance operations; and (iv) maximize current income to the degree consistent with legality, safety, and liquidity; and

WHEREAS, pursuant to the Policy and the Act, the Local Government has appointed SUSIE HERNANDEZ (the Investment Officer) to act as the investment officer of the Local Government; and

WHEREAS, the Act provides that funds under the control of a Local Government may be invested through investment pools meeting the standards of Section 2256.016 of the Act; and

WHEREAS, the Local Government has received and reviewed the Information Statement, dated April 2021 (the Information Statement), of Texas Cooperative Liquid Assets Securities System Trust (the Program), an investment pool administered by Public Trust Advisors, LLC that sets forth the information required by Section 2256.016(b) of the Act; and

WHEREAS, the Local Government has determined that the investments proposed to be acquired by the Program are of a type that are permitted by the Act and are consistent with the Policy; and

WHEREAS, the Local Government has determined that an investment in the Program will assist the Local Government in achieving the goals set forth in the Policy and will tend to preclude imprudent investment activities arising out of investment transactions conducted between the Local Government and the Program; and

WHEREAS, the Local Government understands that the Program operates through the Ninth Amended and Restated Trust Agreement dated as of February 25, 2021 (the Trust Agreement), that provides the terms on which the Program will operate and the rights of the Participants in the Program and sets forth the responsibilities of Public Trust Advisors, LLC as the administrator of the Program (the Administrator) and of UMB Bank as custodian (the Custodian);

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE LOCAL GOVERNMENT:

That the form, terms, and provisions of the Trust Agreement, a draft of which was presented and reviewed at this meeting, providing for the creation of the Program and for the rights of the Program Participants and the duties and responsibilities of the Administrator be and the same are hereby approved and adopted; and that the Investment Officer be and he or she is hereby authorized and directed to execute and deliver to the Administrator and the Custodian in the name and on behalf of the Local Government a participation certificate evidencing the agreement of the Local Government to be bound by the Trust Agreement substantially in the form of the Trust Agreement reviewed and approved at this meeting, together with such changes therein as may be approved by the said officer, such approval to be conclusively evidenced by the execution thereof; and be it further

Resolved that the investment program established by the Trust Agreement is hereby found and determined to be consistent with the Policy and to preclude imprudent investment activities arising out of investment transactions conducted between the Local Government and the Program; and be it further

Resolved that the Governing Body hereby officially finds and determines that the facts and recitations contained in the preamble of this Resolution are true and correct; and be it further

Resolved that the Governing Body hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Resolution was adopted was posted for the time required by law preceding this meeting and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter thereof were discussed, considered, and formally acted upon all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and the Act; and be it further

Resolved that the officers of the Local Government, and each of them, shall be and each is expressly authorized, empowered, and directed from time-to-time to do and perform all acts and things and to execute, acknowledge, and deliver in the name and under the corporate seal and on behalf of the Local Government all certificates, instruments, and other papers, whether or not herein mentioned, as they may determine to be necessary or desirable in order to carry out the terms and provisions of this Resolution and of the Trust Agreement hereby authorized and approved, such determination to be conclusively evidenced by the performance of such acts and things and the execution of any such certificate, financing statement, instrument, or other paper; and be it further

Resolved that this Resolution shall take effect and be in full force upon and after its passage.

		JOHN WRIGHT, MAYOR
Authorized Signature	Date	Printed Name
		MICHELLE PEREZ, CITY SECRETARY
Authorized Signature	Date	Printed Name

Exhibit D – Participation Certificate

The undersigned CITY OF ANGLETON (the Local Government) does hereby request that it be admitted as a Participant pursuant to Section 2.3 of the Ninth Amended and Restated Trust Agreement (the Agreement) dated as of February 25, 2021, by and between the Participants, UMB Bank as Custodian, and Public Trust Advisors, LLC. By executing this Participation Certificate, the undersigned agrees that, upon the execution hereof by the Program Administrator, it will become subject to the same obligations and shall have the same rights as if it had executed the Agreement.

The undersigned hereby certifies that SUSIE HERNANDEZ (Investment Officer) is the duly designated Representative of the undersigned as required by the Agreement.

The undersigned hereby certifies that its governing body has taken all actions required by Section 2256.016 of the Public Funds Investment Act, Texas Government Code, for it to participate in the Trust created by the Agreement.

CITY OF ANGLETON
Entity Name

Signature Date Title

Accepted by Administrator (to be completed by Texas CLASS):

Signature Date Title

Texas CLASS®

Texas Cooperative Liquid Assets Securities System Trust

Trust Registration

Entity Information

Entity Name (Participant) CITY OF ANGLETON

Entity Type: ☑ City/Town ☐ County ☐ School District ☐ Special District

☐ Other (Specify) _____

Mailing Address 121 S. VELASCO ST.

City ANGLETON Zip 77515 County BRAZORIA

Physical Address (if different than above) _____

City ANGLETON Zip _____ County _____

Tax ID _____ Fiscal Year End Date (Month/Day) 09/30

The _____ (the Local Government) hereby wishes to invest in the following portfolio:

☑ Texas CLASS ☐ Texas CLASS Government ☐ Both

Texas CLASS and its transfer agent and administrator are authorized by the Participant to act on any instructions believed to be genuine for any service authorized on this form. To the extent permitted by law, the Participant agrees that Texas CLASS, its transfer agent, and administrator, Public Trust Advisors LLC, and their respective officers, directors, affiliates, representatives, employees and agents (each an "Indemnified Party") will not be liable for any losses, claims, expenses and liabilities (collectively, the "Losses") that result from accepting such instructions, and agrees to indemnify and hold harmless each Indemnified Party from and against any and all Losses arising from or resulting from such reliance on, or acceptance of, such instructions. Withdrawal proceeds can be sent only to the bank(s) indicated below unless otherwise amended in the Texas CLASS Online Transaction Portal. Each Participant is responsible for notifying Texas CLASS of any changes to its account(s).

Wires will be distributed every hour with the final distribution ending at 4:00 p.m. CT; distribution times are subject to change as needed by the Texas CLASS Administrator. Additionally, Texas CLASS must be notified of any contributions by 4:00 p.m. CT to receive same day credit. **If funds are not received by 4:00 pm CT, contribution orders will be voided.**

Banking Information

Bank Name FIRST STATE BANK LOUISE

Bank Routing Number (ABA) [redacted]

Account Title POOL CASH

Account Number [redacted]

Bank Contact* KRISTINE LONG

Contact's Phone Number (979) 849-4364

☐ Wire ☐ ACH ☑ Both

Additional Banking Information (Optional)

Bank Name _____

Bank Routing Number (ABA) _____

Account Title _____

Account Number _____

Bank Contact* _____

Contact's Phone Number _____

☐ Wire ☐ ACH ☐ Both

*If there will only be one Authorized Signer on the Texas CLASS account, bank contact must be provided to verify bank account information

Texas CLASS®

Texas Cooperative Liquid Assets Securities System Trust

Authorized Contacts[1]

Authorized Signers Can	Read-Only Users Can
Approve changes to the Investor Profile	Receive account updates
Update banking/contact information	Request "view-only" access to monthly statements and transaction confirmations
Process transactions	View banking/contact information
Receive account updates	

Representative and Authorized Signer

SUSIE HERNANDEZ
Print First and Last Name

INTERIM FINANCE DIRECTOR
Title

Signature Required

9798464364 2136
Phone (Required)[2] Extension

SHERNANDEZ@ANGLETON.TX.US
Email (Required)

Mobile[2]

Additional Contact (Optional) Note – Texas CLASS strongly advises each participant to have multiple authorized signers to help prevent fraud

MICHELLE PEREZ
Print First and Last Name

CITY SECRETARY
Title

(Signature Required if Authorized Signer)

9798494364 2115
Phone (Required)[2] Extension

MPEREZ@ANGLETON.TX.US
Email (Required)

Mobile[2]

Permissions (check only one)

Authorized Signer to Move Funds

Read-Only Access

Additional Contact (Optional)

CHRISTOPHER J. WHITTAKER
Print First and Last Name

CITY MANAGER
Title

(Signature Required if Authorized Signer)

9798494364 2112
Phone (Required)[2] Extension

CWHITTAKER@ANGLETON.TX.US
Email (Required)

Mobile[2]

Permissions (check only one)

Authorized Signer to Move Funds

Read-Only Access

1 All contacts listed on an account will receive email notifications when transaction confirmation documents and monthly statements are available for download in the online portal.

2 A phone number that you can be reached at directly is required to receive the multi-factor authentication code via phone call. Mobile numbers can receive the code via phone call or text.

Authorized Contacts (cont.)[1]

Additional Contact (Optional)

JOHN WRIGHT
Print First and Last Name

MAYOR
Title

(Signature Required if Authorized Signer)

9798494364
Phone (Required)[2] Extension

JWRIGHT@ANGLETON.TX.US
Email (Required)

4092561202
Mobile[2]

Permissions (check only one)

- Authorized Signer to Move Funds
- Read-Only Access

Additional Contact (Optional)

Print First and Last Name

Title

(Signature Required if Authorized Signer)

Phone (Required)[2] Extension

Email (Required)

Mobile[2]

Permissions (check only one)

- Authorized Signer to Move Funds
- Read-Only Access

Additional Contact (Optional)

Print First and Last Name

Title

(Signature Required if Authorized Signer)

Phone (Required)[2] Extension

Email (Required)

Mobile[2]

Permissions (check only one)

- Authorized Signer to Move Funds
- Read-Only Access

[1] All contacts listed on an account will receive email notifications when transaction confirmation documents and monthly statements are available for download in the online portal.

[2] A phone number that you can be reached at directly is required to receive the multi-factor authentication code via phone call. Mobile numbers can receive the code via phone call or text.

Texas CLASS®

Texas Cooperative Liquid Assets Securities System Trust

Accounts to be Established

Entity Name: CITY OF ANGLETON

Texas CLASS Accounts

Desired Subaccount Name(s)* i.e. General Fund, etc.:

(To be completed by Participant)

Texas CLASS Government Accounts

Desired Subaccount Name(s)*:

(To be completed by Participant)

Note: At least one Subaccount is required for each pool the entity would like to invest in

2024 EMERGENCY NOTE	

*Name must be limited to 35 characters.

Once your Texas CLASS account has been established, you will receive a confirmation email with your login credentials from no-reply@texasclass.com. If you do not receive your login credentials within 48 business hours of submission, please first check your junk or spam folder before calling the Texas CLASS Client Service team.

Texas CLASS®

Texas Cooperative Liquid Assets Securities System Trust

Dual Authorization Form (Optional)

Entity Name: CITY OF ANGLETON

Please utilize this form to request dual authorization capabilities on your Texas CLASS account. Dual authorization ensures that any transaction entered via the Texas CLASS online transaction portal requires approval from a second Authorized Signer in order to be processed (internal transfers between subaccounts do not require dual authorization). **Note**: All Authorized Signers listed on the account can enter transactions and approve them (not just the users below).

Request to Add Dual Authorization

Dual authorization is hereby approved for CITY OF ANGLETON (Entity Name) by the Authorized Signer below. By approving dual authorization, the Authorized Signer acknowledges that transactions not approved by the 4:00 p.m. CT cutoff will not be processed. Please ensure transactions are entered in a timely manner and that other authorized signers are available to approve the transactions for processing.

Authorized Signer's Signature _____ Date _____

Printed Name _____ Title _____

Texas CLASS®

Information Statement

May 2023

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No person or entity has been authorized to give any information or to make any representations other than those contained in this Information Statement. If given or made, such information or representations must not be relied upon as having been authorized by Texas CLASS, its Board of

Trustees, the Investment Advisor, or any agent of Texas CLASS or the Board of Trustees.

Each potential Participant is given a copy of the Trust Agreement and this Information Statement before becoming a Participant in Texas CLASS. This Information Statement contains a summary of the Trust Agreement.

This summary is qualified in its entirety by reference to the full text of the Trust Agreement. All potential Participants are encouraged to read the Trust Agreement in its entirety for more complete information regarding the program.

Additional information that is a required part of this Information Statement is included in the monthly Program Statements furnished to each Participant. The Information Statement will be updated through supplemental material and may only be used if it is accompanied by such information.

Part One: Overview of Trust Agreement and Program

Part I of this Information Statement contains certain information about the operation and policies of Texas Cooperative Liquid Assets Securities System Trust (Texas CLASS). The parties to the Trust Agreement are Texas local government entities that choose to participate (the Participants), Public Trust Advisors, LLC as Program Administrator (the Program Administrator), and UMB Bank, N.A. as Custodian (the Custodian).

A. Participants' Investments

The purpose of the Trust is to establish one or more investment funds through which a Participant may pool any of its funds or funds under its control in order to preserve principal, to maintain the liquidity of the Participant, and to maximize yield in accordance with the Public Funds Investment Act (the Act), Section 2256.01, et seq., Texas Government Code, or other laws of the state of Texas, from time-to-time in effect, governing the investment of funds of a Participant or funds under its control. The Trust Agreement is an agreement of indefinite term regarding the investment, reinvestment, and withdrawal of local government funds.

As of May 19, 2023, the Trust has two investment fund options:

1. **Texas CLASS** is an investment option that utilizes all eligible investments as defined by the Public Funds Investment Act. Refer to the Texas CLASS Investment Policy for a complete listing of eligible investments.

2. **Texas CLASS Government** is an investment option that only utilizes investments that are backed or collateralized with U.S. Treasury or U.S. Government Agency obligations. Refer to the Texas CLASS Investment Policy for complete listing of the eligible investments for Texas CLASS Government.

Except for their respective eligible investments, the terms and conditions are the same for each fund. Therefore, for the purposes of this Information Statement, the two investment options shall be referred to as the "Funds" unless otherwise noted.

Under the Trust Agreement, there are four general objectives of the Trust: (i) legality - investing only in investments legally permitted under Texas law; (ii) safety - minimizing risk by managing portfolio investments to preserve principal, maintain a stable net asset value, and maintain the highest rating for the Funds from a nationally recognized statistical rating organization for so long as such rating is required by Texas law; (iii) liquidity - managing portfolio investments to ensure that cash will be available as required to finance Participants' operations; and (iv) yield - maximizing current income to the degree consistent with legality, safety, and liquidity.

Eligible Participants are any municipality, county, school district, or authority created under Section 52(b)(1) or (2), Article III or Section 59, Article XVI, Texas Constitution, a fresh water supply district, a hospital district, and any political subdivision, authority, public corporation, body politic, or instrumentality of the State of Texas, any office, department, commission, board, or other agency that is part of any branch of state government, an institution of higher education, and any nonprofit corporation acting on behalf of any of those entities that has taken the actions required by Section 2256.016 of the Act and that has executed either the Trust Agreement,

a counterpart of the Trust Agreement, or a participation certificate. Any local government entity that becomes a Participant has the same rights and obligations under the Trust Agreement as other Participants.

Each Participant shall have the right to invest funds for credit to such Participant's account. There is no minimum amount that must be invested pursuant to the Trust Agreement nor is there any limitation on the aggregate amount of funds that any Participant may invest at one time. Similarly, each Participant has the right to request payment of an amount equal to or less than the amount of funds in the Participant's account from time-to-time. Subject to meeting the daily times for giving notice, which may be adjusted by the Program Administrator, there is no limitation on the period of time that funds may be invested through the Trust prior to such payment. Upon receipt of any payment request, the Program Administrator notifies the Custodian of the payment request from a Participant, and the requested amount is paid by the Custodian to, or on behalf of, such Participant no later than the next business day, subject only to certain calamities or crises that may affect the financial markets of the United States as specified in the Trust Agreement.

Any Participant may withdraw from the Trust Agreement at any time without penalty upon written notice to the Program Administrator who will notify the Custodian and the Board of Trustees upon receipt of said notice. The withdrawal becomes effective when the Participant's account is equal to zero. If a Participant breaches any material covenants contained in the Trust Agreement or if any of its representations cease to be true, it shall be deemed to have given notice of withdrawal.

Each Participant must designate a representative to act for the Participant under the Trust Agreement for all purposes including the giving of consent and receiving notice on behalf of the Participant. Pursuant to Section 2256.005 of the Act, such representative must be the investment officer that is empowered by the charter, ordinance, and any local regulation to direct the investments for such Participant. Such representative is not required to devote the representative's entire time to duties under the Trust Agreement.

Such representative shall be the official responsible for the investment of funds into the Trust and all payments made from the Trust for the Participant represented by such representative. In making investment and payment requests, each representative should use judgment and care to achieve the following objectives in the indicated order: (i) preservation and safety of principal, (ii) liquidity, and (iii) yield.

B. Trustees and Board of Trustees; Advisory Board

Pursuant to the Trust Agreement, the Trust is supervised by a Board of Trustees, each of whom is elected by the Participants. The Board of Trustees (the Board) supervises the Trust and its affairs and acts as the liaison between the Participants, the Custodian, and the Program Administrator. The Board administers the affairs of the Trust and enters into contracts and agreements on behalf of the Trust in order to effectuate the terms of the Trust Agreement. It also selects the consultants for Texas CLASS including the Program Administrator and the Custodian, subject to the terms of the Trust Agreement.

The Board of Trustees is selected at the annual meeting of the Participants. Any representative may be nominated as a Trustee. The number of Trustees to be

selected shall be determined by the Participants at said meeting and shall be an odd number of three (3) or more. The current list of Trustees is available on the Board page of the Texas CLASS website.

The expenses of each Participant to attend the annual meeting are borne by each Participant. The reasonable out-of-pocket expenses of the Trustees incurred in performing their duties and attending meetings of the Board of Trustees are expenses of the Trust.

Pursuant to Section 2256.016(g)(2), the Board of Trustees has appointed an Advisory Board composed of Participants and other persons who do not have a business relationship with the Trust but are qualified to advise the Trust. The Advisory Board provides advice to the Board of Trustees and the Program Administrator about the Investment Policy, the investment strategy of the Trust, and about other matters as requested by the Board and the Program Administrator. The current list of Advisory Board members is available on the Board page of the Texas CLASS website.

C. Duties of the Program Administrator and the Custodian

In order to facilitate the business of the Trust and in conformance with the Act, the services of a Program Administrator and a Custodian are employed by the Trust. The duties of the Program Administrator and the Custodian are specifically set forth in the Trust Agreement.

Subject to the supervision of the Board of Trustees, the Program Administrator is responsible for advising the Board concerning investments which appear to the Program Administrator to be advantageous to the Participants within the investment criteria set forth in the Trust Agreement.

The Program Administrator shall also implement, or cause to be implemented, securities transactions of the Funds on behalf of the Board and the Participants and shall provide other investment advisory services as called for by the Trust Agreement. Some of these services include the execution of agreements and other documents on behalf of and as agent for the Trust containing representations, warranties, and covenants common for such agreements and documents within the investment industry. The Program Administrator also provides portfolio valuation services. From time-to-time, the Program Administrator may propose to the Participants that the Participants establish specially designated subaccounts with investment payment procedures, fees, or other characteristics different from those set forth in the Trust Agreement. Such characteristics may include, without limitation, certain restrictions on amounts to be invested, holding period prior to payments, or certain other conditions to be met for payments such as possible payment penalties or additional fees for administering such specially designated subaccounts. In its sole discretion, a Participant may create any such special subaccount using the same procedure for establishing other subaccounts. The establishment of such special subaccounts is not deemed to be an amendment of the Trust Agreement. Any subaccount that is created is subject to the terms set forth in the proposal of the Program Administrator until the terms governing such special subaccount are amended pursuant to the Trust Agreement.

The Program Administrator performs certain administrative functions on behalf of the Board of Trustees. These functions include maintaining records, assisting in the organization of the annual meeting of the Participants and the meetings of the Board, responding to inquiries and other communications with Participants, paying

expenses of the Trust, and engaging in marketing activities to promote participation of Texas governmental entities in the Trust.

The Program Administrator fees are outlined in the Ninth Amended and Restated Trust Agreement with Texas CLASS dated February 25, 2021. The Program Administrator charges its fee on a sliding scale; the maximum fee is 12 basis points on assets up to $1 billion. The full sliding scale of the current management fee is specified in the Trust Agreement available at texasclass.com/document-center/. Fees accrue daily and are deducted from portfolio earnings prior to the recording of daily Participant investment results. The fee is paid monthly and may be waived or abated at any time in the sole discretion of the Program Administrator. The fee of the Program Administrator covers the following costs and expenses of program operation:

- The Custodian's fee
- Third parties retained by the Program Administrator to render investment advice
- Investment property record-keeping expenses
- Securities clearance transaction charges
- Outgoing wire charges of the Custodian
- Auditor and legal counsel charges
- Preparation of monthly and annual reports
- Execution of Participant surveys and mailings
- Sales, marketing, and client service functions (including website maintenance and certain conference sponsorships)
- Valuation of the investment property
- Board of Trustee meetings charges
- The cost of obtaining a rating from a nationally recognized statistical rating organization

UMB Bank, N.A. serves as Custodian of the Trust. Among other things, the Custodian is responsible for the receipt and safekeeping of all cash, securities, or other assets comprising the cooperatively invested assets. Such assets are held for the benefit of the Trust in the name of the Custodian or its nominee. The Custodian also collects the income on investments and allocates it in accordance with the instructions from the Program Administrator and the provisions of the Trust Agreement. The Custodian is required to hold the investments of the Trust separate and apart from other property of the Custodian and assure that such property is never deemed an asset or liability of the Custodian.

D. Investment, Payment, Valuation Procedures

Specific investment, payment, and valuation procedures are described in Exhibits A through C of the Trust Agreement. Such Exhibits may be amended by the Program Administrator.

Exhibit A describes the time by which funds must be received by the Custodian in order to make investments on the same business day. Exhibit B provides the timetable for receipt of notice in order to make payments on the same business day.

As provided in Exhibit C, the Investment Property Value is determined on a daily basis by marking-to-market all securities using valuations from a credible pricing source. Alternatively, the Investment Property Value may be determined by using the amortized cost valuation method. This involves initially valuing a security at its costs and thereafter accrediting to maturity any discount or amortizing to maturity any premium regardless of the

impact of fluctuating interest rates on the market value of the instrument.

E. Permitted Investments

The Funds have been specifically designed for the use of Texas local government entities. Accordingly, the portfolios of Texas CLASS consist solely of securities in which such entities are permitted to invest funds pursuant to the Act. All investment securities purchased for the Funds, including those with repurchase agreements, are delivered to the Custodian and held for the benefit of the Trust and its Participants.

Home rule city and county charters may have provisions more restrictive than the Act regarding investments of their money, and such restrictions may not be compiled with the Trust. Any such restrictions are the sole responsibility of each Participant.

Texas CLASS Authorized Investments

Texas CLASS may invest in any or all of the legal investments specified in Sections through 2256.016 of the Act (referred to herein as Permitted Investments). Such investments may include the following:

- U.S. Treasury Bills, Notes, and Bonds
- Obligations of or guaranteed by U.S. Government Agencies and Instrumentalities
- State and local government obligations (subject to limitation)
- Certificates of Deposits of a state or national bank domiciled in the state of Texas guaranteed or insured by the FDIC that meet the requirements of the Act
- Bankers' agreements
- Mutual funds
- Repurchase agreements
- Highly rated commercial paper
- Guaranteed investment contracts

Texas CLASS Government Authorized Investments

Monies of the Texas CLASS Government Fund may be invested and reinvested only in investments authorized by the Texas CLASS Investment Policy (Section 6.04) and in Sections through 2256.016 of the Act (referred to herein as Permitted Investments). Such investments may include the following:

- U.S. Treasury Bills, Notes, and Bonds
- Obligations of or guaranteed by U.S. Government Agencies and Instrumentalities
- Stable $1.00 NAV mutual funds
- Certificates of deposits of a state or national bank domiciled in the state of Texas guaranteed or insured by the FDIC that meet the requirements of the Act
- Repurchase agreements

The Board of Trustees has adopted an Investment Policy and investment strategy that further provide in which investment instruments the monies of the Funds may be invested and reinvested. The Funds may only invest in those instruments authorized by the Act. The current Texas CLASS Investment Policy is available in the Document Center of the Texas CLASS website.

No monies of the Funds may be invested in the following or in any other type of investment prohibited by the Act or other applicable law:

- Obligations for which payment represents the coupon payment on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal (IOs)

- Obligations for which payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest (POs)
- Collateralized mortgage obligations that have a stated final maturity date of greater than 10 years
- Collateralized mortgage obligations, the interest rates of which are determined by an index that adjusts opposite to the changes in the market index (inverse floaters)

No more than 5% of the total Texas CLASS portfolio (not applicable for Texas CLASS Government) may be invested in securities issued by one issuer. The maximum portfolio exposure to United States dollar denominated securities issued in the United States by United States branches and/or subsidiaries of foreign entities is 25% of assets.

All investments made on behalf of the Trust shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation but for investment, considering the probable safety of capital and the probable income to be derived. Investment of funds shall be governed by the following investment objectives in order of priority: (i) preservation and safety of principal; (ii) liquidity; and (iii) yield.

F. Investment Risks

Participants should specifically consider the following risks before deciding to invest in either Texas CLASS or Texas CLASS Government. The following summary does not purport to be comprehensive or definitive of all risk factors. Investing involves risks including the possible loss of principal.

Interest Rate Risks

The prices of the fixed-income securities in Texas CLASS will rise and fall in response to changes in the interest rates paid by similar securities. Generally, when interest rates rise, prices of fixed-income securities fall. However, market factors, such as demand for particular fixed-income securities, may cause the price of certain fixed-income securities to fall while the price of other securities rise or remain unchanged. Interest rate changes have a greater effect on the price of fixed-income securities with longer maturities. The Investment Advisor will seek to manage this risk by purchasing short-term securities.

Credit Risks

Credit risk is the possibility that an issuer of a fixed-income security held in the Texas CLASS prime-style fund will default on the security by failing to pay interest or principal when due. If an issuer defaults, Participants in Texas CLASS may incur losses. The Investment Advisor will seek to manage this risk by purchasing high-quality securities as determined by one or more Nationally Recognized Statistical Ratings Organizations and/or the Investment Advisor's credit research team.

Stable Net Asset Value Risks

Although Texas CLASS and Texas CLASS Government will be managed to maintain a stable NAV of $1.00 per share, there is no guarantee that it will be able to do so.

Investment Not Insured or Guaranteed

An investment in Texas CLASS is neither insured nor guaranteed by the Federal Deposit Insurance Corporation or any other government agency.

Liquidity Risk

The Trust is subject to certain liquidity risks in which the size of a bond's market, the frequency of trades, the ease of valuation, and/or issue size may impact the Investment Advisor's ability to sell investments in a timely fashion or at or near fair value in order to fulfill a Participant's redemption request.

Market Risk

Market risk is the risk that the value of securities owned goes up or down, sometimes rapidly and/or unpredictably, due to factors affecting securities markets generally or within particular industries.

Issuer Risk

The risk that the value of a security declines for a reason directly related to the issuer such as management performance, financial leverage, and reduced demand for the issuer's goods or services.

Default Risk

The risk that a bond issuer (or counterparty) will default by failing to repay principal and interest in a timely manner.

G. General Information Regarding the Trust

The intent of the Trust is to maintain a net asset value of $1.00. However, there is no guarantee that a net asset value of $1.00 can be maintained due to the risk of market price fluctuation. The Investment Criteria as described in Exhibit E of the Trust Agreement and the Investment Policy as well as the Investment Strategy may be amended by a majority of the Board of Trustees.

The Funds will seek to attain their investment objectives. However, no guarantees or assurances can be given that the Funds will achieve their investment objectives or that any benefit described in this Information Statement will result from the placement of money in the Funds.

H. Portfolio Transactions

Pursuant to the Act, the Board of Trustees has appointed the Program Administrator to invest and manage the funds of the Trust. Portfolio transactions occur primarily with major dealers in money market instruments acting as principals. Such transactions are normally on a net basis that does not involve payment or brokerage commissions. Transactions with dealers normally reflect the spread between bid and asked prices.

I. Program Information

For the most current information on the Trust, please visit www.texasclass.com.

Part Two: Investing Through Texas CLASS

A. How to Open an Account with Texas CLASS and/or Texas CLASS Government

Any municipality, county, school district, or authority created under Section 52(b)(1) or (2) Article III or Section 59, Article XVI, Texas Constitution, a freshwater supply district, a hospital district and any political subdivision, authority, public corporation, body politic, or instrumentality of the state of Texas, any office, department, commission, board, or other agency that is part of any branch of state government, institution of higher education, and any nonprofit corporation acting on behalf of any of those entities that has taken action required by Section 2256.016 of the Act (Public Entity) may join the Texas CLASS and/or the Texas CLASS Government investment program. In order to join either Fund, an eligible Public Entity must adopt the Trust Agreement through a majority

vote of its governing body. To obtain information on how to become a Participant, please contact the Client Service Desk at (800) 707-6242. Upon receipt and acceptance of such forms and any other necessary documents, the Public Entity will be a Participant of Texas CLASS and may make its initial investment of funds.

B. Investments and Payments

Investments in and payments from the Trust can be made by Participants on any business day using the Texas CLASS online transaction system. It is the responsibility of Participants to provide instructions to their respective banks to wire or electronically transfer funds to the account at the Custodian when contributions are made. Participants are responsible for any wire charges billed by their own banks. Custodian wire charges are an expense of the Trust.

For security purposes, only previously designated Participant officials may conduct transactions, and funds will only be wired to payees listed on the list of approved payees provided by the Participant to the Program Administrator in advance of the payment.

In the unlikely event that the online transaction portal is unavailable, Texas CLASS Participants may contact the Client Service team at (800) 707-6242 for further assistance.

A Participant may withdraw from Texas CLASS at any time at its discretion by sending an appropriate written notice to Texas CLASS.

C. Reports to Participants

Each Participant receives an annual report containing the audited financial statements of the Trust including a statement of assets and liabilities and a statement of operations and changes in net assets of the Trust. The fiscal year end is June 30 of each calendar year. Each Participant receives a monthly report of its own account(s). Potential Participants are advised to review the financial reports for the Trust that are made available to them.

D. Identity of Advisors

The Program Administrator

Public Trust Advisors, LLC is the Program Administrator under the Trust Agreement. Public Trust Advisors, LLC is an SEC-registered investment advisor and is located at 717 17th Street, Suite 1850, Denver, Colorado, 80202. Its phone number is (800) 707-6242.

Auditors

Cohen and Company, a national accounting firm, serves as the independent auditor for the Trust and provides an opinion on the financial statements of the Trust in accordance with generally accepted accounting principles.

The Custodian

The Custodian is UMB Bank, N.A. with multiple offices in Dallas, Fort Worth, and other locations throughout the state.

Attorneys

Bracewell LLP serves as legal counsel to the Trust. The address of Bracewell LLP is 1445 Ross Avenue, Suite 3800, Dallas, Texas, 75202. Its phone number is (214) 758-160

Many factors affect performance including changes in market conditions and interest rates and in response to other economic, political, or financial developments. Investment involves risk including the possible loss of principal. No assurance can be given that the performance objectives of a given strategy will be achieved. Texas CLASS is not a bank. An investment in Texas CLASS is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. Although Texas CLASS seeks to preserve the value of your investment at $1.00 per share, it cannot guarantee it will do so. **Past performance is**

no guarantee of future results. Any financial and/or investment decision may incur losses. External audits may not catch all instances of accounting errors and do not provide an absolute guarantee of accuracy.

5/23 Managed by Public Trust Advisors, LLC

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www.texasclass.com

Texas CLASS®

Texas CLASS®

Trust Agreement

February 25, 2021

Texas Cooperative Liquid Assets Securities System Trust

NINTH AMENDED AND RESTATED
TRUST AGREEMENT

Dated as of February 25, 2021

by and among

The Texas Participants that have entered into this Agreement,

UMB Bank, N.A., as Custodian

and

Public Trust Advisors, LLC, as Program Administrator

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PREAMBLE

This Ninth Amended and Restated Trust Agreement dated as of February 25, 2021 (the Agreement) is by and among the Texas local governmental entities and public entities that have taken the actions required by Section 2256.016 of the Public Funds Investment Act, Texas Government Code, and that have either executed this Agreement or counterparts of this Agreement or Participation Certificates pursuant to Section 2.3 hereof (the Participants), UMB Bank, N.A., as Custodian (the Custodian) and Public Trust Advisors, LLC, (the Program Administrator) and amends and restates that certain Eighth Amended and Restated Trust Agreement dated as of April 8, 2019, among the Participants, the Custodian and Public Trust Advisors, LLC the Program Administrator.

WHEREAS, each Participant is permitted pursuant to Section 2256.016 of the Public Funds Investment Act, Texas Government Code, to pool its funds, or funds under its control, with any similar funds in the treasury of other Participants for the purpose of investing such funds in statutory permitted investments; and

WHEREAS, each Participant will receive a substantial benefit by agreeing to invest such funds in concert with the other Participants because of economies of scale; and

WHEREAS, it will increase the efficiency of such investment if the funds to be invested in concert are held by one entity, the Custodian, which will hold such funds and investments in its capacity as custodian for the benefit of the Participants; and

WHEREAS, it will increase the efficiency of such investment if the advisory, record-keeping and other administrative functions are performed by one entity, the Program Administrator, acting on behalf of the Board of Trustees (as hereinafter defined) and the Participants and if the investment instructions of the Participants, are transmitted through one entity, the Program Administrator, to the Custodian.

NOW, THEREFORE, in consideration of the premises and the representations, warranties, covenants and agreements contained herein, each party hereto agrees that all moneys, assets, securities and property now or hereafter acquired by the Trust (as hereinafter defined) shall be held and managed in trust by the Board of Trustees (as hereinafter defined) for the equal and proportionate benefit of the Participants, without privilege, priority or distinction among the Participants, and subject to the terms, covenants, conditions, purpose and provisions hereof as follows:

ARTICLE I

THE TRUST AND DEFINITIONS

1.1 The Trust.

(a) The name of the Trust created by this Agreement shall be "Texas Cooperative Liquid Assets Securities System Trust" or "Texas CLASS." The Board of Trustees retains all rights to the use of the names "Texas CLASS" and "Texas Cooperative Liquid Assets Securities System Trust" and neither the Program Administrator nor the Custodian shall use the name without express consent of the Board of Trustees as reflected in the minutes of the Board of Trustees or another written document approved by the Board of Trustees. Any and all reports, information, data, statistics, forms, plans, procedures, studies and any other communications or form of knowledge prepared or assembled by the Program Administrator for the specific and exclusive benefit of the Board of Trustees or Texas CLASS shall become the property of the Board of Trustees and shall not be made available to any individual, Company, or organization without the prior written approval of the Board of Trustees or except as required by law. So far as may be practicable and pursuant to the provisions of this Trust Agreement, the Custodian and the Board of Trustees shall conduct the Trust's activities, execute all documents and sue or be sued under either of the foregoing names.

(b) The purpose of the Trust is to establish one or more investment pools for the Participants pursuant to Section 2256.016 of the Public Funds Investment Act, Texas Government Code, through which a Participant may pool any of its funds or funds under its control, with the same such funds of any other Participant in order to preserve principal, to maintain the liquidity of the Participant, and to maximize yield in accordance with the Public Funds Investment Act (the "Act"), Section 2256.001, et seq., Texas Government Code or other laws of the State of Texas, from time to time in effect, governing the investment of funds of a Participant or funds under its control.

(c) The Trust shall maintain an office of record in the State of Texas and may maintain such other offices or places of business as the Board of Trustees may from time to time determine. The initial office of record of the Trust shall be: c/o Bracewell LLP, Attention: Julie M. Partain, Esq., 1445 Ross Avenue, Ste 3800 Dallas, Texas 75202. The office of record may be changed from time to time by resolution of the Board of Trustees, and notice of such change of the office of record shall be given to each Participant, the Custodian and the Program Administrator.

(d) (i) The Trust shall be a trust organized and existing under the laws of the State of Texas. The Trust is not intended to be, shall not be deemed to be, and shall not be treated as a general partnership, limited partnership, joint venture, corporation, investment company or joint stock company. The Participants shall be beneficiaries of the Trust, and their relationship to the Board of Trustees shall be solely in their capacity as Participants and beneficiaries in accordance with the rights conferred upon them hereunder.

(ii) This Agreement is an agreement creating one or more investment pools within the meaning of the Act.

(e) The Board may authorize the creation of one or more different portfolios or pools, provided however, that each such portfolio or pool shall conform in all respects to the requirements of this Agreement and shall each have a separate investment portfolio and information statements and shall, in all respects, comply with the Act.

(f) The Board may authorize the use of the names "Texas Cooperative Liquid Assets Securities Systems Trust" and "Texas CLASS") in conjunction with other products, portfolios, pools and services which provide investment, financial or other cash management services to Participants and for purposes of this Agreement, such name shall include any pools or portfolios established pursuant to this Agreement. The Program Administrator may identify a name for any additional pools or portfolios established pursuant to this Agreement, subject to Board approval.

1.2 Definitions.

"Account(s)" shall have the meaning set forth in Section 5.3 (a) hereof.

"Act" shall have the meaning set forth in Section 1.1(b) hereof.

"Affiliate" means, with respect to any Person, another Person directly or indirectly in control of, controlled by or under common control with such Person, or any officer, director, partner or employee of such Persons.

"Agreement" means this Ninth Amended and Restated Trust Agreement dated as of February 25, 2021, as amended, by and among Public Trust Advisors, LLC, as Program Administrator, UMB Bank, N.A., as Custodian, and the Participants.

"Balance(s)" for each Participant means the amounts initially equal to zero that are adjusted pursuant to Article II hereof to reflect, among other things, cash investments by such Participant in each pool or portfolio established pursuant to this Agreement, within the Trust, cash payments to such Participant, a pro rata distribution of income from the earnings of each pool or portfolio established pursuant to this Agreement, in which each Participant has invested funds, investment results and expenses and fees for each pool or portfolio established pursuant to this Agreement, in which the Participant has invested.

"Board of Trustees" means the board of the Trustees established pursuant to Article III hereof.

"Business Day" means any day of the year other than (a) a Saturday or Sunday, (b) any day on which banks located in the State of Texas are required or authorized by law to remain closed, or (c) any day on which the New York Stock Exchange is closed."

"Conflicting Provisions" shall have the meaning set forth in Section 10.3 hereof.

"Custodian" means UMB Bank, N.A., as custodian, or any Person or Persons appointed, employed or contracted with by the Trust pursuant to Article V hereof.

"Effective Date" means the first day that execution copies of this Agreement have been executed by the Program Administrator, the Custodian, and the Chairman and Secretary of the Board of Trustees.

"Good Standing" means a Participant that has funded an account with Texas CLASS.

"Investment Advisor" shall mean any person or persons appointed, employed, or contracted with by the Board on behalf of the Trust pursuant to Article III hereof or by the Program Administrator pursuant to Article IV hereof.

"Investment Funds" means immediately available funds delivered by each Participant to the Custodian for investment in one or more pools or portfolios established pursuant to this Agreement but only if (i) the Representative appointed by such Participant is authorized pursuant to the laws of the State of Texas to invest such funds and (ii) the Participant has taken all actions necessary pursuant to the laws of the State of Texas to authorize the delivery and investment of such funds.

"Investment Policy" means that investment policy or policies containing procedures and criteria for the investment of funds in Texas CLASS and its sub-accounts, or in any other pool or portfolio established pursuant to this Trust Agreement as adopted annually by the Board of Trustees of Texas CLASS and incorporated herein by reference.

"Investment Procedures" means the procedures for making investments in the Investment Property set forth in Exhibit A attached hereto, as the same may be amended from time to time (notwithstanding Section 9.1(a) hereof) by the Program Administrator providing notice of such change to the Custodian and the Participants.

"Investment Property" means any and all securities, cash and other personal property, tangible or intangible, which is transferred, conveyed or paid to the Account(s) pursuant to Section 2.1 hereof or otherwise and all proceeds, income, profits and gains therefrom that have not been distributed to a Participant pursuant to Section 2.2 hereof, used to discharge an Investment Property Liability or offset by losses, if any, and expenses. Notwithstanding anything to the contrary, the Custodian shall not be required to hold, purchase, sell or invest in interests in real property under this Agreement, and the Participants shall not attempt to transfer such interests to the Custodian. Investment Property shall not include securities purchased in anticipation of the delivery of funds by a Participant when such funds are not actually received by the Custodian by the anticipated delivery date, and any such securities may be immediately sold and the proceeds used to pay any Person that did in fact provide monies to purchase such securities.

"Investment Property Liability" means any liability (whether known, unknown, actual, contingent or otherwise) incurred in connection with the Investment Property pursuant to this Agreement that is not specified in Section 6.1 hereof as being paid by the Program Administrator or specified in this Agreement as being paid directly by a Participant.

"Investment Property Value" means the value of the Investment Property net of the amount of the Investment Property Liabilities as determined pursuant to Section 4.5 hereof and the Valuation Procedures. Such value shall be determined separately for each pool or portfolio established pursuant to this Trust Agreement.

"Meeting of the Board of Trustees" means a duly called meeting of the Board of Trustees.

"Participants" means any municipality, county, school district or authority created under Section 52(b)(1) or (2), Article III or Section 59, Article XVI, Texas Constitution, a fresh water supply district, a hospital district, and any political subdivision, authority, public corporation, body politic, or instrumentality of the State of Texas, any office, department,

commission, board, or other agency that is part of any branch of state government, an institution of higher education, and any nonprofit corporation acting on behalf of any of those entities (i) to which Chapter 2256 is applicable; (ii) that has taken the actions required by Section 2256.016 of the Act; (iii) that has executed either this Agreement or counterparts of this Agreement or Participation Certificates pursuant to Section 2.3 hereof; and (iv) that is in Good Standing.

"Participation Certificate" means a certificate entered into pursuant to Section 2.3 hereof.

"Payment Procedures" means the procedures for requesting payments out of the Investment Property set forth in Exhibit B attached hereto, as the same may be amended from time to time (notwithstanding Section 9.1(a) hereof) by the Program Administrator providing notice of such change to the Custodian and the Participants.

"Person" means any municipality, county, school district or authority created under Section 52(b)(1) or (2), Article III or Section 59, Article XVI, Texas Constitution, a fresh water supply district, a hospital district, and any political subdivision, authority, public corporation, body politic, or instrumentality of the State of Texas, any office, department, commission, board, or other agency that is part of any branch of state government, an institution of higher education, and any nonprofit corporation acting on behalf of any of those entities, corporation, national association, natural person, firm, joint venture, partnership, trust, unincorporated organization or group.

"Program Administrator" means Public Trust Advisors, LLC. Or any Person or Persons appointed, employed or contracted with by the Trust pursuant to Article IV hereof.

"Representatives" means those persons who have been designated as Representatives by the Participants pursuant to Section 2.6 hereof.

"Trust" means the Texas trust created as set forth in Section 1.1 of this Agreement.

"Trustee" means any Representative selected pursuant to Article III hereof:

"Valuation Procedures" means the procedures for determining the value of the Investment Property set forth in Exhibit C attached hereto, as the same may be amended from time to time (notwithstanding Section 9.1(a) hereof) by the Program Administrator providing notice of such change to the Custodian and the Participants.

ARTICLE II

PARTICIPANTS

2.1 Investments.

(a) Each Participant shall have the right from time to time to invest Investment Funds for credit to such Participant's Balance. A Participant that wishes to make such an investment shall notify the Program Administrator acting on behalf of the Board of Trustees and follow the Investment Procedures set forth in Exhibit A. Upon such investment in accordance with

Exhibit A, the Participant shall have an undivided beneficial interest in the Investment Property.

(b) The Balance of a Participant shall be increased upon the investment of Investment Funds by an amount equal to the amount of such Investment Funds.

(c) No later than the next Business Day after a Participant has made an investment of Investment Funds, the Custodian shall deliver a confirmation to the Program Administrator. The Program Administrator shall retain a copy of the confirmation in its records.

(d) Any funds that the Program Administrator is informed do not meet the conditions set forth in clauses (i) or (ii) of the definition of Investment Funds shall be returned to the Participant investing such funds by the Custodian at the request of the Program Administrator and such Participant shall bear all of the costs and liabilities associated with the return of such funds.

(e) There is no maximum or minimum amount that must be invested pursuant to this Agreement nor are there any maximum or minimum limitations on the aggregate amount of Investment Funds that any Participant may have invested at one time.

(f) The execution of a certificate for participation, in substantially the form attached as Exhibit D, shall constitute the express written authorization to deposit, withdraw, invest, transfer and manage funds of the Participant required by Section 2256.005(f) of the Act.

2.2 Payments.

(a) Each Participant shall have the right from time to time to request, in accordance with the Payment Procedures set forth in Exhibit B hereto, that the Program Administrator notify the Custodian to pay to the Participant (by the transfer of the proceeds received from the sale or maturity of securities held by the Custodian), or on its behalf, any amount (rounded to the nearest whole cent) that is less than or equal to the Participant's Balance at the time that payment is made pursuant to such request. Except as provided in Exhibit B, there shall be no limitation on the period of time that Investment Funds must be invested through the Trust prior to such payment.

(b) Upon the receipt of any payment request, the Program Administrator shall notify the Custodian, in writing or orally to be followed by written confirmation, of the payment request from the Participant, and the requested amount (rounded to the nearest whole cent) shall be paid (by the transfer of the proceeds received from the sale or maturity of securities held by the Custodian) by the Custodian to, or on behalf of, such Participant as provided in Exhibit B.

(c) Whenever any payment is made to, or on behalf of, any Participant pursuant to Section 2.2 (b) hereof, such Participant's Balance shall be reduced by the Program Administrator by the amount of such payment.

(d) Each Participant agrees that, without prior notice, the right to payments may be temporarily suspended or postponed for the whole or any part of any period (i) during which trading in fixed income securities generally in any national trading market shall have been suspended or minimum prices or maximum daily charges shall have been established on such market, (ii) a general banking moratorium shall have been declared by federal or Texas state authorities or (iii) there shall have occurred any outbreak, or material escalation, of hostilities,

or other calamity or crisis, the effect of which on the financial markets of the United States is such as to make it impracticable (a) to dispose of the Investment Property because of the substantial losses which might be incurred or (b) to determine the Investment Property Value in accordance with the Valuation Procedures set forth in Exhibit C from time to time. The Custodian and each Participant shall be notified as soon as practicable orally or in writing by the Program Administrator in the event that such a suspension or postponement is commenced. Such a suspension or postponement shall not itself directly alter or affect a Participant's Balance. Such a suspension or postponement shall take effect at such time as is determined by the Program Administrator, and thereafter there shall be no right to request or receive payment until the first to occur of: (a) in the case of (i) or (ii) above, the time at which the Program Administrator declares the suspension or postponement at an end, which declaration shall occur on the first day on which the period specified in clause (i) or (ii) above shall have expired; and (b) in the case of (iii) above, the end of the first day on which the period specified in clause (iii) above is no longer continuing as determined by the Program Administrator. Any Participant that requested a payment prior to any suspension or postponement of payment may withdraw its request at any time prior to the termination of the suspension or postponement. Notwithstanding anything contained in this Section 2.2(d) to the contrary, if during a suspension or postponement period, a Participant demands in writing the right to receive a payment and it is not impossible to accommodate such demand, the Program Administrator shall make all reasonable efforts to effectuate such payment demand.

2.3 Additional Participants After Initial Execution.

(a) Any local government or state agency as defined in the Act of the State of Texas that has the authority to pool any of its money pursuant to Section 2256.016 of the Act that wishes to become a party to this Agreement after the Effective Date may do so by taking the actions required by Section 2256.016 of the Act and by executing either a counterpart to this Agreement or a Participation Certificate attached hereto as Exhibit D and delivering the counterpart or the original executed Participation Certificate to the Program Administrator. The Program Administrator shall provide written notification monthly to the Board of Trustees and the Custodian of the admission of a new Participant. Any entity that becomes a Participant pursuant to this Section 2.3 shall have the same rights and obligations hereunder as the other Participants.

2.4 Termination of Participation.

(a) Any Participant may withdraw from this Agreement at any time upon written notice to the Program Administrator, who shall notify the Custodian and the Board of Trustees upon receipt of such notice of withdrawal. Upon its withdrawal from this Agreement, a Participant shall cease to have any rights or obligations under this Agreement except for any obligations arising on or before the date of withdrawal. A notice of withdrawal shall be deemed to constitute (i) a request under the Payment Procedures that an amount equal to the requesting Participant's entire Balance(s) as of the date of such notice be paid to such Participant and (ii) a termination of the Board of Trustees' trust relationship hereunder with the Participant. No withdrawal shall become effective until such Participant's Balance(s) is equal to zero, and

until such time, such Participant shall continue to possess all of the rights, and to be subject to all of the obligations, arising from this Agreement.

(b) Any Participant that breaches any material covenant contained in Article VIII hereof or for which any of the representations contained in Article VII hereof ceases to be true shall be deemed to have given a notice of withdrawal pursuant to Section 2.4(a) hereof immediately upon such breach or cessation, but shall not be deemed to have requested the payment of its Balance(s) unless and until it either makes an actual payment request or the Program Administrator determines that such a breach or cessation has occurred.

2.5 Receipt of Statements and Reports; Requests.

(a) The Program Administrator, on behalf of the Board of Trustees, shall provide to each Participant a copy of the statements prepared pursuant to Section 4.2 hereof and of the reports prepared pursuant to Section 4.3 hereof applicable to such Participant.

(b) In addition, each Participant may direct the Program Administrator to provide a statement of the value of the Participant's Balance(s) as of the date of the request, provided such request is received by the Program Administrator by 4:00 p.m. CST on a given day.. The Program Administrator shall provide such statement, subject only to account activity as of such date.

(c) On behalf of each Participant, the Program Administrator shall maintain the records relating to such Participant in a manner that records the Participant's Balance(s) as one or more subaccounts or other special accounts to accommodate the desire of such Participant to segregate a portion of its Investment Funds. The Program Administrator shall maintain a separate record for each Participant and shall record the individual transactions involving each such Participant and the total value by subaccount of all investments or portions thereof belonging to each such Participant.

(d) No Participant shall be entitled to any reports or statements applicable solely to another Participant.

2.6 Representatives.

(a) Each Participant shall designate a Representative to act for the Participant hereunder (the "Representative") for all purposes, including, without limitation, to give consents on behalf of the Participant and to receive notices on behalf of the Participant. Pursuant to Section 2256.005 (f) of the Act, such Representative shall be the investment officer that is empowered by the charter, ordinances or other rules or regulations of the Participant to direct the investment of such Participant's Investment Funds. The Representatives, in their capacity as Representatives shall not be required to devote their entire time to duties under the Agreement. To the extent permitted by law, each Representative may designate additional persons who may act on behalf of the Representative to transmit the Representative's instructions to the Program Administrator, the Custodian or the Board of Trustees.

(b) Each Representative shall be the official responsible for the investment of Investment Funds into the Trust and all payments made from the Trust for the Participant represented by such Representative. In making such investments and payment requests,

each Representative shall use judgment and care to achieve the following objectives in the indicated order: (i) preservation and safety of principal, (ii) liquidity, and (iii) yield.

2.7 Liability.

No Representative shall be subject to any personal liability whatsoever to any person, in connection with the Investment Property or affairs of the Board, other than liability arising from the bad faith, willful misfeasance, gross negligence or reckless disregard of duty by such Representative of a Participant. No Representative of a Participant who is made a party to any suit or proceeding to enforce any such liability shall on account thereof be held to any personal liability.

ARTICLE III

TRUSTEES AND THE BOARD OF TRUSTEES

3.1 Selection of Trustees.

(a) Each calendar year, the Program Administrator shall call, upon at least fifteen days' written notice to the Participants, a meeting of the Participants for the purpose of selecting Trustees for the Trust. If the Program Administrator shall fail to call such a meeting, any two Participants may call such a meeting by providing at least fifteen days' written notice to the other Participants. At such meeting, the Participants may nominate persons to serve as Trustees of the Trust. In order to qualify to be nominated as a Trustee, a candidate must be a Representative. The number of Trustees to be selected shall be determined by the Participants at such meeting, provided that the number of Trustees shall be an odd number of three (3) or more. In order to be elected as a Trustee, a candidate must receive a majority of the votes of the Participants present and voting at such meeting. A quorum for such meeting shall be the lesser of (i) fifteen Participants or (ii) ten percent of the total number of Participants determined at the time the notice of the meeting is sent. If a quorum is not present, the meeting may be adjourned to a future time and place set at such meeting. Each Participant shall be entitled to one vote regardless of the amount of funds invested in the Trust. To the extent permitted by law, each Representative may designate a person who may act on behalf of the Representative at a meeting of Participants.

(b) The Program Administrator shall send written notice to the Participants and the Custodian listing the names of the Trustees elected at each annual meeting.

3.2 Board of Trustees.

The Board of Trustees shall be made up of all of the Trustees elected by the Participants or designated pursuant to Section 3.5 hereof. The Board of Trustees shall supervise the Trust and the affairs of the Trust and shall act as the liaison between the Participants and the Custodian and the Program Administrator. The Board of Trustees shall appoint an advisory board to advise the Trust, as required by the Act. The Board of Trustees shall have the power to administer the affairs of the Trust and to enter into contracts and agreements on behalf of the Trust in order to effectuate the terms of this Agreement. The Board of Trustees shall have the power to select all of the Trust's consultants, including, without limitation, the Program Administrator and the Custodian, subject to the terms of this Agreement. The Trustees shall

select by majority vote a chairman of the Board of Trustees, and may select such other officers of the Board of Trustees, including, without limitation, a vice chairman and a secretary, as the Trustees deem appropriate. In the absence of the chairman, the vice chairman, if any, shall have the power to act in place of the chairman hereunder.

3.3 General Powers.

Subject to the rights of the Participants as provided herein, the Board shall have, without other or further authorization, power to administer the Trust and the affairs of the Trust. The Board may do and perform such acts and things as in their sole judgment and discretion are necessary and proper for the administration of the Trust and the investment of the Trust Property, but shall invest with the degree of judgment and care, under circumstances then prevailing, which persons of prudence, discretion, and intelligence exercise in the management of the property of another, not in regard to speculation, but in regard to the permanent disposition of funds, considering the probable income as well as the probable safety of capital.

3.4 Legal Title.

Title to all of the Trust Property shall be vested in the Trust on behalf of the Participants who shall be the beneficial owners. The Trust shall have full and complete power to cause legal title to any Trust property to be held, on behalf of the Participants, by or in the name of the Trust, or in the name of any other person as nominee, on such terms, in such manner, and with such powers as the Board may determine, so long as in its judgment the interest of the Trust is adequately protected.

3.5 Power to Contract, Appoint, Retain and Employ.

(a) The Board is responsible for the investments of the Trust consistent with the investment policies established in this Trust Agreement and for the general administration of the business and affairs of the Trust conducted by officers, agents, employees, administrators, investment advisors, distributors or independent contractors of the Trust. However, members of the Board are not required to devote their entire time to the business and affairs of the Trust or to personally conduct the routine business of the Trust. Consistent with their responsibilities, the Board may appoint, employ, retain or contract on behalf of the Trust with any persons the Board may deem necessary or desirable for the transaction of the affairs of the Trust, and the expenses relating to such persons shall be Investment Property Liabilities. The Board may appoint, employ, retain or contract on behalf of the Trust with such persons for the purpose of :

(i) Serving as Investment Advisor to the Trust;

(ii) Serving as Program Administrator of the Trust;

(iii) Serving as Custodian for the Trust;

(iv) Furnishing reports to the Trust and provide research, economic, and statistical data in connection with the Trust's investments;

(v) Acting as consultants, accountants, technical advisors, attorneys, brokers, underwriters, corporate fiduciaries, escrow agents, depositories, custodians, agents for collection, insurers or insurance agents, or in any other capacity deemed by the Board to be necessary or desirable;

(vi) Acting as attorney-in-fact or agent in the purchase or sale or other disposition of investments, and in the handling, prosecuting, or other enforcement of any lien or security securing investment; or

(vii) Assisting in the performance of such other functions necessary in the management of the Trust.

(b) The same person may serve simultaneously as the Program Administrator and as the Investment Advisor, but no person serving as the Program Administrator or the Investment Advisor may serve as the Custodian.

3.6 Meetings.

Meetings of the Board of Trustees may be called by the Program Administrator at any time, and shall be called by the Program Administrator upon the request of at least two Trustees, on at least seventy-two hours' notice to each Trustee and shall be held at the time and place and for the purposes stated in the call of the meeting. There shall be at least one meeting of the Board of Trustees in each calendar year.

3.7 Delegation; Committees; Bylaws; Policies; Procedures.

The Board shall have full and complete power to delegate from time to time to one or more of their number (who may be designated as constituting a Committee of the Board) or to officers, employees or agents of the Trust (including without limitation, the Program Administrator, the Custodian, or the Investment Advisor) the doing of such acts and things and the execution of such instruments as the Board may from time to time deem expedient and appropriate in the furtherance of the business affairs and purposes of the Trust. The Board may adopt and, from time to time, amend or repeal by-laws, policies or procedures for the conduct of the business of the Trust. Such by-laws, policies or procedures, may, among other things, define the duties of the respective officers, agents, employees and representatives of the Trust.

3.8 Term.

The term of office for Trustees elected pursuant to Section 3.1(a) hereof shall commence thirty days after the notice specified in Section 3.1(c) is sent to the Participants and the Custodian. The term of office for Trustees selected pursuant to Section 3.5 hereof shall commence immediately upon such selection. Each Trustee shall hold office until the first to occur of: (a) the Trustee's resigning, (b) the Trustee ceasing to be a Representative of a Participant, (c) the Trustee's death, (d) the Trustee's being adjudicated incompetent or otherwise losing the capacity to discharge the duties of the office of a Trustee and € the term of office of the Trustee's successor having begun pursuant to this Section 3.8.

3.9 Vacancies.

If any Trustee resigns or is removed or otherwise ceases to serve, the remaining Trustees may designate a qualified successor to fill such vacancy until the next annual meeting of Participants.

3.10 Costs.

The expenses of each Representative to attend the annual meeting shall be borne by each Participant. The reasonable out-of-pocket expenses of the Trustees incurred in the

performance of their duties hereunder and of attending a meeting of the Board of Trustees shall be Investment Property Liabilities.

3.11 Investment Officer.

The chairman of the Board of Trustees, ex officio (or in the absence of the chairman, the vice chairman, if any), shall be the investment officer for the Trust as required by Section 2256.005 (f) of the Act.

3.12 Public Proceedings.

Notwithstanding anything contained in this Agreement, the Board of Trustees shall comply with the applicable provisions of Chapter 552 of the Texas Government Code.

3.13 Telephone Participation.

Upon the occurrence of an emergency or unforeseeable circumstances requiring immediate action, a Representative may participate in a meeting of Participants and a Trustee may participate in a meeting of the Board of Trustees through the use of a conference telephone, provided that such Representative or Trustee is able to hear the deliberations of the other Representatives or Trustees, respectively, and the other Representatives or Trustees are able to hear such Representative or Trustee, respectively, simultaneously.

3.14 Liability.

No Trustee or officer of the Board shall be subject to any personal liability whatsoever to any person, in connection with the Investment Property or affairs of the Board, other than liability arising from the bad faith, willful misfeasance, gross negligence or reckless disregard of duty by such Trustee or officer; and all persons shall look solely to the Investment Property for satisfaction of claims of any nature arising in connection with the affairs of the Board. No member or officer of the Board who is made a party to any suit or proceeding to enforce any such liability shall on account thereof be held to any personal liability.

3.15 Insurance.

The Board shall have full and complete power to purchase and pay for, entirely out of Trust property, insurance policies insuring the Trust, the Trustees, officers, employees and agents of the Trust individually against all claims and liabilities of every nature arising by reason of holding or having held any such office or position, or by reason of any action alleged to have been taken or omitted by the Trust or any such person, officer, employee and agent, including any action taken or omitted that may be determined to constitute negligence, whether or not the Trust would have the power to indemnify such person against such liability. The Board may instruct the Program Administrator to obtain such insurance on behalf of the Board in such amount as the Board and the Program Administrator shall deem adequate to cover all foreseeable liabilities to the extent available at reasonable rates.

ARTICLE IV

PROGRAM ADMINISTRATOR

4.1 Appointment; General Provisions.

(a) The Participants hereby appoint Public Trust Advisors, LLC as the Program Administrator under this Agreement, subject to the overall supervision of the Board of Trustees, for the period and on the terms set forth in this Agreement.

(b) Public Trust Advisors, LLC accepts such appointment and agrees to render the services and to assume the obligations set forth herein, for the compensation herein provided.

(c) The Participants and the Board of Trustees agree that the Program Administrator shall invest the Investment Property in investments meeting the criteria set forth in Exhibit E and in the Investment Policy applicable to each pool or portfolio established pursuant to this Trust Agreement, and in a manner that maintains the AAA or equivalent rating of Texas CLASS and any other pool or portfolio established pursuant to this Trust Agreement. The Program Administrator is directed to cause Investment Property of each Participant to be invested in investments meeting the criteria set forth in Exhibit E and in the Investment Policy applicable to each pool or portfolio established pursuant to this Trust Agreement and in a manner that maintains the AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service, of any pool or portfolio established pursuant to this Agreement. The Board and the Participants delegate no investment discretion to the Program Administrator hereunder to invest in investments not meeting the criteria set forth in Exhibit E and the Program Administrator expressly refuses to accept any delegation of such discretion. The decision concerning which criteria shall be contained on Exhibit E shall remain at all times under the control of the Board of Trustees. The Board of Trustees shall ensure that the criteria set forth on Exhibit E are permitted by, and consistent with the standards and the duty of care set forth in, the Act.

(d) Each Participant directs the Custodian to act, and the Custodian agrees to act, in accordance with the instructions of the Program Administrator who shall act in a manner consistent with this Agreement. The Program Administrator shall at no time have custody of, possession of, or physical control over, any of the Investment Property. If a Participant in error delivers Investment Funds for investment to the Program Administrator instead of to the Custodian, the Program Administrator shall immediately transfer such Investment Funds to the Custodian. The Program Administrator shall not be liable for any act or omission of the Custodian, but shall be liable for the Program Administrator's acts and omissions as provided herein. Under no circumstance shall the Program Administrator be authorized or permitted to withdraw, or instruct the Custodian to withdraw, Investment Property maintained with the Custodian unless acting upon the request of a Participant pursuant to Section 2.2(a).

4.2 Monthly Statements.

(a) Within 15 days subsequent to the end of each month, the Program Administrator shall, on behalf of the Board of Trustees, prepare and submit to each Participant which was a

Participant during such month a statement setting forth the information required by Section 2256.016(c)(2) of the Act.

(b) The Program Administrator, upon the request of a Participant, shall furnish to the Participant a statement of such Participant's Balance(s) as of the date of such request, subject only to account activity as of such date provided that such request is received by the Program Administrator by 5:00 p.m. CST on a given date.

4.3 Reports.

(a) The Program Administrator shall prepare or cause to be prepared:

(i) at least annually a report of operations containing a statement of the Investment Property and the Investment Property Liabilities and statements of operations and of net changes in net assets prepared in conformity with generally accepted accounting principles consistently applied and

(ii) at least annually an opinion of an independent certified public accountant on such financial statements based on an examination of the books and records of the Program Administrator with respect to the Investment Property, performed in accordance with generally accepted auditing standards. A copy of such signed report of operations and accountant's opinion shall be filed with the Board of Trustees and the Participants within ninety (90) days after the close of the period covered thereby.

(b) The Program Administrator shall provide to the Board, on an annual basis, the Certification substantially as set forth in Exhibit H.

(c) The Program Administrator shall provide to the Board, the Securities and Exchange Commission form ADV filing of Public Trust Advisors, LLC within ninety (90) days of such filing.

(d) The Program Administrator shall provide to the Board, on an annual basis, Public Trust Advisors, LLC's disaster/contingency plan for the protection of the assets of Texas CLASS and any other pool or portfolio established pursuant to this Trust Agreement.

4.4 Investment Activities and Powers.

Subject to the supervision of the Board of Trustees, and consistent with Section 4.1(c), the investment criteria set forth in Exhibit E and in the Investment Policies, the Program Administrator shall perform the following services:

(a) advise the Board of Trustees concerning investments which appear to the Program Administrator to be advantageous to the Participants within the investment criteria set forth in Exhibit E and within all applicable law, provided, however, the Board of Trustees shall have the duty to inform the Program Administrator of any changes to the Act;

(b) implement or cause to be implemented securities transactions for the Trust on behalf of the Board of Trustees and the Participants as permitted by the investment criteria set forth in Exhibit E (including, without limitation, by executing or causing to be executed on behalf of and as an agent of the Trust agreements and other documents containing representations, warranties and covenants that are common or standard for such agreements and documents within the investment industry) or, despite the intention of the parties hereto

to always have the Investment Property fully invested, cause the Custodian to hold the Investment Property uninvested in a custodial account maintained for the benefit of the Trust;

(c) from time to time, review the permitted investments and the investment criteria set forth in Exhibit E and, if circumstances and applicable law permit, recommend changes in such permitted investments and such investment criteria;

(d) provide such advice and information to the Participants and the Board of Trustees on matters related to investments as the Participants or the Board of Trustees may reasonably request, including, without limitation, research and statistical data concerning the Investment Property and other matters within the scope of the permitted investments and investment criteria set forth in Exhibit E;

(e) advise whether and in what manner all rights conferred by the Investment Property should be exercised;

(f) prepare such information and material as may be required in the implementation of the Valuation Procedures or the computation of the Balances and the preparation of any and all records and reports required by this Agreement or applicable laws; and

(g) employ, consult with, obtain advice from and exercise any of the Program Administrator's rights or powers under this Agreement through the use of agents, including investment advisors, brokers, dealers, auditors and legal counsel (who may be counsel to the Program Administrator or the Board of Trustees) or other advisors. Notwithstanding Section 10.9 hereof, the Program Administrator may transmit information concerning the Investment Property and the Participants to such agents.

4.5 Daily Calculation of Program Value and Rate of Return.

(a) The Program Administrator shall calculate the Investment Property Value once on each Business Day at the time and in the manner provided in the Valuation Procedures.

(b) Upon performing the valuation specified in Section 4.5(a) hereof, the Program Administrator shall calculate (rounding off to the nearest whole cent) the Balance of each Participant and each Balance of each of the Participants shall be adjusted proportionately so that the total Balances of all the Participants equals the Investment Property Value.

(c) For purposes of calculating the Investment Property Value, the amount of any uncertain or contingent Investment Property Liability shall be deemed to be equal to the amount of the reserve, if any, against such Investment Property Liability that has been approved from time to time by the Program Administrator.

(d) For purposes of calculating the Investment Property Value, if the value of any part of the Investment Property is uncertain or contingent, the value of such part of the Investment Property shall be deemed to be equal to the amount determined from time to time by the Program Administrator.

(e) The Program Administrator shall calculate daily the rate of return earned on the Investment Property.

4.6 Administration of Program.

The Program Administrator shall perform the following administrative functions on behalf of the Board of Trustees in connection with the implementation of this Agreement:

(a) collect and maintain for such time period as may be required under any applicable federal or Texas law written records of all transactions affecting the Investment Property or the Balances, including, but not limited to (a) investments by and payments to or on behalf of each Participant; (b) acquisitions and dispositions of Investment Property; (c) pledges and releases of collateral securing the Investment Property; (d) determinations of the Investment Property Value; (e) adjustments to the Participants' Balances; and (f) the current Balance and the Balances at the end of each month for each Participant. There shall be a rebuttable presumption that any such records are complete and accurate. On behalf of each Participant, the Program Administrator shall maintain the records relating to such Participant in a manner that subdivides the Participant's Balance into subaccounts or other special accounts to accommodate the desire of such Participant to segregate a portion of its Investment Funds;

(b) assist in the organization of the annual meeting required by Section 3.1(a) hereof and of Meetings of the Board of Trustees, including preparation and distribution of the notices and agendas therefor;

(c) respond to all inquiries and other communications of Participants, if any, which are directed to the Program Administrator, or, if any such inquiry or communication is more properly addressed by an officer of the Custodian, referring such inquiry or communication to such person and coordinating his response thereto;

(d) pay all Investment Property Liabilities in accordance with this Agreement from the Investment Property; and

(e) engage in marketing activities to promote participation of Texas governmental entities in the Trust.

4.7 Resignation and Removal.

(a) The Program Administrator may resign as Program Administrator upon the giving of at least sixty (60) days' prior written notice of such resignation to the Board of Trustees and the Custodian.

(b) A majority of the Board of Trustees may remove the Program Administrator upon the giving of at least sixty (60) days' prior written notice to the Program Administrator and the Custodian.

(c) In the event that the Program Administrator shall give notice of its resignation or if the Board of Trustees shall give notice of the removal of the Program Administrator, a majority of the Board of Trustees shall appoint a successor.

(d) Upon notification of the removal or resignation of the Program Administrator, the Program Administrator shall deliver to the Board all data and records pertaining to Texas CLASS and its Participants within 60 days of the notification of removal or resignation, provided, however, that the Program Administrator may retain copies of any such data and records required to be retained by it by law or in compliance with the requirements of its corporate records retention policy. The Program Administrator shall continue to administer

Texas CLASS until a successor program administrator is appointed by the Board under the terms of this Agreement.

(e) If a new program administrator is not appointed by the Board within 60 days of a notification of removal or resignation of the Program Administrator, the Program Administrator shall continue to administer Texas CLASS until a successor program administrator is selected, but shall be compensated for such administration pursuant to an agreement to be negotiated between the Program Administrator and the Board.

4.8 Liability.

(a) Each Participant agrees that the Program Administrator and its officers, directors, agents and employees shall not be liable for any action performed or omitted to be performed or for any errors of judgment made in good faith in connection with any matters to which this Agreement relates, provided that such disclaimer shall not relieve any of them for liability arising from negligence, malfeasance, material breach of this Agreement by the Program Administrator or violation of applicable law by any of them ("Program Administrator Liabilities"). Nothing herein shall constitute a waiver or limitation of any rights which the Participants may have under any federal or state securities laws.

(b) Each Participant, the Board of Trustees and the Custodian understand that in performing its services hereunder the Program Administrator will rely on information provided by others and agree that the Program Administrator is not responsible for the accuracy of such information.

4.9 Power to Receive Investment Advice.

The Program Administrator shall have the right, at its own cost, to receive investment advice concerning the Investment Property from any other third party. Notwithstanding the provisions of Section 10.9 hereof, the Program Administrator may transmit information concerning the Investment Property and the Participants such other third parties in order to obtain such investment advice. The Program Administrator shall notify the Board of Trustees if any third parties are retained. pursuant to this Section 4.9 within 45 days of such retention.

4.10 Advice to Other Clients.

It is understood that the Program Administrator performs investment advisory services for various clients. The Participants agree that the Program Administrator may give advice and take action with respect to any of its other clients which may differ from the advice given to, or the timing or nature of action taken with respect to, the Investment Property; provided that the policy and practice of the Program Administrator is not to favor or disfavor consistently or consciously any client or class of clients in the allocation of investment opportunities and that, to the extent practical, such opportunities are allocated among clients over a period of time on a fair and equitable basis. Nothing herein contained shall be construed so as to prevent the Program Administrator or any of its directors, officers, employees, shareholders or affiliates in any way from purchasing or selling any securities for its or their own accounts prior to, simultaneously with or subsequent to any recommendation or actions taken with respect to the Investment Property or impose upon the Program Administrator any obligation to purchase or sell or to recommend for purchase or sale for the Investment Property any security which the Program Administrator or any of its shareholders, directors, officers, employees or affiliates may purchase or sell for its or their own accounts or for the

account of any other client, advisory or otherwise; provided always, however, that the Program Administrator shall use its best efforts to maximize the gains for the Investment Property in a manner consistent with the investment criteria set forth in Exhibit E hereof.

4.11 Special Sub-accounts.

Notwithstanding anything in this Agreement to the contrary, the Program Administrator from time to time may propose to the Participants that the Participants establish specially designated subaccounts with investment, payment procedures, fees or other characteristics different from those set forth in this Agreement. Such characteristics may include, without limitation, certain restrictions on amounts to be invested, holding periods prior to payments or certain other conditions to be met for payments, such as possible payment penalties, or additional fees for administering such specially designated subaccounts. A Participant in its sole discretion may create any such special subaccount using the same procedures for establishing other subaccounts set forth in this Agreement. The establishment of such special subaccounts shall not be deemed an amendment of this Agreement. Any special subaccount that is created pursuant to this Section 4.11 shall be subject to the terms set forth in the proposal of the Program Administrator until the terms governing such special subaccount are amended pursuant to this Agreement. The Program Administrator may calculate the return realized by such special subaccounts separate and apart from the returns realized by other subaccounts maintained for each Participant.

4.12 Intellectual Property.

(a) The Trust will own all Intellectual Property related to the name "Texas Cooperative Liquid Assets Securities System Trust" and "Texas CLASS." For purposes of this section, "Intellectual Property" shall mean all of the rights, relating to the names, "Texas Cooperative Liquid Assets Securities System Trust" and "Texas CLASS" including copyrights, trademark and service mark rights, trade dress rights, rights of publicity, web site and the internet domain rights. Public Trust Advisors, LLC makes no representation or warranty that it owns any Intellectual Property rights in those names, or that there are no third parties who may claim rights to intellectual property rights in or associated with the names.

(b) Public Trust Advisors, LLC hereby assigns all Intellectual Property rights that it has or may have that are not otherwise conveyed by other instrument or party, to the Trust. Public Trust Advisors, LLC represents and warrants to the Board that it has the right and authority to transfer to the Trust all Intellectual Property that it has or may have, in each case to the extent such Intellectual Property is reasonably necessary for the Trust's ownership, operating and full enjoyment of the name "Texas Cooperative Liquid Assets Securities System Trust" and "Texas CLASS". The Board assigns to Public Trust Advisors, LLC an irrevocable license curing the term of Public Trust Advisors, LLC's tenure as Program Administrator to use all Intellectual Property rights described herein in connection with the administration of the Trust.

ARTICLE V

THE CUSTODIAN

5.1 Appointment and Acceptance; Sub-Custodians.

(a) UMB Bank, N.A., as Custodian, is appointed by each of the Participants to be the Custodian for the collective interests of the Participants under this Agreement for the period and on the terms set forth herein. The Participants hereby delegate to the Custodian the authority to hold legal title to investments purchased with their funds pursuant to Section 2256.016(d) of the Act. UMB Bank, N.A., as Custodian, accepts such appointment and agrees to render the services and to assume the obligations set forth herein, for the compensation herein provided.

(b) The Custodian may employ other banks and trust companies as sub-custodians, including without limitation, affiliates of the Custodian. The appointment of a sub-custodian under this Section shall not relieve the Custodian of any of its obligations under this Agreement.

(c) No Investment Funds or Investment Property received or held by the Custodian pursuant to this Agreement shall be accounted for in any manner which might cause such Investment Funds or Investment Property to become assets or liabilities of the Custodian.

5.2 Resignation and Removal; Successors.

(a) The Custodian may resign upon the giving of at least sixty (60) days prior written notice to the Board of Trustees and the Program Administrator. A majority of the Board of Trustees may remove the Custodian upon at least sixty (60) days prior written notice to the Custodian and the Program Administrator. Notwithstanding the foregoing, the resignation or removal of the Custodian shall not be deemed effective unless a successor shall have been chosen pursuant to Section 5.2(b) hereof. In the event that assets remain in the possession of the Custodian due to the failure of the Board of Trustees to appoint a successor custodian, the Custodian shall be entitled to compensation for its services during such period, and the provisions of this Agreement relating to the duties and obligations of the Custodian shall remain in full force and effect. In the event no successor is agreed upon within one hundred eighty (180) days from the date of such written notice, the Custodian shall be entitled to petition a court of competent jurisdiction to appoint a successor custodian and shall be reimbursed by the Trust for any direct court costs and expenses (including, without limitation, attorneys' fees) in a total amount not to exceed $100,000 relating thereto.

(b) In the event that the Custodian shall give notice of its resignation or if the Board of Trustees shall give notice of the removal of the Custodian, a majority of the Board of Trustees shall appoint a successor provided, however, that so long as the Program Administrator is required to pay the fees of the Custodian pursuant to Article VI hereof, the appointment of such successor Custodian shall require the prior written consent of the Program Administrator.

5.3 Powers.

(a) (i) The Custodian is authorized and directed to open and maintain, and the Custodian shall open and maintain, one or more custody accounts for the benefit of the Trust

(the "Account") in the name of "[Name of Custodian] as Custodian for the Benefit of Texas CLASS" (and/or the name of such other pool or portfolio as established pursuant to this Trust Agreement) and will accept for safekeeping and for credit to the Accounts, in accordance with the terms hereof, all securities representing the investment of Investment Funds pursuant to Section 2.1 hereof, and the income or earnings derived therefrom. The Custodian may accept funds hereunder for the purchase of securities to be held by the Custodian and shall not be required to make an independent determination whether such funds are Investment Funds.

(ii) Except as provided in Section 5.3(c)(iii), all securities and other noncash Investment Property held in each Account shall be physically segregated from other securities in the possession of the Custodian and from other pools or portfolios established pursuant to this Trust Agreement and shall be identified as subject to this Agreement.

(b) In accordance with instructions of the Program Administrator who shall act in a manner consistent with this Agreement, the Custodian shall, for the account and benefit and burden of the Participants:

(i) receive and deliver Investment Funds and all other Investment Property in accordance with the requests of Participants pursuant to Article II and Exhibits A and B hereof;

(ii) exchange securities in temporary or bearer form for securities in definitive or registered form; and surrender securities at maturity or earlier when advised of a call for redemption;

(iii) make, execute, acknowledge and deliver as Custodian, any and all documents or instruments (including but not limited to all declarations, affidavits and certificates of ownership) that may be necessary or appropriate to carry out the powers granted herein;

(iv) make any payments incidental to or in connection with this Section 5.3(b);

(v) sell, exchange or otherwise dispose of any and all Investment Property free and clear of any and all interests of the Trust and any and all Participants, at public or private sale, with or without advertisement; and execute and deliver any deed, power, assignment, bill of sale, or other instrument in connection therewith;

(vi) with respect to enforcing rights in connection with the Investment Property: (a) collect, sue for, receive and receipt for all sums of money or other personal property due; (b) consent to extensions of the time for payment, or to the renewal of any securities, investments or obligations; (c) engage or intervene in, prosecute, defend, compromise, abandon or adjust by arbitration or otherwise any actions, suits, proceedings, disputes, claims, demands or things relating to the Investment Property; (d) foreclose on any personal property, security or instrument securing any investments, notes, bills, bonds, obligations or contracts that are part of or relate to the Investment Property; (e) exercise any power of sale, and convey good title thereunder free of any and all interests of any and all Participants, and in connection with any such foreclosure or sale, purchase or otherwise acquire title to any personal property; (f) be a party to the reorganization of any Person and transfer to and deposit with any corporation, committee, voting trustee or other Person any securities,

investments or obligations of any Person which form a part of the Investment Property, for the purpose of such reorganization or otherwise; (g) participate in any arrangement for enforcing or protecting the interests of the holders of such securities, investments or obligations and to pay any assessment levied in connection with such reorganization or arrangement; (h) extend the time (with or without security) for the payment or delivery of any debts or personal property and to execute and enter into releases, agreements and other instruments; and (i) pay or satisfy any debt or claims; and

(vii) exercise all other rights and powers and to take any action in carrying out the purposes of this Agreement.

(c) (i) with respect to Investment Property held by the Custodian hereunder, the Custodian shall collect all income or other payments, release and deliver such Investment Property, and take any other action as directed by the Program Administrator, with respect to dividends, splits, distributions, spinoffs, puts, calls, conversions, redemptions, tenders, exchanges, mergers, reorganizations, rights, warrants or any other similar activity relating to the Investment Property held in the Account. The Custodian shall request direction of the Program Administrator upon receipt of actual notice of any such activity. For purposes of this paragraph, the Custodian shall be deemed to have actual notice if the Program Administrator informs the Custodian of such activity or if Custodian received information concerning any such activity through data services or publications to which it normally subscribes. Custodian shall make available to Program Administrator, upon reasonable request, a list of the data services and publications to which Custodian subscribes. If the Custodian does not have actual notice of such activity, any such activity will be handled by the Custodian on a "best efforts" basis.

The Custodian shall not be under any obligation or duty to take action to effect collection of any amount, if the assets on which such amount is payable are in default and payment is refused after due demand or presentation. The Custodian will, however, promptly notify the Program Administrator in writing of such default and refusal to pay.

The Custodian is not authorized and shall not disclose the name, address or security positions of the Participants in response to requests concerning shareholder communications under Section 14 of the Securities Exchange Act of 1934, the rules and regulations thereunder, and any similar statute, regulation, or rule in effect from time to time;

(ii) the Custodian shall promptly deliver or mail to the Program Administrator all forms of proxies and all notices of meetings received by the Custodian relating to Investment Property held under this Agreement and, upon receipt of instructions from the Program Administrator, shall execute and deliver such proxies or other authorizations as may be required. Neither the Custodian nor its nominee shall vote any Investment Property or execute any proxy to vote the same or give any consent to take any other action with respect thereto (except as otherwise herein provided) unless directed to do so by Program Administrator upon receipt of instructions;

(iii) the Custodian shall hold the Investment Property (a) in its vaults physically segregated and held separate and apart from other property of the Custodian; (b) in its account at The Depository Trust Company or other depository, sub-custodian or clearing corporation; or (c) in a book entry account with the Federal Reserve Bank, in

which case a separate accounting of the Investment Property shall be maintained by the Custodian at all times. The Investment Property held by any such depository, sub-custodian, clearing corporation or Federal Reserve Bank may be held in the name of their respective nominees, provided, however, that the custodial relationship and the interests of the Trust or the Participants regarding such Investment Property shall be noted on the records kept by the Program Administrator and the custodial relationship on behalf of the Trust or the Participants shall be noted on the records of the Custodian and, to the extent possible, the Custodian shall cause the custodial relationship on behalf of Trust or the Participants to be noted on the records of such depository, sub-custodian, clearing corporation or Federal Reserve Bank. The Custodian shall not be obligated or liable for costs, expenses, damages, liabilities or claims (including attorneys' or accountants' fees) which are sustained or incurred by reason of any action or inaction of the Federal Reserve Bank book-entry system, The Depository Trust Company or any other central depository or clearing agency which it is or may become standard market practice to use for the comparison and settlement of securities trades, provided, however, that nothing in this sentence shall relieve the Custodian of its obligations set forth in Section 5.1(b) hereof regarding banks or trust companies selected as sub-custodians; and

(iv) the Custodian shall hold and physically segregate for each Account all Investment Property owned by each Account other than Investment Property held pursuant to 5.3(c)(iii)(b) and (c) above. Investment Property physically held by the Custodian (other than bearer securities) may be registered in the name of any nominee of Custodian, provided that the records of the Custodian provide that such Investment Property is held in a custodial capacity and that such Investment Property is not an asset of the Custodian or such nominee. All Investment Property accepted by Custodian under the terms of this Agreement shall be in negotiable form.

5.4 Custodial Relationship; Custodian Records.

(a) The Custodian shall hold the Investment Property in its capacity as custodian for the benefit of the Trust. The Investment Property shall be custodial property of the Custodian and shall not be, or be deemed to be, an asset of the Custodian. Each Participant has an undivided beneficial interest in the Investment Property to the extent of such Participant's Balance.

(b) The Custodian shall maintain its own internal records concerning the Account(s) and the transactions contemplated by this Agreement, and the Custodian shall cause all of such records to reflect the custodial relationship created by this Agreement and the fact that the Investment Property in each Account belongs to the Trust for the collective benefit of the Participants in each pool or portfolio established pursuant to this Trust Agreement, respectively. Notwithstanding the foregoing, the Program Administrator shall maintain all records regarding each Participant's beneficial interest in such Investment Property, and such records shall conclusively determine the beneficial interests of each Participant in the Investment Property segregated between the pools or portfolios in which such Investment Property is held. The records maintained by such Program Administrator shall be conclusively determinative of the beneficial interests of the Participants in each pool or portfolio established pursuant to this Trust Agreement; it being understood that the Custodian shall not be obligated to maintain records concerning the beneficial interest of individual Participants in the Investment Property.

5.5 Reliance on Instructions.

(a) The Custodian is authorized to accept and shall be fully protected if it relies upon the instructions given by any authorized officer, employee or agent of the Program Administrator, including any oral instructions which the individual receiving such instructions on behalf of the Custodian believes in good faith to have been given by an authorized officer, employee or agent of the Program Administrator, and all authorizations shall remain in full force and effect until canceled or superseded by subsequent instructions received by the appropriate account officer of the Custodian. The authorized officers, employees or agents of the Program Administrator shall be only such persons as are designated in writing to the Custodian by the Program Administrator. The Custodian may rely on instructions received by telephone, tested telex, TWX, facsimile transmission or by bank wire which the Custodian believes in good faith to have been given by an authorized person. The Custodian may also rely on instructions transmitted electronically through a customer data entry system or any similar electronic instruction system acceptable to the Custodian. Any instructions delivered to the Custodian by telephone shall promptly thereafter be confirmed in writing by an authorized person, but the Custodian will incur no liability for the Program Administrator's failure to send such confirmation in writing. Instructions are deemed given to the Custodian when actually received by the Custodian.

(b) In the absence of bad faith or negligence on its part, the Custodian may conclusively rely, as to the truth and correctness of the statements expressed in notices, certificates or documents submitted to it, and the Custodian need not investigate any fact or matter stated in any such notice, certificate or document submitted to it or verify the accuracy of the contents thereof.

5.6 Degree of Care.

(a) The Custodian shall hold the Investment Property in the Account(s) with the same degree of care and protection with which it holds its own property. The Custodian agrees that it shall be responsible for any loss of Investment Property caused solely by the negligence or bad faith of the Custodian or its agents or any material breach of this Agreement by the Custodian. The Custodian is hereby released from liability except for liability arising from the negligence or bad faith of the Custodian or its agents or from any material breach of this Agreement by the Custodian. In the event of any such loss of Investment Property, the Custodian shall promptly replace the Investment Property or the value thereof and the value of any such loss of rights or privileges resulting from such loss. The Custodian shall not be responsible for the acts or omissions or solvency of any broker or agent selected by the Program Administrator to effect any transactions for the Account(s).

(b) The Custodian shall not be liable for any error of judgment made in good faith by an employee, officer or agent of the Custodian, unless it was proved that the Custodian was negligent in ascertaining the pertinent facts.

(c) Except as provided in Section 5.6(a), the Custodian shall not be required to expend or risk its own funds or otherwise incur any financial liability in the performance of any of its duties hereunder or in the exercise of any of its rights or powers unless it receives indemnity satisfactory to it for repayment of such funds or against such risk of liability.

(d) The Custodian shall have no discretion whatsoever with respect to the management, disposition or investment of Investment Property and is not a fiduciary to the

Program Administrator or the Participants. During the term of this Agreement, the Custodian may, with respect to questions of law and construction of this Agreement, apply for and obtain, at the cost of the Custodian, the advice and opinion of counsel of its choice and shall be fully protected with respect to anything done or omitted by it in good faith in conformity with such advice or opinion. The Custodian shall have no duties except those that are specifically set forth in this Agreement. The Custodian shall only be responsible for custody hereunder of Investment Property delivered to it and then only while such Investment Property is held in the Account.

(e) Special Damages. Except with respect to Section 5.2(a) above, in no event shall any Party to this Agreement be liable for attorneys' fee or for special, indirect, consequential, or punitive damages arising under or in connection with this Agreement.

5.7 Subrogation.

At the election of a majority of the Board of Trustees, the Trust shall be entitled to be subrogated to the rights of the Custodian, with respect to any claim against any other Person or institution which the Custodian may have, as a consequence of any loss or damage to the Investment Property. In such event, the Board of Trustees shall consult with the Custodian concerning selection of counsel and management of any litigation to recover for such loss.

5.8 Insurance.

(a) The Custodian shall maintain insurance coverage the following types and amounts with limits agreed to be the Board of Trustees:

(b) Financial Institution Bond - $100,000,000

(c) Professional Liability - $30,000,000

5.9 Setoff.

The Custodian shall not have, and shall not seek to enforce, any right of setoff, recoupment or similar rights against the Investment Property for any amounts owed to the Custodian pursuant to this Agreement.

ARTICLE IV

TRUST EXPENSES

6.1 Expenses.

(a) In consideration of the performance of its obligations hereunder, the Program Administrator shall receive a fee from the Trust as set forth on Exhibit F, which fee shall be paid from the earnings of the Trust. The Program Administrator's fee shall be an Investment Property Liability. The Program Administrator shall submit a monthly bill to the chairman of the Board of Trustees for approval stating the amount of the fee for the previous month and providing sufficient information to demonstrate that the fee was calculated in accordance with Exhibit F. The chairman of the Board of Trustees is hereby given the authority to approve or disapprove the bills submitted by the Program Administrator. After receiving the approval of the chairman of the Board of Trustees of such bills, the Program Administrator shall submit

such bills to the Custodian for payment and the Custodian shall pay such bills from the earnings of the Trust. If the chairman of the Board of Trustees does not approve the bills submitted by the Program Administrator within 60 days of their submittal, the Program Administrator may present the bills to the Board of Trustees for review and approval.

(b) From its fee, the Program Administrator shall pay the following costs and expenses:

(1) the Custodian's fee as set forth in Exhibit I;

(2) all custodial and securities clearance transaction charges;

(3) the costs of third parties retained by the Program Administrator to render investment advice pursuant to Section 4.9;

(4) all Investment Property record-keeping expenses;

(5) the costs of preparing monthly and annual reports;

(6) the costs related to sales, marketing and client service (including website maintenance and certain conference sponsorships);

(7) the cost of valuing the Investment Property;

(8) outgoing wire charges of the Custodian and the costs of Participant communications, including Participant surveys and mailings;

(9) the costs of the Trust's auditors and legal counsel;

(10) the costs of meetings of the Participant or the Board of Trustees;

(11) outgoing wire charges of the Custodian and the cost of obtaining a rating, if any;

(12) expenses for Board and Participant meetings, including Board travel and education expenses; and

(13) the costs of Insurance for the Board and the Trust.

The Program Administrator and the Board of Trustees shall annually establish a budget for the Board's expenses, including, without limitation, the expenses of the Board and committee meetings, the Participant meeting(s), Board travel and education expenses, legal fees, audit fees and insurance the Program Administrator shall facilitate the payment of these expenses on behalf of the Board from its fee.

(c) Any expenses not paid by Public Trust Advisors, LLC above shall be as mutually agreed upon by the Program Administrator and the Board of Trustees.

ARTICLE VII

REPRESENTATIONS AND WARRANTIES

7.1 Representations and Warranties of Each Participant.

Each Participant hereby represents and warrants that:

(a) the Participant has taken all necessary actions and has received all necessary approvals and consents and adopted all necessary resolutions, including, without limitation, as required by Section 2256.016(a) of the Act in order to execute and deliver this Agreement and to perform its obligations hereunder, including, without limitation, the appointment of the Trustees as Trustees, the appointment of the Custodian as Custodian and the appointment of the Program Administrator as Program Administrator; and

(b) the execution, delivery and performance of this Agreement by the Participant are within the power and authority of the Participant and do not violate the laws of the State of Texas applicable to the Participant itself and not to the other parties hereto or the Participant's charter or its organizational statute, instrument or documents or any other applicable local ordinance, resolution, rule or regulation; and

(c) the execution, delivery and performance of this Agreement has been duly authorized and this Agreement is the legal, valid and binding obligation of the Participant enforceable against the Participant in accordance with its terms subject to applicable bankruptcy, insolvency, moratorium, fraudulent conveyance, reorganization, and similar laws now or hereafter in effect relating to creditors' rights generally, and subject to general principles of equity (whether applied in a proceeding at law or in equity); and

(d) the certificates delivered heretofore or hereafter by the Participant pursuant to this Agreement, as of the date specified therein, are true and complete and contain no material misstatements of fact or omissions that render them misleading; and

(e) the execution, delivery and performance of this Agreement do not conflict with or result in the breach or termination of, or otherwise give any other person the right to terminate, or constitute a default, event of default or an event with notice or lapse of time or both would constitute a default or an event of default under the terms of any contract or permit to which the Participant is a party or by which the Participant or its properties are bound; and

(f) the proposed investment strategies of the Trust are consistent with, and are contemplated by the investment strategy adopted by the Participant pursuant to Section 2256.005(d) of the Act.

7.2 Representations and Warranties of the Custodian.

The Custodian hereby represents and warrants that:

(a) the Custodian is a duly organized and validly existing national banking organization, organized under the laws of the United States with an office in Dallas, Texas and is duly qualified to conduct business in the State of Texas; and

(b) the execution, delivery and performance of this Agreement have been duly authorized by all necessary action on the part of the Custodian and this Agreement is the legal, valid and binding obligation of the Custodian enforceable against the Custodian in accordance with its terms subject to applicable bankruptcy, insolvency, moratorium, fraudulent conveyance, reorganization and similar laws now or hereafter in effect relating to creditors' rights generally or the rights of creditors of banks, and subject to general principles of equity (whether applied in a proceeding at law or in equity); and

(c) the performance by the Custodian of its obligations under this Agreement does not violate any laws, rules or regulations of the State of Texas applicable to the Custodian itself and not to the other parties hereto.

7.3 Representations and Warranties of the Program Administrator.

The Program Administrator hereby represents and warrants that:

(a) the Program Administrator is a duly organized and validly existing Colorado limited liability company, and is an investment advisor duly registered under the Investment Advisers Act of 1940; and

(b) the execution, delivery and performance of this Agreement have been duly authorized by all necessary action on the part of the Program Administrator and this Agreement is the legal, valid and binding obligation of the Program Administrator, enforceable against the Program Administrator, in accordance with its terms subject to applicable bankruptcy, insolvency, moratorium, fraudulent conveyance, reorganization and similar laws now or hereafter in effect relating to creditors' rights generally, and subject to general principles of equity (whether applied in a proceeding at law or in equity); and

(c) the performance by the Program Administrator of its obligations under this Agreement does not violate any laws, rules or regulations of the State of Texas applicable to the Program Administrator itself and not to the other parties hereto.

ARTICLE VIII

COVENANTS

8.1 Source of Investments.

Each Participant hereby covenants that it will invest pursuant to Section 2.2 only Investment Funds that are permitted to be invested by it pursuant to the laws of the State of Texas and any charter, instrument, organizational document or organizational statute applicable to such Participant and any state or local ordinance, resolution, rule or regulation applicable to such Participant, and that it will perform all actions required by the laws of the State of Texas and any charter, instrument, organizational document or organizational statute applicable to such Participant and any state or local ordinance, resolution, rule or regulation applicable to such Participant to be done prior to such investment.

8.2 Truth of Representations and Warranties.

Each party to this Agreement hereby covenants that it shall withdraw from this Agreement prior to the time any of the representations and warranties made by it in Article VII hereof ceases to be true.

ARTICLE IX

AMENDMENT AND TERMINATION

9.1 Amendment.

(a) Unless explicitly set forth otherwise herein, this Agreement may be amended only by a writing consented to by the Program Administrator, the Custodian and the Trust, acting through the Board of Trustees.

(b) Any amendment executed pursuant to Section 9.1(a) hereof will be effective thirty (30) days after notice is mailed to the Participants setting forth such amendment and stating that the last consent required by Section 9.1(a) hereof has been obtained.

(c) Notwithstanding the foregoing, Exhibit E may be amended by a writing consented to by a majority of the Board of Trustees. Any such amendment shall become effective thirty (30) days after notice is mailed to the Program Administrator, the Custodian and the Participants setting forth such amendment and stating that such amendment has been consented to by a majority of the Board of Trustees.

(d) Notwithstanding the foregoing, Exhibits A, B and C may be amended by the Program Administrator. Any such amendment shall become effective thirty (30) days after notice is mailed to the Participants and the Custodian setting forth such amendment.

(e) Notwithstanding the foregoing, Exhibit G may be amended by an amendment consented to by the Program Administrator and the Custodian. Any such amendment shall become effective upon the obtaining of such consents.

(f) All Participants that remain Participants after any amendment becomes effective shall be deemed to have consented to the amendment.

9.2 Termination.

(a) This Agreement shall continue in full force and effect unless terminated as set forth in this Section 9.2. This Agreement may be terminated at any time pursuant to a duly adopted amendment hereto. This Agreement shall terminate automatically if this Agreement is not amended to name a new Custodian or Program Administrator on or before the day that is immediately prior to the date on which the resignation, withdrawal or removal of the Custodian or Program Administrator would otherwise become effective.

(b) Upon the termination of this Agreement pursuant to this Section 9.2:

(i) The Custodian, the Board of Trustees, the Trust and the Program Administrator shall carry on no business in connection with the Investment Property except for the purpose of satisfying the Investment Property Liabilities and winding up their affairs in connection with the Investment Property;

(ii) The Custodian, the Board of Trustees, the Trust and the Program Administrator shall proceed to wind up their affairs in connection with the Investment Property, and all of the powers of the Custodian, the Board of Trustees, the Trust and the Program Administrator under this Agreement shall continue until the affairs of the Custodian, the Board of Trustees, the Trust and the Program Administrator in connection with the Investment Property shall have been wound up, including, but not limited to, the power to collect amounts owed, sell, convey, assign, exchange, transfer or otherwise dispose of all or any part of the remaining Investment Property to one or more persons at public or private sale for consideration which may consist in whole or in part of cash, securities or other property of any kind, discharge or pay Investment Property Liabilities, and do all other acts appropriate to liquidate their affairs in connection with the Investment Property; and

(iii) After paying or adequately providing for the payment of all Investment Property Liabilities, and upon receipt of such releases, indemnities and refunding agreements as each of the Custodian, the Board of Trustees, the Trust and the Program Administrator deem necessary for their protection, the Program Administrator shall direct the Custodian to distribute the remaining Investment Property, in cash or in kind or partly in each, among the Participants according to their respective proportionate Balances.

(c) Upon termination of this Agreement and distribution to the Participants as herein provided, the Program Administrator shall execute and lodge among the records maintained in connection with this Agreement an instrument in writing setting forth the fact of such termination, and the Program Administrator, the Custodian, the Board of Trustees and the Participants shall thereupon be discharged from all further liabilities and duties hereunder, the Trust shall cease, and the rights and benefits of all Participants hereunder shall cease and be canceled and discharged; provided that Sections 4.6(a), 4.8 and 5.6 hereof shall survive any resignation or termination of the Program Administrator or the Custodian or any termination of this Agreement.

(d) If this Agreement is terminated pursuant to Section 9.2 (a) hereof because of the resignation and/or removal of the Program Administrator, such resignation and/or removal shall be postponed until the instrument contemplated by Section 9.2(c) hereof has been executed and lodged among the records maintained in connection with this Agreement.

(e) Notwithstanding the above, one or more separate pools or portfolios established pursuant to this Trust Agreement may be terminated and its assets distributed to the Participants of that pool or portfolio. The dissolution of a pool or portfolio established pursuant to this Trust Agreement does not affect any other pool or portfolio established pursuant to this Trust Agreement. No pool or portfolio established pursuant to this Agreement shall have any right to or claim on the assets of any other pool or portfolio established pursuant to this Agreement.

ARTICLE X

MISCELLANEOUS

10.1 Governing Law.

This Agreement is executed by the Participants and delivered in the State of Texas and with reference to the laws thereof, and the rights of all parties and the validity, construction and effect of every provision hereof shall be subject to and construed according to the laws of the State of Texas.

10.2 Counterparts.

This Agreement may be executed in several counterparts, each of which when so executed shall be deemed to be an original, and such counterparts, together, shall constitute but one and the same instrument, which shall be sufficiently evidenced by any such original counterpart.

10.3 Severability.

The provisions of this Agreement are severable, and if any one or more of such provisions (the "Conflicting Provisions") are in conflict with any applicable laws, the Conflicting Provisions shall be deemed never to have constituted a part of this Agreement and this Agreement may be amended pursuant to Section 9.1 hereof to remove the Conflicting Provisions; provided, however, that such conflict or amendment shall not affect or impair any of the remaining provisions of this Agreement or render invalid or improper any action taken or omitted prior to the discovery or removal of the Conflicting Provisions.

10.4 Pools Separately Managed.

Separate pools or portfolios established and operated pursuant to the Trust Agreement shall be managed and operated separately and independently by the Program Administrator. There shall be no co-mingling of funds between pools or portfolios and Participants in one pool or portfolio established pursuant to this Trust Agreement shall have no claim on the funds or assets of another pool or portfolio established pursuant to this Trust Agreement, and investment earnings shall remain in the pool or portfolio in which they are realized.

10.5 Gender; Section Headings and Table of Contents.

(a) Words of the masculine gender shall mean and include correlative words of the feminine and neuter genders and words importing the singular number shall mean and include the plural number and vice versa.

(b) Any-headings preceding the texts of the several Articles and Sections of this Agreement and any table of contents or marginal notes appended to copies hereof, shall be solely for convenience of reference and shall neither constitute a part of this Agreement nor affect its meaning, construction or effect.

10.6 No Assignment.

No party hereto may sell, assign, pledge or otherwise transfer any of its rights or benefits under this Agreement to any other Person, and any purported sale, assignment, pledge or other transfer shall be null and void.

10.7 No Partnership.

Other than the creation of the Trust by the Participants hereunder, no provision of this Agreement shall create or constitute an association of two or more Persons to carry on as co-owners a business for profit, and none of the parties intends this Agreement to constitute a partnership or any other joint venture or association.

10.8 Notice.

Unless oral notice is otherwise allowed in this Agreement, all notices required to be sent under this Agreement:

(a) shall be in writing;

(b) shall be deemed to be sufficient if given by (i) depositing the same in the United States mail, postage prepaid, or (ii) electronically transmitting such notice by any means such as by facsimile transmission, telegraph, telex or computer hookup; or (iii) by depositing the same with a courier delivery service, addressed to the person entitled thereto at his address or phone number as it appears on the records maintained by the Program Administrator;

(c) shall be deemed to have been given on the day of such mailing, transmission or deposit; and

(d) any of the methods specified in Section 10.7(b) shall be sufficient to deliver any notice required hereunder, notwithstanding that one or more of such methods may not be specifically listed in the sections hereunder requiring such notice.

10.9 Entire Agreement.

Except with respect to the letter described in Exhibit G between the Custodian and the Program Administrator, this Agreement shall constitute the entire agreement of the parties with respect to the subject matter and shall supersede all prior oral or written agreements in regard thereto.

10.10 Confidentiality.

(a) All information and recommendations furnished by the Program Administrator to the Participants or the Board of Trustees that is marked confidential and all information and directions furnished by the Program Administrator to the Custodian shall be regarded as confidential by each such Person to the extent permitted by law. The Program Administrator and the Custodian shall regard as confidential all information concerning the Investment Property and the affairs of the Trust and Participants. Nothing in this paragraph shall prevent any party from divulging information as required by law or from divulging to civil, criminal, bank or securities regulatory authorities where such party may be exposed to civil or criminal proceedings or penalties for failure to comply or to prevent the Program Administrator from distributing copies of this Agreement or the aggregate value of the Trust to third parties, provided, however, confidential information shall not include (i) information that is

independently developed or obtained by a party without the use of information provided by any other party; or (ii) information that is otherwise available to the public.

(b) In the event that on-line terminals or similar electronic devices are used for communication from the Program Administrator to the Custodian, or from the Participants to either the Program Administrator or the Custodian, the Program Administrator and the Participants agree to safeguard and maintain the confidentiality of all passwords or numbers and to disclose them only to such of its employees and agents as reasonably require access to the information concerning the Investment Property. The Custodian agrees to safeguard and maintain the confidentiality of all passwords or numbers and to limit access to this information for the purpose of acting pursuant to this Agreement. The Custodian and the Program Administrator may electronically record any instructions given by telephone, and any other telephone discussions with respect to the Account or transactions pursuant to this Agreement.

10.11 Disputes.

In the event of any dispute between the parties, the parties agree to attempt to resolve the dispute through negotiation or a method of alternative dispute resolution. No litigation shall be commenced without a certification by an authorized officer, employee, or agent of any party that the dispute cannot be resolved by negotiation or alternative dispute resolution provided in writing at least 10 days before commencing legal action.

10.12 Majority of Participants.

Whenever any provision hereof refers to a majority of the Participants, such majority shall be determined based upon the number of Participants at that time and shall not be determined by a reference to the Balance of each Participant.

10.13 Writings.

Whenever this Agreement requires a notice, instruction or confirmation to be in writing or a written report to be made or a written records to be maintained, it shall be sufficient if such writing is produced or maintained by electronic means or maintained by any other photo static, photographic or micrographic data storage method such as microfiche as well as on paper.

10.14 Effective Date.

This Agreement shall become effective on the Effective Date.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in its name and on its behalf as of the date first written above.

PUBLIC TRUST ADVISORS, LLC

By: _____
Name: Thomas D. Jordan
Title: Chief Executive Officer

By: _____
Name: Chris M. DeBow
Title: Managing Partner

UMB BANK, N.A.
as Custodian

By: _____
Name: David M. Paldino
Title: Senior Vice President

THE PARTICIPANTS IN THE TRUST THAT HAVE ENTERED INTO THIS AGREEMENT

By: _____
Chair, Board of Trustees of the Trust

By: _____
Secretary, Board of Trustees of the Trust

EXHIBITS

EXHIBIT A

INVESTMENT PROCEDURES

1) A Participant shall provide notification to the Program Administrator via methods acceptable to the Program Administrator indicating the amount to be invested, and if more than one fund or account with Texas CLASS has been established by the Program Administrator, into which fund or account such amount shall be invested (there is no minimum investment). The Participant shall instruct its bank depository to wire Investment Funds to the corresponding account at the Custodian.

2) Receipt of the Program Administrator prior to the cut-off time established pursuant to the Texas CLASS website, accessible at http://www.texasclass.com, of notification of Investment Funds being deposited will cause the value of the Investment Funds to be credited and earn interest on the same Business Day.

3) Receipt by the Program Administrator after the cut-off time established pursuant to the Texas CLASS website, accessible at http://www.texasclass.com, of notification of Investment Funds being deposited will cause the value of the Investment Funds to be credited and earn Interest on the next Business Day.

4) If Investment Funds for which notification of deposit has been given, are not received (except if the Participant can show the contribution procedures have been followed) by the end of the Business Day on which such notification is given, the Program Administrator shall deduct the value of such Investment Funds from the Participant's Balance if previously credited.

If the Participant fails to instruct its bank depository to wire Investment Funds before the cut-off time established pursuant to the Texas CLASS website, accessible at http://www.texasclass.com, on the day notice of the deposit is provided the Program Administrator, the Participant's Balance shall be charged interest equal to any interest earned on such failed deposit for each day the Participant's Balance was credited with the deposit before the date the deposit was received. If the Participant can show the contribution procedures have been followed, and, notwithstanding, the Investment Funds are not received, then the Program Administrator shall seek to obtain such Investment Funds from the party responsible for failure of delivery.

5) Participants are prohibited from withdrawing Investment Funds credited to their Balance(s) pursuant to (2) or (3) above, until such Investment Funds are received by the Custodian.

6) These Investment Procedures may be amended from time to time pursuant to Section 9.1(d) hereof, provided, however, that the Program Administrator will only change the times set forth above after consulting with the Custodian.

EXHIBIT B

PAYMENT PROCEDURES

The payment procedures below apply to Texas CLASS and Texas CLASS Government Only pools. In the event the Board elects to introduce a portfolio or pool pursuant to this Agreement which does not provide for same-day liquidity, such disclosures will be provided to Participants within the portfolio or pools separate Information Statement.

1) The Participant shall provide notification to the Program Administrator via methods acceptable to the Program Administrator indicating the amount to be withdrawn, and if more than one fund or account within Texas CLASS has been established, from which fund or account such amount shall be withdrawn.

2) The Participant shall indicate the payee and include wire or ACH instructions.

3) Requests for withdrawals received by the Program Administrator by the cut-off time established pursuant to the Texas CLASS website, accessible at http://www.texasclass.com will be processed to permit payment on the Business Day.

4) Requests for withdrawals received by the Program Administrator after the cut-off time established pursuant to the Texas CLASS website, accessible at http://www.texasclass.com, will be processed the following Business Day.

5) Participants may only request withdrawals from an account of an amount not to exceed their Balance in such account at the time payment is made pursuant to such request.

6) Requests for withdrawals received in accordance with (3) above by the Program Administrator shall be wired or processed through ACH in accordance with the Participant's instructions after noon on such Business Day and the funds so wired or processed through ACH shall be immediately available funds.

7) These Payment Procedures may be amended from time to time pursuant to Section 9.1(d) hereof, provided, however, that the Program Administrator will only change the times set forth above after consulting with the Custodian.

EXHIBIT C

VALUATION PROCEDURES

1. Portfolio Valuation.

At least daily, the Investment Property Value shall be determined on a mark to market basis as follows:

The Program Administrator shall determine the market value of the specific investment holdings for the Texas CLASS pool or portfolio. The market values shall be obtained from one or more sources that the Program Administrator believes to be reliable for providing such information. A credible pricing source will be used by the Program Administrator to price the underlying securities on a daily basis.

Alternatively, the Investment Property Value may be determined using the amortized cost valuation method. The amortized cost valuation method involves initially valuing a security at its cost and thereafter accreting to maturity any discount or amortizing to maturity any premium, regardless of the impact of fluctuating interest rates on the market value of the instrument.

2. Amendment. These Valuation Procedures may be amended from time to time pursuant to Section 9.1(d) hereof.

EXHIBIT D

PARTICIPATION CERTIFICATE

The undersigned _____ does hereby request that it be admitted as a Participant pursuant to Section 2.3 of the Ninth Amended and Restated Trust Agreement (the "Agreement") dated as of February 25, 2021 by and between the Participants, UMB Bank, N.A., as Custodian, and Public Trust Advisors, LLC By executing this Participation Certificate, the undersigned agrees that, upon the execution hereof by the Program Administrator, it will become subject to the same obligations and shall have the same rights as if it had executed the Agreement.

The undersigned hereby certifies that _____ is the duly designated Representative of the undersigned as required by the Agreement.

The undersigned hereby certifies that its governing body has taken all actions required by Section 2256.016 of the Public Funds Investment Act, Texas Government Code, in order for it to participate in the Trust created by the Agreement.

_____
(Name of Participant)

PARTICIPANT EXECUTION DATE By: _____
Name:
Title:

Accepted:

Public Trust Advisors, LLC.

By:_____
Name:
Title:

EXHIBIT E

INVESTMENT CRITERIA

1. General Objectives

   a. Legality: invest only in investments legally permissible under Texas law.

   b. Safety: minimize risk by managing portfolio investments so as to preserve principal and maintain a stable asset value. The Trust shall be managed so that the Trust shall receive the highest rating for a local government investment pool from a nationally recognized statistical rating organization for so long as such a rating is required by Texas law.

   c. Liquidity: manage portfolio investments to ensure that cash will be available as required to finance Participants' operations.

   d. Yield: maximize current income to the degree consistent with legality, safety and liquidity.

2. General Standard

All investments made on behalf of the Trust shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation but for investment, considering the probable safety of capital and the probable income to be derived. Investment of funds shall be governed by the following investment objectives in order of priority:

1. preservation of safety of principal;
2. liquidity; and
3. yield.

3. Investments

Investment Funds may be invested in any or all of the legal investments specified in Sections 2256.009 through 2256.016, Public Funds Investment Act, Texas Government Code, as the same may be hereafter amended, or in any successor statute, but only to the extent that such investments would be permitted by Rule 2a-7, as amended from time to time, promulgated by the United States Securities and Exchange Commission pursuant to the Investment Company Act of 1940, as amended (the "Rule") if the Rule were applicable to the Trust. The investment criteria for any additional pools or portfolios established pursuant to the Agreement may provide for a more limited investment criteria or investment in only certain investments specified in the Public Funds Investment Act.

4. Amendments

These Investment Criteria may be amended from time to time pursuant to Section 9.1(c) hereof.

EXHIBIT F

PROGRAM ADMINISTRATOR'S FEE

For the performance of its obligations under this Agreement, the Program Administrator will charge a fee from the Investment Property Value (the "Daily Fee") for each pool or portfolio established pursuant to this Agreement. This Daily Fee will accrue on a daily basis and be paid monthly in arrears and prorated for any portion of the m month in which this Agreement is in effect.

The Daily Fee shall be calculated as follows: The Investment Property Value is multiplied by the Applicable Fee Rate and is divided by 365 or 366 days in the event of a leap year to equal the Daily Fee accrual. The Investment Property Value shall be based on the current day's settled shares outstanding. For weekend days and holidays, the settled shares outstanding for the previous business day will be utilized for the calculation of fees.

The Applicable Fee Rate shall be determined monthly on the first business day of each month for each pool or portfolio established pursuant to this Agreement, and shall be calculated according to the schedule below which is applicable to each pool or portfolio established pursuant to this Agreement:

	Cumulative Balance	Fee %
First	$1,000,000,000	.120%
Next	$1,000,000,000	.110%
Next	$1,000,000,000	.100%
Next	Over $3,000,000,000	.090%

Fees may be voluntarily waived from time-to-time and at the sole discretion of the Program Administrator. Periodic fee waivers may be required to adjust the fund's yield performance based upon various market conditions. Any such waived fees shall be communicated to the Board of Trustees.

EXHIBIT G

CUSTODIAN'S FEE

Rate Schedule

The Program Administrator shall pay to the Custodian the costs and fees specified in the Fee Schedule effective April 1, 2021, from the Custodian to the Program Administrator, as amended from time to time by the Program Administrator and the Custodian pursuant to Section 9.1(e) hereof.

AGENDA ITEM SUMMARY FORM

MEETING DATE: 14 JAN 2025

PREPARED BY: Lindsay Koskiniemi, CGFO, CPM, MPA, MSA

AGENDA CONTENT: Discussion and update on request from Council Member Terry Roberts for Fiscal Year 2024 – 2025 Quarter 1 budget-to-actual report.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: All

EXECUTIVE SUMMARY:

Council Member Terry Roberts requested a budget-to-actual report for the quarter ended December 31, 2025 at the next regularly scheduled City Council meeting.

Due to anticipated budget amendments required to balance the budget, the entire budget has not yet been loaded. A later agenda item provides the proposed FY25 budget document.

Staff is working as quickly as possible to load the budget to provide the requested report and also to provide monthly budget-to-actual reports for each regular city council meeting going forward.

For now, a manual report has been prepared to provide a higher-level overview of revenue collection fiscal year to date for the major revenue lines in the General Fund and Enterprise Fund as well as expenditures and expenses. This report will be distributed to Council at the meeting.

RECOMMENDATION:

N/A

AGENDA ITEM SUMMARY FORM

MEETING DATE: 14 JANUARY 2025

PREPARED BY: Lindsay Koskiniemi, CGFO, CPM, MPA, MSA

AGENDA CONTENT: Discussion and possible action on Fiscal Year 2024 – 2025 budget book presentation and plan for balancing FY25 budget pursuant to Chapter 102 of Texas Local Government Code.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: Presentation of all funds within FY25 budget, affecting Funds - General Fund (01), Enterprise Fund (03), Hotel / Motel Fund (04), Debt Service Fund (05), Angleton Emergency Services Division #3 Fund (107).

EXECUTIVE SUMMARY:

On Tuesday, September 10, 2024, the City of Angleton conducted a council workshop and adopted the annual budget for Fiscal Year 2024 – 2025 beginning October 1, 2024 and terminating on September 30, 2025 with the approval of Ordinance Number 20240910-006. While the Executive Summary portion of the agenda item stated the proposed budget was attached, a review of the meeting minutes and agenda packet from the meeting returned no budget presentation. No evidence was found to support the idea that the City Council was presented with a budget in the format of projected revenues over anticipated expenditures. Subsequently, a no-no-new revenue tax rate was adopted under the same ordinance with the following fund allocations:

General Fund (01)	**$19,425,950**
Street Fund (02)	**$ 20,000**
Utility Fund (03)	**$12,429,748**
Debt Service Fund (05)	**$ 4,173,711**
Hotel / Motel (04)	**$ 281,568**
Court Technology (07)	**$ 10,000**
Court Security)08)	**$ 5,500**
STEP Grant – CMV (09)	**$ 15,028**

Police Drug Confiscation (10)	**$ 1,000**
Community Events (11)	**$139,000**
Child Safety (12)	**$ 2,025**
Keep Angleton B (13)	**$ 61,400**
STEP Grant Fund (16)	**$ 15,028**
Unemployment Fund (41)	**$ 50,000**
Angleton Activity Center Prog.	**$498,575**
TIRZ#1 Fund (58)	**$ 20,465**
Police Donation Fund (80)	**$ 16,300**
Animal Donation Fund (101	**$ 12,000**
OBJ Police Grant Fund (105)	**$ 79,000**
Angleton ESD #3 Fund (107)	**$400,188**
Downtown Revitalization (117)	**$ 10,000**

Because these amounts were adopted by ordinance, these amounts cannot be exceeded. Texas law requires that municipalities adopt a balanced budget, meaning that expenditures cannot exceed available revenues. Local governments are prohibited from adopting a budget that leads to a deficit without provisions for covering shortfalls. During the budget process, City Council had several questions for staff that were not adequately addressed during the budget process. Several reductions to the budget were requested of staff, and during the budget adoption process, staff members identified approximately $980K in proposed reductions.

In October 2024, the Finance Director position was vacated, and staff members reconstructed the FY25 budget to compile a budget book pursuant to Texas Local Government Code Chapter 102 §005, which requires municipalities to have a copy of the budget book filed with the Office of the City Clerk. Staff found that the software used to create the budget did not support the needs of the City and contained information that did not reflect the agreed changes to the budget. The information in the MDSS system was not in the revenue to expenditure format, and the MDSS vendor did not cooperate with staff's request to train staff members on how to compile a budget book from the information entered into MDSS.

With no other options to efficiently create a budget book, staff assumed the task of reconstructing the budget in Excel. The Finance Department members reviewed the videos from the budget meetings and met with department directors. Finance compared the budget numbers in MDSS to the meeting minutes and what was stated in the meeting recordings. Throughout this process, Finance sent the personnel allocations to Public Works and Parks to confirm employee allocations, as some employees are paid in multiple funds or require funds to be transferred from one fund to another to cover personnel costs. Finance sent preliminary budget sheets for review

to department directors in the General Fund and Enterprise Fund and met with the department directors where requested.

A benefit of having a blueprint for a budget book using Microsoft Office programs is staff now has a blueprint for how to create an entire budget book using the created templates with minimal effort going forward, with the exception of updating yearly budget requests amounts, changes in personnel costs, such as cost-of-living adjustments, and changes in health and liability insurance rates.

After reconstructing the FY25 budget, with all resources available to rebuild the budget, and in good faith, the Finance Department has concluded the budget is imbalanced and must be rectified to balance the budget pursuant to Texas Local Government Code Chapter 102 §002. The revenues are inadequate, as adopted by City Council, to cover the entirety of the expenditures in the General Funds, the expenses in the Utility Fund, and the expenditures in the Hotel / Motel Fund, and Debt Service Fund. The subsequent paragraphs will explain our basis for this determination.

FY25 Budget Conclusions:

General Fund (Fund 01) & Enterprise Fund (03) Entanglement – The General Fund is funded predominantly by property tax revenues and sales and use tax. Other revenues include permitting fees, court fines and fees, and miscellaneous income such as income from investment interest. After fully reviewing the certified appraised values, reduced by the tax increment financing (TIF) amount, and adjusting for a collection rate of 97% consistent with the county's practice for estimating property tax revenue collection, staff found that property tax revenue collection was initially overstated. The preliminary FY25 budget materials disclosed the estimated property tax revenue number that had been used in the proposed FY25 budget was $8,528,250. After calculating the anticipated property tax collection using the no-new-revenue tax rate and adjusting for delinquency / default, staff reduced the property tax revenue number in the budget to $7,535,040. Furthermore, upon review of previous sales-and-use tax trends, we feel the revenue amount for sales tax is overstated. We were able to reduce the property tax collection number, however, if we found a need to increase that number, we would be unable to do so, since the budget was adopted already.

Late in the month of November after making numerous attempts to contact the MDSS vendor and use the materials available to compile a budget book, the decision was made by Finance to create a budget book from Excel, which has proven to be a beneficial exercise to staff who had not previously partaken in the construction of an annual municipal budget. In creating the budget book and reviewing the recorded budget workshop meetings, we found that several of Council's requested changes to the FY25 budget were not made or updated in MDSS. We also found that the approved 2% increase for cost-of-living pay increases was not included in MDSS. Staff used

Excel to input the approved figures and changes approved during budget workshop meetings in line with what should have been presented as a final draft for budget adoption.

Initially, the General Fund did not balance. Originally, the budget had property liability and windstorm fully allocated to the General Fund in the Non-Departmental Department (Dept. 559). Not all insured facilities are considered within the General Fund such as the Water Plant, Wastewater Treatment Plant, and lift stations. These facilities should be allocated to the Enterprise Fund, as those facilities fall under the purview of Utilities within the Enterprise Fund. Additionally, we found most all the costs associated with City fleet, such as the Enterprise Fleet lease (not to be confused with Enterprise Fund) were allocated to the General Fund. The Enterprise Fleet lease refers to the vehicle lease program available through the vendor, Enterprise. Staff allocated property liability and windstorm insurance and fleet costs to the appropriate departments within the General and Enterprise Funds, which provided enough relief on the General Fund to balance, *however,* the FY25 budget was adopted with a transfer in the amount of $1,545,560 from the Enterprise Fund to the General Fund to subsidize the General Fund without and means of repayment. As the budget was adopted, and including the subsidy transfer to the General Fund, the Enterprise Fund is at a deficit of over (-$1.8) million. If that transfer is removed by a budget amendment, the General Fund will be at a deficit of (-$1,545,560), and the Enterprise Fund will be at a deficit of ($-349,605).

The General Fund is presently and has been for the past four (4) years, supported by the Enterprise Fund. This practice is not recommended without a plan for repayment to the subsidizing fund. In previous recent budgets, the subsidy from the Enterprise Fund to the General Fund has been in the hundreds of thousands of dollars. This year, the budget was adopted with a transfer from all 4 Enterprise Fund departments totaling $1,545,560. Transfers from business-type activities funds, such as the Enterprise Fund also referred to as the Utility Fund or Water Fund, are discouraged by municipal finance standard authorities such as the Government Finance Officers Association (GFOA) without having an adopted repayment plan. The reason we keep the General Fund and the Enterprise Funds separate is so we know what a fair property tax rate needs to be to cover all operational costs for the year and what a reasonable utility rate is that will cover annual expenses related water and wastewater and supports a reasonable amount that can transferred to fund balance at fiscal year-end for capital projects and reserves.

Realistically, the Enterprise Fund should not subsidize the General Fund at all, because it is never recommended to mix the property tax-supported fund with the fund that is supported by utility rates.

Hotel / Motel Occupancy Tax Fund (Fund 04):

The Hotel / Motel Occupancy Tax (HOT) Fund, also referred to as HOT Fund, is fully funded with hotel and motel occupancy tax, and the manner in which funds can be expended is specific to purposes involving activities that generate or promote tourism.

While the HOT Fund allocated budget amount for this fiscal year does not present a deficit, we must report that in the past three (3) fiscal years, the fund has operated at a deficit. Pursuant to Chapter 102 Section 002 of Texas Local Government Code, deficits cannot be carried over from one fiscal year to the next. The ending revenue to expenditure balance in FY22 is (-$194,307). In FY23, the ending revenue to expenditure balance is (-$80,089), and for FY24, the unaudited ending revenue to expenditure amount is (-$48,659).

Debt Service Fund (Fund 05):

While reconstructing the budget document, staff found that an inadequate number to cover the full amount of debt obligation payments in FY25 was budgeted for Fund 05 total expenditures. The total amount under we believe is $52,228, and a large part of that amount is attributed to a $35,000 payment toward a 2016 bond obligation that appears to have been missed in the original calculation. Regardless, the City is obligated to pay the full amount for all debt service principal and interest payments due in FY25. The full debt schedule as well as a consolidated list of outstanding debt obligations is included in the FY25 Budget Book Draft attached to this agenda item.

Angleton Emergency Services District #3 (Fund 107):

Fund 107 was allocated $400,188 in the FY25 budget, however there is over $479K in anticipated expenditures for this fund. Staff was unable to determine how to achieve a balanced budget in this fund, therefore this fund will need to be addressed between City Council and staff members to determine how best to proceed.

Street Fund (Fund 02):

In the FY25 budget, the Street Fund was approved for an allocation of $20K. Prior to 2020, the City of Angleton dedicated a percentage of sales and use tax to the repair and maintenance of streets within the city’s limits consistent with Chapter 327 of Texas Tax Code. A portion of the sales tax dedicated to the Street Fund was used for Streets projects in conjunction with funding from the 2018 bond issuance. Staff found after sales tax was reallocated, a change approved by a majority of registered voters, and Council acted to de-obligate the remainder of the Street Fund with an ending balance of approximately $2.134M that can be used for General Fund purposes.

Conclusion:

Because the Enterprise Fund cannot support a subsidy in the amount of $1,545,560 to the General Fund, cancellation of the interfund transfer is recommended, which will provide relief in that same amount to the Utility Fund. In subsequent budgets it is also recommended to not continue subsidizing the General Fund with the business-type activity funds, as it is necessary to understand the property tax rate needed to support operations independent of subsidies. While there is not a recommendation at this time to rectify the proposed $349,605-deficit in the Enterprise Fund after the subsidy transfer is cancelled (by budget amendment adopted by

ordinance), however, there is a utility rate fee study in progress, that, if rate increases are implemented mid-fiscal year, could provide additional revenue sufficient to alleviate the anticipated shortfall.

Clearly, the General Fund, based on past fiscal year fund expenditures and subsidy transfer amounts, is not operating with adequate revenue, and there is no opportunity for any generated surplus to be added to reserves, which have suffered tremendously over the past three (3) years. Budget must be as lean as possible for the next few years and must not rely of subsidies from other funds. A recovery plan to replenish reserves must be adopted by ordinance; the recommendation is to budget for a transfer to fund balance in any funds determined to have insufficient reserve percentages.

The Street Fund balance from the de-obligated funds may be transferred with the approval of a budget amendment to the Street Fund and transferred to the General Fund to balance the FY25 budget. Because transfers from fund balance to balance negative budgets are incongruent with best management municipal finance practices, it must be stated this proposed idea is a one-time only recommendation, without any alternative options, to balance the budget. If this idea is determined to be the plan of action to balance the budget, a repayment plan to repay the Street Fund must be adopted and enforced.

RECOMMENDED ACTIONS:

- Cancel the subsidy transfer from the Enterprise Fund (Fund 03) to the General Fund (03). This action can be taken in this meeting; a budget amendment will need to be brought back for adoption by ordinance.
- Adopt appropriate budget amendments to balance budgets in funds proposed with expenses/expenditures shown to exceed anticipated revenues. (Later meeting).
- Update the FY25 Budget Book Draft with adopted budget amendments and balanced budget sheets. Publish document with all adopted revisions on website as Adopted Fiscal Year 2024-2025 Budget Book.
- Approve transfer from Street Fund balance to Street Fund and approve a transfer from Street Fund to General Fund (cannot do at this meeting.) in the amount of $1,545,560 with a repayment plan – all adopted by ordinance. It is recommended to obtain a legal opinion from the City Attorney before proceeding.
- Resolve total expenditure amount for Fund 107 – cannot exceed amount adopted by ordinance.
- Develop a recovery plan to replenish reserves – recommend adopting future property tax rates that support annual transfers to the General Fund balance until reserves are met.
- Implement a spending reduction plan effective immediately.

2024-2025 FISCAL YEAR BUDGET

THE HEART OF BRAZORIA COUNTY
ANGLETON

CITY OF ANGLETON

Fiscal Year 2024 – 2025

Budget Cover Page

THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY $204,846 OR 2.25%, AND OF THAT AMOUNT, $204,850 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.

The members of the City Council of the City of Angleton, Texas, a home-rule city in the State of Texas voted to approve the Fiscal Year 2024 – 2025 budget as follows:

FOR:
Mayor John Wright
Council Member Cecil Booth
Council Member Christiene Daniel
Council Member Tanner Sartin

AGAINST:
Mayor Pro Tempore Travis Townsend

Property Tax Rate Comparison:

	2023 - 2024	2024 - 2025
TAX RATE ADOPTED	$0.523010 / $100	$0.429858 / $100
NO-NEW-REVENUE RATE	$0.512315 / $100	$0.492858 / $100
NO NEW REVENUE MAINTENANCE AND OPERATIONS	$0.429261 / $100	$0.40938 / $100
VOTER APPROVAL TAX RATE	$0.523013 / $100	$0.540746 / $100
DE MINIMUS TAX RATE	$0.525367 / $100	
DEBT RATE	$0.067906 / $100	$0.083478 / $100

The total Debt Obligation for the CITY OF ANGLETON secured by property taxes is:

$58,173,222.30

THE HEART OF BRAZORIA COUNTY ANGLETON

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BUDGET TRANSMITTAL LETTER

City of Angleton, Texas

121 S. Velasco Street – Angleton, Texas 77515

www.angleton.tx.us

December 2024

To: Mayor John Wright, Members of the Angleton City Council, Residents, and Staff Members
RE: Adopted Fiscal Year 2024-2025 Operating Budget for the City of Angleton, Texas

Dear Mayor, Council, Residents, and Staff Members,

It is both my duty and honor to present to you the proposed operating budget for the Fiscal Year 2024 – 2025. Before diving into the budget discussion, I would like to thank and recognize the department heads and staff members for their contributions to this budget cycle, their collaborative efforts to reduce costs and find savings, and their relentless efforts to put the city first amid the obstacles we have faced such as limited and reduced resources, force majeure weather events, and a decline in sales and use tax leading to the FY 25 budget adoption. This budget cycle has been particularly challenging, so I want to recognize and thank the members of City Council for their patience, flexibility, feedback, and guidance to staff throughout the budget adoption process. Council, you do not get enough recognition for your dedication to Angleton and the time spent away from your families, uncompensated, to make Angleton a place where people want to live and thrive. So, for your commitment to this city, thank you.

Storms have taken a tremendous toll on Angleton's financial reserves. In March of 2024, Angleton was hit particularly hard by a weather event involving straight line winds that caused widespread power outages and severe damages to many homes and businesses. While this was not deemed a named storm, several businesses remained closed for extended periods while repairs were made. Once such business, a popular entertainment destination in Angleton, that was severely damaged was Mulligan's, a golf driving range and sports bar venue. The Angleton Recreation Center was used as a shelter run by the American Red Cross for those who remained without power after the storm. The City incurred an unbudgeted cost of over $300K in debris hauling for approximately 60K cubic yards of organic debris as a result of the March storm.

Late into the night of July 7, 2024, and into the early morning hours of July 8th, Hurricane Beryl made landfall over Brazoria County with the eastern eyewall, the most dangerous part of the hurricane, engulfing Angleton and surrounding areas. While Beryl was only a Category 1 hurricane, the damage was consistent with a much more powerful storm. Many parts of Angleton were without power for extended periods of time, the longest of which was ten (10) days. No contingency was budgeted for the cost of debris hauling, and the City's cost through the debris monitoring and hauling agreement pursuant to the reimbursement requirements of the Federal Emergency Management Agency (FEMA) was $2.84 million. While this cost will eventually be reimbursed 75% through FEMA and the other 25% through Texas Department of Emergency Management, reimbursement dates are uncertain. After incurring additional costs for hauling over 134,000 cubic yards of debris, City staff became concerned about the financial impacts of both storms on the FY24 budget and continuity of municipal services and with City Council's approval, began the process of obtaining an emergency loan in the amount of $4,000,000 to cover costs for debris hauling and monitoring that would be due soon among other current costs. The plan is to repay the emergency loan with the reimbursements anticipated through FEMA and TDEM for costs incurred in response storms under emergency declaration.

In April 2024, the Texas Commission on Environmental Quality (TCEQ) issued the City of Angleton alleged violations pertaining to the level of dissolved oxygen concentration in the aeration basin at the wastewater treatment plant found to be unacceptable, and readings for E. Coli in the effluent discharge were found to exceed the daily allowable limits. With the City engineer's review, we learned that the wastewater treatment plant will require work on the aeration basins to correct to the oxygen levels to promote "good bugs," or the bacteria that break down the harmful toxins in wastewater. The sewer plant improvements are planned to be funded in part through the proceeds generated from utility sales after the completion of a utility rate study to be conducted in FY25.

Droughts take a huge toll on underground utilities, especially aged water and sewer lines. As the ground hardens and cracks during prolonged periods without precipitation, lines are subject to additional tension and torque and can rupture causing leaks, water loss, and sewer spillage. While the summer of 2024 was not in a drought, the past several summers have been. The summer of 2022 marked the worst drought on record since the infamous 2011 drought that covered nearly 90% of the State of Texas when entire lakes dried up completely.

Repairs to ruptured lines and water loss cost the city in labor, materials, and surface water. The summer of 2023 was also quite dry. Consequently, over the past two (2) years, the City has incurred an estimated $800K in additional expense on water and sewer line repairs due to drought.

When drought occurs, utility sales are often elevated. Since the summer of 2024 was what we deemed a "wet summer," utility sales suffered, presumably as residents did not need to water lawns. In addition to unanticipated costs incurred from weather-related events, the City's windstorm policy is projected to sharply increase during Fiscal Year 2025, therefore the budgeted amount for windstorm coverage in this budget is $500K.

Sales and use tax is a major source of revenue for the City of Angleton and comprises an average of 25% of the City's overall revenue in the General Fund. Sales and use tax fully funds the Angleton Better Living Corporation (ABLC) programs with one half of one percent of overall sales and use tax dedicated to ABLC. In 2024, Angleton's sales and use tax revenue suffered.

Each budget cycle is different and presents its own unique opportunities and challenges, however, I believe this budget has been the most challenging budget season I have seen during my tenure thus far in Angleton. This budget, as adopted, is conservative with as few increases as possible. Knowing FY25 would present several challenges after the storms, Council's directive from the budget workshops in August and September was to reduce expenditures. Staff worked tirelessly to reduce funding requests by nearly $1M collectively, or approximately 5% of the overall operating budget initially proposed, among all departments with a laser focus on maintaining the same municipal service delivery.

Normally, I would provide bullet-points of all new budget inclusions with this letter, however the FY25 budget only includes one new increase - a 2% cost of living adjustment for all staff members with at least one service year prior to October 1, 2024, amounting to an approximate $224K overall increase to the budget.

This budget, with all reductions in expenditures, was adopted at the No New Revenue Ad Valorem property tax rate of $0.492858 of $100.00 per valuation of real property, meaning the only additional property tax revenue to be earned in Fiscal Year 2024-2025 will be from new additions to the tax roll. This tax rate was adopted to cover all operations and debt payments during the fiscal year. After the budget was adopted, the Finance Director position was vacated and filled with temporary staff for operational continuity. The budget book was assembled after the finance director's departure, and staff reasonably expected the adopted budget to contain shortfalls due to the strain of last fiscal year's weather events. That said, reserves have taken a hit, and as we recuperate physically and financially, we will continue a conservative approach to future budgets until reserves are met or exceed the City's policy.

We have learned that current revenue levels across the major funds will not support operations without reductions where possible and increases in utility service costs to maintain current service levels. We anticipate another increase in water rates from Brazosport Water Authority (BWA), the City's surface water supplier, as most water service in Angleton is purchased.

The major funds of Angleton's budget consist of the General Fund with over $19,700,000 in operational costs, the Water and Sewer Fund (also referred to as the Enterprise Fund), with an estimated $12.4 million in anticipated revenues, and the ABLC Fund supported by sales tax balanced at just over $2.3 million. In FY25, the City will make over $4.2 million in debt service payments, which includes the 2024 Emergency Note in response to Hurricane Beryl costs and the 2024 Certificate of Obligation that will support several Parks and Recreation activities such as the construction of the new Abigail Arias Park on the south side of town.

As the "Heart of Brazoria County," Angleton is tough and will continue operate rhythmically without missing a beat, just like a heart. We are resilient, and we will recover – financially, from the 2024 storms, and as a community. We are in a transitional period from discovery to recovery, meaning we now know that reserve funds must be replenished, and we have the fortitude to meet that task through conservative budgeting and discipline. Angleton will continue to grow, and with the diversification and expansion of the property tax base, Angleton will recover. While 2024 presented major difficulties, Angleton earned the prestigious designation as a Music Friendly Texas Certified Community through the Officer of the Governor of Texas. There are less than 75 cities statewide of over 1100 communities in Texas that have achieved Music Friendly status, and Angleton is proud of the work we have done to make Angleton a fun music entertainment destination.

2024 saw record numbers of attendees at the Concert in the Park and Market Days events. City-sponsored events such as the Heart of Christmas, Freedom Fireworks, Concerts in the Park, and Angleton Market Days collectively attracted over 46,000 visitors and generated over $140,000 in revenue. With increased numbers of event attendees, staff members believe the City's sales tax revenue will increase from last year's number, which was down 6% or $225K from the projected revenue amount budgeted for the FY24 year.

This budget, while as lean as possible, is focused on recovery. Minimal increases were included in this budget. Projects that will occur during this fiscal year include the utility rate study and wastewater plant improvements with estimated costs pending completion of studies, underground utility improvements along on 288 Business from Cedar Street to Orange Street

($1.657M) ahead of the start of the Transportation Alternatives project in conjunction with the Texas Department of Transportation of Transportation. This project will provide multimodal transportation options in the downtown corridor. Streets projects this year include N. Parris Street roadway replacement from W. Live Oak to State Highway 35 ($2M) and Silver Saddle Street widening and drainage improvements ($371K). Other street work is included in the City's biennial agreement with Brazoria County for two miles of asphalt overlay. We also anticipate the Lift Station #8 Sanitary Sewer Rehabilitation Project to kick off in this fiscal year. The project scope includes inspections of 135 manholes, smoke testing of over 43K linear feet of sanitary sewer lines, and rehabilitation of 53 manholes, and this project is funded through the General Land Office with no obligatory financial match required from the City.

Although Fiscal Year 2024 was a tough one, we are optimistic for what's to come in FY25 and the years following. Angleton is still growing and diversifying. Although we know the next few budgets will need to be lean, we will continue to press forward as we always have, because great things are happening in Angleton.

With gratitude,

Chris Whittaker
City Manager

FISCAL YEAR 2024 – 2025 BUDGET CREDITS

Elected Officials:

- Mayor John Wright
- Council Member Christiene Daniel, Position 1
- Council Member and Mayor Pro Tempore Travis Townsend, Position 2
- Council Member Terr Roberts, Position 3
- Council Member Cecil Booth, Position 4
- Council Member Tanner Sartin, Position 5

City Management:

- Chris Whittaker, ICMA-CM, City Manager

Angleton Finance Department:

- Lindsay Koskiniemi, CGFO, CPM, MPA, MSA, Interim Finance Director
- Josh Wilde, Budget Analyst and Procurement Officer
- Maria Barron, Accounts Payable

Department Directors and Managers:

- Colleen Martin, ARM, CPM, PHR, SHRM-CP, Director of Human Resources & Risk Management
- Michelle Perez, TRMC, City Secretary
- Jamie Praslicka, Emergency Management Coordinator
- Otis Spriggs, AICP, Director of Development Services
- Kyle Reynolds, Assistant Director of Development Services
- Guadalupe Valdez, Chief of Police, Angleton Police Department
- Cameron Parsons, Lieutenant, Angleton Police Department
- Neal Morton, Chief of Angleton Fire and Rescue
- Hector Renteria, Public Works Director
- Jason Hubbell, Assistant Director of Public Works
- Megan Mainer, CPM, Director of Parks and Recreation
- Jason O'Mara, Assistant Director of Parks and Recreation
- Jason Crews, Director of Information Technology
- Martha Eighme, PCED, CPC, CTE, Director of Communications and Marketing
- Courtney Landers, Communications and Marketing Coordinator
- Chloe Campbell, Utility Billing Manager

BRIEF HISTORY OF THE CITY OF ANGLETON

By: Marie Beth Jones

Type: General Entry

Published: 1976

Updated: September 20, 2023

Web Address: Angleton, TX

Angleton, TX

Angleton, on State highways 288, 35/227, and the Union Pacific Railroad, was founded in 1890 by Lewis R. Bryan, Sr., and Faustino Kiber near the center of Brazoria County and named for the wife of the general manager of the Velasco Terminal Railway. The founders deeded one-half interest in the original townsite to that railroad in 1892 for $1,000, with the stipulation that the rail line be routed through the town and a depot be built on Front Street, between Mulberry and Myrtle streets. An Angleton post office was established in 1892.

In 1896 Angleton was chosen as the new county seat of Brazoria County. The move followed a political battle so bitter that county records were said to have been moved to Angleton at night by citizens who feared they would be destroyed. The controversy resurfaced in 1913, when another election was called to make Brazoria the county seat again. The proposal failed, 1,348 to 1,058. The courthouse built in Angleton in 1897 has been restored for use as a museum. A five-story courthouse was completed in 1940 and a five-story annex added in 1976. In 1989 several smaller buildings were also being used to house county offices.

The Angleton schools began operation in 1897 as a county district, and in 1899 citizens voted to incorporate as a school district only. A two-story brick school was built but was destroyed in the Galveston hurricane of 1900. A second two-story brick school went down in the hurricane of 1909 and was rebuilt. The third school, which stood for many years, was named in honor of one of the county's most famous former residents, Albert Sidney Johnston. A college, the University of South Texas, operated briefly at Angleton, but closed after its buildings were demolished in the 1900 storm. In 1989 Angleton Independent School District employed a staff of 359 and enrolled 6,000 students.

On November 12, 1912, Angleton residents voted to incorporate as a city and elected the first city officials, headed by F. M. Harvin as mayor. Soon afterward electrical service was made available. Angleton's founders donated block 25 of their town to the Methodists, and

soon afterward the first church in the new town was built. It was used by all denominations until others built their own. Early social life of the community included amateur theatricals, ice cream suppers to help raise money for the churches, and a "reading and rest room" provided by women of the community to give area farmers' wives and children a place to wait while the men transacted business in town.

A volunteer fire department was organized and is still in operation today. A community baseball team was so popular that special trains took citizens to out-of-town games. Several clubs were organized, one of which, the Angleton Embroidery Club, was begun in 1923 and was still active in 1989. W. F. Reed, editor of the local newspaper, organized a community band in 1907 and taught the twenty or so members to play their instruments. Attired in snappy white uniforms, the band marched in parades throughout the Houston-Galveston area and played for local citizens downtown each week. What is believed to be the last legal hanging in Texas occurred in Angleton on August 31, 1923. The largest county fair in the state, the Brazoria County Fair, is headquartered on a 120-acre, county-owned site just south of the city. During World War II the fairgrounds were turned over to the federal government for use first as a prisoner of war camp and later as a base for a United States Signal Corps radar unit.

Angleton was originally a trade center for agriculture, devoted primarily to cotton, corn, truck farming, and cattle, and later to rice and soybeans. It still derives considerable income from agriculture but has followed the general industrial trend of Brazoria County, which began in 1940 with the location of Dow Chemical Company at Freeport and continued with the introduction of several other petrochemical manufacturing companies. In 1989 Angleton was a banking and distribution center for a large oil, chemical, and agricultural area. The 1980 federal census showed a population of 13,929; it was 80 percent White, 8.6 percent black, 13.6 percent Hispanic, and 6.1 percent other. The population in 1990 was 17,140.

Angleton is served by one local newspaper, the Angleton Times, which was established in Velasco in 1892 and about 1894 moved to Angleton, where it grew from a weekly to a five-day daily. The Angleton Times stopped publication in 2004 and sold its readership to The Facts newspaper in Clute. The Brazoria County Historical Commission and Brazoria County Historical Museum conduct historical-preservation programs. Restoration of the 1897 courthouse, which is leased to the museum association, was recognized by a state marker dedicated in 1983. In 1989 the city had five parks, in one of which was a swimming pool. A flagpole and marker were placed on the courthouse grounds to commemorate the Texas Sesquicentennial.

(Addition contributed by L. Koskiniemi, 2024, following pages):

While the public pool no longer exists, Angleton is home to the Angleton Parks and Recreation Center, which was constructed in 2004 and has a full exercise equipment gym and natatorium for year-round fun and enjoyment. Since 1989, a new park has been commissioned, the beautiful Lakeside Park on Enchanted Oaks Drive, that offers new play amenities, a cantilever-style pavilion, and a lake for fishing and paddle boat recreation with a walking path around the lake.

Currently underway, is the addition of the new Abigail Arias Park on the south side of Angleton to increase public park access to underserved areas of town that have disproportionately fewer parks. This park will be located along Cemetery Road on nearly seven (7) acres of land and is a collaborative effort between the Angleton Better Living Corporation (ABLC), the City of Angleton, and in part through a grant awarded by the Texas Parks and Wildlife Non-Urban Outdoor Grant program. The new park is in the preliminary design phase and is anticipated to be open to the public in 2026. The Abigail Arias Park was named in honor of a local influential cancer warrior, seven-year-old, Abigail Arias. Abigail, wanted to be a police officer – a public servant when she grew up. Abigail earned the title of honorary officer with several police departments and law enforcement agencies and was an example to many of relentlessness and living life to the fullest. Abigail fought her battle with kidney cancer bravely, and her courage touched the lives of many people in Brazoria County and around the United States. Abigail's magnanimous spirit is a part of Angleton, and the commissioning of a park in her honor is commemorative of her tenacity as an agent of good and service above self.

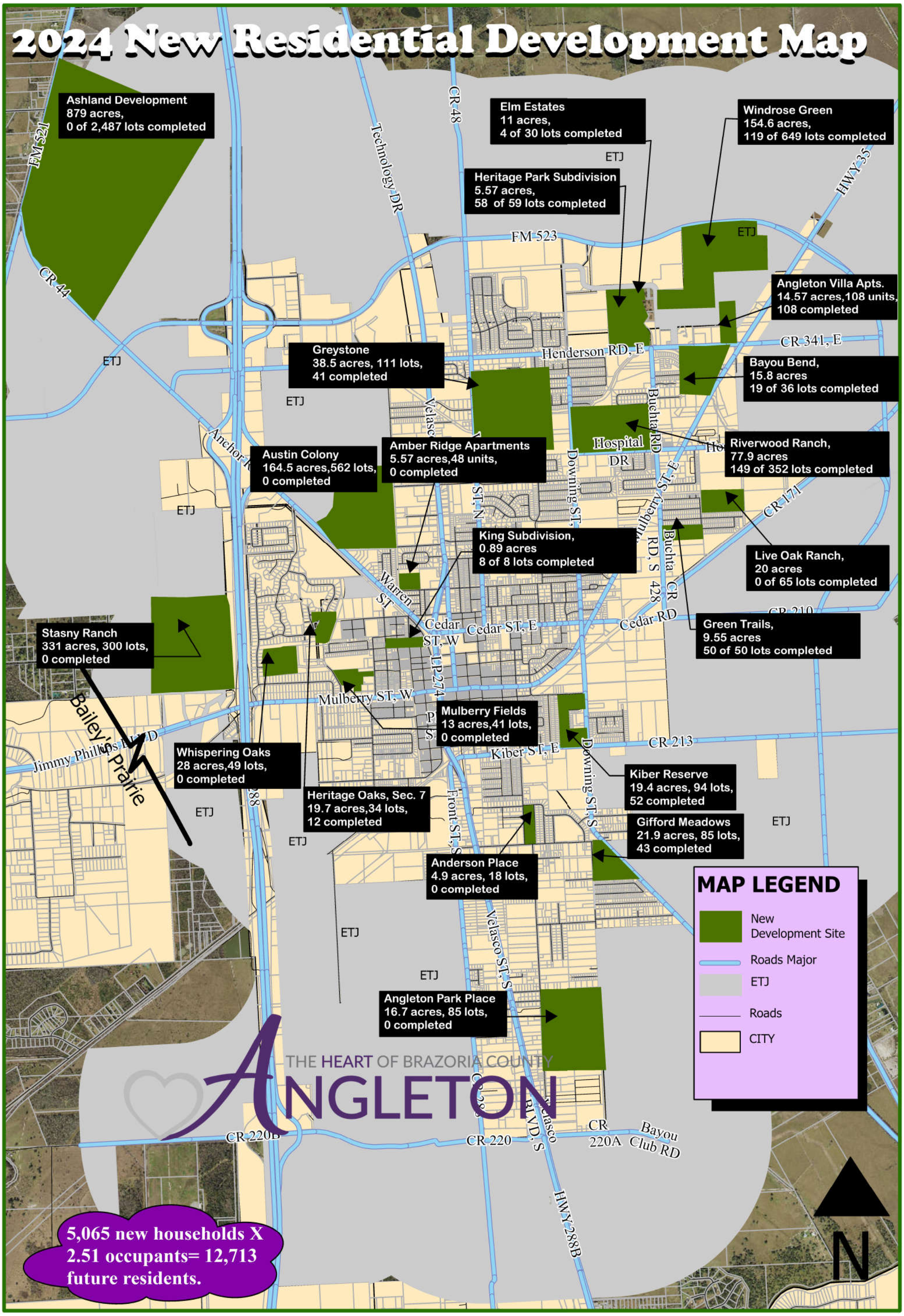
Angleton has recently experienced growth following a trend in population incline in Texas. The population, according to Google, was 20,206 in 2023, however, Angleton staff members believe that number could be higher according to the new subdivision development installations and other residential developments in progress. Since 2020, over fifteen (15) subdivisions have approached Angleton with development plans, and of those, a dozed have broken ground or completed construction on new residential developments. Since 2020, over 5,000 new residential homes are proposed to be added within the City limits of Angleton or within Angleton's extraterritorial jurisdiction.

With Angleton's rich history and ideal location away from the hustle and bustle of the big city and within striking distance of world class birding sites, state parks, and the Gulf of Mexico, it's not surprising that people are moving to "the Heart of Brazoria County." Angleton recently earned the designation of a Music Friendly Community through the Office of the Governor of Texas. Angleton is a fun place to live and work, with a walkable, shoppable downtown corridor and city-sponsored events such as Angleton Market Days and Concerts in the Park.

Angleton Market Days was established in 2011 and has grown into an annual springtime event with over 200 local vendors for local shopping and good eats hosted at the Brazoria County Fair Grounds. The Angleton Market Days event draws a crowd all weekend long of thousands of visitors. The Angleton Concerts in the Park occur every Friday evening in the months of May and September at the Veterans Park in downtown Angleton. Free of cost to the public, these events are great fun for the entire family where folks can catch a good show and enjoy some food truck eats.

As Angleton continues to grow, public infrastructure needs for water and sewer system expansion and maintenance, roadway maintenance and repair, and the addition of new facilities will become the focus of future budgets through updating the Comprehensive Master Plan, revising the Capital Improvement Projects Plan, and making sure the future growth guiding documents align with the City Council's strategic plan, a plan that is updated biennially and is currently in the final stages of being updated. Angleton will need to concentrate efforts to increasing reserves for future expansion and potential emergency needs as was the case in 2024 with multiple damaging weather-related events. Angleton's future success is dependent on today's actions.

2024 New Residential Development Map



THE HEART OF BRAZORIA COUNTY
ANGLETON

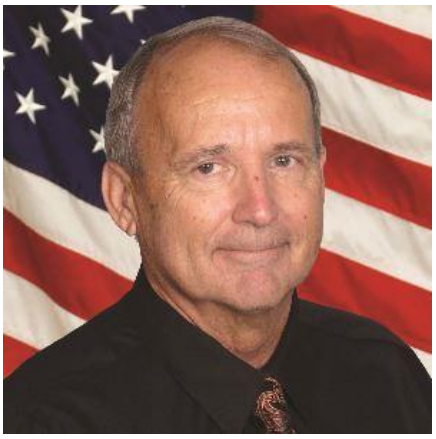
City of Angleton Council

The City of Angleton operates under the Council/Manager form of government. Your City Council consists of a mayor and five council members. The mayor is elected from the city at large. The election of the members of the city council is by position from the city at large, designating council positions as position one through position five, in each odd-numbered year, two council members and mayor shall be elected, and in each even-number year, three council members shall be elected. The Angleton City Council meets regularly on the second and fourth Tuesday of each month at City Hall. Meetings are held at 600 p.m., in the Council Chamber. Meeting agendas are officially posted in the lobby window at the City Hall at least 72 hours prior to a public meeting and posted on the City´s web.

Mayor John Wright

Christiene Daniel

Travis Townsend

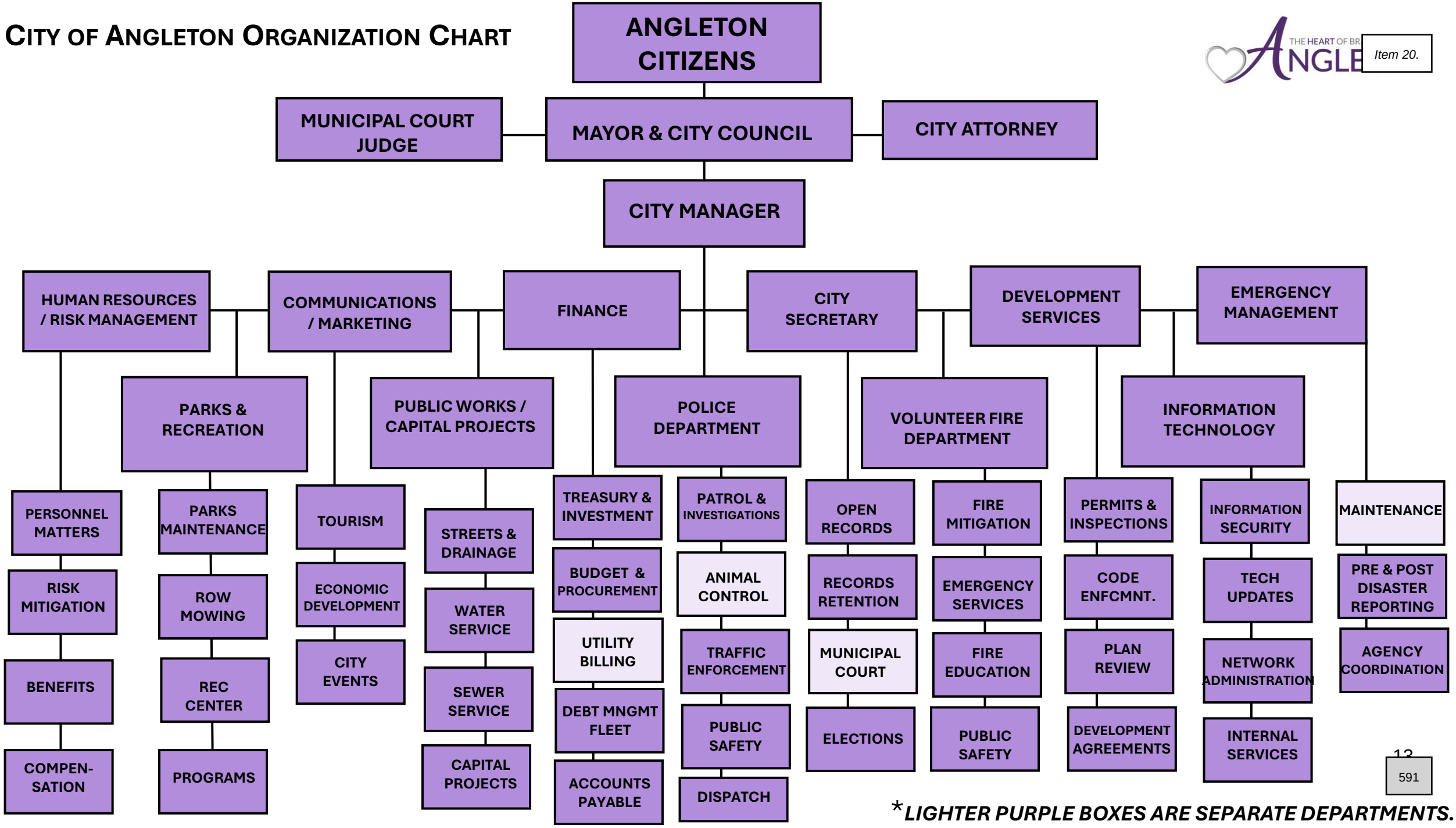


Terry Roberts

Cecil Booth

Tanner Sartin

CITY OF ANGLETON ORGANIZATION CHART



*LIGHTER PURPLE BOXES ARE SEPARATE DEPARTMENTS.

GENERAL FUND OVERVIEW

The General Fund is the portion of the City of Angleton municipal budget that supports operations during the current fiscal year. Major sources of funding for the General Fund include property tax, sales and use tax, court fines, permitting fees, and parks and recreation fees. Other sources of General Fund revenue include investment interest, and miscellaneous sources that may be inconsistent such as the sale of assets.

The General Fund must have enough revenue to support all operations for all departments within the fund in a fiscal year. The fiscal year for the City of Angleton begins on October 1st and ends on September 30th. The departments that are supported by the General Fund include:

- Administration / Office of the City Manager – Department 500
- City Council – Department 501
- Human Resources and Risk Management – Department 502
- Facilities Maintenance – Department 506
- Office of the City Secretary – Department 510
- Tax – Department 512
- Emergency Management – Department 513
- Finance – Department 515
- Municipal Court – Department 520
- Police – Department 525
- Animal Control – Department 526
- Angleton Fire and Rescue – Department 530
- Development Services – Department 535
- Parks and Recreation – Department 550
- Information Technology – Department 555
- Fleet Service – Department 556
- Economic Development – Department 557
- Public Works, Streets and Drainage – Department 558
- Non-Departmental – Department 559

Because property tax revenue predominantly funds operations in the General Fund throughout the fiscal year, it is important to understand what the tax rate is and how it is calculated. The property tax rate is set annually by taxing entities. The City of Angleton is only one taxing entity of several that comprise property owners' total property tax rate. For the purpose of this municipal budget document, the only taxing entity discussed in the City of

Angleton. The tax rate is comprised of two different percentage rates that total the city's property tax rate. The portion of the tax rate called Operations and Maintenance (referred to as O&M") support everyday operation, while the portion of the property tax rate called Interest and Sinking (also referred to as the "I&S rate") is solely dedicated to paying debt owed throughout the fiscal year.

Cities are required to adopt a tax rate that covers all maintenance, operations, and current debt payments. Truth-in-Taxation statutes provide different property tax rates that cities can adopt. Truth-in-taxation requires most taxing units to calculate two, and in some cases, three tax rates after receiving a certified appraisal roll from the chief appraiser. The rates are the no-new-revenue tax rate, the voter approval tax rate and the de minimis tax rate. The type of taxing unit determines which truth-in-taxation steps apply.

No-New-Revenue Tax Rate

The no-new-revenue tax rate is a calculated rate that would provide the taxing unit with about the same amount of revenue it received in the year before on properties taxed in both years. If property values rise, the no-new revenue tax rate goes down and vice versa. Although the actual calculation can become more complicated, a taxing unit's no-new-revenue tax rate is a calculated rate generally equal to the last year's taxes divided by the current taxable value of properties that were also on the tax roll last year. The resulting tax rate, used for comparison only, shows the relation between the last year's revenue and the current year's values.

Voter Approval Tax Rate

The voter approval tax rate is a calculated maximum rate allowed by law without voter approval. A taxing unit's voter approval tax rate is a calculated rate that divides the overall property taxes into two categories - M&O and debt service, also called interest and sinking. With the exception of school districts, the voter approval tax rate provides the taxing unit with about the same amount of tax revenue it spent the previous year for day-to-day operations, plus an extra three and a half percent increase for those operations, and sufficient funds to pay debts in the coming year. School districts calculations were revised as a result of the 86th Legislature passage of HB 3. The voter approval rate is set at two and a half percent. It is essential that school districts consult the Texas State Comptroller and the Texas Education Agency or their Regional Education Service Center for guidance in calculating their tax rates. For all taxing units, the debt service portion of the voter approval tax rate is the current year's debt payments divided by the current year's property values. The debt service rate may rise as high as necessary to cover debt expenses.

De minimis Tax Rate

As of the 2020 tax year is a third calculation for taxing units with a population of 30,000 or less and is not a school district, water district or special taxing unit. This is a tax rate that is equal to the total of the no-new revenue M&O rate, plus a rate when applied to the taxing unit's current total value, will create a levy of $500,000, plus the current debt rate. This tax rate is not utilized by all taxing units. There are several scenarios that govern the maximum rate a taxing unit may adopt. Generally, if a taxing unit adopts a tax rate that exceeds the voter approval rate but is less than the De minimis rate, the voters in the taxing unit may circulate a petition calling for an election to limit the size of the tax increase. If a taxing unit adopts a tax rate that exceeds the voter approval rate and the De minimis rate, an automatic election must be held.

No New Revenue Rate Adopted for Fiscal Year 2024-2025

A link is provided for additional information on ad valorem tax rates in Texas: http://www.window.state.tx.us/taxinfo/proptax/tnt/

The property tax rate adopted by the City of Angleton for the Fiscal Year 2024-2025 budget is the No New Revenue rate as follows:

M&O	0.40938	
I&S	0.083478	
	$0.492858	/ $100.00

For every $100 of property valuation, under the adopted No New Revenue tax rate for FY25, taxpayers will pay $0.492858. At this rate, a property owner with a home valued at $250,000 will pay $1,232.15 for city property taxes this year.

By the end of July, cities in Brazoria County receive certified appraisals of total property value from the Brazoria County Appraisal District. From the adjusted estimation, staff can reasonably gauge the anticipated revenue from property taxes that will support operations and debt. Certified appraisal roll estimates are included on the subsequent pages.

BRAZORIA COUNTY APPRAISAL DISTRICT

MEMBERS OF THE BOARD
Kristin Bulanek
Elizabeth Day
Tommy King
John Luquette
Patrick O'Day
Gail Robinson
George Sanders
Susan Spoor
Robert York-Westbrook

CHIEF APPRAISER
Marcel Pierel III
500 North Chenango
Angleton, Texas 77515
979-849-7792
Fax 979-849-7984

CERTIFICATION OF THE 2024 APPRAISAL ROLL FOR

CAN - CITY OF ANGLETON

In compliance with Section 26.01 of the State Property Tax Laws, "submission of rolls to taxing units," notice is hereby given to-wit:

The Brazoria County Appraisal Review Board meeting on **July 19th, 2024**, duly approved the **2024** Appraisal Rolls for your entity for certification as follows:

TAXABLE VALUE FOR 2024 APPRAISAL ROLL

TOTAL TAXABLE VALUE	$1,741,989,480

ESTIMATED TAXABLE VALUE FOR THE 2024 SUPPLEMENTAL ROLL

(properties still under protest)

B.C.A.D. APPRAISED VALUE	*VALUE CLAIMED BY OWNER
$179,857,867	$161,872,080

SUMMARY

TAXABLE VALUE FOR 2024 APPRAISAL ROLL	$1,741,989,480
*ESTIMATED TAXABLE VALUE FOR 2024 SUPPLEMENTAL ROLL	$161,872,080
NET TAXABLE VALUE	**$1,903,861,560**

I, Marcel Pierel III, Chief Appraiser for the Brazoria County Appraisal District, do hereby certify the correctness of the rolls as approved by the Appraisal Review Board's action.

July 25th, 2024

Marcel Pierel III, *Chief Appraiser*

Entity Tax Collector: Ms. Kristin Bulanek

BRAZORIA County

2024 CERTIFIED TOTALS

CAN - CITY OF ANGLETON

ARB Approved Totals

As of Certification

Property Count: 9,151

7/22/2024 3:24:29PM

Land	Value
Homesite:	291,854,438
Non Homesite:	202,240,136
Ag Market:	36,879,560
Timber Market:	0

Total Land	(+)	530,974,134

Improvement	Value
Homesite:	1,030,821,558
Non Homesite:	550,640,946

Total Improvements	(+)	1,581,462,504

Non Real	Count	Value
Personal Property:	925	204,039,760
Mineral Property:	1	10
Autos:	0	0

Total Non Real	(+)	204,039,770
Market Value	=	2,316,476,408

Ag	Non Exempt	Exempt
Total Productivity Market:	36,879,560	0
Ag Use:	76,631	0
Timber Use:	0	0
Productivity Loss:	36,802,929	0

Productivity Loss	(-)	36,802,929
Appraised Value	=	2,279,673,479
Homestead Cap	(-)	100,180,709
23.231 Cap	(-)	17,989,596
Assessed Value	=	2,161,503,174
Total Exemptions Amount (Breakdown on Next Page)	(-)	419,513,694
Net Taxable	=	1,741,989,480

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
9,110,779.18 = 1,741,989,480 * (0.523010 / 100)

Certified Estimate of Market Value:	2,316,476,408
Certified Estimate of Taxable Value:	1,741,989,480

Tif Zone Code	Tax Increment Loss
2007 TIF	6,337,800
Tax Increment Finance Value:	6,337,800
Tax Increment Finance Levy:	33,147.33

PROPERTY TAX RATE TOOL

For future budgets it is recommended to show how one penny constitutes in property tax revenue. This is a quick and easy tool to gauge what the tax rate should be when trying to cover all necessary expenses in the proposed budget.

For example, the adopted tax rate for Fiscal Year 2024 – 2025 is the no-new-revenue rate of $0.492858. Of this rate, $0.40938 is for maintenance and operations. For the remainder of the tax rate, the Interest and Sinking portion, which is fully dedicated to the payment of outstanding debt due, is calculated by the Brazoria County Tax Assessor's Office (Cities are, however, required to calculate their own debt rate to confirm the percentage is sufficient to pay all current obligations in the fiscal year.).

To find what amount constitutes the revenue generated by one penny added to the tax rate, simply calculate the M&O percentage as proposed and with one penny added to the rate. Then, subtract the difference as shown below:

TO CALCULATE ONE PENNY OF TAX REVENUE		
NET TAXABLE VALUE		1,903,861,560.00
LESS TAX INCREMENT FINANCING		(6,337,800.00)
TOTAL TAXABLE VALUE		**1,897,523,760.00**
TOTAL TAXABLE VALUE / $100		18,975,237.60
MULTIPLIED BY M&O TAX RATE OF $0.40938		7,768,082.77
TAXABLE VAL / $100 ($0.41938)		7,957,835.14
REVENUE PER $0.01 OF PROP TAX	$	189,752.38
**THIS AMOUNT SHOULD BE ADJUSTED FOR 97% COLLECTION RATE.*		

In FY25, one cent of property tax would generate approximately $189,752 of additional revenue.

SUMMARY OF GENERAL FUND REVENUES BY TYPE AND EXPENDITURES BY DEPARTM...

GENERAL FUND LEAD SHEET
REVENUES TO EXPENDITURES BY DEPARTMENT
FISCAL YEAR 2024-2025

REVENUE TYPE	FY22 ACTUAL	FY23 ACTUAL	FY24 BUDGET	FY24 ACTUAL	FY24 +/-	FY25 APPROVED
PROPERTY TAX REVENUE	6,883,380	7,453,890	8,133,728	8,017,739	(115,989)	7,829,956
SALES AND USE TAX REVENUE	3,696,232	3,970,080	4,457,731	4,232,594	(225,137)	4,801,868
FRANCHISE FEES	607,233	678,519	675,000	716,142	41,142	675,000
COURT FINES	511,230	558,346	670,200	559,536	(110,664)	615,700
BUILDING AND PERMITTING FEES	758,550	560,355	711,300	703,887	(7,413)	701,500
PARKS FEES	7,655	4,775	8,000	58,178	50,178	8,758
SOLID WASTE SERVICES	2,251,734	2,368,730	2,379,092	2,673,025	293,933	2,662,661
MISCELLANEOUS REVENUE	228,696	446,238	137,000	212,245	75,245	140,000
INTEREST INCOME	23,335	116,487	35,000	58,706	23,706	30,000
TRANSFERS IN	1,223,430	1,539,461	1,798,850	1,599,148	(199,702)	1,961,624
TOTAL GENERAL FUND REVENUE	**16,191,477**	**17,696,881**	**19,005,901**	**18,831,200**	**(174,701)**	**19,427,066**

Summary of General Fund expenditures by department:

NO.	DEPARTMENT NAME	FY22 ACTUAL	FY23 ACTUAL	FY24 BUDGET	FY24 ACTUAL	FY24 +/-	FY25 APPROVED
500	ADMINISTRATION	692,582	728,214	555,027	939,345	(384,318)	655,446
501	CITY COUNCIL	692,582	28,182	30,550	23,381	7,169	39,730
502	HUMAN RESOURCES	318,585	344,956	375,512	371,523	3,989	348,277
506	MAINTENANCE	228	2,754	284,300	281,799	2,501	555,280
510	CITY SECRETARY	259,550	286,105	412,912	387,784	25,128	407,890
512	TAX	48,197	52,419	57,037	59,947	(2,910)	63,829
513	EMERGENCY MANAGEMENT	87,728	142,565	314,641	307,933	6,708	149,162
515	FINANCE	422,673	564,034	558,934	627,560	(68,626)	542,506
520	MUNICIPAL COURT	485,133	552,797	532,665	505,475	27,190	553,354
525	POLICE	5,337,689	5,542,199	5,769,208	5,850,101	(80,893)	6,512,741
526	ANIMAL CONTROL	304,789	407,106	405,179	385,085	20,094	444,701
530	FIRE DEPARTMENT	834,858	946,430	1,040,047	928,035	112,012	982,610
535	DEVELOPMENT SERVICES	1,180,578	999,743	1,023,958	936,611	87,347	1,027,908
550	PARKS DEPT	1,328,667	1,172,153	1,713,528	1,654,511	59,017	1,832,483
555	INFORMATION TECHNOLOGY	416,880	483,520	516,745	535,234	(18,489)	601,463
556	FLEET SERVICES	392,129	430,890	537,067	596,751	(59,684)	48,682
557	ECONOMIC DEVELOPMENT	92,653	123,981	136,793	124,014	12,779	172,091
558	PUBLIC WORKS	1,618,425	1,452,620	1,779,816	1,541,911	237,905	1,709,390
559	NON-DEPARTMENTAL	2,290,893	2,631,886	2,926,426	3,166,910	(240,484)	2,779,522
	TOTAL GENERAL FUND EXP	**16,804,819**	**16,892,554**	**18,970,345**	**19,223,909**	**(253,564)**	**19,427,066**

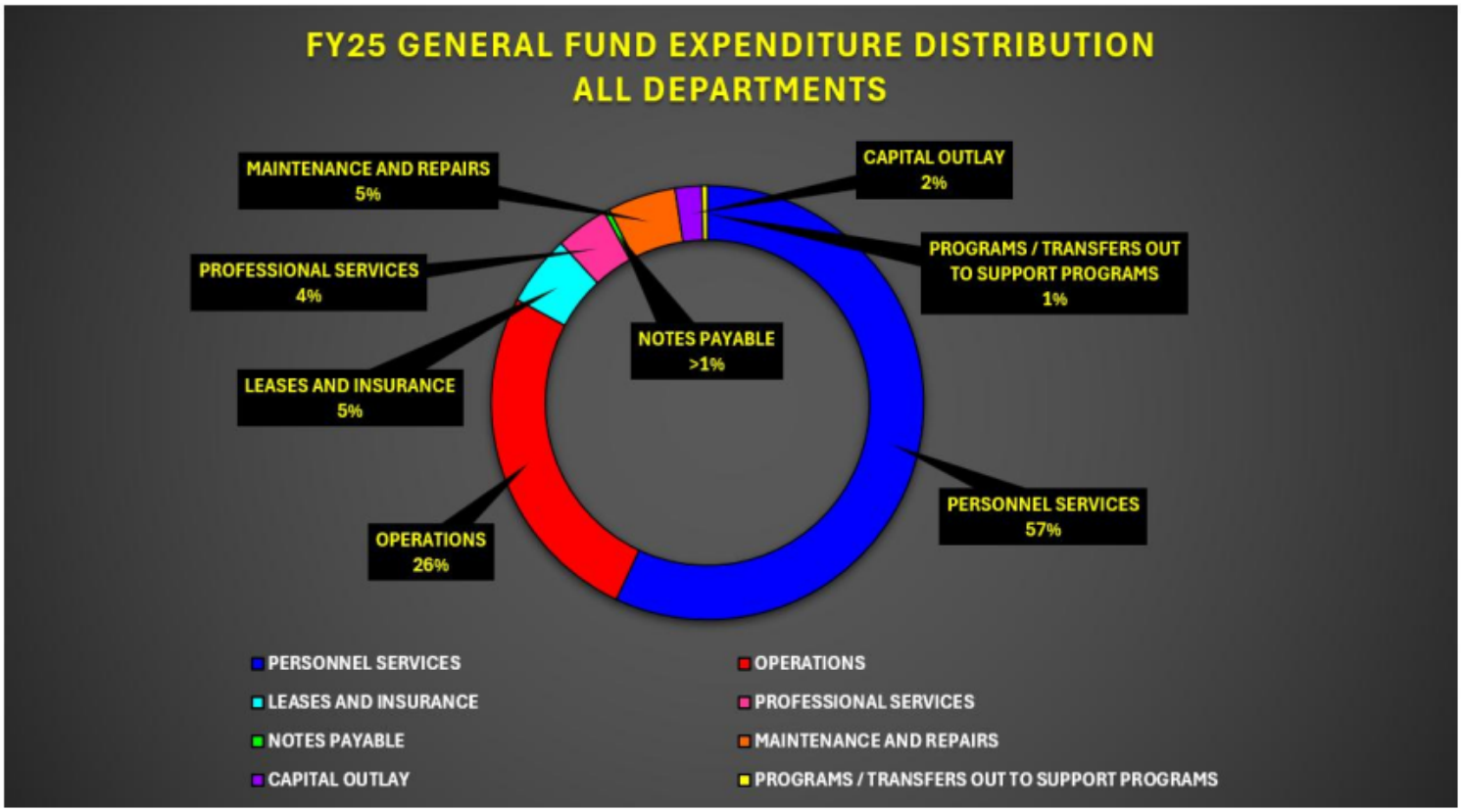
GENERAL FUND REVENUES LESS EXPENDITURES **(0)**

Pursuant to Texas Local Government Code, Chapter 102 Sec. 102.003, cities must adopt balanced budgets and not carry forward deficits from one fiscal year to the next. The Enterprise Fund has subsidized the General Fund for the past several year and can no longer afford to do so. It is recommended to cancel the subsidy transfer in the total amount of $1,545,560 from Enterprise Fund to General Fund and to do a one-time transfer from General Fund Balance with the understanding that a recovery plan must be adopted to replenish reserves to meet the city's reserve policy of 30%. Furthermore, no future subsidies should be done without adopting a repayment schedule to avoid carry deficits f... one fiscal year to the next. More will be explained on this in the Enterprise Fund.

GENERAL FUND EXPENDITURES DISTRIBUTION FOR ALL DEPARTMENTS

The General Fund departmental budget sheets are arranged by activity for each department, as provided below so that users of the budget document can quickly reference how much of the fund is dedicated to certain types of costs such as personnel or maintenance and repairs. The percentages of expenditures in the General Fund are shown below.

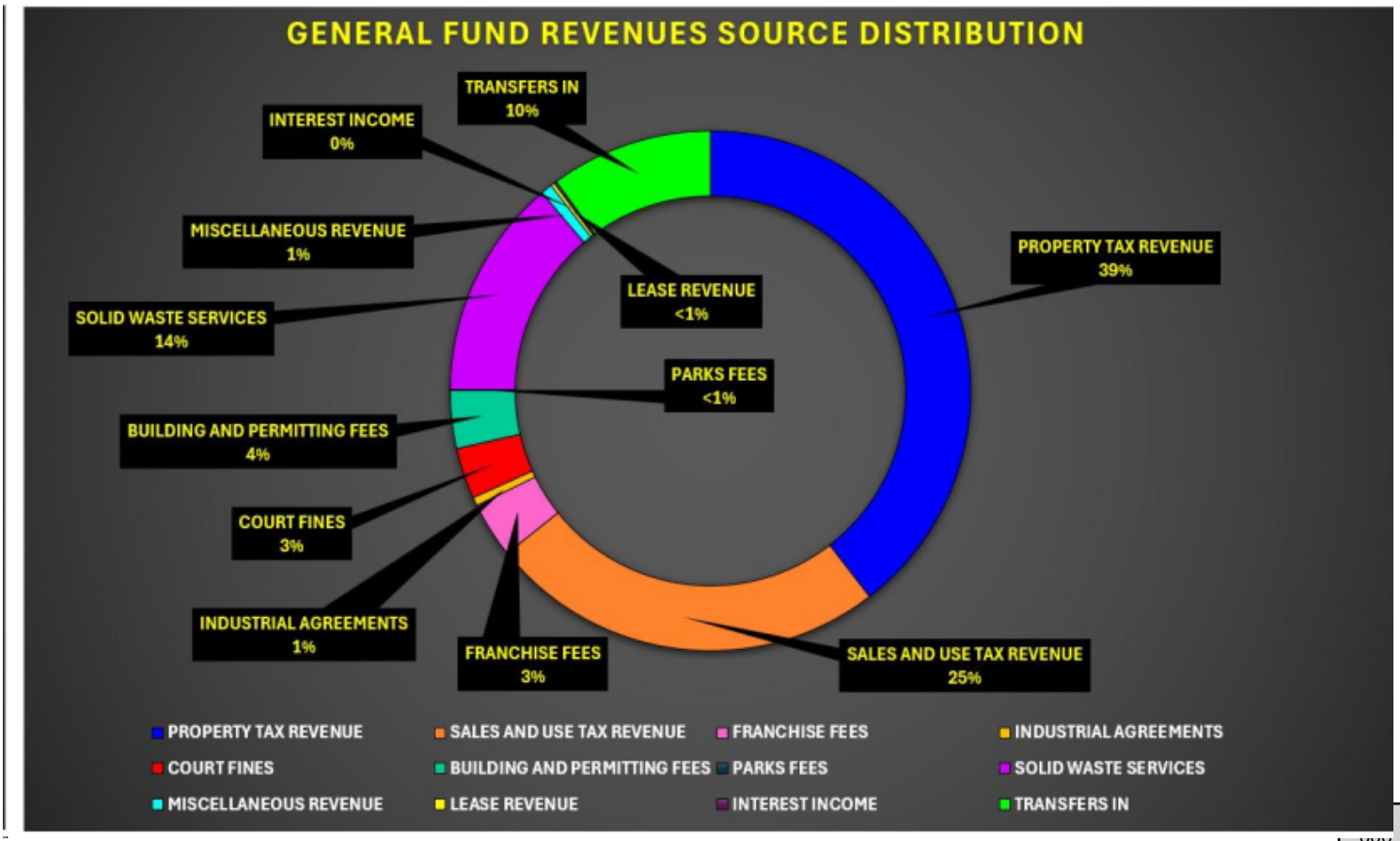
GENERAL FUND EXPENDITURE DISTRIBUTION - ALL DEPTS	
PERSONNEL SERVICES	11,210,320
OPERATIONS	5,108,603
LEASES AND INSURANCE	1,038,904
PROFESSIONAL SERVICES	773,389
NOTES PAYABLE	79,690
MAINTENANCE AND REPAIRS	1,004,898
CAPITAL OUTLAY	389,000
PROGRAMS / TRANSFERS OUT TO SUPPORT PROGRAMS	85,400
TOTAL EXPENDITURES GENERAL FUND	**19,690,204**
AMOUNT ADOPTED FOR GF BY ORD NO.	**19,425,950**
	-264,254



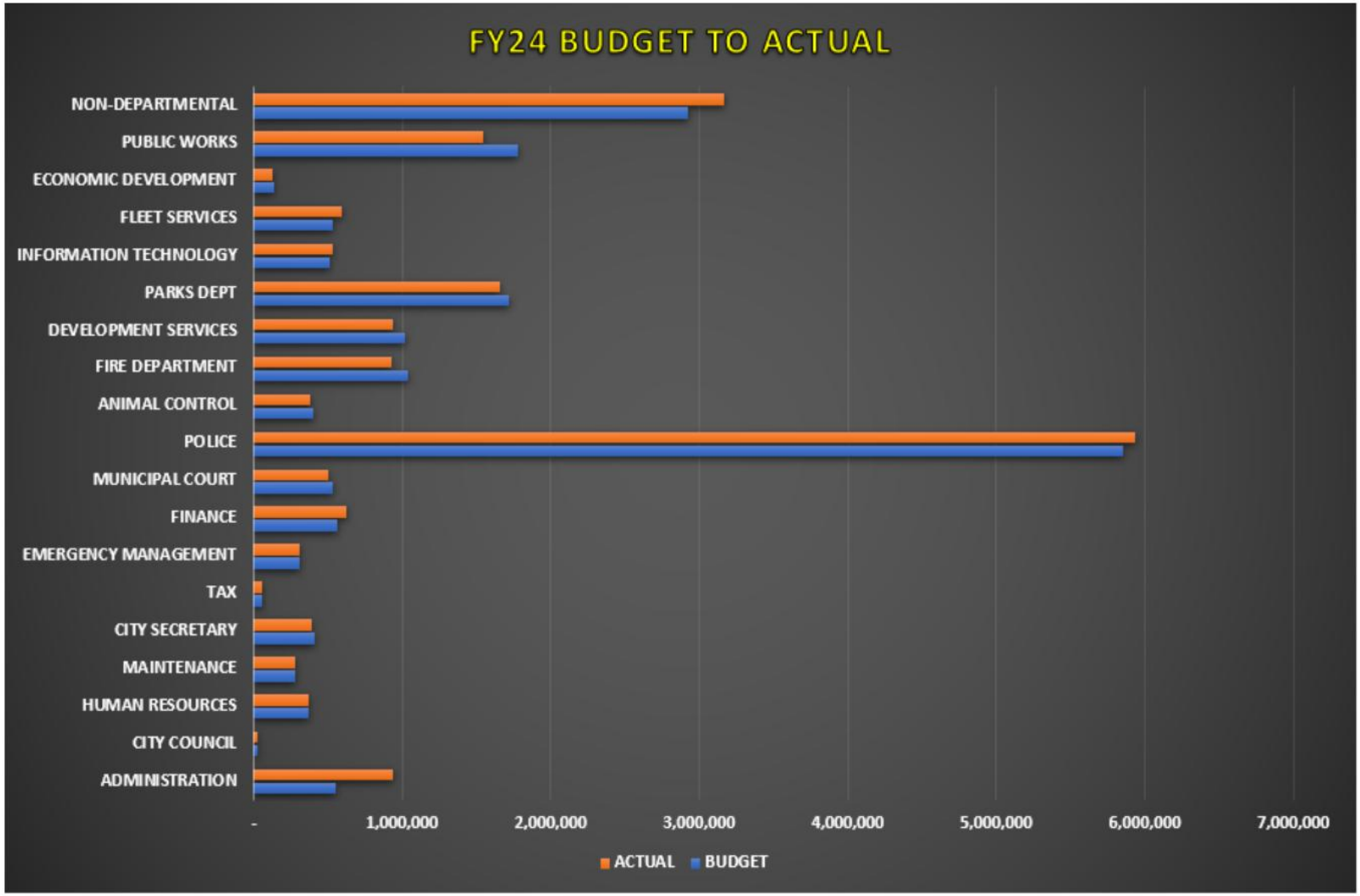
GENERAL FUND REVENUE DISTRIBUTION BY TYPE

Similar to showing the General Fund expenditures across all departments, General Fund revenues are shown by type, so readers understand where the money comes from and what operational activities in the General Fund the revenues support.

FY25 GENERAL FUND REVENUE SOURCE DISTRIBUTION	
PROPERTY TAX REVENUE	7,680,208
SALES AND USE TAX REVENUE	4,801,868
FRANCHISE FEES	675,000
INDUSTRIAL AGREEMENTS	104,000
COURT FINES	615,700
BUILDING AND PERMITTING FEES	701,500
PARKS FEES	8,758
SOLID WASTE SERVICES	2,662,661
MISCELLANEOUS REVENUE	140,000
LEASE REVENUE	45,748
INTEREST INCOME	30,000
TRANSFERS IN	1,961,624
TOTAL	**19,427,067**



The bar graph below shows last year's approved departmental budgets compared to actual expenditures. Actual figures are represented in orange, compared to approved Fiscal Year 2023 – 2024 departmental budgets in blue.



GENERAL FUND REVENUE

FUND 10

GENERAL FUND REVENUE							
G/L ACCOUNT	**ACCOUNT DESCRIPTION**	**FY 2022 ACTUAL**	**FY2023 ACTUAL**	**FY2024 BUDGET**	**FY2024 ACTUAL**	**FY2024 (-/+)**	**FY2025 APROVED**
TAX REVENUE							
01-300-100	PROPERTY TAX CURRENT	6,606,445	7,237,338	7,909,728	7,807,543	(102,185)	7,560,208
01-300-110	PROPERTY TAX DELINQUENT	113,309	62,696	50,000	63,505	13,505	50,000
01-300-120	PROPERTY TAX RENDITION	4,193	470	-	1,934	1,934	-
01-300-200	FRANCHISE FEES	607,233	678,519	675,000	716,142	41,142	675,000
01-300-205	INDUSTRIAL AGREEMENT	82,416	98,918	104,000	59,143	(44,857)	104,000
01-300-306	SALES TAX	3,696,232	3,970,080	4,457,731	4,232,594	(225,137)	4,801,868
01-300-350	LEASE REVENUE - CITY HALL ANNEX	-	-	-	23,205	23,205	45,748
01-300-400	PROPERTY TAX PENALTIES	77,017	54,468	70,000	62,409	(7,591)	70,000
	TOTAL TAX REVENUE	**11,186,846**	**12,102,489**	**13,266,459**	**12,966,475**	**(299,984)**	**13,306,824**
COURT FINES							
01-300-405	COURT FINES	455,424	492,217	600,000	491,790	(108,210)	550,000
01-300-406	COURT COLLECTION AGENCY FEES	42,779	48,454	50,000	50,384	384	45,000
01-300-407	COURT WEB PAY USER FEES	1,988	3,704	9,500	3,390	(6,110)	10,000
01-300-408	LOCAL TRUANCY PREVENTION FUND	10,340	13,131	10,000	13,432	3,432	10,000
01-300-409	COURT JUDICIAL EFFICIENCY	493	577	500	271	(229)	500
01-300-410	LOCAL MINI JURY FUND	207	263	200	269	69	200
	TOTAL COURT FINES	**511,230**	**558,346**	**670,200**	**559,536**	**(110,664)**	**615,700**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
PERMITS & FEES							
01-300-500	BUILDING PERMIT FEES	539,642	329,277	500,000	529,554	29,554	500,000
01-300-501	FOOD INSPECTIONS PERMITS	37,089	33,160	36,000	30,575	(5,425)	33,000
01-300-502	HEALTH FOOD RE-INSPECTIONS	450	-	450	-	(450)	-
01-300-504	FOOD HANDLER TRAINING	25	87	-	82	82	-
01-300-505	SPECIAL PERMIT FEE	75,918	56,061	20,000	30,692	10,692	60,000
01-300-510	MODULAR HOME PARK PERMIT FEE	6,210	6,270	6,000	6,499	499	6,500
01-300-511	ALARM PERMIT FEE	7,999	7,550	6,500	7,684	1,184	7,500
01-300-512	ZONING/VARIANCE/PLATTING FEES	149	57,209	50,000	27,047	(22,953)	-
01-300-513	PEDDLER PERMITS	375	100	-	360	360	-
01-300-515	ANIMAL CONTROL	10,515	11,918	15,000	7,740	(7,260)	15,000
01-300-519	MIXED BEVERAGE TAX	61,439	53,210	60,000	54,974	(5,026)	67,000
01-300-520	ALCOHOL LICENSES	10,850	3,758	10,850	5,280	(5,570)	6,500
01-300-523	PEDDLER PERMIT BADGES	45	435	-	360	360	-
01-300-526	BCCA DINER PARTICIPATION	1,000	1,320	-	40	40	-
01-300-530	FM/PERMITS	845	-	500	-	(500)	-
01-300-535	8-LINER MACHINE FEES	6,000	-	6,000	3,000	(3,000)	6,000
	TOTAL PERMITS & FEES	**758,550**	**560,355**	**711,300**	**703,887**	**(7,413)**	**701,500**
PARKS FEES							
01-300-710	BALLFIELD RENTAL FEES	7,655	4,775	8,000	6,825	1,175	1,068
01-300-712	PAVILLION RENTALS	-	-	-	-	-	6,690
01-300-715	MISC. REVENUE	-	-	-	51,353	51,353	1,000
	TOTAL PARKS FEES	**7,655**	**4,775**	**8,000**	**58,178**	**52,528**	**8,758**
SOLID WASTE INCOME							
01-300-600	SOLID WASTE INCOME	2,251,734	2,368,730	2,379,092	2,673,025	293,933	2,662,661
	TOTAL SOLID WASTE INCOME	**2,251,734**	**2,368,730**	**2,379,092**	**2,673,025**	**293,933**	**2,662,661**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
MISC. REVENUE							
01-300-815	SPECIAL ASSESSMENTS	19,129	1,354	-	5,664	5,664	-
01-300-820	CASH OVER/SHORT	-	-	-	184	184	-
01-300-850	STATE FUNDS - POLICE TRAINING	2,481	2,079	2,000	5,306	3,306	5,000
01-300-861	POLICE GUN DEDUCTION	17,951	22,944	45,000	24,071	(20,929)	45,000
01-300-863	PD TRAINING REGISTRATION	-	-	-	225	225	-
01-300-880	INSURANCE REIMBURSEMENT	-	-	-	33,239	33,239	-
01-300-890	SALE OF FIXED ASSETS	101,165	122,038	30,000	49,709	19,709	30,000
01-300-896	ANIMAL CONTROL LOCAL AGREEMENT	15,000	40,000	40,000	40,000	-	40,000
01-300-899	MISCELLANEOUS	72,970	257,823	20,000	53,847	33,847	20,000
	TOTAL MISC. REVENUE	**228,696**	**446,238**	**137,000**	**212,245**	**75,245**	**140,000**
INTEREST REVENUE							
01-300-800		23,335	116,487	35,000	58,706	23,706	30,000
	TEXPOOL INVESTMENTS	-	-	-	-	-	23,814
	TEXSTAR INVESTMENTS	-	-	-	-	-	18,373
	TEXAS CLASS	-	-	-	-	-	13,780
	FIRST STATE BANK LOUISE	-	-	-	-	-	7,000
	CERTIFICATES OF DEPOSIT	-	-	-	-	-	13,542
	TOTAL INTEREST REVENUE	**23,335**	**116,487**	**35,000**	**58,706**	**23,706**	**30,000**
TRANSFERS IN							
01-300-901	TRANSFER FROM FUND BALANCE	-	-	-	-	-	
01-300-903	TRANSFER FROM WATER FUND	852,078	1,231,709	1,392,298	1,259,607	1,392,298	1,545,560
01-300-908	TRANSFER FROM COURT SECURITY FUND	7,500	5,000	5,000	4,583	5,000	5,000
01-300-912	TRANSFER FROM CHILD SAFETY FUND	3,000	2,025	2,025	1,856	2,025	2,025
01-300-924	TRANSFER FROM HOTEL FUND FOR ADMIN	22,553	25,000	25,000	14,583	14,583	-
01-300-940	TRANSFER FROM ABLC FUND	338,300	275,727	374,527	318,519	349,129	409,039

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
	TOTAL TRANSFERS IN	1,223,430	1,539,461	1,798,850	1,599,148	1,763,035	1,961,624
	TOTAL GENERAL FUND REVENUE	16,191,477	17,696,881	19,005,901	18,831,200	1,790,386	19,427,066

GENERAL FUND EXPENDITURES

FUND 01

ADMINISTRATION

DEPARTMENT 500

The Administration Department is also referred to as the Office of the City Manager. This department is responsible for oversight of all municipal departments, day-to-day operations of the City, and the City Manager functions as the Chief Executive and Administrative Officer of the City. The City Manager is appointed by City Council and serves at the pleasures of the City Council. Pursuant to the City of Angleton Charter, the City's governing document, the City Manager is responsible for presenting the annual budget to City Council and controlling the budget throughout the fiscal year.

Responsibilities of City Manager's Office

The City Manager coordinates activities within the city departments, translates council policy into action programs, and provides timely public information.

City Government Structure

Like most cities in Texas, Angleton utilizes the council/manager form of government. Under this system, the City Council hires a professional city manager responsible for implementing the City Council's policies as well as the daily administration and management of all city departments. The strength of the council/manager form of government lies in the political leadership of the City Council combined with the strong managerial expertise of a professional city manager.

Full-time employees: 1
Parttime employees: 0

FY25 Goals:

1. Complete a utility rate study to support wastewater operations regulatory compliance.
2. Oversee Wastewater Plan improvement bond issuance.
3. Recruit a qualified Finance Director.
4. Improve budget process for better transparency and clarity.

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
GENERAL FUND EXPENDITURES							
ADMINISTRATION							
500							
PERSONNEL							
01-500-105	SALARIES & WAGES	164,026	135,896	159,920	163,724	(3,804)	163,118
01-500-110	OVERTIME	-	-	-	-	-	-
01-500-115	LONGEVITY PAY	60	120	195	180	15	300
01-500-125	VEHICLE ALLOWANCE	7,200	7,200	7,200	7,200	0	7,200
01-500-126	CERTIFICATION	-	52	-	-	-	-
01-500-128	SPECIAL JOB PAY	-	-	-	-	-	-
01-500-135	FICA	13,071	10,925	12,457	12,712	(255)	12,501
01-500-140	HEALTH INSURANCE	53	241	213	108	105	14,358
01-500-145	WORKERS COMPENSATION	343	405	296	-	296	176
01-500-155	RETIREMENT	19,665	16,165	20,346	19,232	1,114	19,545
01-500-185	PAYROLL ACCRUAL	-	1,556	-	(3,548)	-	3,548
	TOTAL PERSONNEL	**204,418**	**172,560**	**200,627**	**199,608**	**(2,529)**	**220,746**
OPERATIONS							
01-500-203	APPAREL	994	105	1,000	716	284	1,000
01-500-205	GENERAL SUPPLIES	4,959	5,897	7,100	6,532	568	7,100
01-500-210	OFFICE SUPPLIES			-	209	(209)	-
01-500-405	TELEPHONE	1,186	691	1,300	578	722	600
01-500-420	DUES & SUBSCRIPTIONS	4,897	5,959	5,000	6,059	(1,059)	6,000
01-500-425	TRAVEL & TRAINING	10,994	12,397	12,000	7,783	4,217	2,000
01-500-503	SURETY / NOTARY FEE	-	350	-	350	(350)	-
01-500-510	EMPLOYEE APPRECIATION	-	395	-	1,294	(1,294)	-
01-500-599	MISCELLANEOUS	5,178	3,637	3,000	456	2,544	3,000
	TOTAL OPERATIONS	**28,208**	**29,431**	**29,400**	**23,976**	**5,424**	**19,700**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
PROFESSIONAL SERVICES							
01-500-415	LEGAL SERVICES	178,328	304,955	125,000	398,703	(273,703)	175,000
01-500-417	PLAN REVIEW CONSULTATION	17,713	26,050	-	-	-	40,000
01-500-419	ATTORNEY FEES	263,915	195,218	200,000	215,983	(15,983)	200,000
01-500-419.06	OPEN RECORDS PROFESSIONAL FEES			-	53,486	(53,486)	-
	TOTAL PROFESSIONAL SERVICES	**459,956**	**526,223**	**325,000**	**668,172**	**(343,172)**	**415,000**
PROFESSIONAL SERVICES RELATED TO DEVELOPMENT							
01-500-419.02	GREEN TRAILS PROFESSIONAL FEES			-	450	(450)	-
01-500-419.03	RIVERWOOD RANCH PROFESSIONAL FEES			-	3,396	(3,396)	-
01-500-419.05	GREYSTONE PROFESSIONAL FEES			-	158	(158)	-
01-500-419.10	WINDROSE GREEN SUBDIVISION			-	4,658	(4,658)	-
01-500-419.13	KIBER RESERVE			-	675	(675)	-
01-500-419.17	RIVERWOOD RANCH			-	14,163	(14,163)	-
01-500-419.21	AUSTIN COLONY LEGAL FEES			-	2,627	(2,627)	-
01-500-419.24	ASHLAND			-	6,765	(6,765)	-
01-500-419.25	STASNY RANCH			-	14,698	(14,698)	-
	TOTAL PROFESSIONAL SERVICES RELATED TO DEVELOPMENT	**-**	**-**	**-**	**47,589**	**(47,589)**	**-**
	TOTAL ADMINISTRATION	**692,582**	**728,214**	**555,027**	**939,345**	**(387,866)**	**655,446**

CITY COUNCIL

DEPARTMENT 501

The City Council of the City of Angleton, Texas consists of five (5) Council Members and one (1) mayor. The mayor and council members are elected at-large, meaning the council members and mayor can receive votes from any resident within the city's limits that is registered to vote, as opposed to having specific districts or wards within the City's limits.

The City Council is the legislative arm of the city who enact local ordinances and policies. Each member serves a two-year term, and in odd-numbered years, two (2) council members and the mayor shall be elected, and in each even-numbered year, three (3) council members shall be elected.

City Council meets regularly on the second and fourth Tuesday of the month at Angleton City Hall located at 121 S. Velasco Street, Angleton, TX 77515. Pursuant to the Open Meetings Act of Texas, public meetings and events where a potential City Council member quorum may exist, the City is required to post a notice of the meeting publicly at least seventy-two (72) hours prior to the meeting or potential quorum.

No significant budget increases are proposed for the City Council budget except for the training budget, which was $7,800 in FY2024 and is approved at $19,730 for FY25.

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
CITY COUNCIL							
501							
OPERATIONS							
01-501-203	APPAREL	913	81	600	440	160	600
01-501-205	GENERAL SUPPLIES	8,269	8,157	8,000	7,477	523	9,000
01-501-210	OFFICE SUPPLIES	-	-	-	-	-	-
01-501-420	DUES & SUBSCRIPTIONS	80	50	1,000	50	950	1,000
01-501-425	TRAVEL & TRAINING	9,483	8,839	9,600	6,053	3,547	19,730
01-501-455	OTHER SERVICES	2,119	3,255	3,550	1,560	1,990	1,600
01-501-460	COUNCIL SERVICES	7,800	7,800	7,800	7,800	-	7,800
	TOTAL CITY COUNCIL	**28,664**	**28,182**	**30,550**	**23,381**	**7,169**	**39,730**

HUMAN RESOURCES AND RISK MANAGEMENT

DEPARTMENT 502

The Human Resources and Risk Management Department specializes in the management of personnel matters and the reduction of risks that could impose liabilities on the City.

Human Resources (HR) manages health benefits, worker's compensation claims, property & liability insurance plans. HR serves as mediators in workplace disputes and seeks to find amicable resolutions. Succession planning, training, compensation studies, and referral of applicants for open positions falls under the purview of HR responsibilities.

HR creates job descriptions and manages employee benefits.

The Risk Management side of the HR Department creates policies and procedures that safeguard the city from liabilities related to workplace injury, building safety, and city vehicle safety.

Number of FTE's: 2

- Director of Human Resources and Risk Management
- HR Coordinator

Number of Parttime staff: 0

Major Changes in Budget:

- No major changes in budget have been approved for the HR and RM Department.
- 2% Cost of Living Adjustment approved for all full-time employees who had at least one year of service starting October 1, 2024. Total approximate increase of $244,000.
- No increase to the cost of health insurance in the 2024 year.

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
HUMAN RESOURCES							
502							
PERSONNEL							
01-502-105	SALARIES & WAGES	152,449	161,250	167,994	172,068	(4,074)	171,338
01-502-110	OVERTIME	850	322	1,970	524	1,446	2,000
01-502-115	LONGEVITY PAY	180	240	420	360	60	540
01-502-125	VEHICLE ALLOWANCE	-	6,000	6,000	6,000	(0)	6,000
01-502-126	CERTIFICATION	900	1,065	900	792	108	900
01-502-135	FICA	11,245	12,518	12,947	13,117	(170)	13,371
01-502-140	HEALTH INSURANCE	24,422	22,751	22,343	23,156	(813)	28,716
01-502-141	INSURANCE SUBSIDY			-	(35)	35	-
01-502-143	PHONE ALLOWANCE	-	-	720	692	28	-
01-502-145	WORKERS COMPENSATION	266	346	309	759	(450)	309
01-502-150	UNEMPLOYMENT	-	-	1,015	-	1,015	-
01-502-155	RETIREMENT	18,309	20,048	20,579	20,895	(316)	20,904
01-502-165	MEDICAL EXPENSE	100	-	55	-	55	-
01-502-185	PAYROLL ACCRUAL	-	1351	-	(4,248)	4,248	-
	TOTAL PERSONNEL	**208,721**	**225,891**	**235,252**	**234,079**	**1,173**	**244,077**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
OPERATIONS							
01-502-203	APPAREL	295	275	296	226	70	250
01-502-205	GENERAL SUPPLIES	1,424	889	1,664	1,220	444	3,000
01-502-210	OFFICE SUPPLIES	-	-	-	-	-	-
01-502-211	POSTAGE	43	-	800	99	701	150
01-502-405	PHONES	825	522	600	483	117	1,400
01-502-417	CONSULTING SERVICES	76,545	70,197	56,650	49,072	7,186	50,000
01-502-420	DUES AND SUBSCRIPTIONS	1,189	1,730	1,000	1,304	(304)	1,400
01-502-425	TRAVEL / TRAINING	10,085	6,775	9,000	7,810	1,190	9,000
01-502-460	ANNUAL SOFTWARE FEE	361	15,190	45,000	52,874	(7,874)	15,000
01-502-503	SURETY / NOTARY FEE	594	-	250	594	(344)	-
01-502-510	EMPLOYEE APPRECIATION	18,503	23,487	25,000	23,764	1,236	24,000
	TOTAL HR OPERATIONS	**109,864**	**119,065**	**140,260**	**137,444**	**2,423**	**100,200**
	TOTAL HUMAN RESOURCES	**318,585**	**344,956**	**375,512**	**371,523**	**3,596**	**348,277**

FACILITIES MAINTENANCE & SAFETY

DEPARTMENT 506

The City of Angleton's Safety and Facilities Maintenance Department is responsible for maintaining safe and functional public spaces and infrastructure. The department ensures city facilities meet safety standards and are equipped for day-to-day operations, as well as emergencies. This department also conducts regular inspections, maintenance, and repairs to promote a secure environment for staff and residents. By managing facility resources effectively, they support the city's overall operational efficiency and public safety.

Number of FTE's: 2

- Safety and Maintenance Coordinator
- Safety and Maintenance Tech

Number of part-time staff: 0

Changed from FY24:

- The Safety and Maintenance Department is newer and has not been segregated as its own department in previous years. In FY25, the department is now 506, therefore comparative annual financial data is not available and won't be until subsequent fiscal years have passed.

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
MAINTENANCE							
506							
PERSONNEL							
01-506-105	SALARIES & WAGES	-	-	-	-	-	105,164
01-506-110	OVERTIME	-	22	-	-	-	650
01-506-115	LONGEVITY PAY	-	-	-	-	-	420
01-506-126	CERTIFICATION	-	-	-	-	-	-
01-506-128	SPECIAL JOB PAY	-	-	-	-	-	-
01-506-135	FICA	-	-	-	-	-	8,127
01-506-140	HEALTH INSURANCE	-	-	-	-	-	14,500
01-506-143	PHONE ALLOWANCE	-	-	-	-	-	-
01-506-145	WORKERS COMPENSATION	-	-	-	-	-	-
01-506-150	UNEMPLOYMENT	-	-	-	-	-	4,250
01-506-155	RETIREMENT	-	-	-	-	-	12,706
01-506-165	MEDICAL EXPENSE	-	-	-	-	-	-
01-506-185	PAYROLL ACCRUAL	-	-	-	-	-	-
	MAINTENANCE PERSONNEL	**-**	**22**	**-**	**-**	**-**	**145,816**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
OPERATIONS							
01-506-203	APPAREL	-	-	-	-	-	500
01-506-510	EMPLOYEE APPRECIATION	-	-	200	-	200	250
01-506-205	GENERAL SUPPLIES	-	-	500	466	34	500
01-506-216	FUEL	-	-	-	-	-	500
01-506-305	VEHICLE M&R	-	-	8,500	8,495	5	4,000
01-506-405	PHONES	-	-	500	473	27	1,050
01-506-410	CITY HALL UTILITIES	-	-	70,000	-	70,000	35,000
01-506-410.1	CITY HALL ANNEX UTILITIES	-	-	-	152	(152)	40,000
01-506-425	TRAVEL AND TRAINING	-	-	2,000	1,694	306	5,000
01-506-455	CITY HALL CONTRACT LABOR	-	-	18,000	10,088	7,912	42,000
01-506-455.1	CITY HALL ANNEX CONTRACT LABOR	-	-	5,000	12,545	(7,545)	5,000
	TOTAL OPERATIONS	**-**	**-**	**104,700**	**33,913**	**70,787**	**133,800**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
MAINTENANCE AND REPAIR							
01-506-205.1	CITY HALL ANNEX GENERAL SUPPLIES	-	-	-	-	-	500
01-506-220	EQUIPMENT SUPPLIES	-	-	-	30	(30)	3,000
01-506-320	CITY HALL BUILDING M&R	-	-	45,000	43,851	1,149	45,000
01-506-320.1	CITY HALL ANNEX BUILDING M&R	-	-	3,500	4,219	(719)	45,000
	TOTAL MAINTENANCE AND REPAIR	**-**	**-**	**48,500**	**48,100**	**400**	**93,500**
LEASES AND INSURANCE							
01-506-505	CITY HALL WINDSTORM INSURANCE	-		49,000	-	49,000	39,809
01-506-505.1	CITY HALL WINDSTORM ANNEX INSURANCE	-		-	2,708	(2,708)	79,375
01-506-506	VEHICLE INSURANCE	-		1,000	-	1,000	481
01-506-535	CITY HALL LEASE PAYMENTS	228	2,732	3,100	1,821	1,279	2,500
01-506-535.1	CITY HALL ANNEX LEASE PAYMENTS	-	-	-	-	-	-
	TOTAL LEASES AND INSURANCE	**228**	**2,732**	**53,100**	**4,529**	**48,571**	**122,164**
CAPITAL OUTLAY							
01-506-325	CITY HALL BUILDING RENOVATIONS			20,000	19,886	114	25,000
01-506-325.1	CITYHALL ANNEX BUILDING RENOVATIONS			58,000	160,719	(102,719)	35,000
01-506-607	BUILDING PROJECT			-	14,653	(14,653)	-
	CAPITAL OUTLAY	**-**	**-**	**78,000**	**195,257**	**(117,257)**	**60,000**
	TOTAL MAINTENANCE	**228**	**2,754**	**284,300**	**281,799**	**2,501**	**555,280**

OFFICE OF THE CITY SECRETARY

DEPARTMENT 510

The City Secretary is a statutory position required by State law and the City Charter. The City Secretary serves as an Officer of the City and is appointed by the City Manager, with approval of City Council. In addition to the statutory duties of the position, the City Secretary is responsible for the executive leadership, direction, and management for the City Secretary Department, including the City of Angleton's Records Management Program, City Council Administration, Boards & Commissions Administration, Elections Administration, Public Information Administration, and General Administration of the City.

Our ongoing project is Records Management with becoming paperless with scanning records in Laserfiche and storing our permanent records is a safe and organized manner. There are currently over 400 boxes past retention and ready for destruction.

Number of full-time employee: 2

- City Secretary
- Deputy City Secretary

Number of part-time employees: 0

Goals for FY25:

- Transition to fully digital records retention.

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
CITY SECRETARY							
DEP 510							
PERSONNEL							
01-510-105	SALARIES & WAGES	114,003	109,872	169,502	161,425	8,077	172,896
01-510-110	OVERTIME	-	-	-	-	-	-
01-510-115	LONGEVITY PAY	210	-	225	90	135	360
01-510-125	VEHICLE ALLOWANCE	5,192	2,885	6,000	5,308	692	6,000
01-510-126	CERTIFICATION	2,963	640	1,200	1,015	185	1,200
01-510-128	SPECIAL JOB PAY	-	-	-	-	-	-
01-510-135	FICA	8,805	8,429	12,979	12,106	873	13,346
01-510-140	HEALTH INSURANCE	16,964	26,867	22,343	31,441	(9,098)	28,715
01-510-141	INSURANCE SUBSIDY			-	(60)	60	-
01-510-143	CELL PHONE ALLOWANCE	83	346	720	1,191	(471)	-
01-510-145	WORKERS COMPENSATION	202	238	312	759	(447)	264
01-510-155	RETIREMENT	14,010	13,129	20,632	18,759	1,873	20,865
01-510-185	PAYROLL ACCRUAL	-	-	-	(2,949)	2,949	-
	TOTAL PERSONNEL	**162,432**	**162,406**	**233,913**	**229,084**	**4,829**	**243,646**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
OPERATIONS							
01-510-203	APPAREL	-	174	200	178	22	200
01-510-205	GENERAL SUPPLIES	1,539	3,307	8,000	7,503	497	4,500
01-510-310	EQUIPMENT M&R	350	22,818	26,000	69,600	(43,600)	2,000
01-510-405	PHONES	480	-	720	-	720	1,500
01-510-416	MANUALS	8,984	601	19,200	9,688	9,512	19,200
01-510-420	DUES / SUBSCRIPTIONS	1,077	849	1,060	255	805	525
01-510-425	TRAVEL / TRAINING	3,903	6,861	8,851	9,098	(247)	14,832
01-510-430	ELECTION EXPENSE	29,298	6,314	24,000	16,078	7,922	17,968
01-510-455	CONTRACT LABOR	-	27,758	20,000	22,427	(2,427)	23,400
01-510-460	ANNUAL SOFTWARE FEE	-	-	-	-	-	69,319
01-510-503	SURETY / NOTARY FEE	-	271	300	-	300	300
01-510-506	BOARDS / COMMISSIONS	-	1,350	1,500	-	1,500	1,500
01-510-525	BCCA DINNERS	1,479	4,487	-	-	-	7,500
	TOTAL OPERATIONS	**47,110**	**74,790**	**109,831**	**134,826**	**(24,995)**	**162,744**
PROFESSIONAL SERVICES							
01-510-415		50,008	48,909	69,168	23,873	45,295	1,500
	TOTAL PROFESSIONAL SERVICES	**50,008**	**48,909**	**69,168**	**23,873**	**45,295**	**1,500**
	TOTAL CITY SECRETARY	**259,550**	**286,105**	**412,912**	**387,784**	**25,128**	**407,890**

TAX DEPARTMENT

DEPARTMENT 512

The Tax Department is reserved for recognition of expenditures for tax-related services from third parties such as the Brazoria County Appraisal District.

No employees are funded by Department 512.

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
TAX							
DEPT 512							
OPERATIONS							
01-512-445	SPECIAL SERVICES	45,465	49,625	54,037	56,980	(2,943)	60,829
01-512-450	DATA PROCESSING	2,732	2,794	3,000	2,968	32	3,000
	TOTAL OPERATIONS	**48,197**	**52,419**	**57,037**	**59,947**	**(2,910)**	**63,829**
	TOTAL TAX DEPARTMENT	**48,197**	**52,419**	**57,037**	**59,947**	**(2,910)**	**63,829**

OFFICE OF EMERGENCY MANAGEMENT

DEPARTMENT 513

The City of Angleton's Office of Emergency Management team coordinates efforts to protect the community through a comprehensive approach to disaster and emergency situations. This includes mitigation activities, which reduce the impact of future hazards, and preparedness efforts to ensure residents and city services are ready for potential threats. In times of crisis, they lead response operations to safeguard lives and property. Following an event, they oversee recovery initiatives to restore normalcy and build resilience against future emergencies.

Number of full-time employees: 1

Number of part-time employees: 0

Major changes from FY24 to FY25:

- With two catastrophic weather-related events in 2024, the budget in FY24 was exceeded. The adopted budget is consistent with the actual expenditures anticipated for FY25.
- 1 FTE funded in Department 513. In prior years, 3 employees funded by Dept. 513.

Current Department Projects:

- Grant Submitting / Writing for Mitigation and de-obligated funds
- Grant Management of GLO Grant for Development Services
- Public Assistance Funding from Hurricane Beryl
- Angleton Recreation Center Generator (Grant)

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
EMERGENCY MANAGEMENT							
DEPT 513							
PERSONNEL							
01-513-105	SALARIES & WAGES	71,054	111,589	161,894	171,973	(10,079)	75,480
01-513-110	OVERTIME	-	-	-	1,376	(1,376)	-
01-513-115	LONGEVITY PAY	60	120	-	-	-	120
01-513-125	VEHICLE ALLOWANCE	-	-	-	-	-	-
01-513-126	CERTIFICATION	-	45	900	-	900	-
01-513-128	SPECIAL JOB PAY	-	-	-	-	-	-
01-513-135	FICA	5,440	8,576	17,017	12,917	4,100	5,783
01-513-140	HEALTH INSURANCE	27	1,906	29,792	19,248	10,544	18,193
01-513-141	INSURANCE SUBSIDY			-	(2)	2	-
01-513-145	WORKERS COMPENSATION	117	138	4,830	1,067	3,763	117
01-513-155	RETIREMENT	8,514	13,479	19,608	20,441	(833)	9,042
01-513-185	PAYROLL ACCRUAL	-	2,511	-	(3,046)	3,046	-
	TOTAL PERSONNEL	**85,212**	**138,364**	**234,041**	**223,974**	**10,067**	**108,736**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
OPERATIONAL							
01-513-203	APPAREL	-	-	1,500	1,476	24	250
01-513-205	GENERAL SUPPLIES	509	1,195	500	491	9	500
01-513-211	POSTAGE	-	-	-	-	-	-
01-513-216	FUEL EXPENSE	-	79	1,000	1,071	(71)	750
01-513-220	EQUIPMENT SUPPLIES	-	-	2,200	2,214	(14)	250
01-513-305	VEHICLE MAINTENANCE & REPAIR	-	-	-	2,618	(2,618)	200
01-513-405	PHONES	-	-	1,500	884	616	500
01-513-420	DUES / SUBSCRIPTIONS	-	-	500	469	31	500
01-513-425	TRAVEL / TRAINING	2,007	2,927	5,000	5,000	-	2,500
01-513-503	SURETY / NOTARY FEE	-	-	-	-	-	-
01-513-550	EMERGENCY MANAGEMENT	-	-	65,400	69,013	(3,613)	25,000
	TOTAL OPERATIONS	**2,516**	**4,201**	**77,600**	**83,237**	**(5,637)**	**30,450**
LEASES & INSURANCE							
01-513-506	VEHICLE INSURANCE	-	-	3,000	723	2,277	1,254
01-513-514	ENTERPRISE VEHICLE LEASE	-	-	-	-	-	8,722
	TOTAL LEASES & INSURANCE	**-**	**-**	**3,000**	**723**	**2,277**	**9,976**
	TOTAL EMERGENCY MANAGEMENT	**87,728**	**142,565**	**314,641**	**307,933**	**6,708**	**149,162**

FINANCIAL SERVICES

DEPARTMENT 515

The City of Financial Services Department is responsible for all areas of municipal finance for the City of Angleton. The Financial Services Department is a 4-person team consisting of a director, an accountant, a purchasing and budget officer, and an accounts payable clerk. The Finance Director oversees the Financial Services Department and the Utility Billing Department. The Finance Department is a participant in the development process and manages funds held in escrow for development for purposes of tax abatement, parkland dedication, and utility expansion. The Finance Department participates in utility rate studies and other engineering studies needed to expand utility infrastructure.

- Treasury and investment management
- Financial reporting
- Bank reconciliation
- Audit preparation
- Procurement and purchasing
- Accounts payable
- Utility Billing
- Fleet management
- Debt management
- Budget administration and control
- Publication of annual budget document
- Payroll and year-end tax documents
- 5-Year financial forecast preparation and update
- Cash-flow projections
- Capital Improvement Project program updates
- Development – funds held in escrow for parkland, utility expansion, etc.

Number of full-time employees: 4

Number of part-time employees: 0

Departmental goals for FY25:

- Migrate from MDSS budget software and adopt a more efficient and transparent budget process.
- Implement procurement policy.
- Provide departmental financial reports on a monthly basis to stakeholders.

- Provide regular updates to City Council on financial recovery and reserves.
- Build reserves to at least 30%
- Develop a 5-year financial forecast to be updated twice a year
- Develop a CIP financial forecast consistent with City Council's strategic plan
- Earn the City's first-ever Government Finance Officers Association (GFOA) Budget Presentation Award for budgeting excellence
- AND earn the Budget Presentation Award every year after as standard operating procedure (SOP).

No major department changes between the FY24 and FY25 budget.

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
FINANCE							
DEPT 515							
PERSONNEL							
01-515-105	SALARIES & WAGES	228,963	282,703	273,058	291,789	(18,731)	277,588
01-515-110	OVERTIME	4,043	2,535	1,942	1,569	373	1,942
01-515-115	LONGEVITY PAY	240	420	70	480	(410)	600
01-515-125	VEHICLE ALLOWANCE	692	6,000	6,000	6,000	(0)	6,000
01-515-126	CERTIFICATION	3,000	810	2,400	341	2,059	-
01-515-128	SPECIAL JOB PAY	-	-	-	-	-	-
01-515-135	FICA	18,031	21,711	20,986	21,714	(728)	21,430
01-515-140	HEALTH INSURANCE	30,808	43,697	44,686	51,781	(7,095)	57,431
01-515-141	INSURANCE SUBSIDY	-	-	6,384	-	6,384	6,384
01-515-143	PHONE ALLOWANCE	503	720	-	692	(692)	-
01-515-145	WORKERS COMPENSATION	443	524	504	759	(255)	476
01-515-155	RETIREMENT	28,287	34,032	33,359	34,603	(1,244)	33,504
01-515-185	PAYROLL ACCRUAL	-	1,188	-	(7,194)	7,194	-
	TOTAL PERSONNEL	**315,010**	**394,340**	**389,389**	**402,535**	**(13,146)**	**405,355**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
OPERATIONS							
01-515-203	APPAREL	464	-	500	459	41	250
01-515-205	GENERAL SUPPLIES	3,641	5,110	4,000	4,430	(430)	2,000
01-515-211	POSTAGE	562	28	1,800	1,103	697	1,000
01-515-222	PUBLICATIONS	-	3,105	2,500	407	2,093	1,500
01-515-310	EQUIPMENT MAINTENANCE AND REPAIR	16,607	5,456	3,500	150	3,350	300
01-515-405	PHONES	479	1,018	960	-	960	750
01-515-420	DUES / SUBSCRIPTIONS	3,117	3,315	1,835	3,274	(1,439)	1,000
01-515-425	TRAVEL / TRAINING	6,782	8,884	13,150	11,837	1,313	5,000
01-515-503	SURETY / NOTARY FEE	350	350	700	-	700	-
01-515-455	CONTRACT LABOR	15,681	4,099	5,000	5,354	(354)	-
01-515-460	ANNUAL SOFTWARE MAINTENANCE	-	18,729	30,100	49,935	(19,835)	44,621
01-515-510	EMPLOYEEE APPRECIATION	85	270	500	391	109	-
01-515-625	EQUIPMENT CE	-	-	5,000	3,575	1,425	-
	TOTAL OPERATIONS	**47,768**	**50,364**	**69,545**	**80,914**	**(11,369)**	**56,421**
PROFESSIONAL SERVICES							
01-515-415	LEGAL & FINANCIAL AUDIT SERVICES	59,895	119,330	100,000	144,111	(44,111)	80,730
	TOTAL PROFESSIONAL SERVICES	**59,895**	**119,330**	**100,000**	**144,111**	**(44,111)**	**80,730**
	TOTAL FINANCE	**422,673**	**564,034**	**558,934**	**627,560**	**(68,626)**	**542,506**

MUNICIPAL COURT

DEPARTMENT 520

The Municipal Court of Record of the City of Angleton handles cases involving Class C misdemeanors. Generally, such cases are punishable by fine only. These include the commonly known traffic violations such as speeding and no insurance. However, they also include ordinance violations such as public intoxication, minors in possession of alcohol, and theft of property under $50. Cases initiated in court typically involve citations written by an Angleton police officer, animal control officers, and code enforcement officers.

Number of full-time staff members: 4

- Deputy Court Clerk
- Court Technicians (3)

Number of part-time staff members: 3

- Judge (2)
- Prosecutor (1)

There are no special projects planned in FY25 for Municipal Court.

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
MUNICIPAL COURT							
DEPT 520							
PERSONNEL							
01-520-105	SALARIES & WAGES	238,993	276,385	216,694	193,473	23,221	220,530
01-520-106	PARTITME SALARY	-	-	22,508	52,733	(30,225)	15,676
01-520-110	OVERTIME	2,114	1,394	-	2,574	(2,574)	-
01-520-115	LONGEVITY PAY	1,890	60	200	270	(70)	1,320
01-520-125	VEHICLE ALLOWANCE	1,038	2,885	-	692	(692)	-
01-520-126	CERTIFICATION	3,000	863	600	931	(331)	600
01-520-128	SPECIAL JOB PAY	-	-	-	-	-	-
01-520-135	FICA	18,263	21,208	18,314	17,792	522	17,017
01-520-140	HEALTH INSURANCE	35,461	37,605	42,075	38,787	3,288	57,431
01-520-141	INSURANCE SUBSIDY	-	-	-	(3,907)	3,907	-
01-520-143	PHONE ALLOWANCE	263	346	-	83	(83)	-
01-520-145	WORKERS COMPENSATION	359	-	287	759	(472)	1,528
01-520-155	RETIREMENT	25,568	30,418	26,375	26,590	(215)	26,605
01-520-165	MEDICAL EXPENSE	559	145	-	35	(35)	-
01-520-185	PAYROLL ACCRUAL	-	803	-	(6,891)	6,891	-
	TOTAL PERSONNEL	**327,508**	**372,112**	**327,053**	**323,923**	**3,130**	**340,707**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
OPERATIONAL							
01-520-205	GENERAL SUPPLIES	6,928	5,151	6,000	5,385	615	8,400
01-520-211	POSTAGE	580	-	3,000	1,909	1,091	3,000
01-520-225	OMNIBASE SERVICE	1,403	1,183	6,500	560	5,940	6,500
01-520-226	SETCIC	3,505	360	4,850	3,286	1,564	4,888
01-520-310	EQUIPMENT MAINTENANCE AND REPAIR	20,948	7,562	3,500	490	3,010	3,500
01-520-405	PHONES	760	1,020	1,560	780	780	1,560
01-520-420	DUES / SUBSCRIPTIONS	262	165	2,605	527	2,078	2,610
01-520-425	TRAVEL / TRAINING	4,724	3,699	9,000	2,242	6,758	9,150
01-520-426	COLLECTION AGENCY FEE	8,328	81,301	75,000	49,892	25,108	75,000
01-520-455	CONTRACT LABOR	35,581	-	9,200	11,650	(2,450)	11,700
01-520-503	SURETY / NOTARY FEE	-	780	600	-	600	600
01-520-460	ANNUAL SOFTWARE FEE	-	-	-	22,589	(22,589)	-
01-520-476	CREDIT CARD FEES	5,478	7,903	9,600	8,674	926	9,600
01-520-510	EMPLOYEEE APPRECIATION	130	298	550	293	257	420
01-520-535	LEASE PAYMENT	2,530	2,765	4,560	2,587	1,973	4,560
01-520-625	EQUIPMENT CE	-	-	-	125	(125)	-
	TOTAL OPERATIONS	**91,157**	**112,187**	**136,525**	**110,989**	**25,536**	**141,488**
PROFESSIONAL SERVICES							
01-520-415	LEGAL SERVICES	-	-	-	268	(268)	-
01-520-456	PROSECUTOR	66,468	68,498	69,087	70,296	(1,209)	71,159
	TOTAL PROFESSIONAL SERVICES	**66,468**	**68,498**	**69,087**	**70,564**	**(1,477)**	**71,159**
	TOTAL MUNICIPAL COURT	**485,133**	**552,797**	**532,665**	**505,475**	**27,190**	**553,354**

ANGLETON POLICE DEPARTMENT

Protecting with Purpose, and Serving with Pride

Guadalupe Valdez
Chief of Police

Robert C. Dahlstrom
Assistant Chief of Police

Angleton Police Department
Budget Details and Highlights
FY24 — FY25

As of November 15, 2024

Prepared by:
Cameron Parsons, MS
Lieutenant

ANGLETON POLICE DEPARTMENT

Protecting with Purpose, and Serving with Pride

Guadalupe Valdez
Chief of Police

Robert C. Dahlstrom
Assistant Chief of Police

Budget Details and Highlights

The Angleton Police Department is currently staffed by 35 licensed Peace Officers, 10 licensed Telecommunications Operators, 5 Animal Control Officers, and a Crime Victims Liaison, a civilian Jailer, and a Records Clerk. Our current open positions are 3 Police Officer and an additional Records Clerk.

From October '23 – October '24, our Communications Center processed **99,263** calls for service:

- Police: **89,408**
- Fire: **1,266**
- EMS: **6,960**
- ACO: **1,629**

Grant Funded Initiatives

Victims of Crimes Act (VOCA) Grant

The Department staffs a Crime Victims Liaison to offer services to crime victims as provisioned by the Victims of Crime Act of 1984. The cost of the program and staff is funded by a grant from the Office of Attorney General entitled, the *General Victim Assistance Grant Program*. The current grant is outlaid as follows:

- Office of Attorney General funds: **$57,015.91**
- Cash Match: **$21,983.09**
- In-Kind Match: **$1,450**
- Total Project: **$80,449**

TXDOT STEP Grant

- Total of **$9,300** in accessible funds
- Compensates officer overtime costs for focused traffic enforcement as prescribed by TXDOT

FBI Safe Streets Task Force

An officer employed by the Angleton Police Department is assigned full time to the FBI Safe Streets Task Force which focuses on violent organized crime and the apprehension of violent fugitives. The benefits to the Department by participation in this program are:

- Access to advanced investigative techniques and resources for the needs of the Department.
- Sharing of seizure assets with participating agencies.
- Reimbursement for overtime incurred by the assigned employee.

ANGLETON POLICE DEPARTMENT

Protecting with Purpose, and Serving with Pride

Guadalupe Valdez
Chief of Police

Robert C. Dahlstrom
Assistant Chief of Police

Budget Decision Packages

Three (3) Additional Police Officers

Need: In response to an increase in population and subsequent increase in vehicular traffic, an additional 3 police officers were requested with annual compensation packages of **$249,740** in total to meet demand of officer per capita ratio.

- New equipment for each officer position is **$3,200** for a total of **$9,600**.
- **Status: Approved** - conditional to adjusting from 10 officers initially requested to 3 officers.

Nine (9) Patrol Vehicles

Need: Replace aging patrol fleet vehicles that have high maintenance and repair costs.

- **Status: Approved** - decision package amended to provide for three (3) vehicles.

Video Footage Redaction Application and Staff

Need: Meet demand for citizens who make FOIA requests to have access to body-worn and dash camera footage by redacting personal information contained in footage.

- Motorola Application: **$22,840** with **$3600** annual maintenance agreement.
- One (1) staff member to redact footage: **$88,755.68** salary and benefits
- Each redaction request would incur cost of City Attorney to review: **TBD**
- Cost of training employee: **TBD**
- **Status:** Not Approved

Update Tire Deflation Devices - STOP STICK

Need: Replace Department's current tire deflation devices on board each patrol vehicle for STOP STICK brand devices which are safer and more effectively deployed.

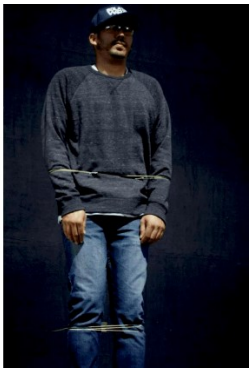
- Total cost: **$6,338**
- **Status:** Not Approved

ANGLETON POLICE DEPARTMENT

Protecting with Purpose, and Serving with Pride

Guadalupe Valdez
Chief of Police

Robert C. Dahlstrom
Assistant Chief of Police



BOLA WRAP (Less Lethal Weapon) to Equip Each Officer

Need: Purchase additional Bola Wrap Less Lethal Weapons to equip each officer and have spare devices in the event of a malfunction or failure.

- Less Lethal Weapon options facilitate de-escalation.
- Total cost is $112,430
- **Status: Not Approved**

Replace TASER (Less Lethal Use of Force) Weapon

Need: Replace obsolete TASER model X26P weapons with the current offering, TASER 10, which includes training, holsters, batteries, cartridges, and support.

- Updated weapons will benefit officers and department through active warranty and coverage under the Axon/TASER $10M liability policy.
- Police Department's current TASER's were purchased 11/16/2016, and their recommended lifecycle is 5 years which expired on 11/16/2021. Statistics report that the devices are twice as likely to fail in the field after 5 years of usage. We currently do not benefit from an active warranty. If the weapon is over 5 years old and fails causing injury or harm due to the weapon malfunctioning, the department does not have access to the $10M liability policy.
- The cost to update the weapon system is **$236,230** in total.
- TASER offers a five-year purchase plan which would total **$47,246** per year
- **Status: Not Approved**

Obsolete TASER X26P

New TASER 10

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
POLICE	INCLUDES JAIL, POLICE, AND DISPATCH						
DEPT 525							
PERSONNEL							
01-525-105	SALARIES & WAGES	2,792,727	2,988,028	2,992,596	3,314,056	(321,460)	3,230,132
01-525-106	PARTITME SALARIES	-	-	-	-	-	-
01-525-110	OVERTIME	108,123	137,683	146,018	150,553	(4,535)	160,000
01-525-112	OVERTIME DISPATCH	61,268	64,427	53,492	72,665	(19,173)	75,000
01-525-115	LONGEVITY PAY	15,480	15,300	8,845	13,860	(5,015)	16,380
01-525-125	VEHICLE ALLOWANCE	-	-	-	-	-	-
01-525-126	CERTIFICATION	109,764	104,259	158,349	89,949	68,400	78,014
01-525-527	K9 SUPPLEMENT	-	-	-	-	-	-
01-525-128	SPECIAL JOB PAY	-	-	9,600	-	9,600	-
01-525-130	UNIFORM ALLOWANCE	-	43,200	43,200	1,200	42,000	44,400
01-525-135	FICA	234,348	249,862	235,101	266,204	(31,103)	272,304
01-525-140	HEALTH INSURANCE	575,117	495,122	492,273	518,575	(26,302)	647,248
01-525-141	INSURANCE SUBSIDY	-	68,253	121,306	22,149	99,157	121,305
01-525-143	PHONE ALLOWANCE	-	609	720	-	720	-
01-525-145	WORKERS COMPENSATION	47,714	77,617	56,435	61,126	(4,691)	47,010
01-525-150	UNEMPLOYMENT	-	-	3,000	-	3,000	-
01-525-155	RETIREMENT	371,106	399,325	373,702	425,239	(51,537)	425,719
01-525-165	MEDICAL EXPENSE	2,781	2,125	-	1,250	(1,250)	-
01-525-185	ACCURAL	-	14,726	-	(68,547)	68,547	-
	TOTAL PERSONNEL	**4,318,428**	**4,660,536**	**4,694,637**	**4,868,279**	**(173,642)**	**5,117,512**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
OPERATIONS							
01-525-203	APPAREL	84,231	31,788	49,947	59,667	(9,720)	40,400
01-525-205	GENERAL SUPPLIES	16,007	15,221	15,000	14,743	257	15,000
01-525-210	OFFICE SUPPLIES	22,024	17,472	16,500	12,826	3,674	16,500
01-525-211	POSTAGE	-	889	1,200	549	651	2,500
01-525-215	VEHICLE SUPPLIES	9,857	18,713	10,500	11,775	(1,275)	10,500
01-525-216	FUEL EXPENSE	150,127	140,220	112,806	131,966	(19,160)	112,000
01-525-220	EQUIPMENT SUPPLIES	8,975	15,401	16,590	9,820	6,770	16,590
01-525-221	SMALL EQUIPMENT	-	1,583	-	-	-	-
01-525-226	FIREARMS	10,101	9,183	13,125	8,775	4,350	13,125
01-525-405	PHONES	34,702	43,614	46,200	40,354	5,846	38,000
01-525-410	UTILITIES	20,621	24,832	40,425	24,217	16,208	40,425
01-525-420	DUES / SUBSCRIPTIONS	3,773	3,867	4,785	3,198	1,587	4,700
01-525-425	TRAVEL / TRAINING	35,088	39,916	55,490	44,295	11,195	61,588
01-525-455	CONTRACT LABOR	3,015	-	-	-	-	-
01-525-503	SURETY / NOTARY FEE	497	888	2,000	392	1,608	2,000
01-525-510	EMPLOYEE APPRECIATION	1,584	1,469	1,705	1,058	647	1,700
01-525-625	EQUIPMENT CE	122,878	-	-	-	-	-
01-525-630	FURNITURE / FIXTURES	1,161	-	-	-	-	-
01-525-460	OTHER SERVICES	7,582	4,491	8,400	6,715	1,685	10,080
01-525-476	CREDIT CARD FEES	1,008	1,658	3,000	1,791	1,209	-
	TOTAL OPERATIONS	**533,231**	**371,205**	**397,673**	**372,139**	**25,534**	**385,108**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
MAINTENANCE AND REPAIR							
01-525-305	VEHICLE M&R	82,197	80,766	65,100	80,787	(15,687)	65,100
01-525-310	EQUIPMENT M&R	1,760	3,569	8,817	713	8,104	8,817
01-525-320	BUILDING M&R	118,432	40,083	45,000	38,596	6,404	40,000
01-525-535	ANNUAL MAINTENANCE AGREEMENTS	160,739	254,601	371,852	393,529	(21,677)	393,529
	TOTAL MAINTENANCE AND REPAIRS	**363,128**	**379,019**	**490,769**	**513,626**	**(22,857)**	**507,446**
LEASES AND INSURANCE							
01-525-504	DRUG DOG INSURANCE	-	-	-	-	-	-
01-525-505	INSURANCE	28,237	33,293	33,293	33,563	(270)	32,681
01-525-506	VEHCILE INSURANCE	-	-	-	-	-	34,458
01-525-507	BUILDING INSURANCE (WINDSTORM)	51,711	76,404	76,404	6,875	69,530	89,318
01-525-514	ENTERPRISE FLEET LEASE	12,925	2,500	-	-	-	181,129
01-525-541	LEASE PAYMENTS	-	2,726	-	2,852	(2,852)	-
	TOTAL LEASES AND INSURANCE	**92,873**	**114,923**	**109,697**	**43,290**	**66,407**	**337,585**
PROFESSIONAL SERVICES							
01-525-415		1,322	1,140	-	-	-	-
	TOTAL PROFESSIONAL SERVICES	**1,322**	**1,140**	-	-	-	-

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
PROGRAMS							
01-525-456	CHILDREN ALLIANCE	7,000	7,000	7,000	5,390	1,610	7,000
01-525-525	PRISONER SUPPORT	2,205	4,354	8,400	5,394	3,006	8,400
01-525-540	FIREARM PURCHSE PROGRAM	19,502	22,669	45,000	23,474	21,526	45,000
01-525-548	VEHICLE IMPOUND	-	350	-	-	-	-
	TOTAL PROGRAMS	**28,707**	**34,373**	**60,400**	**34,258**	**26,142**	**60,400**
NOTES PAYABLE							
01-525-515	DEBT PRINCIPAL	-	-	79,690	79,690	0	79,690
		-	**-**	**79,690**	**79,690**	**0**	**79,690**
TRANSFERS OUT							
01-525-716	TRANSFER TO GRANT MATCH	**-**	(18,997)	16,032	18,510	(2,478)	25,000
	TOTAL TRANSFERS OUT	**-**	**(18,997)**	**16,032**	**18,510**	**(2,478)**	**25,000**
	TOTAL POLICE DEPARTMENT	**5,337,689**	**5,542,199**	**5,769,208**	**5,850,101**	**(80,893)**	**6,512,741**

ANIMAL CONTROL

DEPARTMENT 526

The Angleton Animal Control Department is its own department but is under the umbrella of the Police Department. Animal Control operates the Angleton Animal Services Adoption Center located at 535 Anderson Street. The Pet Adoption Program is operated out of the Adoption Center. The shelter is run by caring staff and volunteers who work around the clock to provide necessities to the shelter animals, play with the animals, and keep their enclosures clean. The species of shelter animals available for adoption at the shelter are limited to cats and dogs, however Animal Control answers calls beyond domesticated animals. It is not uncommon for Animal Control to receive calls concerning wild animals that need to be removed, and, at times, address, sick, injured or deceased animals. Animal Control Officers are licensed by the State of Texas and have the authority to issue citations for animal code violations.

In conjunction with the Animal Control Department is the Animal Advisory Committee. This committee functions as an advisory committee to the state pursuant to §823.005 of the Health and Safety Code by rendering advice and assistance to the agency director regarding the city's compliance with the requirements of chapter 823 of the Health and Safety Code.

Number of full-time staff members: 4

- Animal Services Manager (1)
- Animal Control Officer (3)

Number of part-time staff members: 1

- Animal Shelter Assistant (1)

No major changes were approved in the FY25 budget, however, due to the increased number of animals at the Angleton Adoption Shelter, a 20% increase was approved for veterinary services. No capital projects are planned in FY25 for the Animal Control Department.

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
ANIMAL CONTROL							
DEPT 526							
PERSONNEL							
01-526-105	SALARIES	141,234	180,826	175,362	168,037	7,325	178,452
01-526-106	PART TIME SALAIRES	-	653	-	17,812	(17,812)	10,400
01-526-110	OVERTIME	10,470	7,537	2,328	9,826	(7,498)	-
01-526-115	LONGEVITY	240	360	630	480	150	720
01-526-126	CERTIFICATION	2,931	3,900	3,900	2,793	1,107	2,700
01-526-135	FICA	11,752	14,443	13,762	14,902	(1,140)	14,709
01-526-140	HEALTH INSURANCE	39,730	47,090	44,686	39,611	5,075	57,431
01-526-141	INSURANCE SUBSIDY	-	2,009	10,627	-	10,627	0
01-526-145	WORKERS COMPENSATION	3,603	9,682	6,042	4,493	1,549	5,243
01-526-150	UNEMPLOYMENT	-	-	420	-	420	-
01-526-155	RETIREMENT	18,753	22,510	21,875	22,664	(789)	21,752
01-526-165	MEDICAL EXPENSE	2,523	812	-	1,306	(1,306)	-
01-526-185	ACCURAL	-	1,484	-	(4,640)	4,640	-
	TOTAL PERSONNEL	**231,236**	**291,306**	**279,632**	**277,285**	**2,347**	**291,406**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
OPERATIONS							
01-526-203	APPAREL	2,669	2,251	6,330	1,642	4,688	7,596
01-526-204	MEDICAL SUPPLIES AND EQUIPMENT	10,409	12,088	11,600	11,722	(122)	11,600
01-526-205	GENERAL SUPPLIES	13,811	12,823	15,400	14,462	938	15,400
01-526-206	ANIMAL CONTROL VETERINARY SERVICES	17,933	20,228	21,600	19,889	1,711	25,920
01-526-215	VEHICLE SUPPLIES	642	70	2,500	-	2,500	2,500
01-526-216	FUEL EXPENSE	700	952	2,625	102	2,523	3,150
01-526-220	EQUIPMENT SUPPLIES	3,154	3,574	7,250	2,750	4,500	7,250
01-526-221	SMALL EQUIPMENT	698	-	-	-	-	-
01-526-405	PHONES	1,108	1,500	2,640	-	2,640	-
01-526-410	UTILITIES	8,559	8,511	11,550	6,565	4,985	11,500
01-526-425	TRAVEL / TRAINING	399	1,383	5,000	400	4,600	5,000
01-526-476	CREDIT CARD FEES	724	700	-	236	(236)	-
01-526-510	EMPLOYEE APPRECIATION	500	-	1,000	322	678	1,000
	TOTAL OPERATIONS	**61,306**	**64,079**	**87,495**	**58,090**	**29,405**	**90,916**
MAINTENANCE AND REPAIR							
01-526-305	VEHICLE M&R	982	1,258	3,000	896	2,104	5,000
01-526-310	EQUIPMENT M&R	436	577	7,202	-	7,202	7,202
01-526-320	BUILDING M&R	10,829	20,894	20,000	16,598	3,402	20,000
	TOTAL MAINTENANCE AND REPAIR	**12,247**	**22,729**	**30,202**	**17,494**	**12,708**	**32,202**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
LEASES AND INSURANCE							
01-526-506	VEHICLE INSURANCE	-	4,640	7,850	32,216	(24,366)	2,303
01-526-507	INSURANCE	-	8,791	-	-	-	-
01-526-514	ENTERPRISE FLEET LEASE	-	-	-	-	-	10,270
	TOTAL LEASES AND INSURANCE	**-**	**13,431**	**7,850**	**32,216**	**(24,366)**	**12,573**
CAPITAL OUTLAY							
01-526-625	CAPITAL EQUIPMENT	14,188	-	-	-	-	-
01-526-655	ANIMAL CNTRL BUILDING IMPROVEMENTS	-	15,561	-	-	-	-
	TOTAL CAPITAL OUTLAY	14,188	15,561	-	-	-	-
	TOTAL ANIMAL CONTROL	**304,789**	**407,106**	**405,179**	**385,085**	**20,094**	**427,097**

Angleton Volunteer Firefighters

221 NORTH CHENANGO • ANGLETON, TEXAS 77515 • TELEPHONE 979-849-1265 • FAX 979-849-2361

Angleton Fire Department
Budget Details and Highlights
FY24 — FY25

As of December 31, 2024

Prepared by:
Neal Morton
Fire Chief

Angleton Volunteer Firefighters

221 NORTH CHENANGO • ANGLETON, TEXAS 77515 • TELEPHONE 979-849-1265 • FAX 979-849-2361

Budget Details and Highlights

The Angleton Fire Department is currently staffed by 3 Full Time Firefighters, 1 Full Time Captain, 1 Full Time Lieutenant, 1 Administrative Assistant, and 38 Volunteer Members.

From January 1, 2024 – December 31, 2024, The Angleton Fire Department Responded to **1157** Calls for service. Notable Calls for Service are:

- **Power Line Down: 213**
- **False Alarm, Other: 167**
- **Vehicle Accident: 121**
- **Vehicle Accident/Extrication: 12**
- **Gas Leak: 85**
- **Medical Assist: 81**
- **Building Fire: 31**
- **Vehicle Fire: 20**
- **Total Fire Related: 127**

Notable Budget Items

New Tanker/Tender
New 3000 Gallon, 2000 GPM Tanker for Response outside of the City in County and ESD Areas. This Apparatus will be purchased with financing provided by the city. The ESD will provide the downpayment and the annual budget increase to fund payment of this truck. $975,000.00

Replacement of Air Conditioner at Station 1
Replacement of two of the air conditioners at Station 1. This includes the labor and material for this needed repair. $20,000.00

CAD improvements and Reporting Upgrades
Migration to the new CAD software with Dispatch. This includes licenses and software to allow responding apparatus to communicate with dispatch via MDT. Also includes additional software to transition from our current reporting software to the new ESO reporting software.

Tower 1 Minor Overhaul
This is a decision package to replace the major soft parts on Tower 1. This includes but is not limited to all seals, belts, and gaskets to minimize down time due to equipment failure. This truck is 20 years old, and this will help to allow this truck to provide several years of additional service.

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
FIRE DEPARTMENT							
DEPT 530							
PERSONNEL							
01-530-105	SALARIES	325,643	357,267	344,812	360,747	(15,935)	338,439
01-530-110	OVERTIME	6,408	12,145	9,154	10,461	(1,307)	12,664
01-530-115	LONGEVITY	1,440	1,320	3,320	1,800	1,520	1,680
01-530-126	CERTIFICATION	6,775	9,296	18,000	9,601	8,399	9,601
01-530-135	FICA	25,363	28,362	27,203	28,112	(909)	27,722
01-530-140	HEALTH INSURANCE	63,750	74,876	70,753	70,444	309	114,862
01-530-141	INSURANCE SUBSIDY	-	-	10,627	(17)	10,644	10,627
01-530-145	WORKERS COMPENSATION	6,754	9,688	8,886	10,084	(1,198)	6,915
01-530-150	UNEMPLOYMENT	-	-	-	-	-	-
01-530-155	RETIREMENT	40,694	45,147	43,241	45,106	(1,865)	43,341
01-530-160	PENSION	50,685	81,182	78,140	31,734	46,406	82,047
01-530-165	MEDICAL EXPENSE	2,501	2,090	3,000	760	2,240	3,000
01-530-185	ACCURAL	-	3,345	-	(10,297)	10,297	-
	TOTAL PERSONNEL	**530,013**	**624,719**	**617,136**	**558,535**	**58,601**	**650,899**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
OPERATIONS							
01-530-203	APPAREL	3,991	2,406	7,500	11,316	(3,816)	7,900
01-530-205	GENERAL SUPPLIES	9,351	7,425	8,000	8,246	(246)	8,000
01-530-210	OFFICE SUPPLIES	3,388	4,861	5,660	4,928	732	5,660
01-530-215	VEHICLE SUPPLIES	882	181	2,000	40	1,960	2,000
01-530-220	EQUIPMENT SUPPLIES	21,231	17,082	23,000	11,136	11,864	34,000
01-530-405	PHONES	5,754	4,921	7,500	3,545	3,955	7,500
01-530-410	UTILITIES	17,642	17,724	18,000	17,003	997	18,000
01-530-415	FUEL EXPENSE	35,312	31,302	25,000	25,877	(877)	25,000
01-530-420	DUES / SUBSCRIPTIONS	8,371	12,334	16,511	6,417	10,094	30,011
01-530-425	TRAVEL / TRAINING	9,733	8,690	8,500	9,365	(865)	9,500
01-530-455	CONTRACT LABOR	24,761	-	25,200	-	25,200	-
01-530-510	EMPLOYEE APPRECIATION	25	-	-	25	(25)	2,000
	TOTAL OPERATIONS	**140,441**	**106,927**	**146,871**	**97,899**	**48,972**	**149,571**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
MAINTENANCE AND REPAIR							
01-530-305	VEHICLE M&R	40,405	37,641	79,000	125,526	(46,526)	44,250
01-530-310	EQUIPMENT M&R	23,277	23,187	17,540	18,834	(1,294)	17,500
01-530-320	BUILDING M&R	36,963	49,117	55,000	67,728	(12,728)	40,600
	TOTAL MAINTENANCE AND REPAIR	**100,645**	**109,944**	**151,540**	**212,088**	**(60,548)**	**102,350**
LEASES AND INSURANCE							
01-530-505	INSURANCE	-	-	-	-	-	-
01-530-506	VEHICLE INSURANCE	33,997	61,000	61,500	55,958	5,542	35,917
01-530-507	BUILDING INSURANCE (WINDSTORM)	29,561	43,841	63,000	3,555	59,445	43,874
01-530-508	INSURANCE COMMISSION	-	-	-	-	-	-
01-530-535	LEASE PAYMENTS	201	-	-	-	-	-
	TOTAL LEASES AND INSURANCE	**63,759**	**104,840**	**124,500**	**59,513**	**64,987**	**79,791**
	TOTAL FIRE DEPARTMENT	**834,858**	**946,430**	**1,040,047**	**928,035**	**112,012**	**982,610**

DEVELOPMENT SERVICES

DEPARTMENT 535

The Development Services (DS) Department encompasses the Building and Permitting and inspections, Code Enforcement, Health Inspections, Planning and Development, public improvement acceptance, and the Fire Marshal's Office. Pre-development meetings may be scheduled with all parties involved in your project, which is encouraged so that we may work together with you through every step of your project. The DS Department website provides a packet containing all the permitting requirements and other pertinent information required for plan submittal, review, and inspections and can be found by clicking this link: Development Services | Angleton, TX - Official Website

Development Services has observed a steep incline in the number of new residential home permits over the past several years.

Number of full-time employees: 7

- Development Services Director (1)
- Assistant Director of Development Services (1)
- Combination Inspector (1)
- Permitting Clerk (1)
- Code Enforcement Officer (2)
- Development Services Coordinator (1)

Number of part-time employees: 1

- Development Services PT Office Staff Member

(additional information on following page)

7-year Residential single family home certificate of occupancy report is as follows:

Year	Yearly Total Residential Permits
2017 Total Co's	33
2018 Total Co's	41
2019 Total Co's	47
2020 Total Co's	56
2021 Total Co's	50
2022 Total Co's	219
2023 Total Co's	241
2024 Total Co's (as of 10/1/24)	203
7-Year Total Co's	**890**

- Totals for 2025 are projected to show a slight increase to approximately 265 new homes.
- Angleton ISD's Heartland Elementary School and Heritage Junior High is set to open in 2025.
- Ashland Model Homes are projected to start construction in February-March of 2025.

FY25 Department Goals:

- Comprehensive Fee Study- Estimated Date: January 2025
- Demolitions: 3 Homes on Completed on N. Erskine (formerly code enforcement substandard): 504 Farrer St. Home Razing/ETA Early January 2025.
- Awarded $270K in 2024. Comprehensive Plan Kick off, January 2025
- Long-Term LDC/Zoning Code and Building Code Updates- 2025
- My-Government Go-Live: December 1, 2024 (Permitting/Online Self-Service Portal.

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
DEVELOPMENT SERVICES							
DEPT 535							
PERSONNEL							
01-535-105	SALARIES	430,057	410,987	447,724	462,789	(15,065)	464,032
	PART-TIME WAGES	-	-	-	-	-	15,839
01-535-110	OVERTIME	6,510	1,596	2,519	2,067	452	2,519
01-535-115	LONGEVITY	1,740	1,920	1,335	1,800	(465)	2,160
01-535-125	VEHICLE ALLOWANCE	-	6,000	6,000	6,000	0	6,000
01-535-126	CERTIFICATION	18,584	14,213	11,150	12,468	(1,318)	18,101
01-535-128	SPECIAL JOB PAY	-	-	3,600	-	3,600	-
01-535-135	FICA	34,537	32,451	35,206	35,096	110	38,453
01-535-140	HEALTH INSURANCE	86,412	64,704	78,201	86,390	(8,189)	100,504
01-535-141	INSURANCE SUBSIDY	-	-	10,627	(2)	10,629	10,627
01-535-143	PHONE ALLOWANCE	1,553	1,027	2,160	720	1,440	720
01-535-145	WORKERS COMPENSATION	1,598	1,859	3,216	504	2,712	1,806
01-535-150	UNEMPLOYMENT	-	-	4,720	-	4,720	-
01-535-155	RETIREMENT	54,688	50,412	55,962	56,379	(417)	60,117
01-535-165	MEDICAL EXPENSE	743	485	375	-	375	-
01-535-185	ACCURAL	-	5,402	-	(12,081)	12,081	-
	TOTAL PERSONNEL	**636,422**	**591,054**	**662,795**	**652,128**	**10,667**	**720,877**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
OPERATIONS							
01-535-203	APPAREL	2,982	1,077	4,000	1,223	2,777	4,000
01-535-205	GENERAL SUPPLIES	6,818	4,595	5,000	3,042	1,958	5,000
01-535-210	OFFICE SUPPLIES	1,679	987	3,000	1,341	1,659	3,000
01-535-215	VEHICLE SUPPLIES	657	455	2,000	349	1,651	2,000
01-535-216	FUEL EXPENSE	6,250	5,446	4,050	3,878	172	4,050
01-535-220	EQUIPMENT SUPPLIES	2,483	191	3,000	1,011	1,989	3,000
01-535-221	POSTAGE USAGE	2,221	-	2,650	1,247	1,403	2,650
01-535-222	DS PUBLICATONS	2,916	7,321	4,000	4,257	(257)	6,500
01-535-223	SOFTWARE AND TECHNOLOGY	-	-	20,000	10,597	9,403	10,000
01-535-405	PHONES	1,884	2,126	3,000	2,111	889	3,000
01-535-410	UTILITIES	35,220	33,146	-	34,503	(34,503)	-
01-535-510	EMPLOYEE APPRECIATION	1,745	1,015	750	76	674	750
01-535-420	DUES / SUBSCRIPTIONS	10,877	6,201	3,638	1,833	1,805	2,000
01-535-425	TRAVEL / TRAINING	-	-	15,000	5,630	9,370	8,800
01-535-426	FOOD HANDLING MATERIALS	7,027	-	2,500	-	2,500	2,500
01-535-427	DOCUMENT SCANNING	66,911	47,328	2,500	-	2,500	2,500
01-535-455	CONTRACT LABOR	3,400	-	58,500	60,993	(2,493)	58,500
01.535-465	DEMOLITION	130	424	20,000	-	20,000	-
	TOTAL OPERATIONS	**153,200**	**110,314**	**153,588**	**132,091**	**21,497**	**118,250**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
MAINTENANCE AND REPAIRS							
01-535-305	VEHICLE M&R	2,549	6,190	3,000	778	2,222	3,000
01-535-310	EQUIPMENT M&R	27,458	18,376	1,200	544	656	2,500
01-535-320	BUILDING M&R	65,938	22,773	-	9,020	(9,020)	-
	TOTAL MAINTENANCE AND REPAIRS	**95,945**	**47,339**	**4,200**	**10,343**	**(6,143)**	**5,500**
PROFESSIONAL SERVICES							
01-535-415	ENGINEERING SERVICES	113,698	182,155	112,500	100,715	11,785	100,000
01-535-419	LEGAL SERVICES	26,714	15,147	56,250	29,575	26,675	30,000
	TOTAL PROFESSIONAL SERVICES	**140,412**	**197,302**	**168,750**	**130,290**	**38,460**	**130,000**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
DEVELOPMENT COSTS	*THESE COSTS ARE RECOVERED THROUGH DEVELOPMENT AGREEMENTS						
01-535-415.01.01	COUNTY ENGINEERING FEE	128,987	48,182	29,750	968	28,782	-
01-535-419.02.02	AUSTIN COLONY	8,204	-	-	-	-	-
01-535-419.03.03	KIBER RESERVE	1,404	-	-	-	-	-
01-535-419.04.04	RIVERWOOD RANCH	1,794	-	-	-	-	-
01-535-419.05.05	GREYSTONE	9,657	-	-	-	-	-
01-535-419.06.06	WINDROSE GREEN	2,223	665	-	-	-	-
01-535-419.07.07	BAYOU BEND	872	-	-	-	-	-
01-535-419.08.08	LIVE OAK RANCH	176	-	-	-	-	-
01-535-419.09.09	PROPERTY LAND MANAGEMENT	761	-	-	-	-	-
01-535-419.10.10	GIFFORD MEADOWS	176	-	-	-	-	-
01-535-419.11.11	GREEN TRAILS	117	-	-	-	-	-
	TOTAL DEVELOPMENT COSTS	**154,371**	**48,847**	**29,750**	**968**	**28,782**	**-**
LEASES AND INSURANCE							
01-535-506	VEHICLE INSURANCE	-	-	2,140	3,800	(1,660)	3,379
01-535-514	ENTERPRISE FLEET LEASE	-	-	-	-	-	47,167
01-535-535	BUILDING SERVICES LEASE PAYMENTS	228	4,887	2,735	6,991	(4,256)	2,735
	TOTAL LEASES AND INSURANCE	**228**	**4,887**	**4,875**	**10,791**	(5,916)	**53,281**
	TOTAL DEVELOPMENT SERVICES	**1,180,578**	**999,743**	**1,023,958**	**936,611**	**87,347**	**1,027,908**

PARKS AND RECREATION

DEPARTMENT 550

The City of Angleton works to enrich the lives of the residents of Angleton through quality parks and open spaces, recreation programs, and services.

The Parks and Recreation Department operates and maintains more than 200 acres of developed parkland spread over eight parks. These community parks include everything from playgrounds, disc golf, outdoor volleyball courts, horseshoes, rental pavilions, fitness trails, butterfly gardens, youth sports complexes, and the Angleton Recreation Center. We even like to make sure that our four-legged family members have a place to call their own at the Officer Cash Memorial Dog Park.

These leisure programs include the operation of the Angleton Recreation Center, educational and recreational programs, special events, supervised children's programs, trips and tours, and facility reservations.

Mission

The mission of Angleton Parks and Recreation is to provide a well-maintained, diverse, family-oriented environment that enhances the quality of life for the citizens of Angleton.

Vision

Creating Community through People, Parks, and Programs.

Number of full-time employees (Dept 550 in General Fund only): 19

Number of part-time employees (Dept 550 in General Fund only): 0

*No major budget changes between FY24 and FY25.

Recently Completed Parks Projects and Upgrades:

- Installed 10 park standard backstops with funding from Angleton Rotary Club and Parkland dedication
- Addressed ADA compliant issues at Veterans Park
- Increase ADA sidewalk connectivity to Lakeside Park

- Upgraded field fencing on field #2 at Bates Park
- Entered into an agreement with CGI for custom downtown banners – staff receives revenue for maintenance and CGI pays for upfront banner costs annually
- Planted 100 trees and reseeded designated wildflower areas
- Installed irrigation at City Hall and Dickey Butterfly Garden
- BG Peck Soccer Complex LED lighting on field 9, 10, & 11
- BG Peck Soccer Complex LED solar lighting for parking lot with ARPA funds

New equipment purchases:

- FY24 – Zero turn mower and trailer requested and not approved
- FY24 – Weight room equipment at ARC (various items)
- FY25 – Tractor & Mower to replace the tractor and mower that were totaled on SH288 in FY24. $50K insurance check was received but the total cost is closer to $98K. Staff is putting $50K down to lease a tractor, mower, and one zero turn.
- FY25 – Zero turn mower and trailer (outright purchase) approved by the City Council for $20,000

FY25 Budget Impacts

- Lease Equipment – reduced leased vehicles from two (2) Tahoe's to one van
- LED lighting – reduce utility costs and increase opportunities for extended play and possible tournaments
- BG Peck Parking Lot lighting
- Downing Street tennis courts – increase partnership programming
- Awarded HGAC Solid Waste Grant - offset KAB Spring and Fall Clean Up events
- Tree plantings increase shade canopy in parks
- Green Ribbon – reduces maintenance costs but may have impacts on irrigation
- Future developed parks will require more park maintenance attention
- Local organizations (Angleton Rotary, AISD, Angleton Little League, Angleton Girls Softball Association, Angleton Soccer Club, Lion's Club, etc.) partner with the city to help fund park amenity needs (e.g. Angleton Rotary Issued $5K for Freedom Park shade replacement in October 2024)

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
PARKS							
DEPT 550							
PERSONNEL							
01-550-105	SALARIES	510,400	604,804	916,080	934,911	(18,831)	933,383
01-550-110	OVERTIME	631	16,139	28,500	14,558	13,942	24,000
01-550-115	LONGEVITY	1,200	1,500	4,585	4,800	(215)	5,760
01-550-125	VEHICLE ALLOWANCE	6,000	6,000	6,000	6,000	(0)	6,000
01-550-126	CERTIFICATION	5,816	2,382	5,400	4,320	1,080	4,500
01-550-128	SPECIAL JOB PAY	-	2,031	1,200	277	923	1,200
01-550-135	FICA	43,393	48,095	73,162	72,159	1,003	74,025
01-550-140	HEALTH INSURANCE	114,244	130,241	221,832	221,853	(21)	289,371
01-550-141	INSURANCE SUBSIDY	-	(929)	7,705	(1)	7,706	6,989
01-550-143	PHONE ALLOWANCE	2,521	1,051	2,880	-	2,880	-
01-550-145	WORKERS COMPENSATION	7,583	7,009	13,585	3,833	9,752	9,509
01-550-150	UNEMPLOYMENT	-	-	711	-	711	2,000
01-550-155	RETIREMENT	62,187	74,566	121,587	112,784	8,803	115,730
01-550-165	MEDICAL EXPENSE	894	630	1,550	150	1,400	1,550
01-550-185	ACCURAL	-	8,928	-	(25,508)	25,508	-
	TOTAL PERSONNEL	**754,869**	**902,446**	**1,404,777**	**1,350,136**	**54,641**	**1,474,017**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
OPERATIONS							
01-550-203	APPAREL	8,149	7,227	11,500	9,965	1,535	10,000
01-550-205	GENERAL SUPPLIES	12,550	11,256	14,250	13,139	1,111	8,200
01-550-210	OFFICE SUPPLIES	47	145	500	397	103	500
01-550-212	CLEANING SUPPLIES	-	-	-	-	-	5,000
01-550-215	VEHICLE SUPPLIES	784	1,193	2,050	293	1,757	1,840
01-550-216	FUEL EXPENSE	25,504	22,059	21,650	33,626	(11,976)	25,000
01-550-220	EQUIPMENT SUPPLIES	5,763	12,423	17,150	15,900	1,250	17,000
01-550-221	SMALL EQUIPMENT	-	-	800	736	64	2,600
01-550-225	CHEMICALS	-	-			-	1,800
01-550-405	PHONES	569	9,536	5,160	5,630	(470)	7,200
01-550-410	UTILITIES	76,266	65,419	80,000	70,288	9,712	80,000
01-550-510	EMPLOYEE APPRECIATION	444	926	2,000	1,983	17	2,000
01-550-420	DUES / SUBSCRIPTIONS	3,922	1,370	2,102	2,294	(192)	2,237
01-550-425	TRAVEL / TRAINING	8,569	8,492	12,334	12,230	104	13,637
01-550-446	ADVERTISING	2,371	364	1,000	910	90	1,500
01-550-455	CONTRACT LABOR	-	-	3,100	5,300	(2,200)	750
01-550-456	IRRIGATION	231	217	1,100	522	578	500
01-550-460	ANNUAL SOFTWARE FEE	-	15,200	10,400	6,000	4,400	11,100
01-550-511	TUITION REIMBURSEMENT	-	2,975	4,165	3,695	470	4,000
	TOTAL OPERATIONS	**145,169**	**158,801**	**189,261**	**182,908**	**6,353**	**194,864**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
MAINTENANCE AND REPAIR							
01-550-305	VEHICLE M&R	2,622	5,931	2,000	2,036	(36)	2,000
01-550-310	EQUIPMENT M&R	4,024	5,659	19,500	16,961	2,539	19,500
01-550-315	INFRASTRUCTURE M&R	25,150	24,343	26,900	25,495	1,405	30,000
01-550-320	BUILDINGS M&R	4,416	3,402	7,000	7,865	(865)	4,500
01-550-325	OTHER M&R	7,671	10,379	10,750	9,002	1,748	10,000
01-550-330	VEGETATION REPLACEMENT	4,728	5,908	10,000	4,665	5,335	-
01-550-457	BALLFIELD MAINTENANCE	14,307	16,749	30,000	29,251	749	15,000
	TOTAL MAINTENANCE AND REPAIR	**62,918**	**72,370**	**106,150**	**95,275**	**10,875**	**81,000**
LEASES AND INSURANCE							
01-550-440	RENTAL EXPENSE	-	25,875	3,000	2,221	779	3,000
01-550-506	VEHICLE INSURANCE	-	5,556	10,340	5,728	4,612	7,475
01-550-507	INSURANCE	-	-	-	-	-	5,924
01-550-535	ENTERPRISE FLEET LEASE	-	-	-	-	-	47,963
01-550-538	BUILDING LEASE	2,541	7,105	-	18,243	(18,243)	18,240
	TOTAL LEASES AND INSURANCE	**2,541**	**38,535**	**13,340**	**26,192**	**(12,852)**	**82,602**
CAPITAL OUTLAY							
01-550-615	INFRASTRUCTURE CAPITAL EXP	349,729	-	-	-	-	-
01-550-625	EQUIPMENT CAPITAL EXP	13,441	-	-	-	-	-
01-550-626	SMALL EQUIPMENT CAPITAL EXP	-	-	-	-	-	-
	TOTAL CAPITAL OUTLAY	**363,170**	**-**	**-**	**-**	**-**	**-**
TOTAL PARKS AND RECREATION, GENERAL FUND		**1,328,667**	**1,172,153**	**1,713,528**	**1,654,511**	**59,017**	**1,832,483**

INFORMATION TECHNOLOGY

DEPARTMENT 555

The IT department's primary duties encompass managing and supporting the City's technology infrastructure, ensuring secure and efficient operations, and fostering digital transformation. Here's a breakdown of key responsibilities:

1. **Technical Support & Help Desk**: Provides assistance to employees facing technical issues, whether with hardware, software, or network access, to ensure minimal downtime.
2. **Network and Infrastructure Management**: Oversees the company's network, servers, and data storage systems to maintain secure and reliable connectivity and performance.
3. **Cybersecurity**: Implements security measures to protect data and systems against cyber threats, such as monitoring for breaches, conducting security assessments, and managing antivirus/firewall software.
4. **Software Maintenance**: Ensures that existing software and applications are regularly updated, secure, and performing optimally, coordinating with vendors as needed and troubleshooting issues.
5. **Data Management**: Manages data storage, access, and integrity, ensuring that data is backed up, and available.
6. **Strategic Planning and Innovation**: Works with other departments to align technology initiatives with business goals, enabling growth through digital transformation, innovation, and emerging technology adoption.
7. **Compliance and Risk Management**: Ensures adherence to relevant regulations and standards, such as data privacy laws, to minimize legal and operational risks related to technology use.

The IT department's role is crucial in supporting day-to-day operations, driving efficiency, and advancing long-term operations.

Number of full-time employees: 3

- Director of Information Technology (1)
- IT Specialist (2)

Number of part-time employees: 1

- Office Manager (1)

*No major budget changes from FY24 to FY25.

IT Department Budgetary Overview

The IT department's primary duties include managing and supporting the City's technology infrastructure, ensuring secure and efficient operations, and fostering an environment of support across departments. Key responsibilities include providing technical support and help desk services to assist employees across various departments with hardware, software, or network issues, thereby minimizing downtime and enhancing productivity City-wide. The IT team also oversees network and infrastructure management, maintaining secure and reliable connectivity across servers, data storage systems, and the City's digital environment.

Cybersecurity is a core function, with the IT department implementing robust security measures to protect data and systems from cyber threats, such as monitoring for breaches, conducting security assessments, and managing antivirus and firewall software. Additionally, the department focuses on software maintenance, ensuring that existing applications are regularly updated, secure, and optimized for performance. Strategic planning and innovation are integral to aligning technology initiatives with business goals, enabling growth through digital transformation and emerging technology adoption. Finally, the IT department supports various departments in meeting their objectives while handling compliance to ensure adherence to relevant regulations and standards, such as data privacy and retention laws associated with technology use. These combined responsibilities are essential for the IT department to support daily operations, drive efficiency, and advance the City's departmental goals.

This year, the IT department is focused on several key projects aimed at enhancing efficiency and reducing costs. One initiative is the replacement of outdated computers across various departments, ensuring that employees have reliable, up-to-date technology to perform their roles effectively. This process involves balancing performance needs with budget limitations to maximize value without overextending financial resources. Additionally, the department is spearheading a migration of phone and data services to more cost-effective solutions, helping the City lower operational expenses across departments without compromising service quality.

Other projects for the year also include managing the IT infrastructure requirements for a new facilities, which involve setting up secure network connectivity, and communication systems from the ground up. This expansion requires careful planning and coordination to ensure that all necessary technology is in place for the facility's launch and fully integrated with the City's existing infrastructure. Together, these initiatives reflect the IT department's commitment to resourceful, forward-looking technology investments that support both immediate operational needs and long-term goals.

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
INFORMATION TECHNOLOGY							
DEPT 555							
PERSONNEL							
01-555-105	SALARIES	167,279	244,477	241,741	231,954	9,787	233,308
01-555-106	PART TIME SALARIES	-	2,313	-	32,911	(32,911)	29,835
01-555-100	OVERTIME	9,162	3,024	5,000	3,133	1,867	5,000
01-555-115	LONGEVITY	960	900	1,400	1,080	320	720
01-555-125	VEHICLE ALLOWANCE	6,000	6,000	6,000	6,000	(0)	6,000
01-555-126	CERTIFICATION PAY	-	151	-	-	-	-
01-555-130	UNIFORM ALLOWANCE	-	-	-	-	-	-
01-555-135	FICA	13,916	19,532	18,519	20,503	(1,984)	20,568
01-555-140	HEALTH INSURANCE	15,611	20,758	33,515	23,386	10,129	43,073
01-555-141	INSURANCE SUBSIDY	-	-	-	(1)	1	-
01-555-143	PHONE ALLOWANCE	60	-	-	-	-	-
01-555-150	WORKERS COMPENSATION	242	9,682	447	759	(312)	502
01-555-155	RETIREMENT	20,646	29,803	27,856	31,873	(4,017)	32,156
01-555-165	MEDICAL EXPENSE	439	55	-	-	-	-
01-555-185	PAYROLL ACCRUAL	-	3,427	-	(6,345)	6,345	-
	TOTAL PERSONNEL	**234,315**	**340,122**	**334,478**	**345,253**	**(10,775)**	**371,163**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
OPERATIONS							
01-555-203	IT APPAREL	128	238	400	81	319	400
01-555-205	GENERAL SUPPLIES	2,143	2,554	2,000	1,643	357	2,000
01-555-210	OFFICE SUPPLIES	901	915	350	278	72	350
01-555-216	FUEL EXPENSE	716	1,775	2,400	2,552	(152)	2,400
01-555-221	SMALL EQUIPMENT	-	2,416	2,500	1,398	1,102	2,500
01-555-405	PHONES	1,824	2,023	3,170	2,855	315	2,350
01-555-420	DUES / SUBSCRIPTIONS	200	848	905	1,221	(316)	550
01-555-421	BACK-UP VOICE & DATA	6,686	8,990	9,000	7,172	1,828	9,000
01-555-425	TRAVEL / TRAINING	2,078	8,013	7,000	4,192	2,808	5,000
01-555-446	ADVERTISING	403	-	500	-	500	200
01-555-455	CONTRACT LABOR	61,516	10,672	15,000	10,641	4,360	10,000
01-555-460	ANNUAL SOFTWARE DUES	48,467	48,189	72,442	63,539	8,903	81,250
01-555-510	EMPLOYEE APPRECIATION	307	300	1,000	426	574	500
	TOTAL OPERATIONS	**125,369**	**86,931**	**116,667**	**95,998**	**20,669**	**116,500**
MAINTENANCE AND REPAIR							
01-555-305	VEHICLE M&R	-	-	500	-	500	-
01-555-310	EQUIPMENT M&R	-	8,058	16,900	1,250	15,650	16,900
01-555-315	INFRASTRUCTURE R&M	-	-	-	-	-	-
	TOTAL MAINTENANCE AND REPAIR	**-**	**8,058**	**17,400**	**1,250**	**16,150**	**16,900**
LEASES AND INSURANCE							
01-555-514	ENTERPRISE FLEET LEASES	-	-	-	-	-	-
01-555-538	BUILDING LEASE	-	17,753	19,000	18,243	757	19,000
01-555-542	LEASE PAYMENTS	-	-	-	19,696	(19,696)	19,700
01-555-555	EMAIL SERVICES	20,651	26,862	28,000	26,985	1,015	28,000
01-555-610	COMPUTER / SOFTWARE	16,493	679	1,200	543	657	1,200

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
	TOTAL LEASES AND INSURANCE	**37,144**	**45,293**	**48,200**	**65,466**	**(17,266)**	**67,900**
CAPTIAL OUTLAY							
01-555-625	CAPITAL EQUIPMENT	20,052	3,116	-	27,266	(27,266)	29,000
	TOTAL CAPITAL OUTLAY	**20,052**	**3,116**	**-**	**27,266**	**(27,266)**	**29,000**
	TOTAL INFORMATION TECHNOLOGY	**416,880**	**483,520**	**516,745**	**535,234**	**(18,489)**	**601,463**

FLEET SERVICE

DEPARTMENT 556

The City of Angleton Fleet Service Department contains no personnel costs, as this department only contains costs related to the Enterprise Fleet contract for leased vehicles.

Currently, there are 47 City vehicles included with the Enterprise Fleet lease. The City owns 40 vehicles that are not included in the fleet lease. The vehicles owned by the City have never been replaced since the inception of the fleet lease.

The graph below shows the numbers of owned and leased vehicles by each department within the General Fund. For FY25, leased vehicle costs have been allocated to individual funds / depts.

CITY-WIDE FLEET VEHICLE INVENTORY

DEPARTMENT	TYPE OF VEHICLE	LEASED	OWNED	TOTAL
ANIMAL CONTROL (FUND 01-526)	TAHOE SUV		1	
	TRUCK		1	
	TRUCK	1		
TOTAL ANIMAL CONTROL VEHICLES		**1**	**2**	**3**
EMERGENCY MANAGEMENT (FUND 01-513)	SUV	1		
	TRUCK		1	
TOTAL EM VEHICLES		**1**	**1**	**2**
DEVELOPMENT SERVICES (FUND 01-535)	SUV	1		
	TRUCK	3		
TOTAL DS VEHICLES		**4**	**0**	**4**
UTILITY BILLING (FUND 03-560)	TRUCK	1	1	
TOTAL UB VEHICLES		**1**	**1**	**2**
PARKS (FUND 01-550)	TRUCK	5	2	
	VAN		1	
	FREIGHTLINER (BUCKET TRUCK		1	
TOTAL PARKS VEHICLES		**5**	**4**	**9**
RECREATION (FUND 60)	TAHOE SUV	2		
	BUS	1	1	
TOTAL RECREATION VEHICLES		**3**	**1**	**4**
POLICE (FUND 01-525)	TRUCK		4	
	VAN	1		
	SUV	12	15	
	SEDAN		2	
TOTAL POLICE VEHICLES		**13**	**21**	**34**
PUBLIC WORKS (FUND 01-558, 03-560, 03-565, 03-570, 03-571)				
	SUV	1		
	1/2-TON PICKUP	15	4	
	3/4-TON PICKUP		1	
	1-TON PICKUP	1	2	
	1 1/2-TON PICKUP	1		
	FREIGHTLINER TRUCK		3	
	SWEEPER	1		
TOTAL PUBLIC WORKS VEHICLES		**19**	**10**	**29**
	TOTAL CITY FLEET VEHICLES	**47**	**40**	**87**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
FLEET SERVICE							
DEPT 556							
OPERATIONS							
01-556-510	DEBT SERVICE	-	-	-	-	-	-
01-556-514	ENTERPRISE VEHICLE LEASE	342,329	430,890	537,067	596,751	(59,684)	47,566
01-556-515	FLEET SERVICE - PRINCIPAL	-	-	-	-	-	-
01-556-519	TRANSFER FOR INTER-FUND LOAN	49,800	-	-	-	-	-
	TOTAL FLEET SERVICE	**392,129**	**430,890**	**537,067**	**596,751**	**(59,684)**	47,566
	TOTAL FLEET SERVICE	**392,129**	**430,890**	**537,067**	**596,751**	**(59,684)**	47,566

COMMUNICATIONS & MARKETING DEPARTMENT

DEPARTMENT 557

The Communication & Marketing Department summary touches on other funds where marketing and tourism activities are budgeted such as Fund 01 (General Fund) Department 557 - Economic Development, Fund 11 – Community Events, and Fund 04 – Hotel and Occupancy Tax (HOT), and Fund 117 - Downtown Revitalization.

*The overview of the Communications and Marketing Department does not segregate information based on Fund / Department.

Number of full-time employees:	3/4 (1 employee funded 70% from Dept. 557 and 30% from the Hotel / Motel Tax Fund.)
Number of part-time employees:	0

In FY24, the Communications and Marketing Department continued to enhance community engagement and support local businesses through a range of city-sponsored events and initiatives. Despite weather-related challenges, such as the impact of the straight-line winds affecting Angleton Market Days, we maintained a strong presence in the community, fostering resilience and support for affected vendors and attendees. This overview provides a summary of key initiatives, estimated attendance, and revenue impact:

1. Market Days

   Market Days in FY24 faced unique challenges due to a significant storm in March, which resulted in fifteen of our outdoor vendors being unable to proceed due to damage to their booths and merchandise. We offered these vendors an opportunity to return in the Fall, moving their booth fees forward. The impact was approximately $4,200 for the 15 vendors adversely affected by the storm. The overall revenue from the two Market Day events was $127,375.

2. Music Friendly Community Designation

   Our successful designation as a “Music Friendly Community” in September 2024 has positioned the city as a destination for live music, supporting local artists and fostering a vibrant cultural scene. This designation not only enhances our community’s appeal to residents and visitors alike but also strengthens local tourism and economic activity through partnerships with artists and venues.

3. Event Attendance and Revenue Estimates

   City-sponsored events, including Concerts in the Park, Freedom Fireworks, The Heart of Christmas, and Angleton Market Days collectively attracted an estimated 46,000 attendees throughout the fiscal year. Revenue generated from vendor fees and sponsorships at these events is projected to be around $142,750. These revenues fund the following initiatives and thus do not burden the general fund.

   - Concerts in the Park
   - Heart of Christmas
   - Freedom Fireworks

- A portion of INSIDE Angleton Printing
- A portion of Employee Appreciation

In FY25, we plan to build on this foundation of community engagement and attractions and add another great event to our lineup. This proposed event will be an artisan event to highlight the unique talents of "makers" across the state of Texas and will feature great food and live music.

Economic Development

The Angleton Better Living Corporation (ABLC) manages projects funded by the 4B sales tax, which is designated for Parks and Drainage rather than economic development. 70% of the Communications and Marketing Director's salary is allocated from the general fund to support Economic Development and Special Projects, reflecting a commitment to economic growth through efficient resource management.

- In FY24, the City of Angleton was excited to advance its work with NaviRetail, focusing on opportunities in the 288B Commercial Corridor. Hired in October 2023, NaviRetail assessed local market conditions and evaluated potential commercial tenants for a high traffic site at the intersection of FM 523 and Highway 288B. The study identified an audience of 67,486 frequent shoppers with an average household income of $108,935, revealing significant market gaps in the restaurant, general merchandise, and grocery sectors. These insights are guiding our commercial recruitment efforts to meet the needs of Angleton's growing population and attract high-value retail partners.
- Additionally, a hotel feasibility study conducted in February 2024 concluded that a 110-room limited-service hotel would be financially viable at the identified site, enhancing accommodation options for both business and leisure visitors. We anticipate a residential component in this project, given the scope of development needed to fully activate this area.

Looking ahead to FY25, we plan to strengthen these initiatives by working closely with landowners and developers to explore potential for a large mixed-use project, positioning Angleton as a vibrant hub of commercial and residential activity.

Bond Project – King Municipal Operations Center

The Service Center Building at 901 S. Velasco was purchased in 2007 and was previously a Car Dealership. With the need to shutter the old Service Center and subsequent relocation of the Public Works, Parks, and Information Technology Staff to a modular office, an internal team was assembled to look at options for a new facility.

An architectural firm was retained to prepare a high-level Feasibility Study and Assessment of the Public Works Building. The intended scope was to demolish and reconstruct the existing foundation of the current Service Center building and expand the use and square footage to accommodate Parks, Public Works, and IT departments. After lengthy discussion at the City Council Meeting, the scope was widened to determine the comparison of different sites and associated costs for each option. After looking at different options, City Council determined that they would support building a new building on the existing site.

IAD Architect and Teal Construction were awarded the contract to work alongside the city to bring this project to fruition.

In early 2024, the front of the old Service Center was demolished to make way for the new construction.

A new single-story office and maintenance building of approximately 16,900 SF to serve the City of Angleton as the King Municipal Operations Center named after City of Angleton employee David Lee King who served the City of Angleton Public Works Department for 44 years before retiring in 2016.

Departments housed within this facility will include Public Works and Parks as well as other support areas and will also include site amenities. Martha Eighme is serving as the Staff Project Lead.

Estimate of project timeline:

- November 2, 2023, Final CMaR RFP issued by C.o. Angleton.
- November 27, 2023, C.o. Angleton receives responses for CMaR RFQ
- January 4, 2024, Draft AIA A133 CMaR Contract issued
- January 15, 2024, iAD provides C.o. Angleton comments on CMaR draft contract
- June 11, 2024, iAD provides more comments on CMaR draft contract.
- July 16, 2024, C.o. Angleton issues CMaR Contract for last edits
- September 5, 2024, Teal receives executed CMaR contract from C.o. Angleton
- September 5, 2024, SD Package issued to Teal
- September 30, 2024, Teal submits S.D. phase Control Estimate of $5,239,219 (~13% above original estimate from 16 months earlier)

In FY 2025

- October 2024 iAD is working with C.o. Angleton staff to verify all current plans are acceptable and ready to proceed into the D.D. phase.
- November 2024 iAD will submit D.D. package to C.o. Angleton for review/comment phase and to Teal for D.D. Construction Cost estimates.
- December 2024 OAC team will review D.D. Construction Cost estimates and move into C.D. design phase.
- February 2025 iAD will submit 95% GMP package to C.o. Angleton for review/comment phase and to Teal for GMP proposal.
- March 2025 Anticipate Council to approve CMaR to start construction.
- April 2025 Teal/CMaR to mobilize and start construction.
- End of Q1 2026 Substantial Completion of new King Municipal Operation Center

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
ECONOMIC DEVELOPMENT							
DEPT 557							
PERSONNEL							
01-557-105	SALARIES	24,272	32,572	55,294	44,776	10,518	78,964
01-557-115	LONGEVITY	158	173	215	390	(175)	210
01-557-125	VEHICLE ALLOWANCE	1,440	1,800	1,500	2,423	(923)	4,200
01-557-126	CERTIFICATION PAY	288	370	300	485	(185)	840
01-557-135	FICA	1,998	2,663	4,246	3,740	506	6,121
01-557-140	HEALTH INSURANCE	2,932	8,587	5,586	6,169	(583)	9,800
01-557-141	INSURANCE SUBSIDY	-	-	-	-	-	-
01-557-143	PHONE ALLOWANCE	14	0	-	-	-	-
01-557-145	WORKERS COMPENSATION	89	138	102	759	(657)	86
01-557-155	RETIREMENT	2,958	3,934.07	6750	5,514	1,236	9,570
01-557-165	MEDICAL EXPENSE	147	0	-	-	-	-
01-557-185	PAYROLL ACCRUAL	0	1,205.96	-	(1,814)	1,814	-
	TOTAL PERSONNEL	**34,296**	**51,443**	**73,993**	**62,443**	**11,550**	**109,791**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
OPERATIONS							
01-557-203	APPAREL	238	193	200	200	(0)	200
01-557-205	GENERAL SUPPLIES	167	11	500	114	386	500
01-557-405	PHONES	-	-	-	-	-	-
01-557-406	PRINTING	5,083	5,000	5,000	5,000	-	5,000
01-557-420	DUES / SUBSCRIPTIONS	989	643	1,000	834	166	1,000
01-557-425	TRAVEL / TRAINING	2,839	5,151	5,000	3,847	1,153	4,000
01-557-450	ANNUAL ALLIANCE MEMBERSHIP FEE	6,000	6,000	6,000	6,500	(500)	6,500
01-557-510	EMPLOYEE APPRECIATION	-	100	100	75	25	100
01-557-535	MAINTENANCE AGREEMENTS	-	15,000	15,000	15,000	-	15,000
	TOTAL OPERATIONS	**15,316**	**32,098**	**32,800**	**31,571**	**1,229**	32**,300**
PROFESSIONAL SERVICES							
01-557-415	LEGAL SERVICES	43,041	40,440	30,000	30,000	**-**	30,000
	TOTAL PROFESSIONAL SERVICES	**43,041**	**40,440**	**30,000**	**30,000**	-	**30,000**
	TOTAL ECONOMIC DEVELOPMENT	**92,653**	**123,981**	**136,793**	**124,014**	**12,779**	172**,091**

PUBLIC WORKS

DEPARTMENT 558

The Public Works Department spans three funds – General Fund (01), Street Fund (02), and Enterprise Fund (03). In the General Fund, Public Works activities are mostly related to drainage and streets.

Number of full-time employees: 7

- Maintenance Tech (5)
- Senior Maintenance Tech (1)
- Heavy Equipment Operator / Foreman (1)

Number of employees funded partially: 3

- Assistant Director of Public Works (25%)
- Public Works Supervisor (50%)
- Operations Coordinator (25%)

Changes from FY24 budget to FY25 budget: No major changes.

From the Public Works Capital Projects Priority List:

Project Priority Rank: 8/9
Project: Henderson Roadway Improvements

Description: The Henderson Road corridor is the only major east west roadway that collects Hwy 35 to SH 288b and to SH 288. It also is adjacent to the Angleton Middle School and has pedestrian and bicycle traffic. The drainage in the area consists of a large open ditch and currently holds water. A lot of development is occurring on this busy roadway and due to the future traffic load, it is projected that the roadway must be upsized to a Blvd. section. To install the proposed roadway cross section large culvert will be required to close in the existing open ditches.

Objective: This will help the mobility and improve safety in the area that is adjacent to a middle school (Pedestrian, bicycles, and vehicles). The City is currently pursuing possible funding opportunity for this project. They are currently tracking HGAC's TIP funding project. This project should be very eligible for selection.

Project Cost: $31,000,000.00

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
PUBLIC WORKS							
DEPT 558							
PERSONNEL							
01-558-105	SALARIES	475,566	506,029	552,273	484,918	67,355	444,474
01-558-106	ON CALL	3,886	3,081	5,200	268	4,932	3,250
01-558-110	OVERTIME	40,875	41,237	33,000	20,762	12,238	29,149
01-558-115	LONGEVITY	4,584	4,764	3,865	3,465	400	2,340
01-558-125	VEHICLE ALLOWANCE	2,400	2,123	1,500	346	1,154	1,500
01-558-126	CERTIFICATION PAY	5,584	4,839	3,675	2,693	982	1,694
01-558-135	FICA	40,303	41,557	42,826	37,406	5,420	37,563
01-558-140	HEALTH INSURANCE	124,553	12,810	145,230	112,432	32,798	154,352
01-558-141	INSURANCE SUBSIDY	-	6,872	17,885	(207)	18,092	17,885
01-558-143	PHONE ALLOWANCE	577	565	720	125	595	-
01-558-145	WORKERS COMPENSATION	11,747	34,758	15,060	24,126	(9,066)	11,939
01-558-150	UNEMPLOYMENT	-	257	1,946	-	1,946	-
01-558-155	RETIREMENT	63,515	66,510	68,073	58,481	9,592	58,726
01-558-165	MEDICAL EXPENSE	2,202	1,170	5,300	1,415	3,885	2,700
01-558-185	PAYROLL ACCRUAL	-	(2,034)	-	(8,181)	8,181	-
	TOTAL PERSONNEL	**775,792**	**724,536**	**896,553**	**738,049**	**158,504**	**765,573**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
OPERATIONS							
01-558-203	APPAREL	13,312	8,739	4,000	4,000	-	1,000
01-558-205	GENERAL SUPPLIES	10,508	11,579	12,000	13,160	(1,160)	12,000
01-558-210	OFFICE SUPPLIES	500	451	1,000	953	47	-
01-558-213	SIGN MATERIALS	29,926	21,301	21,500	23,759	(2,259)	21,500
01-558-214	QUIET ZONE	-	-	10,175	6,010	4,165	15,000
01-558-215	VEHICLE SUPPLIES	871	3,860	4,000	5,110	(1,110)	4,000
01-558-216	FUEL EXPENSE	42,405	50,566	50,000	52,769	(2,769)	50,000
01-558-220	EQUIPMENT SUPPLIES	7,774	7,606	12,000	11,752	248	12,000
01-558-221	SMALL EQUIPMENT	2,969	1,363	3,000	2,786	214	3,000
01-558-223	EQUIPMENT RENTAL	-	650	1,500	230	1,270	1,500
01-558-225	CHEMICAL SUPPLIES	495	967	1,000	1,000	-	1,000
01-558-405	PHONES	12,084	4,492	5,000	6,042	(1,042)	5,000
01-558-410	UTILITIES	167,127	194,843	160,000	193,803	(33,803)	160,000
01-558-411	LIGHTS	-	-	2,500	-	2,500	2,500
01-558-420	DUES / SUBSCRIPTIONS	1,216	756	1,200	-	1,200	1,200
01-558-425	TRAVEL / TRAINING	3,208	4,984	5,000	4,619	381	5,000
01-558-465	SPECIAL EVENTS / PROJECTS	1,724	1,850	2,000	1,934	66	2,000
01-558-499	MISCELLANEOUS	1,829	15,000	15,000	-	15,000	-
01-558-510	EMPLOYEE APPRECIATION	477	492	1,000	622	378	1,000
	TOTAL OPERATIONS	**296,425**	**329,498**	**311,875**	**328,549**	**(16,674)**	**297,700**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
MAINTENANCE AND REPAIR							
01-558-305	VEHICLE M&R	7,119	2,996	20,425	24,368	(3,943)	3,000
01-558-310	EQUIPMENT M&R	47,177	44,984	27,575	33,545	(5,970)	45,000
01-558-315	INFRASTRUCTURE M&R	96,208	35,006	73,000	81,101	(8,101)	100,000
01-558-316	TRAFFIC LIGHTS	1,497	8,000	8,000	3,602	4,398	8,000
01-558-317	ROADWAY PAINTING	5,936	20,000	20,000	10,165	9,835	10,000
01-558-318	SIDWALKS M&R	92,285	-	-	-	-	-
01-558-320	BUILDING M&R	5,215	12,183	2,388	1,929	459	-
	TOTAL MAINTENANCE AND REPAIR	**255,437**	**123,169**	**151,388**	**154,711**	**(3,323)**	**166,000**
LEASES AND INSURANCE							
01-558-506	VEHICLE INSURANCE	-	5,913	-	-	-	24,887
01-558-507	BUILDING INSURANCE (WINDSTORM)						2,716
01-558-514	ENTERPRISE FLEET LEASE	-	-	-	-	-	107,514
01-558-535	LEASE PAYMENTS	-	1,774	-	-	-	-
01-558-538	BUILDING LEASE	2,541	17,753	-	18,243	(18,243)	-
	TOTAL LEASES AND INSURANCE	**2,541**	**25,439**	**-**	**18,243**	**(18,243)**	**135,117**
PROFESSIONAL SERVICES							
01-558-415	LEGAL SERVICES	44,494	12,298	45,000	48,260	(3,260)	45,000
	TOTAL PROFESSIONAL SERVICES	**44,494**	**12,298**	**45,000**	**48,260**	**(3,260)**	**45,000**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
CAPITAL OUTLAY							
01-558-520	CONTINGENCY	22,990	-	-	-		-
01-558-601	VEHICLE CAPTIAL EQUIPMENT	9,178	-	-	-		-
01-558-612	ASPHALT ROADWAY OVERLAY	198,118	215,679	300,000	181,842	118,158	300,000
01-558-613	SIDEWALK PROJECTS	-	22,000	75,000	72,257	2,743	-
01-558-615	INFRASTRUCTURE CAPITAL COSTS	12,800	-	-	-	-	-
01-558-625	CAPITAL EQUIPMENT	650	-	-	-	-	-
	TOTAL CAPITAL OUTLAY	**243,736**	**237,679**	**375,000**	**254,099**	**120,901**	**300,000**
	TOTAL GENERAL FUND PUBLIC WORKS	**1,618,425**	**1,452,620**	**1,779,816**	**1,541,911**	**237,905**	**1,709,390**

NON-DEPARTMENTAL

DEPARTMENT 559

The Non-Department Department consists of items that are a blend of multiple departments such as costs related to employee health insurance and fees associated with insurance account management. Other cross-departmental costs have historically included the Angleton University program, although it was not funded in FY25. Community-wide activities supported by Department 559 include the City's contribution Angleton Emergency Medical Services (EMS), Gulf Coast Transit Authority (GCTA), and the City's contribution to the Brazoria County Library System.

The City's solid waste contract cost with Waste Management is budgeted in this department. Typically, the contractual cost for waste management services and the fees collected are immaterial, however, the revenue is recognized in the General Fund, and the expenditure for the contractual fee is budged in Department 559.

- There are no employees allocated to Department 559.
- No major projects are planned for FY25 in Department 559.

No increases to Department 559 were approved in FY25, however reductions from FY24 to FY25 include the following:

- Special Services (-$8,000)
- Bank Charges (-$7,000)
- Development Incentive Tax Rebate (-$8,000)
- Angleton University Program (-$4,267)
- Bad Debt Expense – Increase of $17,985

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
NON-DEPARTMENTAL							
DEPT 559	*NO CURRENT EMPLOYEES ALLOCATED TO DEPT. 559						
PERSONNEL COSTS							
01-559-105	NON DEPT WAGE CHANGES	-	-	74,539	-	74,539	-
01-559-140	HEALTH INSURANCE	-	(2,955)	171,851	731	171,120	-
01-559-141	HEALTH INSURANCE SUBSIDY	8,840	6,339	8,400	816	7,584	-
	TOTAL PERSONNEL COSTS	**8,840**	**3,384**	**254,790**	**1,547**	**253,243**	**-**
OPERATIONS							
01-559-405	PHONE EXPENSE	45,748	68,239	30,000	61,591	(31,591)	50,000
01-559-422	CITY CONNECT	15,300	12,870	15,000	10,991	4,009	8,000
01-559-445	SPECIAL SERVICES	1,918	-	8,000	-	8,000	-
01-559-446	LIBRARY CONTRIBUTION	-	32,500	35,000	32,500	2,500	32,500
01-559-447	EMS CONTRIBUTION	45,748	96,000	96,000	96,000	-	96,000
01-559-455	CONTRACT LABOR	-	756	-	60,874	(60,874)	-
01-559-459	REGIONAL TRANSPORTATION	15,300	41,080	41,080	41,080	-	41,080
01-559-475	BANK CHARGES	1,918	(105)	7,000	-	7,000	-
01-559-479	DEVELOPMENT INCENTIVE - TAX REBATRE	-	-	8,000	-	8,000	-
01-559-480	SOLID WASTE CONTRACT	1,969,388	2,088,554	2,180,693	2,326,916	(146,223)	2,401,632
01-559-490	ANGLETON UNIVERSITY	4,503	4,858	6,000	1,724	4,276	-
01-559-499	MISCELLANEOUS	-	57,335	7,000	11,480	(4,480)	-
01-559-520	CONTINGENCY	73,647	-	46,247	-	46,247	-
01-559-555	BAD DEBT EXPENSE	-	17,184	30,000	17,985	12,015	30,000
	TOTAL OPERATIONS	**2,173,470**	**2,419,271**	**2,510,020**	**2,661,141**	**(151,121)**	**2,659,212**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
LEASES AND INSURANCE							
01-559-505	GENERAL INSURANCE	21,376	47,294	30,000	67,928	(37,928)	80,310
01-559-507	VEHICLE INSURANCE	49,645	30,730	51,616	-	51,616	-
01-559-507	BUILDING INSURANCE (WINDSTORM)	37,562	56,007	30,000	407,128	(377,128)	40,000
	TOTAL LEASES AND INSURANCE	**108,583**	**134,031**	**111,616**	**475,056**	**(363,440)**	**120,310**
TRANSFERS OUT							
01-559-713	TRANSFER TO KEEP ANGLETON BEAUTIFUL	-	25,200	-	-	-	-
01-559-741	TRANSFER TO UNEMPLOYMENT FUND	-	50,000	50,000	29,167	20,833	-
	TOTAL TRANSFERS OUT	-	**75,200**	**50,000**	**29,167**	**20,833**	**-**
	TOTAL NON-DEPARTMENTAL	**2,290,893**	**2,631,886**	**2,926,426**	**3,166,910**	**(240,484)**	**2,779,522**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
	TOTAL GENERAL FUND EXPENDITURES	**16,140,901**	**16,892,554**	**18,970,345**	**19,223,909**	**(253,564)**	**19,425,950**
	TOTAL GENERAL FUND REVENUE TO EXPENDITURES	**50,576**	**804,327**	**35,556**	**(392,709)**		**1,116**

		APPROVED ALLOCATION
FY25 GENERAL FUND REVENUES	**19,427,066**	**19,425,950**
LESS FY25 GENERAL FUND EXPENDITURES FOR ALL DEPARTMENTS	**(19,425,950)**	
ENDING BALANCE AS IS	**1,116**	
REMOVE TRANSFER IN FROM ENTERPRISE FUND	**(1,545,560)**	
TRANSFER IN FROM GENERAL FUND BALANCE	**1,545,560**	
ENDING BALANCE	**-**	

STREET FUND

02

STREET FUND REVENUE

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
MISC. REVENUE							
02-800-300	INTEREST INCOME	12,631	56,369	20,000	43,771		20,000
	TOTAL REVENUE	**12,631**	**56,369**	**20,000**	**43,771**	**23,771**	**20,000**
PUBLIC WORK EXPENSE							
02-558-615	CE STREET INFRASTRUCTURE		98,019	-	2,500	(2,500)	20,000
	TOTAL PUBLIC WORK EXPENSE	**-**	**98,019**	**-**	**2,500**	**(2,500)**	**20,000**
	STREET FUND REVENUE TO EXPENSE	**12,631**	**(41,650)**	**20,000**	**41,271**	**21,271**	**-**

ENTERPRISE FUND

03

This fund is also referred to as the Utility Fund and / or the Water Fund.

This Fund is for the City's business-type activities, meaning that this fund is operated like a business. At a basic level, this fund provides services for fees. The method of accounting in this fund is different from the General Fund, which is supported by taxes such as property taxes and sales taxes and uses the modified accrual basis of accounting which recognizes revenue when measurable and available and typically is accrued if received within 30-60 days of fiscal year-end. The accounting method used for the Enterprise Fund is the full accrual method of accounting which recognizes revenues when earned and expenses when incurred.

The Enterprise Fund consists of four (4) departments:

- Utility Billing (560)
- Water Utility Service (565)
- Sewer Utility Service (570)
- Water and Sewer Utility Plants (571)

Employees funded in the Enterprise Fund are as follows:

Utility Billing: 6 FTE's

- Utility Billing Supervisor (1)
- Lead Utility Clerk (1)
- Maintenance Tech (2)
- Utility Clerk (2)

Water Utility Service 565:

10 FTE's

- Maintenance Tech (5)
- Water Crew Leader (1)
- Chief Water Operator (1)
- Water Foreman (1)
- Water Operator (1)
- Water Plant Operator II (1)

Partially funded Staff (5):

- Asst. Director of PW 25%
- PW Supervisor 50%
- Operations Coordinator 25%
- Director of PW 25%
- PW Superintendent 25%

Sewer Utility Service 570:

7 FTS's

- Foreman (1)
- Maintenance and Operations Tech (4)
- Lift station Operator (1)
- Light Equipment Operator (1)

Partially funded staff (4)

- Asst. Director of PW (25%)
- Operations Coordinator (25%)
- Director of PW (25%)
- PW Superintendent (25%)

Water and Wastewater Plant Operations 571:

4 FTE's

- Wastewater Plan Operator (1)
- Chief WW Plant Operator (1)
- Maintenance Tech (2)

4 partially funded staff:

- Asst. Director of PW 25%
- Operations Coordinator 25%
- Director of PW 25%
- PW Superintendent 25%

The Enterprise Fund is estimated to earn $12,429,728 in revenue in FY25, however the total expenses, after reconstructing the FY25 budget, are $14,819,803, resulting in a deficit of -$2,498,544.

Sizeable expenses within the Enterprise Fund include:

- A subsidy transfer to the General Fund in the amount of $1,545,560.
- A transfer to the Debt Service Fund in the amount of $1,541,142.

The Enterprise Fund cannot support the transfers to the General Fund, therefore another method will be needed to balance the Enterprise Fund budget. Payment of debt obligations is not optional.

If the subsidy transfers to the General Fund are removed, the Enterprise Fund deficit will then be (-$349,605).

ENTERPRISE FUND SUMMARY

ENTERPRISE FUND LEAD SHEET
REVENUES TO EXPENDITURES BY DEPARTMENT
FISCAL YEAR 2024-2025

REVENUE TYPE	FY22 ACTUAL	FY23 ACTUAL	FY24 BUDGET	FY24 ACTUAL	FY24 +/-	FY25 APPROVED
WATER REVENUES	4,435,675	6,656,543	7,188,204	7,245,462	57,258	8,113,938
SEWER REVENUES	2,687,015	3,215,861	3,583,585	3,654,336	70,751	3,893,928
CONNECTION	21,750	22,500	20,000	19,950	(50)	20,000
RECONNECTION FEE	130,975	138,733	200,000	137,125	(62,875)	140,000
PENALTY	209,819	230,568	180,813	215,064	34,251	180,813
OTHER INCOME	57,008	55,467	39,680	45,784	6,104	42,294
INTEREST INCOME	5,119	12,161	4,000	4,401	401	6,000
CONTRACTUAL INCOME	17,268	31,075	32,775	32,007	(768)	32,755
TOTAL ENTERPRISE FUND REVENUE	**7,564,629**	**10,362,908**	**11,249,057**	**11,354,128**	**105,071**	**12,429,728**

NO.	DEPARTMENT NAME	FY22 ACTUAL	FY23 ACTUAL	FY24 BUDGET	FY24 ACTUAL	FY24 +/-	FY25 APPROVED
560	UTILITY BILLING	532,185	953,001	1,034,704	1,098,557	63,853	1,210,191
565	WATER SERVICE	4,615,515	5,679,796	6,297,354	6,632,762	335,408	7,890,126
570	SEWER SERVICE	2,063,388	2,288,334	2,490,423	2,518,414	27,991	3,331,065
571	UTILITY PLANT OPERATIONS	1,258,794	1,815,222	1,478,678	1,784,795	306,117	1,893,510
	TOTAL ENTERPRISE FUND EXPENSE	**8,469,881**	**10,736,353**	**11,301,159**	**12,034,528**	**(733,369)**	**14,324,893**

TOTAL ENTERPRISE FUND REVENUE	**12,429,728**
TOTAL ENTERPRISE FUND EXPENSE	**14,324,893**
FY25 BUDGET ENTERPRISE FUND TOTAL	**(1,895,165)**

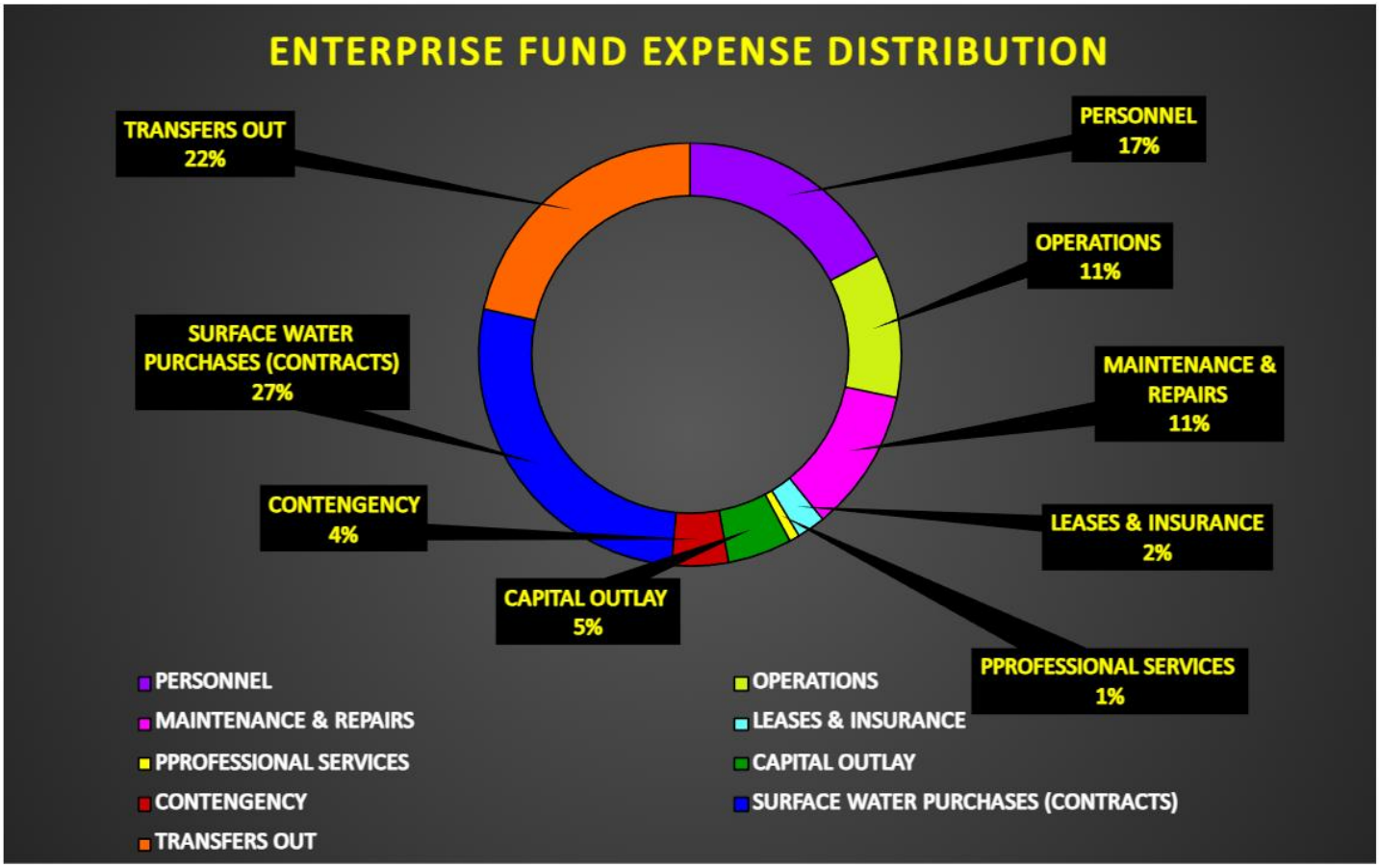
As presented, the Enterprise Fund is not balanced and will require further work to balance the fund so that revenues are equal to or exceed expenses. As presented, the revenues in the Enterprise Fund are $12,429,728 and total expenses are $12,324,893 with a proposed ending balance of (1$1,895,165). Each of the four (4) departments within the Enterprise Fund is presented to transfer $386,390 to subsidize the General Fund for a total transfer to the General Fund of $1,545,560. As presented, the Enterprise Fund cannot afford to make the transfer to the General Fund, however, if the transfer was removed, the deficit would be reduced to (-$349,605.).

It is recommended by the Government Finance Officers Association that subsidy transfers should be repaid with interest. In the subsequent pages, readers can see how the Enterprise Fund has been subsidizing the General Fund, as it is not self-sustaining, and the Enterprise Fund has consequently suffered and is operating at an annual loss. Subsidies per GFOA best management practices should be repaid to avoid compounding deficits as appears to be the case in this situation. The remedy is to fully segregate the General Fund and Enterprise Fund, resolve the deficiency in the General Fund so that it can operate independently and develop a plan to replenish reserves. (GFOA Best Management Practice on Achieving a Structurally Balanced Budget: Achieving a Structurally Balanced Budget)

FY25 ENTERPRISE FUND EXPENSE DISTRIBUTION

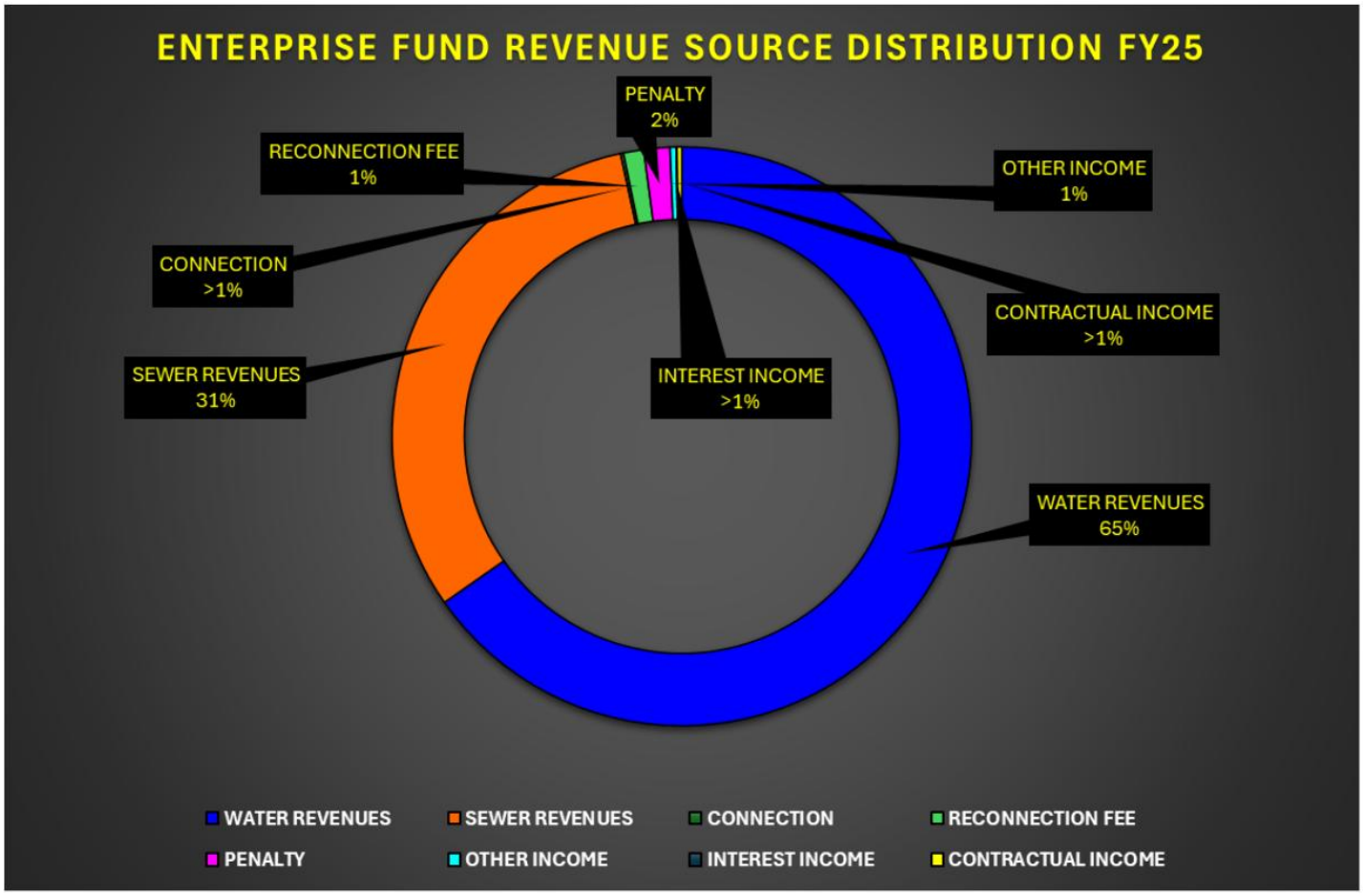
ENTERPRISE FUND EXPENSE DISTRIBUTION

PERSONNEL	2,476,916
OPERATIONS	1,574,297
MAINTENANCE & REPAIRS	1,564,390
LEASES & INSURANCE	312,568
PPROFESSIONAL SERVICES	111,250
CAPITAL OUTLAY	704,000
CONTENGENCY	620,000
SURFACE WATER PURCHASES (CONTRACTS)	3,874,770
TRANSFERS OUT	3,086,702
TOTAL ENTERPRISE FUND EXPENSE	**14,324,893**



FY25 ENTERPRISE REVENUE DISTRIBUTION BY TYPE

ENTERPRISE FUND REVENUE SOURCE DISTRIBUTION	
WATER REVENUES	8,113,938
SEWER REVENUES	3,893,928
CONNECTION	20,000
RECONNECTION FEE	140,000
PENALTY	180,813
OTHER INCOME	42,294
INTEREST INCOME	6,000
CONTRACTUAL INCOME	32,755
TOTAL ENTERPRISE FUND REVENUE	**12,429,728**



ENTERPRISE FUND 03

REVENUE

ENTERPRISE FUND REVENUE							
G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
REVENUES							
03-300-300	WATER INCOME	4,287,575	6,572,877	7,121,029	6,909,596	(211,433)	8,046,763
03-300-301	WATER REVENUE	1,278	69	-	50	50	-
03-300-303	CAF - WATER	16,638	2,000	35,000	234,788	199,788	35,000
03-300-305	SEWER INCOME	2,301,759	2,880,629	3,286,829	3,076,018	(210,811)	3,562,172
03-300-306	DOMESTIC SEWER	233,135	280,224	268,156	248,881	(19,275)	268,156
03-300-307	CAF SEWER	65,971	2,000	-	249,037	249,037	35,000
03-300-310	GARBAGE INCOME	-	-	-	2	2	-
03-300-311	RECYCLING INCOME	2,671	2,672	-	2,745	2,745	2,614
03-300-315	CONNECTION INCOME	21,750	22,500	20,000	19,950	(50)	20,000
03-300-320	PENALTY INCOME	209,819	230,568	180,813	215,064	34,251	180,813
03-300-325	WATER TAPS	130,184	81,596	32,175	101,028	68,853	32,175
03-300-330	SEWER TAPS	86,150	53,009	28,600	80,400	51,800	28,600
03-300-331	2-WEEK CLEAN UP FEE	200	320	-	310	310	-
03-300-333	TRANSFER FEE	961	1,417	1,500	(4,409)	(5,909)	1,500
03-300-334	RECONNECT FEE	130,975	138,733	200,000	137,125	(62,875)	140,000
03-300-337	LOCK REFUND	950	2,538	-	1,775	1,775	-
03-300-407	USER FEE REVENUE	35,884	35,188	38,180	37,776	(404)	38,180
03-300-800	INTEREST INCOME	5,119	12,161	4,000	4,401	401	6,000
03-300-820	CASH OVER / SHORT	-	(80)	0	(156)	(156)	-
03-300-892	MISCELLANEOUS REVENUE	2,138	9,019	-	8,796	8,796	-
03-300-895	CLEARWIRE AGREEMENT	17,268	31,075	32,775	32,007	(768)	32,755
03-300-899	MISCELLANEOUS	14,204	4,393	-	(1,055)	(1,055)	-
	TOTAL ENTERPRISE FUND REVENUE	**7,564,629**	**10,362,908**	**11,249,057**	**11,354,128**	**105,071**	**12,429,728**

ENTERPRISE FUND 03
EXPENSE

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
ENTERPRISE FUND EXPENSE							
G/L ACCOUNT	**ACCOUNT DESCRIPTION**	**FY 2022 ACTUAL**	**FY2023 ACTUAL**	**FY2024 BUDGET**	**FY2024 ACTUAL**	**FY2024 (-/+)**	**FY2025 APROVED**
DEPT 560 - UTILITY COLLECTIONS							
PERSONNEL							
03-560-105	SALARIES	145,489	183,240	218,474	230,502	(12,028)	232,362
03-560-110	OVERTIME	1,549	2,360	1,646	2,257	(611)	5,087
03-560-115	LONGEVITY	1,140	1,380	855	1,560	(705)	2,100
03-560-126	CERTIFICATION	-	39	-	96	(96)	-
03-560-135	FICA	10,638	13,495	16,779	17,093	(314)	18,062
03-560-140	HEALTH INSURANCE	48,592	65,299	67,030	84,243	(17,213)	98,936
03-560-141	INSURANCE SUBSIDY	-	(38)	21,254	(38)	21,292	21,254
03-560-143	PHONE ALLOWANCE	-	720	720	720	-	720
03-560-145	WORKERS COMPENSATION	196	238	3,818	759	3,059	1,264
03-560-155	RETIREMENT	16,476	22,218	26,671	27,691	(1,020)	28,239
03-560-165	MEDICAL EXPENSE	90	-	-	80	(80)	-
03-560-185	PAYROLL ACCRUAL	-	3,163	-	(6,971)	6,971	-
	TOTAL PERSONNEL	**224,170**	**292,114**	**357,247**	**357,992**	**(745)**	**408,024**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
OPERATIONS							
03-560-203	APPAREL	692	823	2,000	1,878	122	1,800
03-560-205	GENERAL SUPPLIES	1,565	1,981	2,000	1,957	43	3,575
03-560-211	POSTAGE	47,565	51,790	30,000	30,150	(150)	5,000
03-560-216	FUEL EXPENSE	-	2,508	35,200	5,355	29,845	7,000
03-560-220	EQUIPMENT SUPPLIES	1,180	4,508	4,500	1,434	3,066	2,000
03-560-225	BILLING SUPPLIES	6,837	10,562	3,000	2,314	686	-
03-560-311	METER SUPPLIES	-	1,358	3,800	1,456	2,344	3,500
03-560-405	PHONES	720	1,305	1,565	1,720	(155)	1,000
03-560-420	DUES / SUBSCRIPTIONS	-	-	-	-	-	
03-560-425	TRAVEL / TRAINING	-	12	1,000	121	879	1,000
03-560-455	CONTRACT LABOR	6,030	2,933	25,205	30,145	(4,940)	-
03-560-457	BILL PROCESSING / COLLECTION	-	-	-	-	-	75,000
03-560-460	ANNUAL SOFTWARE FEES	-	17,869	30,000	25,613	4,387	19,000
03-560-476	CREDIT CARD FEES	36,410	24,056	30,000	25,146	4,854	30,000
03-560-477	CREDIT CARD FEES - ONLINE PAYMENTS	57,094	88,431	60,000	143,444	(83,444)	145,000
03-560-510	EMPLOYEE APPRECIATION	25	197	375	348	27	400
03-560-555	BAD DEBT EXPENSE	82,453	68,849	70,000	110,598	(40,598)	70,000
	TOTAL OPERATIONS	**240,571**	**277,182**	**298,645**	**381,678**	**(83,033)**	**364,275**
MAINTENANCE AND REPAIRS							
03-560-305	VEHICLE M&R	-	44	5,000	4,772	228	5,000
03-560-310	ANNUAL MAINTENANCE FEES	33,368	24,252	-	-	-	30,000
03-560-320	BUILDING M&R	-	1,358	-	-	-	-
	TOTAL MAINTENACE AND REPAIRS	**33,368**	**25,654**	**5,000**	**4,772**	**228**	**35,000**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
LEASES AND INSURANCE							
03-560-506	VEHCILE INSURANCE	-	177	350	1,346	(996)	1,500
03-560-507	BUILDING INSURANCE (WINDSTORM)	29,956	47,831	19,000	337	18,663	-
03-560-535	ENTERPRISE FLEET LEASE	2,386	2,115	3,400	2,610	790	9,752
	TOTAL LEASES AND INSURANCE	**32,342**	**50,123**	**22,750**	**4,293**	**18,457**	**11,252**
PROFESSIONAL SERVICES							
03-560-415	LEGAL SERVICES	625	-	1,250	-	1,250	1,250
	TOTAL PROFESSIONAL SERVICES	**625**	**-**	**1,250**	**-**	**1,250**	**1,250**
CAPITAL OUTLAY							
03-560-625	CAPTIAL EQUIPMENT	1,110	-	3,000	3,010	(10)	4,000
	TOTAL CAPITAL OUTLAY	**1,110**	**-**	**3,000**	**3,010**	**(10)**	**4,000**
TRANSFERS OUT							
03-560-702	TRANSFER TO GENERAL FUND	-	307,928	346,812	346,812	(0)	386,390
	TOTAL TRANSFERS FROM 03-560	**-**	**307,928**	**346,812**	**346,812**	**(0)**	**386,390**
	TOTAL UTILITY COLLECTIONS	**532,185**	**953,001**	**1,034,704**	**1,098,557**	**(63,853)**	**1,210,191**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
DEPT 565 - WATER COLLECTION							
PERSONNEL							
03-565-105	SALARIES	418,654	510,148	496,012	612,307	(116,295)	568,435
03-565-106	ON-CALL	6,612	6,888	6,000	1,776	4,224	6,000
03-565-110	OVERTIME	51,398	63,966	30000	32,715	(2,715)	39,550
03-565-115	LONGEVITY	3,762	4,122	2830	5,355	(2,525)	1,920
3-565-125	VEHICLE ALLOWANCE	-	-	0	346	-	-
03-565-126	CERTIFICATION	9,814	8,053	4,300	5,864	(1,564)	4,750
03-565-135	FICA	35,639	43,402	38,490	48,710	(10,220)	47,017
03-565-140	HEALTH INSURANCE	102,757	106,700	100,544	130,095	(29,551)	152,352
03-565-141	INSURANCE SUBSIDY	-	7,028	10,627	5,982	4,645	10,627
03-565-143	PHONE ALLOWANCE	433	465	600	125	475	-
03-565-145	WORKERS COMPENSATION	10,134	9,682	10,178	7,281	2,897	8,911
03-565-155	RETIREMENT	55,929	68,683	61,182	78,159	(16,977)	73,506
03-565-165	MEDICAL EXPENSE	353	285	-	205	(205)	-
03-565-185	PAYROLL ACCRUAL	-	8,535	-	(19,168)	19,168	-
	TOTAL PERSONNEL	**695,485**	**837,957**	**760,763**	**909,753**	**(148,990)**	**913,067**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
OPERATIONS							
03-565-203	APPAREL	4,216	4,817	6,500	6,500	-	6,500
03-565-205	GENERAL SUPPLIES	10,380	10,509	10,000	10,935	(935)	10,000
03-565-210	OFFICE SUPPLIES	4,665	4,919	5,000	4,654	346	5,000
03-565-215	VEHICLE SUPPLIES	462	3,242	3,500	2,192	1,308	3,500
03-565-216	FUEL EXPENSE	24,222	23,431	26,000	29,931	(3,931)	20,000
03-565-220	EQUIPMENT SUPPLIES	2,042	5,340	5,000	4,381	619	5,000
03-565-221	SMALL EQUIPMENT	3,721	2,456	3,000	1,767	1,233	3,000
03-565-225	CHEMICAL SUPPLIES	17,107	17,092	22,000	20,699	1,301	22,000
03-565-226	CHEMICALS	315	265	500	-	500	500
03-565-311	WATER METERS	34,330	11,240	25,000	5,637	19,363	25,000
03-565-405	PHONES	16,630	22,700	10,000	18,902	(8,902)	20,000
03-565-410	UTILITIES	61,307	59,028	46,000	51,658	(5,658)	46,000
03-565-416	REGULATORY FEES	24,159	35,760	28,423	27,249	1,174	30,000
03-565-417	LABORATORY FEES	14,538	30,721	37,000	40,744	(3,744)	37,000
03-565-420	DUES / SUBSCRIPTIONS	3,970	480	3,000	1,772	1,228	3,000
03-565-425	TRAINING / TRAVEL	4,581	5,203	7,000	6,831	169	7,500
03-565-440	EQUIPMENT RENTAL	303	620	500	922	(422)	500
03-565-503	CONTRACT LABOR	-	-	7,000	4,036	2,964	110,000
03-565-460	ANNUAL SOFTWARE FEES	-	79,800	-	56,953	(56,953)	88,000
03-565-510	EMPLOYEE APPRECIATION	266	241	500	403	97	500
03-565-511	TUITION REIMBURSEMENT	-	-	-	3,955	(3,955)	5,000
03-565-550	WATER EMERGENCY MANAGEMENT	27,669	50,147	50,000	44,310	5,690	50,000
03-565-599	MISCELLANEOUS	10,299	-	-	-	-	
	TOTAL OPERATIONS	**265,182**	**368,011**	**295,923**	**344,431**	**(48,508)**	**498,000**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
REPAIR AND MAINTENANCE							
03-565-305	VEHICLE M&R	$3,746	$1,289	3,000	1,691	1,309	3,000
03-565-310	EQUIPMENT M&R	$5,213	$7,890	8,000	7,673	327	8,000
03-565-315	INFRASTRUCTURE M&R	245,981	231,376	593,310	349,719	243,591	593,510
03-565-320	BUILDINGS M&R	29,779	8,264	16,930	16,930	(0)	30,000
03-565-325	OTHER M&R	-	4,815	-	-	-	-
03-565-330	HYDRANT MAINTENANCE	22,109	30,000	30,000	23,107	6,893	30,000
	TOTAL MAINENANCE AND REPAIR	**306,828**	**283,634**	**651,240**	**399,120**	**252,120**	**664,510**
LEASES & INSURANCE							
03-565-535	LEASE PAYMENTS	3,217	5,206	4,200	5,570	(1,370)	5,000
03-565-506	VEHICLE INSURANCE	16,733	11,825	-	25,735	(25,735)	28,309
03-565-507	BUILDING INSURANCE (WINDSTORM)	-	-	-	-	-	46,801
03-565-514	FLEET LEASE	-	-	-	-	-	47,708
	LEASES & INSURANCE	**19,950**	**17,031**	**4,200**	**31,305**	**(27,105)**	**127,818**
CONTRACTS							
03-565-224	WATER PURCHASES	2,207,590	3,175,043	3,429,000	3,426,126	2,874	3,874,770
	TOTAL CONTRACTS	**2,207,590**	**3,175,043**	**3,429,000**	**3,426,126**	**2,874**	**3,874,770**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
PROFESSIONAL SERVICES							
03-565-415	LEGAL SERVICES	23,545	16,605	40,000	128,370	**(88,370)**	40,000
	TOTAL PROFESSIONAL SERVICES	**23,545**	**16,605**	**40,000**	**128,370**	**(88,370)**	**40,000**
CAPITAL OUTLAY							
03-565-615	WATER INFRASTRUCTURE CAPITAL	-	-	-	118,295	(118,295)	315,000
03-565-615.01	288B UTILITY PROJECT	-	-	-	30,250	(30,250)	-
03-565-650	ELECTRIC METERS CAPITAL EQUIPMENT	-	-	-	110,920	(110,920)	
03-565-676	NORTH ROCK ISLAND PROJECT	-	-	-	17,964	(17,964)	-
	TOTAL CAPITAL OUTLAY	**-**	**-**	**-**	**277,429**	**(277,429)**	**315,000**
CONTINGENCY							
03-565-520	CONTINGENCY	21,750	-	-		-	300,000
	TOTAL CONTINGENCY	**21,750**	**-**	**-**	**-**	**-**	**300,000**
TRANSFERS OUT							
03-565-701	TRANSFER TO GENERAL FUND	426,039	307,927	348,495	348,495	-	386,390
03-565-705	TRANSFER TO DEBT SERVICE	649,145	673,588	767,733	767,733	(0)	770,571
	TOTAL TRANSFERS OUT	**1,075,184**	**981,515**	**1,116,228**	**1,116,228**	**(0)**	**1,156,961**
	TOTAL WATER COLLECTION	**4,615,515**	**5,679,796**	**6,297,354**	**6,632,762**	**(335,408)**	**7,890,126**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
DEPT. 570 - SEWER							
PERSONNEL							
03-570-105	SALARIES	406,725	420,534	424,000	523,177	(99,177)	377,586
03-570-106	ON-CALL	2,791	3,241	6,000	1,008	4,992	6,000
03-570-110	OVERTIME	31,449	52,687	38,000	23,463	14,537	34,700
03-570-115	LONGEVITY	2,964	3,024	6,280	3,765	2,515	2,730
03-570-125	VEHICLE ALLOWANCE	-	-	-	5,423	(5,423)	1,500
03-570-126	CERTIFICATION	2,494	4,140	300	3,467	(3,167)	2,025
03-570-135	FICA	33,753	36,205	32,664	41,259	(8,595)	31,904
03-570-140	HEALTH INSURANCE	100,542	91,168	86,761	107,505	(20,744)	110,375
03-570-141	INSURANCE SUBSIDY	-	-	10,627	(977)	11,604	10,627
03-570-143	PHONE ALLOWANCE	959	963	600	1,204	(604)	720
03-570-145	WORKERS COMPENSATION	8,511	9,682	10,552	5,179	5,374	5,279
03-570-155	RETIREMENT	53,827	57,455	51,921	65,125	(13,204)	49,878
03-570-165	MEDICAL EXPENSE	85	553	-	340	(340)	-
03-570-185	PAYROLL ACCRUAL	-	2,605	-	(10,538)	10,538	-
	TOTAL PERSONNEL	**644,100**	**682,257**	**667,705**	**769,400**	**(101,695)**	**633,324**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
OPERATIONS							
03-570-203	APPAREL	4,130	4,359	5,000	5,000	-	5,000
03-570-205	GENERAL SUPPLIES	8,863	6,654	6,000	5,678	322	6,000
03-570-210	OFFICE SUPPLIES	347	285	350	335	15	350
03-570-215	VEHICLE SUPPLIES	1,177	2,001	2,500	2,225	275	1,500
03-570-216	FUEL EXPENSE	23,425	18,387	20,000	11,098	8,902	20,000
03-570-220	EQUIPMENT SUPPLIES	6,074	3,923	7,000	7,345	(345)	6,000
03-570-221	SMALL EQUIPMENT	750	922	-	168	(168)	1,000
03-570-223	EQUIPMENT RENTAL	-	-	-	-	-	1,000
03-570-225	CHEMICAL SUPPLIES	1,610	2,484	2,000	1,873	127	2,000
03-570-405	PHONES	1,064	1,967	2,160	1,619	541	2,160
03-570-410	UTILITIES	89,345	80,935	62,000	99,487	(37,487)	76,152
03-570-420	DUES / SUBSCRIPTIONS	111	160	1,000	180	820	1,000
03-570-425	TRAVEL / TRAINING	4,322	3,844	5,300	5,173	127	5,800
03-570-510	EMPLOYEE APPRECIATION	-	125	300	210	90	300
	TOTAL OPERATIONS	**141,218**	**126,046**	**113,610**	**140,392**	**(26,782)**	**128,262**
LEASES AND INSURANCE							
03-570-506	VEHICLE INSURANCE	3,847	2,719	-	-	-	3,586
03-570-507	BUILDING INSURANCE	-	-	-	-	-	6,086
03-570-514	ENTERPRISE FLEET LEASE	-	-	33,000	-	33,000	98,966
	TOTAL LEASES AND INSURANCE	**3,847**	**2,719**	**33,000**	**-**	**33,000**	**108,638**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
MAINTENANCE AND REPAIRS							
03-570-305	VEHICLE M&R	11,651	4,319	3,000	29,189	(26,189)	3,000
03-570-310	EQUIPMENT M&R	20,057	6,750	6,750	4,947	1,803	6,750
03-570-315	INFRASTRUCTURE M&R	162,195	484,740	563,130	439,572	123,558	563,130
03-570-320	BUILDING M&R	81	-	-	-	-	6,000
	TOTAL MAINTENANCE AND REPAIRS	**193,984**	**495,809**	**572,880**	**473,708**	**99,172**	**578,880**
PROFESSIONAL SERVICES							
03-570-415	LEGAL FEES	8,902	2,707	20,000	18,686	1,314	20,000
	TOTAL PROFESSIONAL SERVICES	**8,902**	**2,707**	**20,000**	**18,686**	**1,314**	**20,000**
CONTINGENCY							
03-570-520	CONTINGENCY	26,576	-	-	-	-	320,000
	TOTAL CONTINGENCY	**26,576**	**-**	**-**	**-**	**-**	**320,000**
CAPTIAL OUTLAY							
03-570-623	CAPITAL PURCHASES	-	-	-	-	-	385,000
	TOTAL CAPITAL OUTLAY	**-**	**-**	**-**	**-**	**-**	**385,000**
TRANSFERS OUT							
03-570-701	TRANSFER TO GENERAL FUND	426,039	307,927	348,495	348,495	-	386,390
03-570-705	TRANSFER TO DEBT SERVICE	649,145	673,588	767,733	767,733	(0)	770,571
	TOTAL TRANSFERS OUT	**1,075,184**	**981,515**	**1,116,228**	**1,116,228**	**(0)**	**1,156,961**
	TOTAL SEWER	**2,063,388**	**2,288,334**	**2,490,423**	**2,518,414**	**(27,991)**	**3,331,065**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
DEPT. 571 - PLANT							
PERSONNEL							
03-571-105	SALARIES	189,778	232,565	211,947	282,801	(70,854)	332,218
03-571-106	ON-CALL	3,429	4,088	2,700	938	1,762	2,700
03-571-110	OVERTIME	38,989	51,635	25,000	46,628	(21,628)	22,875
03-571-115	LONGEVITY	2,280	2,460	2,665	3,585	(920)	2,370
03-571-125	VEHICLE ALLOWANCE	-	462	-	346	(346)	1,500
03-571-126	CERTIFICATION	11,400	12,731	12,475	8,273	4,202	11,226
03-571-128	SPECIAL JOB PAY	-	-	3,600	-	3,600	
03-571-135	FICA	20,697	24,200	17,372	25,372	(8,000)	28,205
03-571-140	HEALTH INSURANCE	36,425	49,175	33,515	53,121	(19,606)	71,789
03-571-141	INSURANCE SUBSIDY	-	-	-	-	-	-
03-571-143	PHONE ALLOWANCE	-	166	300	125	175	-
03-571-145	WORKERS COMPENSATION	6,484	9,682	4,349	5,179	(830)	5,523
03-571-155	RETIREMENT	29,821	35,422	2,616	38,213	(35,597)	44,095
03-571-165	MEDICAL EXPENSE	35	65	5,300	-	5,300	-
03-571-185	PAYROLL ACCRUAL	-	6,027	-	(9,173)	9,173	-
	TOTAL PERSONNEL	**339,338**	**428,678**	**321,839**	**455,407**	**(133,568)**	**522,500**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
OPERATIONS							
03-571-203	APPAREL	2,285	3,036	3,000	2,941	59	3,000
03-571-205	GENERAL SUPPLIES	4,785	5,162	5,200	4,245	955	5,200
03-571-210	OFFICE SUPPLIES	796	1,484	1,500	772	728	1,500
03-571-215	VEHICLE SUPPLIES	146	464	1,000	158	842	1,000
03-571-216	FUEL EXPENSE	14,333	11,203	18,000	18,805	(805)	12,000
03-571-220	EQUIPMENT SUPPLIES	4,608	3,277	2,500	2,724	(224)	2,500
03-571-221	SMALL EQUIPMENT	2,823	388	1,000	817	183	1,000
03-571-223	EQUIPMENT RENTAL	-	-	500	-	500	500
03-571-224	LAB SUPPLIES	3,857	2,241	5,200	5,728	(528)	5,200
03-571-226	CHEMICAL SUPPLIES	32,143	85,508	75,000	74,549	451	75,000
03-571-316	SLUDGE REMOVAL	188,369	143,207	180,000	181,950	(1,950)	250,000
03-571-405	PHONES	1,615	1,925	4,500	2,399	2,101	4,500
03-571-410	UTILITIES	163,517	177,110	145,000	164,251	(19,251)	145,000
03-571-416	REGULATORY FFES	27,804	28,951	31,577	31,576	1	30,000
03-571-417	LABORATORY FEES	38,088	62,918	42,000	49,086	(7,086)	42,000
03-571-420	DUES / SUBSCRIPTIONS	840	320	860	360	500	860
03-571-425	TRAVEL / TRAINING	1,765	1,947	4,500	5,076	(576)	4,500
03-571-455	PLANT OPERATIONS CONTRACT LABOR	-	269,258	-	-	-	-
03-571-510	EMOLOYEE APPRECIATION	-	-	500	171	329	-
	TOTAL OPERATIONS	**487,774**	**798,399**	**521,837**	**545,608**	**(23,771)**	**583,760**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
MAINTENANCE AND REPAIR							
03-571-305	VEHICLE M&R	78	1,146	1,000	-	1,000	1,000
03-571-310	EQUIPMENT M&R	2,942	5,649	5,000	2,367	2,633	5,000
03-571-315	INFRASTRUCTURE M&R	192,894	147,289	125,000	145,364	(20,364)	200,000
03-571-320	BUILDING M&R	33,176	60,866	105,506	109,471	(3,965)	80,000
	TOTAL MAINTENANCE & REPAIR	**229,090**	**214,950**	**236,506**	**257,201**	**(20,695)**	**286,000**
PROFESSIONAL SERVICES							
03-571-415	LEGAL /PROFESSIONAL	175,668	53,865	50,000	51,956	(1,956)	50,000
	TOTAL PROFESSIONAL SERVICES	**175,668**	**53,865**	**50,000**	**51,956**	**(1,956)**	**50,000**
LEASES AND INSURANCE							
03-571-506	VEHICLE INSURANCE	1,924	1,359	-	-	-	1,696
03-571-507	BUILDING INSURANCE (WINDSTORM)	-	10,045	-	1,126	(1,126)	44,520
03-571-514	ENTERPRISE FLEET LEASE	-	-	-	-	-	18,644
03-571-535	LEASE PAYMENTS	-	-			-	-
	TOTAL LEASES AND INSURANCE	**1,924**	**11,404**	**-**	**1,126**	**(1,126)**	**64,860**
CAPITAL OUTLAY							
03-571-608	EQUIPMENT PURCHASES	25,000	-	-	-	-	-
03-571-615	INFRASTRUCTURE CAPITAL EQUIPMENT	-	-	-	125,000	(125,000)	-
	TOAL CAPITAL OUTLAY	**25,000**	**-**	**-**	**125,000**	**(125,000)**	**-**
TRANSFERS OUT							
03-571-702	TRANSFER TO GENERAL FUND	-	307,927	348,496	348,496	0	386,390
	TOTAL TRANSFERS OUT	**-**	**307,927**	**348,496**	**348,496**	**0**	**386,390**
	TOTAL UTILITY PLANT OPERATIONS	**1,258,794**	**1,815,222**	**1,478,678**	**1,784,795**	**(306,117)**	**1,893,510**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
	TOTAL ENTERPRISE FUND EXPENSE	**8,469,881**	**10,736,353**	**11,301,159**	**12,034,528**	**(733,369)**	**14,324,893**
	ENTERPRISE FUND REVENUE TO EXPENSE TOTAL	**(905,252)**	**(373,444)**	**(52,102)**	**(680,399)**		**(1,895,165)**

FY25 ENTERPRISE FUND REVENUE TO EXPENSE

TOTAL REVENUE		**12,429,728**
DEPARTMENTAL EXPENSES		
560	UTILITY BILLING	1,210,191
565	WATER COLLECTION	7,890,126
570	SEWER	3,331,065
571	PLANT OPERATIONS	1,893,510
		14,324,893
ENTERPRISE FUND REVENUE TO EXPENSE		**(1,895,165)**
REMOVE TRANSFER TO GENERAL FUND		**1,545,560**
ENDING BALANCE		**(349,605)**

HOTEL / MOTEL OCCUPANCY TAX FUND

04

The Hotel / Motel Occupancy Tax Fund, also referred to as HOT Fund, is fully funded with hotel and motel occupancy tax, and the manner in which funds can be expended is specific to purposes involving activities that generate or promote tourism.

There are no major projects planned in FY25 with HOT Fund revenue.

Full-time employees funded by Hotel and Occupancy Tax revenue:

- Communications and Marketing Director (30%)
- Communications and Marketing coordinator (100%)

HOTEL AND OCCUPANCY TAX FUND							
G/L ACCOUNT	**ACCOUNT DESCRIPTION**	**FY 2022 ACTUAL**	**FY2023 ACTUAL**	**FY2024 BUDGET**	**FY2024 ACTUAL**	**FY2024 (-/+)**	**FY2025 APROVED**
REVENUES							
HOT TAX INCOME							
04-300-205	HOTEL / MOTEL TAX	128,476	268,006	200,000	273,764	(73,764)	200,000
	TOTAL TAX INCOME	**128,476**	**268,006**	**200,000**	**273,764**	**(73,764)**	**200,000**
INTEREST INCOME							
04-300-800	INTEREST INCOME	2,033	5,746	2,000	1,437	563	-
	TOTAL INTEREST INCOME	**2,033**	**5,746**	**2,000**	**1,437**	**563**	**-**
TRANSFERS IN							
04-300-900	TRANSFER FROM FUND BALANCE	-	-	118,320	-	118,320	81,568
	TOTAL TRANSFERS IN	**-**	**-**	**118,320**	**-**	**118,320**	**81,568**
TOTAL HOTEL / MOTEL TAX FUND REVENUE		**130,509**	**273,752**	**320,320**	**275,200**	**45,120**	**281,568**

EXPENDITURES							
PERSONNEL							
04-575-105	SALARIES	100,684	128,749	108,434	126,432	(17,998)	90,242
04-575-110	OVERTIME	-	809	-	3,589	(3,589)	-
04-575-115	LONGEVITY	502	727	90	630	(540)	270
04-575-125	VEHICLE ALLOWANCE	4,560	4,200	4,500	3,577	923	1,800
04-575-126	CERTIFICATION PAY	912	911	900	669	231	360
04-575-135	FICA	8,148	10,343	8,357	9,881	(1,524)	6,952
04-575-140	HEALTH INSURANCE	14,895	14,164	11,172	16,988	(5,816)	17,266
04-575-141	INSURANCE SUBSIDY	-	-	-	-	-	-
04-575-143	PHONE ALLOWANCE	406	720	720	719.94	0	
04-575-145	WORKERS COMPENSATION	-	-	100	-	100	160
04-575-155	RETIREMENT	12,199	15,586	6,627	15,318	(8,691)	10,868
04-575-165	MEDICAL EXPENSE	-	-	-	-	-	-
04-575-185	PAYROLL ACCRUAL	-	135	-	(2,480)	2,480	-
	TOTAL PERSONNEL	**142,306**	**176,344**	**140,900**	**175,324**	**(34,424)**	**127,918**
OPERATIONS							
04-575-205	GENERAL SUPPLIES	1,000	996	1,000	937	63	1,000
04-575-210	OFFICE SUPPLIES	-	-	-	-	-	-
04-575-215	MURALS	20,285	14,821	20,000	9,473	10,527	20,000
04-575-405	PHONES	382	644	720	2,423	(1,703)	720
04-575-420	DUES / SUBSCRIPTIONS	3,500	3,217	4,500	4,182	319	4,500
04-575-425	TRAVEL / TRAINING	4,530	4,000	4,000	3,318	682	4,000
04-575-455	CONTRACT LABOR	-	6,300	-	1,928	(1,928)	-
04-575-460	SOFTWARE MAINTENANCE FEES	-	5,000	5,000	5,000	-	5,000
04-575-464	SPECIAL EVENTS	49,703	53,428	50,000	39,619	10,381	50,000
04-575-466	ADVERTISING	80,051	63,490	65,000	66,819	(1,819)	65,000
04-575-506	BUSINESS EXPENSE	506	524	500	252	248	500
04-575-550	VISITOR CENTER	-	77	1,000	-	1,000	1,000
	TOTAL OPERATIONS	**159,957**	**152,497**	**151,720**	**133,952**	**17,768**	**151,720**

MAINTENANCE AND REPAIRS							
04-575-310	EQUIPMENT M&R	-	-	-	-	-	-
	TOTAL M&R	**-**	**-**	**-**	**-**	**-**	
PROFESSIONAL SERVICES							
04-575-415	LEGAL / PROFESSIONAL	-	-	-	-		-
	TOTAL PROFESSIONAL SERVICES	**-**	**-**	**-**	**-**	**-**	**-**
TRANSFERS OUT							
05-575-701	TRANSFER TO GENERAL FUND	22,553	25,000	25,000	14,583	**10,417**	**-**
	TOTAL TRANSFERS OUT	**22,553**	**25,000**	**25,000**	**14,583**	**10,417**	**-**
	TOTAL HOT FUND EXPENDITURES	**324,816**	**353,841**	**317,620**	**323,859**	**(6,239)**	**279,638**
	HOT FUND REVENUES TO EXPENDITURES	**(194,307)**	**(80,089)**	**2,700**	**(48,659)**		**1,930**
TOTAL FY25 REVENUE	**281,568**						
TOTAL FY25 EXPENDITURES	**279,638**						
TOTAL	**1,930**						

DEBT SERVICE FUND

05

The Debt Service Fund is supported by the Interest and Sinking (I&S) portion of the property tax rate. For the fiscal year 2024 -2025, the debt rate is $0.083478.

No employee costs are allocated to Fund 05.

The total debt obligation due in FY25 is $4,054,233.13, of which $2,785,000 is principal, and $1,269233.13 is interest. These amounts include all debt payments due for outstanding debt issuances and are typically paid in the months of February and August.

For FY25, a total of $4,173,711 was approved by Ordinance 20240910-006 to be paid, however, the budget reflects that $4,225,939 was planned to be expended. A mid-year budget review will be needed to approve a budget amendment. Staff's research disclosed the tax revenue was overstated, and a payment in the amount of $35,000 for the 2016 General Obligation bond was excluded.

ANGLETON DEBT SCHEDULE QUICK REFERENCE

	TOTAL AMOUNT OWED			
DEBT SERIES	UTILITY FUND	ABLC FUND	GENERAL FUND	MATURITY DATE
2024 EMERGENCY NOTE			4,653,958.29	8/15/2029
COMB TAX & REV CO 2024		5,731,450.00		8/15/2044
COMB TAX & REV CO 2022	8,426,325.00		8,426,325.00	8/15/2052
COMB TAX & REV CO 2021	2,612,650.00			8/15/2041
COMB TAX & REV CO 2020		2,744,175.00		8/15/2040
COMB TAX & REV CO 2019	8,758,684.38		876,781.25	8/15/2039
COMB TAX & REV CO 2018		722,276.25	7,438,798.75	8/15/2038
GENERAL OBLIGA. 2016	750,775.00	444,725.00		8/15/2028
COMB TAX & REV CO 2015	3,311,331.25			8/15/2035
COMB TAX & REV CO 2013	1,232,554.00			8/15/2028
TOTAL DEBT BY FUND	**25,092,319.63**	**9,642,626.25**	**21,395,863.29**	

TOTAL DEBT OUTSTANDING **56,130,809.17**

DEBT SERVICE FUND 05							
G/L ACCOUNT	**ACCOUNT DESCRIPTION**	**FY 2022 ACTUAL**	**FY2023 ACTUAL**	**FY2024 BUDGET**	**FY2024 ACTUAL**	**FY2024 (-/+)**	**FY2025 APROVED**
REVENUES							
AD VALOREM TAX							
05-300-100	INTEREST AND SINKING	866,985	1,438,383	1,201,331	1,190,931		1,577,833
05-300-110	PRIOR YEAR DELINQUENT	15,802	8,437	5,000	11,291		11,000
05-300-120	RENDITION PENALTY ALLOCATION	-	-	-	302		-
05-300-400	PENALTIES	-	9,701	5,000	9,419		11,000
	TOTAL AD VALOREM TAX	**882,787**	**1,456,521**	**1,211,331**	**1,211,943**	**612**	**1,599,833**
INTEREST INCOME							
05-300-800	INTEREST INCOME	1,147	15,243	1,000	8,368		13,998
	TOTAL INTEREST INCOME	**1,147**	**15,243**	**1,000**	**8,368**	**7,368**	**13,998**
TRANSFERS IN							
05-300-903	TRANSFER FROM WATER FUND	-	-	1,535,467	1,535,467		1,541,142
05-300-940	TRANSFER FROM ABLC	720,230	373,422	491,086	491,086		714,575
05-300-950	TRANSFER FROM OTHER SOURCE (FUND 128)	-	-	304,163	304,163		304,163
	TOTAL TRANSFERS IN	**720,230**	**373,422**	**2,330,716**	**2,330,716**	**0**	**2,559,880**
	TOTAL REVENUES	**1,604,164**	**1,845,186**	**3,543,047**	**3,551,027**	**7,980**	**4,173,711**

EXPENSES							
05-580-415	LEGAL / PROFESSOINAL FEES	1,875	4,500	9,501	5,047		12,500
05-580-416	NON-GOV LEGAL / PROFESSIONAL FEES	1,875	750	1,500	1,500		-
05-580-510	DEBT - INTEREST EXPENSE	400,840	882,979	609,917	491,738		1,206,010
05-580-511	DEBT - INTEREST EXPENSE - NON-GOVT	-	-	627,129	747,763		587,429
05-580-515	DEBT PRINCIPAL	1,177,432	935,246	1,082,500	1,025,000		1,170,000
05-580-516	BOND ISSUANCE COSTS	-	(599)	-	-		-
05-580-517	DEBT PRINCIPAL - NON GOVT	-	-	1,212,500	1,270,000		1,250,000
	TOTAL EXPENSE	**1,582,022**	**1,822,876**	**3,543,047**	**3,541,048**	**1,999**	**4,225,939**
TOTAL DEBT SERVICE FUND REVENUES OVER EXPENDITURES		**22,142**	**22,310**	**-**	**9,979**	**5,981**	**(52,228)**
TOTAL FY 25 REVENUE	**4,173,711**						
TOTAL FY 25 EXPENSE	**4,225,939**						
TOTAL DEBT SERVICE	**(52,228)**						
	*THIS AMOUNT WILL NEED TO BE PAID IN FY25. THE I&S RATE WAS OVERESTIMATED, AND 2016 BOND PAYMENT OF $35K WAS LEFT OUT.						

Fund 05

TAX-BACKED DEBT SCHEDULES

TOTAL TAX-BACKED DEBT

	Grand Total Outstanding Debt			
	Principal	Interest	Total	
2/15/2024	665,000.00	233,003.13	898,003.13	
8/15/2024	82,500.00	220,828.13	303,328.13	1,201,331.25
2/15/2025	590,000.00	218,353.13	808,353.13	
8/15/2025	485,000.00	329,859.62	814,859.62	1,623,212.74
2/15/2026	595,000.00	277,157.73	872,157.73	
8/15/2026	492,500.00	268,082.73	760,582.73	1,632,740.45
2/15/2027	560,000.00	257,627.73	817,627.73	
8/15/2027	497,500.00	248,602.73	746,102.73	1,563,730.45
2/15/2028	565,000.00	238,485.23	803,485.23	
8/15/2028	502,500.00	229,360.23	731,860.23	1,535,345.45
2/15/2029	515,000.00	219,117.73	734,117.73	
8/15/2029	2,570,500.00	211,392.73	2,781,892.73	3,516,010.45
2/15/2030	515,000.00	161,415.63	676,415.63	
8/15/2030	112,500.00	153,690.63	266,190.63	942,606.25
2/15/2031	510,000.00	150,878.13	660,878.13	
8/15/2031	117,500.00	143,603.13	261,103.13	921,981.25
2/15/2032	505,000.00	140,665.63	645,665.63	
8/15/2032	122,500.00	133,465.63	255,965.63	901,631.25
2/15/2033	505,000.00	130,403.13	635,403.13	
8/15/2033	130,000.00	122,665.63	252,665.63	888,068.75
2/15/2034	505,000.00	119,415.63	624,415.63	
8/15/2034	135,000.00	111,584.38	246,584.38	871,000.00
2/15/2035	435,000.00	108,209.38	543,209.38	
8/15/2035	142,500.00	101,140.63	243,640.63	786,850.00
2/15/2036	435,000.00	97,578.13	532,578.13	
8/15/2036	150,000.00	90,183.13	240,183.13	772,761.25
2/15/2037	435,000.00	86,433.13	521,433.13	
8/15/2037	157,500.00	79,038.13	236,538.13	757,971.25
2/15/2038	430,000.00	75,100.63	505,100.63	
8/15/2038	165,000.00	67,790.63	232,790.63	737,891.25
2/15/2039	-	64,490.63	64,490.63	
8/15/2039	172,500.00	64,490.63	236,990.63	301,481.25
2/15/2040	-	61,040.63	61,040.63	
8/15/2040	180,000.00	61,040.63	241,040.63	302,081.25
2/15/2041	-	57,440.63	57,440.63	
8/15/2041	185,000.00	57,440.63	242,440.63	299,881.25
2/15/2042	-	53,740.63	53,740.63	
8/15/2042	192,500.00	53,740.63	246,240.63	299,981.25
2/15/2043	-	49,890.63	49,890.63	
8/15/2043	200,000.00	49,890.63	249,890.63	299,781.25
2/15/2044	-	45,890.63	45,890.63	
8/15/2044	210,000.00	45,890.63	255,890.63	301,781.25
2/15/2045	-	41,559.38	41,559.38	

8/15/2045	217,500.00	41,559.38	259,059.38	300,618.75
2/15/2046	-	37,073.44	37,073.44	
8/15/2046	227,500.00	37,073.44	264,573.44	301,646.88
2/15/2047	-	32,381.25	32,381.25	
8/15/2047	235,000.00	32,381.25	267,381.25	299,762.50
2/15/2048	-	27,534.38	27,534.38	
8/15/2048	245,000.00	27,534.38	272,534.38	300,068.75
2/15/2049	-	22,481.25	22,481.25	
8/15/2049	255,000.00	22,481.25	277,481.25	299,962.50
2/15/2050	-	17,221.88	17,221.88	
8/15/2050	267,500.00	17,221.88	284,721.88	301,943.75
2/15/2051	-	11,704.69	11,704.69	
8/15/2051	277,500.00	11,704.69	289,204.69	300,909.38
2/15/2052	-	5,981.25	5,981.25	
8/15/2052	290,000.00	5,981.25	295,981.25	301,962.50
2/15/2053	-	-	-	
8/15/2053	-	-	-	
	16,783,000.00	6,081,994.54	22,864,994.54	22,864,994.54

	Emergency Note				
	Principal	Coupon	Interest	Total	Fiscal Total
2/15/2024				-	
8/15/2024				-	-
2/15/2025				-	
8/15/2025	400,000.00	3.840%	120,481.49	520,481.49	520,481.49
2/15/2026			70,329.60	70,329.60	
8/15/2026	400,000.00	3.840%	70,329.60	470,329.60	540,659.20
2/15/2027			62,649.60	62,649.60	
8/15/2027	400,000.00	3.840%	62,649.60	462,649.60	525,299.20
2/15/2028			54,969.60	54,969.60	
8/15/2028	400,000.00	3.840%	54,969.60	454,969.60	509,939.20
2/15/2029			47,289.60	47,289.60	
8/15/2029	2,463,000.00	3.840%	47,289.60	2,510,289.60	2,557,579.20
	4,063,000.00		590,958.29	4,653,958.29	4,653,958.29

	Comb Tax and Rev CO, S2022				
	Principal	Coupon	Interest	Total	Fiscal Total
2/15/2024			109,965.63	109,965.63	
8/15/2024	82,500.00	6.000%	109,965.63	192,465.63	302,431.25
2/15/2025	-		107,490.63	107,490.63	
8/15/2025	85,000.00	6.000%	107,490.63	192,490.63	299,981.25
2/15/2026	-		104,940.63	104,940.63	
8/15/2026	92,500.00	6.000%	104,940.63	197,440.63	302,381.25
2/15/2027	-		102,165.63	102,165.63	
8/15/2027	97,500.00	5.000%	102,165.63	199,665.63	301,831.25
2/15/2028	-		99,728.13	99,728.13	
8/15/2028	102,500.00	5.000%	99,728.13	202,228.13	301,956.25
2/15/2029	-		97,165.63	97,165.63	
8/15/2029	107,500.00	5.000%	97,165.63	204,665.63	301,831.25
2/15/2030	-		94,478.13	94,478.13	
8/15/2030	112,500.00	5.000%	94,478.13	206,978.13	301,456.25
2/15/2031	-		91,665.63	91,665.63	
8/15/2031	117,500.00	5.000%	91,665.63	209,165.63	300,831.25
2/15/2032	-		88,728.13	88,728.13	
8/15/2032	122,500.00	5.000%	88,728.13	211,228.13	299,956.25
2/15/2033	-		85,665.63	85,665.63	
8/15/2033	130,000.00	5.000%	85,665.63	215,665.63	301,331.25
2/15/2034	-		82,415.63	82,415.63	
8/15/2034	135,000.00	5.000%	82,415.63	217,415.63	299,831.25
2/15/2035	-		79,040.63	79,040.63	
8/15/2035	142,500.00	5.000%	79,040.63	221,540.63	300,581.25
2/15/2036	-		75,478.13	75,478.13	
8/15/2036	150,000.00	5.000%	75,478.13	225,478.13	300,956.25
2/15/2037	-		71,728.13	71,728.13	
8/15/2037	157,500.00	5.000%	71,728.13	229,228.13	300,956.25
2/15/2038	-		67,790.63	67,790.63	
8/15/2038	165,000.00	4.000%	67,790.63	232,790.63	300,581.25
2/15/2039	-		64,490.63	64,490.63	
8/15/2039	172,500.00	4.000%	64,490.63	236,990.63	301,481.25
2/15/2040	-		61,040.63	61,040.63	
8/15/2040	180,000.00	4.000%	61,040.63	241,040.63	302,081.25
2/15/2041	-		57,440.63	57,440.63	
8/15/2041	185,000.00	4.000%	57,440.63	242,440.63	299,881.25
2/15/2042	-		53,740.63	53,740.63	
8/15/2042	192,500.00	4.000%	53,740.63	246,240.63	299,981.25
2/15/2043	-		49,890.63	49,890.63	
8/15/2043	200,000.00	4.000%	49,890.63	249,890.63	299,781.25
2/15/2044	-		45,890.63	45,890.63	
8/15/2044	210,000.00	4.125%	45,890.63	255,890.63	301,781.25

2/15/2045	-		41,559.38	41,559.38	
8/15/2045	217,500.00	4.125%	41,559.38	259,059.38	300,618.75
2/15/2046	-		37,073.44	37,073.44	
8/15/2046	227,500.00	4.125%	37,073.44	264,573.44	301,646.88
2/15/2047	-		32,381.25	32,381.25	
8/15/2047	235,000.00	4.125%	32,381.25	267,381.25	299,762.50
2/15/2048	-		27,534.38	27,534.38	
8/15/2048	245,000.00	4.125%	27,534.38	272,534.38	300,068.75
2/15/2049	-		22,481.25	22,481.25	
8/15/2049	255,000.00	4.125%	22,481.25	277,481.25	299,962.50
2/15/2050	-		17,221.88	17,221.88	
8/15/2050	267,500.00	4.125%	17,221.88	284,721.88	301,943.75
2/15/2051	-		11,704.69	11,704.69	
8/15/2051	277,500.00	4.125%	11,704.69	289,204.69	300,909.38
2/15/2052	-		5,981.25	5,981.25	
8/15/2052	290,000.00	4.125%	5,981.25	295,981.25	301,962.50
2/15/2053					
8/15/2053					
	4,955,000.00		3,773,756.25	8,728,756.25	8,728,756.25

	Comb Tax and Rev CO, S2019				
	Principal	Coupon	Interest	Total	Fiscal Total
2/15/2024	80,000.00	2.625%	11,643.75	91,643.75	
8/15/2024			10,593.75	10,593.75	102,237.50
2/15/2025	80,000.00	2.375%	10,593.75	90,593.75	
8/15/2025			9,643.75	9,643.75	100,237.50
2/15/2026	80,000.00	2.375%	9,643.75	89,643.75	
8/15/2026			8,693.75	8,693.75	98,337.50
2/15/2027	80,000.00	4.000%	8,693.75	88,693.75	
8/15/2027			7,093.75	7,093.75	95,787.50
2/15/2028	80,000.00	4.000%	7,093.75	87,093.75	
8/15/2028			5,493.75	5,493.75	92,587.50
2/15/2029	80,000.00	3.000%	5,493.75	85,493.75	
8/15/2029			4,293.75	4,293.75	89,787.50
2/15/2030	80,000.00	3.000%	4,293.75	84,293.75	
8/15/2030			3,093.75	3,093.75	87,387.50
2/15/2031	75,000.00	2.000%	3,093.75	78,093.75	
8/15/2031			2,343.75	2,343.75	80,437.50
2/15/2032	75,000.00	2.000%	2,343.75	77,343.75	
8/15/2032			1,593.75	1,593.75	78,937.50
2/15/2033	75,000.00	2.000%	1,593.75	76,593.75	
8/15/2033			843.75	843.75	77,437.50
2/15/2034	75,000.00	2.250%	843.75	75,843.75	
8/15/2034			-	-	75,843.75
2/15/2035		2.250%	-	-	
	860,000.00		119,018.75	979,018.75	979,018.75

	Comb Tax and Rev CO, S2018				
	Principal	Coupon	Interest	Total	Fiscal Total
2/15/2024	470,000.00	4.000%	104,668.75	574,668.75	
8/15/2024			95,268.75	95,268.75	669,937.50
2/15/2025	435,000.00	3.000%	95,268.75	530,268.75	
8/15/2025			88,743.75	88,743.75	619,012.50
2/15/2026	435,000.00	3.000%	88,743.75	523,743.75	
8/15/2026			82,218.75	82,218.75	605,962.50
2/15/2027	435,000.00	3.000%	82,218.75	517,218.75	
8/15/2027			75,693.75	75,693.75	592,912.50
2/15/2028	435,000.00	3.000%	75,693.75	510,693.75	
8/15/2028			69,168.75	69,168.75	579,862.50
2/15/2029	435,000.00	3.000%	69,168.75	504,168.75	
8/15/2029			62,643.75	62,643.75	566,812.50
2/15/2030	435,000.00	3.000%	62,643.75	497,643.75	
8/15/2030			56,118.75	56,118.75	553,762.50
2/15/2031	435,000.00	3.000%	56,118.75	491,118.75	
8/15/2031			49,593.75	49,593.75	540,712.50
2/15/2032	430,000.00	3.000%	49,593.75	479,593.75	
8/15/2032			43,143.75	43,143.75	522,737.50
2/15/2033	430,000.00	3.250%	43,143.75	473,143.75	
8/15/2033			36,156.25	36,156.25	509,300.00
2/15/2034	430,000.00	3.250%	36,156.25	466,156.25	
8/15/2034			29,168.75	29,168.75	495,325.00
2/15/2035	435,000.00	3.250%	29,168.75	464,168.75	
8/15/2035			22,100.00	22,100.00	486,268.75
2/15/2036	435,000.00	3.400%	22,100.00	457,100.00	
8/15/2036			14,705.00	14,705.00	471,805.00
2/15/2037	435,000.00	3.400%	14,705.00	449,705.00	
8/15/2037			7,310.00	7,310.00	457,015.00
2/15/2038	430,000.00	3.400%	7,310.00	437,310.00	
8/15/2038			-	-	437,310.00
	6,540,000.00		1,568,736.25	8,108,736.25	8,108,736.25

	GO Ref Bds, Series 2016				
	Principal	Coupon	Interest	Total	Fiscal Total
2/15/2024	115,000.00	3.000%	6,725.00	121,725.00	
8/15/2024			5,000.00	5,000.00	126,725.00
2/15/2025	75,000.00	4.000%	5,000.00	80,000.00	
8/15/2025			3,500.00	3,500.00	83,500.00
2/15/2026	80,000.00	4.000%	3,500.00	83,500.00	
8/15/2026			1,900.00	1,900.00	85,400.00
2/15/2027	45,000.00	4.000%	1,900.00	46,900.00	
8/15/2027			1,000.00	1,000.00	47,900.00
2/15/2028	50,000.00	4.000%	1,000.00	51,000.00	
8/15/2028			-	-	51,000.00
	365,000.00		29,525.00	394,525.00	394,525.00

Fund 05

UTILITY (WATER & SEWER) DEBT SCHEDULES

City of Angleton, Texas
Outstanding W&S Utility Debt

	Total W&S Utility Outstanding Debt			
	Principal	Interest	Total	Fiscal Total
2/15/2024	1,045,000.00	321,102.38	1,366,102.38	
8/15/2024	167,500.00	306,027.00	473,527.00	1,839,629.38
2/15/2025	1,075,000.00	301,852.00	1,376,852.00	
8/15/2025	175,000.00	285,577.38	460,577.38	1,837,429.38
2/15/2026	935,000.00	281,227.38	1,216,227.38	
8/15/2026	182,500.00	267,697.25	450,197.25	1,666,424.63
2/15/2027	955,000.00	263,122.25	1,218,122.25	
8/15/2027	192,500.00	247,623.25	440,123.25	1,658,245.50
2/15/2028	985,000.00	243,285.75	1,228,285.75	
8/15/2028	202,500.00	227,168.75	429,668.75	1,657,954.50
2/15/2029	810,000.00	222,606.25	1,032,606.25	
8/15/2029	212,500.00	210,456.25	422,956.25	1,455,562.50
2/15/2030	820,000.00	205,668.75	1,025,668.75	
8/15/2030	222,500.00	193,368.75	415,868.75	1,441,537.50
2/15/2031	840,000.00	188,906.25	1,028,906.25	
8/15/2031	227,500.00	179,206.25	406,706.25	1,435,612.50
2/15/2032	750,000.00	174,618.75	924,618.75	
8/15/2032	237,500.00	165,431.25	402,931.25	1,327,550.00
2/15/2033	755,000.00	160,643.75	915,643.75	
8/15/2033	250,000.00	151,375.00	401,375.00	1,317,018.75
2/15/2034	775,000.00	146,325.00	921,325.00	
8/15/2034	255,000.00	135,825.00	390,825.00	1,312,150.00
2/15/2035	795,000.00	130,650.00	925,650.00	
8/15/2035	267,500.00	119,862.50	387,362.50	1,313,012.50
2/15/2036	545,000.00	114,425.00	659,425.00	
8/15/2036	280,000.00	108,293.75	388,293.75	1,047,718.75
2/15/2037	555,000.00	102,593.75	657,593.75	
8/15/2037	287,500.00	96,003.13	383,503.13	1,041,096.88
2/15/2038	570,000.00	90,115.63	660,115.63	
8/15/2038	300,000.00	83,346.88	383,346.88	1,043,462.50
2/15/2039	590,000.00	78,021.88	668,021.88	
8/15/2039	312,500.00	71,015.63	383,515.63	1,051,537.50
2/15/2040	-	65,465.63	65,465.63	
8/15/2040	325,000.00	65,465.63	390,465.63	455,931.25
2/15/2041	-	59,690.63	59,690.63	
8/15/2041	335,000.00	59,690.63	394,690.63	454,381.25
2/15/2042	-	53,740.63	53,740.63	
8/15/2042	192,500.00	53,740.63	246,240.63	299,981.25

2/15/2043	-	49,890.63	49,890.63	
8/15/2043	200,000.00	49,890.63	249,890.63	299,781.25
2/15/2044	-	45,890.63	45,890.63	
8/15/2044	210,000.00	45,890.63	255,890.63	301,781.25
2/15/2045	-	41,559.38	41,559.38	
8/15/2045	217,500.00	41,559.38	259,059.38	300,618.75
2/15/2046	-	37,073.44	37,073.44	
8/15/2046	227,500.00	37,073.44	264,573.44	301,646.88
2/15/2047	-	32,381.25	32,381.25	
8/15/2047	235,000.00	32,381.25	267,381.25	299,762.50
2/15/2048	-	27,534.38	27,534.38	
8/15/2048	245,000.00	27,534.38	272,534.38	300,068.75
2/15/2049	-	22,481.25	22,481.25	
8/15/2049	255,000.00	22,481.25	277,481.25	299,962.50
2/15/2050	-	17,221.88	17,221.88	
8/15/2050	267,500.00	17,221.88	284,721.88	301,943.75
2/15/2051	-	11,704.69	11,704.69	
8/15/2051	277,500.00	11,704.69	289,204.69	300,909.38
2/15/2052	-	5,981.25	5,981.25	
8/15/2052	290,000.00	5,981.25	295,981.25	301,962.50
2/15/2053	-	-	-	
8/15/2053	-	-	-	
	19,850,000.00	6,814,674.00	26,664,674.00	26,664,674.00

	Comb Tax and Rev CO, S2022				
	Principal	Coupon	Interest	Total	Fiscal Total
2/15/2024			109,965.63	109,965.63	
8/15/2024	82,500.00	6.000%	109,965.63	192,465.63	302,431.25
2/15/2025	-		107,490.63	107,490.63	
8/15/2025	85,000.00	6.000%	107,490.63	192,490.63	299,981.25
2/15/2026	-		104,940.63	104,940.63	
8/15/2026	92,500.00	6.000%	104,940.63	197,440.63	302,381.25
2/15/2027	-		102,165.63	102,165.63	
8/15/2027	97,500.00	5.000%	102,165.63	199,665.63	301,831.25
2/15/2028	-		99,728.13	99,728.13	
8/15/2028	102,500.00	5.000%	99,728.13	202,228.13	301,956.25
2/15/2029	-		97,165.63	97,165.63	
8/15/2029	107,500.00	5.000%	97,165.63	204,665.63	301,831.25
2/15/2030	-		94,478.13	94,478.13	
8/15/2030	112,500.00	5.000%	94,478.13	206,978.13	301,456.25
2/15/2031	-		91,665.63	91,665.63	
8/15/2031	117,500.00	5.000%	91,665.63	209,165.63	300,831.25
2/15/2032	-		88,728.13	88,728.13	
8/15/2032	122,500.00	5.000%	88,728.13	211,228.13	299,956.25
2/15/2033	-		85,665.63	85,665.63	
8/15/2033	130,000.00	5.000%	85,665.63	215,665.63	301,331.25
2/15/2034	-		82,415.63	82,415.63	
8/15/2034	135,000.00	5.000%	82,415.63	217,415.63	299,831.25
2/15/2035	-		79,040.63	79,040.63	
8/15/2035	142,500.00	5.000%	79,040.63	221,540.63	300,581.25
2/15/2036	-		75,478.13	75,478.13	
8/15/2036	150,000.00	5.000%	75,478.13	225,478.13	300,956.25
2/15/2037	-		71,728.13	71,728.13	
8/15/2037	157,500.00	5.000%	71,728.13	229,228.13	300,956.25
2/15/2038	-		67,790.63	67,790.63	
8/15/2038	165,000.00	4.000%	67,790.63	232,790.63	300,581.25
2/15/2039	-		64,490.63	64,490.63	
8/15/2039	172,500.00	4.000%	64,490.63	236,990.63	301,481.25
2/15/2040	-		61,040.63	61,040.63	
8/15/2040	180,000.00	4.000%	61,040.63	241,040.63	302,081.25
2/15/2041	-		57,440.63	57,440.63	
8/15/2041	185,000.00	4.000%	57,440.63	242,440.63	299,881.25
2/15/2042	-		53,740.63	53,740.63	
8/15/2042	192,500.00	4.000%	53,740.63	246,240.63	299,981.25

2/15/2043	-		49,890.63	49,890.63	
8/15/2043	200,000.00	4.000%	49,890.63	249,890.63	299,781.25
2/15/2044	-		45,890.63	45,890.63	
8/15/2044	210,000.00	4.125%	45,890.63	255,890.63	301,781.25
2/15/2045	-		41,559.38	41,559.38	
8/15/2045	217,500.00	4.125%	41,559.38	259,059.38	300,618.75
2/15/2046	-		37,073.44	37,073.44	
8/15/2046	227,500.00	4.125%	37,073.44	264,573.44	301,646.88
2/15/2047	-		32,381.25	32,381.25	
8/15/2047	235,000.00	4.125%	32,381.25	267,381.25	299,762.50
2/15/2048	-		27,534.38	27,534.38	
8/15/2048	245,000.00	4.125%	27,534.38	272,534.38	300,068.75
2/15/2049	-		22,481.25	22,481.25	
8/15/2049	255,000.00	4.125%	22,481.25	277,481.25	299,962.50
2/15/2050	-		17,221.88	17,221.88	
8/15/2050	267,500.00	4.125%	17,221.88	284,721.88	301,943.75
2/15/2051	-		11,704.69	11,704.69	
8/15/2051	277,500.00	4.125%	11,704.69	289,204.69	300,909.38
2/15/2052	-		5,981.25	5,981.25	
8/15/2052	290,000.00	4.125%	5,981.25	295,981.25	301,962.50
2/15/2053					
8/15/2053					
	4,955,000.00		3,773,756.25	8,728,756.25	8,728,756.25

	Comb Tax and Rev CO, S2021				
	Principal	Coupon	Interest	Total	Fiscal Total
2/15/2024			34,250.00	34,250.00	
8/15/2024	85,000.00	4.000%	34,250.00	119,250.00	153,500.00
2/15/2025			32,550.00	32,550.00	
8/15/2025	90,000.00	4.000%	32,550.00	122,550.00	155,100.00
2/15/2026			30,750.00	30,750.00	
8/15/2026	90,000.00	4.000%	30,750.00	120,750.00	151,500.00
2/15/2027			28,950.00	28,950.00	
8/15/2027	95,000.00	4.000%	28,950.00	123,950.00	152,900.00
2/15/2028			27,050.00	27,050.00	
8/15/2028	100,000.00	4.000%	27,050.00	127,050.00	154,100.00
2/15/2029			25,050.00	25,050.00	
8/15/2029	105,000.00	4.000%	25,050.00	130,050.00	155,100.00
2/15/2030			22,950.00	22,950.00	
8/15/2030	110,000.00	3.000%	22,950.00	132,950.00	155,900.00
2/15/2031			21,300.00	21,300.00	
8/15/2031	110,000.00	3.000%	21,300.00	131,300.00	152,600.00
2/15/2032			19,650.00	19,650.00	
8/15/2032	115,000.00	3.000%	19,650.00	134,650.00	154,300.00
2/15/2033			17,925.00	17,925.00	
8/15/2033	120,000.00	3.000%	17,925.00	137,925.00	155,850.00
2/15/2034			16,125.00	16,125.00	
8/15/2034	120,000.00	3.000%	16,125.00	136,125.00	152,250.00
2/15/2035			14,325.00	14,325.00	
8/15/2035	125,000.00	3.000%	14,325.00	139,325.00	153,650.00
2/15/2036			12,450.00	12,450.00	
8/15/2036	130,000.00	3.000%	12,450.00	142,450.00	154,900.00
2/15/2037			10,500.00	10,500.00	
8/15/2037	130,000.00	3.000%	10,500.00	140,500.00	151,000.00
2/15/2038			8,550.00	8,550.00	
8/15/2038	135,000.00	3.000%	8,550.00	143,550.00	152,100.00
2/15/2039			6,525.00	6,525.00	
8/15/2039	140,000.00	3.000%	6,525.00	146,525.00	153,050.00
2/15/2040			4,425.00	4,425.00	
8/15/2040	145,000.00	3.000%	4,425.00	149,425.00	153,850.00
2/15/2041			2,250.00	2,250.00	
8/15/2041	150,000.00	3.000%	2,250.00	152,250.00	154,500.00
2/15/2042			-	-	
8/15/2042			-	-	-

2/15/2043		-	-	
8/15/2043		-	-	-
2/15/2044		-	-	
8/15/2044		-	-	-
2/15/2045		-	-	
8/15/2045		-	-	-
2/15/2046		-	-	
8/15/2046		-	-	-
2/15/2047		-	-	
8/15/2047		-	-	-
2/15/2048		-	-	
8/15/2048		-	-	-
2/15/2049		-	-	
8/15/2049		-	-	-
2/15/2050		-	-	
8/15/2050		-	-	-
2/15/2051		-	-	
8/15/2051		-	-	-
2/15/2052		-	-	
8/15/2052		-	-	-
2/15/2053				
8/15/2053				
	2,095,000.00	671,150.00	2,766,150.00	2,766,150.00

	Comb Tax and Rev CO, S2019				
	Principal	Coupon	Interest	Total	Fiscal Total
2/15/2024	275,000.00	2.625%	97,687.50	372,687.50	
8/15/2024			94,078.13	94,078.13	466,765.63
2/15/2025	315,000.00	2.375%	94,078.13	409,078.13	
8/15/2025			90,337.50	90,337.50	499,415.63
2/15/2026	175,000.00	2.375%	90,337.50	265,337.50	
8/15/2026			88,259.38	88,259.38	353,596.88
2/15/2027	440,000.00	4.000%	88,259.38	528,259.38	
8/15/2027			79,459.38	79,459.38	607,718.75
2/15/2028	470,000.00	4.000%	79,459.38	549,459.38	
8/15/2028			70,059.38	70,059.38	619,518.75
2/15/2029	565,000.00	3.000%	70,059.38	635,059.38	
8/15/2029			61,584.38	61,584.38	696,643.75
2/15/2030	570,000.00	3.000%	61,584.38	631,584.38	
8/15/2030			53,034.38	53,034.38	684,618.75
2/15/2031	580,000.00	2.000%	53,034.38	633,034.38	
8/15/2031			47,234.38	47,234.38	680,268.75
2/15/2032	480,000.00	2.000%	47,234.38	527,234.38	
8/15/2032			42,434.38	42,434.38	569,668.75
2/15/2033	480,000.00	2.000%	42,434.38	522,434.38	
8/15/2033			37,634.38	37,634.38	560,068.75
2/15/2034	490,000.00	2.250%	37,634.38	527,634.38	
8/15/2034			32,121.88	32,121.88	559,756.25
2/15/2035	500,000.00	2.250%	32,121.88	532,121.88	
8/15/2035			26,496.88	26,496.88	558,618.75
2/15/2036	545,000.00	2.250%	26,496.88	571,496.88	
8/15/2036			20,365.63	20,365.63	591,862.50
2/15/2037	555,000.00	2.375%	20,365.63	575,365.63	
8/15/2037			13,775.00	13,775.00	589,140.63
2/15/2038	570,000.00	2.375%	13,775.00	583,775.00	
8/15/2038			7,006.25	7,006.25	590,781.25
2/15/2039	590,000.00	2.375%	7,006.25	597,006.25	
8/15/2039			-	-	597,006.25
2/15/2040			-	-	
8/15/2040			-	-	-
2/15/2041			-	-	
8/15/2041			-	-	-
2/15/2042			-	-	
8/15/2042			-	-	-
2/15/2043			-	-	
8/15/2043			-	-	-
2/15/2044			-	-	
8/15/2044			-	-	-

2/15/2045		-	-	
8/15/2045		-	-	-
2/15/2046		-	-	
8/15/2046		-	-	-
2/15/2047		-	-	
8/15/2047		-	-	-
2/15/2048		-	-	
8/15/2048		-	-	-
2/15/2049		-	-	
8/15/2049		-	-	-
2/15/2050		-	-	
8/15/2050		-	-	-
2/15/2051		-	-	
8/15/2051		-	-	-
2/15/2052		-	-	
8/15/2052		-	-	-
2/15/2053				
8/15/2053				
	7,600,000.00	1,625,450.00	9,225,450.00	9,225,450.00

	Comb Tax and Rev CO, S2019				
	Principal	Coupon	Interest	Total	Fiscal Total
2/15/2024	275,000.00	2.625%	97,687.50	372,687.50	
8/15/2024			94,078.13	94,078.13	466,765.63
2/15/2025	315,000.00	2.375%	94,078.13	409,078.13	
8/15/2025			90,337.50	90,337.50	499,415.63
2/15/2026	175,000.00	2.375%	90,337.50	265,337.50	
8/15/2026			88,259.38	88,259.38	353,596.88
2/15/2027	440,000.00	4.000%	88,259.38	528,259.38	
8/15/2027			79,459.38	79,459.38	607,718.75
2/15/2028	470,000.00	4.000%	79,459.38	549,459.38	
8/15/2028			70,059.38	70,059.38	619,518.75
2/15/2029	565,000.00	3.000%	70,059.38	635,059.38	
8/15/2029			61,584.38	61,584.38	696,643.75
2/15/2030	570,000.00	3.000%	61,584.38	631,584.38	
8/15/2030			53,034.38	53,034.38	684,618.75
2/15/2031	580,000.00	2.000%	53,034.38	633,034.38	
8/15/2031			47,234.38	47,234.38	680,268.75
2/15/2032	480,000.00	2.000%	47,234.38	527,234.38	
8/15/2032			42,434.38	42,434.38	569,668.75
2/15/2033	480,000.00	2.000%	42,434.38	522,434.38	
8/15/2033			37,634.38	37,634.38	560,068.75
2/15/2034	490,000.00	2.250%	37,634.38	527,634.38	
8/15/2034			32,121.88	32,121.88	559,756.25
2/15/2035	500,000.00	2.250%	32,121.88	532,121.88	
8/15/2035			26,496.88	26,496.88	558,618.75
2/15/2036	545,000.00	2.250%	26,496.88	571,496.88	
8/15/2036			20,365.63	20,365.63	591,862.50
2/15/2037	555,000.00	2.375%	20,365.63	575,365.63	
8/15/2037			13,775.00	13,775.00	589,140.63
2/15/2038	570,000.00	2.375%	13,775.00	583,775.00	
8/15/2038			7,006.25	7,006.25	590,781.25
2/15/2039	590,000.00	2.375%	7,006.25	597,006.25	
8/15/2039			-	-	597,006.25
2/15/2040			-	-	
8/15/2040			-	-	-
2/15/2041			-	-	
8/15/2041			-	-	-
2/15/2042			-	-	
8/15/2042			-	-	-
2/15/2043			-	-	
8/15/2043			-	-	-
2/15/2044			-	-	
8/15/2044			-	-	-

2/15/2045		-	-	
8/15/2045		-	-	-
2/15/2046		-	-	
8/15/2046		-	-	-
2/15/2047		-	-	
8/15/2047		-	-	-
2/15/2048		-	-	
8/15/2048		-	-	-
2/15/2049		-	-	
8/15/2049		-	-	-
2/15/2050		-	-	
8/15/2050		-	-	-
2/15/2051		-	-	
8/15/2051		-	-	-
2/15/2052		-	-	
8/15/2052		-	-	-
2/15/2053				
8/15/2053				
	7,600,000.00	1,625,450.00	9,225,450.00	9,225,450.00

	GO Ref Bds, Series 2016				
	Principal	Coupon	Interest	Total	Fiscal Total
2/15/2024	245,000.00	3.000%	12,975.00	257,975.00	
8/15/2024			9,300.00	9,300.00	267,275.00
2/15/2025	235,000.00	4.000%	9,300.00	244,300.00	
8/15/2025			4,600.00	4,600.00	248,900.00
2/15/2026	230,000.00	4.000%	4,600.00	234,600.00	
8/15/2026			-	-	234,600.00
2/15/2027	-	4.000%	-	-	
8/15/2027			-	-	-
2/15/2028	-	4.000%	-	-	
	710,000.00		40,775.00	750,775.00	750,775.00

	Comb Tax and Rev CO, S2015				
	Principal	Coupon	Interest	Total	Fiscal Total
2/15/2024	210,000.00	4.000%	49,181.25	259,181.25	
8/15/2024			44,981.25	44,981.25	304,162.50
2/15/2025	215,000.00	4.000%	44,981.25	259,981.25	
8/15/2025			40,681.25	40,681.25	300,662.50
2/15/2026	225,000.00	3.000%	40,681.25	265,681.25	
8/15/2026			37,306.25	37,306.25	302,987.50
2/15/2027	230,000.00	3.000%	37,306.25	267,306.25	
8/15/2027			33,856.25	33,856.25	301,162.50
2/15/2028	235,000.00	3.000%	33,856.25	268,856.25	
8/15/2028			30,331.25	30,331.25	299,187.50
2/15/2029	245,000.00	3.000%	30,331.25	275,331.25	
8/15/2029			26,656.25	26,656.25	301,987.50
2/15/2030	250,000.00	3.000%	26,656.25	276,656.25	
8/15/2030			22,906.25	22,906.25	299,562.50
2/15/2031	260,000.00	3.000%	22,906.25	282,906.25	
8/15/2031			19,006.25	19,006.25	301,912.50
2/15/2032	270,000.00	3.250%	19,006.25	289,006.25	
8/15/2032			14,618.75	14,618.75	303,625.00
2/15/2033	275,000.00	3.250%	14,618.75	289,618.75	
8/15/2033			10,150.00	10,150.00	299,768.75
2/15/2034	285,000.00	3.500%	10,150.00	295,150.00	
8/15/2034			5,162.50	5,162.50	300,312.50
2/15/2035	295,000.00	3.500%	5,162.50	300,162.50	
8/15/2035			-	-	300,162.50
2/15/2036			-	-	
	2,995,000.00		620,493.75	3,615,493.75	3,615,493.75

	Comb Tax and Rev CO, S2013				
	Principal	Coupon	Interest	Total	Fiscal Total
2/15/2024	315,000.00	2.280%	17,043.00	332,043.00	
8/15/2024			13,452.00	13,452.00	345,495.00
2/15/2025	310,000.00	2.280%	13,452.00	323,452.00	
8/15/2025			9,918.00	9,918.00	333,370.00
2/15/2026	305,000.00	2.280%	9,918.00	314,918.00	
8/15/2026			6,441.00	6,441.00	321,359.00
2/15/2027	285,000.00	2.280%	6,441.00	291,441.00	
8/15/2027			3,192.00	3,192.00	294,633.00
2/15/2028	280,000.00	2.280%	3,192.00	283,192.00	
8/15/2028			-	-	283,192.00
	1,495,000.00		83,049.00	1,578,049.00	1,578,049.00

Fund 05

ANGLETON BETTER LIVING CORPORATION

DEBT SCHEDULES

City of Angleton, Texas
Outstanding ABLC Debt

	Total ABLC Outstanding Debt			
	Principal	Interest	Total	Fiscal Total
2/15/2024	335,000.00	48,248.75	383,248.75	
8/15/2024	-	107,837.08	107,837.08	491,085.83
2/15/2025	460,000.00	131,423.75	591,423.75	
8/15/2025	-	122,648.75	122,648.75	714,072.50
2/15/2026	460,000.00	122,648.75	582,648.75	
8/15/2026	-	113,848.75	113,848.75	696,497.50
2/15/2027	325,000.00	113,848.75	438,848.75	
8/15/2027	-	107,723.75	107,723.75	546,572.50
2/15/2028	325,000.00	107,723.75	432,723.75	
8/15/2028	-	101,548.75	101,548.75	534,272.50
2/15/2029	330,000.00	101,548.75	431,548.75	
8/15/2029	-	95,248.75	95,248.75	526,797.50
2/15/2030	335,000.00	95,248.75	430,248.75	
8/15/2030	-	88,773.75	88,773.75	519,022.50
2/15/2031	340,000.00	88,773.75	428,773.75	
8/15/2031	-	82,898.75	82,898.75	511,672.50
2/15/2032	350,000.00	82,898.75	432,898.75	
8/15/2032	-	76,773.75	76,773.75	509,672.50
2/15/2033	360,000.00	76,773.75	436,773.75	
8/15/2033	-	70,342.50	70,342.50	507,116.25
2/15/2034	365,000.00	70,342.50	435,342.50	
8/15/2034	-	63,786.25	63,786.25	499,128.75
2/15/2035	375,000.00	63,786.25	438,786.25	
8/15/2035	-	56,980.00	56,980.00	495,766.25
2/15/2036	385,000.00	56,980.00	441,980.00	
8/15/2036	-	49,890.00	49,890.00	491,870.00
2/15/2037	395,000.00	49,890.00	444,890.00	
8/15/2037	-	42,550.00	42,550.00	487,440.00
2/15/2038	360,000.00	42,550.00	402,550.00	
8/15/2038	-	35,725.00	35,725.00	438,275.00
2/15/2039	370,000.00	35,725.00	405,725.00	
8/15/2039	-	28,650.00	28,650.00	434,375.00
2/15/2040	385,000.00	28,650.00	413,650.00	
8/15/2040	-	21,200.00	21,200.00	434,850.00
2/15/2041	250,000.00	21,200.00	271,200.00	
8/15/2041	-	16,200.00	16,200.00	287,400.00
2/15/2042	260,000.00	16,200.00	276,200.00	
8/15/2042	-	11,000.00	11,000.00	287,200.00

2/15/2043	270,000.00	11,000.00	281,000.00	
8/15/2043	-	5,600.00	5,600.00	286,600.00
2/15/2044	280,000.00	5,600.00	285,600.00	
8/15/2044	-	-	-	285,600.00
2/15/2045	-	-	-	
8/15/2045	-	-	-	-
2/15/2046	-	-	-	
8/15/2046	-	-	-	-
2/15/2047	-	-	-	
8/15/2047	-	-	-	-
2/15/2048	-	-	-	
8/15/2048	-	-	-	-
2/15/2049	-	-	-	
8/15/2049	-	-	-	-
2/15/2050	-	-	-	
8/15/2050	-	-	-	-
2/15/2051	-	-	-	
8/15/2051	-	-	-	-
2/15/2052	-	-	-	
8/15/2052	-	-	-	-
2/15/2053	-	-	-	
8/15/2053	-	-	-	
	7,315,000.00	2,670,287.08	9,985,287.08	9,985,287.08

	Comb Tax and Rev CO, S2024				
	Principal	Coupon	Interest	Total	Fiscal Total
2/15/2024				-	
8/15/2024			64,863.33	64,863.33	64,863.33
2/15/2025	115,000.00	5.000%	88,450.00	203,450.00	
8/15/2025			85,575.00	85,575.00	289,025.00
2/15/2026	120,000.00	5.000%	85,575.00	205,575.00	
8/15/2026			82,575.00	82,575.00	288,150.00
2/15/2027	125,000.00	5.000%	82,575.00	207,575.00	
8/15/2027			79,450.00	79,450.00	287,025.00
2/15/2028	130,000.00	5.000%	79,450.00	209,450.00	
8/15/2028			76,200.00	76,200.00	285,650.00
2/15/2029	135,000.00	5.000%	76,200.00	211,200.00	
8/15/2029			72,825.00	72,825.00	284,025.00
2/15/2030	145,000.00	5.000%	72,825.00	217,825.00	
8/15/2030			69,200.00	69,200.00	287,025.00
2/15/2031	150,000.00	5.000%	69,200.00	219,200.00	
8/15/2031			65,450.00	65,450.00	284,650.00
2/15/2032	160,000.00	5.000%	65,450.00	225,450.00	
8/15/2032			61,450.00	61,450.00	286,900.00
2/15/2033	170,000.00	5.000%	61,450.00	231,450.00	
8/15/2033			57,200.00	57,200.00	288,650.00
2/15/2034	175,000.00	5.000%	57,200.00	232,200.00	
8/15/2034			52,825.00	52,825.00	285,025.00
2/15/2035	185,000.00	5.000%	52,825.00	237,825.00	
8/15/2035			48,200.00	48,200.00	286,025.00
2/15/2036	195,000.00	5.000%	48,200.00	243,200.00	
8/15/2036			43,325.00	43,325.00	286,525.00
2/15/2037	205,000.00	5.000%	43,325.00	248,325.00	
8/15/2037			38,200.00	38,200.00	286,525.00
2/15/2038	215,000.00	5.000%	38,200.00	253,200.00	
8/15/2038			32,825.00	32,825.00	286,025.00
2/15/2039	225,000.00	5.000%	32,825.00	257,825.00	
8/15/2039			27,200.00	27,200.00	285,025.00
2/15/2040	240,000.00	5.000%	27,200.00	267,200.00	
8/15/2040			21,200.00	21,200.00	288,400.00
2/15/2041	250,000.00	4.000%	21,200.00	271,200.00	
8/15/2041			16,200.00	16,200.00	287,400.00
2/15/2042	260,000.00	4.000%	16,200.00	276,200.00	
8/15/2042			11,000.00	11,000.00	287,200.00
2/15/2043	270,000.00	4.000%	11,000.00	281,000.00	
8/15/2043			5,600.00	5,600.00	286,600.00
2/15/2044	280,000.00	4.000%	5,600.00	285,600.00	
8/15/2044			-	-	285,600.00
2/15/2045			-	-	

8/15/2045	-	-	-	
2/15/2046	-	-		
8/15/2046	-	-	-	
2/15/2047	-	-		
8/15/2047	-	-	-	
2/15/2048	-	-		
8/15/2048	-	-	-	
2/15/2049	-	-		
8/15/2049	-	-	-	
2/15/2050	-	-		
8/15/2050	-	-	-	
2/15/2051	-	-		
8/15/2051	-	-	-	
2/15/2052	-	-		
8/15/2052	-	-	-	
2/15/2053				
8/15/2053				
	3,750,000.00	2,046,313.33	5,796,313.33	5,796,313.33

	Comb Tax and Rev CO, S2020				
	Principal	Coupon	Interest	Total	Fiscal Total
2/15/2024	150,000.00	3.000%	30,175.00	180,175.00	
8/15/2024			27,925.00	27,925.00	208,100.00
2/15/2025	150,000.00	3.000%	27,925.00	177,925.00	
8/15/2025			25,675.00	25,675.00	203,600.00
2/15/2026	150,000.00	3.000%	25,675.00	175,675.00	
8/15/2026			23,425.00	23,425.00	199,100.00
2/15/2027	150,000.00	3.000%	23,425.00	173,425.00	
8/15/2027			21,175.00	21,175.00	194,600.00
2/15/2028	150,000.00	3.000%	21,175.00	171,175.00	
8/15/2028			18,925.00	18,925.00	190,100.00
2/15/2029	150,000.00	3.000%	18,925.00	168,925.00	
8/15/2029			16,675.00	16,675.00	185,600.00
2/15/2030	145,000.00	3.000%	16,675.00	161,675.00	
8/15/2030			14,500.00	14,500.00	176,175.00
2/15/2031	145,000.00	2.000%	14,500.00	159,500.00	
8/15/2031			13,050.00	13,050.00	172,550.00
2/15/2032	145,000.00	2.000%	13,050.00	158,050.00	
8/15/2032			11,600.00	11,600.00	169,650.00
2/15/2033	145,000.00	2.000%	11,600.00	156,600.00	
8/15/2033			10,150.00	10,150.00	166,750.00
2/15/2034	145,000.00	2.000%	10,150.00	155,150.00	
8/15/2034			8,700.00	8,700.00	163,850.00
2/15/2035	145,000.00	2.000%	8,700.00	153,700.00	
8/15/2035			7,250.00	7,250.00	160,950.00
2/15/2036	145,000.00	2.000%	7,250.00	152,250.00	
8/15/2036			5,800.00	5,800.00	158,050.00
2/15/2037	145,000.00	2.000%	5,800.00	150,800.00	
8/15/2037			4,350.00	4,350.00	155,150.00
2/15/2038	145,000.00	2.000%	4,350.00	149,350.00	
8/15/2038			2,900.00	2,900.00	152,250.00
2/15/2039	145,000.00	2.000%	2,900.00	147,900.00	
8/15/2039			1,450.00	1,450.00	149,350.00
2/15/2040	145,000.00	2.000%	1,450.00	146,450.00	
8/15/2040			-	-	146,450.00
2/15/2041			-	-	
	2,495,000.00		457,275.00	2,952,275.00	2,952,275.00

	Comb Tax and Rev CO, S2018				
	Principal	Coupon	Interest	Total	Fiscal Total
2/15/2024	50,000.00	4.000%	10,348.75	60,348.75	
8/15/2024			9,348.75	9,348.75	69,697.50
2/15/2025	50,000.00	3.000%	9,348.75	59,348.75	
8/15/2025			8,598.75	8,598.75	67,947.50
2/15/2026	50,000.00	3.000%	8,598.75	58,598.75	
8/15/2026			7,848.75	7,848.75	66,447.50
2/15/2027	50,000.00	3.000%	7,848.75	57,848.75	
8/15/2027			7,098.75	7,098.75	64,947.50
2/15/2028	45,000.00	3.000%	7,098.75	52,098.75	
8/15/2028			6,423.75	6,423.75	58,522.50
2/15/2029	45,000.00	3.000%	6,423.75	51,423.75	
8/15/2029			5,748.75	5,748.75	57,172.50
2/15/2030	45,000.00	3.000%	5,748.75	50,748.75	
8/15/2030			5,073.75	5,073.75	55,822.50
2/15/2031	45,000.00	3.000%	5,073.75	50,073.75	
8/15/2031			4,398.75	4,398.75	54,472.50
2/15/2032	45,000.00	3.000%	4,398.75	49,398.75	
8/15/2032			3,723.75	3,723.75	53,122.50
2/15/2033	45,000.00	3.250%	3,723.75	48,723.75	
8/15/2033			2,992.50	2,992.50	51,716.25
2/15/2034	45,000.00	3.250%	2,992.50	47,992.50	
8/15/2034			2,261.25	2,261.25	50,253.75
2/15/2035	45,000.00	3.250%	2,261.25	47,261.25	
8/15/2035			1,530.00	1,530.00	48,791.25
2/15/2036	45,000.00	3.400%	1,530.00	46,530.00	
8/15/2036			765.00	765.00	47,295.00
2/15/2037	45,000.00	3.400%	765.00	45,765.00	
8/15/2037			-	-	45,765.00
2/15/2038	-	3.400%	-	-	
	650,000.00		141,973.75	791,973.75	791,973.75

	GO Ref Bds, Series 2016				
	Principal	Coupon	Interest	Total	Fiscal Total
2/15/2024	135,000.00	3.000%	7,725.00	142,725.00	
8/15/2024			5,700.00	5,700.00	148,425.00
2/15/2025	145,000.00	4.000%	5,700.00	150,700.00	
8/15/2025			2,800.00	2,800.00	153,500.00
2/15/2026	140,000.00	4.000%	2,800.00	142,800.00	
8/15/2026			-	-	142,800.00
2/15/2027	-	4.000%	-	-	
8/15/2027			-	-	-
2/15/2028	-	4.000%	-	-	
8/15/2028			-	-	-
	420,000.00		24,725.00	444,725.00	444,725.00

SPECIAL FUNDS

Special Funds are used to account for taxes and other revenues that are restricted by law for particular functions or activities of a local government.

Angleton's special funds include the following:

- Hotel / Motel Fund (04)
- Municipal Court Technology Fund (07)
- Municipal Court Building Security Fund (08)
- STEP Grant CMV Fund (09)
- Police Drug Seizure Fund (10)
- Community Events Fund (11)
- Child Safety Fund (12)
- Keep Angleton Beautiful Fund (13)
- STEP Grant Fund (16)
- Unemployment Fund (041)
- Recreation Division Programs Fund (50)
- Tax Increment Reinvestment Zone (TIRZ) #1 Fund (58)
- Police Donation Fund (80)
- Animal Donation Fund (101)
- OBJ Police Grant Fund – Victims Assistance (105)
- Angleton ESD #3 Fund (107)
- Downtown Revitalization Fund (117)

Fund 07

MUNICIPAL COURT - TECHNOLOGY FUND

MUNICIPAL COURTS TECH
LOG FUND 07

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
REVENUES							
07-300-407	MC TECHNOLOGY FUND	9,099	10,508	10,000	10,775		10,000
07-300-800	INTEREST INCOME	70	245	-	241		-
	TOTAL REVENUE	**9,169**	**10,753**	**10,000**	**11,016**	**(1,016)**	**10,000**
EXPENDITURES							
07-520-210	OFFICE SUPPLIES	20	-	-	-		-
07-520-310	EQUIPMENT MAINTENANCE	-	1,177	-	-		-
07-520-415	LEGAL/PROFESSIONAL	1,290	-	-	-		-
07-520-625	MC TECHNOLOGY EQUIPMENT	4,895	8,069	-	1,159		-
07-520-700	TRANSFER TO FUND BALANCE	-	-	10,000	-		-
	TOTAL EXPENSE	**6,205**	**9,246**	**10,000**	**1,159**	**8,841**	**-**
MUNICIPAL COURT - TECH, FUND 07 REVENUES TO EXPENDITURES		**2,964**	**1,507**	**-**	**9,858**		**10,000**

TOTAL FY 25 REVENUE	**10,000**
TOTAL FY 25 EXPENSE	**-**
TOTAL	**10,000**

Fund 08

MUNICIPAL COURT – BUILDING SECURITY FUND

MUNICIPAL COURTS
BUILDING FUND 08

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
REVENUES							
08-300-408	MC BUILDING SECURITY REVENUE	10,771	13,407	5,500	13,592		5,500
08-300-800	INTEREST INCOME	182	1,291	-	702		-
	TOTAL REVENUE	**10,953**	**14,698**	**5,500**	**14,294**	**(8,794)**	**5,500**
EXPENDITURES							
08-520-220	POSTAGE	-	-	500	-		-
08-520-625	MC SECURITY FUND EQUIPMENT	-	227	-			-
08-520-701	TRANSFER TO GENERAL FUND	7,500	5,000	5,000	5,000		-
	TOTAL EXPENDITURES	**7,500**	**5,227**	**5,500**	**5,000**	**500**	**-**
MUNICIPAL COURTS BUILDING FUND 08 REVENUES TO EXPEND.		**3,453**	**9,471**	**-**	**9,294**		**5,500**

TOTAL FY 25 REVENUE	**5,500**
TOTAL FY 25 EXPENSE	**-**
TOTAL	**5,500**

Fund 09

STEP GRANT - CMV FUND

STEP GRANT-CMV 09

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
REVENUES							
09-300-300	TXDOT GRANT REVENUE	1,090	-	12,000	2,141		-
09-300-301	CITY MATCH-CMV	-	-	3,028	-		15,028
	TOTAL REVENUE	**1,090**	**-**	**15,028**	**2,141**	**12,887**	**15,028**
EXPENDITURES							
09-525-110	STEP OT CMV OVERTIME	-	-	12,510	-		-
09-525-135	FICA	-	-	957	-		-
09-525-155	RETIREMENT	-	-	1,548	-		-
09-525-700	TRANSFER TO FUND BALANCE	-	-	13	-		-
	TOTAL EXPENDITURE	**-**	**-**	**15,028**	**-**	**-**	**-**
	FUND 9 REVENUE TO EXPENDITURE	**1,090**	**-**	**-**	**2,141**		**15,028**

Fund 10

POLICE – DRUG SEIZURE

POLICE DRUG CONFISCATION 10

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
REVENUES							
10-300-410	COURT FORFEITURES	-	48	-	-		-
10-300-420	DRUG CONFISCATION	21,433	1,750	-	-		1,000
10-300-800	INTEREST INCOME	169	454	250	303		-
10-300-899	MISCELLANEOUS	-	27,545	750	23,619		-
	TOTAL REVENUE	**21,602**	**29,797**	**1,000**	**23,922**	**22,922**	**1,000**
EXPENDITURES							
10-525-499	MISCELLANEOUS	-	-	1,000	455		-
10-525-625	CE EQUIPMENT	-	32,458	-	-		-
	TOTAL EXPENDITURES	**-**	**32,458**	**1,000**	**455**	**545**	**-**
POLICE DRUG CONFISCATION FUND 10 - REVENUES TO EXPEN.		**21,602**	**(2,661)**	**-**	**23,467**	**22,377**	**1,000**

Fund 11

COMMUNITY EVENTS

The Community Events Fund is intended to be a self-sustaining fund, meaning that there are revenues to support operations and costs within the fund. City-sponsored events include the Heart of Christmas and Market Days in the months of March and November.

Revenues within the Community Events Fund are generated through sponsorships and vendor booths. Expenditures within Fund 11 include Freedom Fireworks, Mayor's Appreciation Dinner, and Concert in the Park – a community concert event that takes place every Friday evening in the months of March and September. These city-sponsored events are fun and free to the public (except for vendor booth rentals).

No personnel costs are included in Fund 11.

*This fund is imbalanced as the specific allocation amount of $139,380 was adopted by Ordinance 20240910-006, because the anticipated revenues are $124,050. The revenue figures came from the information stored in the MDSS budget software and will required a modification to the revenue to balance the fund.

COMMUNITY EVENTS
FUND 11

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
REVENUES							
11-300-800	MARKET DAYS - NOVEMBER	-	170,275	59,700	50,770	(8,930)	57,025
11-300-801	INTEREST INCOME	85	1,413	-	857	857	-
11-300-805	MARKET DAYS - MARCH	0	46,840	59,700	59,350	(350)	57,025
11-300-810	EVENT SPONSORSHIP	12,500	7,700	10,000	9,700	(300)	10,000
11-300-815	HEART OF CHRISTMAS (HOC) VENDORS	10,320	4,400	-	-	-	
11-300-820	OTHER EVENTS/MISCELLANEOUS	2,500	175	-	-	-	
	TOTAL REVENUE	**25,404**	**230,803**	**129,400**	**120,677**	**8,723**	**124,050**
EXPENDITURES							
11-557-105	SALARIES	4,180	1,190	-	-	-	-
11-557-205	OVERTIME	-	-	-	-	-	5,000
11-557-205	GENERAL SUPPLIES	869	-	1,000	-	1,000	1,000
11-557-212	MAYORS APPRECIATION DINNER	16,241	-	16,000	11,452	4,548	10,000
11-557-315	PROFESSIONAL PRINTING	5,000	5,000	5,000	5,000	-	5,000
11-557-316	HOC CHARITABLE CONTRIBUTION	4,070	-	-	-	-	-
11-557-427	CONCERT IN THE PARK	36,724	42,921	47,380	52,817	(5,437)	25,000
11-557-463	COMMUNITY EVENT EXPENSE	10,000	250	5,020	1,100	3,920	5,000
11-557-464	HOC	19,487	21,329	20,000	20,444	(444)	20,000
11-557-465	FREEDOM FIREWORKS FESTIVAL	30,150	33,620	35,000	32,971	2,029	35,000
11-557-510	EMPLOYEE APPRECIATION	-	-	-	1,020	(1,020)	-
	TOTAL EXPENDITURE	**126,720**	**104,310**	**129,400**	**124,804**	**4,596**	**102,000**
	REVENUE TO EXPENDITURE FUND 11	**(101,316)**	**126,493**	**-**	**(4,127)**		**22,050**

Fund 12

CHILD SAFETY FUND

CHILD SAFETY FUND 12							
G/L ACCOUNT	**ACCOUNT DESCRIPTION**	**FY 2022 ACTUAL**	**FY2023 ACTUAL**	**FY2024 BUDGET**	**FY2024 ACTUAL**	**FY2024 (-/+)**	**FY2025 APROVED**
REVENUES							
12-300-401	COURT REVENUE	6,518	4,512	2,025	7,108		2,025
12-300-800	INTEREST INCOME	50	252	-	227		-
	TOTAL REVENUE	**6,567**	**4,764**	**2,025**	**7,336**	**-**	**2,025**
EXPENDITURES							
12-520-701	TRANSFER TO GF FOR CHILD SAFETY	3,000	2,025	2,025	2,025		2,025
		3,000	**2,025**	**2,025**	**2,025**	**-**	**2,025**
CHILD SAFETY FUND (12) REVENUES TO EXPEND.		**3,567**	**2,739**	**-**	**5,311**		-

FUND 13

KEEP ANGLETON BEAUTIFUL (KAB) FUND

Keep Angleton Beautiful is a city-sponsored board and affiliate of Keep America Beautiful and Keep Texas Beautiful and works to educate the community on matters concerning recycling, landscaping, beautification, and litter abatement.

Angleton's KAB group is comprised of volunteers, and revenue within the KAB Fund is largely from donations.

No personnel costs are included in Fund 13, and no major projects are planned in FY25.

KEEP ANGLETON BEAUTIFUL FUND 13							
G/L ACCOUNT	**ACCOUNT DESCRIPTION**	**FY 2022 ACTUAL**	**FY2023 ACTUAL**	**FY2024 BUDGET**	**FY2024 ACTUAL**	**FY2024 (-/+)**	**FY2025 APROVED**
REVENUES							
13-300-300	GRANT REVENUE	-	-	-	12,193	-	-
13-300-303	MEMBERSHIPS	200	-	-	-	-	-
13-300-306	TRASH BAG REVENUE	5,047	7,939	5,500	9,830	-	8,800
13-300-812	KAB WASTE CONNECTIONS INCOME	6,000	6,000	6,000	6,000	-	6,000
	TOTAL REVENUE	**11,247**	**13,939**	**11,500**	**15,830**		**14,800**
INTEREST INCOME							
13-300-800	INTEREST INCOME	214	1,358	100	1,012	-	100
	TOTAL INTEREST	**214**	**1,358**	**100**	**1,012**		**100**
DONATIONS							
13-300-804	KAB DONATIONS	20,178	37,862	30,000	41,986	-	39,000
13-300-805	DONATIONS	6,500	-	-	-	-	7,500
	TOTAL DONATIONS	**26,678**	**37,862**	**30,000**	**41,986**		**46,500**
MISCELLANEOUS INCOME							
13-300-899	MISCELLANEOUS	-	(326)	-	-	-	-
	TOTAL MISCELLANEOUS	**-**	**(326)**	**-**	**-**		**-**
TRANSFER IN							
13-300-901	TRANSFER FROM GF BALANCE	-	25,200	21,221	-	-	-
	TOTAL TRANSFERS IN	**-**	**25,200**	**21,221**	**-**		**-**
	TOTAL REVENUE	**38,139**	**78,032**	**62,821**	**58,828**		**61,400**

EXPENDITURES							
ADMINISTRATION							
13-500-203	APPAREL	-	-	450	-	-	450
13-500-205	GENERAL SUPPLIES	1,599	25	1,500	6	-	1,000
13-500-207	AWARDS & RECOGNITION	280	-	450	226	-	450
13-500-406	CLEAN UP COST	4,131	6,629	1,164	19,278	-	11,174
13-500-407	BEAUTIFICATION	12,572	10,986	10,000	6,138	-	14,000
13-500-408	EDUCATION	123	244	500	240	-	500
13-500-420	DUES & SUBSCRIPTIONS	370	1,638	400	1,655	-	1,800
13-500-425	TRAVEL & TRAINING	6,035	5,746	8,500	152	-	9,000
13-500-430	PLANTER MAINTENANCE	1,130	1,180	2,000	-	-	1,000
13-500-466	ADVERTISING	567	1,880	7,571	7,168	-	2,000
13-500-525	APPRECIATION BOARD	232	-	500	166	-	550
13-500-555	BAD DEBT EXPENSE	1,098	-	-	131	-	-
	TOTAL ADMIN EXPENSE	**28,136**	**28,327**	**33,035**	**35,159**		**41,924**
CAPITAL EXPENSE							
13-500-615	CAPITAL INFRASTRUCTURE EXPENSE	-	18,250	18,250	18,250	-	19,165
13-500-625	CAPITAL EQUIPMENT EXPENSE	-	18,000	-	-	-	-
	TOTAL CAPITAL EXPENSE	**-**	**36,250**	**18,250**	**18,250**		**19,165**
	TOTAL EXPENSES	**28,136**	**64,577**	**51,285**	**53,409**		**61,089**
TOTAL FY 25 REVENUE	**61,400**						
TOTAL FY 25 EXPENDITURES	**61,089**						
TOTAL	**311**						

FUND 16

STEP GRANT

STEP GRANT FUND 16

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
REVENUES							
16-300-800	INTEREST INCOME	-	1,106	-	-	-	-
16-300-830	GRANT REVENUE	9,201	9,795	12,000	6,119	-	-
16-300-831	CITY'S MATCH - TRANSFER	-	-	3,028	3,028	-	15,028
	TOTAL REVENUE	**9,201**	**10,901**	**15,028**	**9,147**	**-**	**15,028**
EXPENDITURES							
16-525-110	ADP STEP OT COMP	10,181	9,795	12,510	1,619	-	-
16-525-135	FICA	-	-	970	-	-	-
16-525-155	RETIREMENT	-	-	1,548	-	-	-
	TOTAL EXPENDITURES	**10,181**	**9,795**	**15,028**	**1,619**	**13,409**	**-**
	STEP GRANT FUND 16 - REVENUES TO EXPENDITURES	**(980)**	**1,106**	**-**	**7,528**		**15,028**

FUND 041

UNEMPLOYMENT FUND

Unemployment expenses are typically an unknown expense at the beginning of a fiscal year and are not included in the budget. The concept is to establish Fund 041 as a revolving fund with expenses to be refunded in the following year's budget.

Pursuant to Ordinance 20240910-006 adopted on September 10, 2024, the allocation for Fund 041 is set at $50,000. The revenue source is unknow at this time, as a determined refund amount from which department(s) is not yet known or measurable.

UNEMPLOYMENT FUND 41

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
REVENUES							
41-300-520	TRANSFER COURT	-	50,000	50,000	29,167	-	-
41-300-800	INTEREST INCOME		714	-	1,232		
	TOTAL REVENUE	**-**	**50,714**	**50,000**	**30,399**	**19,601**	**-**
EXPENDITURES							
ADMINISTRATION							
41-500-423	UNEMPLOYMENT EXPENSE	-	-	5,000	-	-	50,000
41-500-424	PTO EXPENSE		-	45,000	-		
41-500-525	UNEMPLOYMENT-POLICE		-	-	1,191		
41-500-558	UNEMPLOYMENT-PARKS		-		5,695		
41-500-560	UNEMPLOYMENT-WATER COLL		-		674		
	TOTAL ADMIN EXPENSE	**-**	**-**	**50,000**	**7,559**	**42,441**	**50,000**
	UNEMPLOYMENT FUND REVENUES TO EXPENDITURES	**-**	**50,714**	**-**	**22,840**		**(50,000)**

TOTAL FY25 REVENUE	-
TOTAL FY25 EXPENDITURES	50,000
TOTAL	**(50,000)**

RECREATION DIVISION PROGRAMS

FUND 50

The Recreation Division Programs Fund is a special fund that generates revenue from recreational programs that support health and entertainment for the community such as summer youth camps, senior-aged programs, and other fun community events.

The Angleton Better Living Corporation supports this fund to support the cost of employees.

Part time employee costs can be difficult to measure and anticipate, as the number of part time staff changes frequently due to seasons, different program needs, and availability of work. The FY25 budget for Fund 50 does not support any major projects or changes from last fiscal year's budget. No contingency or capital equipment has been approved in the FY25 budget.

Staff believes adjustments may be needed to match the approved allocation amount of $498,575 to the budget. Currently, the budget reflects total expenditures of $490,879.

Number of FTE's: 4

- Recreation Superintendent (1)
- Recreation Specialist (3)

RECREATION DIVISION
PROGRAMS FUND 50

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
REVENUES							
TRANSFERS IN							
50-300-740	TRANSFER IN FROM ABLC FUND 40		372,703	382,878	382,878	-	436,757
	TOTAL TRANSFERS IN	**-**	**372,703**	**382,878**	**382,878**	**-**	**436,757**
INTEREST INCOME							
50-300-800	INTEREST INCOME		-	-	-	-	-
	TOTAL INTEREST INCOME	**-**	**-**	**-**	**-**	**-**	**-**
PROGRAMS							
50-300-811	GENERAL PROGRAMS		188	5,200	5,630	430	10,500
50-300-813	YOUTH CAMPS		4,772	24,861	16,410	(8,451)	34,100
50-300-814	COMMUNITY SPECIAL EVENTS		2,165	2,750	7,783	5,033	4,900
50-300-815	FATHER AND MOTHER EVENTS		3,970	4,165	-	(4,165)	4,000
50-300-816	HEALTH AND WELLNESS		-	-	-	-	-
50-300-817	SENIOR PROGRAMS		4,547	8,100	9,976	1,876	8,318
50-300-818	MISCELLANEOUS PROGRAMS		4,116	350	1,690	1,340	-
	TOTAL REVENUE FROM REC PROGRAMS	**-**	**19,758**	**45,426**	**41,489**	**(3,937)**	**61,818**
MISCELLANEOUS INCOME							
40-300-899	MISCELLANEOUS		-	-	15	15	-
	TOTAL MISCELLANEOUS	**-**	**-**	**-**	**15**	**15**	**-**
	TOTAL FUND 50 REVENUE	**-**	**392,461**	**428,304**	**424,382**	**(3,922)**	**498,575**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
EXPENDITURES							
PERSONNEL							
50-506-105	SALARIES	-	159,353	195,534	223,663	(28,129)	202,708
50-506-106	PART-TIME WAGES	-	11,261	21,756	11,637	10,119	20,483
50-506-115	OVERTIME	-	1,964	4,500	5,604	(1,104)	4,500
50-506-115	LONGEVITY	-	-	1,540	900	640	1,080
50-506-126	CERTIFICATION PAY	-	1,573	3,600	2,506	1,094	4,200
50-506-135	FICA	-	13,201	15,309	18,285	(2,976)	17,074
50-506-140	HEALTH INSURANCE	-	26,661	70,460	35,259	35,201	64,054
50-506-141	INSURANCE SUBSIDY	-	-	-	(76)	76	-
50-506-143	PHONE ALLOWANCE	-	660	720	360	360	-
50-506-145	WORKERS COMPENSATION	-	4,219	4,641	15,478	(10,837)	4,868
50-506-155	RETIREMENT	-	19,267	24,334	26,994	(2,660)	26,315
04-575-165	MEDICAL EXPENSE	275	430	750	605	145	600
04-575-185	PAYROLL ACCRUAL	-	6,407	-	(5,259)	5,259	-
	TOTAL PERSONNEL	**275**	**244,996**	**343,144**	**335,955**	**7,189**	**345,882**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
OPERATIONS							
50-506-203	APPAREL	-	327	850	775	75	922
50-506-205	GENERAL SUPPLIES	-	504	1,000	655	345	1,000
50-506-210	OFFICE SUPPLIES	-	1,542	2,085	1,239	846	2,175
50-506-216	VEHICLE SUPPLIES	-	2,898	3,000	1,853	1,147	4,000
50-506-220	EQUIPMENT SUPPLIES	-	-	-	463	(463)	720
50-506-317	VEHICLE REPAIRS	-	3,718	3,933	1,492	2,441	3,000
50-506-405	PHONES	-	-	200	254	(54)	2,400
50-506-420	DUES / SUBSCRIPTIONS	-	2,051	2,217	2,452	(235)	2,313
50-506-425	TRAVEL / TRAINING	-	5,766	6,930	6,017	913	11,948
50-506-446	ADVERTISING	-	9,616	16,982	15,033	1,949	14,074
50-506-457	CONTRACT LABOR - INSTRUCTORS	-	-	1,865	240	1,625	1,620
50-506-458	CONTRACT LABOR	-	-	-	1,441	(1,441)	2,268
50-506-510	EMPLOYEE APPRECIATION	-	419	280	412	(132)	675
50-506-511	TUITION REIMBURSEMENT	-	4,000	4,000	-	4,000	
50-506-503	NOTARY	-	-	-	-	-	100
	TOTAL OPERATIONS	**-**	**30,841**	**43,342**	**32,326**	**11,016**	**47,215**

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
RECREATION PROGRAMS							
50-506-412	GENERAL PROGRAMS	-	119	160	2,110		10,000
50-506-413	YOUTH PROGRAMS	-	2,018	7,320	5,638		18,700
50-506-414	COMMUNITY EVENTS	-	1,504	5,575	4,170		5,915
50-506-415	COMMUNITY DANCES	-	2,573	3,000	2,733		3,000
50-506-416	HEALTH AND WELLNESS	-	2,318	-	-		-
50-506-417	SENIOR PROGRAMS	-	10,829	18,963	16,223		19,000
50-506-418	MISC. PROGRAMS	-	1,753	1,000	134		1,000
50-506-477	SCHOLARSHIP	-	-	3,000	-		3,000
50-506-525	REC CENTER REFUNDS	-	-	-	240		-
	TOTAL RECREATION PROGRAMS	**-**	**21,114**	**39,018**	**31,249**	**7,769**	**60,615**
LEASES AND INSURANCE							
50-506-506	VEHICLE INSURANCE	-	1,300	1,430	5,390	(3,960)	3,575
50-506-535	ENTERPRISE FLEET LEASE	-	1,941	1,950	1,902	48	41,288
	TOTAL LEASES AND INSURANCE	**-**	**3,241**	**3,380**	**7,292**	**(3,912)**	**44,863**
CAPITAL OUTLAY							
50-506-520	CONTINGENCY	-	-	-	52,622	(52,622)	-
50-506-602	CAPITAL EQUIPMENT CONTINGENCY	-	-	-	-	-	-
	TOTAL CAPITAL OUTLAY	**-**	**-**	**-**	**52,622**	**(52,622)**	**-**
	TOTAL RECREATION DIVISION FUND 50	**275**	**300,192**	**428,884**	**459,444**	**(30,560)**	**498,575**
RECREATION DIVISION PROGRAMS FUND 50 REVENUES TO EXPEN		**(275)**	**92,269**	**(580)**	**(35,062)**		**-**

G/L ACCOUNT	ACCOUNT DESCRIPTION		FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
TOTAL FY25 REVENUE		**498,575**						
TOTAL FY25 EXPENDITURES		**498,575**						
	TOTAL	-						

TAX INCREMENT REINVESTMENT ZONE #1

FUND 58

TIRZ #1 PROPERTY TAX FUND
58

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
REVENUES							
58-300-100	CURRENT TAX	-	35,180	18,807	36,984		18,807
58-300-101	REVENUE FROM ANGLETON DRAINAGE	1,217	-	1,633	-		1,633
58-300-800	INTEREST INCOME	44	225	25	1,093		25
	TOTAL REVENUE	**1,262**	**35,405**	**20,465**	**38,078**	**(17,613)**	**20,465**
EXPENDITURES							
58-500-416	REIMBURSEMENT TO PARTNERS	-	-	20,440	27,503		20,440
58-500-417	REIMBURSEMENT TO ANGLETON DRAINAGE	-	-	25	-		25
	TOTAL EXPENDITURES	**-**	**-**	**20,465**	**27,503**	**(7,038)**	**20,465**
	TIRZ #1 PROPERTY TAX REVENUES TO EXPENDITURES	**1,262**	**35,405**	**-**	**10,574**		**-**

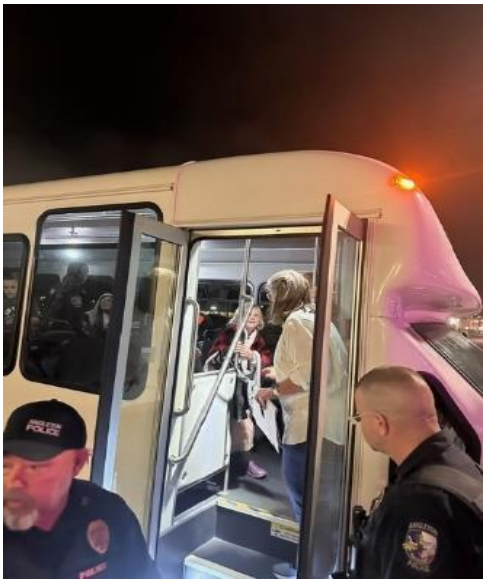
TOTAL FY25 REVENUE	**20,465**
TOTAL FY25 EXPENDITURES	**20,465**
TOTAL	**-**

POLICE DONATION FUND

FUND 80

Every year, Angleton Police Department raises as much money as possible to fund the Angleton Shop with a Cop program – a program that funds the purchase of holiday gifts for 100 children from 6 different elementary schools in Angleton. Children are selected to participate by their school guidance counselors. Angleton PD takes children shopping by bus, and it's a great time for the children and their families. Each child gets to go shopping with a police officer and buy whatever they want up to $150.

This program is supported by generous donations from individuals and businesses and operates entirely on donations, which are collected year-round. Fund 80 does not carry a balance over year-to-year, as the donations are spent entirely each year.



Young shoppers arrive to Angleton Walmart to shop with local police.

Shop with a Cop helps 100 children receive gifts of their choice for the holidays.

Annual Shop with a Cop program in action - Children shopping with Angleton PD

POLICE DONATION FUND
80

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
REVENUES							
80-300-306	SHOP W/ A COP DONATION	11,910	32,677	5,000	11,527		16,300
80-300-800	INTEREST INCOME	85	736	25	506		25
80-300-899	MISCELLANEOUS	175	200	-	-		0
	TOTAL REVENUE	**12,170**	**33,613**	**5,025**	**12,033**		**16,325**
EXPENDITURES							
80-525-454	SHOP W/ A COP	16,000	15,268	16,300	15,000		16,300
	TOTAL EXPENDITURES	**16,000**	**15,268**	**16,300**	**15,000**		**16,300**
POLICE DONATION FUND 80 - REVENUES TO EXPENDITURES		**(3,830)**	**18,345**	**(11,275)**	**(2,967)**		**25**

ANIMAL CONTROL DONATION

FUND 101

The Angleton Adoption Center takes in thousands of stray and abandonded animals annually. It is not uncommon for the AAC to take in animals that require veterinary care or that need to be spayed or neutered. With donations, the shelter animals can get the medical attention needed to live a healthy life. The Animal Control Department (General Fund) typically spends over $20,000 annually in veterinary services, but that is rarely enough.

For Fiscal Year 2024 – 2025, the anticipated amount of revenue in Fund 101 from donations is $12,000.

Fund 101 does not include any employee costs.

ANIMAL CONTROL
DONATIONS 101

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
REVENUES							
101-300-300	A/C DONATIONS	12,616	18,484	7,000	10,611		12,000
101-300-800	INTEREST INCOME	49	72	5,000	549		-
	TOTAL REVENUE	**12,665**	**18,556**	**12,000**	**11,159**	**-**	**12,000**
EXPENDITURES							
101-526-204	MEDICAL SUPPLIES & EQUIPMENT	-	-	5,000	-		5,000
101-526-205	A/C SUPPLIES	-	20,016	5,000	-		5,000
101-526-215	A/C EQUIPMENT	-	-	2,000	-		2,000
101-526-701	TRANSFER TO FUND BALANCE	-	-	-	-		-
	TOTAL EXPENDITURES	**-**	**20,016**	**12,000**	**-**	**-**	**12,000**
ANIMAL CONTROL DONATIONS 101 - REVENUE TO EXPEND.		**12,665**	**(1,461)**	**-**	**11,159**		**-**

OBJ POLICE GRANT FUND – VICTIMS LIAISON

FUND 105

CRIME VICTIM
LIAISON - FUND 105

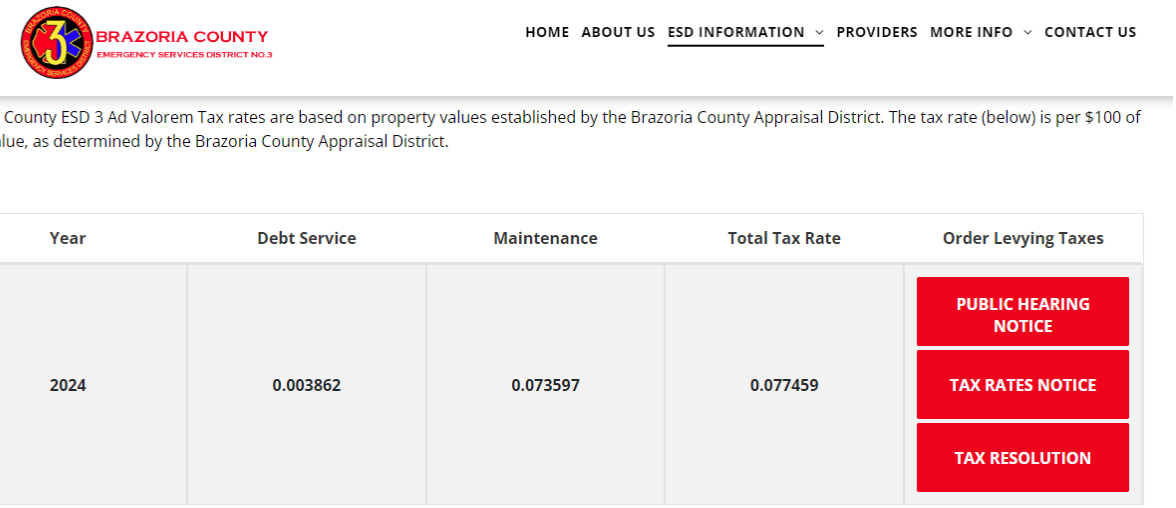
G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
REVENUE / TRANSFERS IN							
105-300-300	GRANT PROCEEDS	16,098	(6,357)	58,518	72,523	14,005	58,518
105-300-305	POLICE MATCH TRANSFER	18,997	-	15,482	15,482	-	25,000
105-300-306	IN KIND MATCH	-	-	5,000	-	(5,000)	5,000
105-300-310	MISCELLANEOUS	-	-	-	-	-	
105-300-700	TRANSFER FROM FUND BALANCE	-	-	-	-	-	
105-300-701	TRANSFER FROM GENERAL FUND	-	95,000	-	-	-	
	TOTAL REVENUES AND TRANSFERS IN	**35,095**	**88,643**	**79,000**	**88,005**	**9,005**	**88,518**
EXPENDITURES							
PERSONNEL							
105-525-105	SALARIES	39,955	46,565	47,486	49,797	(2,311)	49,885
105-525-110	OVERTIME	58	321	-	104	(104)	-
105-525-115	LONGEVITY	120	-	85	60	25	180
105-525-126	CERTIFICATION	1,073	1,535	1,500	1,500	0	1,500
105-525-135	FICA	2,952	3,190	3,754	3,792	(38)	3,945
105-525-140	HEALTH INSURANCE	11,996	16,447	11,172	11,578	(406)	14,358
105-525-145	WORKERS COMPENSATION	-	-	-	-	-	128
105-525-155	RETIREMENT	4,939	5,752	5,967	6,044	(77)	6,167
105-525-165	MEDICAL EXPENSE	-	-	-	-	-	-
105-525-185	PAYROLL BURDEN			-	275	(275)	-
105-500-185	VOCA - PAYROLL ACCRUAL	427	(53)	-	(1,611)	-	-
	TOTAL PERSONNEL	**61,092**	**73,810**	**69,964**	**72,876**	**(2,912)**	**76,162**
OPERATIONS							
105-525-203	APPAREL	-	-	-	-	-	-
105-525-205	SUPPLIES	613	-	771	421	350	400
105-525-405	PHONES	153	-	-	-	-	-
105-525-425	TRAVEL / TRAINING	2,276	-	2,400	2,400	-	2,400
105-525-625	MISCELLANEOUS EXPENSE	-	257	-	7	(7)	38
	TOTAL OPERATION	**3,042**	**257**	**3,171**	**2,827**	**344**	**2,838**
TRANSFERS OUT							
105-525-700	TRANSFER TO FUND BALANCE	-	-	5,865	-	5,865	-
	TOTAL TRANSFERS OUT	**-**	**-**	**5,865**	**-**	**5,865**	**-**
PROFESSIONAL SERVICES							
105-525-415	PROFESSIONAL SERVICES	-	-	-	698	(698)	-
	TOTAL PROFESSIONAL SERVICES	**-**	**-**	**-**	**698**	**(698)**	-
	TOTAL OPERATIONS	**64,134**	**74,067**	**79,000**	**76,401**	**2,599**	**79,000**
TOTAL CRIME VICTIM LIAISON FUND 105 - REVENUES TO EXPEN		**(29,039)**	**14,576**	**-**	**11,605**		**9,518**

EMERGENCY SERVICES DIVISION #3

FUND 107

Brazoria County Services District No. 3 is a tax-funded district, and Angleton Volunteer Fire Department is one of 13 departments within Brazoria County that receives a portion of funds.

The tax that supports ESD #3 is an ad valorem tax based on the $100 of property valuation. The 2024 ESD #3 rate was $0.077459 which functions identically to the City's ad valorem tax rate, because it is broken out by maintenance and operations ($0.073597) and interest and sinking ($0.003862) for operational costs and debt, respectively.



ANGLETON ESD #3 107

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
REVENUES							
107-300-800	REVENUE FROM ESD	326,619	325,980	356,721	371,320		400,188
107-300-801	INTEREST INCOME	162	283	-	2,685		-
	TOTAL REVENUE	**326,781**	**326,263**	**356,721**	**374,005**		**400,188**
EXPENDITURES							
PERSONNEL							
107-530-105	SALARIES	-	-	80,000	-		-
107-530-135	FICA	-		6,120	-		-
107-530-145	WORKERS COMP	-	-	8,216	-		-
	TOTAL PERSONNEL	**-**	**-**	**94,336**	**-**	**-**	**-**
OPERATIONS							
107-530-203	APPAREL	8,439	3,727	7,500	7,533		7,500
107-530-205	GENERAL SUPPLIES	1,201	744	2,500	2,137		2,500
107-530-215	VEHICLE SUPPLIES	10,589	19,230	20,000	15,300		10,708
107-530-220	EQUIPMENT SUPPLIES	54,987	79,011	76,000	88,011		101,000
107-530-425	TRAVEL/TRAINING	2,225	12,484	12,500	8,172		12,500
107-530-455	CONTRACT LABOR	1,585	4,500	4,500	-		4,500
107-530-530	QUARTERLY PAYMENT	-	-	-	-		-
107-530-599	MISCELLANEOUS	24,207	30,786	53,000	49,990		60,000
107-530-610	COMPUTER/SOFTWARE	16,264	-	-	-		-
	TOTAL OPERATIONS	**119,497**	**150,482**	**176,000**	**171,144**	**-**	**198,708**
REPAIR AND MAINTENANCE							
107-530-305	VEHICLE R & M	44,978	53,149	45,792	69,722		37,092
107-530-310	EQUIPMENT R & M	23,317	11,800	10,395	10,641		10,395
107-530-320	BUILDING R & M	19,681	21,174	33,284	6,748		33,284
	TOTAL R&M	**87,976**	**86,123**	**89,471**	**87,111**	**-**	**80,771**
TRANSFER OUT							
107-530-714	TRANSFER TO CAPITAL LEASE PAYMENT	208,082	-	100,000	-		200,000
	TOTAL TRANSFER OUT	**208,082**	**-**	**100,000**	**-**	**-**	**200,000**
	TOTAL EXPENDITURES	**415,555**	**236,605**	**459,807**	**258,255**	**-**	**479,479**
	ESD #3 REVENUE TO EXPENSE	**(88,774)**	**89,658**	**(103,086)**	**115,750**		**(79,291)**

DOWNTOWN REVITALIZATION

FUND 117

DOWNTOWN REVITALIZATION
FUND 117

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
REVENUES							
117-300-300	DONATIONS	-	3,141	4,100	-	-	10,000
117-300-800	INTEREST INCOME	41	148	-	157	-	-
	TOTAL REVENUE	**41**	**3,289**	**4,100**	**157**	**-**	**10,000**
EXPENDITURES							
117-500-425	AWARDS	5,567	-	10,000	-	-	10,000
	TOTAL EXPENDITURES	**5,567**	**-**	**10,000**	**-**	**-**	**10,000**
DOWNTOWN REVITALIZATION FUND 117 - REVENUES TO EXPENDITURES		**(5,526)**	**3,289**	**(5,900)**	**157**		**-**

CAPITAL FUNDS

- Infrastructure Fund (128)

INFRASTRUCTURE FUND

FUND 128

Revenue in Fund 128 is derived from a monthly fee on all non-impact fee water utility accounts (approximately 6,875) and non-impact fee seer utility accounts (approximately 6,700).

This fund was created to provide a legal alternative for making annual payments on the 2015 debt issue when impact fee revenues is not sufficient to cover the annual payment.

INFRASTRUCTURE
FUND 128

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
REVENUES							
128-300-300	WATER FEES REVENUE	165,743	172,137	165,000	176,271		165,000
128-300-305	SEWER FEES REVENUE	158,517	163,532	160,000	168,476		160,000
128-300-500	COUNTY CH INTERLOCAL AGREEMENT	-	938,000	-	-		
128-300-500.03	COURTHOUSE UTILITY PROJECT REIMBURSEMENT	-	-	-	210,625		
	TOTAL REVENUE	**324,260**	**1,273,668**	**325,000**	**555,372**		**325,000**
EXPENDITURES							
SEWER DEPT							
128-570-515	SCADA SYSTEM WWTP	-	5,581	-	64,739		
128-570-600	CAPITAL OUTLAY	-	4,612	-	213,209		
128-570-703	TRANSFER TO FUND 03	-	1,145,246	-	-		
128-570-725	TRANSFER TO 220 IMPACT FEE	304,288	308,223	-	-		
128-570-725.01	TRANSFER TO DS 220 IMPACT FEE	-	-	304,163	304,163		
	TOTAL EXPENDITURES	**304,288**	**1,463,662**	**304,163**	**582,111**		**-**
	INFRASTRUCTURE FUND 128 REVENUES TO EXPENDITURES	**19,971**	**(189,994)**	**20,837**	**(26,739)**	**-**	**325,000**

ANGLETON BETTER LIVING CORPORATION

Includes the following Funds:

- Fund 40 – ABLC
- Fund 60 Angleton Recreation Center (partially funded by ABLC)

ANGLETON BETTER LIVING CORPORATION FUND

FUND 40

Angleton Better Living Corporation (ABLC) is a legal entity that receives half of one percent of sales and use tax in Angleton and supports quality of life and recreational projects and programs.

The Angleton Better Living Corporation (ABLC) is an independent corporation created under the Development Corporation Act of 1979. ABLC board members are appointed by City Council. ABLC is funded by a 0.005¢ sales tax voted for by the Citizens of Angleton and is responsible for the following purposes: provisions for payment of the costs of land, buildings, equipment, facilities, improvements and maintenance and operation costs for community centers, parks, recreational facilities and drainage improvements in flood prone areas in the City limits, which are beyond the responsibility of the Angleton Drainage District.

ABLC can issue debt for projects with City Council's approval. Transfers from the ABLC Fund help support activities in the General Fund (01), the Recreation Division Programs Fund (50), and the Angleton Recreation Center Fund (60). ABLC fully funds employee costs in Fund 50 and Fund 60 and partially funds all General Fund Parks employees (28%).

ANGLETON BETTER LIVING CORPORATION FUND 40

*ANGLETON BETTER LIVING CORPORATION FUND (ABLC) IS PREDOMINANTLY FUNDED BY SALES AND USE TAX. ABLC RECEIVED HALF OF ONE CENT OF SALES TAX.

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
REVENUES							
INTEREST INCOME							
40-300-800	INTEREST INCOME	1,363	2,824	2,538	3,549	1,011	2,220
	TOTAL INTEREST INCOME	**1,363**	**2,824**	**2,538**	**3,549**	**1,011**	**2,220**
SALES AND USE TAX ALLOCATION							
40-300-801	SALES AND USE TAX ALLOCATION	1,848,116	1,982,237	2,014,446	2,116,297	101,851	2,300,109
	TOTAL TRANSFERS IN	**1,848,116**	**1,982,237**	**2,014,446**	**2,116,297**	**101,851**	**2,300,109**
MISCELLANEOUS INCOME							
40-300-899	MISCELLANEOUS	10,000	-	-	5,000	5,000	-
	TOTAL TRANSFERS IN	**10,000**	**-**	**-**	**5,000**	**5,000**	**-**
	TOTAL REVENUE ABLC FUND	**1,859,479**	**1,985,062**	**2,016,984**	**2,124,846**	**107,862**	**2,302,329**

EXPENDITURES

OPERATIONS							
40-506-466	ADVERTISING	-	-	1,200	1,528		1,500
40-506-520	CONTINGENCY	1,536	131,792	186,537	253,123		125,664
40-506-605	LAND ACQUISITION	89,816	-	-	-		-
40-506-625	PARK PROJECTS DESIGN	-	-	29,896	14,705		-
40-506-625.01	OTHER PARK PROJECTS	354,900	-	-	-		-
	TOTAL OPERATIONS EXPENDITURES	**446,251**	**131,792**	**217,633**	**269,356**	**(51,723)**	**127,164**
PROFESSIONAL SERVICES							
40-506-415	LEGAL / PROFESSIONAL	1,059	3,745	1,450	2,170		2,100
	TOTAL PROFESSIONAL EXPENDITURES	**1,059**	**3,745**	**1,450**	**2,170**	**(720)**	**2,100**
TRANSFERS OUT							
40-506-701	TRANSFER TO GENERAL FUND	338,300	275,727	349,129	349,129		409,039
40-506-705	TRANSFER TO DEBT SERVICE FUND	720,230	373,422	491,086	491,086		714,575
40-506-719	TRANSFER TO LAKESIDE PARK CAPITAL	-	39,000	-	-		-
40-506-760	TRANSFER TO ACT CTR OP FUND 60	820,505	461,723	581,279	581,279		550,876
40-506-761	TRANSFER TO REC OP FUND 50	-	372,703	382,878	382,878		440,500
	TOTAL TRANSFERS OUT	**1,879,034**	**1,522,575**	**1,804,372**	**1,804,372**	**(0)**	**2,114,990**
	TOTAL ABLC FUND EXPENDITURES	**2,326,345**	**1,658,112**	**2,023,455**	**2,075,899**	**(52,444)**	**2,244,254**

TOTAL FY25 REVENUE	**2,302,329**
TOTAL FY25 EXPENDITURES	**2,244,254**
TOTAL	**58,075**

*40-506-520 IS THE PLACEHOLDER TO BALANCE THIS FUND'S BUDGET. THIS NUMBER IS TYPICALLY DETERMINED LATER IN THE FY AND THE $125,664 CAN CHANGE.

ANGLETON RECREATION CENTER

FUND 60

Located at 1601 N. Valderas, the Angleton Recreation Center provides a family recreation center for the community.

The Angleton Recreation Center aims to provide activities, fitness classes, meeting rooms, and aquatic opportunities for the citizens of Angleton and surrounding areas. This 35,000-square-foot facility offers something for the whole family. Everyone will enjoy their time from our weight room and fitness classes to our full-court gymnasium and indoor pool with water features.

Natatorium

The natatorium includes a spa, zero-depth entry, and an interactive play structure with water blasters, a mini slide, a lazy river, and tipping buckets of water spilling periodically. Swimmers can also enjoy a 26-foot slide that winds its way down into a 4-foot pool of water. Attached to the interactive play structure is a 25-yard pool used primarily for fitness programs & lap swimming.

ARC Pool Water Temperature: Our water temperature varies from 83 to 86 degrees Fahrenheit (28 to 30 degrees Celsius) year-round. This is the most comfortable temperature for typical water fitness classes and general aquatic programming. This allows the body to react and respond normally to the onset of exercise and the accompanying increase in body temperature. Cooling benefits are still felt and there is little risk of overheating.

Recent Fund 60 Accomplishments at the Angleton Rec Center:

- Angleton Recreation Center revenue goal was exceeded (budget: $409,420; actual: $539,720) even with facility closure during July due to Hurricane Beryl
- Expanded indoor pickleball
- *NEW* offered swimming lessons in-house – increased ARC revenue (3 Session spanning 6 weeks with 3 swim levels)
- Installed new weight room equipment

Employees Funded in Fund 60:

FTE's (4)

- Facilities Operations Superintendent (1)
- Aquatics Manager (1)
- Member Services Assistant (2)

Part Time Employees (24)

- Facilities Assistant (3)
- Front Desk Clerk (7)
- Lifeguard (16)

ANGLETON ACTIVITY CENTER
FUND 60

G/L ACCOUNT	ACCOUNT DESCRIPTION	FY 2022 ACTUAL	FY2023 ACTUAL	FY2024 BUDGET	FY2024 ACTUAL	FY2024 (-/+)	FY2025 APROVED
REVENUES							
PARKS AND RECREATION							
REVENUES							
60-300-711	FAMILY MEMBERSHIP	78,302	185,889	125,975	233,622	107,647	174,336
60-300-712	INDIVIDUAL MEMBERSHIP	36,017	82,660	74,718	90,140	15,422	85,044
60-300-713	SENIOR MEMBERSHIPS	45,483	16,312	13,860	20,515	6,655	17,526
60-300-715	ROOM RENTAL FEES	55,031	43,635	48,705	36,229	(12,476)	47,500
60-300-716	DAILY ENTRY FEE	160,102	190,085	149,435	156,662	7,227	179,692
60-300-717	OTHER	1,050	456	792	883	91	1,000
60-300-718	MEMBERSHIP YOUTH	1,420	-	-	-	-	-
60-300-719	MILITARY MEMBERSHIPS	4,274	150	-	-	-	-
60-300-750	LOAN PROCEEDS	-	-	-	-	-	-
	TOTAL PARKS & RECREATION REVENUES	**381,679**	**519,186**	**413,485**	**538,050**	**124,565**	**505,098**
MISCELLANEOUS REVENUE							
60-300-800	INTEREST	793	4,634	814	8,199	7,385	800
60-300-801	TRANSFER FROM SWIMMING POOL FUND	-	-	-	-	-	-
60-300-802	FEMA REIMBURSEMENTS-HARVEY	-	-	-	-	-	-
60-300-805	DONATIONS	18	-	-	-	-	-
60-300-811	GENERAL PROGRAMS	444	-	-	195	195	-
60-300-813	YOUTH CAMPS	4,342	-	-	1,430	1,430	-
60-300-814	COMMUNITY SPECIAL/EVENTS	1,070	-	-	(295)	(295)	-
60-300-815	FATHER DAUGHTER DANCE	4,913	195	-	(15)	(15)	-
60-300-816	HEALTH AND WELLNESS	80	-	-	-	-	-
60-300-817	SENIOR PROGRAMS	6,799	21	-	3,486	3,486	-
60-300-818	MISCELLANEOUS PROGRAMS	1,126	-	11,250	3,645	(7,605)	1,500
60-300-820	CASH OVER/SHORT	428	64	200	417	217	100
60-300-899	MISCELLANEOUS	2,601	(2,525)	-	749	749	
	TOTAL MISC. REVENUE	**22,614**	**2,389**	**12,264**	**17,811**	**5,547**	**2,400**

TRANSFERS IN							
60-300-900	TRANSFER FROM FUND BALANCE	-	-	-	-	-	100,000
60-300-903	TRANSFER FROM WATER	-	-	-	-	-	-
60-300-740	TRANSFER FROM ABLC	820,505	461,723	581,279	581,279	-	550,876
60-300-741	TRANSFER FROM ABL-MO CAPITAL	-	-	-	-	-	-
60-300-751	TRANSFER FROM ABLC-INFRACT	-	-	-	-	-	-
	TRANSFERS IN	**820,505**	**461,723**	**581,279**	**581,279**	**-**	**650,876**
	TOTAL ANGLETON RECREATION CENTER REVENUE	**1,224,798**	**983,298**	**1,224,798**	**1,137,140**	**87,658**	**1,158,374**

EXPENDITURES

PERSONNEL							
60-506-105	SALARIES	294,037	212,385	189,904	136,437	53,467	193,496
60-506-106	PT SALARIES	177,165	149,373	188,419	185,568	2,851	188,540
60-506-110	OVERTIME	5,337	5,315	4,500	5,504	(1,004)	5,000
60-506-115	LONGEVITY	1,050	1,530	540	630	(90)	600
60-506-126	CERTIFICATION	4,605	1,300	3,600	1,242	2,358	1,800
60-506-128	SPECIAL JOB PAY	-	-	-	-	-	600
60-506-135	FICA	33,345	28,045	37,148	24,992	12,156	26,991
60-506-140	HEALTH INS	65,548	37,901	44,686	19,381	25,305	64,054
60-506-141	INSURANCE SUBSIDY	-	-	10,627	(2,983)	13,610	10,626
60-506-143	PHONE ALLOWANCE	1,047	-	1,440	-	1,440	-
60-506-145	WORKERS COMP	3,568	4,219	4,641	-	4,641	4,868
60-506-150	UNEMPLOYMENT	-	77	-	-	-	-
60-506-155	RETIREMENT	37,695	22,326	23,261	15,298	7,963	23,220
60-506-165	MEDICAL EXPENSE	1,640	1,540	1,322	1,985	(663)	1,750
60-506-185	PAYROLL ACCRUAL	-	(1,718)	-	(7,519)	7,519	-
	TOTAL PERSONNEL SERVICES	**625,037**	**462,293**	**510,089**	**380,535**	**129,553**	**521,545**
SUPPLIES							
60-506-203	APPAREL	1,528	1,991	3,420	3,310	110	3,250
60-506-205	GENERAL SUPPLIES	4,052	3,686	4,050	3,965	85	4,050
60-506-206	CHEMICAL SUPPLIES	23,201	24,221	26,804	26,380	424	27,800
60-506-210	OFFICE SUPPLIES	5,472	1,778	3,000	2,114	886	2,500
60-506-212	CLEANING SUPPLIES	10,146	10,335	15,410	10,382	5,028	14,000
60-506-215	POOL SUPPLIES	2,567	4,979	3,134	3,316	(182)	5,120
60-506-216	VEHICLE SUPPLY(GAS)	2,335	-	-	-	-	-
60-506-220	EQUIPMENT SUPPLIES	2,439	2,270	5,175	4,753	422	5,175
60-506-221	SMALL EQUIPMENT	-	170	-	1,768	(1,768)	3,575
	SUPPLIES	**51,740**	**49,430**	**60,993**	**55,988**	**5,005**	**65,470**

MAINTENANCE AND REPAIR							
60-506-309	MAINTENANCE AND REPAIR - EQUIPMENT	953	-	-	-	-	-
60-506-310	EQUIPMENT	20,673	39,983	30,000	27,311	2,689	35,000
60-506-315	POOL MAINTENANCE	21,452	14,987	25,500	16,593	8,907	24,500
60-506-316	COMPUTER MAINTENANCE	17,245	1,366	6,000	1,387	4,613	4,000
60-506-317	VEHICLE REPAIRS	2,389	-	-	-	-	-
60-506-320	BUILDING	36,606	32,700	63,096	108,786	(45,690)	56,800
	MAINTENANCE AND REPAIR	**99,318**	**89,036**	**124,596**	**154,078**	**(29,482)**	**120,300**
SERVICES							
60-506-405	TELEPHONE	-	-	-	721	(721)	2,400
60-506-410	UTILITIES	94,139	96,536	99,546	84,907	14,639	102,943
60-506-412	GENERAL PROGRAMS	-	82	450	-	450	1,000
60-506-413	YOUTH CAMPS	4,112	-	-	-	-	-
60-506-414	COMMUNITY EVENTS	2,059	-	1,000	411	589	1,750
60-506-415	LEGAL/PROFESSIONAL FEES	8,136	-	-	-	-	-
60-506-416	HEALTH AND WELLNESS	1,203	-	-	-	-	-
60-506-417	SENIOR PROGRAMS	10,442	-	-	-	-	-
60-506-418	MISCELLANEOUS/GEN PROGRAMS	2,262	-	-	(209)	209	-
60-506-420	DUES AND SUBSCRIPTIONS	4,202	3,535	3,691	3,983	(292)	4,520
60-506-425	TRAVEL AND TRAINING	11,507	4,487	6,042	5,222	820	9,201
60-506-446	ADVERTISING	11,528	75	750	555	195	750
60-506-456	CONTRACT LABOR-CLEANING	6,580	11,724	-	33,140	(33,140)	36,400
60-506-457	CONTRACT LABOR-INSTRUCTORS	35,610	32,910	49,120	31,178	17,943	34,320
60-506-458	CONTRACT LABOR-MISC	1,500	1,765	1,300	-	1,300	1,300
60-506-460	REC-BUS SERVICES	-	-	-	-	-	-
60-506-461	ANNUAL SOFTWARE FEE	4,080	7,940	10,212	10,080	132	10,212
60-506-476	BANK CREDCARD CHARGES	8,717	16,359	15,000	18,175	(3,175)	15,000
60-506-477	SCHOLARSHIP FUND	407	-	1,000	(407)	1,407	1,000
60-506-485	CONTRACT LEAGUES-ESCROW	805	-	-	-	-	0
	TOTAL SERVICES	**207,289**	**175,413**	**188,111**	**187,754**	**357**	**220,796**

MISCELLANEOUS							
60-506-503	SURETY AND NOTARY INS	-	200	-	-	-	-
60-506-505	INSURANCE	3,847	-	5,160	-	5,160	5,264
60-506-506	VEHICLE INSURANCE	1,923	-	-	-	-	-
60-506-507	BUILDING INSURANCE	60,492	81,275	98,153	7,794	90,359	118,349
60-506-510	EMPLOYEE APPRECIATION	475	433	1,000	1,004	(4)	1,150
60-506-511	TUITION REIMBURSEMENT	3,000	-	-	-	-	-
60-506-520	CONTINGENCY	-	-	82,189	-	82,189	100,000
60-506-525	REC CENTER REFUNDS	1,446	600	1,000	1,881	(881)	1,000
60-506-535	LEASE PAYMENTS	-	4,095	11,035	4,204	6,831	4,500
60-506-599	REC-MISCELLANEOUS	-	(10,292)	-	-	-	-
60-506-626	CE-EQUIPMENT	-	-	-	-	-	-
60-506-627	CAPITAL PROJECT	90,284	-	1,408,800	-	1,408,800	-
	TOTAL MISCELLANEOUS	**161,467**	**76,311**	**1,607,337**	**14,883**	**1,592,454**	**230,263**
TRANSFERS OUT							
60-506-700	700 TRANSFER TO FUND BALANCE	-	-	-	-	-	-
60-506-701	701 TRANS TO GF FOR CARDIO EQUIP	-	-	-	-	-	-
60-506-702	702 TRANSFER TO CAPT LEASE PAYMENT	-	-	-	-	-	-
60-506-714	714 TANSFER TO SF CAP REP FUND 114	-	-	-	-	-	-
60-506-719	719 TRANS TO CAP REV LOAN	-	-	-	-	-	-
60-506-741	741 TRANS TO UNEMPLOYMENT FUND	-	-	-	-	-	-
	TOTAL TRANSFERS OUT					-	-
	TOTAL REVENUE	**1,224,798**	**983,298**	**1,224,798**	**1,137,140**	**87,658**	**1,158,374**
	TOTAL EXPENSE	**1,144,851**	**852,483**	**2,491,126**	**793,238**	**1,697,888**	**1,158,374**
	TOTAL REVENUE TO EXPENSE	**79,947**	**130,815**	**(1,266,328)**	**343,902**		**-**

TOTAL FY25 REVENUE	**1,158,374**
TOTAL FY25 EXPENDITURES	**1,158,374**
TOTAL	**-**

CONCLUSION

On September 10, 2024, the City Council of the City of Angleton, Texas voted to approve the Fiscal Year 2024 – 2025 budget beginning October 01, 2024 and ending on September 30, 2025. In a slightly different method of adopting the annual budget from prior years, the Council voted to allocate specific amounts to each fund pursuant to Ordinance Number 20240910-006. This budget will require further work to balance the funds that exceed the allotted allocations.

THE FOLLOWING ALLOCATION AMOUNTS WERE ADOPTED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS PURUSANT TO ORDINANCE NO. 20240910-006:				*FUNDS WITH NEGATIVE AMOUNTS WILL REQUIRE BUDGET AMENDMENTS
FUND NAME	**FUND NO.**	**AMOUNT ALLOCATED**	**FY25 BUDGET EXP.**	**DIFFERENCE**
GENERAL FUND	60	19,425,950	19,425,950	(0)
STREET FUND	2	20,000	20,000	-
UTILITY / ENTERPRISE FUND	3	12,429,748	14,324,893	(1,895,145)
DEBT SERVICE FUND	5	4,173,711	4,225,939	(52,228)
HOTEL / MOTEL OCCUPANCY TAX FUND	4	281,568	279,638	1,930
MUNICIPAL COURT TECHNOLOGY FUND	7	10,000	10,000	-
MUNICIAL COURT BUILDING SECURITY FUND	8	5,500	5,500	-
STEP GRANT - CMV FUND	9	15,028	15,028	-
POLICE DRUG SEIZURE FUND	10	1,000	1,000	-
COMMUNITY EVENTS	11	139,380	102,000	37,380
CHILD SAFETY	12	2,025	2,025	-
KEEP ANGLETON BEAUTIFUL	13	61,400	61,089	311
STEP GRAND FUND	16	15,028	15,028	-
UNEMPLOYMENT FUND	41	50,000	50,000	-
RECREATION DIVISON PROGRAMS FUND	50	498,575	498,575	-
TAX INCREMENT REINVESTMENT ZONE #1	58	20,465	20,465	-
POLICE DONATION FUND	80	16,300	16,300	-
ANIMAL DONATION FUND	101	12,000	12,000	-
CRIME VICTIMS ASSISTANCE (OBJ POLICE) GRANT	105	79,000	79,000	(0)
ANGLETON ESD #3 FUND	107	400,188	479,479	(79,291)
DOWNTOWN REVITALIZATION FUND	117	10,000	10,000	-
INFRASTRUCTURE FUND	128	325,000	325,000	-
ANGLETON BETTER LIVING CORPORATION FUND	40	2,302,329	2,244,254	58,075
ANGLETON RECREATION CENTER	60	1,158,374	1,158,374	-
TOTAL APPROVED FOR ALL FUNDS FY25		**41,452,569**	**43,381,536**	**(1,928,967)**

THE HEART OF BRAZORIA COUNTY
ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: 09/10/2024

PREPARED BY: Phill Conner

AGENDA CONTENT: Discussion and possible action on Ordinance No 20240910-006 to adopt the Fiscal Year 2024-2025 Annual Budget for the City of Angleton, Texas for the Fiscal Year beginning on October 1, 2024, and ending on September 30, 2025; and declaring an effective date. **THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY $204,846 OR 2.25%, AND OF THAT AMOUNT, $204,850 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.**

AGENDA ITEM SECTION: Regular Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

See 2024-25 Proposed Fiscal Budget attached.

RECOMMENDATION:

Staff recommends council adopt the 2024-25 Proposed Fiscal Budget.

ORDINANCE NO. 20240910-006

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, ADOPTING THE 2024-2025 FISCAL BUDGET OF THE CITY OF ANGLETON, TEXAS FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2024 AND ENDING ON SEPTEMBER 30, 2025; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL AND PENALTY; AND PROVIDING AN EFFECTIVE DATE. THIS BUDGET WILL RAISE THE SAME AMOUNT OF TOTAL PROPERTY TAXES AS LAST YEAR'S BUDGET; $204,846.00 OR 2.25%, THAT AMOUNT IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.

WHEREAS, notice of the public hearing on the 2024-2025 Fiscal Budget of the City of Angleton, Texas was published at least ten (10) days in advance of said public hearings in accordance with the law and such other notice was given in accordance with all applicable laws; and

WHEREAS, the proposed Budget was filed with the City Secretary and posted on the City's Internet website in accordance with all Texas Local Government Code and Texas Tax Code; and

WHEREAS, a public hearing on the said Budget was duly held on September 10, 2024, satisfying all local and state law requirements, and all interested persons were given an opportunity to comment and be heard for or against any item thereof; and

WHEREAS, the City Council passed a Resolution setting the date, time and place of the meeting to vote on the proposed Budget in accordance with the law;

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

SECTION 1. The findings and recitations contained in the preamble of this Ordinance are incorporated herein by reference.

SECTION 2. The Budget for the City of Angleton, Texas for the fiscal year beginning October 1, 2024, and ending on September 30, 2025 prepared by the City Manager and filed with the City Secretary, as amended by the City Council, is hereby approved and adopted, a copy of which Budget is incorporated by reference herein.

SECTION 3. The City Council hereby appropriates from available resources to the

following funds:

General Fund (01)	$19,425,950
Street Fund (02)	$ 20,000
Utility (Water) Fund (03)	$12,429,748
Debt Service Fund (05)	$ 4,173,711

Special Funds

Hotel/Motel (04)	$ 281,568

MC Court Technology (07)	$	10,000
MC Court Security (08)	$	5,500
STEP Grant - CMV (09)	$	15,028
Police Drug Confiscation (10)	$	1,000
Community Events (11)	$	139,380
Child Safety (12)	$	2,025
Keep Angleton Beautiful (13)	$	61,400
STEP Grant Fund (16)	$	15,028
Unemployment Fund (41)	$	50,000
Activity Center Programs (50)	$	498,575
TIRZ #1 Fund (58)	$	20,465
Police Donation Fund (80)	$	16,300
Animal Donation Fund (10l)	$	12,000
OBJ Police Grant Fund (105)	$	79,000
Angleton ESD#3 Fund (107)	$	400,188
Downtown Revitalization (117)	$	10,000
Capital Funds		
Infrastructure Fund (128)	$	325,000
Angleton Better Living Corp		
ABLC (40)	$	2,302,329
Angleton Activity Center (60)	$	1,158,374
Total Budget	**$**	**$41,452,569**

SECTION 4. The 2024-2025 Fiscal Budget shall be deemed to be a department level budget with line-item amounts included as supporting data only.

SECTION 5. The City Manager, or his designee, shall cause copies of the Budget to be filed with the City Secretary and the County Clerk of Brazoria County and shall post a copy of the Budget as hereby adopted on the City's internet website in accordance with applicable law.

SECTION 6. This Ordinance shall become effective immediately upon its passage and approval at a regular meeting of the City Council of the City of Angleton, Texas on this the 10th day of September, 2024, at which meeting a quorum was present and the meeting was held in accordance with the provisions of the Tex. Gov't Code, Section 551.001 et seq.

The City Secretary is hereby directed to record this Ordinance and the vote to adopt the budget with majority vote as follows:

John Wright, Mayor	□FOR	□ AGAINST	□ABSENT	□ ABSTAIN
Travis Townsend, Mayor Pro Tem	□FOR	□ AGAINST	□ABSENT	□ ABSTAIN
Cecil Booth, Councilman	□FOR	□ AGAINST	□ABSENT	□ ABSTAIN
Christiene Daniel, Councilman	□FOR	□ AGAINST	□ABSENT	□ ABSTAIN
Tanner Sartin, Councilman	□FOR	□ AGAINST	□ABSENT	□ ABSTAIN
Terry Roberts, Councilman	□FOR	□AGAINST	□ABSENT	□ABSTAIN

SECTION 7. *Repeal.* All provisions in conflict with the provisions of this Ordinance shall be, and the same are hereby repealed, and all other provisions not in conflict with the provisions of thjs Ordinance shall remain in full force and effect.

SECTION 8. *Severability.* In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

SECTION 9. *Effective date.* That this Ordinance shall be effective and in full force immediately upon its adoption.

SECTION 10. 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, APPROVED, AND ADOPTED THIS THE 10TH DAY OF SEPTEMBER 2024.

CITY OF ANGLETON, TEXAS

_____
John Wright
Mayor

ATTEST:

_____
Michelle Perez, TRMC
City Secretary

AGENDA ITEM SUMMARY FORM

MEETING DATE: 09/10/2024

PREPARED BY: Phill Conner

AGENDA CONTENT: Discuss and possible action on an ordinance of the City Council of the City of Angleton, Texas, levying the Ad Valorem Property Tax of the City of Angleton, Texas for the year of 2024 on all taxable property within the corporate limits of the city on January 1, 2024, and adopting a tax rate for 2024; providing revenues for payment of current municipal maintenance and operating expenses and for payment of interest and principal on outstanding city of Angleton debt; providing for limited exemptions of certain homesteads; providing for enforcement of collections; providing for a severability clause; and providing an effective date.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

The Council will need to adopt the ordinance levying the tax rate that corresponds with the budget ordinance.

RECOMMENDATION:

Staff recommends council approve ordinance to levy the property tax revenue in the 2024-2025 Fiscal Budget with roll call vote.

ORDINANCE NO. 20240910-007

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS PROVIDING FOR THE LEVY AND COLLECTION OF THE AD VALOREM PROPERTY TAX OF THE CITY OF ANGLETON, TEXAS, FOR THE YEAR 2024; PROV1DING REVENUES FOR PAYMENT OF CURRENT MUNICIPAL MAINTENANCE AND OPERATING EXPENSES AND FOR PAYMENT OF INTEREST AND PRINCIPAL ON OUTSTANDING CITY OF ANGLETON DEBT; PROVIDING FOR THE DATE ON WHICH SUCH TAXES SHALL BE DUE AND PAYABLE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the City Council of Angleton, Texas has by separate ordinance duly approved and adopted a Budget for the Operation for the City for Fiscal Year 2024-2025; and

WHEREAS, after notice of a public hearing on the tax rate was published in accordance with the laws of the State of Texas, the City Council of the City of Angleton, Texas (City) held a public hearing on September 10, 2024, on a proposal to adopt a tax rate of $0.492858 for each $100.00 of taxable value which would raise the same amount of property tax revenue for the City of Angleton from the same properties in the 2023 tax year; and the notice showing the effect of the proposed tax rate was posted on the City's Internet website and any additional notices and actions were completed, as required by law; and

WHEREAS, the proposed tax rate is the no new-revenue rate; and

WHEREAS, the City Council passed a resolution setting the meeting on which it would vote on the proposed tax rate and at the hearings it announced that it would vote on the tax rate at its September 10, 2024 meeting, which resolutions and announcements specified the date, time and place of this meeting in accordance with the law; and

WHEREAS, before the public hearing and before the September 10, 2024, meeting, a Notice of Public Hearing on the Proposed Tax Rate was published in accordance with the law; and

WHEREAS, the City Council deems it in the public interest to adopt a tax rate for the 2024 tax year that is the no-new revenue tax rate and that will not exceed the voter approval tax rate; and

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

SECTION 1. The findings set forth in the preamble of this Ordinance are incorporated herein

by reference into the body of this Ordinance as if fully set forth herein.

SECTION 2. By authority of the Charter of the City of Angleton, Texas, and the laws of the State of Texas, there is hereby levied and adopted for the tax year 2024, on all taxable property situated within the corporate limits of the City of Angleton, Texas on January 1, 2024, a tax rate of $0.492858 for each $100 of taxable value. This tax rate is expected to raise the same amount of property tax revenue for the City of Angleton from the same properties in 2023.

SECTION 3. Of the total tax rate, $0.409380 for each $100 of taxable value is hereby included, adopted and shall be distributed to the General Fund of the City to fund maintenance and operation expenditures of the City in accordance with Section 26.05(a)(2) of the Texas Property Tax Code and any other applicable laws.

SECTION 4. Of the total tax rate, $0.083478 for each $100 of taxable value is hereby included, adopted and shall be distributed to pay the City's debt service as provided by Sections 26.04(e)(3)(C) and 26.05(a)(l) of the Texas Property Tax Code and any other applicable laws.

SECTION 5. For enforcement of the collection of taxes hereby levied, the City of Angleton shall have available all rights and remedies provided by law.

SECTION 6. The Motion approving this Ordinance was made and seconded.

SECTION 7. This Ordinance shall become effective immediately upon its passage and approval at a regular meeting of the City Council of the City of Angleton, Texas on this the 10th day of September, 2024, at which meeting a quorum was present and the meeting was held in accordance with the provisions of the Tex. Gov't Code, Section 551.001 *et seq.* The City Secretary is hereby directed to record this Ordinance and the vote to adopt the tax rate with majority vote as follows:

Mayor John Wright	FOR□	AGAINST□	ABSENT□	ABSTAIN□
Mayor Pro-Tem Townsend	FOR□	AGAINST□	ABSENT□	ABSTAIN□
Council Member Booth	FOR□	AGAINST□	ABSENT□	ABSTAIN□
Council Member Daniel	FOR□	AGAINST□	ABSENT□	ABSTAIN□
Council Member Sartin	FOR□	AGAINST□	ABSENT□	ABSTAIN□
Council Member Roberts	FOR□	AGAINST□	ABSENT□	ABSTAIN□

SECTION 8. *Severability*. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas

declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

SECTION 9. *Effective date*. That this Ordinance shall be effective and in full force immediately upon its adoption and publication as required by law.

SECTION 10. 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 10TH DAY OF SEPTEMBER 2024.

CITY OF ANGLETON, TEXAS

_____
John Wright
Mayor

ATTEST:

_____
Michelle Perez, TRMC
City Secretary

THE HEART OF BRAZORIA COUNTY ANGLETON

CITY OF ANGLETON
CITY COUNCIL MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, SEPTEMBER 10, 2024 AT 5:30 PM

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON CITY COUNCIL IN THE ORDER THEY OCCURRED DURING THE MEETING. THE CITY COUNCIL OF ANGLETON, TEXAS CONVENED IN A WORKSHOP MEETING AT 5:30 P.M., AND A REGULAR MEETING AT 6:00 P.M., ON TUESDAY, SEPTEMBER 10, 2024, AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Mayor Pro-Tem Townsend called the Council Meeting to order at 5:33 P.M.

PRESENT
Mayor John Wright – Arrived at 5:37 P.M.
Mayor Pro-Tem Travis Townsend
Council Member Cecil Booth
Council Member Terry Roberts
Council Member Christiene Daniel
Council Member Tanner Sartin – Arrived at 5:36 P.M.

City Manager Chris Whittaker
City Attorney Judith El Masri
City Secretary Michelle Perez

PLEDGE OF ALLEGIANCE

Council Member Roberts led the Pledge of Allegiance.

INVOCATION

Council Member Booth gave the invocation.

WORKSHOP - 5:30 P.M.

DEPARTMENT STAFF REPORTS

1. Discussion on crime trends and speeding.

   Lupe Valdez, Police Chief gave a presentation on crime trends and speeding. Chief Valdez stated that assaults, thefts, and frauds are the top crimes within the city. Chief Valdez spoke regarding the speeding within the city and stated residents can request the Black Cat Radar for their neighborhood.

Chief Valdez stated there are staff issues with officers leaving for more pay, the police department outgrew the building, and equipment is harder to come by and more expensive.

REGULAR MEETING - 6:00 P.M.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

CEREMONIAL PRESENTATIONS

2. Presentation of employee service award.

   Colleen Martin, Director of Human Services, presented Josh Wilde, Purchasing Agent and Fleet Manager, with an Employee Service Award for five years of dedicated service with the city.

CONSENT AGENDA

3. Discussion and possible action on approving the May 28, 2024, June 7, 2024, and June 11, 2024, City Council meeting minutes.

4. Discussion and possible action to approve Resolution No. 20240910-004 declaring property salvage and authorizing the disposal of certain items of salvage property.

   Upon a motion by Council Member Roberts and seconded by Mayor Pro-Tem Townsend, Council approved Consent Agenda items: 3. Discussion and possible action on approving the May 28, 2024, June 7, 2024, and June 11, 2024, City Council meeting minutes; and 4. Discussion and possible action to approve Resolution No. 20240910-004 declaring property salvage and authorizing the disposal of certain items of salvage property. The motion passed on a 6-0 vote.

REGULAR AGENDA

5. Discussion on changes to the Fiscal Year 2024-2025 proposed budget, legal and engineering fees and items from budget workshops.

   Phillip Conner, Director of Finance, presented the item and each department director gave an overview of their budget cuts of 4.35%. Council discussed Randle Law Office attorney fees and HDR engineering fees.

PUBLIC HEARINGS AND ACTION ITEMS

6. Conduct a Public Hearing, discussion and possible action to approve Ordinance No. 20240910-006 to adopt the Fiscal Year 2024-2025 Annual Budget for the City of Angleton, Texas for the Fiscal Year beginning on October 1, 2024, and ending on September 30, 2025; and declaring an effective date. **THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY $204,846 OR 2.25%, AND**

OF THAT AMOUNT, $204,850 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.

Phillip Conner, Director of Finance, presented the item.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Roberts, Council opened the public hearing at 8:38 P.M. The motion passed on a 6-0 vote.

There were no speakers in favor or against.

Upon a motion by Council Member Sartin and seconded by Council Member Booth, Council closed the public hearing at 8:38 P.M. The motion passed on a 6-0 vote.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, to bring legal counsel in-house, between 140,000-$150,00 with benefits.

Upon an amended motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, to have an agenda item on the next Council agenda to bring an in-house attorney. The motion passed on a 4-2 vote with Council Member Booth and Council Member Daniel opposed.

Upon a motion by Council Member Daniel and seconded by Council Member Sartin, Council approved Ordinance No. 20240910-006 to adopt the Fiscal Year 2024 - 2025 Annual Budget with the following changes to give $20,000 to development services for a part-time employee, to give $15,000 to the Fire Department, and $14,000 for employee appreciation and the remainder go into the fund balance.

Roll call vote:

Mayor John Wright	**For**
Mayor Pro-Tem Travis Townsend	**Against**
Council Member Cecil Booth	**For**
Council Member Terry Roberts	**For**
Council Member Christiene Daniel	**For**
Council Member Tanner Sartin	**For**

The motion passed on a 5-1 vote with Mayor Pro-Tem Townsend opposed.

7. Conduct a Public Hearing, discussion and possible action to approve Ordinance No. 20240910-007 levying the Ad Valorem Property Tax of the City of Angleton, Texas for the year of 2024 on all taxable property within the corporate limits of the city on January 1, 2024, and adopting a tax rate for 2024; providing revenues for payment of current municipal maintenance and operating expenses and for payment of interest and principal on outstanding city of Angleton debt; providing for limited exemptions of certain homesteads; providing for enforcement of collections; providing for a severability clause; and providing an effective date.

Phillip Conner, Director of Finance presented the item.

Upon a motion by Council Member Roberts and seconded by Council Member Booth, Council opened the public hearing at 8:59 P.M. The motion passed on a 6-0 vote.

There were no speakers in favor or against.

Upon a motion by Council Member Daniel and seconded by Council Member Sartin, Council closed the public hearing at 8:59 P.M. The motion passed on a 6-0 vote.

Upon a motion by Council Member Booth and seconded by Council Member Roberts, Council approved Ordinance No. 20240910-007 adopting the Fiscal Year 2024-2025 Proposed Tax Rate.

Roll call vote:

Mayor John Wright	**For**
Mayor Pro-Tem Travis Townsend	**For**
Council Member Cecil Booth	**Against**
Council Member Terry Roberts	**For**
Council Member Christiene Daniel	**For**
Council Member Tanner Sartin	**For**

The motion passed on a 5-1 vote with Council Member Booth opposed.

REGULAR AGENDA

8. Discussion and possible action to approve Resolution No. 20240910-008 expressing intent to finance expenditures and additional actions in preparation for the issuance of emergency notes.

Phillip Conner, Director of Finance presented the item and stated at the last Council meeting, staff was instructed to begin work on an emergency note to finance expenditures related to Hurricane Beryl. The first step in the process is passing a reimbursement resolution allowing the city to reimburse themselves from the proceeds. This resolution sets the maximum amount that the city intends to borrow as well.

Joe Morrow will Hilltop Securities gave a presentation.

Upon a motion by Council Member Roberts and seconded by Council Member Sartin, Council approved Resolution No. 20240910-008 expressing intent to finance expenditures and additional actions in preparation for the issuance of emergency notes for the amount specified of $4,220,000. The motion passed on a 6-0 vote.

9. Discussion and possible action on the engagement of a placement agent in connection with the issuance of emergency notes.

Joe Morrow with Hilltop Securities presented the agenda item and stated that this item is to locate someone who will find the purchaser. Federal regulations will not allow Hilltop Securities to serve as the City's advisor on the emergency notes and find and negotiate a deal with a buyer for our emergency notes. Therefore, the city needs a separate organization to serve in this capacity.

Upon a motion by Council Member Sartin and seconded by Council Member Roberts, Council approved Cruz & Associates as the placement agent in connection with the issuance of emergency notes. Motion passed on a 6-0 vote.

10. Discussion on speeding in neighborhoods within the city.

Heidy Sievva, resident, stated that cars are speeding on the main road of Rancho Isabella subdivision and feels that it is not safe for the kids in the area. Ms. Sievva requested speed bumps to stop the speeding and suggested to have an officer on duty during school hours.

Lupe Valdez, Police Chief stated that there could be an officer placed in that area during school hours but suggested bringing it to the school board since Angleton Independent School District (ISD) Police have jurisdiction in that area.

11. Update and discussion on the Henderson Roadway Project.

John Peterson, city engineer with HDR presented the item and provided an update on Henderson Roadway Project. Mr. Peterson stated that the city scored higher than the Benefit Cost Analysis minimum to receive funding from Houston-Galveston Area Council on an 80/20 match. A task force will be meeting to discuss the construction and phasing of Henderson.

12. Discussion and possible action on Henderson Road sidewalk and mowing maintenance.

Megan Mainer, Director of Parks and Recreation presented the item and discussed mowing maintenance requests the department received from residents. Ms. Mainer stated that the property belongs to the Homeowners Association and is not city property. Clarification from council was requested on how to proceed with the maintenance of the area while protecting the city and helping the community.

Council gave direction to continue mowing on both sides of the sidewalk. Council requested that staff work on getting residents permission to allow the city to convey the land in order to maintain mowing.

13. Discussion and possible action for match funding for the Hazard Mitigation Grant for the Angleton Recreation Center generator.

Jamie Praslicka, Director of Emergency Management presented the item and stated that the Office of Emergency Management was recently made aware that the Generator grant for the Angleton Recreation Center was being funded by Federal Emergency Management Agency (FEMA). This grant was written and submitted in 2021. Due to economic changes the cost of the project has increased. FEMA will honor the original grant amount. Any overage project cost is the responsibility of the City. The estimated difference is $82,000, which the Office of Emergency Management is asking for funding to continue forward with the project. City council does have the option to decline the grant. However, the Angleton Recreation Center has been utilized multiple times as a shelter and most recently during Hurricane Beryl.

Ms. Praslicka stated that since the last update to council in February there has been three other grants submitted to the Texas Division of Emergency Management (TDEM) and FEMA. Each grant is in varying stages of verification and approval. There is potential for the need for funding during this budget year. Currently, match funding for the three remaining grants for the city is $87,000 dollars. Due to these grants being written in the last year the economic increase will be limited.

Council requested that this item be brought back on the September 24 agenda with options to pay.

14. Discussion and possible action on various Plat Extension (EOA) requests for the Ashland Sections 3, 4, 5, 6, and Street Dedication #4 Preliminary Plats.

Otis Spriggs, Director of Development Services presented the item and stated that on behalf of Anchor Holdings MP, LLC, Quiddity Engineering is requesting a one-year extension of the following approved plats for the Ashland Development until September 10, 2025: Ashland Section Three, Preliminary Plat; Ashland Section Four, Preliminary Plat; Ashland Section Five, Preliminary Plat; Ashland Section Six, Preliminary Plat; and Ashland Street Dedication Number Four Preliminary Plat. The referenced plats were approved with conditions at the August 22, 2023, City Council meeting. The conditions of approval have since been met, but there continues to be ongoing construction plan review coordination with city staff. As a result, the applicant is asking for an extension to allow Anchor Holdings MP, LLC the necessary time to navigate these challenges and ensure the successful completion of the project.

Upon a motion by Council Member Booth and seconded by Council Member Roberts. Council approved Plat Extension (EOA) requests for Ashland Sections Three, Four, Five, Six, and Street Dedication Number Four Preliminary Plats. The motion passed on a 4-2 vote with Mayor Wright and Mayor Pro-Tem Townsend opposed.

15. Discussion and possible action to approve Ordinance No. 20240910-015 2024 Annual Service Plan Update for the public improvements in the Riverwood Ranch, Phases 1 and 2 Public Improvement District (PID), and approving the updates to the 2024 Assessment Roll, in accordance with chapter 372 of the Texas Local Government Code.

Otis Spriggs, Director of Development Services presented the item and stated that the capitalized terms used in this 2024 Annual Service Plan Update shall have the meanings set forth in the Service and Assessment Plan (the "SAP"), used for the benefit of the property in the district. The district was created pursuant to the Public Improvement District (PID) Act, by Council under Resolution 20191112-011 on November 12, 2019, whereby the City passed and approved authorizing the creation of the Riverwood Public Improvement District (the "District") in accordance with the PID Act. On December 8, 2020, the city passed and approved Ordinance 20201208-018 which approved an Assessment Ordinance, which was subsequently rescinded by the City Council by ordinance on September 14, 2021. The SAP approved on September 14, 2021, by Ordinance 20211012-013 (the "Service and Assessment Plan") replaced in its entirety the previously approved plan approved by Ordinance 20201208-018. Ordinance 20211012-013 also levied assessments against benefited properties within

the district and established a lien on such properties. The SAP identified the Authorized Improvements to be constructed, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the district for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the Annual Service Plan Update for 2024. This 2024 Annual Service Plan Update also updates the Assessment Roll for 2024.

Upon a motion by Council Member Sartin and seconded by Council Member Roberts, Council approved Ordinance No. 20240910-015 2024 Annual Service Plan Update for the public improvements in the Riverwood Ranch, Phases 1 and 2 Public Improvement District (PID), and approving the updates to the 2024 Assessment Roll, in accordance with chapter 372 of the Texas Local Government Code. The motion passed on a 5-1 vote with Mayor Wright opposed.

16. Discussion and possible action on the subdivision emergency access gate within the Rosewood III Subdivision (Rosewood Ln. at E. Henderson Rd.).

Otis Spriggs, Director of Development Services presented the agenda item and stated that a neighborhood meeting would be held with the residents regarding the request to close the gate. Notices for a possible quorum would be sent out to anyone who would like to attend.

COMMUNICATIONS FROM MAYOR AND COUNCIL

ADJOURNMENT

The meeting was adjourned at 10:17 P.M.

These minutes were approved by Angleton City Council on this the 10th day of December 2024.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST

Michelle Perez, TRMC
City Secretary

CITY OF ANGLETON TEXAS

AGENDA ITEM SUMMARY FORM

MEETING DATE: January 14, 2025

PREPARED BY: Colleen Martin

AGENDA CONTENT: Discussion and update on the Finance Director vacancy.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: $155,580 **FUNDS REQUESTED:**

FUND: 01-515

EXECUTIVE SUMMARY:

Upon the Finance Director position becoming vacant, the city contracted individuals to assist the department during recruiting. In addition, Human Resources contacted three agencies that might assist with a temporary interim Finance Director; CPS HR Consulting does not work with temporary placements, City Hall Essentials does not have anyone who could work onsite, and SGR is searching for someone to assist.

Human Resources posted the position to the city applicant tracking system, the SGR and TML job boards, and the Indeed, LinkedIn, and Google Jobs websites.

The city is asking for a bachelor's degree in finance, accounting, or business administration and 5-7 years of experience as a government finance director or assistant director, with GFOA and PFIA certification preferred (see the attached job description for additional knowledge and skills desired).

In researching the Texas job boards, I found that 19 cities are recruiting for a Finance Director or equivalent.

The position is currently posted for $25,000-$145,000.

As of January 7, 2025, we received fifteen (15) applications, three of which were qualified, two accepted positions with other municipalities, and one interviewed is scheduled.

RECOMMENDATION: