



**CITY OF ANGLETON, TEXAS
PUBLIC NOTICE OF A PLANNING & ZONING COMMISSION MEETING
THURSDAY, OCTOBER 1, 2020, 12:00 P.M.
120 S. CHENANGO STREET ANGLETON, TEXAS 77515**

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING & ZONING COMMISSION FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, OCTOBER 1, 2020, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

In accordance with an Order of the Office of the Governor issued March 16, 2020, the City Council of the City of Angleton, Texas will conduct the meeting scheduled at Thursday, October 1, 2020, at 12:00 P.M., at The City of Angleton Council Chambers located at 120 S. Chenango Street Angleton, Texas 77515 and will be live-streamed on Facebook live at <https://www.facebook.com/cityofangleton/> to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). The City will follow the minimum recommended health protocols as set forth by the Texas Health and Human Services.

AGENDA

1. Declaration of a quorum and call to order.
2. Conduct a public hearing and possible action on a request from David King to rezone .887 acres of land in the Jamison Subdivision, specifically Block 1, Lots 3-7 and part of Lot 8 from Two-family residential district (2F) to Planned development overlay district (PD).
3. Conduct a public hearing and possible action on a request from Barry A. Coleman to rezone .73 acres of land from Commercial-office/retail (C-O/R), to Single-family residential-7.2 district (SF-7.2).
4. Conduct a public hearing and possible action on a request from Adobe Holdings, Inc. to rezone 17.37 acres of land from Single-family residential-7.2 district (SF-7.2) to Planned Development Overlay District (PD).

5. Discussion and possible action on a variance request to the Land Development Code for Heritage Oaks Preliminary Plat Section 7.
6. Discussion and possible action on a preliminary plat for Heritage Oaks Section 7.
7. Adjournment

CERTIFICATION

I, Frances Aguilar, 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: Monday, September 28, 2020 by 12:00 p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

/s/ Frances Aguilar

Frances Aguilar, TRMC, CMC
City Secretary

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



**CITY OF ANGLETON, TEXAS
AGENDA ITEM SUMMARY FORM**

MEETING DATE: 10/1/2020

ITEM #2

PREPARED BY: Wayne E. Neumann, AICP

AGENDA ITEM TITLE: Conduct a public hearing and possible action on a request from David King to rezone .887 acres of land in the Jamison Subdivision, specifically Block 1, Lots 3-7 and part of Lot 8 from Two-family residential district (2F) to Planned development overlay district (PD).

AGENDA ITEM SECTION: (choose one below)

Ceremonial Presentation
 Public Hearing

Consent Agenda
 Executive Session

Regular Agenda

BUDGETED AMOUNT:
N/A

FUNDS REQUESTED:
N/A

FUND:
N/A

EXECUTIVE SUMMARY:

David King is requesting approval of a rezoning to planned development overlay district in order to create six 34.5' wide X 140' deep lots on W. Live Oak Drive.

ATTACHMENTS (Attachment description):

1. Preliminary report by Neumann
2. Site/floor plan w/25'-35' setbacks
3. Renderings of proposed homes
4. Current plat of property
5. Aerial of property on W. Live Oak

RECOMMENDATION:

Staff recommends that the commission approve the final report and forward it to council with a positive recommendation for consideration and adoption.

Attachment 1

To: Chris Whittaker, City Manager

Date: October 1, 2020

From: Wayne E. Neumann, AICP

Subject: Request to rezone .887 acres of land in the Jamison Subdivision, specifically Block 1, Lots 3-7 and part of Lot 8 from SFR-2F to Planned Development Overlay District.

Preliminary Report

Applicant/Owner. David King

Location. The tract is located on the north side of W. Live Oak, adjacent to and west of the intersection of North Erskine Street and West Live Oak Street.

Background. This tract was recently rezoned from Sf-6.3 to 2F-Duplexes but the owner has stated that if the zoning to PD for smaller width lots (**Six lots: 34.5' wide X 140' deep**) is approved he will be able to build homes that are more affordable. There is no use by right zone that would allow a 34.5 foot wide lot. His family owns and occupies land and dwellings immediately surrounding the land that is requested for rezoning.

Comprehensive Plan.

1. One of the goals stated in the comprehensive plan is to "Promote growth where adequate infrastructure exists". Public Works director Jeff Sifford stated that the location of this development has adequate infrastructure to support the six lots that are proposed.

2. Two action items in the goals section of the plan call for the "adoption of infill/redevelopment incentives...". This proposal is an infill/redevelopment project but incentives are neither needed nor requested.

3. Another part of the action section of the comprehensive states that "planned development provisions be utilized to encourage innovative and imaginative site design that minimizes adverse impacts on adjacent properties". The planned development overlay district regulations in the zoning ordinance are being used to request approval of this project. No adverse impacts are expected from this development if adequate parking is provided.

Analysis. 1. The fact that this is infill development and the owner and his family own much of the property around the tract in question should add weight in the deliberation of this rezoning.

2. These homes will add to the stock of affordable homes and help revitalize an older section of the city. The homes that are planned will have two bedrooms and a one-car garage.

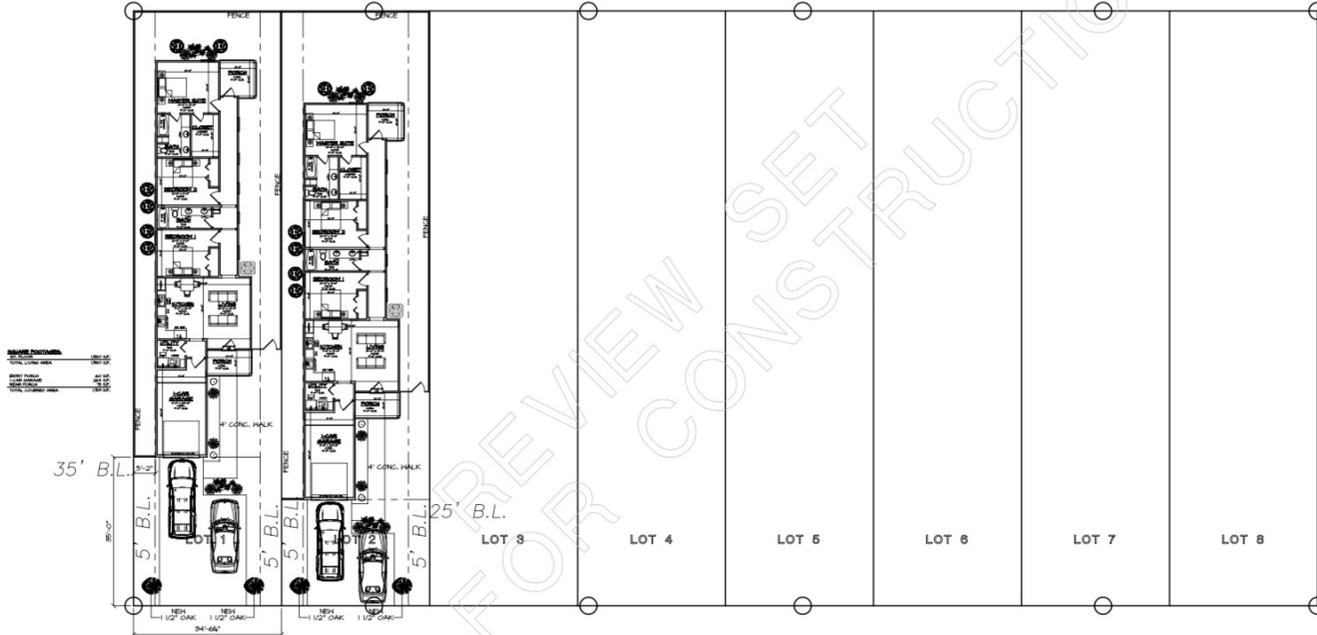
3. The owner is proposing either a 35 foot setback for all lots or setbacks that alternate between 35' and 25' to increase the aesthetic appeal of the houses. A 35' setback with expanded concrete will accommodate a passenger truck and two mid-size cars without encroaching on the street right of way. A 25' setback will accommodate a passenger truck and a mid-sized car. Driveway parking is in addition to the use of the garage for car storage. A further increase of the front yard (to say 40') is impractical as that would all but eliminate the rear yard. If a 25'-35' offset of building lines is desired this would of course reduce the onsite parking benefit for three lots.

4. The owner also plans to provide landscaping and screening on each lot: 6ft wooden privacy fence to surround each lot, St. Augustine for the ground cover over the entirety of each lot, 2- 30g Live Oak Trees, 7- 5g Knockout Rose Bushes, 5- 5g, Boxwoods..

Conclusion/Recommendation: The Planning and Zoning Commission should approve the above as its final report and forward it to City Council with a positive recommendation for consideration and adoption.

Chairman, Planning and Zoning Commission

Attachment 2



WEST LIVE OAK STREET

2500 E. 15th Street
 Suite 200
 Houston, TX 77058
 Office (713) 960-0100

GARCIA & HERNANDEZ CUSTOM HOMES
 BUILDING DESIGNERS
 A CUSTOM DESIGNATORS
MR. DAVID KING
 WEST LIVE OAK STREET

DRAWN BY:
ERICK
 DATE:
04/23/20
 REVISED:
00-00-00

SCALE:
3/32"=1'-0"
 JOB NUMBER:
20-01

SHEET NUMBER:

SITE PLAN

3/22/20

Attachment 3

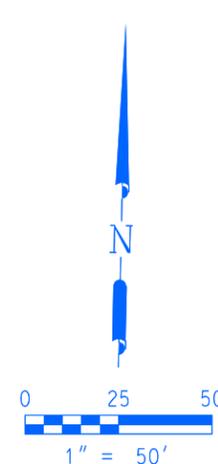
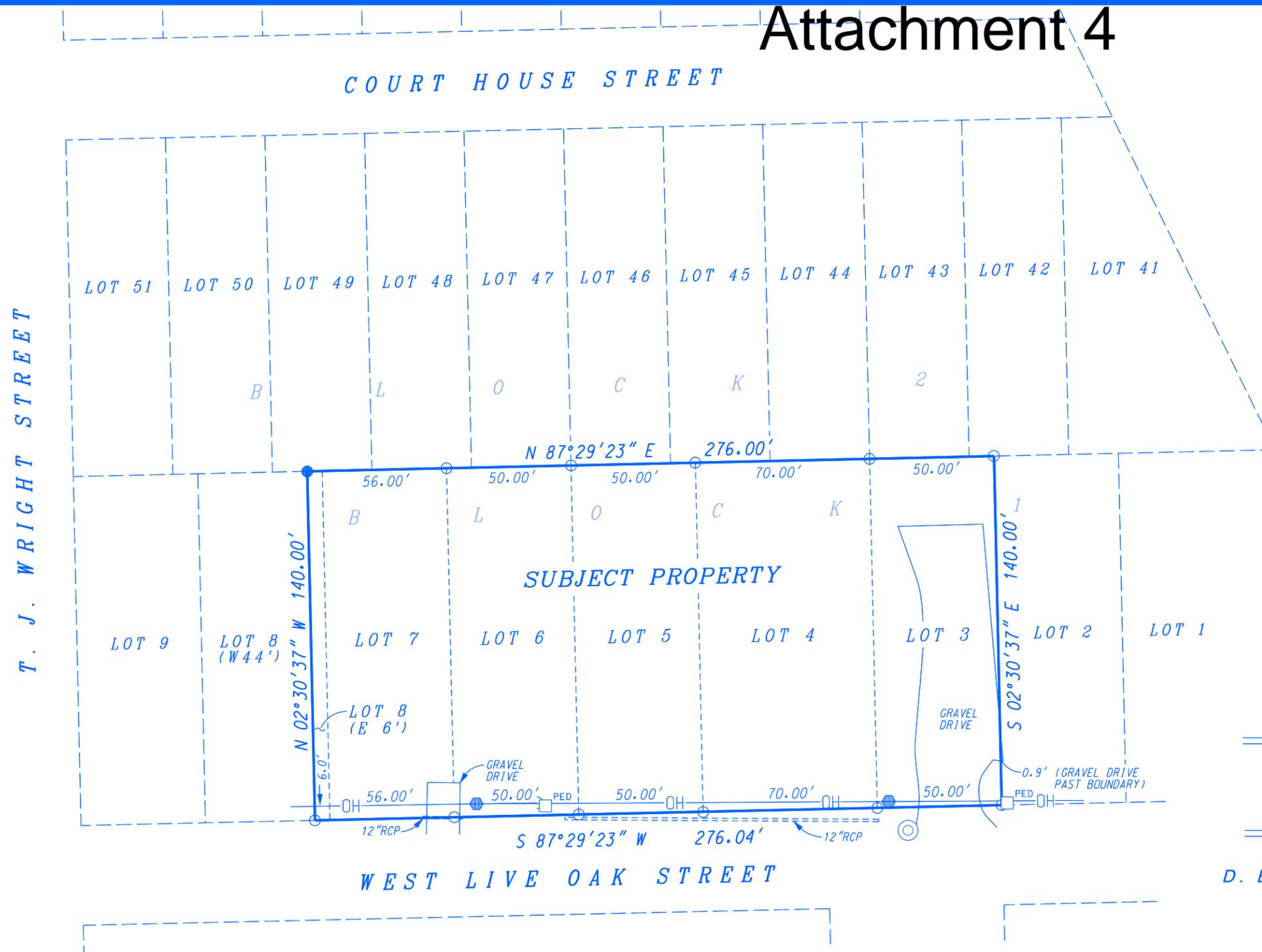












- LEGEND**
- FOUND PIPE/IRON ROD
 - SET 5/8" IRON ROD
 - ⊙ POWER POLE
 - OH— OVERHEAD WIRE
 - ^{PED} TELEPHONE PEDESTAL
 - ⊙ WATER METER

SURVEY PLAT
OF
**LOTS 3, 4, 5, 6, 7,
& EAST 6' OF 8
BLOCK 1**

OF
D. B. JAMISON'S ADDITION
RECORDED IN
VOLUME 3, PAGE 31
OF THE
BRAZORIA COUNTY PLAT RECORDS
IN THE

**J. DE J. VALDERAS SURVEY
ABSTRACT 380**
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS

DAVID KING

WEST LIVE OAK STREET

I, TERRY SINGLETARY, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN. DATE SURVEYED: MAY 22, 2019

- NOTES:**
1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
 2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SF = 0.99987019605)
 3. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "X", PER FEMA FLOOD INSURANCE RATE MAP NUMBER 48039C0445H, DATED JUNE 5, 1989.
 4. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY, THERE MAY BE ITEMS OF RECORD THAT AFFECT THIS PROPERTY, NOT SHOWN HEREON.
 5. BUILDING LINES MAY BE SUBJECT TO THE CITY OF ANGLETON BUILDING RESTRICTIONS.



Terry Singletary
TERRY SINGLETARY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4808

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622 FAX: 979.265.9940 FIRM NO.: 10024500

SURVEYED:	5-22-19	BOOK:	ANGLETON VOL.	PROJ. NO.:	9875-19-01
DRAWN BY:	MCLEOD/5-23-19	CHECKED:	TRS/5-23-19	REVISED:	NONE

USER: Untitled Workspace DATE: 5/31/2019 TIME: 11:35:21 AM G:\DGN\Boundary\Angleton\Jamison's Addition\Lots.3,4,5,6,7 & east 6' of B.Lots 3,4,5,6,7 & east 6' of BREV.dgn

W Cedar St

N Hancock St

T J Wright St



W Live Oak St

W Live Oak St

T J W



N



**CITY OF ANGLETON, TEXAS
AGENDA ITEM SUMMARY FORM**

MEETING DATE: 10/1/2020

ITEM #3

PREPARED BY: Wayne E. Neumann, AICP

AGENDA ITEM TITLE: Conduct a public hearing and possible action on a request from Barry A. Coleman to rezone .73 acres of land from Commercial-office/retail (C-O/R), to Single-family residential-7.2 district (SF-7.2).

AGENDA ITEM SECTION: (choose one below)

Ceremonial Presentation

Consent Agenda

Regular Agenda

Public Hearing

Executive Session

BUDGETED AMOUNT:

N/A

FUNDS REQUESTED:

N/A

FUND:

N/A

EXECUTIVE SUMMARY:

The landowner wants this property to be rezoned because it is being sold for residential uses.

ATTACHMENTS (Attachment description):

1. Application for Rezoning
2. Site plan of tract
3. Preliminary Report from Neumann

RECOMMENDATION:

The Staff recommends that the commission adopt a final report and forward it with a positive recommendation to the city council for approval.



OFFICE USE ONLY	
Date received: <u>09-01-20</u>	Fee: \$ <u>150⁰⁰</u>
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: BCTR / William Coleman
 Current Address: 805 Bucura Rd. Email: brfc80@gmail.com
 City: Angleton State: TX Zip: 77015
 Home Phone: 979 215 6271 Business Phone: Same Cell: Same

ATTACH PROOF THAT ALL TAXES, FEES AND OBLIGATIONS HAVE BEEN PAID TO THE CITY OF ANGLETON.

Name of Applicant: Bill Coleman
(If different than Property Owner)

Address: Same Email: _____
 City: _____ State: _____ Zip: _____
 Home Phone: _____ Business Phone: _____ Cell: _____
 Address/Location of Property to be Re-zoned: 805 Bucura Rd.

Legal Description: Blk 2, Lot 4-5 4-5 2 NORTHVIEW
 Metes & Bounds Lot(s) Block Subdivision

ATTACH MAP/SURVEY OF PROPERTY

Has the property been platted? YES NO
 Current Zoning: OR Current Use: Home OFC
 Proposed Zoning: Res. Proposed Use: Residential Home - Being
Sold FHA As Residence -

Application Fee: \$150.00 (must be submitted with application)

379-843-5665

***** R E P R I N T R E C E I P T*****

REC#: 02027788 9/01/2020 3:32 PM

OPER: 4G TERM: 105

REF#: CHECK 3397

TRAN: 400.2000 PEDDLERS PERMITS
ZONING/VARIANCE/PLA 150.00CR

TENDERED: 150.00 CHECK

APPLIED: 150.00-

CHANGE: 0.00

2019 TAX STATEMENT



RO'VIN GARRETT, PCC
 BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
 111 E. LOCUST
 ANGLETON, TEXAS 77515

Certified Owner:
 BCTK LLC
 325 CALDWELL CIRCLE
 ANGLETON, TX 77515-9487

Legal Description:
 NORTHVIEW (ANGLETON) BLK 2 LOT 4-5

Account No: 6775-0205-000
 As of Date: 08/31/2020

Appr. Dist. No.: 232641

Legal Acres: .7206
 Parcel Address: 805 BUCHTA RD
 Print Date: 08/31/2020

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$67,290	\$107,710	\$175,000	\$175,000	\$0	\$175,000	\$0	\$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
BRAZORIA COUNTY <i>Amount saved by additional sales tax revenue \$190.77</i>	\$175,000		\$0.00	\$175,000	0.3652330	\$639.16
SPECIAL ROAD & BRIDGE	\$175,000		\$0.00	\$175,000	0.0500000	\$87.50
ANGLETON ISD	\$175,000		\$0.00	\$175,000	1.3852000	\$2,424.10
ANGLETON - DANBURY HOSPIT	\$175,000		\$0.00	\$175,000	0.2422590	\$423.95
PORT FREEPORT	\$175,000		\$0.00	\$175,000	0.0401000	\$70.18
ANGLETON DRAINAGE DIST. N	\$175,000		\$0.00	\$175,000	0.1303520	\$228.12
CITY OF ANGLETON	\$175,000		\$0.00	\$175,000	0.6975800	\$1,220.77

Total Tax: \$5,093.78
Total Tax Paid to date: \$5,093.78
Total Tax Remaining: \$0.00

Exemptions:

AMOUNT DUE IF PAID BY:

08/31/2020 19%	09/30/2020 20%	11/02/2020 21%	11/30/2020 22%	12/31/2020 23%	02/01/2021 24%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03/01/2021 25%	03/31/2021 26%	04/30/2021 27%	05/31/2021 28%	06/30/2021 29%	08/02/2021 30%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information:

ANGLETON ISD 2019 M&O .97000000 I&S .41520000 Total 1.3852000 2018 M&O 1.04000000 I&S .41520000 Total 1.4552000

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

4.1.69 ✂

Print Date: 08/31/2020

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

RO'VIN GARRETT, PCC
 BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
 111 E. LOCUST
 ANGLETON, TEXAS 77515
 (979) 864-1320, (979) 388-1320, (281) 756-1320



6775-0205-000
 BCTK LLC
 325 CALDWELL CIRCLE
 ANGLETON, TX 77515-9487

AMOUNT PAID:

\$ _____

67750205000 2019 082020 00000000000 00000000000 00000000000 8

Attachment 3

To: Chris Whittaker, City Manager
2020

Date: September 18,

From: Wayne E. Neumann, AICP

Subject: Request to rezone 7.3 acres of land from C-O/R, Commercial Office/Retail to SF- 7.2 Single-Family Residential

Preliminary Report

Applicant. Owner. Barry A. Coleman

Location. The area proposed to be rezoned is located on the west side of Buchta Road, north of Texian Trail North and south of Hospital Drive. It is located in Block 2, Lots 4 and 5 of the Northview Subdivision.

Background. The owner states that he wants the property to be rezoned to residential because it is being sold as residential property.

Analysis. It is unclear why this small tract which is surrounded by an SF-7.2 was zoned or rezoned to commercial but to rezone it to match the surrounding property seems appropriate.

Conclusion/Recommendation. The Planning and Zoning Commission should approve the above as its final report and forward it with a positive recommendation to City Council for consideration and adoption.



**CITY OF ANGLETON, TEXAS
AGENDA ITEM SUMMARY FORM**

MEETING DATE: 10/1/2020

ITEM #4

PREPARED BY: Wayne E. Neumann, AICP

AGENDA ITEM TITLE: Conduct a public hearing and possible action on a request from Adobe Holdings, Inc. to rezone 17.37 acres of land from Single-family residential-7.2 district (SF-7.2) to Planned Development Overlay District (PD).

AGENDA ITEM SECTION: (choose one below)

Ceremonial Presentation

Consent Agenda

Regular Agenda

Public Hearing

Executive Session

BUDGETED AMOUNT:

N/A

FUNDS REQUESTED:

N/A

FUND:

N/A

EXECUTIVE SUMMARY:

If approved this request to rezone this 17.36 acre tract from SF-7.2 to Planned Development District will enable the developer to create lots that are smaller than those that are currently required. SF-7.2 zoning district requires a minimum lot size of 7,200 sf (60' X 100') while the developer plans to build lots that are 5,175 sf in area (45' X 115").

ATTACHMENTS (Attachment description):

1. Plat of Gifford Meadows
2. Preliminary Report from Neumann

RECOMMENDATION:

Staff recommends that the planning and zoning commission approve a final report with a **Negative** recommendation and forward it to city council for consideration.

DEDICATION STATEMENT:

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

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

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

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

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

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

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

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS § COUNTY OF BRAZORIA §

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

PRESIDENT AND MANAGING DIRECTOR

STATE OF TEXAS § COUNTY OF BRAZORIA §

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

Notary Public State of Texas

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

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

BILL GARWOOD, Chairman, Planning and Zoning Commission

FRANCES AGUILAR, City Secretary

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

JASON PEREZ, Mayor

FRANCES AGUILAR, City Secretary

STATE OF TEXAS § COUNTY OF BRAZORIA §

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

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

Notary Public State of Texas

ANGLETON DRAINAGE DISTRICT

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

- 1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.
2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.

3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.

4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

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

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

CHAIRMAN, BOARD OF SUPERVISORS BOARD MEMBER

BOARD MEMBER

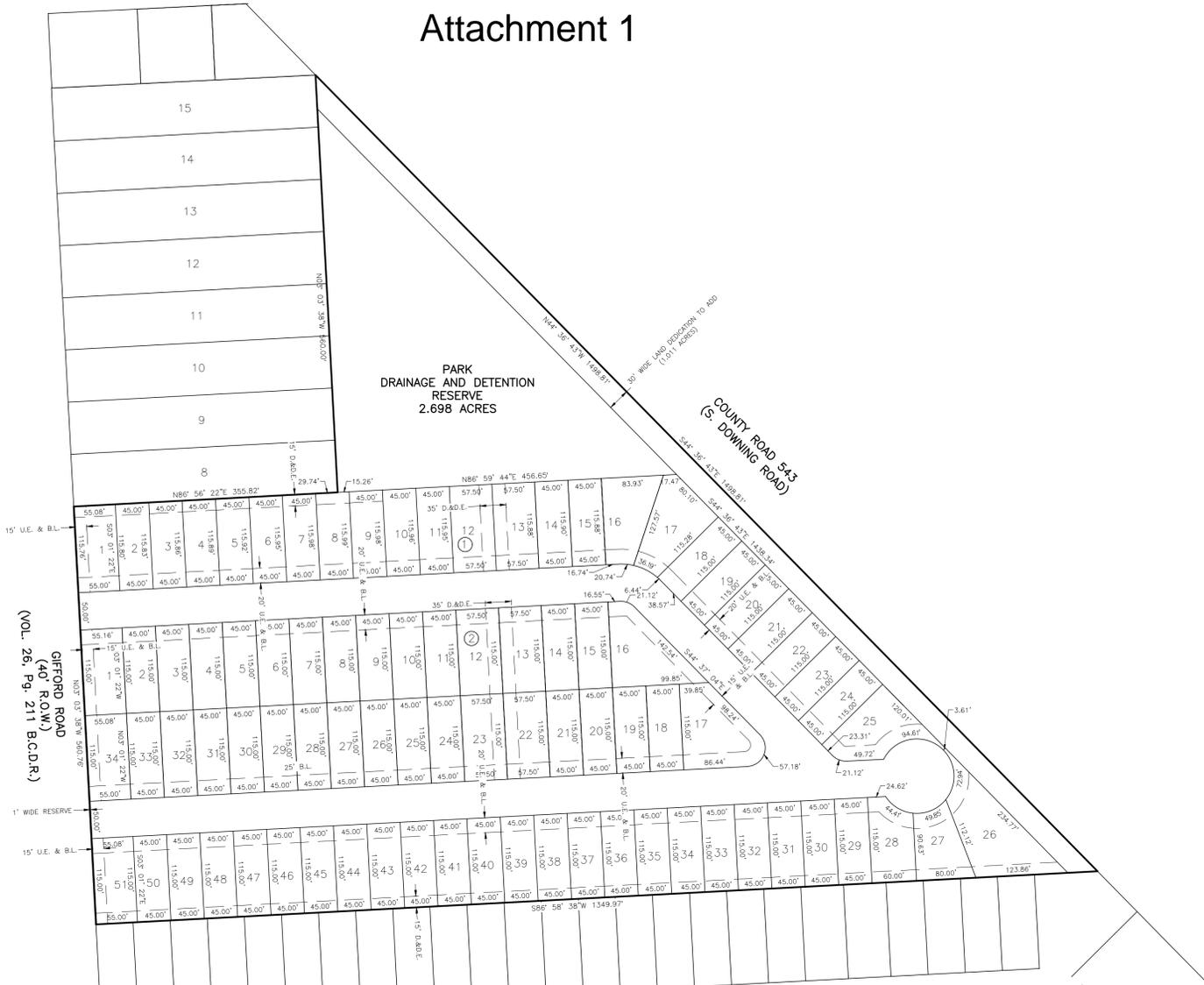
KNOW ALL MEN BY THESE PRESENTS: That I, Miguelangel A. Saucedo, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

SIGNED: Miguelangel A. Saucedo DATE PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 121992

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

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

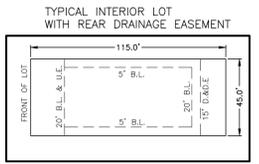
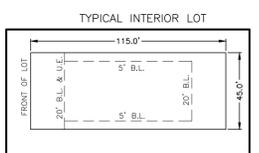
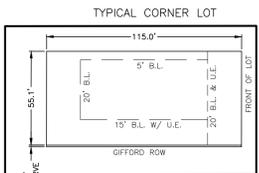
Attachment 1



(VOL. 26, Pg. 211 B.C.D.R.)

PARK DRAINAGE AND DETENTION RESERVE 2.698 ACRES

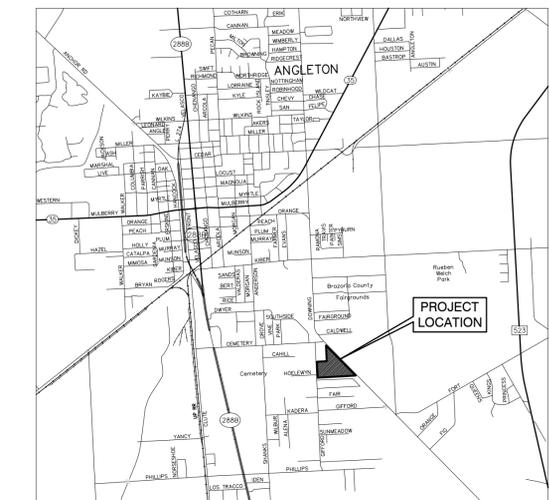
COUNTY ROAD 543 (S. DOWNING ROAD)



NOTES:

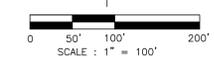
- 1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
2. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C044SH, WITH EFFECTIVE DATE OF JUNE 05, 1989, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. REFERENCE BENCHMARK: NGS MONUMENT R1182 (PID AW1171) A BRASS DISK STAMPED R1182, ON THE NORTH LINE OF CR 171, ON THE CURB OF A BRIDGE, APPROXIMATELY 275' SOUTHWEST OF INTERSECTION WITH CR 428. ELEVATION = 26.31 FEET NGVD29
4. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
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10. SIDEWALKS SHALL BE REQUIRED PER ANGLETON LDC SEC. 23.14 - SIDEWALKS AND ACCESSIBILITY.
11. A MINIMUM OF TWO PARKING SPACES ON THE SAME LOT AS THE MAIN STRUCTURE AND ON A PAVED DRIVEWAY HAVING A MINIMUM LENGTH OF 20 FEET AS MEASURED FROM THE STREET RIGHT-OF-WAY LINE.
12. NOTICE: PRIVACY FENCING CROSSING PERPENDICULAR TO THE 15' DRAINAGE EASEMENT SHALL PROVIDE ADEQUATE OPENING (1 S.F. MINIMUM) FOR FLOW THROUGH FENCE OPENING.
13. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR PROPERTY OWNER ASSOCIATION TO MAINTAIN THE PARK, DETENTION, DRAINAGE, AND UTILITY RESERVE TRACT PER ANGLETON LDC REQUIREMENTS; SEC. 23-19 RESERVATIONS.
14. ALL REAR BUILDING LINES SHALL BE 10 FEET FROM PROPERTY LINE. SIDE BUILDING LINES SHALL BE 5 FEET FOR INTERIOR SIDE LOTS, 15 FEET FOR CORNER LOTS ON THE STREET. THE FRONT BUILDING LINE SHALL BE 20 FEET.

OWNER: DAVID ROGERS ADOBE HOLDINGS INC.



VICINITY MAP LEGEND

- B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
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G.B.L. = GARAGE BUILDING LINE
FND = FOUND
I.R. = IRON ROD
I.P. = IRON PIPE
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
STM.S.E. = STORM SEWER EASEMENT
VOL. Pg. = VOLUME, PAGE
SYMBOLS
O = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
M = FOUND MONUMENT (AS NOTED)
TBM = (TBM) TEMPORARY BENCHMARK



PRELIMINARY REPLAT GIFFORD MEADOWS SUBDIVISION A 17.37 ACRE, 85-LOT, 2 RESERVE, 2 BLOCK SUBDIVISION BEING ALL OF LOTS 1 THROUGH 7, AND LOT 16 OF THE GIFFORD MEADOWS SUBDIVISION, VOL. 26, Pg. 211 B.C.D.R. LOCATED IN THE EDWIN WALLER SURVEY, ABSTRACT No. 134 IN BRAZORIA COUNTY, TEXAS
Baker & Lawson, Inc. 300 EAST CEDAR ST. ANGLETON, TEXAS 77515 OFFICE: (979) 849-6681 TBPLS No. 10052500 REG. NO. F-825
PROJECT NO.: 13743 SCALE: 1" = 100' DRAWN BY: MAS
DRAWING NO.: 13743 PLAT DATE: 08/10/2020 CHECKED BY: DRR

Attachment 2

To: Chris Whittaker, City Manager
2020

Date: September 18,

From: Wayne E. Neumann, AICP

Subject: Gifford Meadows Request to Rezone 17.37 Acres from SF-7.2 Single-family Residential to Planned Development Overlay District

Preliminary Report

Applicant/Owner. Adobe Holdings, Inc.

Location. The area proposed to be rezoned is located adjacent to and west of South Downing Street, adjacent to and east of Gifford Road and at the east termini of Cahill Road and Hoelewyn Drive in southeast Angleton.

Background. This request is made in order for the owner to develop 45 foot wide lots. The zoning district for that property currently is SF-7.2 which requires a lot width of 60 feet and an area of 7,200 square feet. There is no use by right zoning district in the zoning ordinance that will accommodate a lot width of 45 feet thus precipitating the request for a custom zoning district (PD).

Analysis. Currently there are roughly 1600 lots with a width of 45 feet or smaller that are in various stages of planning, approval or development in the city or the ETJ of the city. Short of a limitation set by the city, the market will ultimately decide if all the lots are developed and bought by builders. A reasonable conclusion is that the market is or will be saturated and the addition of more such lots would only increase the saturation. The proposed Gifford Meadows Subdivision is unremarkable in character and no special amenities or unusual or unique design is proposed that would justify the approval of a planned development district. As it has been stated PD's should only be used for a development that is extraordinary in quality or on land that is unsuited for normal development.

Conclusion/Recommendation: The Planning and Zoning Commission should approve the above as its final report and forward it to City Council with a **negative** recommendation for consideration and adoption.



**CITY OF ANGLETON, TEXAS
AGENDA ITEM SUMMARY FORM**

MEETING DATE: 10/1/2020

ITEM #5

PREPARED BY: Wayne E. Neumann, AICP

AGENDA ITEM TITLE: Discussion and possible action on a variance request to the Land Development Code for Heritage Oaks Preliminary Plat Section 7.

AGENDA ITEM SECTION: (choose one below)

Ceremonial Presentation

Consent Agenda

Regular Agenda

Public Hearing

Executive Session

BUDGETED AMOUNT:

N/A

FUNDS REQUESTED:

N/A

FUND:

N/A

EXECUTIVE SUMMARY: The developer of Heritage Oaks Section 7 is requesting variances to the LDC for a TIA, Geotechnical Report and required slope of streets.

[Click here to enter text.](#)

ATTACHMENTS (Attachment description):

1. Memo from John Peterson P.E. and WEN

RECOMMENDATION:

Staff recommendations are contained in the attached memo.

Attachment 1

To: Planning and Zoning Commission
From: John Peterson, P.E., CFM and Wayne E. Neumann, AICP
Subject Request for Variances Heritage Oaks Section 7

The following is in response to a letter requesting variances to the Land Development Code.

Variance Request letter dated 9/17/20 (3 Total Variances)

2(a) - The letter states that there is no documentation verifying the roadways meets the required capacity for Section 1-7, but the developer did plan for the capacity for Section 1-7. It states that a two lane boulevard entrance was provided at the intersection of Western and Heritage Oaks Drive and another one at the intersection of Enchanted Oaks and Anchor Road. It identifies other developments that use the Anchor and Enchanted Oaks intersection to be Angleton Christian School, 1st Baptist Church and Heritage Court Subdivision. It is also stated that these entities did not have to perform a TIA for their respected developments and it would be inequitable to burden the TIA on the Developer of Heritage oaks.

Response:

The previous phases of Heritage Oaks were developed prior to the City adopting the LDC requirements. It is understandable that there was not TIA performed or documentation verifying the roadway meets the capacity requirements for Section 1-7. It is apparent that the developer planned and made improvements to prepare for the additional traffic loading by constructing two boulevard entrances. However, there is no way of confirming that the additional traffic loading meets the requirements of the LDC without a TIA being performed. With this being said, the developer made improvements for the overall phasing (Section 1-7) that was accepted by the City prior to the LDC being adopted. This may be a grandfathered issue due to the size of the development and the amount of time that is required to develop the property.

Because the developer made improvements to prepare for loading later to be developed sections and received approval by the city for those improvements there is no need for a variance in this case and the requirement for a TIA does not apply.

3(a) – The letter asks for a variance for the minimum 0.35% slope for paving gutter grades. It states that the project is designed to provide a minimum slope of 0.3% paving gutter grades.

Response:

The reason for a paving gutter slope is to provide a positive grade along the gutter line to convey runoff to an inlet that is collected in the street. The higher the slope of the paving gutter the more it reduces the potential for ponding (birdbaths) after rain event. The existing topography is very flat in the area and make it difficult to achieve a slope of 0.35% without causing potential damage to existing trees in the area or creating other issues with drainage. Other municipalities in the area have allowed a minimum paving gutter slope of 0.3% and it has worked very successfully. HDR does not take any objection to allowing the minimum paving gutter grade to be adjusted to 0.3%.

Staff recommends approval of this variance.

3(b) – The letter requests a variance requiring geotechnical report of bedding recommendations for utility installation. The bedding material for section 1-6 utilized compacted native soil. The ponds of

Attachment 1

Heritage Oaks are the source of sand material for the utility bedding, as well as the fill material for the house foundations. There are no problems concerning homes or utility service at Heritage Oaks. Requiring a geotechnical study will yield an answer already known by the developer and be a needless cost.

Response:

The City has established minimum requirements that are consistent with other municipalities in the State of Texas in regards to bedding and backfill material for public utility construction. It is customary for the developer to provide geotechnical information for bedding and backfill recommendations to verify the existing conditions are consistent with the area and to remain in compliance with the City's local standards. It is the Developers' responsibility to install public infrastructure that meets the City's minimum design requirements. Any deviation from the City's standards will be the Developers' responsibility to provide information and recommendations from a registered professional engineer licensed in the State of Texas.

Staff recommends that either a geotechnical report or recommendations as to methods and practices that differ from the LDC be provided from a registered professional civil engineer licensed engineer in the State of Texas.



**CITY OF ANGLETON, TEXAS
AGENDA ITEM SUMMARY FORM**

MEETING DATE: 10/1/2020

ITEM #6

PREPARED BY: Wayne E. Neumann, AICP

AGENDA ITEM TITLE: Discussion and possible action on a preliminary plat for Heritage Oaks Section 7.

AGENDA ITEM SECTION: (choose one below)

Ceremonial Presentation

Consent Agenda

Regular Agenda

Public Hearing

Executive Session

BUDGETED AMOUNT:

N/A

FUNDS REQUESTED:

N/A

FUND:

N/A

EXECUTIVE SUMMARY: Heritage Oaks Section 7 is a 27.122 acre subdivision with 34 lots, 3 blocks and two reserves. It is located east of SH 288 and west of Anchor Road. The lots are considerably larger than the minimum lot size required in SF-7.2 (7,200 sf) which is the zoning district for this property>

[Click here to enter text.](#)

ATTACHMENTS (Attachment description):

1. Review Memo from Javier Vasquez P.E. CFM
2. Plat drawing

RECOMMENDATION:

Staff recommends that the commission approve the plat with conditions as noted in the Vasquez Memo and forward it to the city council for final approval.



September 25, 2020

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

Re: On-Going Services
Heritage Oaks Sec. 7 Subdivision Preliminary Plat Review – 2nd Submittal Review
Angleton, Texas
HDR Job No. 20-007

Dear Mr. Reeves:

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

Preliminary Plat Review:

1. Provide corrections noted to the metes and bounds and Engineer's Plat Certificate on the Final Plat.
2. The proposed utility easements shall be properly notated on the Final Plat.
3. Pending Planning and Zoning and City Council approval, a Final Plat shall be prepared in accordance to the Angleton Land Development Code (LDC) and processes.

HDR takes no objection to the Heritage Oaks Subdivision Sect. 7 Preliminary Plat with the exceptions noted. It is noted that this does not necessarily mean that the entire plat submittal set, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data were prepared and signed and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which therefore conveys the planner's and surveyor's responsibility and accountability.

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

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Project Engineer

cc: Files (20-007)

Attachments

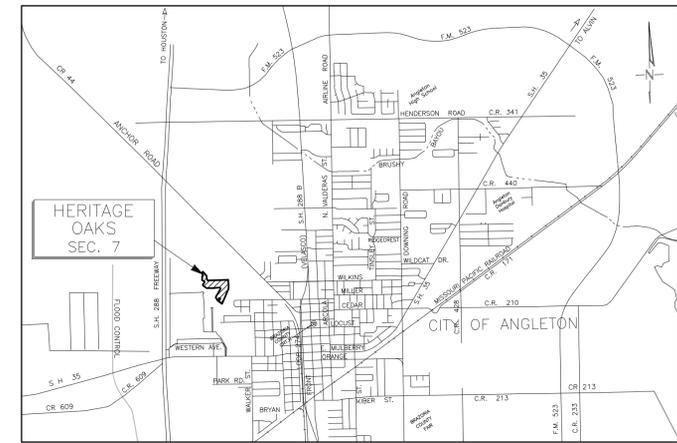
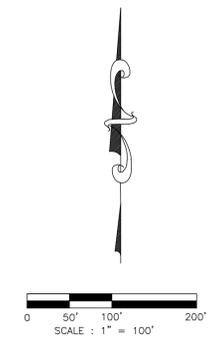
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 - W.U.E. = WET UTILITY EASEMENT
 - VOL., Pg. = VOLUME, PAGE
 - W.L.E. = WATER LINE EASEMENT
- SYMBOLS**
- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
 - = FOUND MONUMENT (AS NOTED)
 - ⊕ = (TBM) TEMPORARY BENCHMARK

Update
Easement
Notation

Line No.	Length	Direction
L1	24.71'	N85°43'21"E
L2	147.75'	S05°33'23"E
L3	106.95'	S28°07'20"E
L4	20.73'	S85°31'12"W
L5	60.00'	N74°27'38"W
L6	204.32'	N35°28'53"W
L7	77.09'	S85°53'18"W
L8	15.01'	N04°45'45"W
L9	42.58'	S85°22'28"W
L10	42.60'	N09°05'17"W
L11	16.99'	S80°59'41"W
L12	31.87'	S74°32'43"E
L13	112.93'	N04°29'54"W
L14	95.63'	N89°29'54"W
L15	114.74'	N21°24'40"E
L16	108.55'	N74°33'52"W
L17	106.90'	N21°24'40"E
L18	100.61'	N25°59'16"E
L19	45.69'	N15°47'52"W
L20	52.35'	N56°46'59"W

Line No.	Length	Direction
L21	103.72'	S76°11'19"W
L22	100.00'	S85°40'34"W
L23	119.03'	S89°36'59"W
L24	143.19'	S85°00'05"W
L25	94.32'	S89°29'54"E
L26	112.93'	S04°29'54"E
L27	112.98'	S04°29'54"E
L28	96.94'	S89°29'54"E
L29	114.74'	S28°08'15"E
L30	97.80'	S74°35'19"E
L31	63.57'	N50°33'00"W
L32	44.05'	N04°20'00"W
L33	120.34'	N37°15'58"E
L34	54.14'	N00°00'35"E
L35	54.14'	N00°00'35"E
L36	136.16'	N60°58'56"W
L42	119.27'	S74°35'19"E
L43	7.61'	N85°30'06"E

Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	31.01'	1313.07'	1°21'11"	S17°42'59"E	31.01'
C2	470.34'	1115.74'	2°40'10"	S05°08'12"E	466.86'
C3	66.01'	230.00'	16°26'37"	N29°29'24"E	65.78'
C4	103.16'	1032.50'	5°43'28"	N18°24'06"E	103.12'
C5	97.16'	972.50'	5°43'28"	S18°24'06"W	97.12'
C6	56.73'	170.00'	19°07'16"	S30°49'49"W	56.47'
C7	94.59'	90.00'	60°13'14"	S55°47'36"W	90.30'
C8	85.56'	63.99'	76°36'31"	N55°47'24"W	79.33'
C9	215.41'	159.71'	7°16'37"	N56°07'27"W	199.45'
C10	159.44'	849.62'	10°45'09"	N20°23'59"E	159.21'
C11	104.66'	604.73'	9°54'59"	N30°44'00"E	104.53'
C12	165.41'	632.70'	14°58'44"	N28°12'06"E	164.94'
C13	176.94'	402.12'	25°12'38"	N08°06'25"E	175.51'
C14	141.37'	90.00'	90°00'00"	N49°29'54"W	127.28'
C15	246.32'	230.00'	61°21'39"	N58°49'04"W	234.71'
C16	52.46'	130.00'	23°07'23"	N16°34'33"W	52.11'
C17	115.36'	95.00'	69°34'27"	N39°48'11"W	108.40'
C18	31.04'	1115.74'	1°35'39"	N18°00'36"W	31.04'



VICINITY MAP
N.T.S.

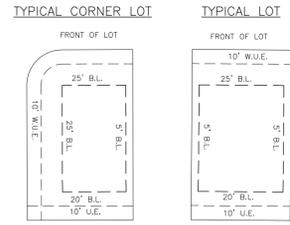
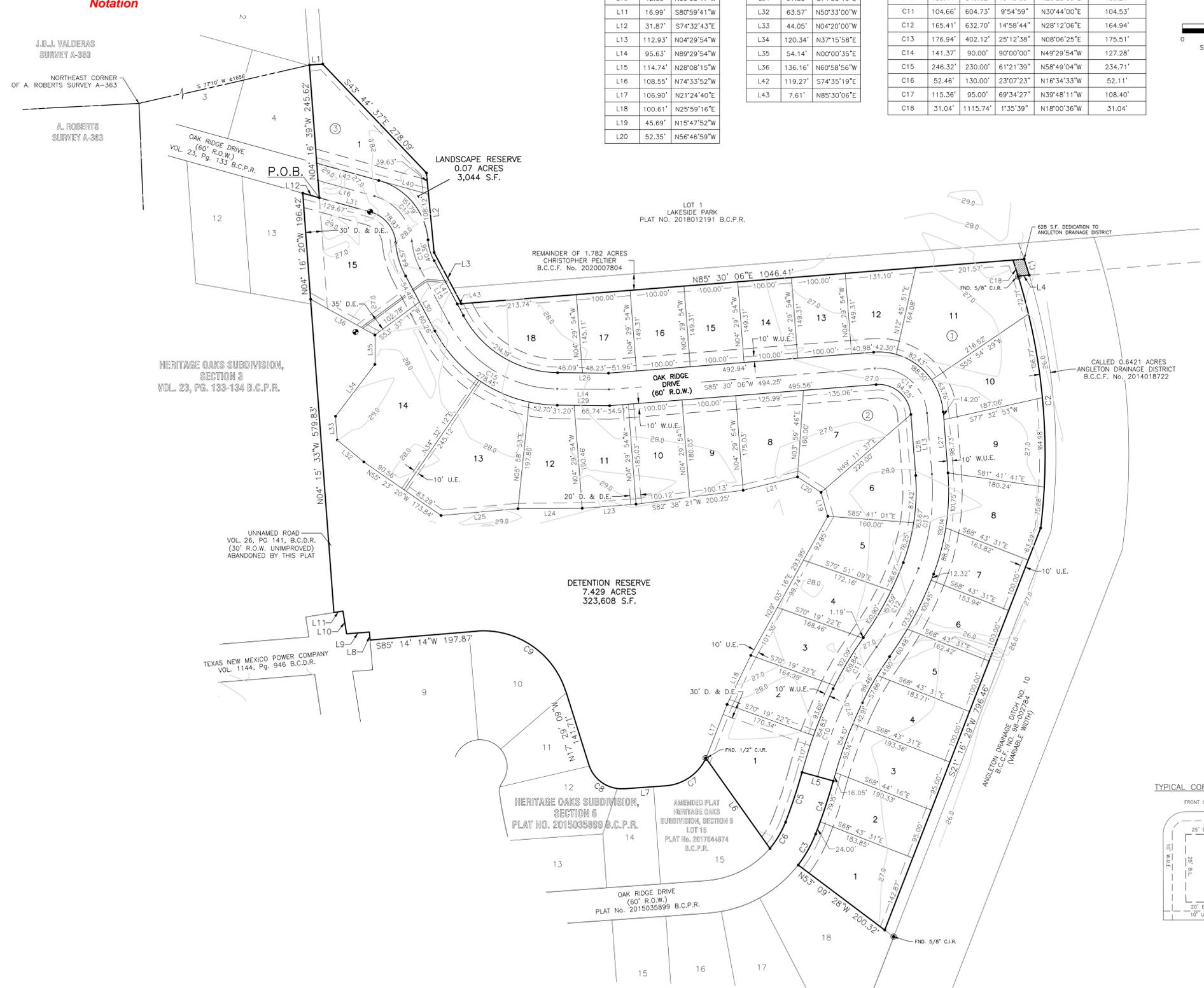
ELEVATIONS ARE BASED ON HERITAGE OAKS BM #1 NGVD1973

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

SITE BENCHMARK

TBM 1: A BOX CUT ON A CONCRETE HEADWALL IN THE WEST CORNER OF THE SUBDIVISION ELEVATION = 27.27 FEET, NGVD1973

- NOTES:**
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 - IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER ASSOCIATION TO MAINTAIN LANDSCAPE RESERVES.



OWNER:
CHRISTOPHER PELTIER
P.O. BOX 288
ANGLETON TX 77516

REVISED:

PRELIMINARY REPLAT HERITAGE OAKS SEC 7 SUBDIVISION A 27.122 ACRE, 34-LOT, 3-BLOCK 2-RESERVE SUBDIVISION

PORTION OF LOTS 47, 48, 49, 50 AND 51 OF
THE NEW YORK AND TEXAS LAND COMPANY SUBDIVISION
VOL. 26, Pg. 140 B.C.D.R.
LOCATED IN THE J.D.J. VALDERAS SURVEY,
ABSTRACT No. 380
BRAZORIA COUNTY, TEXAS

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

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

PROJECT NO.: 13446	SCALE: 1" = 100'	DRAWN BY: BT
DRAWING NO.: 13446 PLAT.DWG	DATE: 06/11/2020	CHECKED BY:

DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT CHRISTOPHER PELTIER, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as HERITAGE OAKS SEC 7, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

DRAINAGE AND DETENTION EASEMENT

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

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

CHRISTOPHER PELTIER

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

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

BILL GARWOOD, Chairman, Planning and Zoning Commission

FRANCES AGUILAR, City Secretary

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

JASON PEREZ, Mayor

FRANCES AGUILAR, City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

Notary Public
State of Texas

ANGLETON DRAINAGE DISTRICT

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

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

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

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

CHAIRMAN, BOARD OF SUPERVISORS BOARD MEMBER

BOARD MEMBER

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

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

FIELD NOTES FOR 27.122 ACRE

Being a tract of land containing 27.122 acre (1,181,446 square feet), located within J.D.J. Valderas Survey, Abstract Number (No.) 380, in Brazoria County, Texas; Said 27.122 acre being a portion of Lots 47, 48, 49, 50 and 51 of the New York and Texas Land Company Subdivision recorded under Volume (Vol.) 26, Page 140 of the Brazoria County Deed Records (B.C.D.R.), being a portion of Lot 2 of Lakeside Park recorded under Plat No. 2018012191 of the Brazoria County Plat Records (B.C.P.R.); a portion of a called 1.782 acre tract recorded in the name of Chris Peltier under Brazoria County Clerk's File (B.C.C.F.) No. 2020007804 and a portion of a called 35.06 acre tract recorded in the name of Christopher Peltier under B.C.C.F. No. 2011029156, being all of a called 1.723 acre tract recorded in the name of Chris Peltier under B.C.C.F. No. 2018061649; Said 27.122 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found on the west line of said Lot 2 of Lakeside Park, at the south end of the terminus line of the right-of-way (R.O.W.) of Oak Ridge Drive (sixty feet wide per Plat No. 200205784 of the B.C.P.R.);

THENCE, with the west line of said Lot 2 of Lakeside Park and the east line of Heritage Oaks Section 3, a subdivision recorded under Volume 23, Page 133 of the B.C.P.R., North 04 degrees 16 minutes 39 seconds West, a distance of 245.62 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" found for the northwest corner of said 1.782 acre tract and the herein described tract;

THENCE, with the north line of said 1.782 acre tract, North 85 degrees 43 minutes 21 seconds East, a distance of 24.71 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" found on the common line of Lots 1 and 2 of said Lakeside Park, for the north northeast corner of said 1.782 acre tract and the herein described tract;

THENCE, with the common line of said Lots 1 and 2 of Lakeside Park, the following two (2) courses:

- 1. South 43 degrees 44 minutes 37 seconds East, a distance of 278.09 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" found for an angle point;
2. South 05 degrees 33 minutes 23 seconds East, a distance of 147.75 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" found for an angle point;

THENCE, continue with the common line of said Lots 1 and 2 of Lakeside Park, and through and across said 1.782 acre tract, South 28 degrees 07 minutes 20 seconds East, a distance of 106.95 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;

THENCE, through and across said 1.782 acre tract, North 85 degrees 30 minutes 06 seconds East, a distance of 1,046.41 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the west line of a Angleton Drainage District Ditch 10 (width varies per B.C.C.F. No. 190802784);

THENCE, with the east line of said Ditch 10 the following four (4) courses:

- 1. 31.01 feet along the arc of a curve to the right, having a radius of 1,313.07 feet, a central angle of 01 degrees 21 minutes 11 seconds, a chord that bears South 17 degrees 42 minutes 59 seconds East, a distance of 31.01 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at an angle point;
2. South 85 degrees 31 minutes 12 seconds West, a distance of 20.73 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" found for an angle point, at the beginning of a non-tangent curve to the right;
3. 470.34 feet along the arc of a curve to the right, having a radius of 1,115.74 feet, a central angle of 24 degrees 09 minutes 10 seconds, a chord that bears South 05 degrees 08 minutes 12 seconds East, a distance of 466.86 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" found for an angle point;
4. South 21 degrees 16 minutes 29 seconds West, a distance of 796.46 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the northeast line of Lot 18, Block 2 of Heritage Oaks Subdivision Section Six recorded under Plat No. 2015035899 of the B.C.P.R., for the southeast corner of the herein described tract;

THENCE, with the north line of said Lot 18, North 53 degrees 09 minutes 28 seconds West, a distance of 200.32 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the east R.O.W. line of Oak Ridge Drive (sixty feet wide per Plat No. 2015035899 B.C.P.R.) for an angle point, at the beginning of a non-tangent curve to the left;

THENCE, with the east R.O.W. line of said Oak Ridge Drive, the following two (2) courses:

- 1. 66.01 feet along the arc of said curve to the left, having a radius of 230.00 feet, a central angle of 16 degrees 26 minutes 37 seconds, a chord that bears North 29 degrees 29 minutes 24 seconds East, a distance of 65.78 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the left;
2. 103.16 feet along the arc of said curve to the left, having a radius of 1032.50 feet, a central angle of 05 degrees 43 minutes 28 seconds, a chord that bears North 18 degrees 24 minutes 06 seconds East, a distance of 103.12 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the east end of the north terminus line of said Oak Ridge Drive;

THENCE, with the north terminus line of said Oak Ridge Drive, North 74 degrees 27 minutes 38 seconds West, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the west end of said terminus line, at the beginning of a non-tangent curve to the right;

THENCE, with the west R.O.W. line of said Oak Ridge Drive, the following two (2) courses:

- 1. 97.16 feet along the arc of said curve to the right, having a radius of 972.50 feet, a central angle of 05 degrees 43 minutes 28 seconds, a chord that bears South 18 degrees 24 minutes 06 seconds West, a distance of 97.12 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the right;
2. 56.73 feet along the arc of said curve to the right, having a radius of 170.00 feet, a central angle of 19 degrees 07 minutes 16 seconds, a chord that bears South 30 degrees 49 minutes 49 seconds West, a distance of 55.47 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the southeast corner of the Amended Plat of Heritage Oaks Subdivision, Section 6, Lot 15 recorded under Plat No. 2017044874 of the B.C.P.R., for an angle point;

THENCE, with the east line of said Lot 15, North 35 degrees 28 minutes 53 seconds West, a distance of 204.32 feet to a 1/2-inch iron rod with cap found at the north corner of said Lot 15, for an angle point;

THENCE, with the north line of said Lot 15, 94.59 feet along the arc of a curve to the right, having a radius of 90.00 feet, a central angle of 60 degrees 13 minutes 14 seconds, a chord that bears South 55 degrees 47 minutes 36 seconds West, a distance of 90.30 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for a point of tangency;

THENCE, with the north lines of said Lot 15 and Lot 14 of said Heritage Oaks Subdivision Section Six, South 85 degrees 53 minutes 18 seconds West, a distance of 77.09 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the right;

THENCE, with the north line of said Heritage Oaks Subdivision Section Six, the following four (4) courses:

- 1. 85.56 feet along the arc of said curve to the right, having a radius of 63.99 feet, a central angle of 76 degrees 36 minutes 31 seconds, a chord that bears North 55 degrees 47 minutes 24 seconds West, a distance of 79.33 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for a point of tangency;
2. North 17 degrees 29 minutes 09 seconds West, a distance of 141.71 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the left;
3. 215.41 feet along the arc of said curve to the left, having a radius of 159.71 feet, a central angle of 77 degrees 16 minutes 37 seconds, a chord that bears North 56 degrees 07 minutes 27 seconds West, a distance of 199.45 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for a point of tangency;
4. South 85 degrees 14 minutes 14 seconds West, a distance of 197.87 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the east line of a tract recorded in the name of Texas New Mexico Power Company under Vol. 1144, Page 946 of the Brazoria County Deed Records, at the northwest corner of Lot 9 of said Heritage Oaks Subdivision, Section 6, for the southwest corner of the herein described tract;

THENCE, with the easterly line of said Texas New Mexico Power Company tract the following four (4) courses:

- 1. North 04 degrees 45 minutes 45 seconds West, a distance of 15.01 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
2. South 85 degrees 22 minutes 28 seconds West, a distance of 42.58 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
3. North 09 degrees 05 minutes 17 seconds West, a distance of 42.60 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
4. South 80 degrees 59 minutes 41 seconds West, a distance of 16.99 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the west line of an unnamed road (thirty foot R.O.W., Vol. 26, Page 141 B.C.D.R.), on the east line of said Heritage Oaks Subdivision, Section 3, for the west southwest corner of the herein described tract;

THENCE, with the east line of said Heritage Oaks Subdivision, Section 3, being the west line of said unnamed road, North 04 degrees 15 minutes 53 seconds West, a distance of 579.83 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point, at the southwest corner of said Lot 2;

THENCE, with the common line of said Heritage Oaks Section 3 and said Lot 2, North 04 degrees 16 minutes 39 seconds West, a distance of 196.41 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the south R.O.W. line of Oak Ridge Drive, for an angle point;

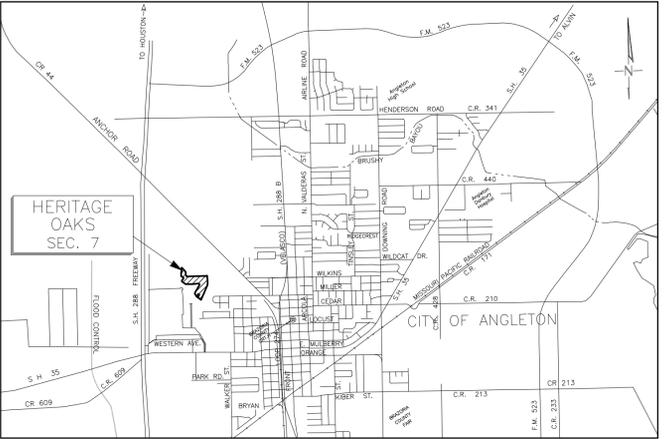
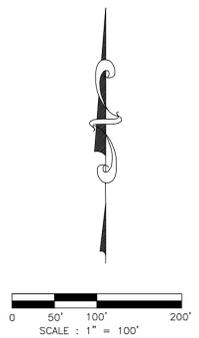
THENCE, with the south R.O.W. line of said Oak Ridge Drive, South 74 degrees 32 minutes 43 seconds East, a distance of 31.87 feet to the POINT OF BEGINNING and containing 27.122 acres of land.

LEGEND

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

SYMBOLS

- O = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
O = FOUND MONUMENT (AS NOTED)
+ = (TBM) TEMPORARY BENCHMARK



VICINITY MAP
N.T.S.

REVISED:
PRELIMINARY REPLAT
HERITAGE OAKS SEC 7 SUBDIVISION
A 27.122 ACRE, 34-LOT, 3 BLOCK
2-RESERVE SUBDIVISION
PORTION OF LOTS 47, 48, 49, 50 AND 51 OF
THE NEW YORK AND TEXAS LAND COMPANY SUBDIVISION
VOL. 26, Pg. 140 B.C.D.R.
LOCATED IN THE J.D.J. VALDERAS SURVEY,
ABSTRACT No. 380
BRAZORIA COUNTY, TEXAS
Baker & Lawson, Inc. logo
300 EAST CEDAR ST.
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500
REG. NO. F-825

Table with 3 columns: PROJECT NO., SCALE, DRAWN BY; DRAWING NO., DATE, CHECKED BY. Values: PROJECT NO.: 13446, SCALE: 1" = 100', DRAWN BY: BT; DRAWING NO.: 13446 PLAT.DWG, DATE: 06/11/2020, CHECKED BY:

OWNER:
CHRISTOPHER PELTIER
P.O. BOX 288
ANGLETON TX 77516

Remove language from plat certificate
Numbers shown on metes and bounds shall match the plat drawing and tables

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

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