**CITY OF ANGLETON, TEXAS**
**PUBLIC NOTICE OF A PLANNING & ZONING COMMISSION MEETING-AMENDED**
**THURSDAY, MARCH 5, 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, MACRH 5, 2020, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.**

**AGENDA**

**DECLARATION OF A QUORUM AND CALL TO ORDER**

**REGULAR AGENDA**

1. Discussion and possible action on a Combination Plat (Preliminary/Final) for the Henderson Road Apartments located east of 1400 Henderson Road.

**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.cityofangleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Wednesday, March 4, 2020, by 12:00 p.m. and remained so posted continuously 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***

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

**MEETING DATE:** 3/4/2020 **ITEM #**

**PREPARED BY:** George Schonert

**AGENDA ITEM:**
Request for Approval of Preliminary and Final Plat for the Henderson Road Apartments

**AGENDA ITEM DESCRIPTION:**

| | | |
|---|---|---|
| ☒ Presentation | ☐ Consent item | ☐ Discussion item |
| ☒ Discussion and possible action | ☐ Public hearing | ☐ Executive session item |

| BUDGETED AMOUNT: | FUNDS REQUESTED: | FUND: |
|---|---|---|
| N/A | N/A | N/A |

**EXECUTIVE SUMMARY:** The project consists of building approximately 120 apartment units consisting of multiple 2 or 3 story garden style buildings. The actual unit count may increase/decrease and the unit type mix and sizes may vary based on updates in market data and/or the Site Plan that best fulfills the project requirements.
The project site is immediately adjacent to and is an extension of the existing multi-family apartments, Texas Angleton Ranch.

**ATTACHMENTS (Attachment description):**

**Henderson Road Civil Set**
**Executed Letter Detention and Parking**
**Henderson Road Construction Drawings**

**RECOMMENDATION:**
**Staff has reviewed and recommends approval of the Plat and the Site Plan**

DocuSign Envelope ID: 163117D4-3FF7-45A5-B42C-8D7BFB94A4BD

**ANGLETON LAND DEVELOPMENT**
14902 Preston Road, Ste 404-381, Dallas TX 75254
tim@BHxPM.com, 972-333-3039

3/4/2020

Megan Mainer
City of Angleton
Angleton, TX 77515

Re: Shared Detention Reserve at 1400 E Henderson Road, Angleton TX 77515

To Whom it May Concern:

This letter generally describes the arrangement for granting access to the shared detention reserve as described in document number 2020005611 found in Brazoria County Clerk records between:

(1) Texas Angleton Ranch at 1400, LLC (Texas Angleton Ranch Apartments, "TAR") @ 1400 E Henderson Rd, Angleton, TX 77515

and

(2) Angleton Land Development ("ALD") – the 4.986 acre bare lot located immediately adjacent to the East of TAR, with legal description "MEADOW CREEK (ANGLETON) LOT A (APARTMENT AREA) ACRES 4.987" per Brazoria County Appraisal District records

Near the southeast border of TAR at Brushy Bayou, east of the central interior driveway, is approximately 3000 square feet of triangular-shaped land that is currently bare, holding three dumpsters that serve the needs for the entire TAR apartment complex. Most of the space within the triangle is not utilized, and at times accumulates trash due to tenant carelessness. Designating this area as a reserve with the adjacent land owner, ALD, shall directly enhance the overall appearance of the existing TAR and benefit tenants by providing for:

- New wood fencing along the west border of the detention reserve
- New landscaping adjacent to the above-mentioned fenced area
- Separation of the three dumpsters across the main driveway from a single location, providing for easier accessibility for tenants
- Engagement of a professional engineer to review the existing parking configuration and creation of a striping plan for the parking lot

The re-distribution effort of dumpsters to locations closer to the dwelling units may result in an overall reduction of two parking spaces. This is acceptable considering ample availability in the parking lot and the benefits listed above.

Hereby Signed and Agreed on this day, March 4, 2020:

Signed By: DocuSigned by: Siva Palchuri
Siva Palchuri, Manager
Texas Angleton Ranch at 1400, LLC

Signed By: DocuSigned by: timothy gallagher
Timothy Gallagher, Manager
Angleton Land Development

BRAZORIA COUNTY
TEXAS

Correct the sheet border

City of Angleton, in addition

The highlighted section is missing from the Dedication Statement

* This document is an 11" x 17" page size. The document shall be submitted to the appropriate size for filing.

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 HENDERSON ROAD APARTMENTS, A SUBDIVISION IN THE JURISDICTION OF THE CITY OF ANGLETON, TEXAS. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACE UPON, 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 UTILITIES 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.

OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, SIVA PALCHURU KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

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

NOTARY PUBLIC
STATE OF TEXAS

CITY PLANNING AND ZONING

APPROVED THIS _____ DAY OF _____, 2020 BY THE PLANNING AND ZONING COMMISSION, CITY OF ANGLETON, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION

CITY SECRETARY

APPROVED THIS _____ DAY OF _____, 2020, BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS

MAYOR

STATE OF TEXAS
COUNTY OF BRAZORIA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2020, BY _____, CITY SECRETARY, CITY OF ANGLETON, ON BEHALF OF CITY.

NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____, 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.

DRAINAGE AND DETENTION EASEMENT.

STATE OF TEXAS
COUNTY OF BRAZORIA

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 - 15 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 OBSTRUCTIONS TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT AS HEREINABOVE DEFINED, UNLESS APPROVED BY THE CITY ENGINEER, PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERECT OR CONSTRUCT ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT CITY SHALL HAVE THE RIGHT TO DO SO WITHOUT THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT. 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 OWNERS/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 DAMAGE OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE, OR STRUCTURES, WITHIN THE EASEMENT.

STATE OF TEXAS
COUNTY OF BRAZORIA

THAT I, TERRY SINGLETARY, 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.
DATE SURVEYED: AUGUST 8, 2017.

STATE OF TEXAS
TERRY SINGLETARY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4908

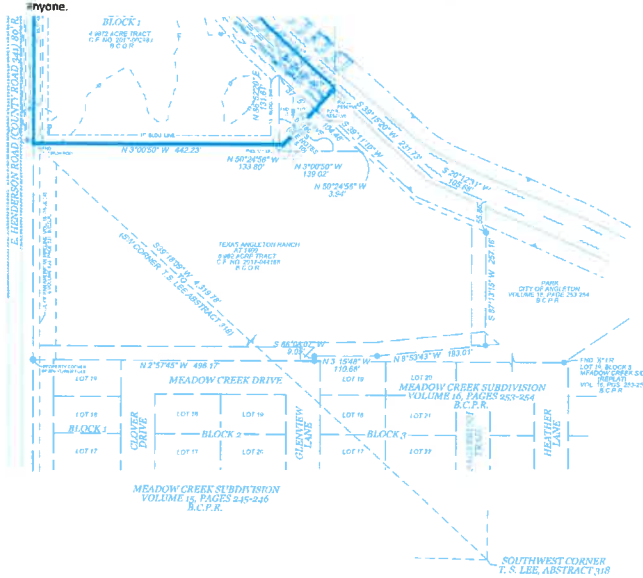
B. **Dedication Statement.**

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.

FIRE LANES AND FIRE EASEMENTS:

BY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, A SURFACE ALL-WEATHER SURFACE AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE C KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR IONS, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, CESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONFORMING PLACES A "FIRE LANE, NO PARKING." THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS H FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT AND EMERGENCY USE.




ANGLETON DRAINAGE DISTRICT

APPROVED THIS THE _____ DAY OF _____, 2020 BY THE ANGLETON DRAINAGE DISTRICT

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

1) THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THIS SUBDIVISION ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED ON 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 RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT REVIEW IS SOLELY BASED 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 MAKING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

CHAIRMAN, DAVID SPOOR

ASSISTANT CHAIRMAN, WELDON DARDEN

SECRETARY, RONALD E. SLATE

NOTES:

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.

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.

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.

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.

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.

METES AND BOUNDS:

ALL THAT CERTAIN 4.9872 ACRE TRACT OF LAND IN THE T.S. LEE SURVEY, ABSTRACT NO. 318, BRAZORIA COUNTY, TEXAS, SAID 4.9872 ACRE TRACT BEING THE SAME TRACT CONVEYED TO SIVA PALCHURU AS DESCRIBED IN CLERKS FILE NO.2017-002583 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS USING SURVEY TERMINOLOGY WHICH REFERS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83); IN WHICH THE DIRECTIONS ARE LAMBERT GRID BEARINGS AND THE DISTANCES ARE HORIZONTAL. SURFACE LEVEL LENGTHS AS FOLLOWS: (SCALE FACTOR = 0.99986928512):
BEGINNING AT A "X" SCRIBED IN CONCRETE IN THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 341 (ALSO HENDERSON ROAD 80' WIDE) AND IN BRUSHY BAYOU FOR THE NORTHEAST CORNER OF SAID 4.9872 ACRE TRACT AND BEING THE PLACE OF BEGINNING;
THENCE IN A SOUTH AND SOUTHWESTERN DIRECTION WITH THE MEANDERS OF SAID BRUSHY BAYOU THE FOLLOWING COURSES AND DISTANCES:
THENCE SOUTH 2°57'25"EAST, 9.50 FEET;
THENCE SOUTH 30°22'47"WEST, 197.42 FEET;
THENCE SOUTH 72°21'10"WEST, 166.02 FEET;
THENCE SOUTH 45°56'10"WEST, 342.95 FEET;
THENCE SOUTH 39°10'48"WEST, 159.22 FEET TO A POINT FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT; THENCE SOUTH 30°24'56"WEST, AT 64.07 FEET PASS A FOUND 1/2" IRON ROD FOR CORNER AND CONTINUE FOR A TOTAL DISTANCE OF 133.80 FEET TO A FOUND 1/2" IRON ROD FOR CORNER;
THENCE NORTH 3°00'50"WEST, COINCIDENT WITH A CALLED 6.982 ACRE TRACT CONVEYED TO TEXAS ANGLETON RANCH AT 1400 AS DESCRIBED IN CLERK'S FILE NO. 2017-044168 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, A DISTANCE OF 442.23 FEET TO A FOUND 1/2" IRON ROD IN THE SOUTH RIGHT-OF-WAY LINE OF HENDERSON ROAD;
THENCE NORTH 87°02'37"EAST, COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF HENDERSON ROAD, A DISTANCE OF 783.40 TO THE PLACE OF BEGINNING CONTAINING 4.9872 ACRES MORE OR LESS.

RESERVE:

ALL OF THAT CERTAIN 0.2186 ACRE TRACT BEING THE RESERVE TRACT OUT OF A 4.9872 ACRE TRACT CONVEYED TO SIVA PALCHURU AS DESCRIBED IN CLERKS FILE NO. 2017-002583 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND ALSO OUT OF A CALLED 6.982 ACRE TRACT CONVEYED TO TEXAS ANGLETON RANCH AT 1400 AS DESCRIBED IN CLERK'S FILE NO. 2017-044168 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS USING SURVEY TERMINOLOGY WHICH REFERS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83); IN WHICH THE DIRECTIONS ARE LAMBERT GRID BEARINGS AND THE DISTANCES ARE HORIZONTAL. SURFACE LEVEL LENGTHS AS FOLLOWS: (SCALE FACTOR = 0.99986928512):
BEGINNING AT THE SOUTHEAST CORNER OF SAID 4.9872 ACRE TRACT, SAME BEING THE INTERIOR CORNER OF SAID 6.982 ACRE TRACT; THENCE SOUTH 30°24'56"WEST, A DISTANCE OF 50.02 FEET TO THE PLACE OF BEGINNING OF HEREIN DESCRIBED RESERVE TRACT;
THENCE SOUTH 39°11'10"WEST, LOCATED WITHIN SAID 6.982 ACRE TRACT, A DISTANCE OF 104.46 FEET TO THE SOUTH CORNER OF HEREIN DESCRIBED RESERVE TRACT;
THENCE NORTH 50°24'56"WEST, A DISTANCE OF 3.54 FEET FOR ANGLE POINT FOR CORNER;
THENCE NORTH 3°00'50"WEST, A DISTANCE OF 139.02 FEET FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED RESERVE TRACT; THENCE 86°52'20"EAST, A DISTANCE OF 131.68 FEET TO THE NORTHEAST CORNER OF HEREIN DESCRIBED RESERVE TRACT; THENCE SOUTH 39°11'10"WEST, A DISTANCE OF 87.15 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.2186 ACRES MORE OR LESS.

NOTES:

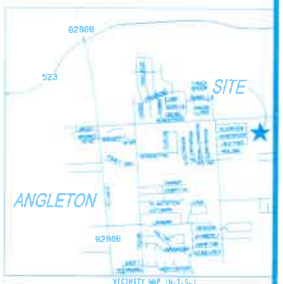
1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS.
3. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "X" AND "AE" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 48039C0435H, DATED JUNE 05 , 1999 AND REVISED DECEMBER 6, 2000. ALL FLOODPLAIN INFORMATION NOTED ON PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP AT THE TIME OF THIS SURVEY. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
4. STRUCTURES BUILT ON PROPERTY IN THE DESIGNATED FLOOD PLAIN MUST BE ELEVATED AT LEAST ONE FOOT ABOVE BASE FLOOD ELEVATION, ACCORDING TO THE FINAL FLOOD MAP AS DESCRIBED IN NOTE NO.3. THE BASE FLOOD IS 24 FEET.
5. A TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY BY WFG TITLE INSURANCE COMPANY, G.F. NO. 1706515-98 WITH AN EFFECTIVE DATE OF JUNE 30, 2017 FOR ALL ITEMS OF RECORD.
6. BUILDING LINES ARE ESTABLISHED IN THE CITY OF ANGLETON PER WFR-09 ZONING RESTRICTIONS. REFER TO SECTION 28-52 IN THE CODE OF ORDINANCES FOR ALL RESIDENTIAL-09 DISTRICT IMPARTMENTS FOR DESCRIPTION AND REGULATIONS.
7. THE PURPOSE OF THIS SURVEY IS TO CREATE LOT 1 AND ESTABLISH A RESERVE TRACT.
8. I.R.V. SCRIBED "X" IN CORNER OF BRIDGE. ELEVATION = 26.08'.
9. THE RESERVE SHOWN HEREON IS TO BE USED FOR DRAINAGE AND DETENTION AND WILL BE THE RESPONSIBILITY OF THE DEVELOPER OF PROPERTY OWNER TO MAINTAIN SAID RESERVE PER ANGLETON LDC REQUIREMENTS.
10. THE RESERVE SHOWN OR SUBJECT PLAT IS A PERMANENT DRAINAGE EASEMENT, CONVEYED FROM TEXAS ANGLETON RANCH 1400, LLC TO SIVA PALCHURU AS DESCRIBED IN CLERK'S FILE NO. 2020006619 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.

OWNER:
SIVA PALCHURU
11103 MELIS MEADOW LANE
HEWITHEY, TX 76071

OWNER:
TEXAS ANGLETON RANCH AT 1400
8330 LBJ FREEWAY
STE 870
DALLAS, TX 75243

SURVEYOR:
DOYLE & WACHTSTETTER, INC.
139 COMMERCE STREET
CLUTE, TX 77531
(979) 265-3822

T. S. LEE SURVEY
ABSTRACT 318



VICINITY MAP (N.T.S.)

LEGEND:
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
B.C.O.R. BRAZOS COUNTY MAP RECORDS
C.C.F.N. COUNTY CLERK'S FILE NUMBER
R.O.W. RIGHT-OF-WAY
T.B.M. TEMPORARY BENCHMARK
SUBJECT TRACT
- - - EASEMENT
——— = FLOOD ZONE LINE
● DENOTES A FOUND IRON PIPE/ROD.
○ DENOTES A SET ½" IRON ROD.
"X" DENOTES A SCRIBED "X".

SUBDIVISION PLAT OF

HENDERSON ROAD APARTMENTS
LOT 1, BLOCK 1

OUT OF THE

NEW YORK AND TEXAS LAND COMPANY'S SUBDIVISION

IN THE

T. S. LEE SURVEY
ABSTRACT 318

CITY OF ANGLETON

BRAZORIA COUNTY, TEXAS

LOT 1, BLOCK 1

FEBRUARY 2020

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS

USER: Ishmael Abrahams
DATE: 2/28/2020
J:\2019\Drawings\Angleton Henderson Road 4.0873 Acres\Plats for Apartment Plan 1.dgn
TIME: 1:23:45 PM

# ANGLETON DRAINAGE DISTRICT

*A Political Subdivision of the State of Texas*
P.O. Box 2469, Angleton, Texas 77516-2469
Phone: (979) 849-2414 Fax: (979) 848-8160


February 17, 2020

Freedom Eagle Capital Group, LLC
Attn: Mr. A. J. Karani
5868 Westheimer Rd, #341
Houston, TX 77057

Dear Mr. Karani:

The Angleton Drainage District acknowledges receipts of all fees due from your company, that a permanent drainage easement was obtained for your detention requirements and the flow of the pipe has been corrected.

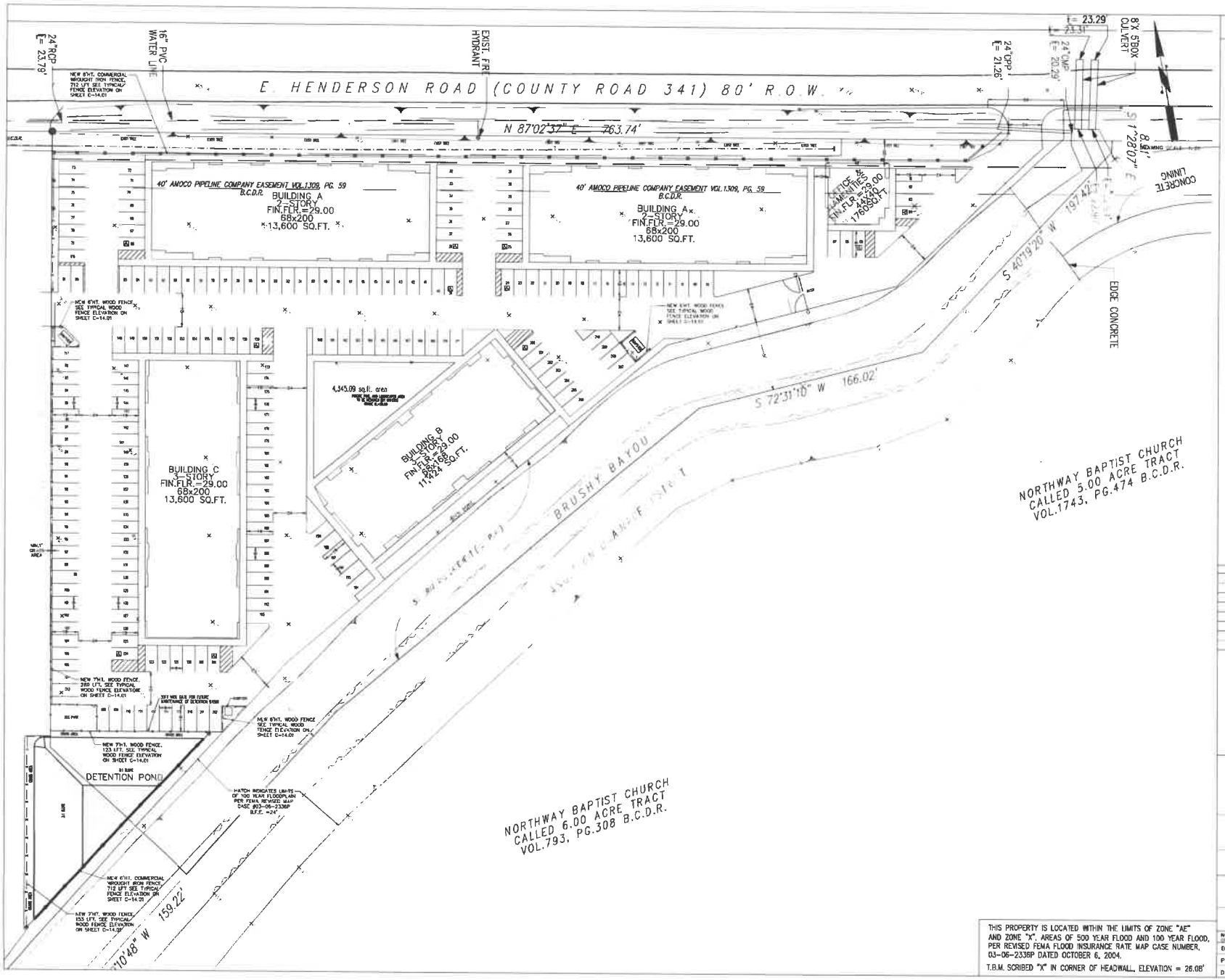
As originally presented, the proposed development is to have detention but the detention is on the neighboring property. Proof of an agreement or purchase of easement for the detention was requested by the District. The drawing had the pipe flowing in the wrong direction which has now been corrected. Also, reimbursement for fees due the District have been received.

If any structures are added to this site in the future, a subsequent review by the Angleton Drainage District will be required to ensure there are no adverse impacts to adjacent landowners.

Approval of this drainage and detention plan in no way represents that Henderson MultiFamily has complied with any federal, state, county or other law, statute, procedure or requirement of any type beyond the approval of the drainage and detention plan approved, with the stipulations listed in this letter, if any, by the District.

Sincerely,

David B. Spoor, Chairman
Angleton Drainage District Board of Supervisors




## LEGEND

CITY OF ANGLETON PARKING REQUIREMENTS

CITY REQUIRES= 1.5 SPACE PER 1 BEDROOM UNIT
CITY REQUIRES= 2.0 SPACE PER 2 BEDROOM UNIT
CITY REQUIRES= 2.5 SPACE PER 3 BEDROOM UNIT
OFFICE REQUIRES= 1 SPACE PER 300SF

PARKING SPACES REQUIRED PER TAS TABLE 208.2

HANDICAP PARKING REQUIRED = 7 HANDICAP SPACES
HANDICAP PARKING PROVIDED = 11 HANDICAP SPACES

PARKING SPACE TABULATION

1 BEDROOM UNITS=72 X 1.5/UNIT = 108 SPACES REQ
2 BEDROOM UNITS=40 X 2.0/UNIT = 80 SPACES REQ.
3 BEDROOM UNITS=8 X 2.5/UNIT = 20 SPACES REQ.
OFFICE PARKING 1748SF / 300SF = 5 SPACES REQ.

TOTAL SPACES REQUIRED = 213 SPACES
TOTAL SPACES PROVIDED = 213 SPACES

Revisions:

| # | DATE | DESCRIPTION OF CHANGE |
|---|---|---|
| 0 | 11/07/2019 | ISSUED FOR CONSTRUCTION |
| 1 | 12/06/2019 | REV 1 |
| 2 | 01/24/2020 | REV 2 |

THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "AE" AND ZONE "X", AREAS OF 500 YEAR FLOOD AND 100 YEAR FLOOD, PER REVISED FEMA FLOOD INSURANCE RATE MAP CASE NUMBER, 03-06-2338P DATED OCTOBER 6, 2004.

T.B.M. SCRIBED "X" IN CORNER OF HEADWALL, ELEVATION = 26.08'


STATE OF TEXAS
CURTIS C. HAMPTON
107370
LICENSED PROFESSIONAL ENGINEER

COBALT
ENGINEERING & INSPECTIONS L.L.C.
12445 DELANY ROAD • 409-354-5925 • LA MARQUE, TEXAS 77568

Curtis C. Hampton P.E.
409-354-5925


CUSTOMER/OWNER NAME:
HENDERSON APARTMENTS

PROJECT LOCATION OR ADDRESS:
_____ E. HENDERSON ROAD
ANGLETON, TEXAS 77515

SITE PLAN

NOTE: CITY OF ANGLETON SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURE

| | | | |
|---|---|---|---|
| DRAWN BY: | SWA | CHECKED BY: | CCH |
| PROJECT # | 19-0279 | SCALE: | 1:30 |
| DATE: 10/24/2019 | | | 19-0279-C-3.50 |

***wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary at 979-849-4364, extension 2115 or email faguilar@angleton.tx.us.***