



January 31, 2025

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

Re: On-Going Services
Barerra Subdivision Replat– 1st Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Spriggs:

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

Final Replat:

1. Coordination shall be made with the City Development Services for all requirements regarding building on new lots created through this subdivision. This includes but is not limited to: new utility service, lot grading and drainage activities associated with construction on the newly created lot(s).
2. Coordination shall be made with the Angleton Drainage District regarding drainage and development of the subdivision. Requirements were set forth in a letter dated April 15, 2021 for development of then Lot 2 and now currently the entire proposed replat area (see attachment for reference).
3. Verify if the subdivision name is to be updated to reflect the second replat of this lot or if it is a new subdivision.
4. An existing structure is located within proposed Lot 3 area. Verify proposed lot lines and building line correspond with existing zoning requirements.
5. Revise metes and bounds description and bearings and distances noted to match the plat drawing where noted on the plat PDF.
6. Revise Plat Date Shown to current month/year.
7. Verify and update acreage shown in the plat heading title to match current subdivision.
8. Verify if drainage for the proposed subdivision been reviewed/considered for any necessary drainage easements.
9. Revise Lot 2 numbering to be updated to Lot 2a.

10. Sewer line to be located in the field. In previous Barrera Subdivision this was shown, please update. It is possibly within the buildable area of the proposed lot. Has consideration been made to adjust the lot line to allow buildable area to shift east? 10-ft minimum build line per zoning, however, a wider minimum will need to be considered. This might also change with zoning building setbacks with front lot being area on Hickman and rear being the east property line.
11. Front build line to be taken from location fronting ROW.
12. Verify if applicant is looking to provide voluntary ROW dedication here to extend Hickman and avoid irregular lot shape on Lot 5.
13. Need to verify if water (including fire hydrant and larger diameter line) and sewer main along Hickman are required to be extended to service lots.

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Barrera Subdivision Replat be Revised and Resubmitted.

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

Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10361761/10336228)

Attachments

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

April 15, 2021

Rosalina Barrera
1304 N. Valderas Street
Angleton, Texas 77515

Re: Drainage and Grading Plan
Barrera Subdivision

Dear Mrs. Barrera:

During the Angleton Drainage District's regular public meeting of April 13, 2021, the Board of Supervisors unanimously approved the drainage and grading plan of Barrera Subdivision as presented.

As presented, the property is located at the corner of Valderas Street and Hickman Street. Lot 1 has the existing house. On Lot 2, a single family residence is to be built. On Lot 2, a "V" bottom swale with 4:1 slopes will be constructed on the north side of Lot 2 behind the proposed single-family residence and along the west side of Lot 2. The proposed development will drain to the Hickman Street roadside ditch. Doug Roesler recommended approval of the grading and drainage plan for Barrera Subdivision

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

The approval of this drainage and grading plan in no way represents that Rosalina Barrera or Barrera Subdivision has complied with any other federal, state county or other law, statute, procedure, requirement or regulation of any type beyond the approval of the drainage and grading plan approved, with the stipulations listed, in any, in this letter, by the Angleton Drainage District.

Sincerely,

A handwritten signature in blue ink that reads "David B. Spoor".

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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ROSALINA BARRERA ACTING BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADDITIVELY DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS BARRERA 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 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 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 ACCESS 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

BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED ROSALINA BARRERA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT 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 THE DAY OF 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES 20

ANGLETON DRAINAGE DISTRICT

APPROVED THIS THE DAY OF 2024, 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 PLOT 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 ZGARBA

SECRETARY, RONALD E. SLATE

STATE OF TEXAS COUNTY OF BRAZORIA

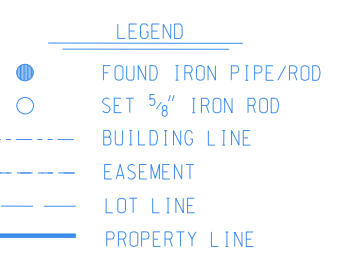
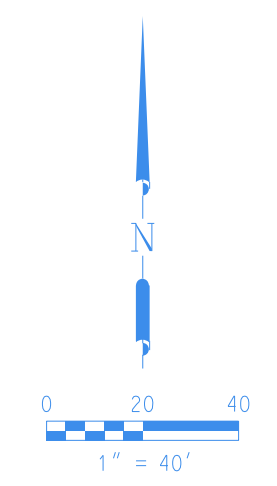
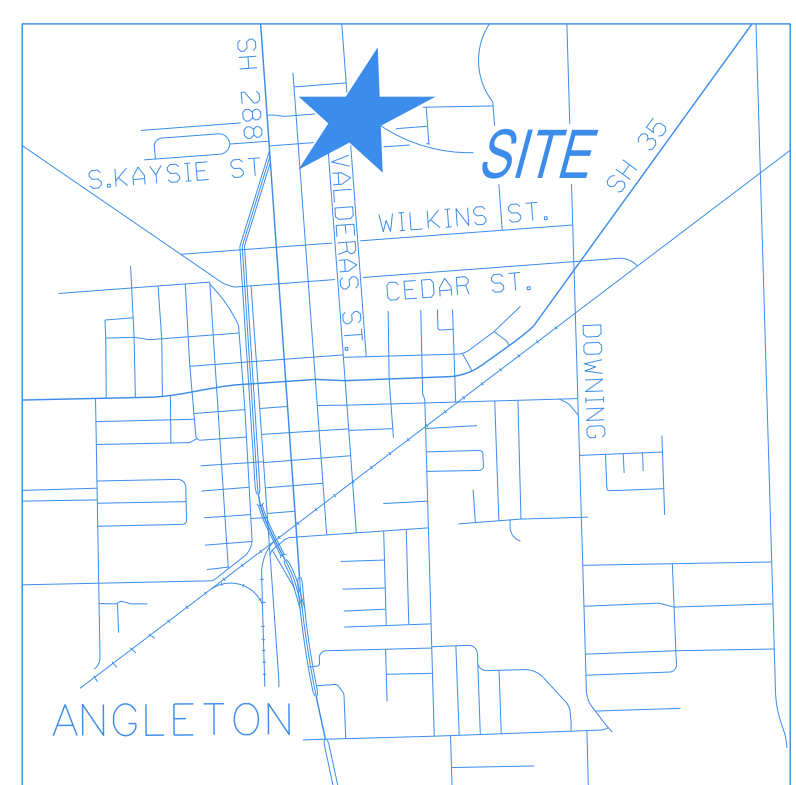
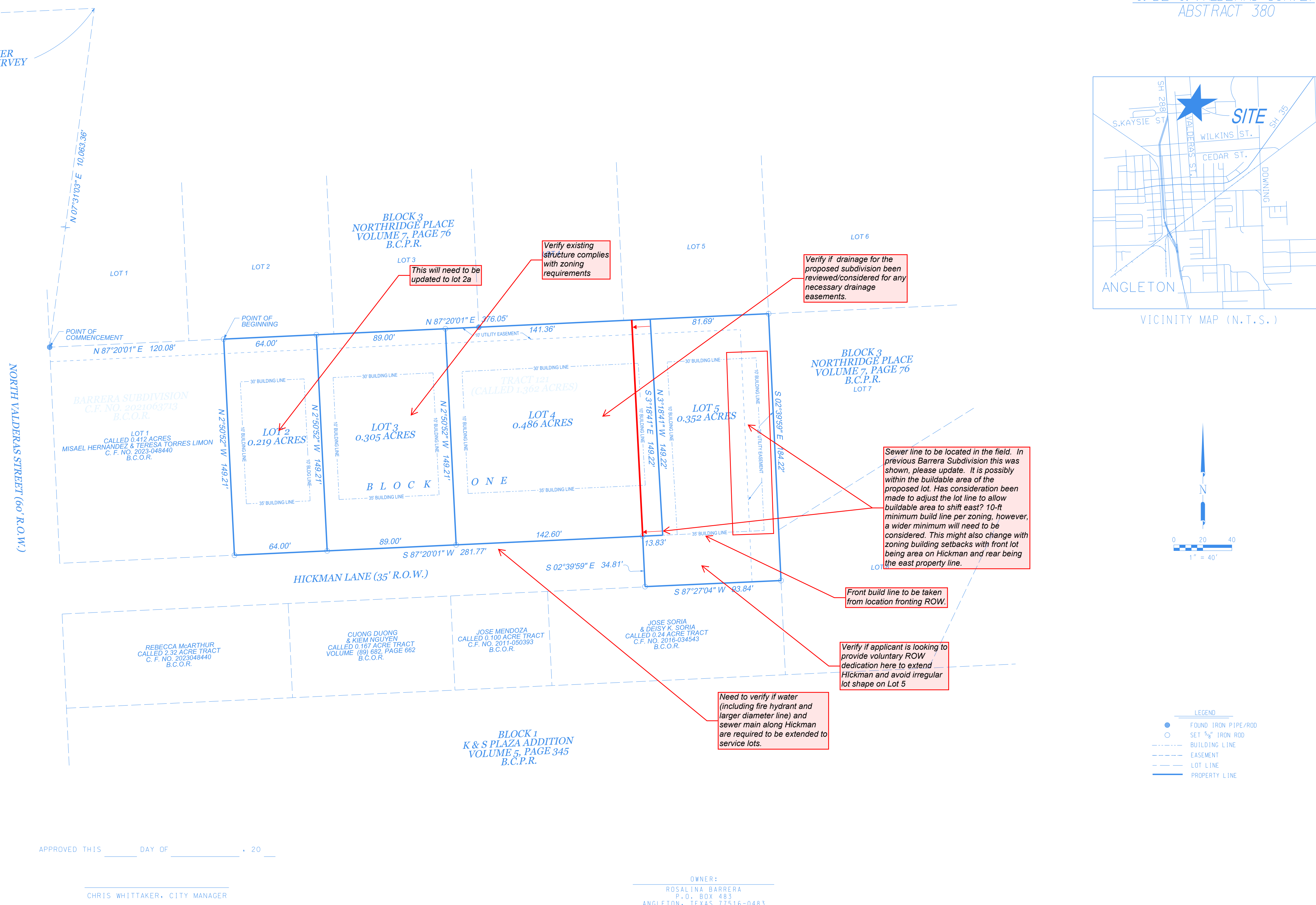
KNOWN BY ALL MEN BY THESE PRESENTS

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.



PRELIMINARY TERRY SINGLETARY REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NUMBER 4808

NORTHEAST CORNER J. DE J. VALDERAS SURVEY ABSTRACT 380



APPROVED THIS DAY OF 20

CHRIS WHITTAKER, CITY MANAGER

FRANCES M. AGUILAR, CITY SECRETARY

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: THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PROPERTY INTO FOUR TRACTS.
THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND ABOVE THE GROUND UPWARD LOCATED ADJACENT TO TEN (10) FOOT UTILITY EASEMENT SHOWN HEREON.
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.
NOTICE: BUILDING LINES ARE PER THE CITY OF ANGLETON ZONING SF-7.2.

OWNER: ROSALINA BARRERA P.O. BOX 483 ANGLETON, TEXAS 77516-0483

Revise metes and bounds description and bearings and distances noted to match the plat drawing

Verify and update acreage shown in the plat heading title to match current subdivision

Revise Plat Date Shown to current month/year

Need to verify if water (including fire hydrant and larger diameter line) and sewer main along Hickman are required to be extended to service lots.

Front build line to be taken from location fronting ROW.

Sewer line to be located in the field. In previous Barrera Subdivision this was shown, please update. It is possibly within the buildable area of the proposed lot. Has consideration been made to adjust the lot line to allow buildable area to shift east? 10-ft minimum build line per zoning, however, a wider minimum will need to be considered. This might also change with zoning building setbacks with front lot being area on Hickman and rear being the east property line.

Verify existing structure complies with zoning requirements

Verify if drainage for the proposed subdivision been reviewed/considered for any necessary drainage easements.

This will need to be updated to lot 2a

Verify if the subdivision name is to be updated to reflect the second replat of this lot if it is a new subdivision.

REPLAT OF BARRERA SUBDIVISION BEING A 4 LOT 1 BLOCK SUBDIVISION OUT OF A CALLED 776 ACRE TRACT OUT OF TRACT 121 OF THE NEW YORK AND TEXAS LAND COMPANY'S SUBDIVISION (UNRECORDED) AND BEING THAT SAME TRACT AS RECORDED IN COUNTY CLERK'S FILE NO. 2006-061845 OF THE BRAZORIA COUNTY OFFICIAL RECORDS IN THE J. DE J. VALDERAS SURVEY ABSTRACT 380 CITY OF ANGLETON BRAZORIA COUNTY, TEXAS OCTOBER 2024