

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

July 9, 2024

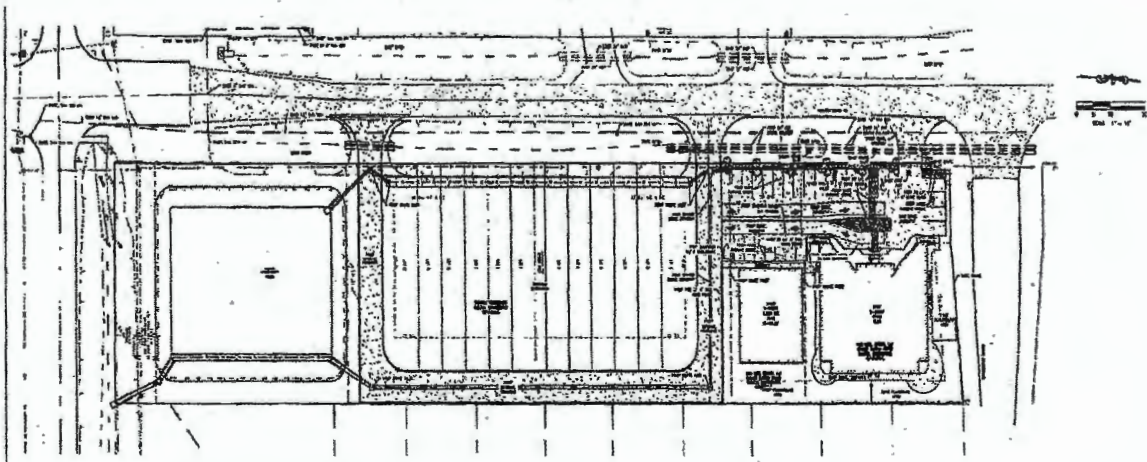
Happy Faces Daycare
Attn: David & Christi Beard
294 Timbercreek Drive
Lake Jackson, TX 77566

Re: **Happy Faces Daycare and Tripoli Subdivision.**
Revised Drainage Plans and Plat

During the regular public meeting of the Angleton Drainage District, the Board of Supervisors unanimously approved the revised drainage plan for Happy Faces Daycare and Tripoli Subdivision as presented. The original master drainage plan for Happy Faces Daycare and Tripoli Subdivision were previously approved by the District in February of 2024.

As presented on July 9, 2024, Happy Faces Daycare has revised the drainage and detention plan and plat for Happy Faces Daycare. The original plan called for the demolition of the existing parking lot and expansion of a new parking lot, an additional 3,300 square-foot building, an onsite pond of 0.142 acre-foot of detention, a shared driveway between the daycare and the Tripoli Townhome Subdivision now owned by Happy Face Daycare. The Tripoli Townhome Subdivision previously consisted of 16 lots.

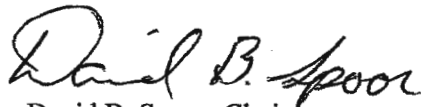
The new plan will consist of the new parking lot expansion, the additional 3,300 square-foot building, a common drive between the daycare and townhome site. The townhome lots have been reduced from 16 lots to 12 lots. The common drive between the daycare and townhomes is extended to the east and south of the 12 lots and the detention pond has been enlarged to provide 1.059 acre-feet of detention. The new site plan is as follows:



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

Approval of this a revised drainage plans and plat in no way represents that Happy Faces Daycare, Tripoli Townhomes and David and Christi Beard has complied with any federal, state, county or other law, statute, procedure or requirement of any type beyond the approval of the revised drainage plans and plat approved, with the stipulations listed, if any, in this letter, by the District.

Sincerely,



David B. Spoor, Chairman
Angleton Drainage District