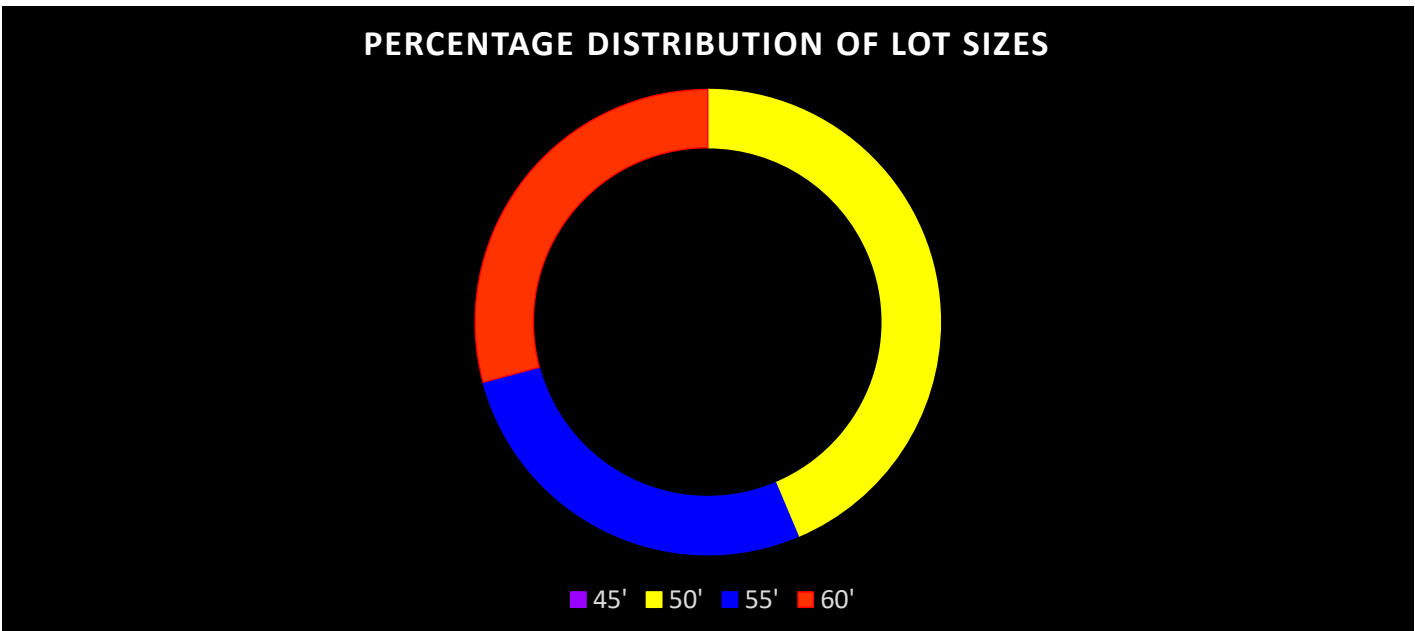


ASHLAND DEVELOPMENT LOT SIZE QUICK REFERENCE			
DEVELOPMENT SECTION	TOTAL LOTS	LOTS SIZE	QTY OF LOTS BY SZ
SECTION 1	58	50' x 120' 55' x 125'	0 0
SECTION 2	62	60' x 125'	58
SECTION 3	75	50' X 120'	50 7 5
SECTION 4	88	50' X 120'	0
SECTION 5	102	55' X 120'	45
SECTION 6	62	60'+ X 120'	30
MODEL HOME PARK	9	50' X 120'	63
FUTURE SECTIONS	0	55' X 120'	17
		60' + X 120'	8
		50' X 120'	81
		55' X 120'	10
		60' X 120'	11
		50' X 120'	0
		55' X 120'	45
		60' X 120'	17
		50' X 120'	5
		55' X 120'	0
		60' X 120'	4
		45' X 120'	
		50' X 120'	
		60' X 120'	

456

456

LOT WIDTH	TOTALS	PERCENTAGES
45'	0	0.00%
50'	199	43.64%
55'	124	27.19%
60'	133	29.17%
	456	100%



50' X 120'

55' X 120'

60' X 120'

60' X 120'

Percent of Total

RIVERWOOD RANCH SECTION 2

LOT SIZE DISTRIBUTION - 109 LOTS

FRONTAGE WIDTH	QTY	PERCENT	% TOTALS
35' X > 45'	7	6.42%	6.42%
45'	68	62.39%	68.81%
50'	12	11.01%	79.82%
55'	5	4.59%	84.40%
60'	3	2.75%	87.16%
OTHER	14	12.84%	100.00%
	109		



DEVELOPMENTS IN ANGLETON - INFORMATION REFERENCE - INTERNAL DOCUMENT
UPDATED 24 Jan 2023

DEVELOPMENT	DEVELOPER	DEVELOPER WEBSITE	INTERSECTION / LOCATION	TOTAL ACREAGE OF DEVELOPMENT	NO. OF LOTS / NO. OF APT UNITS	Occupied Lots/Units	LOT SIZE (FT.)	COST OF HOMES OR RENTAL SPACE (THOUSANDS USD)	Parkland Inlieu Fees Paid	MUD, PID, TIRZ, DA, SPA W/WWS Agree	STATUS NOTES
CONSTRUCTION IN PROGRESS OR NEARING CONSTRUCTION PHASE											
Green Trails	Benson Development	http://bensondev.com/	Austin Rd - Buchta to the W. & Angleton Blvd to the E.	9.5455	50	50	40 x 125	\$225		PID - yes	CAF are paid individually when construction permits are pulled. Pre-con meeting between builder and project team members and City on 8/5/2020. City required to hire CPA at developer's expense to certify the amounts owed for Dev Advances in quarterly review. Possible action on and ordinance approving the 2022 Annual Assessment Plan Update for the Green Trails Public Improvement District (PID)- Council Agenda 2/15/2023.
Windrose Green	Concourse Development, LLC / Emptor Angleton, LLC	https://concoursedev.com/	ETJ - N. of Henderson, S. of FM 523, E. of Angleton HS	154.582	660 lots	22	40'd, 45, 50	not > \$225		Rancho Isabella MUD approved, W/WW - yes, SPA between City and RIMUD - yes; DA between City and Concourse - yes	3 phases: Preliminary plat for section 2 approved by Council at the Nov 11, 2020 meeting. All excavation completed by Hurtado Construction for mass grading and detention for Phase 1. Phase 1 drainage plan reviewed/approved by ADD. Section 2 Clearing & Grubbing plans approved by HDR. Bond election in May 2021. CAF for 575 homes to be paid to City no later than 10 days after bond delivery (likely July 2021). AS OF 9/21/2021 BONDS HAVE NOT BEEN ISSUED. Currently working out Heritage Tree counts.
Riverwood Ranch	Riverwood Ranch, LLC - Michael Foley	https://www.riverwayproperties.com/	NE of intersection of Downing & Hospital	77.9	318 lots	54	45 X 120 - 131; 50 X 120 - 139; 60 X 120 - 48	\$185 - \$300	\$ 117,875.00	PID - approved, TIRZ - requested by developer	Civil work completed and inspected by City. Deferral on public improvements accepted, which allows recordation of final plat. Final plat recorded on 11 MAR 2021 in advance of receipt of CAF and approval of parks improvement with approval of DS Dir and CM. Initial payment for CAF of \$150k received by City. Project owners have communicated to city staff that they feel the private park improvement within subdivision should preclude them from paying parkland dedication fees-in-lieu. City has communicated requirement for all development fees, including parks fees with project owners, in addition to the need for a development agreement and receipt of development permit application fee. Section 3&4 Construction Plans/Final Plat currently under review P&Z 2/2/2023.
Greystone	Aplin Homes Inc.	https://www.facebook.com/AplinHomes/ (Aplin website down) http://www.aplinhomes.com/	E. side of Valderas between Remington & Manor	38.53	111 lots	14	70 X 120	\$350 - \$650		Requesting CASH PID, DA in progress.	Civil work completed and final acceptance with one-year maintenance bond approved by council agenda on 5/25/2021. Project owner stated he will pursue a PID agreement, however no agreement has been executed between the project owner and City. Plat approved conditionally 8/6/2020. Addressess completed by city. Developer notified of need to pay for CAF, Park fees, and development permit application fee. 50% of development permit fee collected in February and permit issued subject to receipt of remaining 50% due before final plat is recorded. City approved payment of second half of development permit due in December 2021.
Rosewood III	Censeo Homes	https://www.censeohomes.com/	Henderson & Downing		22						Completed
Angleton Village (previously known as Brownstone Apts.)	Brownstone Architects/planners	https://thebrownstonegroup.net/	N. side of Henderson, E. of Buchta, W. of Meadowview Ln	14.571	423 apt units possible dependent on approved density	Bldg. 1, 2, 5, 6, Clubhouse				% of units to be subsidized for low mod incomes	Zoning change approved. No construction permits pulled at this time. Preliminary plat approved by Council on 12/8/2020. HDR issued letter of no objection. Development Agreement to go to Council on 23 MAR 2021.
Ash Street "The Cottages"	Censeo Homes		E. Ash and N. Chenango		7		35' x 140'	\$129 - \$159			
Gifford Meadows	Censeo Homes		Gifford and Cemetary	21.93	85	5	45' x 120'	\$125 - \$175	\$ 48,875.00	DA executed 4/13/2021	Censeo anticipates construction beginning early summer. All development fees will need to be paid prior to recordation of final plat, consistent with DA. After drawings are approved Censeo will begin bid process. Re-zoned from C-G to SF in 2017.
Kiber Reserve	Angleton Family Partnership, Ltd.	No known developer website. LinkedIn account: https://www.linkedin.com/in/charles-von-schmidt-65354830/	Surrounded by Orange, Kiber, Downing and Evans	19.84	93 lots	14	50 - 55 X 100 - 109	\$185 - \$210	\$ 48,975.00	DA in progress. Developer requesting PID	CAF and Parkland Ded. FIL were paid in full for phase 1 May 19, 2021. City has inspected punchlist items.
The Reserve (Previously called The Woodlands)	Holigan Communities	http://holigan.com/	ETJ -Front on CR 220	155.47	837 UNITS						Manufactured home site 800+ spaces. Developer drafting development and utility agreements for City review. Not approved by Council
King Subdivision	David King		NW corner of W. Live Oak & N. Erskine	0.8872	8 homes		34.5' x 140'	\$129 - \$159		No agreements	Replatted from 5 lots to accommodate 8 homes on 8 lots. Variance granted by Council on 12/8/2020 to exclude sidewalks. Homes in construction.
PROPOSED DEVELOPMENTS - NO CONSTRUCTION STARTED											

Austin Colony	Wayne "Sandy" Rea		N. of Anchor Rd. E. of CR 44	164.5	566	0	50 ft wide, 100 55 ft wide, 215 60 ft. wide, 251		\$ 70,000.00	PID, DA	Developer has pending PD#3 Amendment; Lots 566
Anderson Place	John and Bobby Weaver		Development surrounded by E. Cemetery Rd., S. Anderson St., Grove St., & Southside Dr.	4.8764	18 SFHs		60' x 175'	\$200 - \$275		DA in progress; developer requesting PID	Developer met with City concerning sewer line and tie-in. Previous project owner sold. City to install water sewer taps @ no addl cost to developer if individ lots are sold for 16 residential homes. No further submittals as of this update.
Whispering Pines	Riverway Properties - Michael Foley	https://www.riverwayproperties.com/	E. of Heritage Oaks, W. of Gambit Battery Park	28.203	79 SFHs	0	65' X 130' - 195' & 70'+ X 120'+				Concept Plan approved by P&Z on 1/10/2023; Pending Council agenda for 1/24/2023.
Bayou Bend	Clint Peltier	979.481.4840	S. of Henderson Rd., E. of Buchta	15.872	36	1	60' x 125'		\$ 20,700.00		
Stasney Ranch	Signorelli Company	https://www.signorellicompany.com/	ETJ - S. of FireFichte RD, N. of 35, W. of 288	331	TOTAL: 1,100 SF -734, MF-310, TH-113, MHP 12, Total Res.=1169 + 33 ac com	Future	Proposed: QTY 72 30' x 120', QTY 464 40' x 120, QTY 355 50' x 120'	\$180 - \$275, Average of \$225K+		Will attempt to create MUD	Developer projecting home sales to begin Spring 2022. Joe Grobowshi from Signorrelli Dev Co. said no contract on property at this time. MUD 76 pending approval. Presented to P&Z on 12/3/2020 and to Council on 12/8/2020. Proposed site to include space for Elementary school and approx 17 acres of parks space. No plan for direct access to HWY 288.
Amber Ridge Apartments	VCZ Land Company, LLC	N/A	Behind Spec's off Velasco								"RESOLUTION BY THE CITY OF ANGLETON IN SUPPORT OF A HOUSING TAX CREDIT APPLICATION FOR THE AMBER RIDGE APARTMENTS, LP" Resolution 20200211-009 Passed. Developer submitted application for 9% Low Income Housing Tax Credit with TX Dep of Housing & Community Affairs (Pending New Application/Council agenda 1/24/2023)
Henderson Apartments	Freedom Eagle Capital Group, LLC.	No website. TX taxpayer No.: 32043857716	E. Henderson Rd.	4.9872	120 units						Project owner, Al Karani, met with City on 7/22/2020 requested a 380 agreement, however City staff could not justify a 380 for zoned residential apt complex. Instructed owner to find justification for how the development would bring commerce/jobs to Angleton. Paid CAF study \$4000, Paid
Mulberry Landing	CastleRock Communities	https://c-rock.com/	E. side of 288 from 35 S. to entrance to 288	96.89	450 Lots		40 X 115, 4,600 sf min.	\$180 - \$250		MUD 78 approved DA, SPA, W & WW Agreement	Brian with CastleRock said that the project is being held up by securing mineral rights
Elm Estates	Clint Peltier								\$ 17,250.00		
Angleton Park Place	Mike Morgan / Baker & Lawson		Southeast of Gifford & Phillips Intersection		71 Lots	0					Manufactured home site 81+ spaces. Developer drafting development and utility agreements for City review. Currently working with Eng./Staff/County to gain full approval of right of way agreements.
Palmetto Creek	Cove Matrix Developers	http://covematrix.com/	ETJ - N. or HWY 35 Bypass; nearest int: 523 & Airline Rd.	196	5 sections, 816 lots		45 x 125				Agreements in progress for execution (as of May 2019): DA, SPA, W/WW. Behind on proposed timeline. Initially stated they would open home sales by summer 2020. Met ith DAWG in Nov 2020.

MAY NOT MATERIALIZE

ACRONYM	MEANING
MUD	Municipal Utility District
TIRZ	Tax Increment Reinvestment Zone
PID	Public Improvement District
DA	Developer Agreement
W/WW	Water/Wastewater, Sewer
SPA	Strategic Partnership Agreement



DEVELOPERS

DEVELOPMENT	DEVELOPER	DEVELOPER WEBSITE
IN CONSTRUCTION		
Green Trails	Benson Development	http://bensondev.com/
Windrose Green	Concourse Development, LLC / Emptor Angleton, LLC	https://concoursedev.com/
Kiber Reserve	Angleton Family Partnership, Ltd.	No known developer website. LinkedIn account: https://www.linkedin.com/in/charles-von-schmidt-65354830/
Riverwood Ranch	Riverwood Ranch, LLC	https://www.riverwayproperties.com/
Angleton Villas (previously known as Brownstone Apts.)	Brownstone Architects/planners	https://thebrownstonegroup.net/
Greystone	Aplin Homes Inc.	https://www.facebook.com/AplinHomes/ (Aplin website down) http://www.aplinhomes.com/
Rosewood III	Censeo Homes	https://www.censeohomes.com/
Ash Street "The Cottages"	Censeo Homes	https://www.censeohomes.com/
Gifford Meadows	Censeo Homes	https://www.censeohomes.com/
King Subdivision	David King	
Heritage Oaks Section 7	Chris Peltier	
PROPOSED DEVELOPMENTS		
Angleton Park Place	Mike Morgan	

Anderson Place	John and Bobby Weaver	
Austin Colony	Wayne "Sandy" Rea	
Bayou Bend	Clint Peltier	
ASHLAND (ETJ)	ASHTON GRAY	
Mulberry Fields	Corey Boyer	

DEVELOPMENTS NEARING CONSTRUCTION - FOR PUBLIC

UPDATED 13 June 2023

INTERSECTION / LOCATION	TOTAL ACREAGE OF DEVELOPMENT	NO. OF LOTS / NO. OF APT UNITS
Austin Rd - Buchta to the W. & Angleton Blvd to the E.	9.5455	50
ETJ - N. of Henderson, S. of FM 523, E. of Angleton HS	154.582	660 lots
Surrounded by Orange, Kiber, Downing and Evans	19.84	93 lots
NE of intesection of Downing & Hospital	77.9	318 lots
N. side of Henderson, E.of Buchta, W.of Meadowview Ln	14.571	423 apt units possible dependent on approved density. 3-story buildings
E. side of Valderas between Remington & Manor	38.53	111 lots
Henderson & Downing		21
E. Ash and N. Chenango		7
Gifford and Cemetary	21.93	85
NW corner of W. Live Oak & N. Erskine		8 homes
South of Lakeside Park, along Oak Ridge Drive	19.693	34
Phillips & Terminus of Gifford Rd.	16.73	85

Development surrounded by E. Cemetary Rd., S. Anderson St., Grove St., & Southside Dr.	4.8764	18 SFHs
N. side of Anchor Road and CR 44		565 SFHs
S. of Henderson Rd., E. of Buchta	15.872	36
CR 523 @ FM 521	879 ACRES	2,487
W. Mulberry at N. Walker St.	13 Acres	44 lots

C DISSEMINATION

LOT SIZE (FT.)	COST OF HOMES OR RENTAL SPACE (THOUSANDS USD)
40 x 125	\$225
40'd, 45, 50	not > \$225
50 - 55 X 100 - 109	\$185 - \$210
45 X 120 - 131; 50 X 120 - 139; 60 X 120 - 48	\$185 - \$300
70 X 120	\$350 - \$650
35' x 140'	\$129 - \$159
45' x 120'	\$125 - \$175
34.5' x 140'	\$129 - \$159

60' x 175'	\$200 - \$275
60' x 125'	
60' +	

STATUS NOTES

CONSTRUCTION IN PROGRESS. 50 lots complete.

3 phase project. Phase 1 civil completed. Total build-out expected to be 649 homes. **37 Homes Occupied.**

2 phase development. Civil work (water, wastewater, roads) completed for section 1. **20 homes out of 93 completed.**

3 phase project. Civil work complete for Phase 1. Deferral on public improvements accepted. Section 3/4 Construction Plans submitted. Final Plat submitted P&Z 2/2/2023. **60 homes out of 351 Completed.**

Re-zone approved. Preliminary plat approved by Council on 12/8/2020. Civil work begun in April 2021.

Civil work completed and public improvement acceptance (final) approved by Council 5/25/2021. Plat approved conditionally 8/6/2020. **21 Homes Occupied**

Construction completed.

Construction complete; all homes sold. 2 sizes: 1300 sq. ft. and 1000 st. ft. Driveways in back in alleyway.

Civil construction in progress. **14 homes out of 85 Complete.**

7 homes complete/occupied. . Preliminary replat of Block 1 of D.B. Jamison addition. Replatting from 5 lots to accommodate 8 homes on 8 lots. Variance granted by Council on 12/8/2020 to exclude sidewalks.

Civil work completed. **8 out of 34 lots occupied.** Homes to be built by Anglia.

Pending DA & Final Plat Approval for Phase 1.

Historical tree preservation plan needs work. **0 Occupied out of 18 lots.**

Amendment approved by Council 1/10/2023; Austin Colony Blvd. changed to a local street with houses fronting. Phase 1 to begin in 90 days. **0 Homes Occupied.**

11 Homes Occupied (out of 36 lots)

PENDING DA APPROVAL. 0 HOMES OCCUPIED.

Pending Construction, 0 homes Completed.

Existing - Current Water System						Proposed - In Design or Construction (Freedom Park and Southside EST)	
Facility Type	Total Capacity	TCEQ Criteria	Min. Requirement	Surplus	Additional Connections	Capacity Increase	Additional Connections
Booster Pumps	5,100 gpm	110 Gal/Capita/day 3 person/Conn. 2.125 PHF	4,290 gpm	810 gpm	1,662	750 gpm	1,540
Total Storage	3,450,000 Gal	200 Gal/Connection	1,762,000 Gal	1,688,000 Gal	8,440	300,000 Gal (250,000+ 50,000)	1,500
Elevated Storage	1,000,000 Gal	100 Gal/Conn.	881,000 Gal	119,000 Gal	1,190	250,000 Gal	2,500
Water Supply	4,100 gpm	0.37 gpm/conn.	3,260 gpm	840 gpm	2,270	1,000 gpm	2,700

Total City Connections (base)

Additional Connections available based on limitation from Booster Pump Capacity

Identified connections in "INTERNAL Summary" tab =

Remaining connections available =

Total Surplus Connections (Existing + proposed)	Proposed - Change Boosters at Plant #3 to 3- 1,000 GPM (Discussed end of May 2021)		Total Surplus Connections (Existing + proposed)
	Capacity Increase	Additional Connections	
3,200	300 gpm	615	3,815
9,940			9,940
3,690			3,690
4,970			4,970

8810

8810

3200

Limited EST

3690

3017

3017

183

673 (limited by EST Capacity)

Commercial Uses/Permits & Certificate of Occupancies Issued	Issue Date
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Puerto Vallarta (old LaCasona)	1708 N. Velasco	Pending Interior Permit Subr	TBD
Warehouses	2151 CR220	Permit issued/In progress	TBD
The Social (Bar)	201 N. Velasco St.	In Progress	TBD
Seven Souls Tattoo	117 W. Myrtle St.	Pending Final SUP/CC/Occup	15-Feb-23
Why Not Bingo/Ten Pin Bc	1040 South Velasco	Pending Final SUP/CC/Occup	15-Feb-23
The Crust Pizzeria	113 W. Myrtle St.	Commer Permit Pending	
Craw Seafood	500 S. Velasco	CO	12/1/2022
Panache (Business)	120 E. Plum St.	TOC	3-Jan-23
Grandpa Mikes Kitchen	1104 E. Mulberry St. Ste. G	Mobile Vendor	2-Feb-23
Stewart Packaging	2829 S. Velasco St.		1-Feb-23
Brazoria County EOC	130 W Live Oak		11-Apr-23
County Seat Barbershop	510 E. Mulberry	Plat under Review	6-Feb-23
	1705 E. Henderson Bldg. 2		27-Sep-22
Clubhouse- Brownstone C	1705 E. Henderson Clubho	T.O.C.	19-Sep-22
Prosperity Bank	130 W. Mulberry		7-Sep-22
	1705 E. Henderson Building 1		7-Sep-22
Sonic	1301 N. Velasco	New Ownership	24-Aug-22
	1203A N VELASCO ST		23-Aug-22
	1705 E. Henderson Building 6		18-Aug-22
Starbucks	1203A N. Velasco		17-Aug-22
Angleton ISD Transportati	1910 N Downing Rd		3-Aug-22
Angleton High School CTE	3 Campus TOC	T.O.C.	15-Jul-22
Rock's Donuts	1240 E Mulberry		