



November 14, 2023

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

Re: On-Going Services  
Orozco Villas Minor Plat – 1<sup>st</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10361761

Dear Mr. Spriggs:

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

Plat Review

1. Verify and update rear lot setback to be 30-ft per requirements found in the Zoning Ord. Sec. 28-60. (d).2. Property is adjacent to single family zoning.
2. Lot depth does not meet requirements found in the Zoning Ord. Sec. 28-60. (d).1.
3. Provide a 20-ft utility easement along the SH 288B.
4. The plat shall be coordinated with TxDOT in accordance to the Angleton LDC Sections 23-80 B, 23-22 E.2, and Sec. 23-12. *Streets and Driveways. (C.) Coordination with Texas Department of Transportation (TXDOT).*

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 Orozco Villas Minor Plat 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)

Attachments



BRAZORIA COUNTY, TEXAS

EDWIN WALLER LEAGUE  
ABSTRACT NO. 134

JERRY RUE AND  
CHARLENE CANNON  
CALLED 0.120 ACRE  
C.C.F.N. 1993009615  
O.P.R.B.C.T.

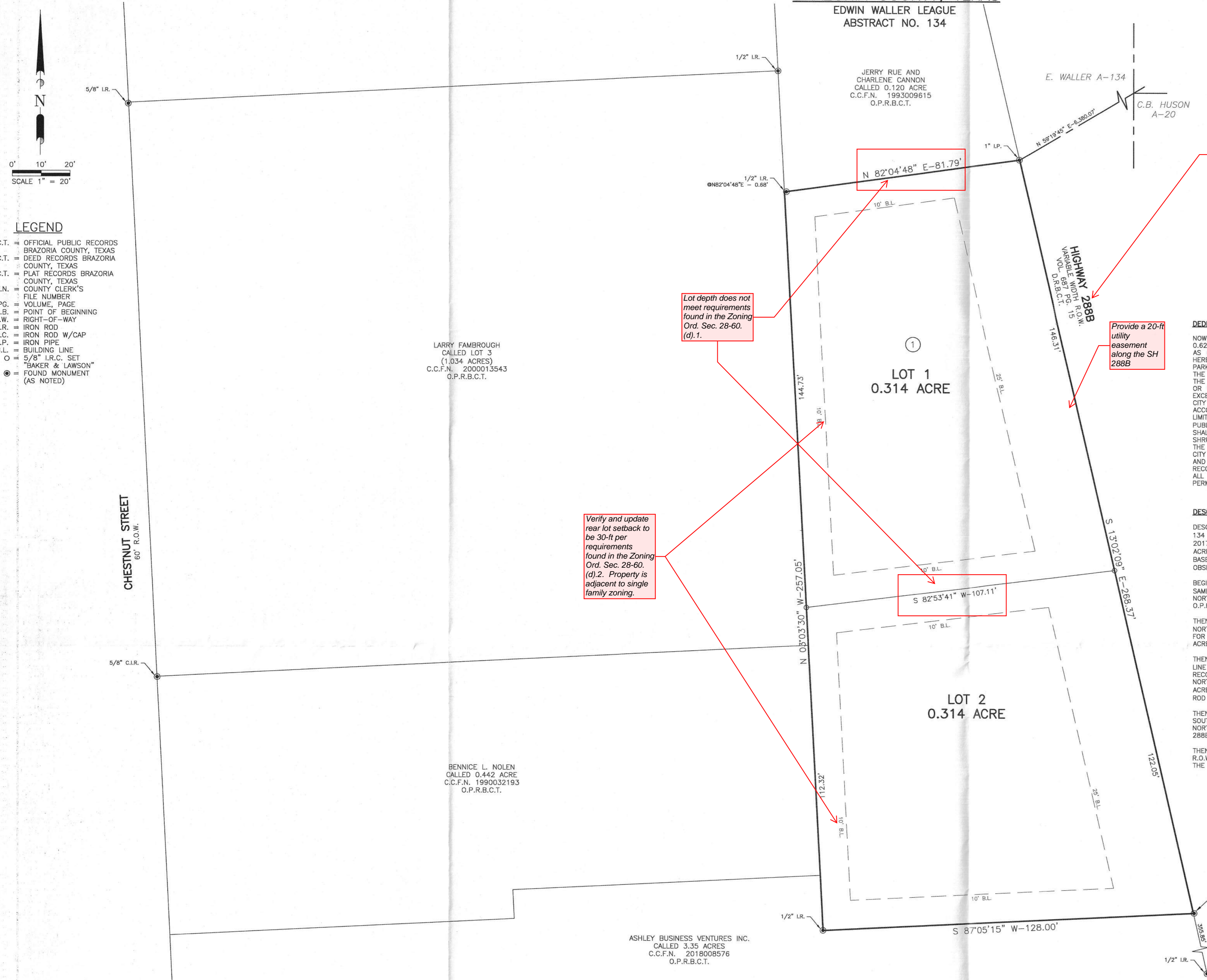
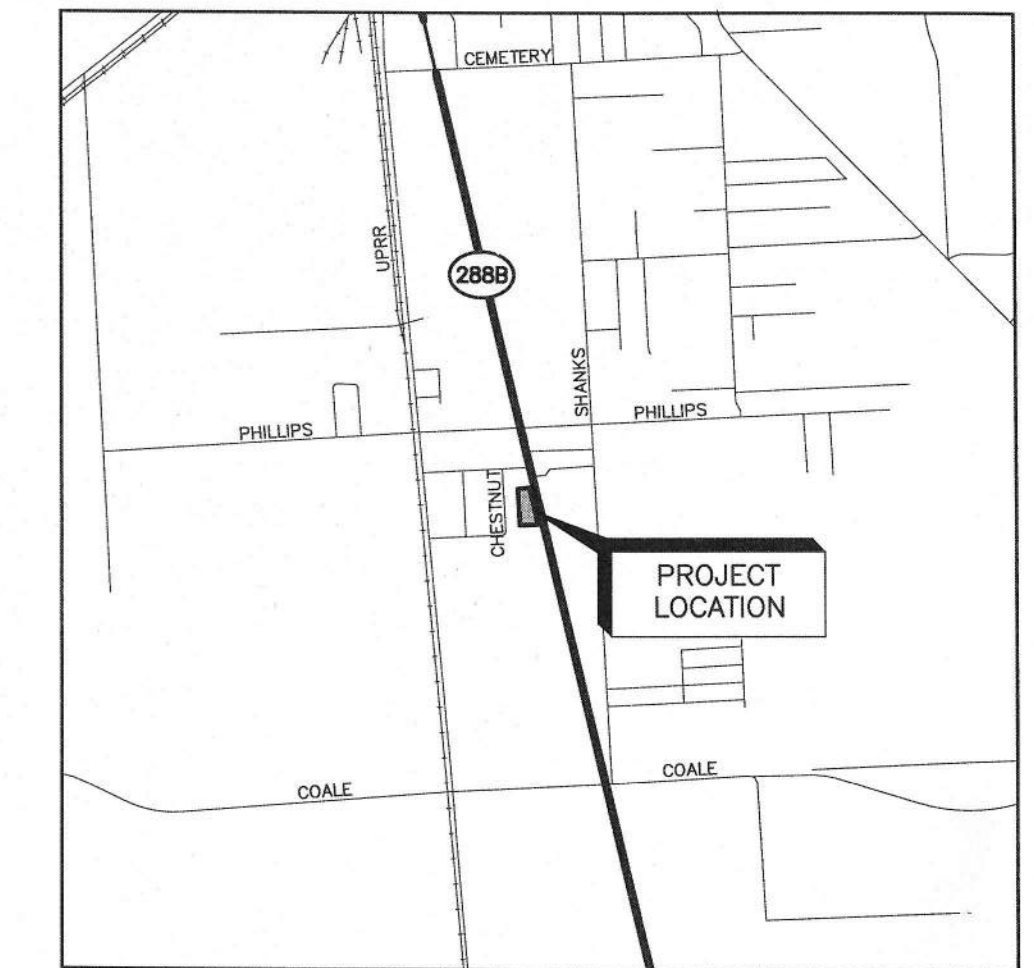
E. WALLER A-134

C.B. HUSON  
A-20

Angleton LDC 23-80 B  
Plat and Plats Review and Referral.  
Plats will also be referred to TXDOT and Brazoria County, or other agencies,  
when applicable

Angleton LDC 23-22 E.2  
Responsibilities of the Subdivider or Developer  
Where a subdivision is adjacent to or served by a TXDOT highway, the City, in  
collaboration with TXDOT, shall determine whether developer participation in  
the "fair share" cost of any  
improvements, or if the dedication of right-of-way or any other  
improvements, such as, but not limited to, drainage or utility relocation, is  
required.

LDC Sec. 23-12. Streets and Driveways.  
C. Coordination with Texas Department of Transportation (TXDOT) and  
Brazoria County Required.  
1. For projects adjoining, or accessing TXDOT right-of-way, the engineer will  
contact the TXDOT to  
determine all TXDOT requirements and copy the City on all correspondence.



- LEGEND
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS
D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY, TEXAS
P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY, TEXAS
C.C.F.N. = COUNTY CLERK'S FILE NUMBER
VOL. PG. = VOLUME, PAGE
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
I.R. = IRON ROD
I.R.C. = IRON ROD W/CAP
I.P. = IRON PIPE
B.L. = BUILDING LINE
O = 5/8" I.R.C. SET
"BAKER & LAWSON"
= FOUND MONUMENT (AS NOTED)

Lot depth does not meet requirements found in the Zoning Ord. Sec. 28-60. (d).1.

Verify and update rear lot setback to be 30-ft per requirements found in the Zoning Ord. Sec. 28-60. (d).2. Property is adjacent to single family zoning.

Provide a 20-ft utility easement along the SH 288B

DEDICATION STATEMENT:
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT NESTOR AND MARIA OROZCO, OWNER OF 0.627 ACRE TRACT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS OROZCO VILLAS, 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...

DESCRIPTION OF 0.628 ACRE
DESCRIPTION OF A 0.628 ACRE TRACT OF LAND, LOCATED WITHIN THE EDWIN WALLER LEAGUE, ABSTRACT NO. 134 BEING ALL OF A CALLED 0.627 ACRE TRACT AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2017052381 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), SAID 0.628 ACRE TRACT 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 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 0.628 ACRE TRACT, SAME BEING LOCATED IN THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY 288B FOR THE NORTHEAST CORNER OF A CALLED 3.35 ACRE TRACT AS RECORDED IN C.C.F.N. 2018008576 OF THE O.P.R.B.C.T.;

- NOTES:
1. THE PURPOSE OF THIS PLAT IS TO PLAT THE 0.628 ACRE TRACT INTO A 2 LOT, 1 BLOCK SUBDIVISION.
2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
4. FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HERSON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 480300445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.

LARRY FAMBROUGH  
CALLED LOT 3  
(1.034 ACRES)  
C.C.F.N. 2000013543  
O.P.R.B.C.T.

BENNICE L. NOLEN  
CALLED 0.442 ACRE  
C.C.F.N. 1990032193  
O.P.R.B.C.T.

ASHLEY BUSINESS VENTURES INC.  
CALLED 3.35 ACRES  
C.C.F.N. 2018008576  
O.P.R.B.C.T.

STATE OF TEXAS §  
COUNTY OF BRAZORIA §  
KNOWN ALL MEN BY THESE PRESENTS:  
THAT I, DARREL HEIDRICH, 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  
NOT TO BE RECORDED  
FOR ANY PURPOSE  
DATE: 10/30/2023



DARREL HEIDRICH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LAND SURVEYOR NO. 5378

MINOR PLAT OF  
OROZCO VILLAS  
A 0.628 ACRE  
2 LOTS 1 BLOCK SUBDIVISION  
BEING ALL OF A CALLED  
0.627 ACRE TRACT  
AS RECORDED IN  
C.C.F.N. 2017052381  
O.P.R.B.C.T.  
EDWIN WALLER LEAGUE  
ABSTRACT NO. 134  
CITY OF ANGLETON  
BRAZORIA COUNTY, TEXAS

ANGLETON DRAINAGE DISTRICT  
ACCEPTED THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_ 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 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.

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_  
CITY MANAGER  
CITY SECRETARY  
STATE OF TEXAS §  
COUNTY OF BRAZORIA §  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_  
BY \_\_\_\_\_  
CITY OF ANGLETON, ON BEHALF OF THE CITY.

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.  
NESTOR OROZCO  
OWNER  
STATE OF TEXAS §  
COUNTY OF BRAZORIA §  
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NESTOR OROZCO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_

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.  
MARIA OROZCO  
OWNER  
STATE OF TEXAS §  
COUNTY OF BRAZORIA §  
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARIA OROZCO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_

CHAIRMAN, BOARD OF SUPERVISORS  
BOARD MEMBER  
BOARD MEMBER

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

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

OWNER:  
NESTOR & MARIA  
OROZCO  
505 S ERSKINE STREET  
ANGLETON TX, 77515

Baker & Lawson Inc. 4005 Technology Dr., Suite 1530 Angleton, TX 77515 Phone # 979-849-6681 www.bakerlawson.com Licensed Surveying Firm No. 10052500

Table with 4 columns: JOB NO., SCALE, DRAWN BY, CHECKED BY. Values: 15842, 1" = 20', AD, AH.