



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 3/3/25

TYPE OF PLAT APPLICATION

Administrative: Minor [ ], Amending/Replat [ ]; Preliminary: Residential [ ], Commercial [ ]; Final: Residential [x], Commercial [ ]

Address of property: (Ashland Section 5) 26299 FM 521 Angleton, TX 77515

Name of Applicant: Mayra Hernandez Phone:

Name of Company: Quiddity Engineering Phone:

E-mail:

Name of Owner of Property: Anchor Holdings MP, LLC

Address:

Phone: E-mail:

I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.

Signature of Owner or Agent for Owner (Applicant) [Signature]

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 6 day of March, 2025.

(SEAL)



[Signature: Kaif Sorathia] Notary Public for the State of Texas Commission Expires: May 7 2028

pd. 3/7/25, chk # 0610098 \$1,412.00

**APPLICATION AND ALL REQUIRED DOCUMENTATION MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 35 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. INCOMPLETE FORMS MAY BE DELAYED, DENIED, RETURNED TO THE APPLICANT; PLANNING & ZONING COMMISSION MEETS ON THE FIRST THURSDAY OF THE MONTH.**

**AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER**

I swear that I am the owner of (indicate address and/or legal description)  
22.75 acres out of the called 469.08 acre tract of land situated in Shubael March Surveys, Abstract No. 82

which is the subject of the attached application for land platting and is shown in the records of Brazoria County, Texas.

I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.

NAME OF APPLICANT: Quiddly Engineering

ADDRESS: \_\_\_\_\_

APPLICANT PHONE # \_\_\_\_\_ E-MAIL: \_\_\_\_\_

PRINTED NAME OF OWNER: Sudharshan Vembetty

SIGNATURE OF OWNER: ✓ \_\_\_\_\_ DATE: 03/06/2025

*NOTARIAL STATEMENT FOR PROPERTY OWNER:*

Sworn to and subscribed before me this 6 day of March, 2025.

(SEAL)



Kaif Sorathia  
Notary Public for the State of Texas  
Commission Expires: May 7 2028



September 27, 2024

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

Re: On-Going Services  
Ashland Section 5 Construction Plans – 2<sup>nd</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10391496

Dear Mr. Spriggs:

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

Construction Plans

1. Respective Authority Approvals shall be coordinated and received prior to construction. This includes but is not limited to Brazoria County and TxDOT.
2. The storm pipe material within the planset was previously designed using reinforced concrete pipe and has changed to "HP Storm Pipe" with the most recent submittals. Request for the use of this pipe material alternative was recently coordinated through the City in which use of the pipe would be allowed subject to the installation being performed per standard specifications designated by TxDOT. A formal request shall be made in writing for use of the pipe in other concurrent and future sections within the subdivision.

HDR takes no objection to the proposed Ashland Section 5 Construction Plans with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.

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 (10391496)

Attachments



**KRISTIN R. BULANEK**  
 BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR  
 111 E. Locust  
 Angleton, TX 77515  
 (979) 864-1320

## Tax Certificate

Property Account Number:  
**00810045002**

Statement Date: 02/18/2025  
 Owner: ANCHOR HOLDINGS MP LLC  
 Mailing Address: 101 PARKLANE BLVD STE 102  
 SUGAR LAND TX 774785521

Property Location: FM 521  
 Legal: A0081 S MARSH TRACT  
 25TO28-57-58-60A-63-63A-64-64A  
 2 ACRES 418.564 FM 521  
 Acres: 418.564 ACRES

TAX CERTIFICATE FOR ACCOUNT : 00810045002  
 AD NUMBER: 703922  
 GF NUMBER:  
 CERTIFICATE NO : 3330562

FEE : \$10.00  
 DATE : 2/18/2025

**COLLECTING AGENCY**

Brazoria County  
 111 E. Locust  
 Angleton TX 77515

**CURRENT VALUES 2024**

APPRAISED VALUE: 8,652,590  
 EXEMPTIONS: Ag 1D1

**REQUESTED BY**

QUIDITTY ENGINEERING LLC

2322 W. GRAND PARKWAY STE 150  
 KATY TX 77449

YEAR	TAX UNIT
2024	ANGLETON - DANBURY HOSPITAL
2024	ANGLETON ISD
2024	BC EMERGENCY SERVICES #3
2024	BRAZORIA COUNTY
2024	PORT FREEPORT
2024	SPECIAL ROAD & BRIDGE

THIS IS TO CERTIFY THAT AFTER A CAREFUL REVIEW OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF BRAZORIA COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS. THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

ACCOUNT NUMBER: 00810045002

CERTIFICATE NO : 3330562

TOTAL CERTIFIED TAX DUE 2/2025 : \$0.00



*Sindy Rodriguez*  
 Signature of Authorized officer of collection office

*2/18/25*  
 Date

# BRAZORIA CO. MUD NO. 82 TAX CERTIFICATE

ID: R000595482

REF:

**BRAZORIA CO. MUD NO. 82**  
**P.O. BOX 1368**  
**FRIENDSWOOD TX, 77549-1368**  
**PHONE: 281-482-0216**  
**EMAIL: ASWMAIL@ASWTAX.COM**

Owner Information
ANCHOR HOLDINGS MP LLC 101 PARKLANE BLVD STE 102 SUGAR LAND, TX 77478

**Amount Due \$0.00**

*IF PAID IN FEBRUARY 2025*

Paid in Month	*Addn Fees	Tax Due
March 2025	0.00	0.00
April 2025	0.00	0.00
May 2025	0.00	0.00

Mail to **QUIDDITY**  
**2322 W GRAND N.**  
**STE 150**  
**KATY, TX 77449**

**IF THIS PROPERTY RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE CHAPTER 23.**

Property Information	Legal Information	Market Values	Summary
ID: R000595482 GEOID: P600810045002 OWNER INTEREST: 1.0	LEGAL: A0081 S MARSH TRACT ACRES 418.564	Land 3,187,500 Production 8,652,590	Total Market 11,840,090 Prod Loss 8,575,470 Total Assessed 3,264,620

Tax Year	Taxing Entities	Base Tax	Paid	Balance	Penalty & Interest	Attorney Fee	Other Fees	Total Due
2024	256 BRAZORIA CO. MUD NO.	48,969.30	48,969.30	0.00	0.00	0.00	0.00	0.00
	<b>TOTAL FOR 2024</b>	<b>48,969.30</b>	<b>48,969.30</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
		<b>48,969.30</b>	<b>48,969.30</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Quick Link:



**Amount Due \$0.00**

*IF PAID IN FEBRUARY 2025*

*This certifies that after checking the tax records of this office the following taxes, penalties and interest, attorney fees and late fees are due for this property for the following taxing units.*

Signature of Collections Officer

2/6/2025

Date of Tax Certificate