



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 3/7/2025

TYPE OF PLAT APPLICATION

ADMINISTRATIVE

MINOR ☐

AMENDING/REPLAT ☐

PRELIMINARY

RESIDENTIAL ☐

COMMERCIAL ☐

FINAL

RESIDENTIAL ☒

COMMERCIAL ☐

Address of property: Northeast Side of County Road 44 and 1,000' Southeast of CR 340 (Carr Road)

Name of Applicant: Douglas B. Roesler, P.E.

Phone: _____

Name of Company: Baker & Lawson, Inc.

Phone: _____

E-mail: _____

Name of Owner of Property: Tejas-Angleton Development LLC

Address: _____

Phone: _____ E-mail: _____

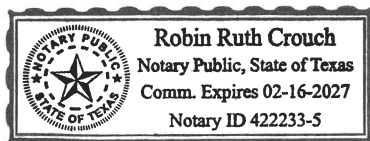
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements 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) _____

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 7th day of March, 2025.

(SEAL)



Notary Public for the State of Texas

Commission Expires: 2-16-27

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)
119.6 Acres out of the J De J Valderas Tract 73, 74, 75, 75A, 76, 76B, 77, 81, 82, 83, 84A A-380

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: Baker & Lawson, Inc.

ADDRESS: 4005 Technology Drive, Suite 1530, Angleton, Texas 77515

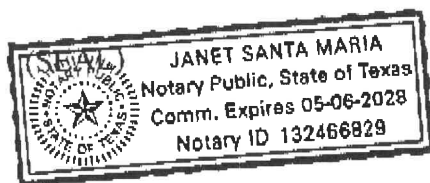
APPLICANT PHONE # _____ E-MAIL: _____

PRINTED NAME OF OWNER: Tejas-Angleton Development LLC/Wayne (Sandy) Rea, II

SIGNATURE OF OWNER: Wayne C Rea, II DATE: 2/6/2025

NOTARIAL STATEMENT FOR PROPERTY OWNER:

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



[Signature]
Notary Public for the State of Texas
Commission Expires: 05-06-2028

PROJECT SUMMARY FORM

Address of property CR 44 Anchor Road

The subject property fronts _____ feet on the _____ side of _____

Depth: _____ Area: _____ Acres: _____ square feet

INDICATE THE PURPOSE OF THE REQUESTED PLAT APPROVAL (BE SPECIFIC):

Development of Austin Colony Subdivision Section 1B

Is this platting a requirement for obtaining a building permit? _____ YES ☒ NO

INDICATE ADDITIONAL INFORMATION THAT WILL ASSIST WITH THE REVIEW OF THIS APPLICATION.

Name: Douglas B. Roesler

Date: 02/05/25

SUBMITTAL REQUIREMENTS

Land Development Code, Chapter 23 §117 – Preliminary Plats

https://library.municode.com/tx/angleton/codes/code_of_ordinances?nodeId=PTIICOOR_CH23LADECO_APXAPLLASULI_SUBAPPEN_DIX_A-1PLCE_S23-117PRPL

SUBMITTAL REQUIREMENTS. THE FOLLOWING INFORMATION SHALL BE FILED:

1. A completed application form and application fee;
2. One full size, 24-inch × 36-inch, paper copy of the plat (prepared consistent with §117.B) and a .pdf file of the same and one paper copy and electronic copy of all items submitted in support of the plat;
3. A preliminary utility plan showing all existing and proposed utilities;
4. A TIA, if the development meets the threshold requirements set out in section 23-24, Traffic impact analysis (TIA). If a TIA is required, the applicant shall meet with the city engineer and a TXDOT representative (if applicable) in advance of the submittal to define the TIA parameters. An incomplete or deficient TIA shall constitute grounds to find a plat to be incomplete, or to deny the plat;
5. Utility and drainage reports with adequate information to determine conformity with the utility and drainage requirements of this LDC. Physical features, including the location and size of watercourses, 100-year floodplains per FIRM maps, proposed CLOMR boundaries, regulated wetlands and areas where water drains into and out of the subdivision;
6. A drainage report, as set out in section 23-15, Drainage and utilities;
7. A soil suitability report (geotechnical report), as set out in section 23-25, Drainage and utilities, subsection G., Soil suitability report;
8. A current tax certificate(s);
9. Construction plans may be submitted at the option of the applicant;
10. A certification of approval of the plat by planning and zoning commission and city council, as shown in section 23-118, Final plats, subsection C;
11. A statement if parkland will be dedicated or fees-in-lieu of parkland dedication will be paid;
12. Heritage tree survey and a tree preservation plan;
13. All other information necessary to demonstrate compliance with all requirements of the LDC and all other development codes of the city; and
14. Construction plans for any required public improvements may be submitted with the plat or after the approval of the plat but shall be filed and approved prior to the filing of a final plat.

PLAT FEES:

ADMINISTRATIVE PLAT

\$250.00 Plus Review Expense

REGULAR PLAT SUBMITTAL:

***RESIDENTIAL** (Preliminary and Final Plat Fees are separate and calculated as detailed herein)

200 Lots or less	\$800.00 plus \$6.00 per lot
More than 200 Lots	\$4.00 per additional lot over 200
Plan Review Fee by City Engineer	\$1,000.00
deposit (If cost of review exceeds deposit amount, balance of cost will be billed at a later time).	

***COMMERCIAL** (Preliminary and Final Plat Fees are separate and calculated as detailed herein)

Less than two acres	\$1,000.00
More than Two Acres	\$1,000.00 plus 25.00/additional acre
Plan Review Fee by City Engineer	\$1,000.00
deposit (If cost of review exceeds deposit amount, balance of cost will be billed at a later time)	

OFFICE USE ONLY:

Date received: _____ By: _____

Type of Plat: _____

Description of individual charges:

Total Fee Received: _____ By: _____

Proof of taxes received: _____ Yes If no, explain: _____

PRELIMINARY PLAT MEETINGS:

Pre-submission conference/meeting date: _____

Received Preliminary Plat on: _____ by _____

Preliminary plat staff meeting date: _____

Planning & Zoning meeting date: _____

City Council meeting date: _____

FINAL PLAT MEETINGS:

Received final plat on _____ by _____

Reviewed by Staff on _____ by _____

Planning & Zoning meeting date: _____

City Council meeting date: _____

Filed with County Clerk on: _____

File-stamped copy to owner/developer on: _____