



July 10, 2025

Otis Spriggs
Director of Development Services
City of Angleton
121 S. Velasco Street,
Angleton, Texas, 77515

Re: ASHLAND SECTION 9 PRELIMINARY PLAT SUBMISSION

Dear Otis,

On behalf of Ashton Gray Development, we META Planning + Design LLC respectfully submit the preliminary plat application for the above listed plat. See the below list of submittal requirements and our response:

- 1) **Preliminary plat application**
 - a. Has been provided.
- 2) **Preliminary plat submittal fee**
 - a. Has been provided.
- 3) **One (1) 24" x 36" paper prints of preliminary plat**
 - a. Has been provided.
- 4) **Electronic format of preliminary plat drawing**
 - a. Has been emailed.
- 5) **Utility one-lines**
 - a. Has been provided.
- 6) **TIA**
 - a. Has been provided with previous submissions.
- 7) **Utility and drainage report**
 - a. Has been provided with previous submissions.
- 8) **Geotechnical report**
 - a. Has been provided with previous submissions.
- 9) **Heritage tree survey**
 - a. N/A

Please contact me if you need any additional information.

Sincerely,

A handwritten signature in black ink that reads "Jacob Guerrero". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Jacob Guerrero

Enclosure



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 7/10/2025

TYPE OF PLAT APPLICATION

ADMINISTRATIVE

MINOR ☐

AMENDING/REPLAT ☐

PRELIMINARY

RESIDENTIAL ☒

COMMERCIAL ☐

FINAL

RESIDENTIAL ☐

COMMERCIAL ☐

Address of property: _____

Name of Applicant: Jacob Gurrero Phone: 281-377-6376

Name of Company: META Planning + Design Phone: 281-810-1422

E-mail: jguerrero@meta-pd.com

Name of Owner of Property: Ashton Grey Development

Address: 101 Parklane Blvd, Suite 102, Sugar Land, Texas 77478

Phone: 281-377-6376 E-mail: jguerrero@meta-pd.com

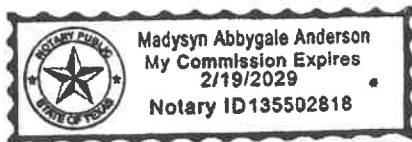
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements 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 10 day of July, 2025.

(SEAL)




Notary Public for the State of Texas

Commission Expires: 02/19/2029

PROJECT SUMMARY FORM

Address of property _____

The subject property fronts _____ feet on the east side of FM 521

Depth: _____ Area: _____ Acres: _____ square feet

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

The purpose of the requested plat is to submit Ashland Section 9 to create 103 lots within 5 blocks and 7 reserves.

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: Jacob Guerrero

Date: 07/10/2025

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)
see attached metes and bounds description

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: Jacob Guerrero

ADDRESS: 24285 Katy Freeway, Suite 525, Katy, Texas

APPLICANT PHONE # 281-377-6376 E-MAIL: jguerrero@meta-pd.com

PRINTED NAME OF OWNER: Sudharshan Vembetty

SIGNATURE OF OWNER: VL DATE: 08/01/24

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 1 day of August, 2024.

(SEAL)



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



3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741
Tel: 512.441.9493
www.quiddity.com

July 8th, 2024

Sudharshan Vembutty
Leander Land Holdings I LLC
101 Parklane Blvd, Suite 104
Sugar Land, Texas 77478

Re: City of Leander
Attn : Development Services
201 N. Brushy Street
Leander, Texas 78641

To whom it may concern:

Sincerely,

Sudharshan Vembutty
Manager

APPROVED BY:

VL
Signature

Sudharshan Vembutty, President Manager
Name and Title (Printed)

08/01/24
Date

State of Texas County of Tarrant

Before me, (insert the name and character of the officer), on this day personally appeared Sudharshan Vembutty, Manager known to me (or proved to me on the oath of or through (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 1 day of August, 2024.

(Personalized Seal)



Kaif Sorathia
Notary Public's Signature

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: _____