



CITY OF ANGLETON APPOINTMENT OF AGENT

As owner of the property described as 7.736 Acres, Tract 4, Vera S/D,
I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: Miguel Saucedo, P.E.

Mailing Address: 4005 Technology Dr Suite 1530 Email: msauceda@bakerlawson.com

City: Angleton State: TX Zip: 77515

Home Phone: () Business Phone: (979) 849-6681

I verify that I am the legal owner of the subject property and I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

be the point of contact between myself and the City; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; to consent to legally binding modifications, conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, **I agree to hold harmless and indemnify the City of Angleton, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter.** If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have legal authority to make this binding appointment on behalf of the entity, and every reference herein to 'I', 'my', or 'me' is a reference to the entity.

Signature of owner [Signature] Title Owner
Printed/Typed Name of owner PATRICK P. THOMAS Date 9-16-2022

*Application must be signed by the individual applicant, by each partner of a partnership, or by an officer of a corporation or association.

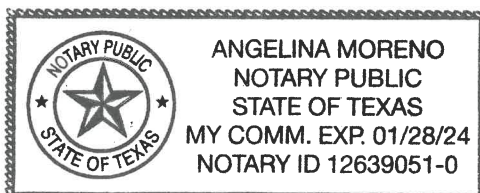
STATE OF TEXAS §

COUNTY OF Brazoria §

Before me, Angelina Moreno, on this day personally appeared Patrick P. Thomas, known to me (or proved to me on the oath of TXDL or through work) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 16th day of September 2022

(SEAL)



Angelina Moreno
Notary Public Signature
1-28-24
Commission Expires



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 12/19/2022

TYPE OF PLAT APPLICATION

ADMINISTRATIVE

MINOR ☐

AMENDING/REPLAT ☐

PRELIMINARY

RESIDENTIAL ☐

COMMERCIAL ☒

FINAL

RESIDENTIAL ☐

COMMERCIAL ☐

Address of property: 7.736 Acres, Vera Subdivision, Tract 1, Valderas Street

Name of Applicant: Miguel Saucedo, P.E.

Phone: 979-849-6681

Name of Company: Baker & Lawson, Inc.

Phone: _____

E-mail: msauceda@bakerlawson.com

Name of Owner of Property: Patrick Thomas

Address: 913 Cannan, Angleton, Texas 77515

Phone: 979-849-6681

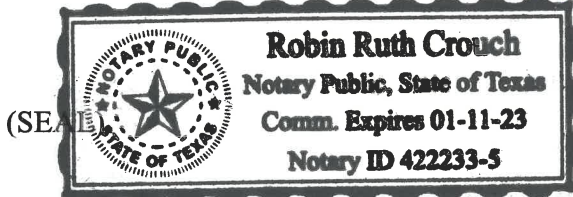
E-mail: msauceda@bakerlawson.com

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 19th day of December, 2022.



Notary Public for the State of Texas
Commission Expires: _____



REQUEST FOR RE-PLATTING

AFFIDAVIT
AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of 7.736 Acres Tract 1 Vera S/D
(indicate address and / or legal description)

_____ which is the subject of the attached application
for land re-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 re-platting of the subject property.

NAME OF APPLICANT: Patrick P. Thomas

ADDRESS OF APPLICANT: 913 Cannan Dr.

Angleton, TX 77515

APPLICANT PHONE # 979-799-7016 E-MAIL: drppt@sbglobal.net

NAME OF OWNER: Patrick P. Thomas

SIGNATURE OF OWNER: [Signature] DATE: 9-16-22

NOTARIAL STATEMENT FOR PROPERTY OWNER

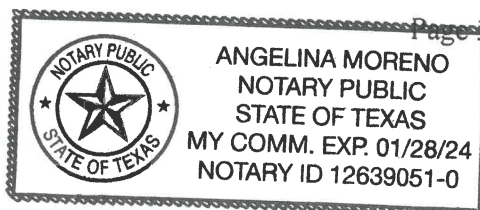
Sworn to and subscribed before me this 16th day of September, 2022

Angelina Moreno

Notary Public

Commission Expires: 1-28-24

SEAL



PROJECT SUMMARY FORM

Address of property 0 Valderas Street near Noreda Street

The subject property fronts 506.9' feet on the west side of Valderas

Depth: 615.3' Area: 7.732 Acres: ~~7.732~~ 336,806 square feet

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

The purpose of the plat is to separate the tract
to match the zoning use. Tract is residential
SF-7.2 to commercial (C-G)

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: Miguel Saucedo Date: 12/19/22

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: _____