

## APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 3/1/2023

TYPE OF PLAT APPLICATION

<b>ADMINISTRATIVE</b>	<b>PRELIMINARY</b>	<b>FINAL</b>
MINOR <input type="checkbox"/>	RESIDENTIAL <input checked="" type="checkbox"/>	RESIDENTIAL <input type="checkbox"/>
AMENDING/REPLAT <input type="checkbox"/>	COMMERCIAL <input type="checkbox"/>	COMMERCIAL <input type="checkbox"/>

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

Name of Applicant: Douglas B. Roesler, P.E./Robin Crouch Phone: 979-849-6681

Name of Company: Baker & Lawson, Inc. Phone: \_\_\_\_\_

E-mail: drosler@bakerlawson.com

Name of Owner of Property: Tejas Angleton Development, LLC

Address: 5454 Newcastle Drive, Unit #1101, Houston, Texas 77081

Phone: 713-993-64543 E-mail: waynerea@swbell.net

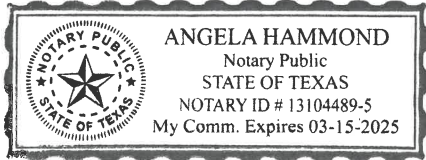
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements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

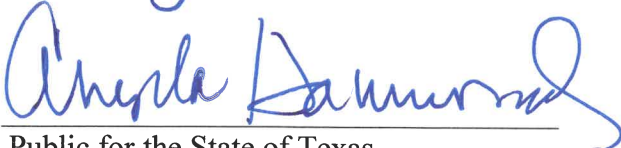
Signature of Owner or Agent for Owner (Applicant) 

**NOTARIAL STATEMENT FOR APPLICANT:**

Sworn to and subscribed before me this 27 day of February, 2023.

(SEAL)



  
 Notary Public for the State of Texas  
 Commission Expires: 03-15-2025

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) 164.5 acres being all of Lots 73,75,76, 77 and 84 of the New York and Texas Land Company Subdivision

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: Douglas B. Roesler, P.E & Robin Crouch./Baker & Lawson, Inc.

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

APPLICANT PHONE # 979-849-6681 E-MAIL: drosler@bakerlawson.com

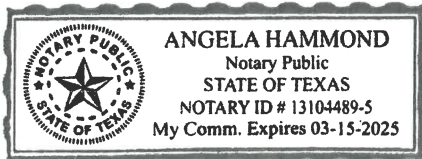
PRINTED NAME OF OWNER: Tejas Angleton Development, L.L.C.

SIGNATURE OF OWNER: Wayne C Roesler, II DATE: Jan 6, 2022

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 6 day of January, 2022.

(SEAL)



Angela Hammond  
Notary Public for the State of Texas  
Commission Expires: 03-15-2025

PROJECT SUMMARY FORM

Address of property Northeast side of CR 44 (Anchor Road) across the street from the City of Angleton's Lakeside Park.

The subject property fronts 350 feet on the Northeast side of CR 44 (Anchor Rd.)

Depth: 1,500 Ft. Area: 2,254,927 S.F. Acres: 51.766 Ac. square feet

INDICATE THE PURPOSE OF THE REQUESTED PLAT APPROVAL (BE SPECIFIC):  
To plat Section 1A of a multiple section development. Section 1A will be  
50 lots (22-60' wide lots & 28-50' wide lots). Also included in the plat are  
reserves areas for a landscape/park area (1.400 acres), a detention pond  
area (1.808 acres) and a utility and Drainage reserve (7.037 acres).

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

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

1. See Engineer's Summary Letter dated February 20, 2023.
2. See Preliminary Plat for Austin Colony Section 1A.
3. See Preliminary Utility and Storm Sewer Layout drawing.

Name:  Date: 02/27/23

## **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](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: \_\_\_\_\_