



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 8/30/2023

TYPE OF PLAT APPLICATION

Administrative: Minor, Amending/Replat; Preliminary: Residential, Commercial; Final: Residential (checked), Commercial

Address of property: 26299 FM 521 Angleton, TX 77515
Name of Applicant: John Alvarez; Name of Company: Quiddity Engineering; E-mail: jalvarez@quiddity.com

Name of Owner of Property: Anchor Holdings MP, LLC
Address: 101 Parklane Blvd, Ste 102 Sugarland, TX 77478
Phone: 281.912.3364; E-mail: shaun@ashtongraydev.com

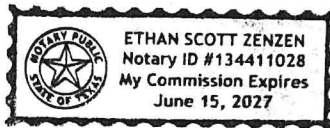
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements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

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 31st day of August, 2023.

(SEAL)



[Handwritten Signature]
Notary Public for the State of Texas
Commission Expires: 6/15/2027

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)  
26299 FM 521 Angleton, TX 77515

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

CF No. 2021085145


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: John Alvarez

ADDRESS: 3100 Alvin Devane Blvd #150, Austin, TX 78741

APPLICANT PHONE # (512) 441-9493 E-MAIL: jalvarez@quiddity.com

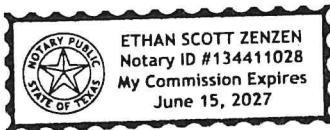
PRINTED NAME OF OWNER: Anchor Holdings MP, LLC

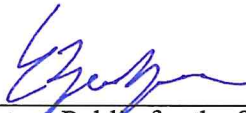
SIGNATURE OF OWNER:  DATE: 8/31/2023

*NOTARIAL STATEMENT FOR PROPERTY OWNER:*

Sworn to and subscribed before me this 31 day of August, 2023.

(SEAL)



  
Notary Public for the State of Texas  
Commission Expires: 6/15/2027

PROJECT SUMMARY FORM

Address of property 26299 FM 521 Angleton, TX 77515

The subject property fronts 324 feet on the East side of F.M. HWY 521

Depth: 494 Feet Area: 17.53 Acres: 763,607 square feet

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

To ensure the owner and the county have an accurate map of the size and shape of the property, easement locations and right of way locations for the future development consisting of 9 single family units and necessary roadway improvements.

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: John Alvarez

Date: 08/31/2023

## 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: \_\_\_\_\_