



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 10/30/2023

TYPE OF PLAT APPLICATION

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

Address of property: 2216 S Hwy 288B, Angleton, Texas 77515

Name of Applicant: Robin Crouch Phone: [REDACTED]

Name of Company: Baker & Lawson, Inc. Phone: _____

E-mail: [REDACTED]

Name of Owner of Property: Nestor Orozco

Address: [REDACTED] Angleton, Texas 77515

Phone: 979-849-2127 E-mail: [REDACTED]

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 Nestor Orozco

NOTARIAL

Sworn to at Angleton, 2023

(SEAL) 979-843-5666
 **** REPRINT RECEIPT****
 REF#: 02259075 11/01/2023 4:17 PM
 OPER: 3G TERM: 105
 REF#: Baker Lawson - plat

Angela Hammer
 Notary Public for the State of Texas
 Commission Expires: 3-15-2025

TRAN: 300.1190 ZONING VAR/PLATTING
ZONING/VARIANCE/PLA 250.00CR

TENDERED: 250.00 CHECK
APPLIED: 250.00-

FORM

CHANGE: _____ 0.00

APPLICATION FOR PLAT REVIEW/APPROVAL

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AMENDING/REPLAT <input type="checkbox"/>	COMMERCIAL <input type="checkbox"/>	COMMERCIAL <input type="checkbox"/>

Address of property: 2216 S Hwy 288B, Angleton, Texas 77515

Name of Applicant: Robin Crouch Phone: 979-849-6681

Name of Company: Baker & Lawson, Inc. Phone: _____

E-mail: rcrouch@bakerlawson.com

Name of Owner of Property: Nestor Orozco

Address: 505 S Erskine Street, Angleton, Texas 77515

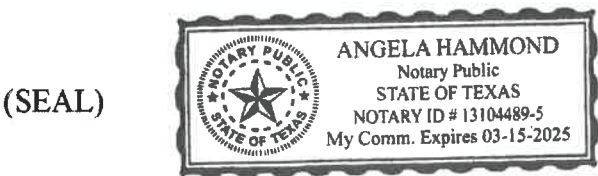
Phone: 979-849-2127 E-mail: torozinc@aol.com

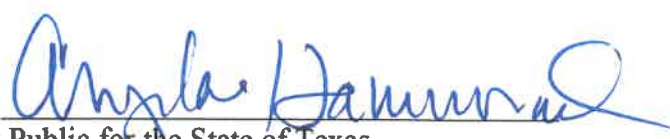
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements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

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 30 day of October, 2023.




 Notary Public for the State of Texas
 Commission Expires: 3-15-2025

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) A0134 E WALLER BLOCK 4 TRACT 18A SD E/2 ACRES .627 (BCAD: 161662)

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: Robin Crouch/Baker & Lawson, inc.

ADDRESS: 4005 Technology Drive, Suite 1530

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

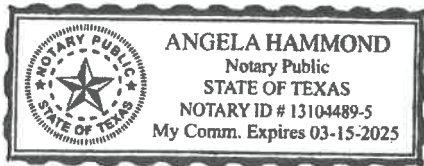
PRINTED NAME OF OWNER: Nestor Orozco

SIGNATURE OF OWNER: [Handwritten Signature] DATE: _____

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 30 day of October, 2023.

(SEAL)



[Handwritten Signature]
Notary Public for the State of Texas
Commission Expires: 3-15-2025

PROJECT SUMMARY FORM

Address of property 2216 S Hwy 288B, Angleton, Texas

The subject property fronts 268.37 feet on the West side of SH 288B

Depth: Avg 105.' Area: 0.628 Acres: 27,355 square feet

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

Divide property into two lots

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: _____

Date: _____

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: _____



KRISTIN BULANEK
 BRAZORIA COUNTY TAX ASSESSOR/COLLECTOR
 111 E LOCUST
 ANGLETON, TX 77515
 (979) 864-1320

Original Receipt

Property Account Number:
01340327000

Statement Date: 10/9/23
 Owner: OROZCO NESTOR & MARIA
 Mailing Address: 505 S ERSKINE ST
 ANGLETON TX 77515-5962

Property Location: 0002216 HIGHWAY 288B
 Acres: 0.627
 Legal: A0134 E WALLER BLOCK 4 TRACT 18A SD E/2
 ACRES .627

Exemptions:
 Receipt #: 1975640

Deposit #: 202310094561-2022/LycreciaT@br

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID

CERTIFICATE \$10.00

TOTAL PAID \$10.00

Remitted By: OROZCO NESTOR & MARIA
 505 S ERSKINE ST
 ANGLETON TX 77515-5962

Payment Type: CREDIT CARD
 Reference # 100279576384

Remaining Amount Due As of 10/9/23
 0.00

Receipt 10/9/23

OROZCO NESTOR & MARIA
 505 S ERSKINE ST
 ANGLETON TX 77515-5962



KRISTIN R. BULANEK
 BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR
 111 E. Locust
 Angleton, TX 77515
 (979) 864-1320

Tax Certificate

Property Account Number:

01340327000

Statement Date: 10/09/2023
Owner: OROZCO NESTOR & MARIA
Mailing Address: 505 S ERSKINE ST
 ANGLETON TX 775155962

Property Location: 0002216 HIGHWAY 288B
Legal: A0134 E WALLER BLOCK 4 TRACT
 18A SD E/2 ACRES .627 0002216
 HIGHWAY 288B
Acres: 0.627 ACRES

TAX CERTIFICATE FOR ACCOUNT : 01340327000
 AD NUMBER: 161662
 GF NUMBER:
 CERTIFICATE NO : 1975552

FEE : \$10.00
 DATE : 10/9/2023

COLLECTING AGENCY

Brazoria County
 111 E. Locust
 Angleton TX 77515

CURRENT VALUES 2,022

APPRAISED VALUE: 170,460

EXEMPTIONS:

REQUESTED BY

NESTOR OROZCO

2216 S. VELASCO ST
 ANGLETON TX 77515

YEAR	TAX UNIT
2022	ANGLETON - DANBURY HOSPITAL
2022	ANGLETON DRAINAGE DIST. NO 1
2022	ANGLETON ISD
2022	BRAZORIA COUNTY
2022	CITY OF ANGLETON
2022	PORT FREEPORT
2022	SPECIAL ROAD & BRIDGE

THIS IS TO CERTIFY THAT AFTER A CAREFUL REVIEW OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF BRAZORIA COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS. THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6. THE TAXES TO BE IMPOSED FOR 2023 HAVE NOT BEEN CALCULATED.

ACCOUNT NUMBER: 01340327000

CERTIFICATE NO : 1975552

TOTAL CERTIFIED TAX DUE 10/2023 : \$0.00



Kristin R. Bulanek
 Signature of Authorized officer of collection office

10/9/23
 Date