



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, AUGUST 07, 2025 AT 12:00 PM

Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Andrew Heston, Michelle Townsend, Regina Bieri, Jeff Roberson, Will Clark

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, AUGUST 7, 2025, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on June 30, 2025.

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and possible action on an Ordinance rezoning approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 6.3 (SF-6.3) Zoning District, for property located in the 1000 Block of E. Orange St., (BCAD PID No. 170806), north of the intersection of Farrer St., Angleton Texas.
3. Conduct a public hearing, discussion, and possible action on an Ordinance Zoning approximately 9.458 acres, to Commercial General (C-G), for property located on State Highway 288 and Brazoria County Appraisal District PID No. 706979.

REGULAR AGENDA

4. Discussion and possible action on the Windrose Green Section 8 Final Plat, located off Parks Edge Lane and New Dawn Drive.
5. Discussion and possible action on the Preliminary Plat of the Ashland Street Dedication Section 7.

ADJOURNMENT

CERTIFICATION

I, Otis Spriggs, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Monday, August 4, 2025, by 12:00 p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

/S/ Otis Spriggs

Otis Spriggs

Development Services Director

Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Angleton ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at (979) 849-4364 ext. 2132, email: cmartin@angleton.tx.us.



AGENDA ITEM SUMMARY FORM

MEETING DATE: August 7, 2025

PREPARED BY: Otis T. Spriggs, AICP, Development Services Director

AGENDA CONTENT: Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on June 30, 2025.

AGENDA ITEM SECTION: Declaration of a Quorum and Call to Order

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

Staff requests a discussion and possible action on the minutes of the Planning and Zoning Commission meeting on June 30, 2025.

RECOMMENDATION: Staff recommends that the Planning and Zoning approve the minutes with any noted corrections.



DRAFT

**CITY OF ANGLETON
PLANNING AND ZONING COMMISSION MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
MONDAY, JUNE 30, 2025 AT 12:00 PM**

Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Andrew Heston, Michelle Townsend,

Regina Bieri, Jeff Roberson, Will Clark

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON MONDAY, JUNE 30, 2025, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

Roll Call: Present were: Chair William Garwood, Commission Member Michelle Townsend, Commission Member Will Clark, Commission Member Deborah Spoor, Commission Member Andrew Heston, Commission Member Jeff Roberson, and Commission Member Regina Bieri.

- 1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on June 5, 2025.**

Commission Action:

The motion was made by Commission Member Deborah Spoor to approve the meeting minutes for June 5, 2025; Commission Member Michelle Townsend seconded the motion. The motion carried, and the minutes were approved (7-0).

PUBLIC HEARINGS AND ACTION ITEMS

- 2. Conduct a public hearing, discussion, and possible action on an ordinance rezoning 0.43 acres from the Commercial General District to the Central Business Zoning District (CBD), for property located at 405 E. Mulberry St. in the City of Angleton.**

D.S. Otis Spriggs introduced the item: Mr. Spriggs displayed the Land Use Map, pointing out the area in blue as the Central Business District, where SH 35 sort intersects with Velasco St., and the subject property to the east of the blue area, where you see the red circle. Staff finds consistency with the Land Use Plan.

As seen in the Staff Summary, there are a number of homes with a mix of uses that have been converted from residential to low-intensity office and low-intensity retail commercial uses. The table included gives you an idea of the type of uses just described. The Christensens are looking to further market the property to have a mix of residential and low-intensity commercial.

Currently, the property, as I stated, is zoned Commercial General, and as you know, commercial general has a wide list of available uses in which the property owner has no intent to put such higher-intensity commercial uses at this location.

The tax assessment level for such properties can be overestimated in terms of the use category on the zoning side. If the Commission has any questions on that, the applicant can further explain.

Mr. Spriggs further showed photographs and described the surrounding conditions and expressed the vast improvements that the applicants have made to the property, which includes the residential use in the rear.

Staff also looked at the criteria for rezonings and provided the analysis showing consistency and no negative impact.

As required, staff notified all property owners within 200 feet and posted the legal advertisement for the rezoning in the newspaper.

Public Hearing:

The motion was made by Commission Member Regina Berri, seconded by Commission Member Andrew Heston, to open the Public Hearing.

No one appeared before the Commission to speak.

Motion was made by Commission Member Regina Berri; Seconded by Commission Member Michelle Townsend to close the Public Hearing.

Commission Action:

The motion was made by Commission Member Michelle Townsend to approve the ordinance rezoning 0.43 acres from the Commercial General District to the Central Business Zoning District (CBD), for property located at 405 E. Mulberry St., and forward it to the City Council for final action. Commission Member Will Clark seconded the motion.

Roll Call Vote:

Commission Member Will Clark - Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Nay; Commission Member Deborah Spoor-Aye; Commission Member Jeff Roberson- Aye; Commission Member Regina Bieri-Aye; and Chair William Garwood- Aye. (7-0). The rezoning was approved.

REGULAR AGENDA

3. Discussion and possible action on the Preliminary Plat of Ashland Section 7, located northeast of the intersection of the future Ashland Blvd./CR32 and the future Sapphire Springs Trail.

D.S. Otis Spriggs introduced the item, noting that Section 7 Preliminary Plat comprises 26.11 acres, with 117 lots, 5 drainage, landscaping, open space, and incidental utility reserves, and 6 blocks.

The plat was forwarded to the City Engineer, who reviewed the Preliminary Plat and all textual comments were corrected and submitted by the applicant since the agenda posting. The plat is now cleared of all comments.

Commission Action:

The motion was made by Commission Member Michelle Townsend to approve the Preliminary Plat of Ashland Section 7, subject to any referral agency approvals, and forward it to the City Council for final action. Commission Member Jeff Roberson seconded the motion.

Roll Call Vote:

Commission Member Will Clark - Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Nay; Commission Member Deborah Spoor-Aye; Commission Member Jeff Roberson- Aye; Commission Member Regina Bieri-Aye; and Chair William Garwood- Aye. (7-0). The preliminary plat was approved.

4. Discussion and possible action on the Windrose Green Section 6 Final Plat, located off Atlas Point Lane/Starlight Street, just south of Section 5.

D.S. Director Otis Spriggs presented this item and stated that this section has 78 lots, 1 reserve, and 3 Blocks on 15.658 acres of land.

Mr. Spriggs noted that the plat was forwarded to the city engineer, who provided comments. The responses were submitted back and were all cleared by the city engineer, who certified that the textual changes were completed for the final plat of Section 6. This is recommended to you for consideration and approval.

Commission Member Michelle Townsend asked if the distribution of lot sizes is compliant with the development agreement that Council executed. Mr. confirmed yes.

Commission Action:

The motion was made by Commission Member Will Clark to approve Windrose Green Section 6, subject to any referral agency approvals, and forward it to the City Council for final action. Commission Member Regina Berri seconded the motion.

Commission Member Will Clark - Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Nay; Commission Member Deborah Spoor-Aye; Commission Member Jeff Roberson- Aye; Commission Member Regina Bieri-Aye; and Chair William Garwood- Aye. (7-0). The Final Plat was approved.

5. Discussion and possible action on the Windrose Green Section 7 Final Plat, located off Parks Edge Lane and Milo Midnight Lane.

D.S. Otis Spriggs introduced the item and stated that this section consists of 62 lots, 2 reserves, and 3 Blocks on 13.41 acres of land.

Mr. Spriggs noted that he plat was forwarded to the city engineer, who provided comments. The responses were submitted back and were all cleared by the city engineer, who certified that the textual changes were completed for the final plat of Section 7. This is recommended to you for consideration and approval.

Commission Member Michelle Townsend asked do we have any concerns about the consistency of the Concept Plan and the lot sizes? Mr. Spriggs confirmed it is consistent.

Commission Action:

The motion was made by Commission Member Michelle Townsend to approve the Windrose Green Section 7 Final Plat, subject to any referral agency approvals, and forward it to the City Council for final action. Commission Member Andrew Heston seconded the motion.

Roll Call Vote:

Commission Member Will Clark - Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Nay; Commission Member Deborah Spoor-Aye; Commission Member Jeff Roberson- Aye; Commission Member Regina Bieri-Aye; and Chair William Garwood- Aye. (7-0). The Final Plat was approved.

ADJOURNMENT:

Chair Garwood adjourned the meeting at 12:18 P.M.

William Garwood
Chair



AGENDA ITEM SUMMARY FORM

MEETING DATE: August 7, 2025

PREPARED BY: Otis T. Spriggs, AICP, Director of Development Services

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on an Ordinance rezoning approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 6.3 (SF-6.3) Zoning District, for property located in the 1000 Block of E. Orange St., (BCAD PID No. 170806), north of the intersection of Farrer St., Angleton Texas.

AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

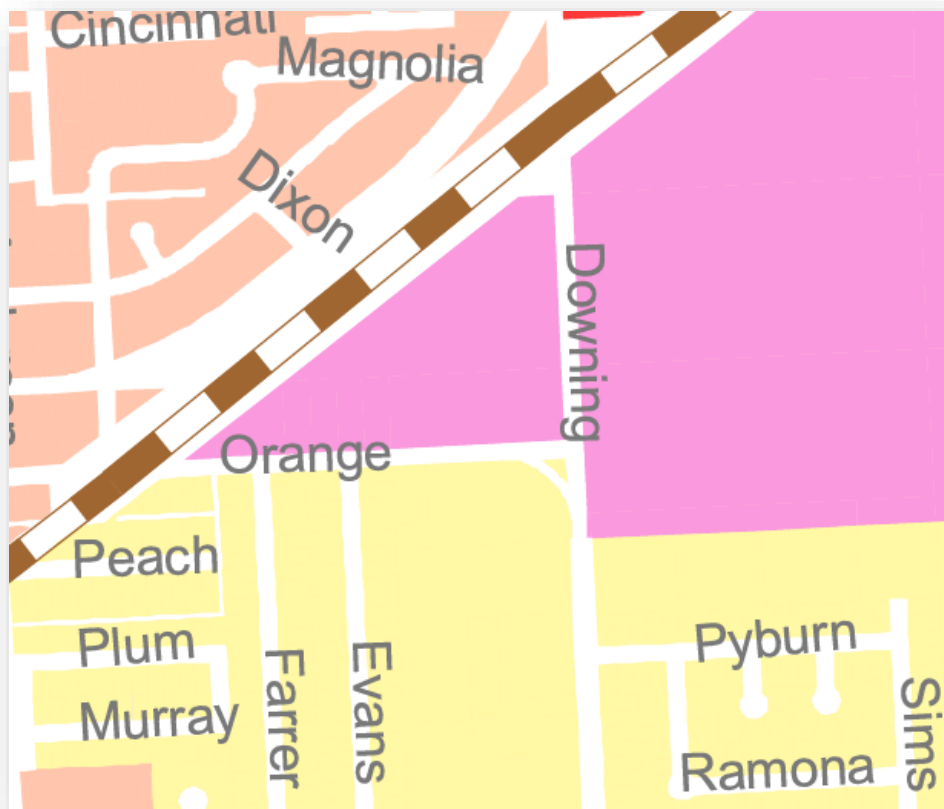
The applicant requests to rezone approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 6.3 (SF-6.3) Zoning District for property located west of 1001 Orange Street.

Future Land Use Map

The 2005 Comprehensive Land Use Plan highlights this tract of land as “Industrial Use District”.

- Industrial development should have good access to truck routes, hazardous material routes and railroads.
- Industrial uses should be targeted in selected industrial development areas.
- Industrial development should have good access to primary streets and major highways.
- Industrial development should be separated from other uses by buffers.
- Industrial development should not be directly adjacent to residential areas.

Although this tract is next to railroad, due to proximity to residential, it has panned out to be unsuitable for any active industrial uses. Less-intense use of a residential scale would be more compatible with the surrounding area.



Applicant's Purpose:

The applicant hopes to rezone approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 6.3 (SF-6.3) Zoning District, for property located in the 1000 Block of E. Orange St., (BCAD PID No. 170806), north of the intersection of Farrer St. The plan is to build approximately 5 to 6 homes on this vacant tract.

Existing Land Use and Zoning:

North: ETJ /Vacant

West: Vacant/ Ashland Development

South: Gulf Coast Ford/ Industrial District

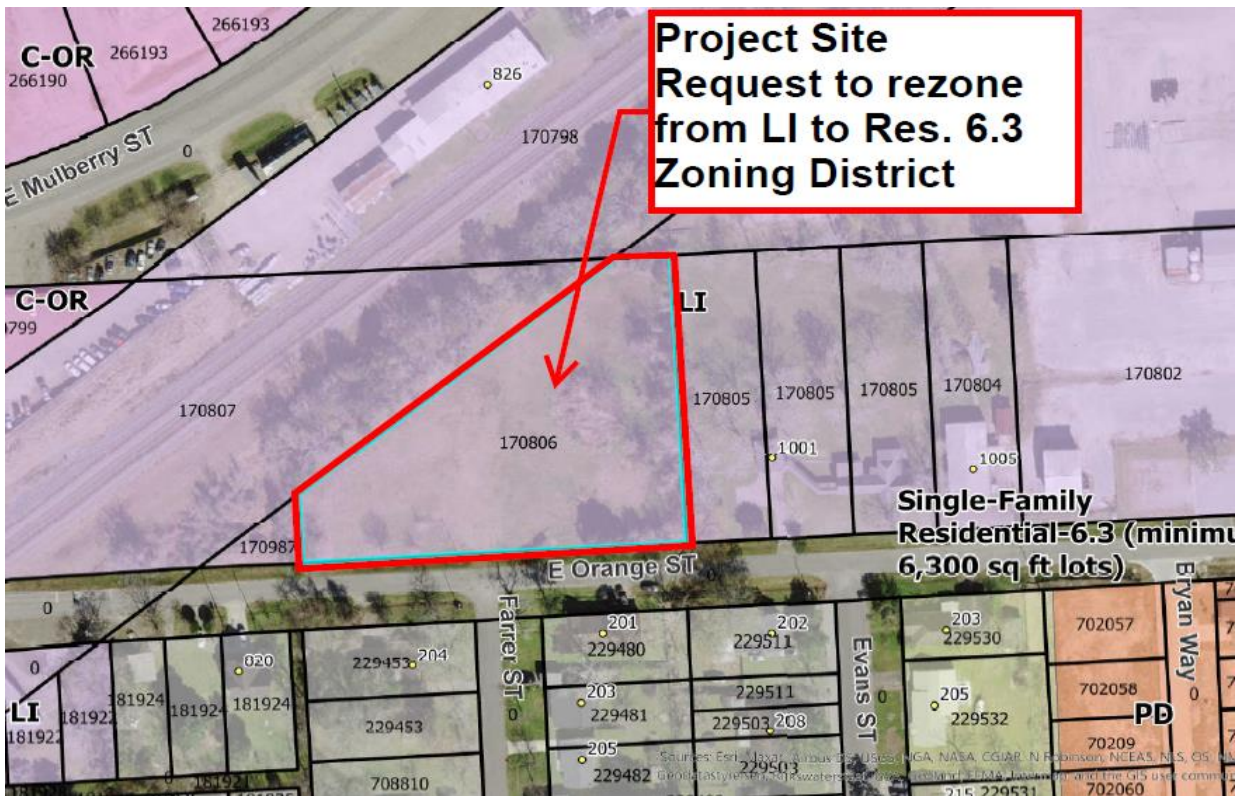
East: ETJ /Vacant

Finding of Fact/ Review Criteria:

In making a determination regarding a requested zoning change, the planning and zoning commission and the city council shall consider the following factors:

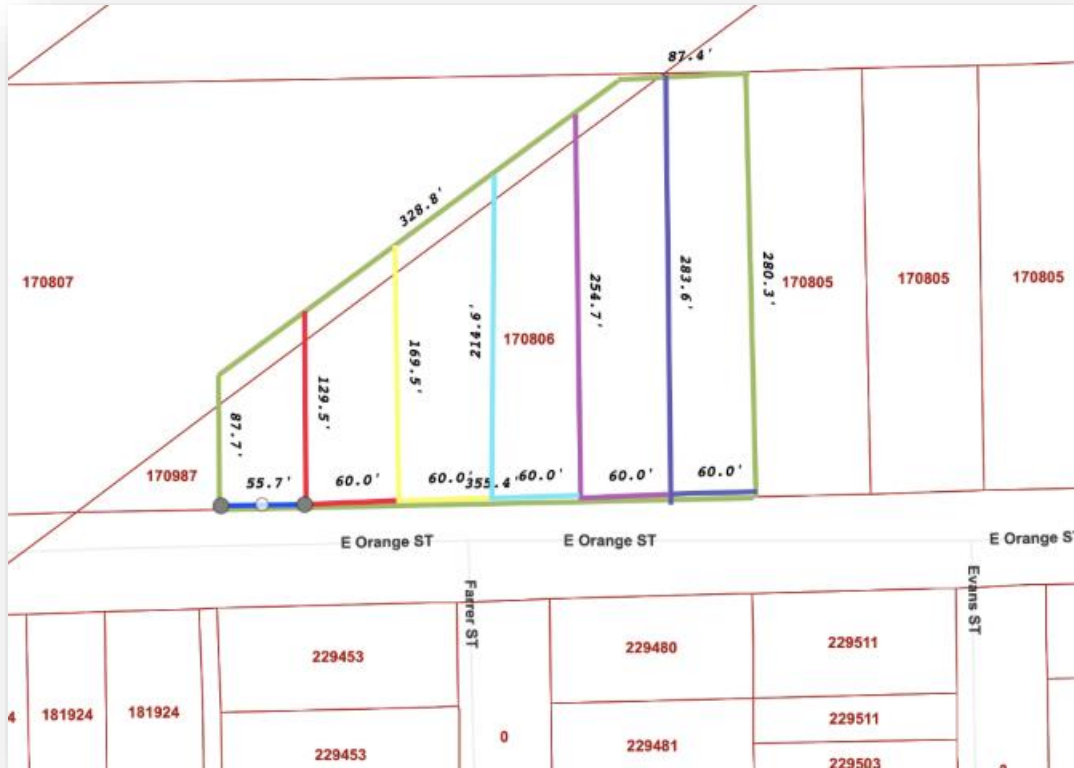
- a. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole; ***The proposed use will be more appropriate and consistent than the current allowable industrial uses.***
- b. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area; ***The proposed rezoning should not cause any major capacity issues in terms of public services.***
- c. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances which may make a substantial part of such vacant land unavailable for development; ***The area is more conducive for residential development.***
- d. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change; ***The area and vicinity has steadily developed as residential.***
- e. How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved; ***No major or negative impacts if property site and drainage plans are implemented.***
- f. Any other factors that will substantially affect the public health, safety, morals, or general welfare. ***N/A.***





Aerial View

Zoning Code Analysis: The applicant is proposing to have the subject tract downzoned from LI-Light Industrial to the SF-6.3 Single Family Residential District with proposed 6 new single-family lots (See attached Exhibit B). All future lots would have to comply with the SF 6.3 District Standards. However, the 6th lot (to the far west) will not comply with the lot depth requirements, and the lot count is suggested to be reduced to 5 so that the proposed development will not be over densified. If the 6th lot is deleted, it will result in the largest lot exceeding 16,000 sq. Ft., and the smallest lot being greater than 7,750 sq. Ft.. No variances can be allowed, due to the fact that a developer or applicant cannot create his own hardship.



Proposed Layout

The Zoning Code requirements for the requested SF-6.3 district are as follows:

Sec. 28-46. SF-6.3—Single-family residential-6.3 district.

- (a) *General purpose and description:* The SF-6.3, Single-Family Residential-6.3, district is intended to provide for development of primarily detached, single-family residences on small, compact lots of not less than 6,300 square feet in size in logical neighborhood units.
- (b) *Permitted uses:*
 - (1) Those uses listed for the SF-6.3 district in section 28-81 as "P" or "S" are authorized uses permitted by right, or by specific use permit which must be approved utilizing procedures set forth in section 28-63.
- (c) *Height regulations:*
 - (1) *Maximum height:*
 - a. Two and one-half stories, and not to exceed 35 feet, for the main building/house.

- b. One story for other accessory buildings, including detached garage, garden shed, gazebo, etc.
- (d) *Area regulations:*
 - (1) *Size of lots:*
 - a. *Minimum lot area:* 6,300 square feet.
 - b. *Minimum lot width:* 60 feet.
 - c. *Minimum lot depth:* 100 feet.
 - (2) *Size of yards:*
 - a. *Minimum front yard:* 35 feet.
 - b. *Minimum side yard:* Ten feet, zero inches for interior side yard; 15 feet for a corner lot on a street; 30 feet for a key corner lot.
 - c. *Minimum rear yard:* Twenty feet for the main building and any accessory building(s); 25 feet for rear entry garage. (See section 28-103 for accessory building standards.)
 - (3) *Parking regulations:*
 - a. *Single-family dwelling unit:* A minimum of two parking spaces on the same lot as the main structure and on a paved driveway having a minimum length of 25 feet as measured from the street right-of-way line.
 - b. *Other:* See section 28-101, off-street parking and loading regulations.
 - (4) *Minimum floor area per dwelling unit:* None.
 - (5) *Minimum exterior construction standards:* See section 28-105.
 - (6) *Maximum impervious surface coverage:* 60 percent.

Conclusion

The proposed rezoning will fit consistently with other similar uses within the area.

SITE PHOTOS

Item 2.



VIEW LOOKING WEST FROM TXDOT SITE EAST OF THE SITE



VIEW LOOKING WEST ALONG ORANGE STREET



VIEW LOOKING NORTH FROM FARRER ST.



VIEW LOOKING EAST FROM ALLEY



View looking from Farrer St. Towards Site



View looking east on Orange at Farrer St



View look towards Single Family Home adjacent on East

RECOMMENDATION:

Staff recommends approval of the rezoning of approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 6.3 (SF-6.3) Zoning District, for property located in the 1000 Block of E. Orange St. and forward this item to Council for final action.

SUGGESTED MOTION:

I move we approve the rezoning of the approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 6.3 (SF-6.3) Zoning District, for property located in the 1000 Block of E. Orange St. and forward this item to Council for final action.

AFFIDAVIT OF PUBLICATION

The Brazosport Facts
720 S. Main St, Clute, TX 77531
(979) 237-0100

State of Florida, County of Broward, ss:

I, Edmar Corachia, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of The Brazosport Facts, a daily newspaper of general circulation, printed and published in Brazoria County, Texas; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

Publication Dates:

- Jul 11, 2025

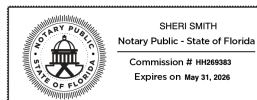
Notice ID: 17xc8bvulCluTrObqt51

Notice Name: Kandler Rezoning

Publication Fee: \$275.62

Edmar Corachia

Agent



VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 07/15/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

City of Angleton Notice of Hearing

Notice is hereby given that the Planning & Zoning Commission of the City of Angleton, Texas will conduct a public hearing at 12:00 PM on Thursday, August 7, 2025, and the City Council will consider the same request on Tuesday, August 12, 2025, at 6:00 PM. The meetings will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meetings, the following hearing will be held:

Conduct a public hearing, discussion, and possible action on an Ordinance rezoning approximately 1.69 acres, from Light Industrial (LI) Zoning District to Single Family Residential 6.3 (SF-6.3) Zoning District, for property located in the 1000 Block of E. Orange St., (BCAD PID No. 170806), north of the intersection of Farner St., Angleton Texas.

The meeting agenda and agenda packet will be posted online at <https://angleton-tx.municodem meetings.com/>. The public will have the opportunity to offer comments on each agenda item by registering prior to the meeting.

For more information regarding this request please contact Otis T. Spriggs, AICP, Development Services Director by email at ospriggs@angleton.tx.us or by phone at (979) 849-4364 x-2108 or Grace Garcia, Development Coordinator by email at ggarcia@angleton.tx.us or by phone at (979) 849-4364 x-2120.



YOU HAVE RECEIVED THIS NOTICE BECAUSE YOU ARE A PROPERTY OWNER WITHIN 200 FEET OF ONE OR MORE OF THE NOTICED PUBLIC HEARING.

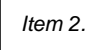
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Notice of Hearing**

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APPLICATION **REZONING/ FUTURE LAND USE MAP (FLUM)** **AMENDMENT**

Sec. 28-24 of the Code of Ordinances, Zoning Code

Submittal Instructions:

- Please check all the boxes. If an item is not applicable, please note that it is not applicable (NA).
- Please submit the completed application with all supporting documentation. Applications may be submitted in person or electronically (pdf format) by e-mail. Incomplete and partial applications will not be accepted.
- For electronic submittals, please include the address of the property and the type of application in the subject line of the e-mail.

Subject Line: Address of the project/Commercial or Residential/Type of application.

Example: 1000 Main Street/Commercial/Fence Permit

- The City staff is available to assist you in person at City Hall or over the phone at 979-849-4364.

Requirement:

- ☐ Pre-Application Conference (DAWG Meeting). This is required prior to application submittal.

The application packet must be submitted with the following:

- ☐ A completed application signed by the owner/s of the property.
- ☐ Payment of all applicable fees. Refer to Appendix B of the Administrative Development Procedures Manual.
- ☐ 8½ x 11 copy of the legal description (metes and bounds) of the area encompassing the request. If the property is platted, a copy of the plat shall be provided.
- ☐ Location/vicinity map showing the location and boundaries of the proposed zoning. Indicate scale or not to scale (NTS) and provide north arrow.
- ☐ Tax certificate showing that all taxes and obligations have been paid regarding the subject property.
- ☐ Notarized statement verifying land ownership.
- ☐ Electronic copies of the required exhibits in "PDF" format and shapefile for property boundary where applicable should be submitted in a USB flash drive or via email. (Email us: planning@angleton.tx.us)

DEVELOPMENT INFORMATION

Project Name/Address/Location: Orange Angleton Acreage: 1.69
 Brief Description of Project: Rezone, and build housing 1400sqft - 2000 sqft
 Is property platted? ☒ No ☐ Yes Subdivision name: _____ No. of Lots: _____
 Recordation #: _____ Parcel(s) Tax ID#: 170806
 Existing Use: _____ Proposed Use: Residential housing
 Current Zoning: LI light industrial Proposed Zoning: SF 6.3
 Occupancy Type: _____ Sq. Ft: _____ Bed #: _____ Bath #: _____ Car Garage #: _____
 Water System ☐ Well ☒ Public Flood Zone: ☐ Yes ☒ No Sewer System: ☐ Septic ☒ Public

PROPERTY OWNER INFORMATION

Owner: Mount Pleasant Group LLC Contact Name: Kevin Kandler
 Address: _____ City/State/ZIP: Angleton TX 77515
 Phone: _____ Email: _____

APPLICANT INFORMATION

Applicant/Developer: Kevin Kandler Contact Name: _____
 Address: _____ City/State/ZIP: _____
 Phone: _____ Email: _____

KEY CONTACT INFORMATION

Name of the Individual: Kevin Kandler Contact Name: _____
 Address: _____ City/State/ZIP: _____
 Phone: _____ Email: _____

SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

Signature: Kevin Kandler Date: 6-30-25
 (Signed letter of authorization required if the application is signed by someone other than the property owner)

*****OFFICE USE ONLY*****

DATE REC'D: _____ BY: _____
 FEES PAID: _____
 APPROVED BY: _____ DATE APPROVED: _____
 APPLICATION/PERMIT NO: _____ EXP DATE: _____

Applications shall be processed based on the City's official submission dates. When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda.

Application Fee Base fee: \$1000.00 + \$25.00/each zone - 0 to 5 acres. For Planned Unit Developments or Special Districts see additional deposit fees required on the Master Fee schedule.

TYPE OF APPLICATION Please check appropriate box below:**Landuse, Policy, and Site Development**

- ☐ Annexation
☒ Rezoning/ FLUM Amendment
☐ Specific Use Permit
☐ Planned Development (PD)
☐ Amending Minor and Major Plat
☐ Minor Consolidation Plat
☐ Development Plat
☐ Concept Plan
☐ Preliminary Plat
☐ Final Plat
☐ Replat
☐ Construction Plans
☐ Special Exception
☐ Floodplain Development Permit
☐ Variance/Appeal
☐ On-Site Sewage Facility Permit (OSSF)
☐ Certificate of Occupancy (CO)
☐ Grading/Clearing Permit
☐ Site Development Permit/ Site Plan Review

Interpretations/Verifications/Text Amendments

- ☐ Comprehensive Plan Amendment (Text)
☐ Land Development Code (LDC)/Zoning Text Amendment
☐ Vested Rights Verification Letter
☐ Letter of Regulatory Compliance
☐ Zoning Verification
☐ Letter/Written Interpretation
☐ Legal Lot Verification

Other Permits/Licenses/Registration

- ☐ Commercial -New/Remodel/Addition
☐ Residential Building Permit 1 & 2 Family
 (New, Remodel, Addition, Patio Cover, Carport, Foundation Repair, House Leveling, Windows, New Mobile Home, Siding, Storage Building permits, Re-roof)
☐ Miscellaneous
☐ Fence
☐ Solar Panels
☐ Swimming Pool
☐ Demolition or Move
☐ Backflow/Irrigation
☐ Flatwork
☐ Electrical Permit
☐ Plumbing Permit
☐ Mechanical Permit
☐ Sign Permit
☐ Garage Sale Permit
☐ Master/ Common Signage Plan
☐ Fire Prevention Permit Form
☐ Right-of-Way Construction
☐ Pipeline Permit
☐ Drainage Pipe/Culvert Permit
☐ Roadside Banner Permit
☐ Mobile Home Park Registration
☐ Game Room Permit Form
☐ Grooming Facility License
☐ Alcohol permit
☐ Health Permit
☐ Temporary Health Permit
☐ Alarm Permit

APPLICATION AND ALL REQUIRED DOCUMENTATION MUST BE SUBMITTED FOR RE
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)

0 Orange street, Angleton Tx 77515

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: Karen Kandler (Mount Pleasant Group LLC)

ADDRESS: _____

APPLICANT PHONE # _____ E-MAIL: _____

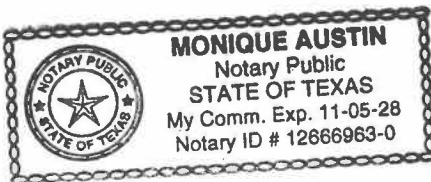
PRINTED NAME OF OWNER: Karen Kandler

SIGNATURE OF OWNER: [Signature] DATE: 6-30-25

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 30 day of June, 2025.

(SEAL)



[Signature]

Notary Public for the State of Texas

Commission Expires: 11/05/28

EXHIBIT "A"
LEGAL DESCRIPTION

All that certain tract or parcel of land lying and being situated in Brazoria County, Texas, and being 1.69 acres of land, more or less, out of Tract 12, of the Bryan & Kiber Subdivision, I.T. Tinsley Survey, Abstract 375, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 29, Page 75, of the Deed Records of Brazoria County, Texas, said tract being described by metes and bounds as follows, to-wit:

Beginning at the southwest corner of the tract of land described in the deed from Bryan and Kiber to A.G. Follett, Jr., dated October 5, 1895, and recorded in Volume 32, Page 497, of the Deed Records of Brazoria County, Texas, on the east line of Tract 109 of said subdivision;

Thence east along the north side of the old Angleton-Freeport Highway a distance of 355.27 feet to a stake for the southeast corner of this tract;

Thence north 280 feet to a stake for corner;

Thence west 87.27 feet to a stake in the southeast boundary line of the railroad right-of-way;

Thence southwesterly along the said railroad right of way a distance of 328.8 feet to a stake in the east line of Tract 109 of said Bryan & Kiber Subdivision.

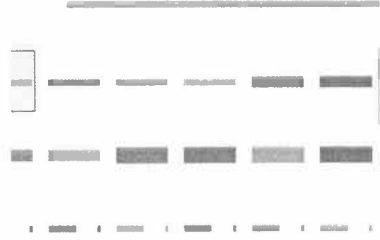
Enter Address, Name, or ID



ment



ool



Solid

Opaque

Transparent

0% 50% 100%

4

181924

81922

0

25'17"W

1927
100ft

181927

181926

181921

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229451

229453

229453

708810

Fairer ST

0

22

229480

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229503

Evans ST

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25

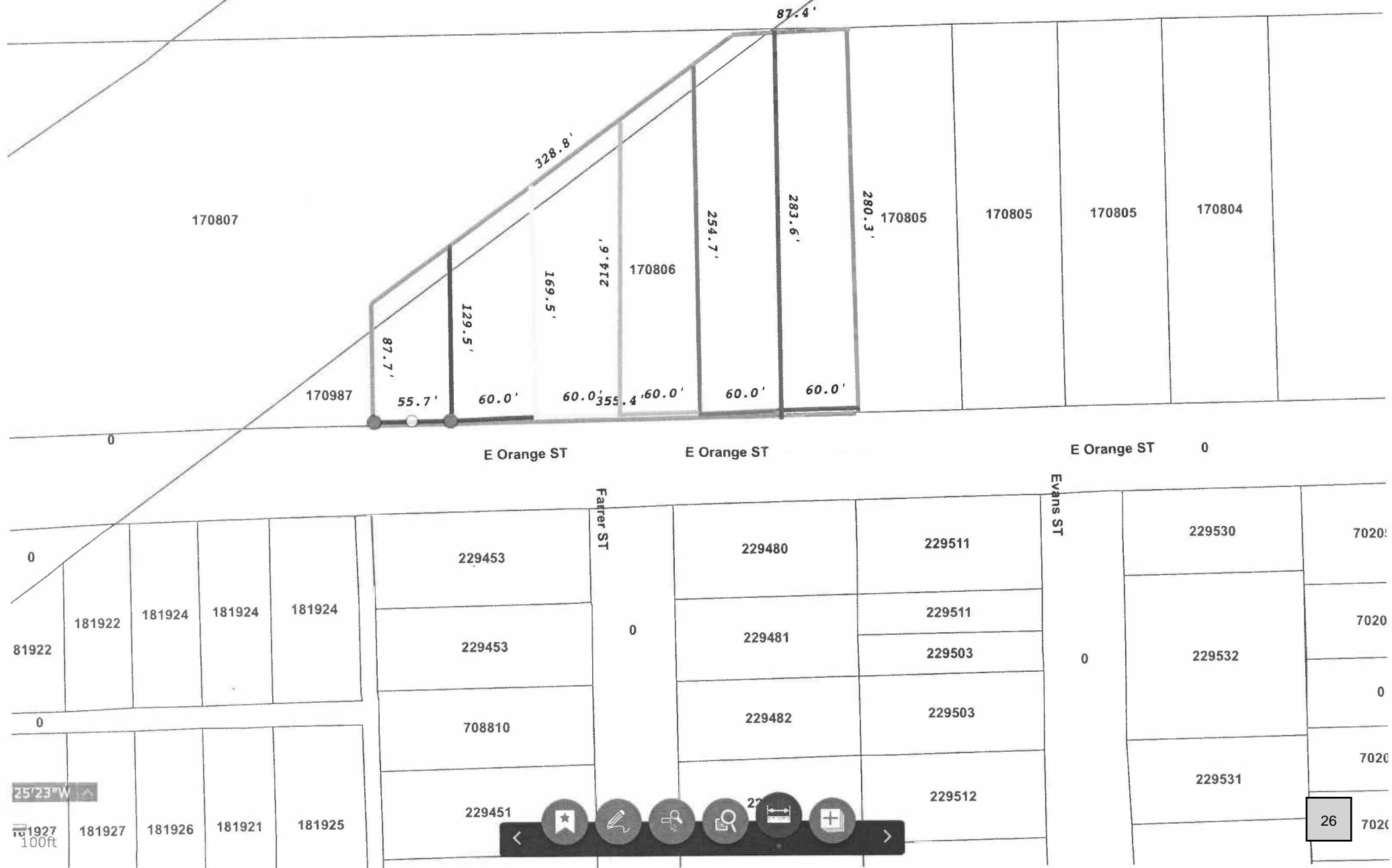
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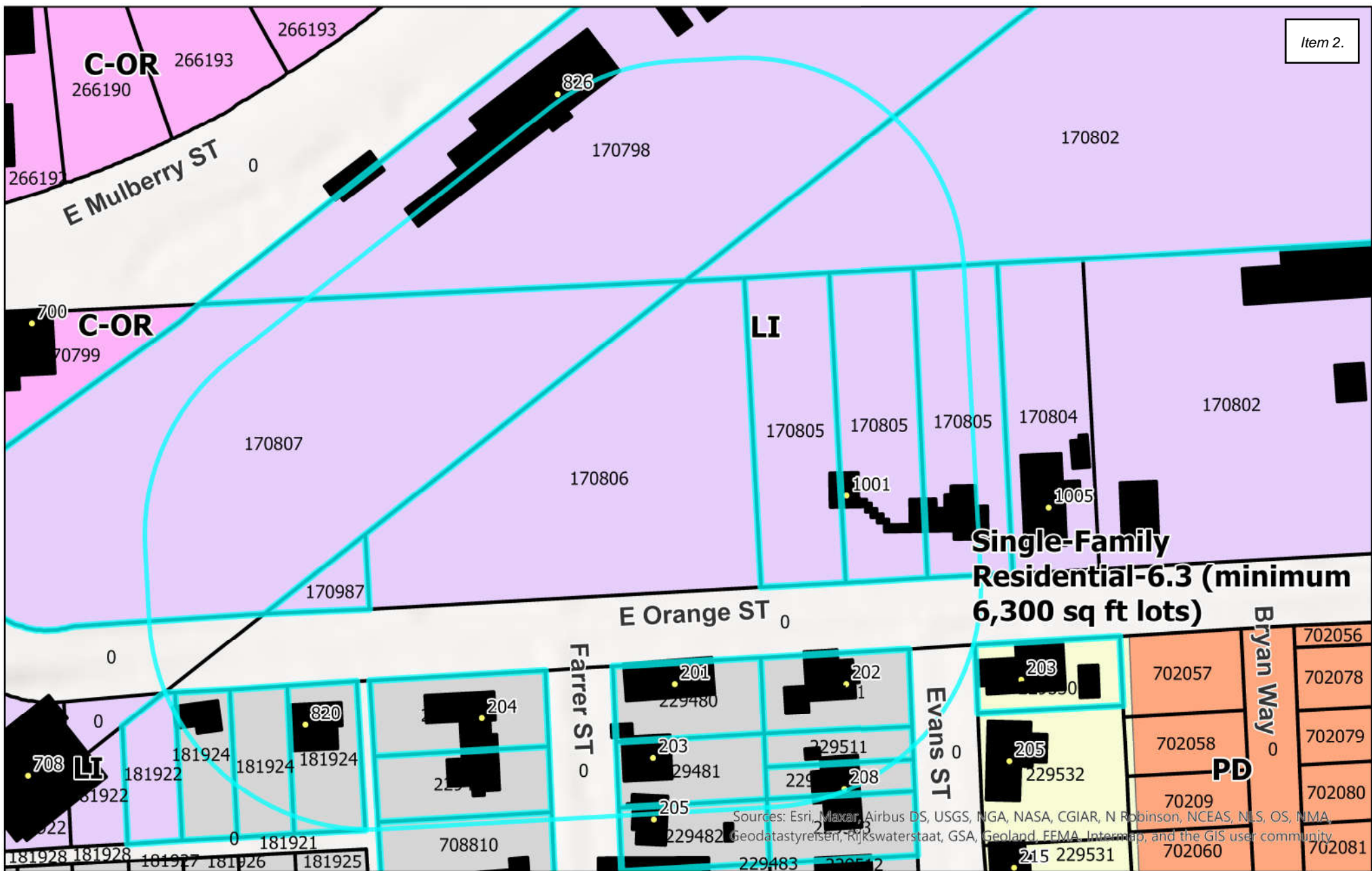
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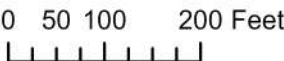
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Enter Address, Name, or ID





VICINITY MAP: Kandler Rezoning





AGENDA ITEM SUMMARY FORM

MEETING DATE: August 7, 2025

PREPARED BY: Otis T. Spriggs, AICP, Director of Development Services

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on an Ordinance Zoning approximately 9.458 acres, to Commercial General (C-G), for property located on State Highway 288 and Brazoria County Appraisal District PID No. 706979.

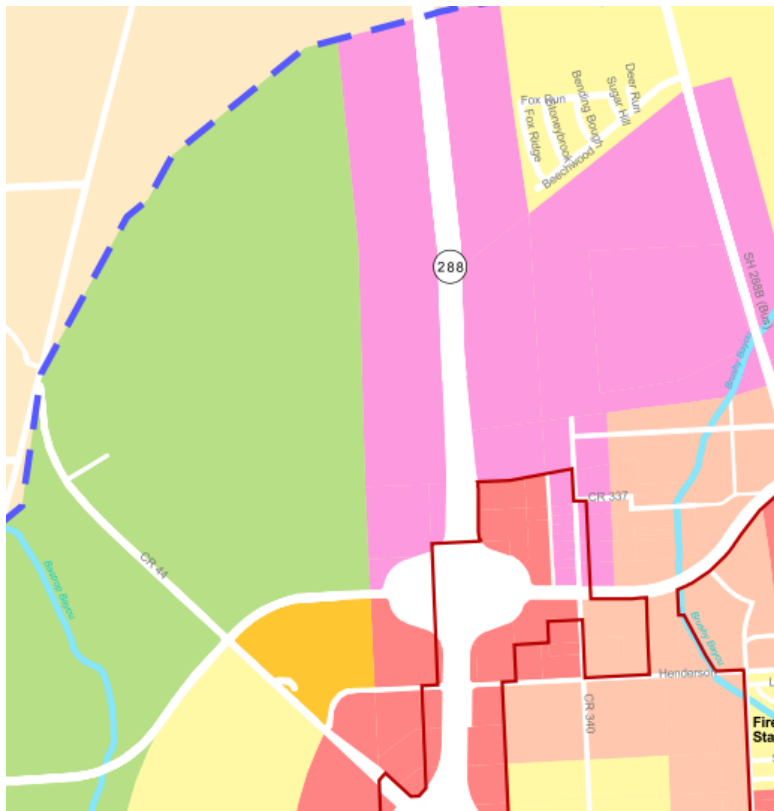
AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:



District.

This is a request from Yaklin Auto Dealership to rezone approximately 9.458 acres of land located at located on State Highway 288 north of FM 523.

Future Land Use Map

The Future Land Use Plan from the City of Angleton Comprehensive Plan Update designates this area as Light Industrial. The subject property is just north of what is now known as the city limits, with similar auto dealership uses to the immediate south. Previously, staff held a Pre-Development, D.A.W.G. meeting and suggested the Commercial Retail designation would be more fitting for the proposed development for Auto Sales and Repair, noting that Auto Body Repair is permitted in the C-G Zoning

Per the Comprehensive Plan, “Commercial areas are designed to specifically promote heavier commercial uses and perhaps some retail and service activities. Common uses in the commercial area will include auto repair shops and warehouses”. Therefore, consistency with the Comprehensive Land Use Plan is achieved.

Applicants Purpose:

Justin Yaklin, owner of Yaklin Real Estate Holdings LP, owner of the referenced property, is requesting to be annexed into the City of Angleton. The property is located on State Highway 288 and the Tax Parcel Number is 0380-0183-001.

Yaklin Real Estate Holdings would like to extend waterline and sanitary sewer services to its property. The existing services are located along Gulf Coast Drive. Specifically, the waterline is located on the north side of the road, and the sanitary sewer is located on the south side of the road. The services will be extended to the property via two utility easements located on Mr. Baldwin's property (PID 505761) and Mr. Jones' property (PID 171396). Details of the utility extensions are provided in the construction plan set.

Existing Land Use and Zoning:

North: ETJ /Vacant

West: Vacant/ Ashland Development

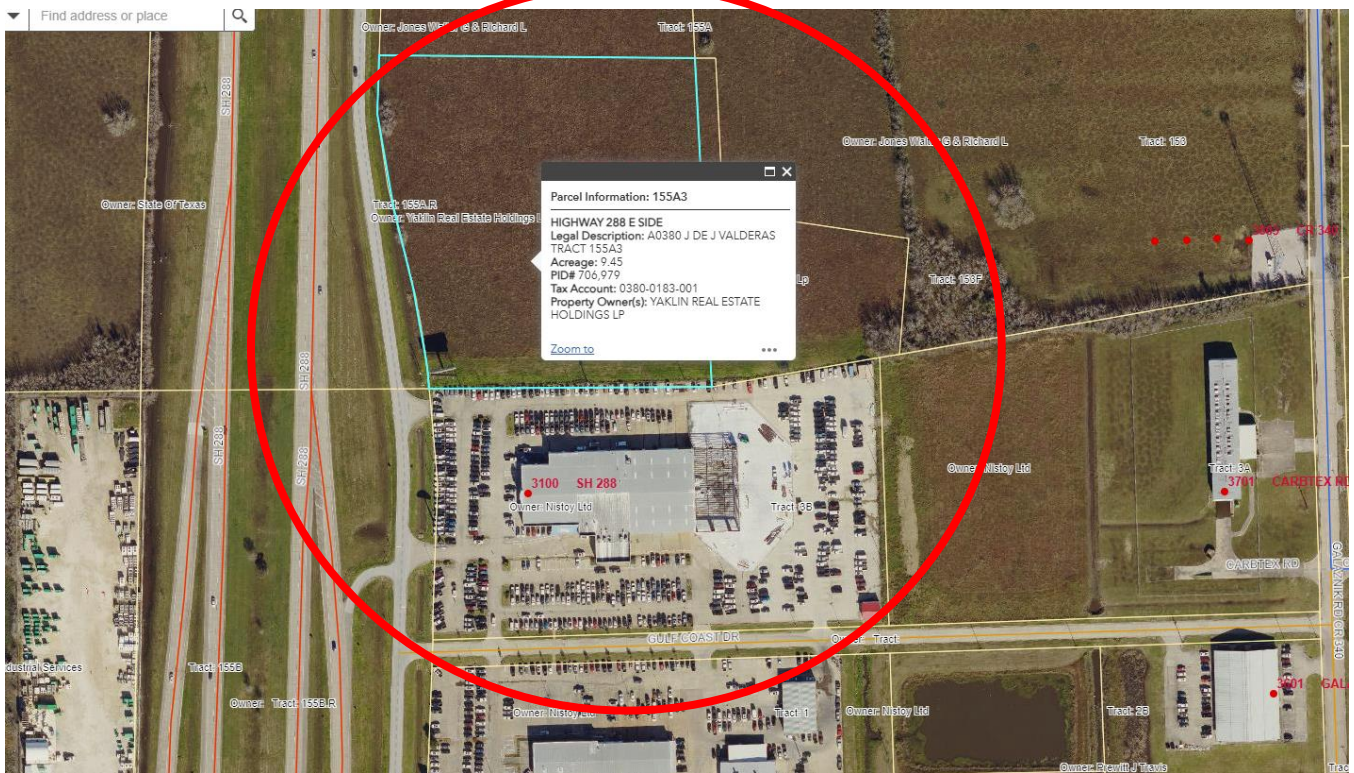
South: Gulf Coast Ford/ Industrial District

East: ETJ /Vacant

Finding of Fact/ Review Criteria:

In making a determination regarding a requested zoning change, the planning and zoning commission and the city council shall consider the following factors:

- a. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole; ***The proposed use will be appropriate and consistent with the car sales lots that are adjacent.***
- b. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area; ***The proposed annexation and development has been evaluated as it will be accommodated within the city's capacity to support water & sewer. The applicants have addressed all requirements easements which have been reviewed by the City Engineer, and will comply fully.***
- c. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances which may make a substantial part of such vacant land unavailable for development; ***This is not an issue (ETJ).***
- d. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change; ***This request is rare but Commercial General is highly recommended.***
- e. How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved; ***No major or negative impacts.***
- f. Any other factors that will substantially affect the public health, safety, morals, or general welfare. ***N/A.***



AERIAL MAP

Conclusion

The proposed zoning will fit consistently with other similar uses within the SH 288 corridor area. The Yaklin Dealership is currently within the City Limits along SH288 B, and will remain a great asset to the community.

SITE PHOTOS

Item 3.



VIEW LOOKING TOWARDS PROJECT SITE



VIEW LOOKING TOWARDS THE FORD DEALERSHIP



VIEW LOOKING SOUTHEAST



VIEW LOOKING WEST TOWARD SH288



VIEW LOOKING ALONG FEEDER RD. FRONTAGE

RECOMMENDATION:

Staff recommends approval of the ordinance zoning an approximately 9.458 acres of land located at located on State Highway 288, north of FM523, to the Commercial General District (C-G), contingent upon Council's approval of the annexation petition for the same tract of land.

SUGGESTED MOTION: I move we recommend approval of the ordinance zoning an approximate 9.458 acres of land to the Commercial General District (C-G) Zoning District, and that we forward

this item to City Council for final action and approval, contingent upon Council's approval of the annexation petition for the same tract of land.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, TO AMEND THE ZONING MAP FOR A 9.438 ACRES TRACT OF LAND WITHIN THE CITY OF ANGLETON, DESCRIBED AS THE A0380 J DE J VALDERAS TRACT 153F-155A3, BRAZORIA COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ANGLETON TO ZONE THE ENTIRE 9.438 ACRE TRACT WITH THE "C-G" (COMMERCIAL GENERAL) ZONING DISTRICT DESIGNATION; PROVIDING FOR A PENALTY, PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission conducted a public hearing on August 7, 2025; and

WHEREAS, the City Council conducted a public hearing on August 12, 2025; and

WHEREAS, notice of the public hearings was published in The Facts and mailed to property owners within 200 feet of the zoning request; and

WHEREAS, the Planning and Zoning Commission, on August 7, 2025, made findings of fact that zoning of the property to the C-G, Commercial General zoning district would be consistent with the zoning adjacent property, the recommendations of the Comprehensive Plan, and with generally accepted urban planning principals; and

WHEREAS, the City Council, on August 12, 2025, adopted by reference the findings of fact made by the Planning and Zoning Commission.

WHEREAS, Texas Local Government Code§ 43.003 authorizes the City of Angleton, as a home-rule municipality, to extend its City limit boundaries through the annexation of area adjacent to those boundaries; and

WHEREAS, Section 28-6 of the Code of Ordinances of the of the City of Angleton provides for Zoning upon annexation and the property owner has voluntarily filed the petition for annexation and the application for zoning simultaneous in accordance and that the City Council has authority by ordinance to fix the City limit boundaries, provide for the alteration and extension of said boundaries, and annex additional territory lying adjacent to said boundaries in any manner provided by law; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, THAT:

SECTION 1. The Official Zoning Map of the City of Angleton shall be amended to include the subject 9.438-acre tract within the City of Angleton with the zoning designation of the "C-G" (Commercial General) district.

SECTION 2. That the 9.438 acres situated on the A0380 J DE J VALDERAS TRACT 155A3, Property Identification Number 706979, Brazoria County Appraisal District, as described in Exhibits A & B, be zoned to the Commercial General District (C-G).

SECTION 2. All official maps that depict the boundaries of the City Limits of the City of Angleton, Texas be revised to include the subject 9.438-acre tract within the City of Angleton.

SECTION 3. The meeting at which this Ordinance was approved was a regular meeting of the City Council, and in all things, was conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

SECTION 4. This Ordinance shall become effective from and after its passage.

SECTION 5. That any person or corporation violating any of the provisions of this Ordinance shall upon conviction be fined any sum not exceeding \$2,000 and each and every day that the provisions of this Ordinance are violated shall constitute a separate and distinct offense.

SECTION 5. That should any section or part of this Ordinance be held unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity of such section, or part shall in no way affect, impair or invalidate the remaining portion thereof, but as to such remaining portion, the same shall remain in full force and effect.

SECTION 6. That it is hereby found and determined that the meetings at which this Ordinance is considered are open to the public and that notice of the time, place and purpose thereof was given in accordance with the provisions of the Texas Government Code - Chapter 551, as amended, and that a quorum of the City Council was present.

PASSED AND APPROVED this 12th day of August 2025.

CITY OF ANGLETON, TEXAS

John Wright, Mayor

ATTEST:

Michelle Perez, City
Secretary



YOU HAVE RECEIVED THIS NOTICE BECAUSE YOU ARE A PROPERTY OWNER WITHIN 200 FEET OF ONE OR MORE OF THE NOTICED PUBLIC HEARING.

**City of Angleton
Notice of Hearing**

Notice is hereby given that the Planning & Zoning Commission of the City of Angleton, Texas will conduct a public hearing at 12:00 PM on Thursday, August 7, 2025, and the City Council will consider the same request on Tuesday, August 12, 2025, at 6:00 PM. The meetings will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meetings, the following hearing will be held:

Conduct a public hearing, discussion, and possible action on an Ordinance Zoning approximately 9.458 acres, to Commercial General (C-G), for property located on State Highway 288 and Brazoria County Appraisal District PID No. 706979.

The meeting agenda and agenda packet will be posted online at <https://angleton-tx.municodemeetings.com/>. The public will have the opportunity to offer comments on each agenda item by registering prior to the meeting.

For more information regarding this request please contact Otis T. Spriggs, AICP, Development Services Director by email at ospriggs@angleton.tx.us or by phone at (979) 849-4364 x-2108 or Grace Garcia, Development Coordinator by email at ggarcia@angleton.tx.us or by phone at (979) 849-4364 x-2120.

0 50 100 200 Feet



**City of Angleton
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CITY OF ANGLETON SERVICES AGREEMENT FOR THE ANNEXATION OF LAND LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF ANGLETON

I. Introduction

This Municipal Services Agreement ("Agreement") is entered into on the 12th day of August, 2025 by the City of Angleton, a home-rule municipality of the State of Texas, ("City") and Justin Yaklin, Yaklin Real Estate Holding, LP ("Owners"). This Agreement pertains to the land ("tract") attached as Exhibit "C", incorporated herein and made a part of for all purposes.

II. Term and Effective Date

The Owner has requested that the City annex the Tract. Pursuant to Texas Local Government Code Sec. 43.0672, the parties enter this Agreement regarding services to be provided to the Tract.

This Agreement is proposed to be in effect for a term of five (5) years commencing on the effective date of the annexation of the Tract. Renewal of this Agreement shall be at the discretion of the City and such discretion may be exercised by the City Council in such manner and for such time as the City may direct.

III. Services to be Provided Immediately Upon Annexation of the Tract

A. Services. According to this Agreement, the City shall provide services to the Tract including police protection; fire protection; emergency medical services; solid waste collection; operation and maintenance of roads and streets, including road and street lighting; operation and maintenance of parks, playgrounds, and swimming pools; and operation and maintenance of any other publicly owned facility, building, or service. The City shall provide such services to the Tract to the extent that the City currently offers such services to similarly situated landowners. The City shall provide such services on the effective date of annexation. The City anticipates initiating the acquisition or construction of other capital improvements after the effective date of annexation which would be necessary for providing municipal services to serve the Tract.

This City may cause or allow public or private utilities, contractors, governmental entities, and other public service organizations to provide such services to the Tract, in whole or in part.

B. Scope and Quality of Proposed Service. The City shall provide services to

the Tract pursuant to any methods by which it extends or is authorized to extend services to any other area of the City. Under this Services Agreement, the City shall not provide fewer services or a lower level of services to the Tract than were in existence in the area immediately preceding the date of annexation. However, it is not the intent of this Services Agreement to require that a uniform level of services be provided to all areas of the City, including the Tract, where differing characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

C. Fees. The City may impose a fee for a service to the Tract if the same fee is imposed within the corporate boundaries of the City before annexation. The CITY may impose a fee to the Tract, over and above ad valorem taxes and fees imposed within the corporate boundaries of the City before annexation to maintain the level of services that existed to the Tract before annexation, if applicable.

NOTHING IN THIS SERVICES AGREEMENT SHALL BE INTERPRETED TO WAIVE OR OVERRIDE ANY PRE-EXISTING OBLIGATION THAT ANY OTHER PUBLIC AND/OR POLITICAL SUBDIVISION OR GOVERNMENTAL ENTITY CURRENTLY HAS TO CONSTRUCT AND/OR OTHERWISE MAINTAIN THE PUBLIC IMPROVEMENTS OR INFRASTRUCTURE CURRENTLY EXISTING TO THE TRACT.

IV. AMENDMENT; GOVERNING LAW

This Services Agreement may not be amended or repealed except as provided by the Local Government Code or other controlling law. Neither changes in the methods or means of implementing any part of the services nor changes in the responsibilities of the various departments of the City shall constitute amendments to this Services Agreement, and the City reserves the right to make such changes. This Services Agreement is subject to and shall be interpreted in accordance with the Local Government Code, the Constitution, and laws of the federal government of the United States of America and the State of Texas.

V. FORCE MAJEURE

Should a *force majeure* interrupt the services described herein, the City shall resume services under this Services Agreement within a reasonable time after the cessation of the *force majeure*. The term "*force majeure*," for the purposes of this Services Agreement, shall include, but not be limited to, acts of God, acts of the public enemy, war, blockades, insurrection, riots, epidemics, lightning, earthquakes, fires, storms, floods, washouts, droughts, tornadoes, hurricanes, arrests and restraints of government, explosions, collisions, and any other inability imposed upon the City whether similar to those enumerated or otherwise, which is not within the control of the City.

VI. ENTIRE AGREEMENT

This document contains the entire and Services Agreement relating to the Tract and supersedes all other negotiations, representations, plans and agreements, whether written or oral.

*Intentionally Left Blank
Execution Page to Follow*

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.

CITY OF ANGLETON

Owner
Justin Yaklin
Yaklin Real Estate Holding, LO

By: _____
Mayor John Wright

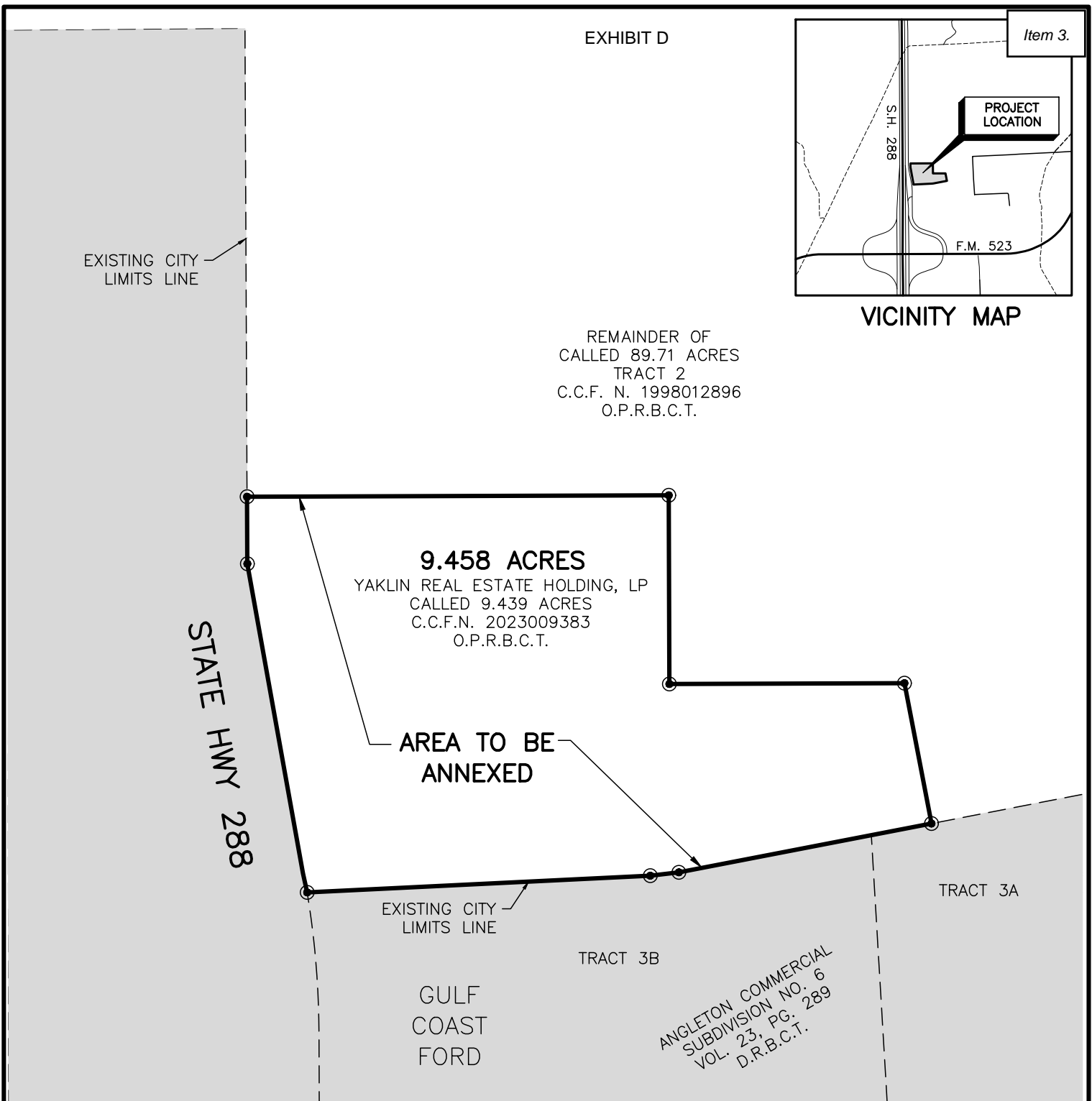
By: _____

Name: Justin Yaklin

Attest:

Michelle Perez, City Secretary

J:\140005\141005\ENGINEERING-SURVEY\DRAWING\14130 CITY ANNEXATION EXHIBIT.DWG PLOT DATE:10/29/2024 Dheidrich



EXISTING CITY LIMITS

EXHIBIT DRAWING PROPOSED ANNEXATION

CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS



Baker & Lawson Inc.
4005 Technology Dr., Suite 1530
Angleton, TX 77515
Phone # 979-849-6681
www.bakerlawson.com
Licensed Surveying Firm No. 10052500

DRAWING NO.: 14130 CITY ANNEXATION EXHIBIT	DRAWN BY: DH	CKED BY: E
JOB NO.: 14130	SCALE: 1" = 200'	DATE: 10/29/2024
		REV. N



AGENDA ITEM SUMMARY FORM

MEETING DATE: August 7, 2025

PREPARED BY: Otis T. Spriggs, AICP, Development Services Director

AGENDA CONTENT: Discussion and possible action on the Windrose Green Section 8 Final Plat, located off Parks Edge Lane and New Dawn Drive.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

This is a request from the owner/developer of the Windrose Green, Section 7, Final Plat, consisting of 36 lots, 2 reserves, and 2 Blocks on 6.47 acres of land. The Windrose Green Subdivision lies within the City's ETJ and is subject to a Strategic Partnership Agreement and Development Agreement.



PLANNING STAFF & ENGINEERING REVIEW:

The City Engineer has reviewed the submitted plat and offers the following comments which have all been responded to by the applicant as follows:

Sheet 2 of 2

1. *Metes and Bounds – Revise length to match curve table (Curve C4)*

Response: The metes and bounds have been updated to show the correct length for C4, as shown in the table.

2. *Metes and Bounds – Show complete information where noted such are recording information.*

Response: The metes and bounds have been updated to include complete information.

3. *Metes and Bounds – This course is noted as Curve C1. The description is missing additional details noted in the curve table.*

Response: The description has been updated to include the details that were missing for C1.

4. *Metes and Bounds – Radius shown does not match table for curve shown (Curve C4).*

Response: The metes and bounds have been updated to show the correct radius for C4, as shown in the table.

The applicants submitted all responses, and the correct plat, and all review comments have now been cleared by Staff and the City Engineer.

Recommendation: The Planning and Zoning Commission should accept the Staff's recommendation and approve the Windrose Green, Section 8, Final Plat, subject to final action and approval of the City Council.



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 6/26/2025

TYPE OF PLAT APPLICATION

ADMINISTRATIVE

MINOR ☐
AMENDING/REPLAT ☐

PRELIMINARY

RESIDENTIAL ☐
COMMERCIAL ☐

FINAL

RESIDENTIAL ☒
COMMERCIAL ☐

Address of property: WINDROSE GREEN SEC 8 (SOUTH OF 523 IN THE WINDROSE SUBDIVISION AT THE CORNER OF PARKS EDGE LANE AND VOYAGE DRIVE)

Name of Applicant: MAYRA HERNANDEZ Phone: 832.913.4000

Name of Company: QUIDDITY ENGINEERING, LLC Phone: 832.913.4000

E-mail: MAHERNANDEZ@QUIDDITY.COM

Name of Owner of Property: EMPTOR ANGLETON, LLC A TEXAS LIMITED LIABILITY COMPANY

Address: 4444 WESTHEIMER ROAD, SUITE G325

Phone: 281.571.7007 E-mail: MAHERNANDEZ@QUIDDITY.COM

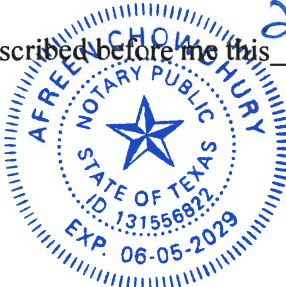
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements 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 27th day of June, 2025

(SEAL)



Notary Public for the State of Texas

Commission Expires: 06-05-2029

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)
WINDROSE GREEN SEC 8 (SOUTH OF 523 IN THE WINDROSE SUBDIVISION AT THE CORNER OF PARKS EDGE LANE AND VOYAGE DRIVE)

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: MAYRA HERNANDEZ

ADDRESS: 2322 W. GRAND PARKWAY N., SUITE 150, KATY TX 77449

APPLICANT PHONE # 832.913.4000 E-MAIL: MAHERNANDEZ@QUIDDITY.COM

PRINTED NAME OF OWNER: Harris Masterson IV

SIGNATURE OF OWNER: _____

DATE: _____


NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 27 day of June, 2025.

(SEAL)



Afreen Chowdhury
Notary Public for the State of Texas
Commission Expires: 06-05-2029

 KRISTIN R. BULANEK BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR 111 E. Locust Angleton, TX 77515 (979) 864-1320	Tax Certificate
	Property Account Number: 03180031102
Statement Date: 04/03/2025 Owner: EMPTOR ANGLETON LLC Mailing Address: % EMBER GROUP 4444 WESTHEIMER RD STE G325 HOUSTON TX 77027	Property Location: FM 523 & HENDERSON RD Legal: A0318 T S LEE BLOCK 42 TRACT 31A-32-32A-32B-33-37-38-39 (OLIVER & BARROW SD) ACRES 60.546

TAX CERTIFICATE FOR ACCOUNT : 03180031102
 AD NUMBER: 692094
 GF NUMBER:
 CERTIFICATE NO : 3378360

FEE : \$10.00
 DATE : 4/3/2025

COLLECTING AGENCY

Brazoria County
 111 E. Locust
 Angleton TX 77515

CURRENT VALUES 2024

APPRAISED VALUE: 1,178,220
 EXEMPTIONS:

REQUESTED BY

QUIDDITY ENGINEERING LLC

2322 W GRAND PARKWAYSUITE 150
 KATY TX 77449

TAX UNIT


ANGLETON - DANBURY HOSPITAL
ANGLETON DRAINAGE DIST. NO 1
ANGLETON ISD
BC EMERGENCY SERVICES #3
BRAZORIA COUNTY
PORT FREEPORT
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.

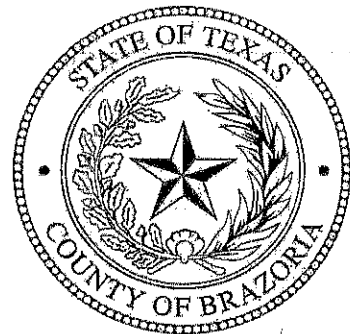
ACCOUNT NUMBER: 03180031102

CERTIFICATE NO : 3378360

TOTAL CERTIFIED TAX DUE 4/2025 : \$0.00


 Signature of Authorized officer of collection office

04/03/2025
 Date



TAX CERTIFICATE

Jurisdiction

Rancho Isabella M.U.D.

Account Number

0318-0031-102

Property Owner and Address

EMPTOR ANGLETON LLC
% MOODY LAW GROUP
3003 W ALABAMA ST
HOUSTON, TX 77098-2001

Legal Description

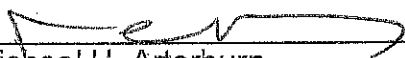
A0318 T S LEE BLOCK 42 TRACT
31A-32-32A-32B-33-37-38-39 (OLIVER & BARROW SD)
ACRES 60.546
60.5460 Acres

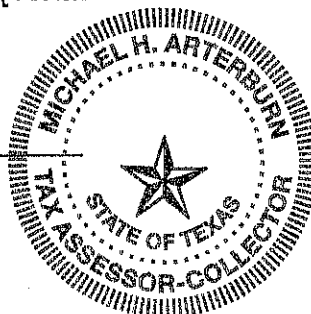
This is to certify that after a review of the tax records of this office, the following taxes, penalties, and interest are due on the above-described property as of the date of this certificate:

Year	Base Tax	P & I	Atty Penalty	Total Due	Date Paid
2024	17,084.19	0.00	0.00	0.00	1/29/2025

If applicable:

- 1) This certificate does not reflect the potential of rollback taxes which may become due on properties receiving agricultural, open space or timber valuations before or after date of issuance.
- 2) This certificate does not cover property omitted from the appraisal roll as described under Tax Code Section 25.21. [Texas Tax Code Section 31.08(b)]


Michael H. Arterburn
Tax Assessor / Collector
Rancho Isabella M.U.D.



Date Of Issuance
3/27/2025

ANGLETON DRAINAGE DISTRICT

A Political Subdivision of the State of Texas
P.O. Box 2469, Angleton, Texas 77516-2469
Phone: (979) 849-2414 Fax: (979) 848-8160



February 12, 2025

Quiddity Engineering
Attn: Ashlynn Ramelow, Design Engineer
601 Northwest Loop 410, Suite 453
San Antonio, Texas 78216

Re: Plat, Grading, Drainage and Detention Plan
Windrose Green Sections 7 & 8.

Dear Ms. Ramelow:

During the regular public meeting of the Angleton Drainage District held February 11, 2025, the Angleton Drainage Board of Supervisors unanimously approved the plat, grading, drainage and detention plan of Windrose Green Subdivision, Sections 7 & 8 as presented.

As presented, Section 7 consists of (60) sixty lots, 45-foot wide. Section 8 consists of (36) thirty-six 50-foot wide. The lots are being built up and will drain to the streets and into a storm sewer system that will then drain to the existing detention pond known as "Restricted Reserve D" as was designed in the original drainage plan.

If any structures are added to this site in the future, or revisions to the plat, grading, drainage and detention plan are made, a subsequent review by the Angleton Drainage District will be required to ensure there are no adverse impacts to adjacent landowners.

Approval of this plat, grading, drainage and detention plan in no way represents that Windrose Green Subdivision, Angleton, Texas has complied with any federal, state, county or other law, statute, procedure or requirement of any type beyond the approval of the plat, grading, drainage and detention plan approved, with the stipulations listed in this letter, if any, by the District.

Sincerely,

A handwritten signature in dark ink, appearing to read 'David B. Spoor', is written over a light blue horizontal line.

David B. Spoor, Chairman
Angleton Drainage District Board of Supervisors

April 2, 2025

Mr. Otis Spriggs
Director of Development Services
City of Angleton
121 S. Velasco
Angleton, TX 77515

Re: On-Going Services
Windrose Green Section 8 Subdivision Improvement Plans – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Spriggs:

HDR Engineering, Inc. (HDR) has reviewed the plans for the above referenced subdivision and offers the following comments:

General

1. A final plat is included in the construction planset; however, this is being provided for information purposes only. At the time of completion of the subdivision improvements or fiscal responsibility as noted in the Angleton LDC, a final plat shall be submitted for review and approval.
2. It is noted that the remaining sections of the proposed subdivision are subject to meeting requirements found in the Development and Utility Agreements with the City of Angleton such as utility capacity. Coordination shall be made for compliance with these requirements prior acceptance of the subdivision improvements.
3. Approval from referral agencies such as Brazoria County Engineering and Angleton Drainage District (A.D.D.) shall be provided prior to commencing construction.
4. A preconstruction meeting will be required for the proposed improvements.
5. All applicable permits shall be coordinated by the Contractor prior to commencement of construction.
6. Any revisions to the approved plansets shall be submitted to the City of Angleton for review and approval prior to the revisions being constructed.

Sheet 14 of 26 – Sanitary Sewer & Water Details

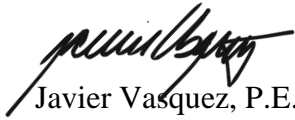
1. Confirmation shall be made Angleton PW on dual service lines/dual meters using a "U-branch". The revised drawings show a proposed tee; however, a "U-branch" fitting has been used in previous construction. Please revise accordingly and resubmit with the issued for construction planset.

HDR Engineering, Inc. (HDR) offers no objection to the proposed Windrose Green Section 8 Subdivision Improvement Plans with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability.

If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10420700)

Attachments

Matt Hanks, P.E.
COUNTY ENGINEER

Karen McKinnon, P.E.,
ASST. COUNTY ENGINEER

(979) 864-1265
Office



Wael Tabara, P.E., CFM
ASST. COUNTY ENGINEER

Item 4.

Barbara X. Martinez, P.E.,
STAFF ENGINEER

(979) 864-1270
Fax

BRAZORIA COUNTY ENGINEERING

451 N VELASCO, SUITE 230
ANGLETON, TEXAS 77515
www.brazoriacountytx.gov

April 29, 2025

Ashlynn Ramelow
Quiddity
Via Email: aramelow@quiddity.com

RE: Construction Plan Review: Windrose Section 8 :Angleton, TX 77515

Dear Ashlynn Ramelow:

Brazoria County has completed the review of the above referenced revised plans as provided on April 16, 2025. The County has no objection.

This Letter of No Objection is for Construction Plan approval only. It is the applicant's responsibility to apply for all other proper permits required by Brazoria County. These permits must remain posted onsite during the construction for this project.

If construction has not begun one year from issue date, this approval is null and void.

Best Regards,

A handwritten signature in red ink, appearing to read "Megan Cook", is written over the "Best Regards," text.

Megan Cook



2322 W Grand Parkway North, Suite 150
Katy, Texas 77449
Tel: 832.913.4000
www.quiddity.com

Item 4.

July 24, 2025

Otis Springs
Development | City of Angleton
121 S. Velasco
Angleton, Texas

Re: On-Going Services
Windrose Green Subdivision Sec. 8 Final Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Springs:

In response to HDR's review, we have provided the following corrections and responses to the comments.

Sheet 2 of 2

1. *Metes and Bounds – Revise length to match curve table (Curve C4)*

Response: The metes and bounds have been updated to show the correct length for C4, as shown in the table.

2. *Metes and Bounds – Show complete information where noted such are recording information.*

Response: The metes and bounds have been updated to include complete information.

3. *Metes and Bounds – This course is noted as Curve C1. The description is missing additional details noted in the curve table.*

Response: The description has been updated to include the details that were missing for C1.

4. *Metes and Bounds – Radius shown does not match table for curve shown (Curve C4).*

Response: The metes and bounds have been updated to show the correct radius for C4, as shown in the table.

Sincerely,


Alexandra Ruiz
Planner

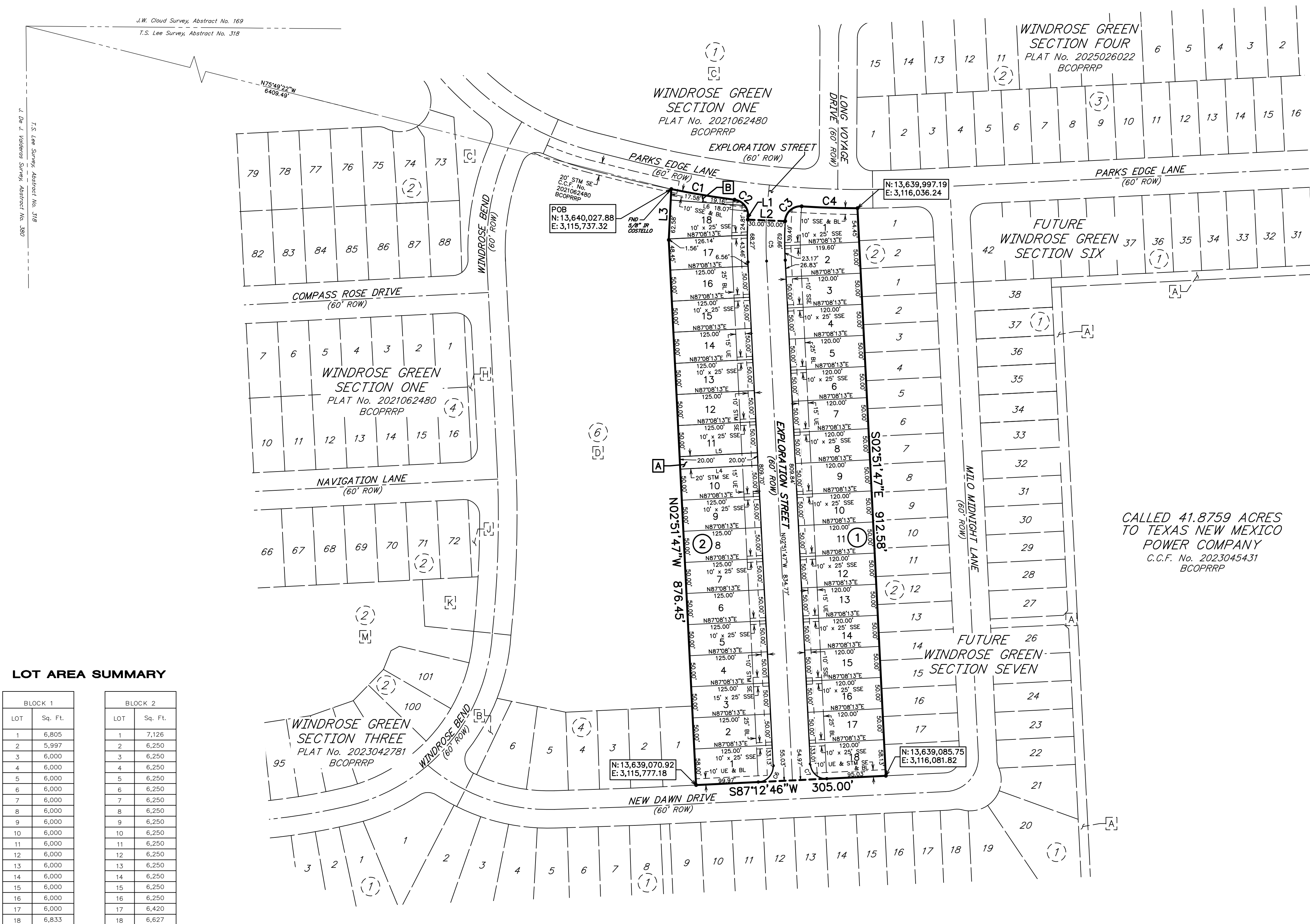
K:\29188\29188-0003-02 Windrose Green Sec 8 Paving\2 Design Phase\Planning\PROJECT MANAGEMENT\Submittal\RESUBMITTAL\Response Letter_Windrose Sec 8

RESTRICTED RESERVE [A]

Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.06 AC.
2,500 Sq. Ft.

RESTRICTED RESERVE [B]

Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.03 AC.
1,337 Sq. Ft.

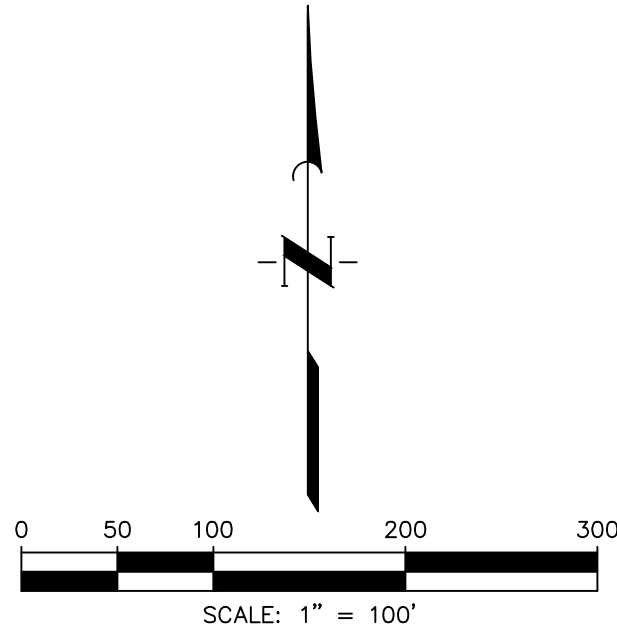
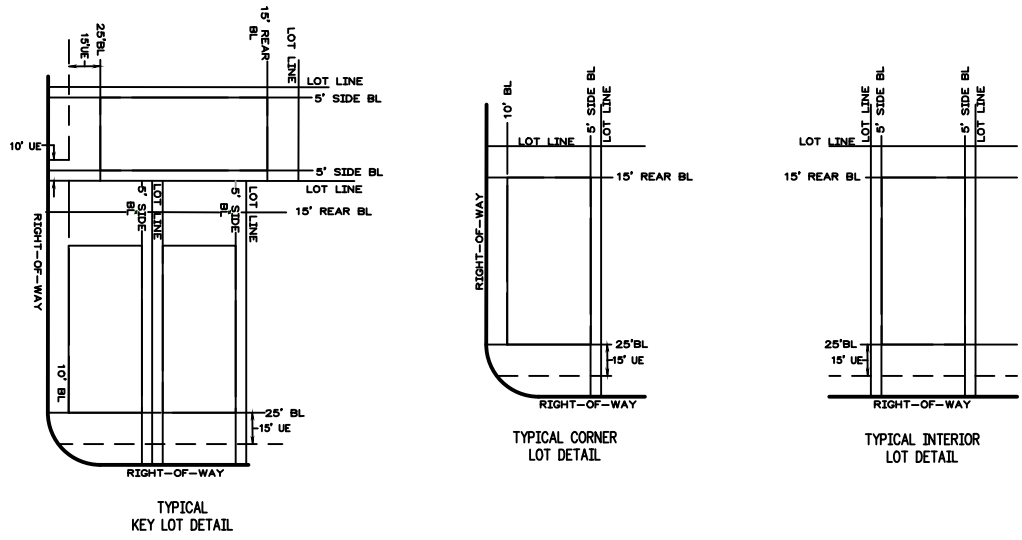
**LOT AREA SUMMARY**

LOT	Sq. Ft.
1	6,805
2	5,997
3	6,000
4	6,000
5	6,000
6	6,000
7	6,000
8	6,000
9	6,000
10	6,000
11	6,000
12	6,000
13	6,000
14	6,000
15	6,000
16	6,000
17	6,000
18	6,833

LOT	Sq. Ft.
1	7,126
2	6,250
3	6,250
4	6,250
5	6,250
6	6,250
7	6,250
8	6,250
9	6,250
10	6,250
11	6,250
12	6,250
13	6,250
14	6,250
15	6,250
16	6,250
17	6,420
18	6,627

STREET NAME AND LENGTH			
STREET NAME	LENGTH (CENTERLINE)	WIDTH	TYPE
EXPLORATION STREET	900'	60'	LOCAL

LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
L1	S02°43'22"W	5.80'	C1	1530.05'	3°51'10"	102.89'	S80°25'41"E	102.87'	51.46'
L2	S87°30'17"E	60.00'	C2	25.00'	85°18'17"	37.22'	S39°42'08"E	33.88'	23.03'
L3	N02°44'45"E	81.71'	C3	25.00'	91°05'28"	39.75'	N48°02'27"E	35.69'	25.48'
L4	N87°08'13"E	125.00'	C4	1530.00'	3°21'32"	89.70'	S88°05'35"E	89.68'	44.86'
L5	N87°08'13"E	125.00'	C5	700.00'	5°21'30"	65.46'	S00°11'02"E	65.44'	32.76'
L6	S85°45'48"E	118.86'	C6	25.00'	90°04'33"	39.30'	N42°10'29"E	35.38'	25.03'
L7			C7	25.00'	89°55'27"	39.24'	S47°49'31"E	35.33'	24.97'

**LEGEND**

AC. "Acres"
BCOPRRP "Brazoria County Official Public Records of Real Property"
BL "Building Line"
C.C.F. "County Clerk's File"
DE "Drainage Easement"
ESMT "Easement"
FND "Found"
IR "Iron Rod"
No. "Number"
POB "Point of Beginning"
ROW "Right-of-Way"
SSE "Sanitary Sewer Easement"
Sq. Ft. "Square Feet"
STM SE "Storm Sewer Easement"
UE "Utility Easement"
VOL. PG. "Volume and Page"
WLE "Waterline Easement"
① "Block Number"
● "Set 3/4-inch Iron Rod (with cap stamped "QUIDDITY ENG. PROPERTY CORNER") as per Certification"

GENERAL NOTES

- All building lines along street rights-of-way are as shown on the plat.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor of 0.999870017.
- There are no pipelines or pipeline easements within the platted area shown hereon.
- HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate System, North American Datum of 1983 (NAD83), South Central Zone.
- VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (NAVD88), GEOID 12B, based on Allterra's RTK Network, Stations HAGS_1012 and HC0G_14012.
- According to the National Flood Insurance Program Flood Insurance Rate Map for Brazoria County, Texas, Map No. 48039C0435K, dated December 30, 2020, this property lies within Unshaded Zone "X", which is defined as areas determined to be outside of the 500-year floodplain.
- Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
- This subdivision shall be serviced by the following providers: Rancho Isabella MUD, Texas New Mexico Power, and Centric Gas & Fiber.
- Notice: Selling a portion of this addition by metes and bounds is a violation of the Unified Development Code of the City of Angleton and State platting statutes and is subject to fines and withholding of utilities and building permits.
- Notice: Plat approval shall not be deemed to give authority to violate, nullify, void, or cancel any provisions of local, state, or federal laws, ordinances, or codes.
- Notice: The applicant is responsible for securing any Federal permits that may be necessary as the result of proposed development activity. The City of Angleton is not responsible for determining the need for, or ensuring compliance with any Federal permit.
- Notice: Approval of this plat does not constitute a verification of all data, information and calculations supplied by the applicant. The Engineer of Record or Registered Public Land Surveyor is solely responsible for the completeness, accuracy and adequacy of his/her submittal whether or not the application is reviewed for code compliance by the City Engineer.
- Notice: All responsibility for the adequacy of this plat remains with the engineer or surveyor who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Engineer and/or surveyor of record.
- Incidental Utilities are including but not limited to the underground utility services.
- All reserves shall be owned and maintained by the MUD or the Home Owner's Association.
- Storm water detention is required for the development located within this plat and is accounted for in detention facilities located in Windrose Green Section One.
- BENCHMARK
All elevations are referenced to the North American Vertical Datum of 1988 (NAVD88). GEOID 12B Based on Allterra's RTK Network, Stations Hags_1012 and HC0G_14012.
TBM-3: "X" Cut on the north edge of the north shoulder of FM 523, 0.94 Miles from the Northeast corner of Freedom Park Boundary, and approximately 121 feet east from the centerline of drainage ditch. Elevation = 28.66.

FINAL PLAT OF WINDROSE GREEN SECTION EIGHT

A SUBDIVISION OF 6.469 ACRES OF LAND

OUT OF THE

T.S. LEE SURVEY, A-318

BRAZORIA COUNTY, TEXAS

36 LOTS

2 RESERVES

2 BLOCKS

JULY 2025

OWNER

EMPTOR ANGLETON, LLC
a Texas limited liability company
4444 Westheimer Road, Suite G325
Houston, Texas 77063
281.571.7007

ENGINEER/PLANNER/SURVEYOR:

QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-22780 & 100493100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SHEET 1 OF 2

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Emptor Angleton, LLC, a Texas limited liability company, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Windrose Green Section Eight, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues. The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Emptor Angleton, LLC
A Texas Limited Liability Company
By: CCDL Ventures, LLC
Its: Manager
By: Concourse Companies
Its: Manager

Signature

Name and Title

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

ANGLETON DRAINAGE DISTRICT

Angleton Drainage District accepted this ____ day of _____, 20____, the Board of Supervisors of the Angleton Drainage District does not warrant, represent, or guarantee:

1. That the facilities outside of the boundaries of the subdivision plat are available to receive runoff from the facilities described in this plat.
2. That the drainage facilities described in this plat are adequate from rainfall in excess of Angleton Drainage District minimum requirements.
3. That building elevation requirements have been determined by the Angleton Drainage District.
4. That the District assumes any responsibilities for construction, operation or maintenance of subdivision drainage facilities.

The District's review is based solely on the documentation submitted for review, and on the reliance of the report submitted by the Texas Registered Professional Engineer.

The District's review is not intended nor will serve as a substitution of the overall responsibility and/or decision making power of the party submitting the plat or plan herein, their or its principals or agents.

Chairman of the Board of Supervisors

Board Member

Board Member

STATE OF TEXAS §
COUNTY OF §

KNOW ALL MEN BY THESE PRESENTS:

That I, Courtney B. Just, P.E., do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

Courtney B. Just, P.E.
Professional Engineer
No. 152415

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 6.469 acre (281,792 square feet) tract of land out of the T.S. Lee Survey Survey, Abstract No. 318 in Brazoria County, Texas, being out a called 154.6 acre tract described in the deed to Emptor Angleton, LLC and recorded under Clerk's File No. 2020013621 of the Brazoria County Official Public Records of Real Property, said 6.469 acre (281,792 square feet) tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

BEGINNING at 5/8--inch iron rod with cap stamped "Costello" found at the northeast corner of Restricted Reserve "D" as shown on the plat of Windrose Green Section 1, recorded under Plat number 2021062480 of the Brazoria County Plat Records and being the beginning of a curve to the left;

THENCE over and across said 154.6 acres the following 8 calls:

1. with said curve turning to the left, having a radius of 1530.05 feet, a chord bearing of South 80 Degrees 25 Minutes 41 Seconds East, a chord length of 102.87 feet and an arc length of 102.89 feet to the beginning of a curve to the right;
2. with said curve turning to the right, having a radius of 25.00 feet, a chord bearing of South 39 Degrees 42 Minutes 08 Seconds East, a chord length of 33.88 feet and an arc length of 37.22 feet;
3. South 02 Degrees 43 Minutes 22 Seconds West, a distance of 5.80 feet;
4. South 87 Degrees 30 Minutes 17 Seconds East, a distance of 60.00 feet to the beginning of a curve to the right;
5. with said curve turning to the right, having a radius of 25.00 feet, a chord bearing of North 48 Degrees 02 Minutes 27 Seconds East, a chord length of 35.69 feet and an arc length of 39.75 feet to a point of reverse curve to the left;
6. with said reverse curve turning to the left, having a radius of 1530.00 feet, a chord bearing of South 88 Degrees 05 Minutes 35 Seconds East, a chord length of 89.68 feet and an arc length of 89.70 feet;
7. South 02 Degrees 51 Minutes 47 Seconds East, a distance of 912.58 feet;
8. South 87 Degrees 12 Minutes 46 Seconds West, a distance of 305.00 feet;

THENCE, North 02 Degrees 51 Minutes 47 Seconds West, continuing over and across said 154.6 acres and with the easterly line of said Restricted Reserve "D", a distance of 876.45 feet;

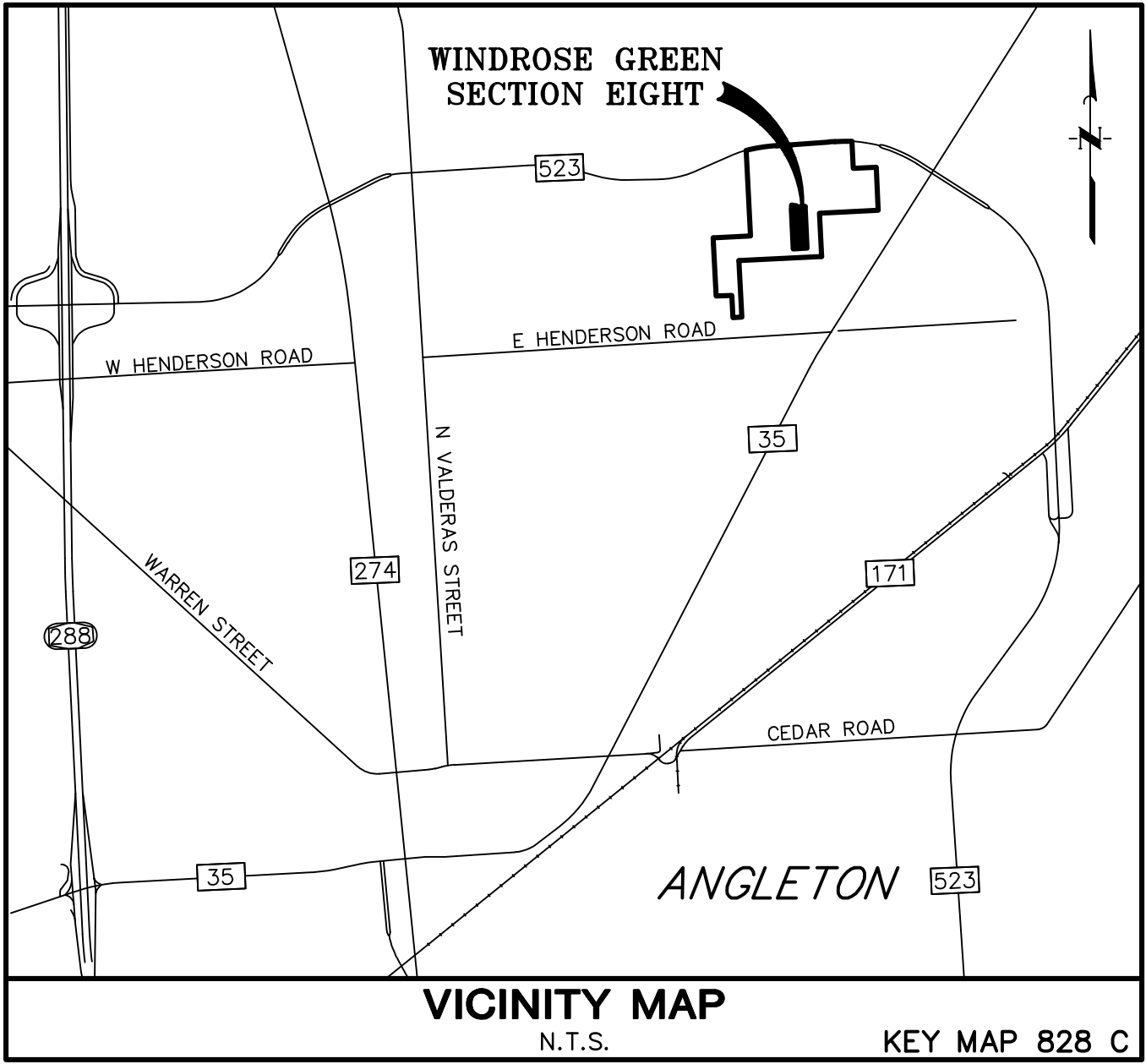
THENCE, North 02 Degrees 44 Minutes 45 Seconds East, continuing with said easterly line, a distance of 81.71 feet to the POINT OF BEGINNING, CONTAINING 6.469 acres (281,792 square feet) of land in Brazoria County, Texas;

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeremy A. Chandler, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monument shown thereon were properly placed under my supervision.

Jeremy A. Chandler
Registered Professional Land Surveyor
No. 5755



APPROVED this _____ day of _____, 20____, by the Planning and Zoning Commission, City of Angleton, Texas.

Chairman, Planning and Zoning Commission

APPROVED this _____ day of _____, 20____, by the City Council, City of Angleton, Texas.

Mayor

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20____, by _____, City Secretary, City of Angleton, on behalf of the City.

Notary Public
State of Texas


FINAL PLAT OF WINDROSE GREEN SECTION EIGHT

A SUBDIVISION OF 6.469 ACRES OF LAND
OUT OF THE
T.S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

36 LOTS 2 RESERVES 2 BLOCKS

JULY 2025

OWNER
EMPTOR ANGLETON, LLC
a Texas limited liability company
4444 Westheimer Road, Suite G325
Houston, Texas 77063
281.571.7007

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-22780 & 10494100
6330 West Loop South, Suite 150 • Bellaire, TX 77405 • 713.777.5337



AGENDA ITEM SUMMARY FORM

MEETING DATE: August 7, 2025

PREPARED BY: Otis T. Spriggs, AICP, Director of Development Services

AGENDA CONTENT: Discussion and possible action on the Preliminary Plat of the Ashland Street Dedication Section 7.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY. This is a request for approval of the Preliminary Plat of the Ashland Street Dedication Section 7 (Attachment 1). The subject property is located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523, as part of a development agreement and SPA (Strategic Partnership Agreement), which establishes standards for the Ashland Development. Ashland Development is part of a Strategic Partnership Agreement within MUD-82 (April 29, 2024), and also a Development Agreement executed with the City on June 6, 2023.



For roads, the construction of which are governed by the pending development agreement between City and developer, County and City shall jointly coordinate and cross-reference construction standards to verify that the roads are constructed to meet or exceed County standards.

Staff and City Engineering Review:

The Sapphire Springs Trail Preliminary Plat was forwarded to the City Engineer who submitted the following textual comments for the applicant's correction:

Sheet 1 of 2**Sheet 2 of 2**

At the time of agenda posting, the applicants submitted the corrective responses to the Staff will provide the P&Z Commission with an updated report once all conditions have been cleared and satisfied by the applicant.

Recommendation

The Planning and Zoning Commission should approve the Preliminary Plat of the Ashland Street Dedication Section 7, subject to any required referral agency approvals and forward it to City Council for final action and consideration.

August 1, 2025

Mr. Otis Spriggs
Development Services Director
121 S. Velasco Street,
Angleton, TX, 77515

Re: ASHLAND STREET DEDICATION 7 PRELIMINARY PLAT

Dear Otis,

On behalf of Anchor Holdings, LLC, we Meta Planning + Design, respectfully submit our responses below to the City Comments dated July 25, 2025, for the above referenced plat.

Sheet 1 of 2

1. Show the course noted on the metes and bounds on the plat drawing.

Response: Plat has been revised. Please see updated plat.

2. City Secretary will be the Notary, update notes accordingly.

Response: Plat has been revised. Please see updated plat.

Sheet 2 of 2

1. Label sections of the Ashland Subdivision adjacent to the plat area.

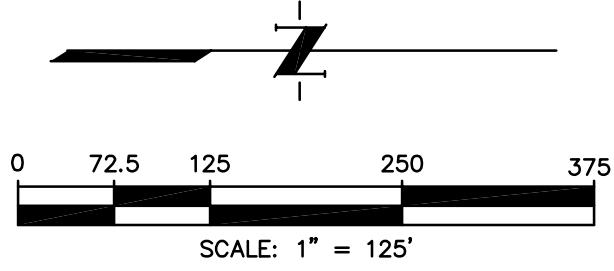
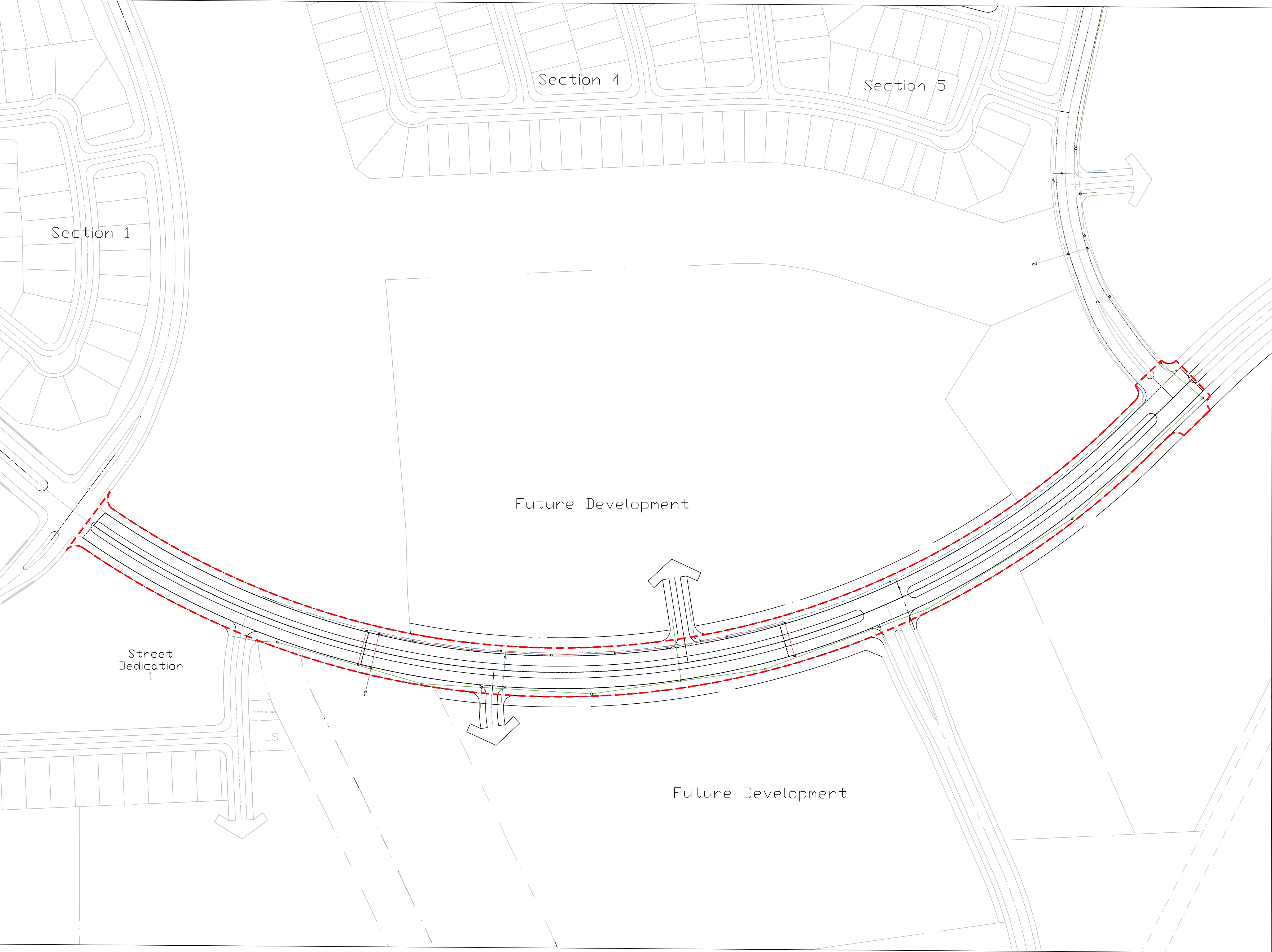
Response: Plat has been revised. Please see updated plat.

Enclosed is a copy of the revised plat. Please contact me if you need any additional information.

Sincerely,

Jacob Guerrero

Jacob Guerrero
Enclosure



LEGEND

- PLAT BOUNDARY
- STORM SEWER LINE W/ MANHOLE
- WASTEWATER LINE W/ MANHOLE
- WATER LINE W/ HYDRANT

ASHLAND
STREET DEDICATION 7
PRELIMINARY DESIGN
UTILITY ONE-LINES
7/11/2025



STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WILDROCK HOLDINGS, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Street Dedication 7, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues.

The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner

Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this ____ day of _____

Notary Public
State of Texas

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steve Jores, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monument shown thereon were properly placed under my supervision.

Steve Jores
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, William A.C. McAshon, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

William A.C. McAshon, P.E.
Professional Engineer

APPROVED this _____ day of _____, 20____ by the Planning and Zoning Commission, City of Angleton, Texas.

Bill Garwood, Chairman, Planning and Zoning Commission

APPROVED this _____ day of _____, 20____ by the City Council, City of Angleton, Texas.

John Wright, Mayor

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20____ by

_____, City of Angleton, on behalf of the City.

LEGEND:

"AC." INDICATES ACREAGE.

2.) "R.O.W." INDICATES RIGHT-OF-WAY.

3.) "P.O.B." INDICATES POINT OF BEGINNING.

4.) "VOL." INDICATES VOLUME.

5.) "PG." INDICATES PAGE.

6.) "⊠" INDICATES BLOCK NUMBER.

7.) "⊠" INDICATES RESERVE NUMBER.

LINE TYPE LEGEND

———— PLAT BOUNDARY

--- --- UTILITY EASEMENT, 1' RESERVE

--- --- CENTER LINE

--- --- EXISTING SECTION BOUNDARY

GENERAL NOTE:

1.) "U.E." INDICATES UTILITY EASEMENT.

2.) "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.

3.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.

4.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

5.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.

6.) NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.

7.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.

8.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.

9.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.

10.) HORIZONTAL DATUM:
ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.

VERTICAL DATUM:
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12B, BASED ON ALTIMETER'S RTK NETWORK, STATIONS HASS-102 AND HCOL-1402.

11.) THESE TRACTS LIE WITHIN ZONE "A" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430M, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.

12.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC, WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.

13.) QUIDDITY ENGINEERING, LLC, TYPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No. 10046100, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.

14.) * PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC, UPON RECORDEATION OF A FINAL PLAT.

15.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82, CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.

LINE TABLE

LINE	DISTANCE	BEARING
L1	90.00'	S 46°27'26" W
L2	120.00'	N 44°33'40" W
L3	90.00'	S 45°26'20" W
L4	77.75'	S 45°26'20" W
L5	120.00'	S 34°28'35" W
L6	77.73'	N 45°26'20" E
L7	156.45'	S 44°33'40" E
L8	217.42'	S 45°26'20" W

CURVE TABLE

CURVE	ARC RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	91°01'06"	39.71'	S 89°03'07" E	35.67'
C2	25.00'	90°00'00"	39.27'	S 00°26'20" W	35.36'
C3	25.00'	90°00'00"	39.27'	N 89°33'40" W	35.36'
C4	2060.00'	79°02'15"	2841.70'	S 84°57'28" W	2621.68'
C5	1940.00'	79°02'15"	2676.16'	N 84°57'28" E	2468.96'
C6	25.00'	89°09'20"	38.90'	N 00°51'40" E	35.09'
C7	795.00'	00°10'26"	2.41'	N 43°37'47" W	2.41'
C8	750.00'	01°01'06"	13.33'	S 44°03'07" E	13.33'
C9	2000.00'	79°02'15"	2758.93'	S 84°57'28" W	2545.32'

STREET NAME TABLE

STREET NAME	LINEAR FEET	WIDTH	STREET TYPE
ASHLAND BOULEVARD	2,976.35'	120'	LOCAL
SAPPHIRE SPRINGS TRAIL	169.78'	VARIES	LOCAL

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 8.32 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 202008545 of the Official Public Records of Brazoria County (OPRBC), said 8.32 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

BEGINNING at a found 3/4-inch iron rod [with cap stamped "Quiddity Eng Property Corner"] at the south end of a cutback at the east corner of the intersection of Ashland Boulevard, dedication of which is recorded in Plat No. 2025012903 of the OPRBC and Sapphire Springs Trail, dedication of which is recorded in Plat No. 2025019956 OPRBC, said iron rod also being in a south line of Restricted Reserve "A" of Ashland Street Dedication Section 2, plat of which is recorded in Plat No. 2025019956 OPRBC at the beginning of a curve to the left, from which a found 3/4-inch iron rod [with cap stamped "Quiddity Eng Property Corner"] bears North 09°18'18" West, 34.83 feet at the north end of said cutback;

THENCE, along the south line of said Restricted Reserve "A" and along the arc of said curve to the left having a radius of 1940.00 feet, a central angle of 79°02'15", an arc length of 2676.16 feet, and a long chord bearing North 84°57'28" East, 2468.96 feet to a point for corner;

THENCE, North 45°28'20" East, 77.73 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 89°09'20", an arc length of 38.90 feet, and a long chord bearing North 00°51'40" East, 35.09 feet to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 795.00 feet, a central angle of 00°10'26", an arc length of 2.41 feet, and a long chord bearing North 43°37'47" West, 2.41 feet to a point for corner in the south line of proposed Ashland Street Dedication Section 6;

THENCE, North 46°27'26" East, along the south line of proposed Ashland Street Dedication Section 6, 90.00 feet to a point at the beginning of a non-tangent curve to the left in a south line of proposed Ashland Section 8;

THENCE, along a south line of proposed Ashland Section 8 and along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 91°01'06", an arc length of 39.71 feet, and a long chord bearing South 89°03'07" East, 35.67 feet to a point for corner;

THENCE, South 44°33'40" East, 120.00 feet to a point at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing South 00°26'20" West, 35.36 feet to a point for corner;

THENCE, South 45°28'20" West, 90.00 feet to a point at the beginning of a non-tangent curve to the left;

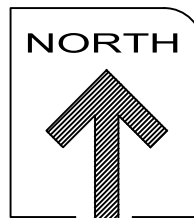
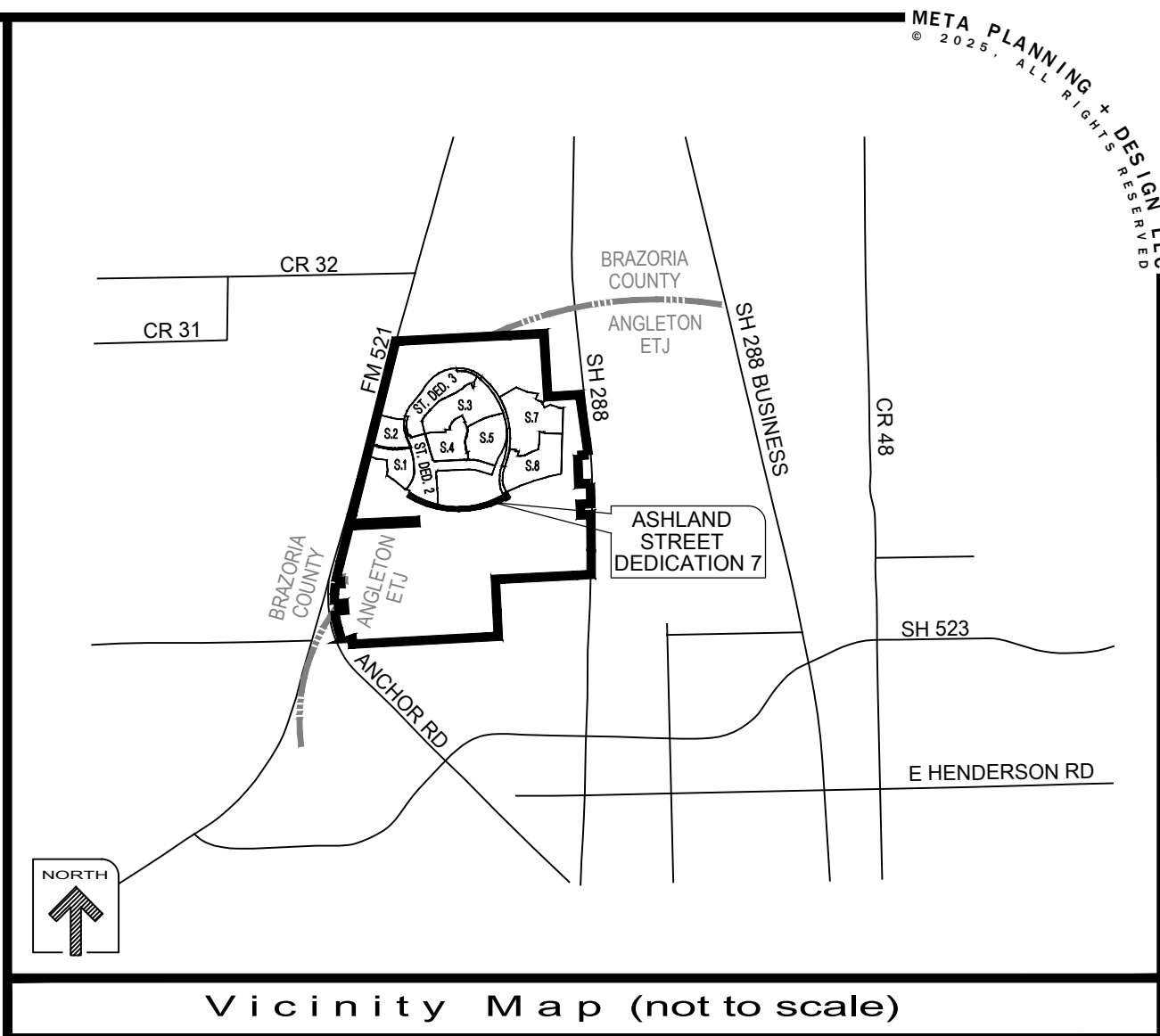
THENCE, along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing North 89°33'40" West, 35.36 feet to a point for corner;

THENCE, South 45°26'20" West, 77.75 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 2060.00 feet, a central angle of 79°02'15", an arc length of 2841.70 feet, and a long chord bearing South 84°57'28" West, 2621.68 feet to a point for corner;

THENCE, North 34°28'35" East, 120.00 feet to the POINT OF BEGINNING, CONTAINING 8.32 acres of land in Brazoria County, Texas.

±



A PRELIMINARY PLAT OF

ASHLAND STREET DEDICATION 7 BEING 8.32 ACRES OF LAND

OUT OF THE
SHUBAEL MARSH SURVEYS, A-82
BRAZORIA COUNTY, TEXAS

OWNER:
WILDROCK HOLDINGS, LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

ENGINEER:
QUIDDITY ENGINEERING, LLC
3100 ALVIN DEVANE BLVD #150
AUSTIN, TEXAS 78741
(512) 441-9493

SURVEYOR
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
TBPELS Firm Registration No. 10046104

PLANNER:

META
PLANNING + DESIGN

META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'

0 100 200

REV: AUGUST 1, 2025

PAGE 1 OF 2

MTA-78006

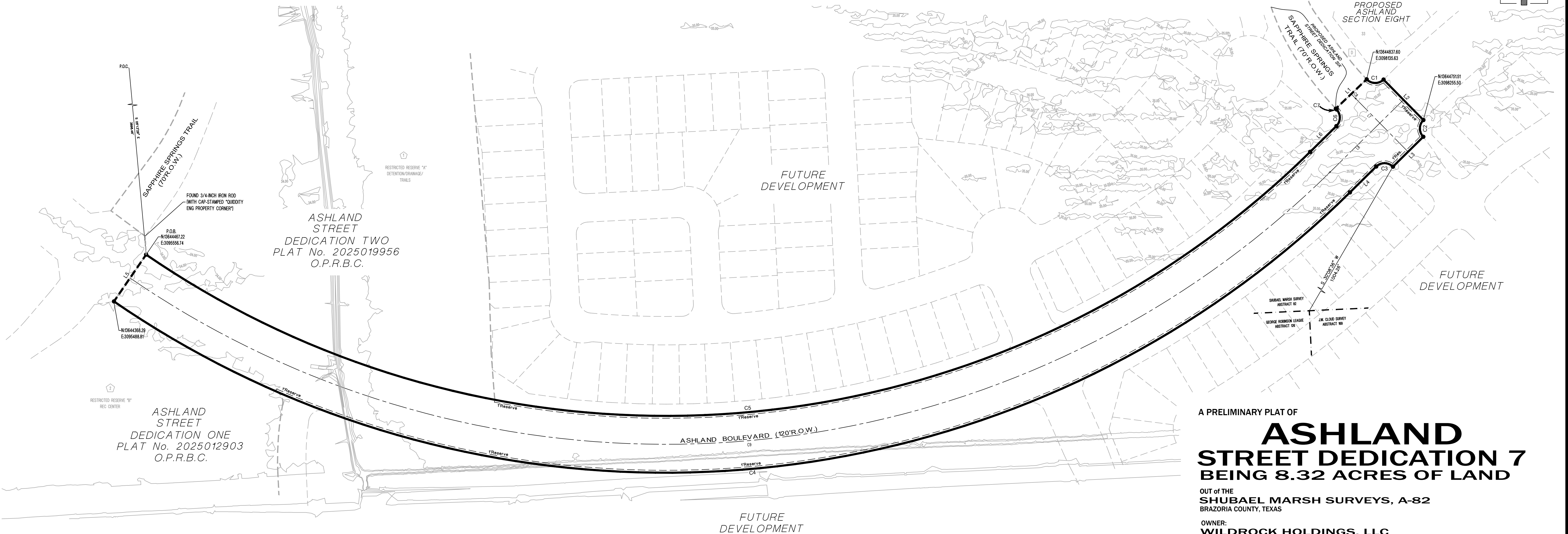
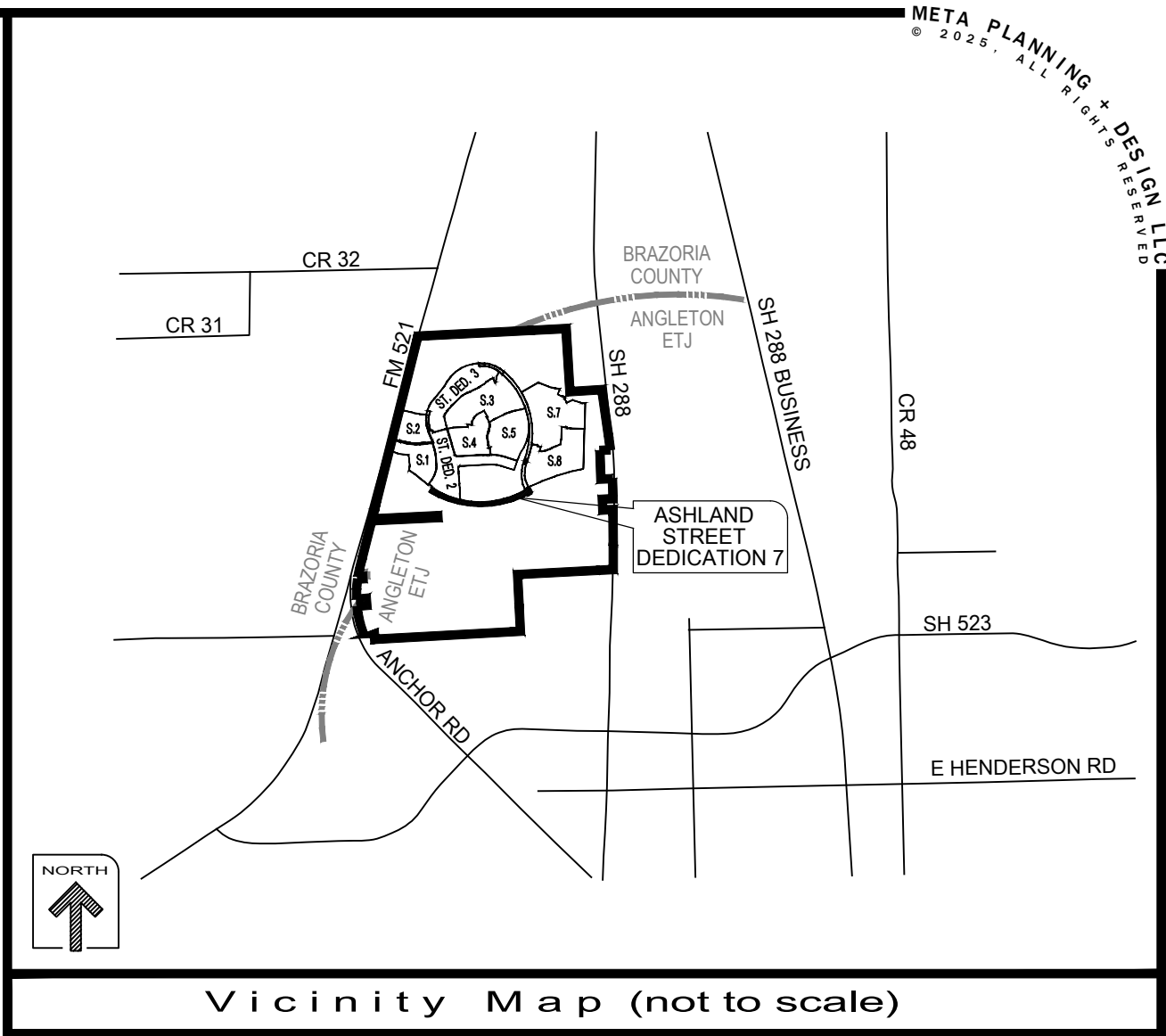
LINE TABLE		
LINE	DISTANCE	BEARING
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L3	90.00'	S 45°26'20" W
L4	77.75'	S 45°26'20" W
L5	120.00'	N 34°28'35" E
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CURVE TABLE					
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C5	1940.00'	79°02'15"	2676.16'	N 84°57'28" E	2468.96'
C6	25.00'	89°09'20"	38.90'	N 00°51'40" E	35.09'
C7	795.00'	00°10'26"	2.41'	N 43°37'47" W	2.41'
C8	750.00'	01°01'06"	13.33'	S 44°03'07" E	13.33'
C9	2000.00'	79°02'15"	2758.93'	S 84°57'28" W	2545.32'

- LEGEND:
- "AC." INDICATES ACREAGE.
2.) "R.O.W." INDICATES RIGHT-OF-WAY.
3.) "P.O.B." INDICATES POINT OF BEGINNING.
4.) "VOL." INDICATES VOLUME.
5.) "PG." INDICATES PAGE.
6.) "⊗" INDICATES BLOCK NUMBER.
7.) "Ⓜ" INDICATES RESERVE NUMBER.

LINE TYPE LEGEND	
	PLAT BOUNDARY
	UTILITY EASEMENT, 1' RESERVE
	CENTER LINE
	EXISTING SECTION BOUNDARY

STREET NAME TABLE			
STREET NAME	LINEAR FEET	WIDTH	STREET TYPE
ASHLAND BOULEVARD	2,976.35'	120'	LOCAL
SAPPHIRE SPRINGS TRAIL	169.78'	VARIES	LOCAL



A PRELIMINARY PLAT OF

ASHLAND STREET DEDICATION 7

BEING 8.32 ACRES OF LAND

OUT OF THE
SHUBAEL MARSH SURVEYS, A-82
BRAZORIA COUNTY, TEXAS

OWNER:
WILDROCK HOLDINGS, LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

ENGINEER:
QUIDDITY ENGINEERING, LLC
3100 ALVIN DEVANE BLVD #150
AUSTIN, TEXAS 78741
(512) 441-9493

SURVEYOR
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
TBPELS Firm Registration No. 10046104

PLANNER:
META
PLANNING + DESIGN

META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'
0 100 200

REV: AUGUST 1, 2025 PAGE 2 OF 2 MTA-78006

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ANGLETON, PLANNING & ZONING COMMISSION AND/OR CITY-COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

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 Guerrero 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 10th day of July, 2025.

(SEAL)




 Notary Public for the State of Texas
 Commission Expires: 02/19/2029

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: ✓ DATE: 08/01/24

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 1 day of August, 20 24.

(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)

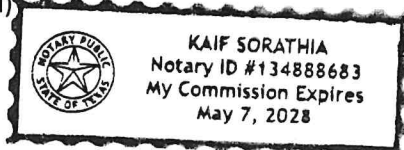
08/01/24
 Date

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

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 Street Dedication Section 7 to create ROW.

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

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

Name: Jacob GuerreroDate: 07/10/2025

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: _____