



**CITY OF ANGLETON
SPECIFIC USE PERMIT APPLICATION**

PROPERTY ADDRESS: 3319 EAST MULBERRY STREET, ANGLETON, TX 77515

PROPERTY DESCRIPTION (Legal description): 41.8759-ACRE TRACT OF LAND (TEXAS NEW MEXICO POWER COMPANY), BEING PART

OF A 45.83-ACRE TRACT OF LAND CONVEYED TO ROBERT L. JEZ, ET AL, BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOC. NO. 2005010393

IN VOLUME 1631, PAGE 329 OF THE OFFICIAL PUBLIC OF BRAZORIA COUNTY, TEXAS, THEODORE S. LEE SURVEY, ABSTRACT 318

RECORD PROPERTY OWNER NAME, ADDRESS AND PHONE NUMBER:

TEXAS NEW MEXICO POWER CO. (OWNER) /

DESIGNATED REPRESENTATIVE, ADDRESS AND PHONE

NUMBER: JARED WEYER /

PROPOSED USE FOR THE PROPERTY ADDRESS INDICATED

ABOVE: THE PROPOSED 15.70-ACRE SITE WILL SERVE AS A ELECTRICAL POWER GENERATION SUBSTATION TO SERVE THE SURROUNDING AREAS.

A site plan
Ord:

in accordance with Section 35.4 of the City of Angleton Code of
d to the application. If a base zoning district amendment is required or
' accompany the application for a Specific Use Permit. If the proposed
ion for subdivision approval must be submitted with this application

Wey
Weyerson.com On-Page Counsel Engineers, Civil Engineer N, Civil/Jared Weyer
10/20

D ON THIS PROPERTY.

USE PERMIT



USE ONLY

Admin Fee Received: _____

Date to publish: _____

Change: Submitted: Yes _____ No _____
Can received & evaluated by City Staff: Yes _____ No _____

Proof of taxes paid: _____ Date verified: _____

371-843-3666
REF#: 023C289D 5/22/2024 10:22 AM
OPER: 33 TERM: 105
REF#: 022E09 SUP-WEYER
TRAN: 300.000 MISCELLANEOUS 150.00CR
MISCELLANEOUS 150.00-
TENDERED: 150.00 CREDIT CARD
APPLIED: 0.00
CHARGE: Submitted: Yes _____ No _____
Can received & evaluated by City Staff: Yes _____ No _____



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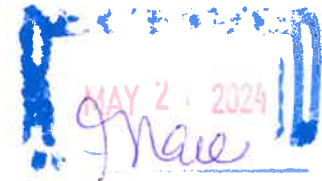
ABOVE: THE PROPOSED 15.70-ACRE SITE WILL SERVE AS A ELECTRICAL POWER GENERATION SUBSTATION TO SERVE THE SURROUNDING AREAS.

A site plan (prepared and approved) in accordance with Section 35.4 of the City of Angleton Code of Ordinances (City Code) must be attached to the application. If a base zoning district amendment is required or requested, such rezoning application shall accompany the application for a Specific Use Permit. If the proposed use requires a division of land, an application for subdivision approval must be submitted with this application for a Specific Use Permit.

SIGNATURE: Jared Weyer

Digitally signed by Jared Weyer
DN: cn=J. Weyer, email=j.weyer@cityofangleton.com, o=City of Angleton, ou=City of Angleton, c=US
Date: 2024.05.20 17:23:29 -0500

DATE: 5/20/2024



PLEASE PROVIDE PROOF OF TAXES PAID ON THIS PROPERTY.

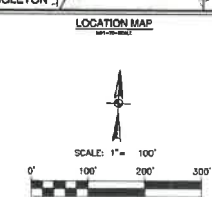
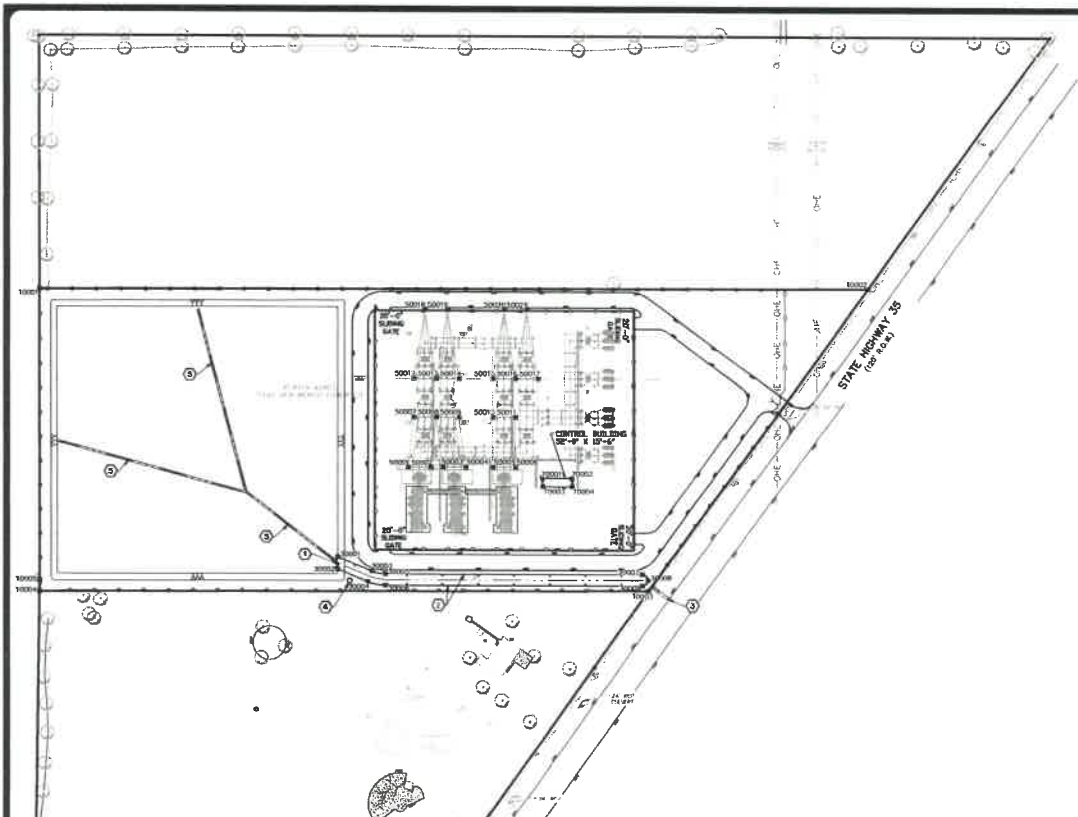
ATTACHMENT: SECTION 35 SUP – SPECIFIC USE PERMIT

APPLICATION FEE: \$150.00 due upon submittal

OFFICE USE ONLY

Date received: _____ Admin Fee Received: _____
P&Z Public Hearing date: _____
Date to send cert. letters: _____ Date to publish: _____
Site Plan submitted: Yes _____ No _____
Site Plan received & evaluated by City Staff: Yes _____ No _____
Proof of taxes paid: _____ Date verified: _____

Scale: May 17, 2024, 4:45pm User: C. Brown
File: C:\Users\C. Brown\Documents\2024\White Oak Substation\Overall Site Plan.dwg
Plot: C:\Users\C. Brown\Documents\2024\White Oak Substation\Overall Site Plan.dwg



- LEGEND**
- PROPERTY LINE
 - EXISTING FENCE
 - PROPOSED SWALE
 - PROPOSED FENCE
 - PROPOSED TRAMP EQUIPMENT
 - PROPOSED EDGE OF ROAD/PAVEMENT

- KEY NOTES**
- 1 PROPOSED TWO FEATURE TRASH RACK (SEE SHEET FOR DETAIL)
 - 2 PROPOSED DRAINAGE CHANNEL
 - 3 PROPOSED CONCRETE SLOPE PAVING & RIP RAP OUTFALL
 - 4 PROPOSED STORM SINKER LEFT STATION
 - 5 PROPOSED CONCRETE LINED PILOT CHANNEL

NOTE: CONTROL POINTS FOR STABILIZED LIMESTONE BASE AVAILABLE UPON REQUEST.

STRUCTURAL CONTROL POINTS

PTS	NORTHING	EASTING
30001	13637350.97	3118863.89
30002	13637352.83	3118863.98
30003	13637354.10	3118705.93
30004	13637356.07	3118705.98
30005	13637358.43	3118702.92
30006	13637360.40	3118653.77
30007	13637441.93	3118949.54
30008	13637443.90	3118949.59
30009	13637446.02	3118729.44
30010	13637448.02	3118729.44
30011	13637450.79	3118625.32
30012	13637452.02	3118646.15
30013	13637509.80	3118646.15
30014	13637511.80	3118646.15
30015	13637513.79	3118729.00
30016	13637515.78	3118729.00
30017	13637517.77	3118625.92
30018	13637519.76	3118729.00
30019	13637521.75	3118729.00
30020	13637523.74	3118625.92
30021	13637525.73	3118625.92
30022	13637527.72	3118625.92
30023	13637529.71	3118625.92
30024	13637531.70	3118625.92
30025	13637533.69	3118625.92
30026	13637535.68	3118625.92
30027	13637537.67	3118625.92
30028	13637539.66	3118625.92
30029	13637541.65	3118625.92
30030	13637543.64	3118625.92

PROPERTY CONTROL POINTS

PTS	NORTHING	EASTING
10001	13637362.83	3118706.81
10002	13637364.82	3118706.81
10003	13637366.81	3118706.81
10004	13637368.80	3118706.81
10005	13637370.79	3118706.81
10006	13637372.78	3118706.81
10007	13637374.77	3118706.81
10008	13637376.76	3118706.81
10009	13637378.75	3118706.81
10010	13637380.74	3118706.81

CONTROL POINTS BASIN

PTS	NORTHING	EASTING
30001	13637163.60	3116827.25
30002	13637165.59	3116828.33
30003	13637167.58	3116829.41
30004	13637169.57	3116829.41
30005	13637171.56	3116829.41
30006	13637173.55	3116829.41
30007	13637175.54	3116829.41
30008	13637177.53	3116829.41
30009	13637179.52	3116829.41
30010	13637181.51	3116829.41

CONTROL BUILDING CONTROL POINTS

PTS	NORTHING	EASTING
70001	13637354.04	3118625.84
70002	13637356.03	3118625.84
70003	13637358.02	3118625.84
70004	13637360.01	3118625.84

DATE: _____

NO. REVISION: _____

PAPE-DAWSON ENGINEERS
11010 N. FARM ROAD, SUITE 100, FARMERSVILLE, TEXAS 77936
TEL: 817.255.1100 FAX: 817.255.1101
WWW.PAPE-DAWSON.COM

TEXAS NEW MEXICO POWER CO. - WHITE OAK SUBSTATION
OVERALL SITE PLAN

PLAT NO. _____

JOB NO. 41301-00

DATE MAY 2024

DESIGNER JH

CHECKED JH

DRAWN JH

SHEET C1.00



— • — SURVEYED BOUNDARY LINE

O.P.R., B.C., TX. OFFICIAL PUBLIC RECORDS,
BRAZORIA COUNTY, TEXAS

D.R., B.C., TX. DEED RECORDS,
BRAZORIA COUNTY, TEXAS

FOUND MONUMENT AS DESCRIBED

FOUND "TXDOT" CAP

(R) RECORD BEARINGS & DISTANCES

(M) SURVEYED BEARINGS & DISTANCES

LINE TABLE		
LINE	BEARING	DISTANCE
L1M	S 32°49'30" W	167.78
L1R	S 35°47'49" W	167.77
L2M	S 32°50'38" W	218.61
L2R	S 35°47'49" W	218.69
L3M	S 6°03'41" W	337.37
L4M	N 01°38'06" W	50.39
L4R	N 01°04'46" W	50.33
L5M	N 55°54'12" E	262.00
L5R	N 52°56'43" E	262.80
L6M	S 25°21'28" W	181.07
L6R	S 28°10'57" W	181.07
L7M	S 25°21'28" W	56.00
L7R	S 28°18'57" W	56.00
L8M	S 62°29'28" W	84.70
L8R	S 65°26'57" W	84.70
L9M	S 32°50'20" W	281.00
L9R	S 35°47'49" W	281.04
L10M	N 58°38'46" E	239.24
L10R	N 55°38'17" W	239.24

SURVEY NOTES

1. THE BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD 83), U. S. SURVEY FEET
2. THE DISTANCES SHOWN ON THIS PLAT ARE GRID DISTANCES. TO CONVERT TO GROUND DISTANCES DIVIDE BY THE COMBINED SCALE FACTOR 0.99987001 (TXDOT SAF)
3. Notice: The Texas Board of Professional Engineers and Land Surveyors regulates land surveying in Texas. The Board is located at: 1917 S IH 35 Frontage Rd. Austin, Texas. 78741, (512) 440-7723

JESSE FUENTES 09/13/2023.
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5988
DATE OF SURVEY: 08-23-2023



FOUND 1/2- REBAR
WITH CAP STAMPED
"ANGLETON SURVEY"
SE CORNER
7.56 ACRE

ABANDONMENT OF
ROAD OR DEDICATION
DOC. 1992037870
O.P.R., B.C., TX.

154.6 ACRES
EMPTOR ANGLETON, LLC
DOC. 2020013621
O.P.R., B.C., TX.

N87°10'48"E 1,320.20'(R)
N87°10'41"E 1,320.10'(M)

FOUND 1-INCH
IRON PIPE

OLIVER & BARROW'S SUBDIVISION
VOL.2, PG 97
D.R.,B.C., TX.

FOUND 5/8-INCH
REBAR WITH CAPA
"COSTELLO INC"

22.1088 ACRES
1269 DAYTON, LLC
DOC. 2022049373
O.P.R., B.C., TX.

N87°10'48"E 466.36'(R)
N87°11'20"E 468.76'(M)

FOUND 1/2-INCH
REBAR
NE CORNER
45.38-ACRE TRACT
POINT OF
BEGINNING

154.6 ACRES
EMPTOR ANGLETON, LLC
DOC. 2020013621
O.P.R., B.C., TX.

THEODORE S. LEE
ABSTRACT 318

41.8759 ACRES
TEXAS NEW MEXICO POWER CO.

45.83 ACRES
ROBERT L. JEZ, ET AL
DOC. 2005010393
O.P.R., B.C., TX.

1.00 ACRE
ROBERT L. JEZ, ET AL
DOC. 2008005130
O.P.R., B.C., TX.

7.56 ACRES
TITAN TRAILS, LLC
DOC. 2013008639
O.P.R., B.C., TX.

FOUND 1/2-INCH
REBAR
WITH RED CAP
"PIN POINT RPLS 6086"

FOUND 1/2-INCH
REBAR

FOUND 1/2- INCH REBAR
WITH RED CAP
"PIN POINT RPLS 6086"

1.889 ACRE
ROBERT L. JEZ
VOL. 1631, PG. 329
O.P.R., B.C., TX.

SET 5/8 REBAR—
WITH WITH
ALUMINUM CAP
STAMPED FXSA INC
TBPLS
"100490-00"

S90°00'00"W 760.89' (R)
3.76 ACRE
ANGLETON COLUMBUS CLUB
VOL. 896, PG. 715
O.P.R., B.C., TX.

FOUND 1/2-INCH REBAR

FOUND 1-INCH
IRON PIPE

PAGE 1 OF 2

REV.	DATE	BY	DESCRIPTION
DATE: 06/30/2023			DRAWN BY: MG FISA JOB NO. 52349EP

FXSA
www.fxsa.com

Consulting Civil Engineers & Surveyors

1130 Montana Ave., El Paso, Texas 79902
Ph: (915) 533-4600 Fax: (915) 533-4673
(TBPE/ F-3584, TBPL/ 100490-00)

Consulting Civil Engineers & Surveyors
1130 Montana Ave., El Paso, Texas 79902
Ph: (915) 533-4600 Fax: (915) 533-4673
(TBPE# F-3584, TBPLS# 100490-00)

Warranty Deed with Vendor's Lien

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: July 24th, 2004

Grantor: LIBBY A. JEZ
3301 Mulberry
Angleton, Brazoria County, Texas 77515

Grantees: ROBERT L. JEZ
P.O. Box 774
Danbury, Brazoria County, Texas 77534

JANIE LIGHT
1692 CR 152
Alvin, Brazoria County, Texas 77511

HENRY F. JEZ, JR.
2008 Jenkins Road, Apt. 105
Pasadena, Harris County, Texas 77506

A.J. JEZ
6503 Wickwillow Lane
Alvin, Brazoria County, Texas 77511

Consideration:

A note of even date executed by Grantee and payable to the order of Grantor in the principal amount of EIGHTY TWO THOUSAND AND NO/100'S DOLLARS (\$82,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Pi-Yi Mayo, trustee.

Property (including any improvements):

All my right, title, and interest in and to:

A tract of 45.83 acres of land, more or less, out of a tract of 210 acres of land, and being out of the Oliver & Barrow Subdivision in the T.S. Lee Survey, Abstract 318, in Brazoria County, Texas, same being a part of the land described in the deed from W.F. Reed to Fridolin Jez, dated July 6, 1931, recorded in Volume 229, page 305, of the Deed Records of Brazoria County, Texas, and from Mrs. Lou A. Reed to Fridolin Jez, et ux, dated July 16, 1934, recorded in Volume 253, page 279, of the Deed Records of Brazoria County, Texas, to which reference is here made for all appropriate purposes, the said 45.83 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of the said Jez 210 acre tract; THENCE East and following the North line of the said Jez tract a distance of 1791.6 ft. to a point where the said North line of said tract intersects the West right of way line of State Highway 35; THENCE in a Southwesterly direction and following the West line of said State Highway 35 a distance of 2068.6 ft. to corner, same being the Northeast corner of the Frank J. Orsak five acre tract; THENCE West and following the North line of said Frank J. Orsak tract a distance of 585.4 ft. to point where said North line of said Orsak tract intersects the West line of the said 210 acre tract, said point being also the Northwest corner of the said Frank J. Orsak five acre tract; THENCE North 1679.9 ft. and following the West line of said 210 acre tract to the place of beginning and containing 45.83 acres of land, more or less;

SAVE AND EXCEPT:

A 3.76 acre tract out of a 45.83 acre tract, Oliver & Barrow Subdivision, T.S. Lee Survey, Abstract 318, Brazoria County, Texas, said 3.76 acre tract being described as follows:

BEGINNING at an iron rod on the Southwest corner of herein described tract. Said beginning point being the Southwest corner of 45.83 acre tract, Oliver & Barrow Subdivision, T.S. Lee Survey, Abstract 318, Brazoria County, Texas. Said 45.83 acre tract being duly recorded in Volume 515, Page 43, Deed Records of Brazoria County, Texas; THENCE North, along the West line of said 45.83 acre tract, 243.32 feet to an iron rod for corner; THENCE East, 760.89 feet to an iron rod in the Northwest right-of-way line of State Highway No. 35; THENCE South 35 deg. 48' West, along the Northwest right-of-way line of said Highway No. 35, also being the Southeast line of said 45.83 acre tract, 300.00 feet to an iron rod for corner. Said iron rod being the Northeast corner of Frank J. Orsak 5.00 acre tract. Said 5.00 acre tract being duly recorded in Volume 440, Page 164, Deed Records of Brazoria County, Texas; THENCE West, along the common line of said 45.83 acre tract and the said Frank J. Orsak 5.00 acre tract, 585.40 feet to the Place of Beginning.

SAVE AND EXCEPT:

Being a 1.000 acre tract out of the land of Henry F. Jez in the Oliver and Barrow Subdivision of the Theodore S. Lee Survey, Abstract 318, Brazoria County, Texas, and by metes and bounds described as follows:

BEGINNING at the ½" iron rod in the Northwest right-of-way line of State Highway #35, said iron rod bears North 35 deg. 47' 49" East 218.69 feet from an iron rod at the Northeast corner of the Angleton Columbus Club 3.76 acre tract (Volume 896, Page 715, Brazoria County Deed Records) out of the Henry F. Jez 45.83 acre tract;

THENCE North 35 deg. 47' 49" East 167.77 feet, along the Northwest right-of-way line of State Highway #35, to a ½" iron rod for corner;

THENCE North 52 deg. 56' 43" West 262.8 feet to a ½" iron rod for corner;

THENCE South 28 deg. 18' 57" West 181.07 feet to a ½" iron rod for corner;

THENCE South 55 deg. 38' 17" East 239.24 feet to the PLACE OF BEGINNING; together with all improvements thereon. Said tract therein containing 1.000 acres of land.

Reservations from Conveyance:

None


Exceptions to Conveyance and Warranty:

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.


LIBBY A JEZ

THE STATE OF TEXAS)

COUNTY OF BRAZORIA)

This instrument was acknowledged before me on July 24th, 2004,
by LIBBY A. JEZ.


Notary Public, State of Texas



PREPARED IN THE OFFICE OF:

PI-YI MAYO
5223 GARTH
BAYTOWN, TX 77521
Tel: (281) 421-5774
Fax: (281) 421-1103

AFTER RECORDING RETURN TO:

✓ ROBERT ^{L.} JEZ
P.O. Box 774
Danbury, TX 77534

Doc# 2005010393
Pages 4
02/24/2005 11:22AM
Official Records of
BRAZORIA COUNTY
JOYCE HUDMAN
COUNTY CLERK
Fees \$20.00

Joyce Hudman