



**CITY OF ANGLETON  
SPECIFIC USE PERMIT APPLICATION**

**PROPERTY ADDRESS:** 3433 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 16.72-ACRE SITE WILL SERVE AS A ELECTRICAL POWER DISTRIBUTION 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=Jared Weyer, o=City of Angleton, ou=City of Angleton, email=jared@cityofangleton.com, c=US  
Date: 2024.05.24 16:23:01 -0500

**DATE:** 5/24/2024

**PLEASE PROVIDE PROOF OF TAXES PAID ON**

**ATTACHMENT: SECTION 35 SUP – SPECIFIC U**

**APPLICATION FEE:** \$150.00 due upon submittal

375-843-3665

**OFFICE**  
Date received: \_\_\_\_\_  
P&Z Public Hearing date: \_\_\_\_\_  
Date to send cert. letters: \_\_\_\_\_  
Site Plan submitted: Yes \_\_\_\_\_ No \_\_\_\_\_  
Site Plan received & evaluated by City Sta \_\_\_\_\_  
Proof of taxes paid: \_\_\_\_\_ Date \_\_\_\_\_

REF#: 02304937 6/05/2024 2:15 PM  
OPER: 33 TERM: 105  
REF#: 005681

TRAN: 300.0000 MISCELLANEOUS  
MISCELLANEOUS 150.00CR

TENDERED: 150.00 CREDIT CARD  
APPLIED: 150.00-

CHANGE: 0.00





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**SIGNATURE:** Jared Weyer

Digitally signed by Jared Weyer  
DN: cn=Jared Weyer, o=City of Angleton, ou=City of Angleton, email=jared@cityofangleton.com, c=US  
Date: 2024.05.24 10:20:27 -0500

**DATE:** 5/24/2024

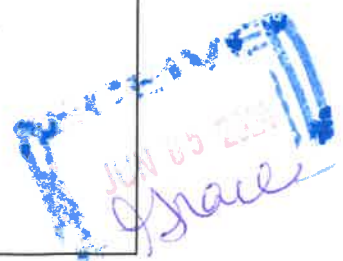
**PLEASE PROVIDE PROOF OF TAXES PAID ON THIS PROPERTY.**

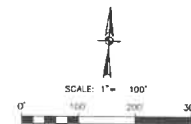
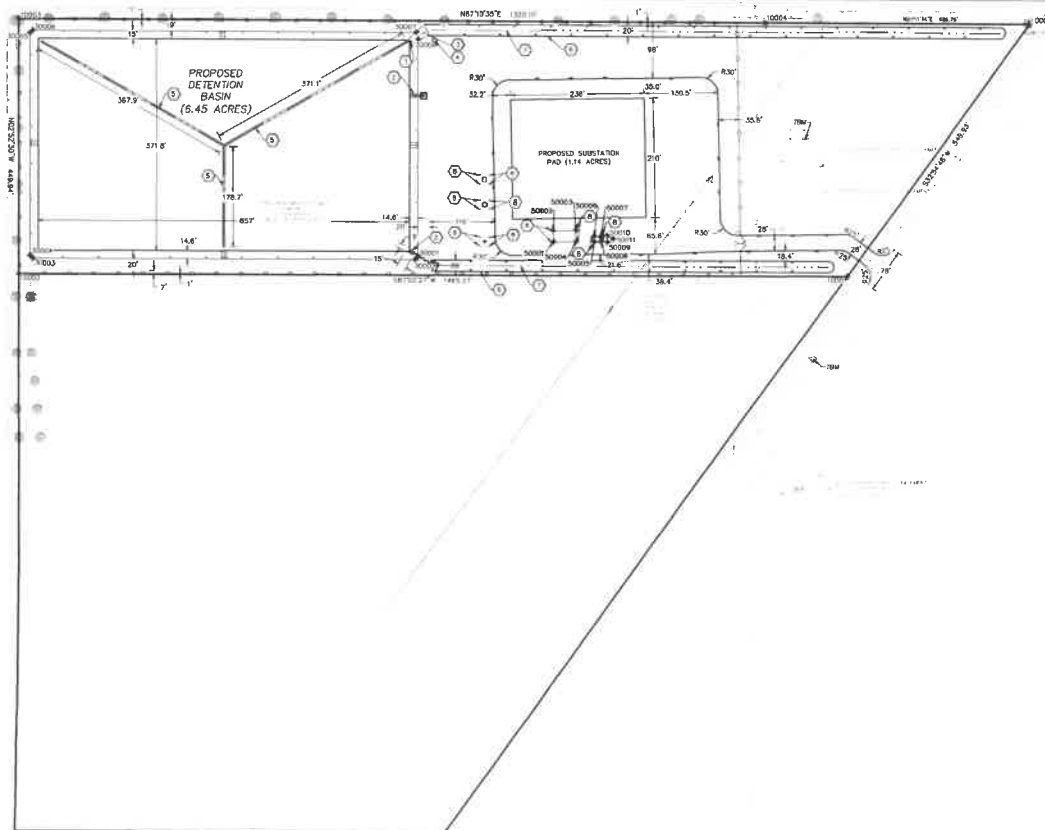
**ATTACHMENT:** SECTION 35 SUP – SPECIFIC USE PERMIT

**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: \_\_\_\_\_





**LEGEND**

	PROPERTY LINE
	EXISTING SWALE TOP OF BANK
	EXISTING SWALE CENTER LINE
	EXISTING ROAD EDGE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING FENCE
	EXISTING TREE
	EXISTING ELECTRIC TOWER
	PROPOSED SWALE
	PROPOSED SWALE CENTER LINE
	PROPOSED EDGE OF LIMESTONE BASE
	PROPOSED FENCE

- KEY NOTES**
- PROPOSED SWO FEATURE WASH RACK (REF. SHEET C7.00 FOR DETAILS)
  - PROPOSED REPAIR (REF. SHEET C2.35 FOR DETAILS)
  - PROPOSED EXTREME EVENT OVERFLOW CONCRETE LINED SWALE (REF. SHEET C7.00 FOR DETAILS)
  - PROPOSED STORM SEWER MANHOLE (REF. SHEET C7.00 FOR DETAILS)
  - PROPOSED CONCRETE LINED PILOT CHANNEL (TYP.)
  - PROPOSED "V" SHAPE DRAINAGE SWALE (TYP.)
  - PROPOSED 6" BULLOCK (TYP.)
  - PROPOSED 16" CONCRETE BOLLARDS (REF. SHEET 30.00 FOR DETAILS)
- NOTE:  
CONTROL POINTS FOR  
STABILIZED LIMESTONE BASE  
AVAILABLE UPON REQUEST.

**PROPERTY  
CONTROL POINTS**

PTS	NORTHING	EASTING
10001	13637701.58	3117440.13
10002	13637702.84	3118978.83
10003	13638982.31	3118994.23
10004	13638947.34	3117272.19
10005	13638910.29	3117738.94

**CONTROL POINTS  
BASIN**

PTS	NORTHING	EASTING
30001	13637701.34	3118640.43
30002	13637898.19	3118978.86
30003	13638981.19	3118994.27
30004	13637702.84	3118994.16
30005	13638982.32	3118994.48
30006	13638982.32	3118994.20
30007	13638982.32	3118994.20
30008	13638982.32	3118994.20

**STRUCTURAL  
CONTROL POINTS**

PTS	NORTHING	EASTING
50001	13637701.17	3118994.50
50002	13637701.13	3118994.17
50003	13637702.78	3118994.05
50004	13637702.84	3118994.08
50005	13637702.09	3118994.84
50006	13637702.07	3118994.87
50007	13637702.81	3118994.86
50008	13637702.86	3118994.83
50009	13637702.83	3118994.83
50010	13637702.83	3118994.83
50011	13637702.81	3118994.83

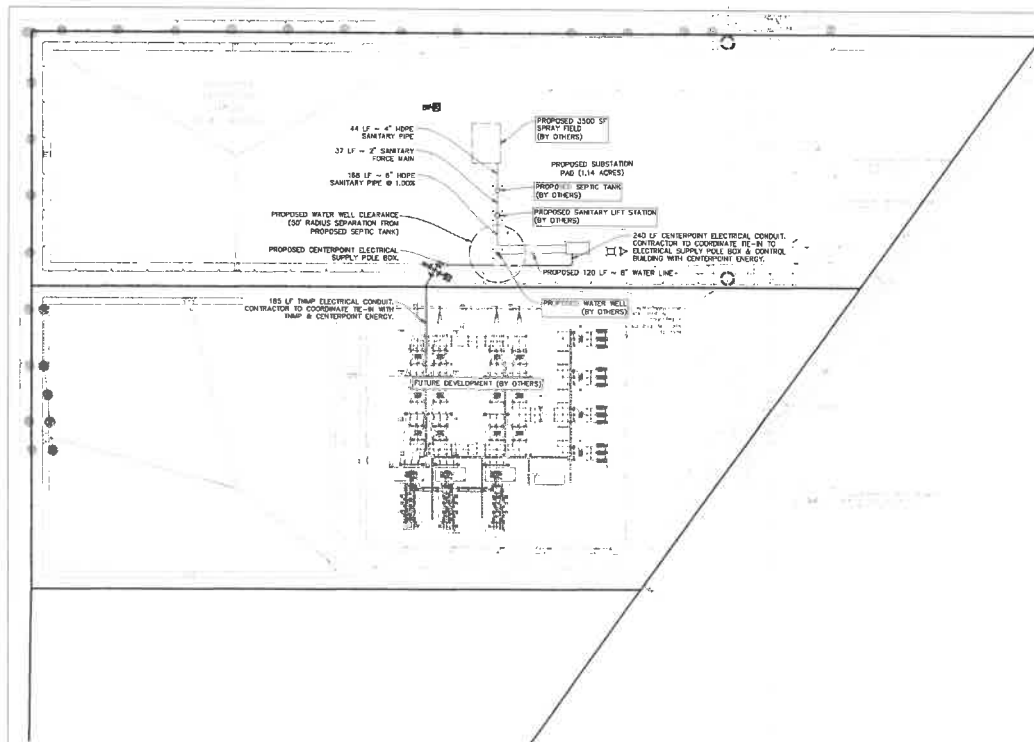
REV	DESCRIPTION	DATE

**PAPE-DAWSON  
ENGINEERS**  
2808 HWY LOOP 410 | SAN ANTONIO, TX 78213 | 210.378.9000  
TEXAS LICENSED PROFESSIONAL ENGINEER | TEXAS PROFESSIONAL DESIGNER

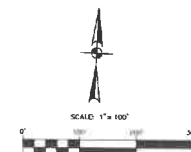
**CenterPoint Energy  
SAMARITAN SUBSTATION  
TXDOT PERMIT SET**

**OVERALL SITE PLAN**

DESIGNED BY	DATE	SCALE	PROJECT
BY	05	41318-00	C3.00



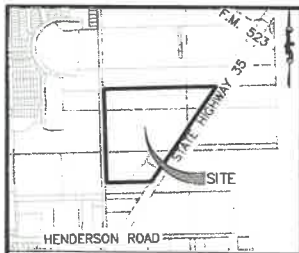
**LOCATION MAP**  
NOT-TO-SCALE



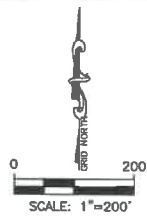
### LEGEND

- PROPOSED PROPERTY LINE  
PROPOSED WATER LINE  
PROPOSED NATURAL GAS LINE  
EXISTING GAS LINE  
PROPOSED UNDERGROUND ELECTRIC LINE  
PROPOSED COMMUNICATION CONDUIT  
EXISTING OVERHEAD ELECTRIC LINES  
CAUTION! UTILITY CROSSING

[illegible]



LOCATION MAP: NOT TO SCALE  
BRAZORIA COUNTY



#### LEGEND

- 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	BEARING	DISTANCE
L1M	S 32°49'30" W	167.78'
L1R	S 35°47'49" W	167.77'
L2M	S 32°50'38" W	218.81'
L2R	S 35°47'49" W	218.69'
L3M	S 87°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" W	262.00'
L5R	N 52°56'43" W	262.80'
L6M	S 25°21'28" W	181.07'
L6R	S 28°18'57" 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 55°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" W	239.24'
L10R	N 55°38'17" W	239.24'

#### SURVEY NOTES

- 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
- THE DISTANCES SHOWN ON THIS PLAT ARE GRID DISTANCES. TO CONVERT TO GROUND DISTANCES DIVIDE BY THE COMBINED SCALE FACTOR 0.99987001 (TXDOT SAF)
- 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*  
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

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

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

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.

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)

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

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"

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

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 466.76'(M)

FOUND 1/2-INCH  
REBAR  
WITH RED CAP  
"PIN POINT RPLS 6085"

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.

S87°13'23"W 423.33'(M)  
S90°00'00"W 760.89' (R)  
3.76 ACRE  
ANGLETON COLUMBUS CLUB  
VOL. 896, PG. 715  
O.P.R., B.C., TX.

S03°21'54"E 258.63'

FOUND 1-INCH  
IRON PIPE

FOUND 1/2-INCH REBAR

FOUND 5/8-INCH  
REBAR

FOUND 5/8-INCH  
REBAR

STATE HIGHWAY 35 (120' R.O.W.)  
S35°40'45" W 2088.09' (R)  
S35°40'45" W 1,380.57'(M)



41.8759-ACRE TRACT  
TEXAS NEW MEXICO POWER CO.  
PROPOSED WHITE OAK SUBSTATION SITE  
BEING A PORTION OF THE  
THEODORE S. LEE SURVEY, ABSTRACT 318,  
BRAZORIA COUNTY, TEXAS.

Consulting Civil Engineers & Surveyors

FXSA  
www.fxsa.com

1130 Montana Ave., El Paso, Texas 79802  
Ph: (915) 533-4800 Fax: (915) 533-4673  
(TBPE# F-3584, TBPLS# 100490-00)

REV.	DATE	BY	DESCRIPTION
DATE:	08/30/2023		DRAWN BY: MC FXSA JOB NO. 52346EP

PAGE 1 OF 2





**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 24<sup>th</sup>, 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 24<sup>th</sup>, 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 <sup>L.</sup> 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*