



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, SEPTEMBER 03, 2026 AT 12:00 PM

Chair | William Garwood

Members | Deborah Spoor, Andrew Heston, Michelle Townsend, Regina Bieri, Jeff Roberson, Harold Goodin

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 THURSDAY, SEPTEMBER 3, 2026, 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 August 6, 2026.

PUBLIC HEARINGS AND ACTION ITEMS

REGULAR AGENDA

2. Discussion and possible action on a Preliminary Plat for DC White Oak Data Center, on 27.27 acres, located at 898 E. CR 341/E. Henderson Rd. within the Angleton ETJ, Brazoria County, Texas (BCAD PID# 558324).

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: Friday, August 28, 2026, by 5:00 p.m. and remained so posted continuously for at least three business days preceding 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 compliance with the Americans with Disabilities Act, the City of Angleton will provide reasonable modifications and/or auxiliary aids for persons with disabilities needing

special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) attending any City-sponsored meetings. Please contact the City's ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at 979-849-4364, extension 2132, or email cmartin@angleton.tx.us to arrange auxiliary aides or accommodations necessary.



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, AUGUST 06, 2026 AT 12:00 PM

Chair | William Garwood

**Members | Deborah Spoor, Andrew Heston, Michelle Townsend, Regina Bieri, Jeff Roberson,
Harold Goodin**

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 THURSDAY, AUGUST 6, 2026, 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, Planning and Zoning Commission Members Deborah Spoor, Andrew Heston, , Regina Bieri, Jeff Roberson, and Harold Goodin; absent was Commission Member Michelle Townsend.

- 1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on July 6, 2026.**

A motion was made to approve the minutes as presented by Commissioner Andrew Heston, seconded by Commissioner Jeff Roberson. The motion carried unanimously, and the minutes were approved.

PUBLIC HEARINGS AND ACTION ITEMS

- 2. Conduct a public hearing, discussion, and possible action on an Ordinance Annexing and assigning a Commercial- General (C-G) Zoning to District to an approximately 5.234 acres tract, within the Angleton ETJ into the City Limits, for property located at the Northwest intersection of Farm to Market (FM523) and State Highway 288 (SH288) southbound off-ramp, and as listed by Brazoria County Appraisal District, P.I.D No. 600368.**

DS Director Otis Spriggs presented this item, stating that it for the purposes of an annexation of the 5 or so acres of property. The applicant is proposing to develop a convenience store at this particular location off of the FM 523 off-ramp, as described. There's a graphic right below that gives us an overall aerial view and zoning. The red area would be the city limits and what's across the Highway 288, is within the city limits.

This area in which you're entertaining today would be for the purposes of zoning it to possibly to Commercial General District, for the purposes of the convenience store/gas station. The applicants are proposing this development, which falls within our impact fee zone. So as part of the annexation, they will be subjected to a utility service plan, in which I have included both

drafts of the ordinance of annexation, the assigning of the district classification, as well as accepting the service utility plan for the site.

Mr. Spriggs noted that the applicants will bore under FM 523, in order to connect the utilities. As seen in the aerial map, shows the Loves Truck Stop across the street. They are proposing something similar in which I think a layout is attached, for the 5,400 square foot convenience store and gas station, that would be placed on the site.

Staff has properly noticed and advertised this particular item, as required, including property owners within 200 ft. The ownership to the rear of the property is present today. Specifically, the Planning and Zoning Commission does not have to deal with the annexation itself, but your decision of zoning it to commercial general would be contingent upon City Council first passing the annexation ordinance.

Mr. Spriggs showed some views of the site and vicinity, and reiterated the decision made is subject to the Council successfully approving the annexation.

Public Hearing:

Motion was made by Commissioner Deborah Spoor, seconded by Commissioner Roberson the open the public hearing. The motion passed unanimously, the **public hearing was opened**.

None appeared.

Motion was made by Commissioner Deborah Spoor, seconded by Commissioner Harold Goodin to close the public hearing. The motion carried unanimously, the **public hearing is closed**

Applicant Justin Weathers, with Lasko Development, appeared before the Commission. He stated that this is listed as a convenience store/mini truck stop. It does have diesel, but it does not have things like shower and laundry services. Typically, and very seldom, is there even overnight parking. Usually, it's kind of a fuel-and-go type of deal, as opposed to Loves with the long-term parking and things of that nature.

Mr. Weavers stated that this is a typical 7-Eleven; there are several up and down SH 288. And, the only difference in this one is that it will have diesel pumps in the rear, so they can go around fuel and then loop around and come back out. It is the prototype store, with Laredo Taco within the 7-Eleven.

Planning and Zoning Commission Action:

A motion made by Commissioner Heston and seconded by Commissioner Jeff Roberson to recommend rezoning the property to Commercial General, contingent on annexation. And successful execution of the utilities agreement.

Roll Call Vote: Commission Member Deborah Spoor- Aye; Commission Member Andrew Heston-Aye; Commission Member Regina Bieri- Aye; Commission Member Jeff Roberson- Aye; Commission Member Harold Goodin- Aye; and Chair William Garwood- Aye.

REGULAR AGENDA

3. Discussion and possible action on the Final Plat of Ashland Development Street Dedication 5, southeast extension of the Future Sapphire Springs Trail.

DS Director Otis Spriggs presented the Final Plat item, noting that the City Engineer has reviewed the submission and forwarded a no-objection letter; all comments and issues have been cleared. And, the development is within a SPA, strategic partnership agreement which deals with the MUD and in terms of the Brazoria County agreement on any County streets, but the local roads would eventually become a part of the city once accepted from the MUD.

Planning and Zoning Commission Action:

A motion was made by Commission Member Heston and a second by Commission Member Goodin. The motion carried unanimously, the final plat was approved.

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

DS Director Otis Spriggs presented this item, noting that this Final Plat covers the section is just off the street which you just considered: Section 7. There are 117 lots as noted in the report, with 50-Ft. lots, with a few 55-Ft. fronting lots. at 120- Ft.

The City Engineer reviewed the Final Plat and issued a letter of no objection regarding the final plat. All of the items were noted were cleared.

Planning and Zoning Commission Action:

A motion was made by Commission Member Deborah Spoor; seconded by Commission Member Goodin to approve Ashland Development Section 7 Final Plat and refer it to City Council for final consideration. Motion carried unanimously, the final plat was approved.

5. Discussion and possible action on the Final Plat of Ashland Section 8, located north of the intersection of the future Ashland Blvd./CR32 and the future Sapphire Springs Trail.

DS Director Otis Spriggs presented this item and explained that a limited annexation will occur once the land is used for commercial so that the City would receive the sales taxes for the commercially used property within the development per the SPA and Development Agreement.

Planning and Zoning Commission Action:

A motion was made by Commissioner Heston and a seconded by Commissioner Goodin. Motion passed unanimously, the Preliminary Plat was approved.

Is there any further discussion? If not, all those in favor of the motion indicate so by saying Opposed, same sign. Motion carries. And we are adjourned at 1214

ADJOURNMENT- Chair adjourned the meeting at 12:14 PM.

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: Friday, July 31, 2026, by 5:00 p.m. and remained so posted continuously for at least three business days preceding the scheduled time of said meeting.

/S/ Otis Spriggs

Otis Spriggs

Development Services Director

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AGENDA SUMMARY/STAFF REPORT

MEETING DATE: September 3, 2026

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

AGENDA CONTENT: Discussion and possible action on a Preliminary Plat for DC White Oak Data Center, on 27.27 acres, located at 898 E. CR 341/E. Henderson Rd. within the Angleton ETJ, Brazoria County, Texas (BCAD PID# 558324).

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY: The applicant RSG Engineering filed the Preliminary Plat on behalf of the property owners Oscar and Norma Rodriguez. Based in Aventura, Florida, Dataprana, who builds data centers, is proposing to construct the DC White Oak, a 47 MW- data center facility, located at the southwest corner of CR 341 (Henderson Road) and FM 523.

The Planning and Zoning Commission is asked to consider the Preliminary Plat, as this request falls within the Angleton Extra-territorial Jurisdiction (ETJ), where platting authority is granted. No Zoning consideration is applicable within the County.

Data Centers- State Update:

Governor Abbott has directed PUCT and ERCOT to halt advancement of affected data-center projects through the electric-grid interconnection process pending comprehensive verification and audit. The directive itself does not establish a statewide municipal land-use moratorium or prohibit municipalities from processing development applications under their existing statutory authority.

Project Details:

During the pre-development meeting, the developers informed Leadership Staff that they are speaking with some of the adjoining landowners to work out potentially having more buffer space between the property site and any other residential parcels there.

The proposed site plan reflects a 192,000 s.f. building, (800 feet by 320 feet), and a fully closed-loop partial modular system, with an exterior modular setup, housing the cooling systems, as part of the power backup systems.

The facility will not be tapping into the city's water or sewer lines. The only utility that's connected is electrical power, which will be delivered to the facility at distribution level.

The containerized systems, 8- feet or 10 -feet by 40- foot containers will house the cooling system, that houses the battery-backups, and they are run in through these setups into the building.

The system will have independent water tanks for those that need direct cooling. Water tanks will help supply the building if it runs low on water. Equally, the containerized section has built-in fire suppression. The building will be equipped with a sprinkler system, which will run off well and tank systems. The developer will be putting in an enlarged well to cover the water use of the ongoing workers in emergencies. A septic system will be used for waste, for the day-to-day workers. The layout reflects a small detention pond to the north and a larger one to the south

At this point, there are no plans to develop the second half of the property.

As a point of reference a recently completed a data center was constructed in LaMarque, Texas. The LaMarque facility although similar is a fully modular project. The White Oak facility is to be considered more of a partial building/partial modular type facility.

VICINITY MAP



Example project: Flagship data center in La Marque, Texas



Brazoria CAD Web Map



AERIAL MAP

Staff Analysis:

Referral Agency Review Updates:

- Preliminary Submission to Angleton Drainage District (ADD): On 7/17/26
- Preliminary Review Comments Received from ADD: 7/23/26
- Secondary Review Comments Received from ADD: 7/30/26 (included deferral to TxDOT)
- TxDOT Contacted: 7/30/26
- TxDOT Meeting Kickoff: 8/11/26
- **ADD placed White Oak DC on Agenda for 8/19 (staff is awaiting review/responses.**

City Engineer/Staff Comments:

Staff forwarded the plat application and attachments to the City Engineer for review. Note that the developer is requesting that the City waive the formal TIA requirement and accept this exemption request letter, together with the supporting trip generation and safety analysis, as sufficient to satisfy the City of Angleton's traffic review requirements (see attached).

On behalf of Prana Data Centers, LLC, please find attached a Traffic Impact Analysis (TIA) Exemption Request Letter for the proposed White Oak Data Center. The project is a 192,000 SF data center development located at the southwest corner of CR 341 (Henderson Road) and FM 523.

As summarized in the attached letter, the proposed development is anticipated to generate approximately 140 weekday daily trips, 13 AM peak-hour trips, and 10 PM peak-hour trips. Based on the low projected traffic volumes, the project's low development intensity relative to the overall tract, and the supporting operational and safety review, we respectfully request that the City waive the formal TIA requirement for this development.

*The attached submittal includes the exemption request letter and supporting exhibits, including the location map, site plan, trip generation analysis, and safety **review information.***

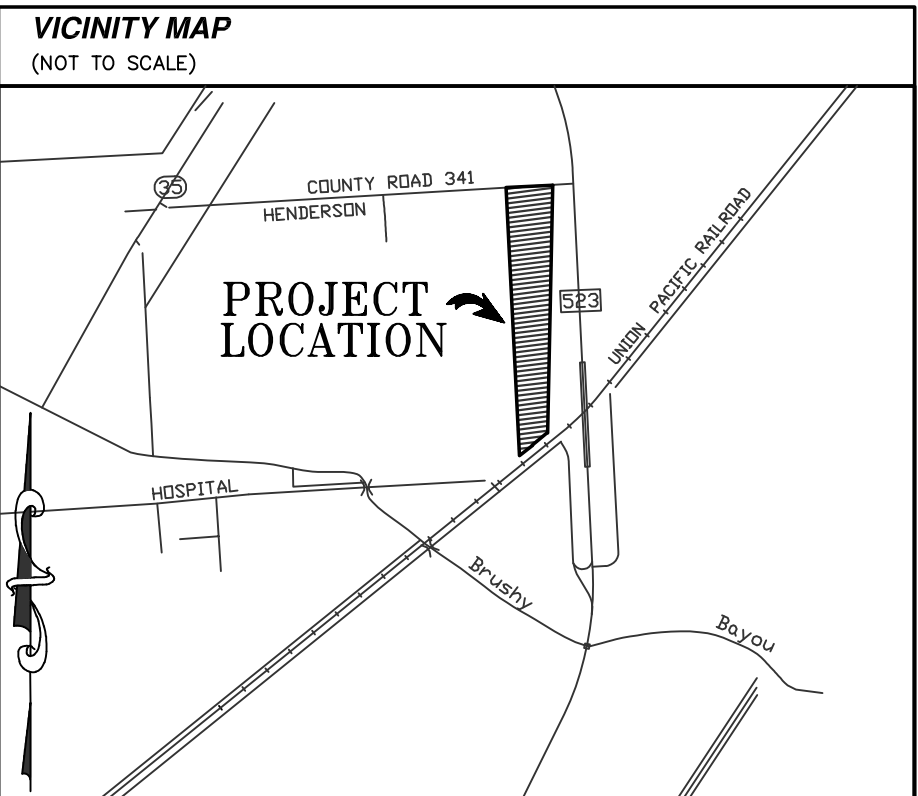
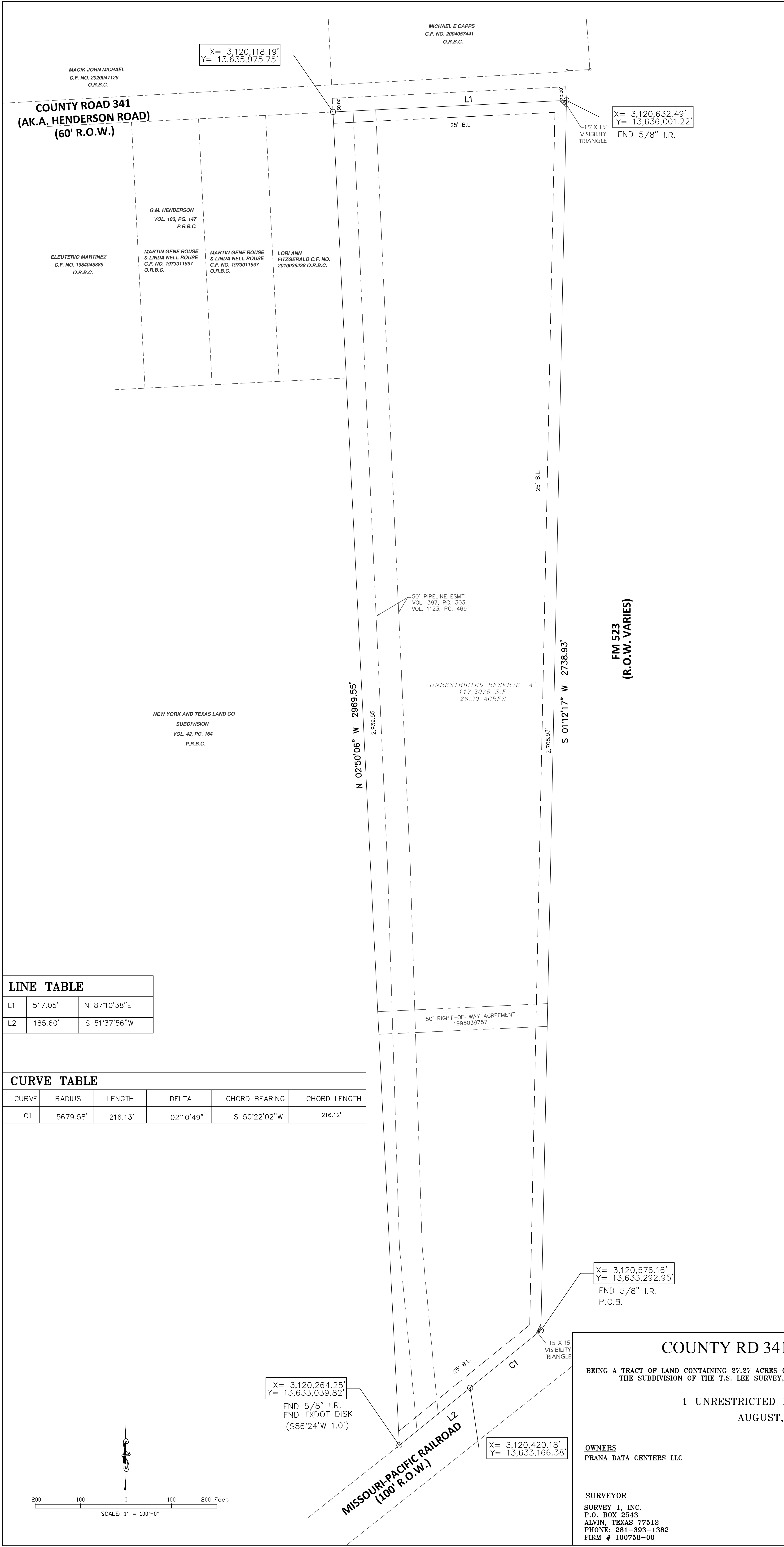
The facility is just a little over a half-mile outside of the City Limits. No information regarding the sound/noise or lighting to be generated from the proposed development, therefore Staff is not able to draw any conclusions on levels of concern that may affect the neighboring homes to avoid any future nuisance issues within the area that potentially could be caused. Many performance standards issues are typically addressed and conditioned as part of a site plan process or zoning review, which are directly a part of this application, but are red flags to address.

1. The City Engineer has deemed the application incomplete with a number of comments and noted that staff cannot waive the TIA requirement as requested.
2. There is a section of ROW along Henderson that they note as prescriptive. We need to have them consider formally dedicating as ROW with this plat.

3. The developers are platting the property as an unrestricted reserve. This should be better defined on the plat; typically a lot configuration is proposed.

Recommendation:

The Planning and Zoning Commission should consider the Preliminary Plat for White Oak Data Center and the comments by the Staff and City Engineer, and hold the hearing with the applicants to determine if sufficient response is obtained prior to forwarding the item/recommendation to the City Council for final consideration and approval.



- GENERAL NOTES:**
- 1.) "B.L." INDICATES BUILDING LINE
 - 2.) "U.E." INDICATES UTILITY EASEMENT
 - 3.) "O.R.B.C." INDICATED OFFICIAL RECORDS OF BRAZORIA COUNTY
 - 4.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY
 - 5.) "B.C.D.R." INDICATES BRAZORIA COUNTY DEED RECORDS
 - 6.) "R.O.W." INDICATES RIGHT OF WAY
 - 7.) "ESMT." INDICATES EASEMENT
 - 8.) "(XXX / XXX)" INDICATES RECORDED VOLUME / PAGE
 - 9.) "•" INDICATES IRON ROD SET
 - 10.) "o" INDICATES IRON ROD FOUND
 - 11.) "I.R." INDICATES IRON ROD

- PLAT NOTES:**
- 1) COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.999988075777
 - 2) UNLESS OTHERWISE INDICATED, THE BUILDING LINES, WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 21, CODE OF ORDINANCES, CITY OF ALVIN, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
 - 3) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNERS EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - 4) SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT, IF REQUIRED.
 - 5) NO STRUCTURE, FENCE, WALL, OR SITE FILL SHALL BE PLACED WITHIN, OR BLOCK THE FLOW OF, ANY DESIGNATED DRAINAGE EASEMENT OR NATURAL CHANNEL. THE PLACEMENT OF STRUCTURAL FILL ON ANY LOT SHALL NOT REDIRECT, TRAP, OR INCREASE THE VELOCITY OF STORMWATER RUNOFF ONTO ANY ADJACENT PROPERTIES. MINIMUM FINISHED FLOOR SLAB ELEVATIONS MUST BE VERIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AND CONSTRUCTED A MINIMUM OF TWELVE (12) INCHES ABOVE THE HIGHEST ADJACENT NATURAL GRADE OR ONE (1) FOOT ABOVE THE BASE FLOOD ELEVATION, WHICHEVER IS RESTRICTIVE

METES AND BOUNDS:

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE WEST LINE OF SAID TRACT 44 OF THE T.S. LEE SURVEY, ABSTRACT 318, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF THE MISSOURI-PACIFIC RAILROAD;

THENCE: NORTH 2050'06" WEST (REFERENCE BEARING), ALONG THE WEST LINE OF SAID TRACT 44, AT 2939.56 FEET PASS A 1/2" IRON ROD FOUND AT THE EXISTING EAST END OF THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 341 (HENDERSON ROAD), AND CONTINUE TO A TOTAL DISTANCE OF 2969.56 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE EXISTING EAST END OF THE CENTERLINE OF COUNTY ROAD 341 (HENDERSON ROAD);

THENCE: NORTH 8710'38" EAST 517.05 FEET, ALONG THE EASTERLY PROJECTION OF THE CENTERLINE OF COUNTY ROAD 341 (HENDERSON ROAD), TO A 21/2" IRON ROD FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF STATE FARM-TO-MARKET HIGHWAY 523;

THENCE: SOUTH 112'17" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF STATE FARM-TO-MARKET HIGHWAY 523, AT 941.80 FEET PASS A CONCRETE MONUMENT FOUND ON LINE, AT 1944.68 FEET PASS A CONCRETE MONUMENT FOUND ON LINE, AND CONTINUE TO A TOTAL DISTANCE OF 2738.93 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF THE MISSOURI-PACIFIC RAILROAD;

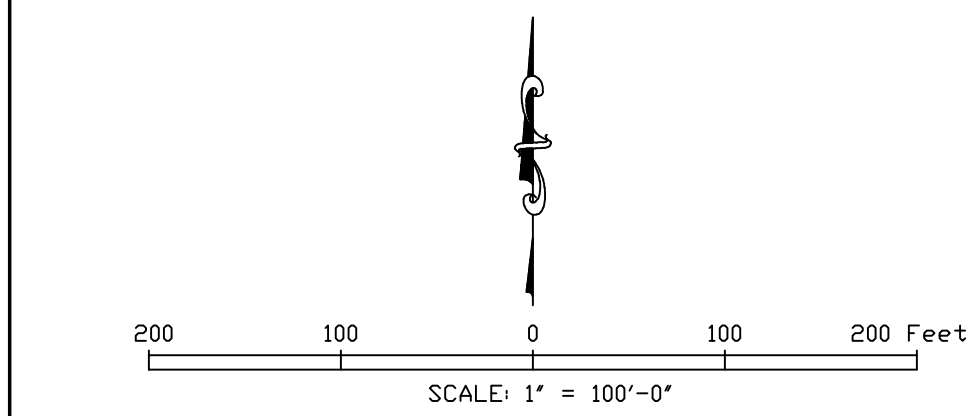
THENCE: ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF THE MISSOURI-PACIFIC RAILROAD, IN A SOUTHWESTERLY DIRECTION, AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 5679.58 FEET, AN ARC LENGTH OF 216.13 FEET, AND A CHORD WHICH BEARS SOUTH 50'22'02" WEST 216.12 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE: SOUTH 51'37'56" WEST 185.60 FEET, ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF THE MISSOURI-PACIFIC RAILROAD, TO THE PLACE OF BEGINNING;

SAID TRACT THEREIN CONTAINING 27.27 ACRES OF LAND.

LINE TABLE		
L1	517.05'	N 87°10'38"E
L2	185.60'	S 51°37'56"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	5679.58'	216.13'	02°10'49"	S 50°22'02"W	216.12'



COUNTY RD 341 COMMERCIAL

BEING A TRACT OF LAND CONTAINING 27.27 ACRES OUT OF A 42.69 ACRE TRACT OUT OF TRACT 44 OF THE SUBDIVISION OF THE T.S. LEE SURVEY, ABSTRACT 318, BRAZORIA COUNTY, TEXAS

1 UNRESTRICTED RESERVE, 1 BLOCK
AUGUST, 2026

OWNERS
PRANA DATA CENTERS LLC

SURVEYOR
SURVEY 1, INC.
P.O. BOX 2543
ALVIN, TEXAS 77512
PHONE: 281-393-1382
FIRM # 100758-00

RSG ENGINEERING
580 WESTLAKE PARK BLVD
SUITE 1125
HOUSTON, TEXAS 77079
PH. 713-783-7777
PROJECT # 28779.02

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, PRANA DATA CENTERS LLC, ACTING BY AND THROUGH NATHAN PERSKY, BEING OFFICERS OF PRANA DATA CENTERS LLC OWNER HEREINAFTER, REFERRED TO AS "OWNERS" OF THE 27.27 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF COUNTY RD 341 COMMERCIAL, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTIES ACCORDING TO ALL LENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'-6") FOR TEN FEET (10'-0") PERIMETER GROUND EASEMENTS, OR SEVEN FEET, SIX INCHES (7'-6") FOR FOURTEEN FEET (14'-0") PERIMETER GROUND EASEMENTS, OR FIVE FEET, SIX INCHES (5'-6") FOR SIXTEEN FEET (16'-0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL TWENTY ONE FEET, SIX INCHES (21'-6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'-0") FOR TEN FEET (10'-0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'-0") FOR FOURTEEN FEET (14'-0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7'-0") FOR SIXTEEN FEET (16'-0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTALS THIRTY FEET (30'-0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MOBILE HOME SUBDIVISION) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS; WE FURTHER CERTIFY THAT NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

IN TESTIMONY WHEREOF, PRANA DATA CENTERS LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY NATHAN PERSKY, ITS MANAGING MEMBER, THEREUNTO AUTHORIZED THIS _____ DAY OF _____, 2026.

BY: _____
NATHAN PERSKY, OFFICER

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NATHAN PERSKY, KNOWN TO ME TO BE THE PERSON WHOSE NAME ARE 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 _____, 2026.

X. _____
NOTARY PUBLIC IN AND FOR
HARRIS COUNTY, TEXAS.
MY COMMISSION EXPIRES: _____

I, RICHARD FUSSELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE NO. 4204.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 202____.

X. _____
RICHARD FUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4149

STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS: THAT I, _____ DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

SIGNATURE/PROFESSIONAL SEAL

STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS: THAT I, _____ 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 THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

SIGNATURE/PROFESSIONAL SEAL

APPROVED THIS _____ DAY OF _____, 20____.

CITY MANAGER
CITY SECRETARY

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

PLATS REQUIRING PLANNING AND ZONING COMMISSION AND CITY COUNCIL ACTION.

APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION, CITY OF ANGLETON, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION

CITY SECRETARY

APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS.

MAYOR

CITY SECRETARY

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

COUNTY RD 341 COMMERCIAL

BEING A TRACT OF LAND CONTAINING 27.27 ACRES OUT OF A 42.69 ACRE TRACT OUT OF TRACT 44 OF THE SUBDIVISION OF THE T.S. LEE SURVEY, ABSTRACT 318, BRAZORIA COUNTY, TEXAS

1 UNRESTRICTED RESERVE, 1 BLOCK
AUGUST, 2026

OWNERS
PRANA DATA CENTERS LLC

SURVEYOR

SURVEY 1, INC.
P.O. BOX 2543
ALVIN, TEXAS 77512
PHONE: 281-393-1382
FIRM # 100758-00



RSG ENGINEERING

580 WESTLAKE PARK BLVD
SUITE 1125
HOUSTON, TEXAS 77079
PH. 713-783-7777

PROJECT # 26779.02

APPLICATION **PRELIMINARY PLAT**

Sec. 23-94 of the Land Development 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.
- ☒ An accurate metes and bounds description of the subject property (or other suitable legal description).
- ☒ Location/vicinity map showing the location and boundaries of the proposed Preliminary Plat. Indicate scale or not to scale (NTS) and provide north arrow.
- ☐ Tax certificate/s showing that all taxes owing to the State, County, School District, City and/or any other political subdivision have been paid in full to date.
- ☒ Approved copy of a Concept Plan or other approved plats, if applicable.
- ☐ One (1) copy 24"X36" of proposed plat.
- ☐ One (1) copy (24"X36") of all existing recorded plats pertaining to the Preliminary Plat.
- ☐ Basic engineering information, As per Sec. 23-117.
- ☐ Drainage/Stormwater plan, if any grade changes. RSG: This is currently in progress and will provide once it is completed.
- ☐ 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.
- ☐ Capacity Acquisition Study (Fee \$4000).
- ☐ Heritage Tree Survey/Tree Preservation Plan as per Sec. 23-60. RSG: This is currently in progress and will provide once it is completed.

Additional Requirements. The City Manager (or designee) may, from time to time, identify additional requirements for a complete application that are not contained within but are consistent with the application contents and standards set forth in the Code of Ordinances and State Statute.



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 7/28/2026

TYPE OF PLAT APPLICATION

ADMINISTRATIVE

MINOR ☐

AMENDING/REPLAT ☐

PRELIMINARY

RESIDENTIAL ☐

COMMERCIAL ☒

FINAL

RESIDENTIAL ☐

COMMERCIAL ☐

Address of property: 698 CR-341, Angleton, TX 77515

Name of Applicant: Laura A. Hyder-Mayes

Phone: 7137837777

Name of Company: RSG Engineering

Phone: 7137837777

E-mail: laura@rsgcompanies.com

Name of Owner of Property: RODRIGUEZ OSCAR & NORMA

Address: 698 COUNTY ROAD 341 ANGLETON, TX 77515-4021

Phone: _____ E-mail: _____

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.

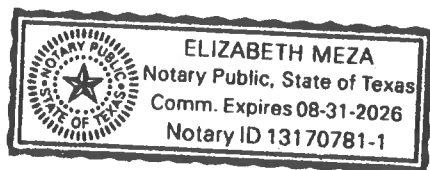
Signature of Owner or Agent for Owner (Applicant)

Oscar Rodriguez Norma Rodriguez

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 6 day of August, 2026.

(SEAL)



[Signature]
Notary Public for the State of Texas
Commission Expires: 8/31/2026

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

PLAT FEES:**ADMINISTRATIVE PLAT**

\$250.00 Plus Review Expense

REGULAR PLAT SUBMITTAL:***RESIDENTIAL** (Preliminary and Final Plat Fees are separate and calculated as detailed herein)

200 Lots or less \$800.00 plus \$6.00 per lot
 More than 200 Lots \$4.00 per additional lot over 200
 Plan Review Fee by City Engineer \$1,000.00
 deposit (If cost of review exceeds deposit amount,
 balance of cost will be billed at a later time).

***COMMERCIAL** (Preliminary and Final Plat Fees are separate and calculated as detailed herein)

Less than two acres \$1,000.00
 More than Two Acres \$1,000.00 plus 25.00/additional acre
 Plan Review Fee by City Engineer \$1,000.00
 deposit (If cost of review exceeds deposit amount,
 balance of cost will be billed at a later time)

121 S. Velasco, Angleton, Texas 77515
979-849-4364 – Fax: 979-849-5561
<http://www.angleton.tx.us>

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)
698 COUNTY ROAD 341 ANGLETON, TX 77515-4021

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

COUNTY CLERK'S FILE NO. 95-039758

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: RSG ENGINEERING / LAURA A. HYDER-MAYES

ADDRESS: 580 WESTLAKE PARK BLVD, SUITE 1125, HOUSTON, TX 77079

APPLICANT PHONE # 7137837777 E-MAIL: LAURA@RSGCOMPANIES.COM

PRINTED NAME OF OWNER: RODRIGUEZ OSCAR & NORMA

SIGNATURE OF OWNER:

[Handwritten Signature: Oscar Rodriguez]
[Handwritten Signature: Norma Rodriguez]

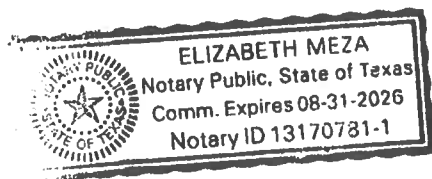
DATE:

8/6/24

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 6 day of August, 2024.

(SEAL)



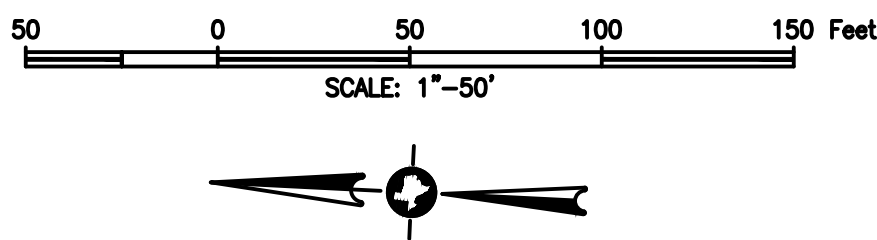
[Handwritten Signature: Elizabeth Meza]
 Notary Public for the State of Texas
 Commission Expires: 8/31/24

GENERAL NOTES:

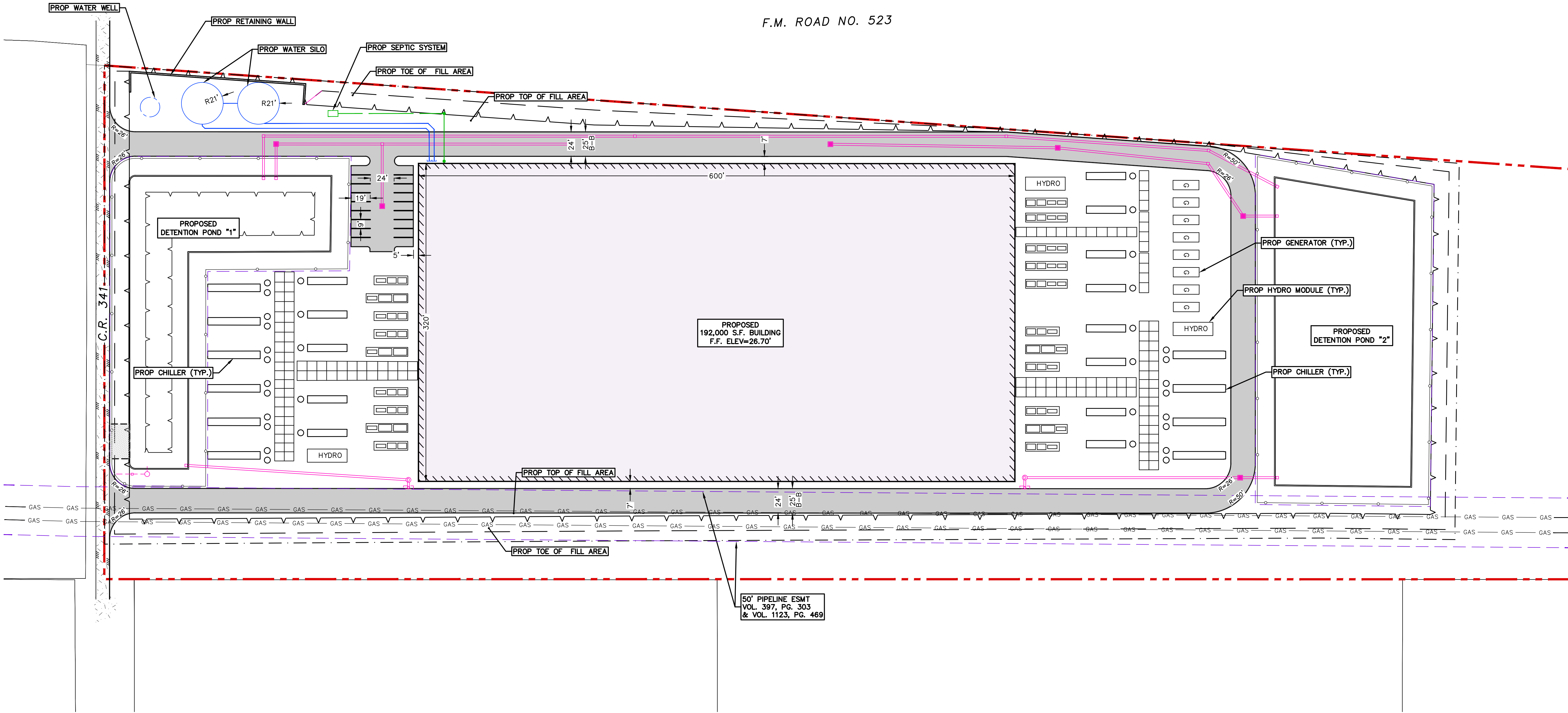
1. REFERENCE LINES AND GRADES. THE OWNER SHALL PROVIDE REFERENCES FOR LINE AND GRADE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE REFERENCE POINTS AND REPLACE THEM IF LOST OR DAMAGED.
2. EXISTING UTILITIES. VERIFY LOCATION AND ELEVATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION OF PROPOSED FACILITIES AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION.
3. PIPELINES. NO EXCAVATING OR OTHER CONSTRUCTION ACTIVITY SHALL BE CONDUCTED IN THE IMMEDIATE VICINITY OF A PIPELINE IN THE ABSENCE OF A PIPELINE REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BEFORE COMMENCING WORK, AND SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.
4. OVERHEAD LINES MAY EXIST ON THE PROPERTY. THE LINES HAVE NOT BEEN MARKED SINCE THEY ARE CLEARLY VISIBLE. THE CONTRACTOR SHALL LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH AND SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN 6 FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. CONTRACTORS AND OWNERS ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL & CIVIL LIABILITY.
5. SPECIAL CARE SHALL BE TAKEN TO NOT DAMAGE ANY WETLAND VEGETATION OR DISTURB DRAINAGE PATTERNS.
6. PERMITS. OWNER TO OBTAIN ALL PERMITS REQUIRED BY CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION. REQUIRED PERMITS THAT CAN ONLY BE ISSUED TO CONTRACTOR SHALL BE OBTAINED AT HIS EXPENSE.
7. SAFETY: OBSERVE ALL FEDERAL, STATE, AND LOCAL SAFETY REGULATIONS WHEN WORKING IN OR NEAR PUBLIC ROAD R.O.W.S.
8. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND STATE OF TEXAS LAWS CONCERNING EXCAVATION, TRENCHING, AND SHORING.
9. FLOOD STATEMENT: THE SUBJECT PROPERTY IS LOCATED IN NON-SHADED ZONE "X" AS SCALED PER FIRM MAP COMMUNITY PANEL NUMBER 48039C0435K, DATED DECEMBER 30, 2020.
10. TEMPORARY BENCHMARKS: TBM #1: LOCATION TBD

SITE LEGEND

- PROPERTY LINE
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER LINE
- FIRE HYDRANT ASSEMBLY
- SANITARY SEWER MH
- INLET
- STORM SEWER MH
- WATER SERVICE TAP
- SANITARY SERVICE TAP
- PROPOSED 6 IN CONCRETE PAVING
- PROPOSED 4 WIDE CONCRETE SIDEWALK
- PLAN & PROFILE SHEET NUMBER



WHITE OAK DATA CENTER
698 COUNTY ROAD NO. 341 (aka HENDERSON RD)
ANGLETON, TEXAS



PROJECT:

SHELMARK
ENGINEERING, L.L.C.
CIVIL | MARINE | PLANNING | STRUCTURAL
9217A 517 ROAD EAST | DUCKENBURY, TEXAS 77528
TX REG. NO. 1-2705

ISSUED FOR
7/17/2026
DRAINAGE DIST REVIEW

STATE OF TEXAS
MARCOUS J. MICHA
84739
LICENSED PROFESSIONAL ENGINEER
7/17/26

DWG NAME:
SITE PLAN

DWG NO:
C1.0

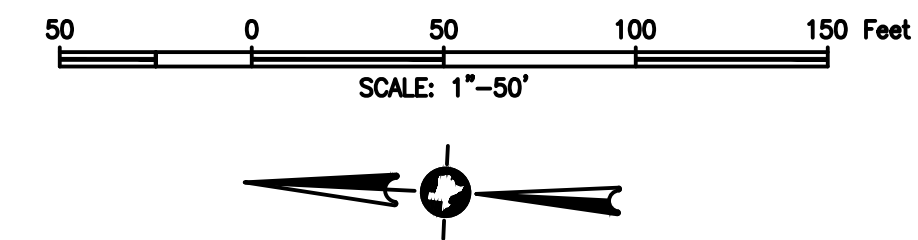
SCALE: 1" = 50' BY: JC
JOB NO: 26-201 (ADD) REV: A

GENERAL NOTES:

1. **REFERENCE LINES AND GRADES.** THE OWNER SHALL PROVIDE REFERENCES FOR LINE AND GRADE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE REFERENCE POINTS AND REPLACE THEM IF LOST OR DAMAGED.
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6. **PERMITS.** OWNER TO OBTAIN ALL PERMITS REQUIRED BY CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION. REQUIRED PERMITS THAT CAN ONLY BE ISSUED TO CONTRACTOR SHALL BE OBTAINED AT HIS EXPENSE.
7. **SAFETY:** OBSERVE ALL FEDERAL, STATE, AND LOCAL SAFETY REGULATIONS WHEN WORKING IN OR NEAR PUBLIC ROAD R.O.W.S.
8. **CONTRACTOR** SHALL COMPLY WITH OSHA REGULATIONS AND STATE OF TEXAS LAWS CONCERNING EXCAVATION, TRENCHING, AND SHORING.
9. **FLOOD STATEMENT:** THE SUBJECT PROPERTY IS LOCATED IN NON-SHADED ZONE "X" AS SCALED PER FIRM MAP COMMUNITY PANEL NUMBER 48039CD435K, DATED DECEMBER 30, 2020.
10. **TEMPORARY BENCHMARKS:** TBM #1: LOCATION TBD

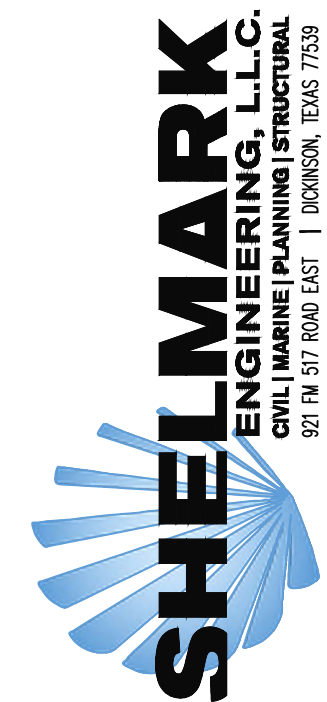
SITE LEGEND

- PROPERTY LINE
- SANITARY SEWER LINE
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- STORM SEWER LINE
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- SANITARY SEWER MH
- INLET
- STORM SEWER MH
- WATER SERVICE TAP
- SANITARY SERVICE TAP
- PROPOSED 6 IN CONCRETE PAVING
- PROPOSED 4 WIDE CONCRETE SIDEWALK
- C2.02 PLAN & PROFILE SHEET NUMBER



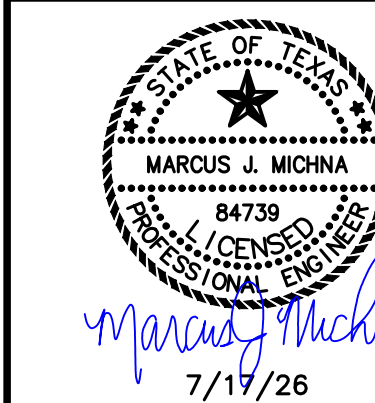
WHITE OAK DATA CENTER
698 COUNTY ROAD NO. 341 (aka HENDERSON RD)
ANGLETON, TEXAS

PROJECT:



ISSUED FOR

7/17/2026
DRAINAGE DIST REVIEW



DWG NAME:
SITE PLAN - OVERALL

DWG NO:
C1.1

SCALE: 1" = 100' BY: JC

JOB NO: 26-201 (ADD) REV: A



First American

Commitment

Commitment For Title Insurance T-7

ISSUED BY

First American Title Insurance Company

Item 2.

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We FIRST AMERICAN TITLE INSURANCE COMPANY will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

FIRST AMERICAN TITLE INSURANCE COMPANY


Sally F. Tyler, President


Lisa W. Cornehl, Secretary

Countersigned at Houston, Texas

BY:



Authorized Signatory

TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title. The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.	El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad. El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y enterarlo completamente antes de la fecha para finalizar su transacción. Item 2.
---	--

Your Commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

- **MINERALS AND MINERAL RIGHTS** may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

- **EXCEPTIONS** are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.
- **EXCLUSIONS** are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.
- **CONDITIONS** are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-888-632-1642 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.
- Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.



First American

SCHEDULE A

Commitment For Title Insurance T-7

ISSUED BY

First American Title Insurance Company

Item 2.

Effective Date: **June 11, 2026** at 8:00 a.m.

GF No. **NCS-1310637-HOU1**

Commitment No. **NCS-1310637-HOU1**, issued **June 18, 2026**, at 8:00 a.m.

1. The policy or policies to be issued are:

- (a) OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)
Policy Amount: \$1.00
PROPOSED INSURED: TBD
- (b) TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
Policy Amount: \$
PROPOSED INSURED:
- (c) LOAN POLICY OF TITLE INSURANCE (Form T-2)
Policy Amount: \$
PROPOSED INSURED:
Proposed Borrower:
- (d) TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
Policy Amount \$
PROPOSED INSURED:
Proposed Borrower:
- (e) LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
Binder Amount: \$
PROPOSED INSURED:
Proposed Borrower:
- (f) OTHER
Policy Amount: \$
PROPOSED INSURED:

2. The interest in the land covered by this Commitment is:

Fee Simple

3. Record title to the land on the Effective Date [appears to be vested in](#):

Oscar Rodriguez and Norma Rodriguez, husband and wife

4. Legal description of land:

27.27 ACRES OUT OF A 42.69 ACRE TRACT OUT OF TRACT 44 OF THE SUBDIVISION OF THE T. S. LEE SURVEY, ABSTRACT 318, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE WEST LINE OF SAID TRACT 44 OF THE T.S. LEE SURVEY, ABSTRACT 318, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF THE MISSOURI-PACIFIC RAILROAD;

THENCE; NORTH 2°50'06" WEST (REFERENCE BEARING), ALONG THE WEST LINE OF SAID TRACT 44, AT

2939.56 FEET PASS A ½" IRON ROD FOUND AT THE EXISTING EAST END OF THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 341 (HENDERSON ROAD), AND CONTINUE TO A TOTAL DISTANCE OF 2969.56 FEET TO A ½" IRON ROD FOUND FOR CORNER IN THE EXISTING EAST END OF THE CENTERLINE OF COUNTY ROAD 341 (HENDERSON ROAD);

Item 2.

THENCE; NORTH 87°10'38" EAST 517.05 FEET, ALONG THE EASTERLY PROJECTION OF THE CENTERLINE OF COUNTY ROAD 341 (HENDERSON ROAD), TO A ½" IRON ROD FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF STATE FARM-TO-MARKET HIGHWAY 523;

THENCE; SOUTH 1°12'17" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF STATE FARM-TO-MARKET HIGHWAY 523, AT 941.80 FEET PASS A CONCRETE MONUMENT FOUND ON LINE, AT 1944.68 FEET PASS A CONCRETE MONUMENT FOUND ON LINE, AND CONTINUE TO A TOTAL DISTANCE OF 2738.93 FEET TO A ½" IRON ROD FOUND FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF THE MISSOURI-PACIFIC RAILROAD;

THENCE; ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF THE MISSOURI-PACIFIC RAILROAD, IN A SOUTHWESTERLY DIRECTION, AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 5679.58 FEET, AN ARC LENGTH OF 216.13 FEET, AND A CHORD WHICH BEARS SOUTH 50°22'02" WEST 216.12 FEET TO A ½" IRON ROD FOUND FOR CORNER;

THENCE; SOUTH 51°37'56" WEST 185.60 FEET, ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF THE MISSOURI-PACIFIC RAILROAD, TO THE PLACE OF BEGINNING;

SAID TRACT THEREIN CONTAINING 27.27 ACRES OF LAND.

(FOR INFORMATION ONLY: BEING TAX PARCEL ID NO. 558324)

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.



First American

SCHEDULE B

Commitment For Title Insurance T-7

ISSUED BY

First American Title Insurance Company

Item 2.

G.F. No. or File No. **NCS-1310637-HOU1**

EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):
 - a. Item No. 1, Schedule B, is hereby deleted.
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.)
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.(Applies to the Owner's Policy only.)
5. Standby fees, taxes and assessments by any taxing authority for the year 2026, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2026 and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only). Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):

- a. This item has been intentionally deleted.
- b. Rights of Parties in Possession.
- c. Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.
- d. All encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land, including, without limitation, all visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use. (May be amended or deleted upon approval of survey.)
- e. Rights of tenants, as tenants only, under unrecorded leases or rental agreements.
- f. Easement: granted to Houston Pipeline Company, a Texas Corporation
 Purpose: Pipeline (unlocated)
 Recorded: September 11, 1942 in [Volume 363, Page 192](#), of the Deed records, of Brazoria County, Texas.
- g. Easement: granted to Houston Pipeline Company, a Texas Corporation
 Purpose: Pipeline (unlocated)
 Recorded: September 23, 1942 in [Volume 363, Page 241](#), of the Deed records, of Brazoria County, Texas.
- h. Easement: granted to The Dow Chemical Company, a Michigan Corporation
 Purpose: Pipeline
 Recorded: May 24, 1945 in [Volume 397, Page 303](#), as amended in [Volume 1123, Page 469](#), Deed records; and further affected by Amended Easements recorded in [Volume \(88\) 604, Page 88](#) and [Volume \(88\) 606, Page 549](#), of the Official Public records, of Brazoria County, Texas.

(as amended and located" and as shown on survey dated 1/21/2004 prepared by Randy L. Stroud RPLS No. 2112)

- i. Easement: granted to Community Public Service Company, a corporation
 Purpose: Right-of-Way for an Electric Service Line
 Recorded: March 25, 1963 in [Volume 845, Page 337](#), of the Deed records, of Brazoria County, Texas.

(as shown on survey dated 1/21/2004 prepared by Randy L. Stroud RPLS No. 2112)

- j. This item has been intentionally deleted.

- k. Mineral and/or royalty interest:
 Recorded: December 05, 1995 in County Clerk's File No. [95-039758](#), of the Official Public records, of Brazoria County, Texas.
 Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.

(Surface Rights Not Waived)

- l. Memorandum of Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein:
 Recorded: April 25, 1997 in County Clerk's File No. [97-014036](#), of the Official Public Records, Brazoria County, Texas.
 Lessor: Lindenmuth & Associates, Inc.
 Lessee: Brigham Oil & Gas, L.P.

Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.

As affected by Ratification of Oil and Gas Lease recorded on September 22, 1998, in County Clerk's File No. [98-040163](#), Official Public records, Brazoria County, Texas.

As affected by Partial Release of Oil and Gas Lease, recorded on March 07, 2001, in County Clerk's File No. [01-009236](#), Official Public records, Brazoria County, Texas.

As affected by Financing Statement and Memorandum of Operating Agreement recorded on October 07, 2004, in County Clerk's File No. [2004060570](#), Official Public records, Brazoria County, Texas.

- m. This item has been intentionally deleted.
- n. Oil, Gas and Mineral Lease, and all terms, conditions and stipulations therein:
 Recorded: July 19, 2004 in County Clerk's File No. [2004042550](#), of the Official Public records, of Brazoria County, Texas.
 Lessor: Lindenmuth & Associates
 Lessee: Brigham Oil & Gas, L.P.
 Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
- o. Terms, Conditions, and Stipulations in the Agreement by and between:
 Parties: Texaco Exploration and Production Inc., a Delaware corporation and The Texas A&M University System
 Recorded: December 05, 1995 in County Clerk's File No. [95-039757](#), of the Official Public records, of Brazoria County, Texas.
 Type: Right of Way Agreement
- p. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- q. Statement of Ownership recorded on December 02, 2024, in County Clerk's File No. [2024052006](#), Official Public records, Brazoria County, Texas.
- r. This item has been intentionally deleted.
- s. Inclusion within Angleton Drainage District.
- t. This item has been intentionally deleted.

- u. Terms, conditions and stipulations contained in Agreement:
Recorded: on December 05, 1995 in County Clerk's File No. [95-039758](#), Official
Public Records, Brazoria County, Texas.
Type: Special Warranty Deed with Arbitration Provisions

Item 2.

- v. Vendor's Lien retained in Deed:
Grantor: Texaco Exploration and Production, Inc., a Delaware corporation
Grantee: Charles A. Wilson, Sr. husband of/and Margaret C. Wilson
Dated: November 10, 1995
Recorded: December 05, 1995 in County Clerk's File No. [95-039758](#), of the Official
Public records, of Brazoria County, Texas.

Additionally secured by Deed of Trust:

Grantor: Charles A. Wilson, Sr. and wife, Margaret C. Wilson
Trustee: David E. Russell
Dated: November 10, 1995
Amount: \$80,750.00
Beneficiary: VictoriaBank & Trust Company
Recorded: December 05, 1995 in County Clerk's File No. [95-039759](#), of the Official
Public records, of Brazoria County, Texas.

(This lien has probably been paid however we do not find a recorded release in our records. Please
secure and record in the Official Public Records of Brazoria County, Texas)



First American

SCHEDULE C

Commitment For Title Insurance T-7

ISSUED BY

Item 2.

First American Title Insurance Company

G.F. No. or File No. **NCS-1310637-HOU1**

Your Policy will not cover loss, costs, attorney's fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
 - no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
 - all standby fees, taxes, assessments and charges against the property have been paid,
 - all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers, and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
 - there is legal right of access to and from the land,
 - (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
5. Record a Release of Vendor's Lien retained in Deed:

Grantor: Texaco Exploration and Production, Inc., a Delaware corporation
Grantee: Charles A. Wilson, Sr. husband of/and Margaret C. Wilson
Dated: November 10, 1995
Recorded: December 05, 1995 in County Clerk's File No. [95-039758](#), of the Official Public records, of Brazoria County, Texas.

Additionally secured by Deed of Trust:

Grantor: Charles A. Wilson, Sr. and wife, Margaret C. Wilson
Trustee: David E. Russell
Amount: \$80,750.00
Beneficiary: VictoriaBank & Trust Company
Recorded: December 05, 1995 in County Clerk's File No. [95-039759](#), of the Official Public records, of Brazoria County, Texas.

6. Seller and purchaser must execute at closing, and record in the deed records of the county in which the Land is located, the notice required by Water Code Section 49.452 with respect to the Angleton Drainage District. This requirement may be removed or modified with underwriter approval if Company is provided written verification by the district, in form and substance acceptable to Company in its discretion, confirming that the notice is not required with respect to the district.
7. The right is reserved to make and insert additional exceptions and/or requirements based upon the review of the survey, up to and including the issuance of the Policy.
8. Furnish a Category 1A survey of the property to be prepared by a Registered Public Surveyor acceptable to this Company. When same is submitted to the Title Department for inspection and approval, additional exceptions and/or requirements may be added.
9. If we are to amend the standard survey exception to read "Shortages in area" and upon payment of the applicable premium (if any), we will require a Category 1A survey from a Registered Public Surveyor acceptable to this Company showing:
 - a) The location of all improvements and the exact location of all building lines in relation to the property lines;
 - b) Easements and/or rights-of-way, dedicated or not, that a physical inspection of the premises would disclose, and
 - c) Indicating and labeling all encroachments, or on the face of the survey stating "NO ENCROACHMENTS."

When same is submitted to the Title Department for inspection and approval, additional exceptions and/or requirements may be added.
10. In connection with any lease and easement agreements ("Agreements") to be insured by the Company, fully executed copies of the underlying Agreements must be provided for review and prior to closing. A memorandum of the Agreement must be recorded in the Public Records. At closing the Company will also require a current, duly authorized estoppel executed by the grantor/landlord stating:
 - (i) that the Agreement is in full force and effect,
 - (ii) that there are no defaults or violations under the terms of the Agreement,
 - (iii) that all lease payments due and owing the landlord have been paid current,
 - (iv) that neither party to the Agreement has any Known claims against the other under the terms of the Agreement and
 - (v) that there are no amendments or modifications to the Agreement other than as set forth in the estoppel, and
 - (vi) a duly authorized consent by the grantor/landlord, which may be included in the estoppel described above, to the transaction creating the estate, interest or Mortgage to be insured by the policy, if such consent is required under the terms of the Agreements.
11. Subchapter H, Chapter 5, Texas Property Code, effective September 1, 2025, prohibits ownership of real property by certain foreign parties. Any loss or damage incurred as a result of a violation of this law is excluded from coverage under the terms of a title insurance policy. Notwithstanding any applicable exclusions from coverage in the policy, and to avoid any misunderstanding, the title policy may also include a specific Schedule B exception regarding the operation of this law.

If a prohibited foreign entity or person is a party to this transaction, the Company must be notified in writing. The Company will not knowingly close or insure a transaction that violates the referenced state law.



First American

SCHEDULE D

Commitment For Title Insurance T-7

ISSUED BY

First American Title Insurance Company

Item 2.

The following Disclosures are made pursuant to Procedural Rule P-21 promulgated by the Texas Department of Insurance.

1. The following individuals are directors and/or officers, as indicated, of the Title Insurance Company issuing this Commitment

UNDERWRITER: First American Title Insurance Company, a Nebraska Corporation.

Shareholder owning or controlling, directly or indirectly, ten percent or more of the shares of the Underwriter: First American Title Insurance Company is a wholly owned subsidiary of First American Financial Corporation, a public company formed in Delaware.

Directors: Kurt P. Pfotenhauer, Lisa W. Cornehl, David J. Proksel, Sally F. Tyler, Matthew F. Wajner.

Officers: President: Sally F. Tyler; Senior Vice President, Secretary: Lisa W. Cornehl; Executive Vice President, Chief Financial Officer: Matthew F. Wajner.

2. The following disclosures are made by the Title Insurance Agent issuing this Commitment:

AGENT: First American Title Insurance Company (Direct Operation)

Shareholder, owner, partner or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent:
First American Financial Corporation 100%

Shareholder, owner, partner or other person having, owning or controlling ten percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent:
NONE

If the Title Insurance Agent is a corporation, the following is a list of the members of the Board of Directors:
Kurt P. Pfotenhauer, Lisa W. Cornehl, David J. Proksel, Sally F. Tyler, Matthew F. Wajner.

If the Title Insurance Agent is a corporation, the following is a list of its officers:
President: Sally F. Tyler; Senior Vice President, Secretary: Lisa W. Cornehl; Executive Vice President, Chief Financial Officer: Matthew F. Wajner.

3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

Owner's Policy	\$TBD
Loan Policy	\$TBD
Endorsement Charges	\$0.00
Other	\$_____
Total	\$0.00

Of this total amount \$0.00 (or 15 %) will be paid to the policy issuing Title Insurance Company; \$0.00 (or 85 %) will be retained by the Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

Amount	To Whom	For Service
\$0.00 (or _____ %)	_____	_____
\$_____ (or _____ %)	_____	_____
\$0.00 (or _____ %)	_____	_____

"* The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."

**FIRST AMERICAN TITLE INSURANCE COMPANY****Commitment for Title Insurance Form (T-7)****DELETION OF ARBITRATION PROVISION**

(Not applicable to the Texas Residential Owner's Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company. The arbitration provision in the Policy is as follows:

"Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

SIGNATURE_____
DATE



First American

Important Notice

Item 2.

ISSUED BY

First American Title Insurance Company

Have a complaint or need help?

If you have a problem with a claim or your premium, call your insurance company or HMO first. If you can't work out the issue, the Texas Department of Insurance may be able to help.

Even if you file a complaint with the Texas Department of Insurance, you should also file a complaint or appeal through your insurance company or HMO. If you don't, you may lose your right to appeal.

First American Title Insurance Company

To get information or file a complaint with your insurance company or HMO:

Call: First American Claims at 1-888-632-1642

Toll-free: 1-888-632-1642

Email: claims.nic@firstam.com

Mail: 1 First American Way, Santa Ana, CA 92707

The Texas Department of Insurance

To get help with an insurance question or file a complaint with the state:

Call with a question: 1-800-252-3439

File a complaint: www.tdi.texas.gov

Email: ConsumerProtection@tdi.texas.gov

Mail: MC CO-CP, P.O. Box 12030, Austin, TX 78711-2030

¿Tiene una queja o necesita ayuda?

Si tiene un problema con una reclamación o con su prima de seguro, llame primero a su compañía de seguros o HMO. Si no puede resolver el problema, es posible que el Departamento de Seguros de Texas (Texas Department of Insurance, por su nombre en inglés) pueda ayudar.

Aun si usted presenta una queja ante el Departamento de Seguros de Texas, también debe presentar una queja a través del proceso de quejas o de apelaciones de su compañía de seguros o HMO. Si no lo hace, podría perder su derecho para apelar.

First American Title Insurance Company

Para obtener información o para presentar una queja ante su compañía de seguros o HMO:

Llame a: First American Claims at 1-888-632-1642

Teléfono gratuito: 1-888-632-1642

Correo electrónico: claims.nic@firstam.com

Dirección postal: 1 First American Way, Santa Ana, CA 92707

El Departamento de Seguros de Texas

Para obtener ayuda con una pregunta relacionada con los seguros o para presentar una queja ante el estado:

Llame con sus preguntas al: 1-800-252-3439

Presente una queja en: www.tdi.texas.gov

Correo electrónico: ConsumerProtection@tdi.texas.gov

Dirección postal: MC CO-CP, P.O. Box 12030, Austin, TX 78711-2030

Form 50208448 (6-16-23)

Page 1 of 1

Mandatory Complaint Notice (Rev. 5-1-20)
Texas



August 21, 2026

Mr. Otis Spriggs, AICP
 Director of Development Services / City Planner
 City of Angleton
 121 S. Velasco Street
 Angleton, Texas 77515

**RE: Traffic Impact Analysis Exemption Request
 White Oak Data Center Development
 698 County Road 341 (Henderson Road), Angleton, Texas 77515**

Dear Mr. Spriggs:

On behalf of Prana Data Centers, LLC, we respectfully request an exemption from the requirement to prepare a Traffic Impact Analysis (TIA) for the White Oak Data Center development. The project consists of a 192,000 square foot data center located on a 27.28-acre tract located at the southwest corner of CR 341 (Henderson Road) and FM 523 in Angleton, Texas.

The site has approximately 520' of frontage along CR 341, which is classified as a Major Collector in Brazoria County's Thoroughfare Plan. Site access is proposed via two commercial driveways on CR 341: one located approximately 515' west of FM 523 and one located approximately 150' west of FM 523. The proposed driveway locations satisfy the City of Angleton's minimum commercial driveway spacing criteria for collector streets, as set forth in Section 23-12 of the City's *Land Development Code and Construction Manual*. A location map and site plan illustrating the proposed access are included in Appendix A.

A data center is a secure, highly serviced technology facility that contains computer servers, data storage systems, network and telecommunications equipment, and associated electrical and mechanical support systems. Typical components include server halls, network operations areas, limited administrative and security offices, loading and service areas, standby generators, electrical substations, cooling equipment, and utility infrastructure. Under the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition*, a data center is identified as Land Use Code 160 (Data Center). Gross floor area, typically expressed in 1,000 square-foot units of gross floor area, is the principal trip-generation variable for this land use.

Data centers typically have relatively few employees and visitors. Unlike conventional office, warehouse, or manufacturing uses, most of a data center's floor area is occupied by automated information-technology equipment rather than employees or customer-facing activities. Operations generally occur continuously, with staffing typically limited to security personnel, facilities technicians, information-technology staff, and periodic vendor or maintenance personnel. As a result, vehicle trips are generally associated with employee shift changes and commutes, deliveries, service calls, and maintenance activities rather than customer traffic or regular freight movements.

The proposed development is projected to generate approximately 140 weekday daily trips, including 70 inbound trips and 70 outbound trips; 13 AM peak-hour trips, including 10 inbound trips and 3 outbound trips; and 10 PM peak-hour trips, including 2 inbound trips and 8 outbound trips, as summarized in Table B1. The trip estimate is consistent with the anticipated employment level for the facility, which is expected to include approximately 10 to 15 employees. These trip generation estimates are well below the daily and peak-hour thresholds at which a TIA is typically required under Section 23-25, Traffic Impact Analysis, of the City's *Land Development Code and Construction Manual*.

The City's guidelines also state that a TIA may be required for a development involving more than 25 acres of property. However, the guidelines further state that low intensity development on larger parcels does not require a TIA. Although the overall tract contains 27.28 acres, the proposed project area encompasses only 13.42 acres. The remaining 13.86 acres would remain undeveloped and are not part of the proposed development application. Accordingly, the proposed data center represents a low-intensity development relative to the overall tract area.

We respectfully request that the City of Angleton grant a TIA exemption for the proposed development for the following reasons:

- The proposed development is expected to generate approximately 140 weekday daily trips, 13 AM peak-hour trips, and 10 PM peak-hour trips. These volumes are well below the City's applicable daily and peak-hour trip-generation thresholds for requiring a TIA.
- The development is low intensity relative to the overall tract. While the 27.28-acre tract exceeds the City's 25-acre acreage threshold, the active project area encompasses only 13.42 acres, and the remaining 13.86 acres would remain undeveloped and outside the scope of the current development application. The projected trip generation is therefore consistent with the City's provision for low-intensity development on larger parcels.
- All site traffic is anticipated to travel to and from the development via CR 341, which provides regional connectivity to SH 35 to the west and FM 523 to the east. Given the low projected site-generated traffic volumes, turn lane improvements at the proposed commercial driveways are not anticipated to be warranted.
- The intersection of FM 523 and CR 341 is the nearest major intersection expected to be affected by site-generated traffic. The intersection is currently unsignalized. Based on the relatively low traffic volumes on CR 341 – 205 vehicles per day according to a 2023 count at TxDOT Traffic Count Database System (TCDS) Station 20HP32 – and on FM 523 – 5,538 vehicles per day according to a 2025 count at TxDOT TCDS Station 20H8B – the addition of the projected site traffic is not anticipated to create a need for operational or capacity improvements at the intersection. TxDOT TCDS count data for these two stations is provided in Appendix C.
- TxDOT's Crash Records Information System (CRIS) was reviewed to evaluate recent crash history at the intersection of FM 523 and CR 341. During the three-year period from 2023 through 2025, one crash was reported within 500' of the intersection, as shown in Appendix

D. The reported crash was a non-intersection-related sideswipe crash attributed to a driver attempting to pass another road user without sufficient clearance. The limited crash history does not indicate an existing intersection-related safety concern.

Given the low projected trip generation, the absence of an apparent need for turn-lane improvements, and the lack of an identified development-related operational or safety issue, a formal TIA would be unlikely to identify mitigation measures beyond those already reflected in the proposed site design. Requiring a full TIA under these circumstances would not be expected to provide a meaningful benefit to the City's review. Accordingly, we respectfully request that the City waive the formal TIA requirement and accept this exemption request letter, together with the supporting trip generation and safety analysis, as sufficient to satisfy the City of Angleton's traffic review requirements.

Thank you for your consideration of this request. If you have any questions, please feel free to contact me at 281-770-9085.

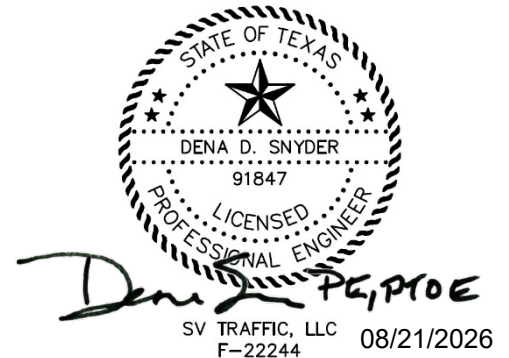
Sincerely,



Dena Snyder, P.E., PTOE
Managing Principal

Attachments:

- Appendix A. Exhibits
- Appendix B. Trip Generation Calculations
- Appendix C. TxDOT TCDS Count Data
- Appendix D. Crash History



Appendix A. Exhibits



Site Location – Aerial View

North to Top of Page, Not to Scale



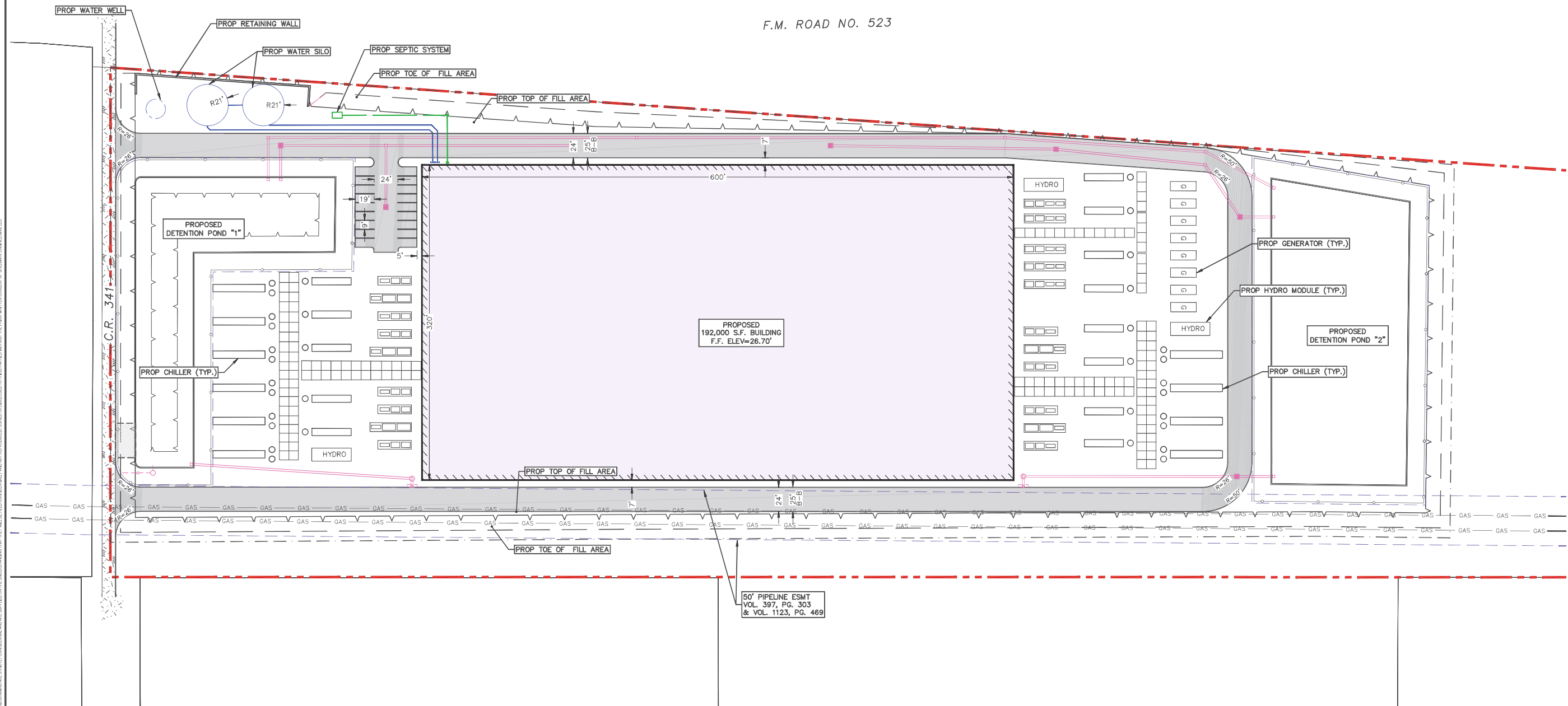
Aerial View of Site

North to Top of Page, Not to Scale

1. **REFERENCE LINES AND GRADES.** THE OWNER SHALL PROVIDE REFERENCES FOR LINE AND GRADE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE REFERENCE POINTS AND REPLACE THEM IF LOST OR DAMAGED.
2. **EXISTING UTILITIES.** VERIFY LOCATION AND ELEVATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION OF PROPOSED FACILITIES AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION.
3. **PIPELINES.** NO EXCAVATING OR OTHER CONSTRUCTION ACTIVITY SHALL BE CONDUCTED IN THE IMMEDIATE VICINITY OF A PIPELINE IN THE ABSENCE OF A PIPELINE REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXCAVATION BEFORE COMMENCING WORK, AND SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.

4. OVERHEAD LINES MAY EXIST ON THE PROPERTY. THE LINES HAVE NOT BEEN MARKED SINCE THEY ARE CLEARLY VISIBLE. THE CONTRACTOR SHALL LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH AND SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN 6 FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. CONTRACTORS AND OWNERS ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL & CIVIL LIABILITY.
5. SPECIAL CARE SHALL BE TAKEN TO NOT DAMAGE ANY WETLAND VEGETATION OR DISTURB DRAINAGE PATTERNS.
6. PERMITS. OWNER TO OBTAIN ALL PERMITS REQUIRED BY CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION. REQUIRED PERMITS THAT CAN ONLY BE ISSUED TO CONTRACTOR SHALL BE OBTAINED AT HIS EXPENSE.
7. SAFETY: OBSERVE ALL FEDERAL, STATE, AND LOCAL SAFETY REGULATIONS WHEN WORKING IN OR NEAR PUBLIC ROAD R.O.W.S.
8. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND STATE OF TEXAS LAWS CONCERNING EXCAVATION, TRENCHING, AND SHORING.
9. FLOOD STATEMENT: THE SUBJECT PROPERTY IS LOCATED IN NON-SHADED ZONE "X" AS SCALED PER FIRM MAP COMMUNITY PANEL NUMBER 48039C0435K, DATED DECEMBER 30, 2020.
10. TEMPORARY BENCHMARKS: TBM #1: LOCATION TBD

	PROPERTY LINE
	SANITARY SEWER LINE
	WATER LINE
	STORM SEWER LINE
	FIRE HYDRANT ASSEMBLY
	SANITARY SEWER MH
	INLET
	STORM SEWER MH
	WATER SERVICE TAP
	SANITARY SERVICE TAP
	PROPOSED 6 IN CONCRETE PAVING
	PROPOSED 4' WIDE CONCRETE SIDEWALK
	PLAN & PROFILE SHEET NUMBER



S:\PROJECTS\2026 PROJECTS\05-201 PRANA DATA CENTERS - WHITE OAK DATA CENTER - 698 CR 341 HENDERSON RD (ANGLETON)\DWGSDRAINAGE DIST PLANS\05-201 DO SITE.DWG

WHITE OAK DATA CENTER
698 COUNTY ROAD NO. 341 (aka HENDERSON RD)
ANGLETON, TEXAS



SHELL MARK
ENGINEERING, L.L.C.
CIVIL | MARINE | PLANNING | STRUCTURAL
902 FM 517 ROAD EAST | DUNNICK, TEXAS 77539
TX FIRM NO. F-2015

ISSUED FOR
7/17/2026
DRAINAGE DIST REVIEW



WG NAME: SITE PLAN

WG NO:

C1.0

SCALE: 1" = 50'

JOB NO: 26-201 (ADD)

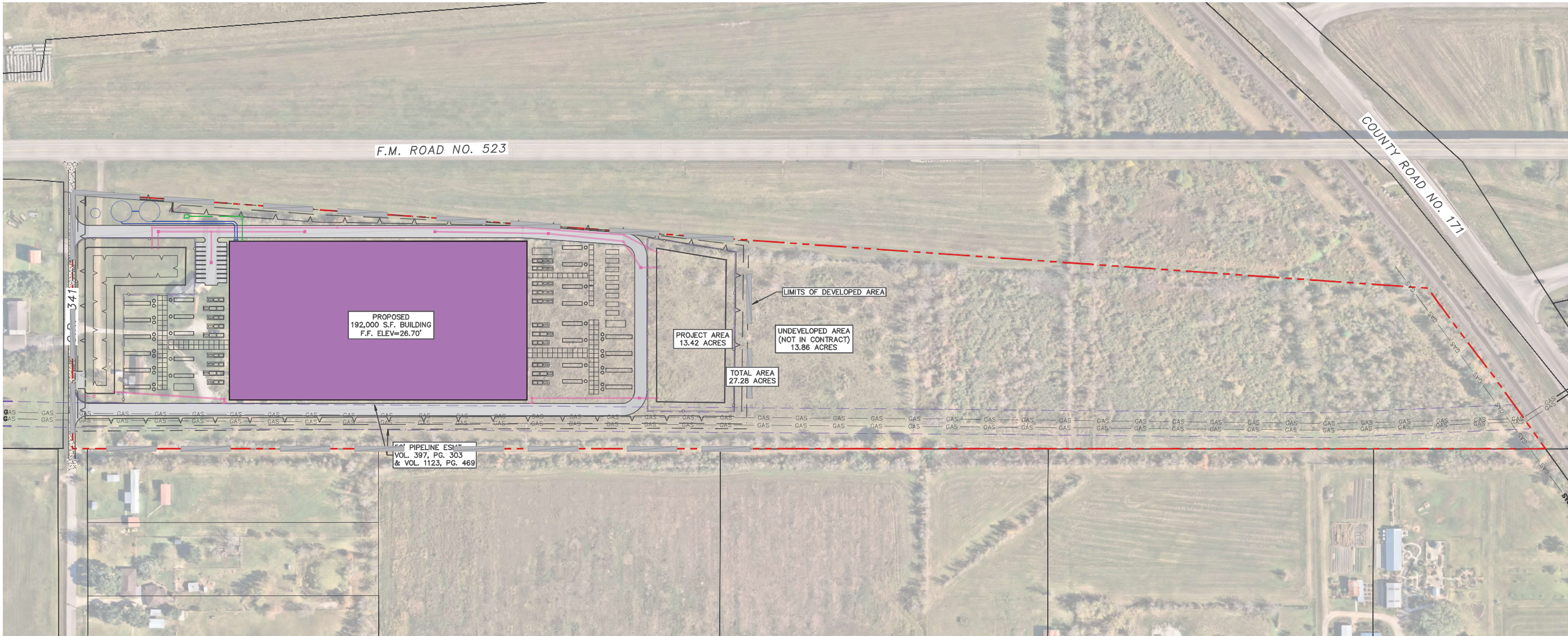
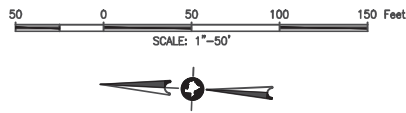
BY: JC 39

S:\PROJECTS\2026\2026-01 PRIMA DATA CENTERS - WHITE OAK DATA CENTER - 698 C2 341 HENDERSON RD - ANGLETON\CONDO\DRAINAGE\DTF\LANDSCAPE\01 SITE.DWG
DRAWN BY: J. MICHAEL
CHECKED BY: J. MICHAEL
DATE: 7/17/2026
SCALE: 1" = 50'
SHEET NO. 2 OF 2
PROJECT NO. 26-201 (ADD)

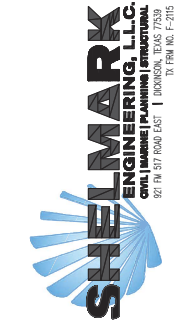
- GENERAL NOTES:**
1. **REFERENCE LINES AND GRADES:** THE OWNER SHALL PROVIDE REFERENCES FOR LINE AND GRADE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE REFERENCE POINTS AND REPLACE THEM IF LOST OR DAMAGED.
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 10. **TEMPORARY BENCHMARKS:** TBM #1: LOCATION TBD

SITE LEGEND

- PROPERTY LINE
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER LINE
- FIRE HYDRANT ASSEMBLY
- SANITARY SEWER MH
- INLET
- STORM SEWER MH
- WATER SERVICE TAP
- SANITARY SERVICE TAP
- PROPOSED 6 IN CONCRETE PAVING
- PROPOSED 4 WIDE CONCRETE SIDEWALK
- PLAN & PROFILE SHEET NUMBER



PROJECT



ISSUED FOR
7/17/2026
DRAINAGE DIST REVIEW



DWG NAME:
SITE PLAN - OVERALL

DWG NO:
C1.1

SCALE:
1" = 100'

JOB NO:
26-201 (ADD)

BY:
JC

REV:
A

Appendix B. Trip Generation Calculations

Table B1. Trip Generation Calculations

Trip Rates															
Development Description	ITE Trip Generation Land Use Number	Trip Generation Land Use	Independent Variable	Value	Use Rate	Use Curve	Weekday			Weekday AM Peak Hour of Adjacent Roadway			Weekday PM Peak Hour of Adjacent Roadway		
							24-Hr Trip Rate*	Percent		Trip Rate*	Percent		Trip Rate*	Percent	
								Entering	Exiting		Entering	Exiting		Entering	Exiting
Data Center	160	Data Center	KSF	192.000	24/AM/PM	-	0.73	50%	50%	0.07	71%	29%	0.05	19%	81%
Trip End Calculations															
Development Description	ITE Trip Generation Land Use Number	Trip Generation Land Use	Independent Variable	Value	Use Rate	Use Curve	Weekday			Weekday AM Peak Hour of Adjacent Roadway			Weekday PM Peak Hour of Adjacent Roadway		
							24-Hr Trip Ends	Trips		Peak Hour Trips	Trips		Peak Hour Trips	Trips	
								Entering	Exiting		Entering	Exiting		Entering	Exiting
Data Center	160	Data Center	KSF	192.000	24/AM/PM	-	140	71	69	13	10	3	10	2	8
Trip End Totals															
							Weekday			Weekday AM Peak Hour of Adjacent Roadway			Weekday PM Peak Hour of Adjacent Roadway		
							24-Hr Trip Ends	Trips		Peak Hour Trips	Trips		Peak Hour Trips	Trips	
								Entering	Exiting		Entering	Exiting		Entering	Exiting
Trip Totals							140	71	69	13	10	3	10	2	8
*trip rates shown for information only, fitted curves used for trip generation															
Trip Adjustment Factors															
Adjustment Factor		Time Period		Factor											
Internal Capture Rates:		Weekday		-											
		Weekday AM Peak Hour of Adjacent Roadway		0.0%											
		Weekday PM Peak Hour of Adjacent Roadway		0.0%											
Pass-By Trips:		Weekday		-											
		Weekday AM Peak Hour of Adjacent Roadway		0.0%		-									
		Weekday PM Peak Hour of Adjacent Roadway		0.0%		-									
Trip Totals															
Trip Type										Weekday AM Peak Hour of Adjacent Roadway			Weekday PM Peak Hour of Adjacent Roadway		
										Total Trips	Trips*		Total Trips	Trips*	
											Entering	Exiting		Entering	Exiting
Total Trips, Pre-Capture/Pass-By:										13	10	3	10	2	8
Total Trips, Captured Within Development:										-	-	-	-	-	-
Total Trips, New & Pass-By										13	10	3	10	2	8
Total Trips, Pass-By, Existing on Roadway Network:										-	-	-	-	-	-
Total Trips, New on Roadway Network:										13	10	3	10	2	8

*trip estimates subject to roundoff error

Appendix C. TxDOT TCDS Count Data

Location Info											
Location ID	20HP32										
Type	I-SECTION										
Functional Class	5										
Located On	Henderson Rd										
Direction	2-WAY										
Community	Angleton										
MPO_ID	15										
HPMS ID	UNASSIGNED										
Agency	Texas Department of Transportation										
Interval: 15 mins											
Time	15 min				Hourly Count						
	1st	2nd	3rd	4th							
00:00 - 01:00	1	1	0	0	2						
01:00 - 02:00	0	0	0	0	0						
02:00 - 03:00	2	0	0	0	2						
03:00 - 04:00	0	0	0	0	0						
04:00 - 05:00	3	0	2	0	5						
05:00 - 06:00	0	0	2	2	4						
06:00 - 07:00	1	2	3	6	12						
07:00 - 08:00	3	2	1	0	6						
08:00 - 09:00	0	2	4	3	9						
09:00 - 10:00	7	1	5	7	20						
10:00 - 11:00	7	2	1	1	11						
11:00 - 12:00	2	4	2	4	12						
12:00 - 13:00	5	2	1	3	11						
13:00 - 14:00	4	4	3	3	14						
14:00 - 15:00	5	4	2	6	17						
15:00 - 16:00	4	4	4	4	16						
16:00 - 17:00	7	4	4	3	18						
17:00 - 18:00	5	4	3	2	14						
18:00 - 19:00	3	1	3	4	11						
19:00 - 20:00	1	2	4	4	11						
20:00 - 21:00	4	0	1	1	6						
21:00 - 22:00	0	1	0	0	1						
22:00 - 23:00	1	0	0	0	1						
23:00 - 24:00	1	0	0	1	2						
TOTAL					205						

Count Data Info	
Start Date	3/1/2023
End Date	3/2/2023
Start Time	5:30 AM
End Time	5:30 AM
Direction	
Notes	
Count Source	
File Name	
Weather	
Study	
Owner	Jordan.Stewart
QC Status	Accepted

Location Info																																																																																																																																																																					
Location ID	20H8B																																																																																																																																																																				
Type	I-SECTION																																																																																																																																																																				
Functional Class	4																																																																																																																																																																				
Located On	FM0523																																																																																																																																																																				
Direction	2-WAY																																																																																																																																																																				
Community	-																																																																																																																																																																				
MPO_ID	15																																																																																																																																																																				
HPMS ID	ASSIGNED																																																																																																																																																																				
Agency	Texas Department of Transportation																																																																																																																																																																				
Interval: 15 mins <table><tr><th rowspan="2">Time</th><th colspan="4">15 min</th><th rowspan="2">Hourly Count</th></tr><tr><th>1st</th><th>2nd</th><th>3rd</th><th>4th</th></tr><tr><td>00:00 - 01:00</td><td>7</td><td>5</td><td>4</td><td>4</td><td>20</td></tr><tr><td>01:00 - 02:00</td><td>0</td><td>2</td><td>2</td><td>3</td><td>7</td></tr><tr><td>02:00 - 03:00</td><td>2</td><td>6</td><td>2</td><td>4</td><td>14</td></tr><tr><td>03:00 - 04:00</td><td>4</td><td>3</td><td>4</td><td>9</td><td>20</td></tr><tr><td>04:00 - 05:00</td><td>8</td><td>26</td><td>27</td><td>29</td><td>90</td></tr><tr><td>05:00 - 06:00</td><td>35</td><td>42</td><td>87</td><td>74</td><td>238</td></tr><tr><td>06:00 - 07:00</td><td>89</td><td>98</td><td>129</td><td>147</td><td>463</td></tr><tr><td>07:00 - 08:00</td><td>196</td><td>167</td><td>86</td><td>78</td><td>527</td></tr><tr><td>08:00 - 09:00</td><td>86</td><td>80</td><td>60</td><td>68</td><td>294</td></tr><tr><td>09:00 - 10:00</td><td>74</td><td>64</td><td>51</td><td>59</td><td>248</td></tr><tr><td>10:00 - 11:00</td><td>67</td><td>60</td><td>62</td><td>61</td><td>250</td></tr><tr><td>11:00 - 12:00</td><td>62</td><td>67</td><td>81</td><td>71</td><td>281</td></tr><tr><td>12:00 - 13:00</td><td>63</td><td>71</td><td>81</td><td>61</td><td>276</td></tr><tr><td>13:00 - 14:00</td><td>64</td><td>59</td><td>49</td><td>70</td><td>242</td></tr><tr><td>14:00 - 15:00</td><td>81</td><td>68</td><td>62</td><td>73</td><td>284</td></tr><tr><td>15:00 - 16:00</td><td>87</td><td>130</td><td>126</td><td>96</td><td>439</td></tr><tr><td>16:00 - 17:00</td><td>95</td><td>113</td><td>121</td><td>118</td><td>447</td></tr><tr><td>17:00 - 18:00</td><td>115</td><td>146</td><td>139</td><td>115</td><td>515</td></tr><tr><td>18:00 - 19:00</td><td>105</td><td>101</td><td>67</td><td>61</td><td>334</td></tr><tr><td>19:00 - 20:00</td><td>68</td><td>55</td><td>45</td><td>43</td><td>211</td></tr><tr><td>20:00 - 21:00</td><td>34</td><td>38</td><td>37</td><td>34</td><td>143</td></tr><tr><td>21:00 - 22:00</td><td>32</td><td>24</td><td>26</td><td>14</td><td>96</td></tr><tr><td>22:00 - 23:00</td><td>23</td><td>16</td><td>11</td><td>13</td><td>63</td></tr><tr><td>23:00 - 24:00</td><td>11</td><td>10</td><td>6</td><td>9</td><td>36</td></tr><tr><td>TOTAL</td><td colspan="4"></td><td>5538</td></tr></table>						Time	15 min				Hourly Count	1st	2nd	3rd	4th	00:00 - 01:00	7	5	4	4	20	01:00 - 02:00	0	2	2	3	7	02:00 - 03:00	2	6	2	4	14	03:00 - 04:00	4	3	4	9	20	04:00 - 05:00	8	26	27	29	90	05:00 - 06:00	35	42	87	74	238	06:00 - 07:00	89	98	129	147	463	07:00 - 08:00	196	167	86	78	527	08:00 - 09:00	86	80	60	68	294	09:00 - 10:00	74	64	51	59	248	10:00 - 11:00	67	60	62	61	250	11:00 - 12:00	62	67	81	71	281	12:00 - 13:00	63	71	81	61	276	13:00 - 14:00	64	59	49	70	242	14:00 - 15:00	81	68	62	73	284	15:00 - 16:00	87	130	126	96	439	16:00 - 17:00	95	113	121	118	447	17:00 - 18:00	115	146	139	115	515	18:00 - 19:00	105	101	67	61	334	19:00 - 20:00	68	55	45	43	211	20:00 - 21:00	34	38	37	34	143	21:00 - 22:00	32	24	26	14	96	22:00 - 23:00	23	16	11	13	63	23:00 - 24:00	11	10	6	9	36	TOTAL					5538
							Time	15 min				Hourly Count																																																																																																																																																									
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TOTAL					5538																																																																																																																																																																

Count Data Info	
Start Date	5/7/2025
End Date	5/8/2025
Start Time	7:45 AM
End Time	7:45 AM
Direction	
Notes	
Count Source	
File Name	12013H_ITC0020133-5_8_2025_11V_M1X_2025_8_5.xml
Weather	
Study	
Owner	SYSTEM_QC
QC Status	Accepted

Appendix D. Crash History

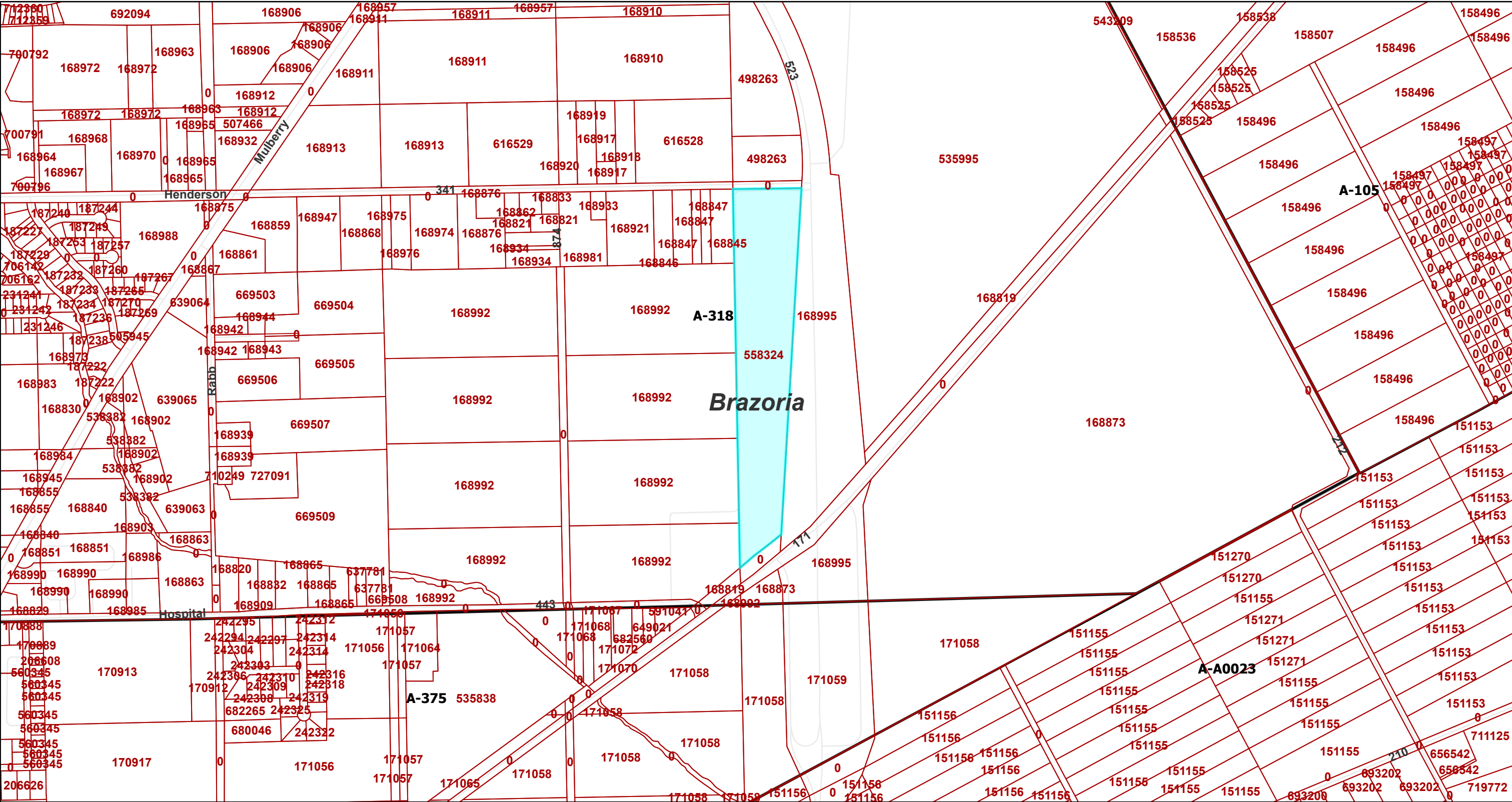
All crash data available using this tool represents reportable data collected from Texas Peace Officer's Crash Reports (CR-3) received and processed by the Texas Department of Transportation (Department) as of 08/20/2026. The Department makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness of any of the information provided as a result of your query. Any opinions and conclusions resulting from analysis performed on the crash data must be represented as your own and not those of the State of Texas or the Department.

Query Result Counts:
Your query returned a total of 1 Crashes containing 2 Units and 2 Persons

Filters Applied to current Query:
Crash Year Is In 2023 or 2024 or 2025

Crash ID	Crash Year	Crash Date	Crash Time	At Intersection Flag	Crash Severity	First Harmful Event	Intersecting Street Name	Intersection Related	Latitude	Longitude	Manner of Collision	On System Flag	Street Name	Light Condition	Surface Condition	Weather Condition	Contributing Factors
20416961	2024	9/21/2024	1043	FALSE	N - NOT INJURED	MOTOR VEHICLE IN TRANSPORT	N/A	NON INTERSECTION	29.1943075	-95.38779521	SAME DIRECTION - BOTH GOING STRAIGHT- SIDESWIPE	Yes	FM0523	1 - DAYLIGHT	1 - DRY	1 - CLEAR	OVERTAKE AND PASS INSUFFICIENT CLEARANCE

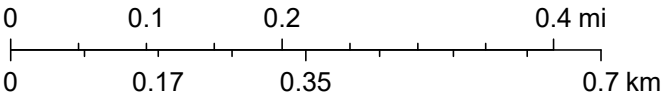
Brazoria CAD Web Map



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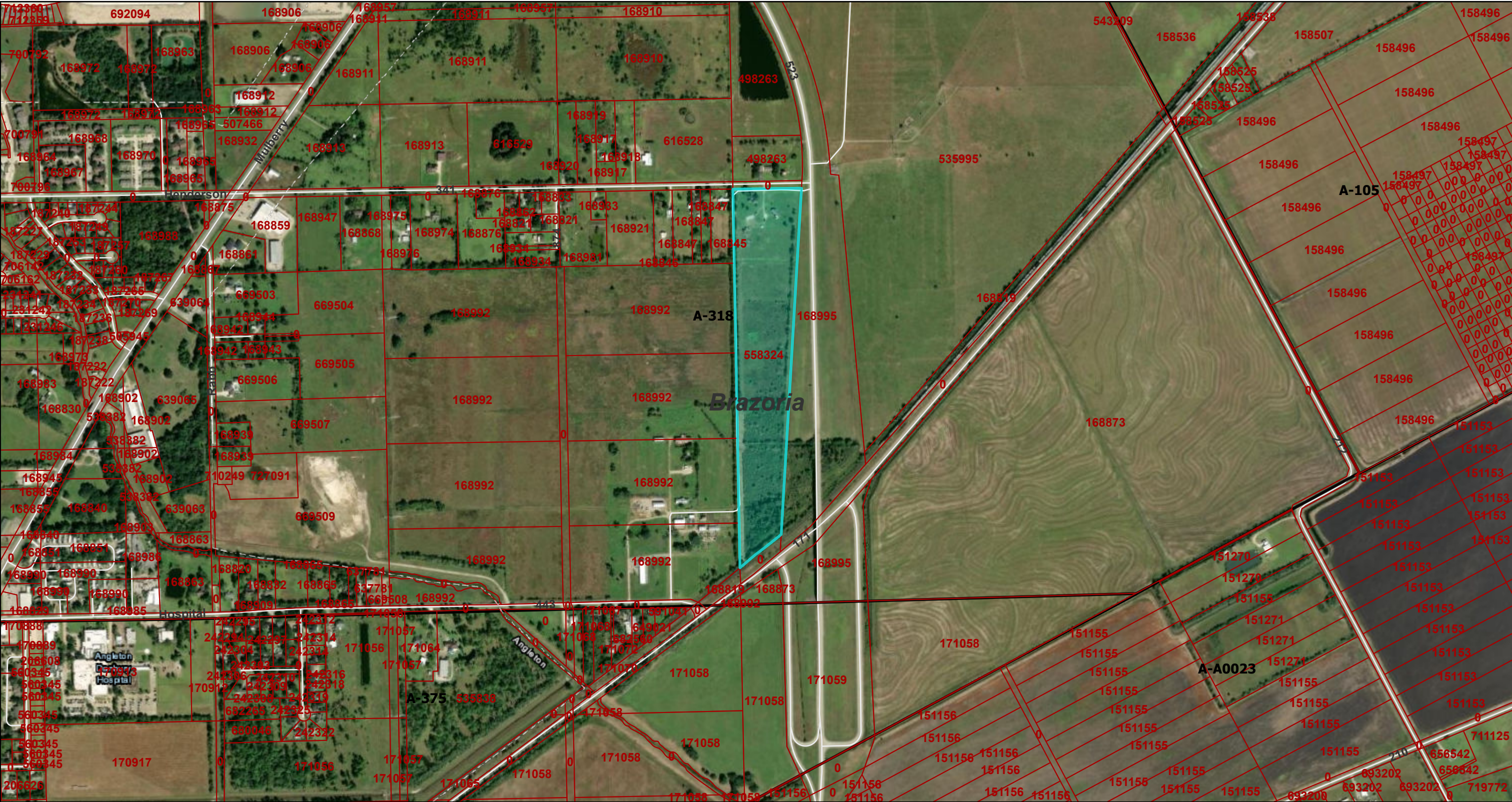
1:10,260

- Parcels
- Abstracts
- Streets
- Brazoria County Boundary



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri

Brazoria CAD Web Map



7/31/2026, 11:43:50 AM

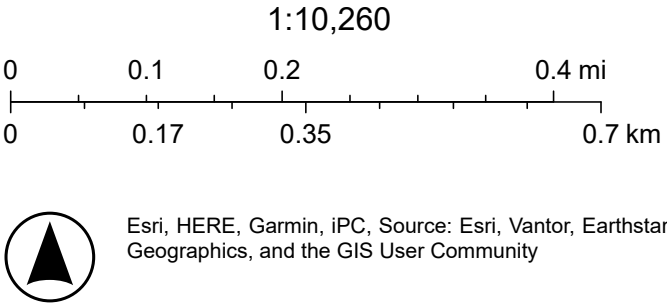
- World_Boundaries_and_Places

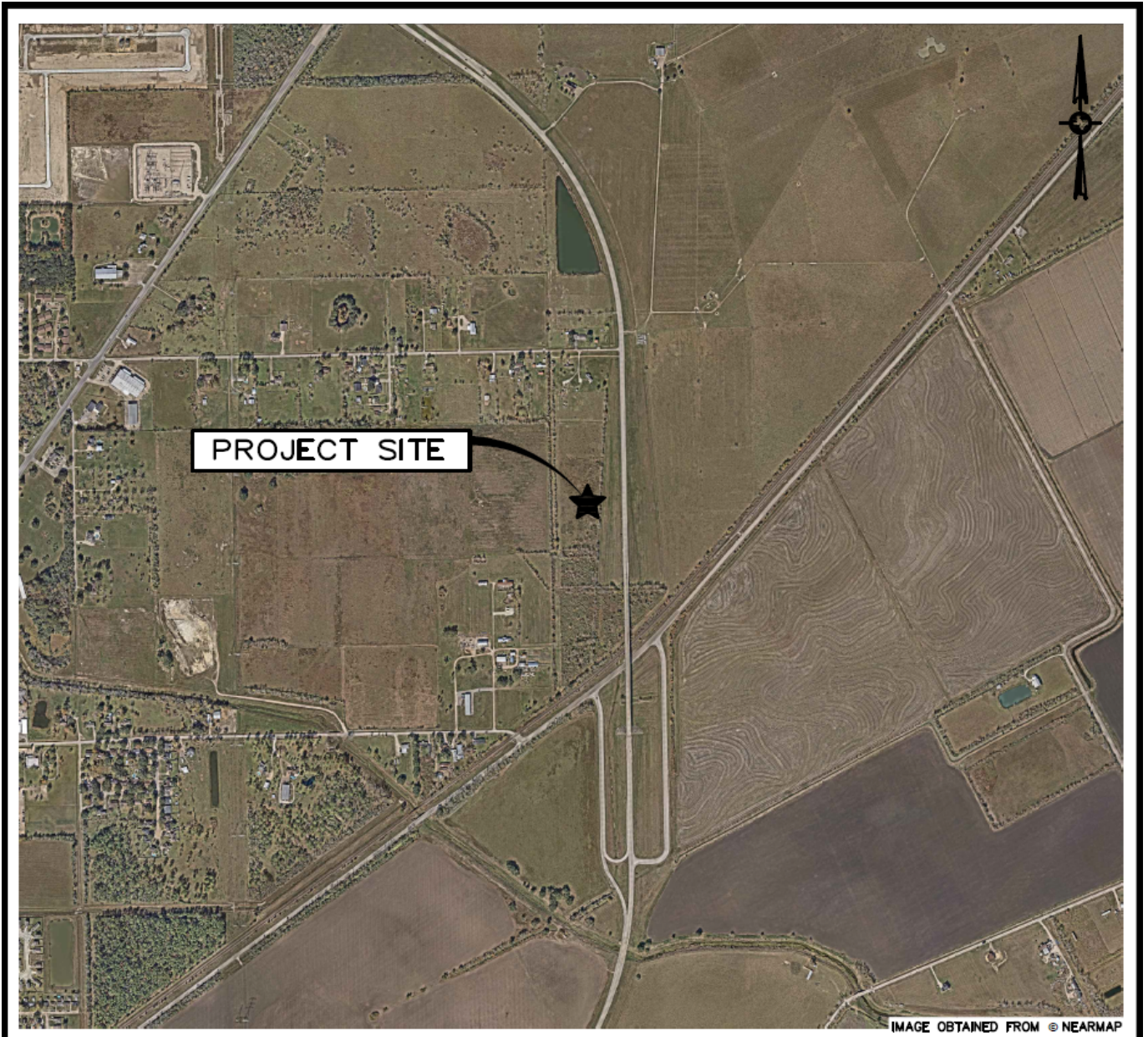
Parcels

Abstracts

Streets
- Brazoria County Boundary
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery

High Resolution 30cm Imagery
Citations
2.4m Resolution Metadata





Vincinty Map

Brazoria CAD Property Search

Item 2.

Property Details

Account		
Property ID:	558324	Geographic ID: 0318-0067-121
Type:	R	Zoning: 03/13/2023 CH
Property Use:		
Location		
Situs Address:	698 COUNTY ROAD 341 HENDERSON RD TX 77515	
Map ID:		Mapsko:
Legal Description:	A0318 T S LEE TRACT 44B ACRES 27.27 MH DESIGNATED AS REAL PROPERTY-16X76 CAVALIER 2000 SN1 SN229587 HUD# RAD1363334 TITLE # 00361805,SN1 CV01AL0448244 HUD# NTA1085681 TITLE # MH01062162	
Abstract/Subdivision:	A0318	
Neighborhood:	(A0318.380) ABST 318,380,169	
Owner		
Owner ID:	288585	
Name:	RODRIGUEZ OSCAR & NORMA	
Agent:		
Mailing Address:	698 COUNTY ROAD 341 ANGLETON, TX 77515-4021	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$10,850 (+)
Improvement Non-Homesite Value:	\$17,080 (+)
Land Homesite Value:	\$4,500 (+)
Land Non-Homesite Value:	\$1,500 (+)
Agricultural Market Valuation:	\$118,220 (+)
Market Value:	\$152,150 (=)
Agricultural Value Loss: ⓘ	\$1
HS Cap Loss: ⓘ	

Circuit Breaker: ⓘ	
Appraised Value: ⓘ	\$36,160
Ag Use Value:	\$2,230

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: RODRIGUEZ OSCAR & NORMA %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	BRAZORIA CENTRAL APPRAISAL DISTRICT	0.000000	\$152,150	\$20,810	\$0.00	
DR1	ANGLETON DRAINAGE DISTRICT	0.052816	\$152,150	\$31,160	\$16.46	
EM3	BRAZORIA COUNTY EMERGENCY DISTRICT #3	0.079229	\$152,150	\$36,160	\$28.65	
GBC	BRAZORIA COUNTY	0.262548	\$152,150	\$31,160	\$81.81	
HAD	ANGLETON-DANBURY HOSPITAL DISTRICT	0.074685	\$152,150	\$31,160	\$23.27	
NAV	PORT FREEPORT	0.000000	\$152,150	\$31,160	\$0.00	
RDB	ROAD & BRIDGE FUND	0.042210	\$152,150	\$28,160	\$11.89	
SAN	ANGLETON INDEPENDENT SCHOOL DISTRICT	1.021900	\$152,150	\$20,810	\$212.66	

Total Tax Rate: 1.533388

Estimated Taxes With Exemptions: \$374.74

Estimated Taxes Without Exemptions: \$2,333.05

Property Improvement - Building

Description: MOBILE HOME **Type:** Manufactured Housing **Living Area:** 1216.0 sqft **Value:** \$14,980

Type	Description	Class CD	Year Built	SQFT
MAMH1	MOBILE HOME SINGLE WIDE	5	2003	1216
SM3	COV PATIO/CARPORT (MH)	5	2019	216
SM5	WOOD DECK (MH)	5	2019	216
SM5	WOOD DECK (MH)	5	2019	216

Description: POLE BUILDING **Type:** Manufactured Housing **Living Area:** 0 sqft **Value:** \$9,310

Type	Description	Class CD	Year Built	SQFT
AP4	POLE BLDG 1 SIDE OPEN (WOOD)	3	2019	1360
AL1	LEAN-TO	3	2019	240

Description: STORAGE BUILDING **Type:** Manufactured Housing **Living Area:** 0 sqft **Value:** \$1,540

Type	Description	Class CD	Year Built	SQFT
RS3	STORAGE BLDG (BRICK/MORGAN TYPE)	4	2019	160

Description: DET CANOPY **Type:** Manufactured Housing **Living Area:** 0 sqft **Value:** \$2,100

Type	Description	Class CD	Year Built	SQFT
RC1	CARPORT	3	2019	360

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A4	IMPROVED PASTURE	0.75	32,670.00	0.00	0.00	\$4,500	\$0
A4	IMPROVED PASTURE	0.25	10,890.00	0.00	0.00	\$1,500	\$0
A4	IMPROVED PASTURE	26.27	1,144,321.20	0.00	0.00	\$118,220	\$2,230

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2026	\$27,930	\$124,220	\$2,230	\$0	\$36,160
2025	\$28,480	\$124,220	\$2,500	\$0	\$36,980
2024	\$45,810	\$165,620	\$2,500	\$2,319	\$53,991
2023	\$47,580	\$165,620	\$3,020	\$8,332	\$50,268
2022	\$37,410	\$107,650	\$2,890	\$435	\$45,065
2021	\$38,710	\$82,810	\$2,360	\$4,373	\$40,697
2020	\$38,710	\$82,810	\$2,100	\$7,598	\$37,212
2019	\$25,320	\$82,810	\$1,970	\$0	\$31,290
2018	\$25,320	\$82,810	\$1,840	\$0	\$31,160

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/23/2004	DV	DEED RETAINING VENDORS LIEN	WILSON CHARLES A &	RODRIGUEZ OSCAR & NORMA			0

Item 2.

**DESCRIPTION OF A TRACT OF LAND CONTAINING
27.2759 ACRES (1,188,137 SQUARE FEET) SITUATED
IN THE T.S. LEE SURVEY, ABSTRACT 318
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 27.2759 acres (1,188,137 square feet), situated in the T.S. Lee Survey, Abstract 318, Brazoria County, Texas, being all a tract of land conveyed unto Oscar Rodriguez and Norma Rodriguez by deed as recorded under Clerk's File No. 2004050789 (*bearing basis*) of the Official Records of Brazoria County, Texas Said 27.2759-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod at the intersection of the northwest right-of-way line of Missouri-Pacific Railroad (100.00 feet wide) and the west right-of-way line of F.M. 523 (variable in width) for the southeast corner of the said tract herein described;

THENCE following a curve to the right, along the northwest right-of-way line of said Missouri-Pacific Railroad, having a radius of 5679.58 feet, an arc length of 216.13 feet, a delta angle of $02^{\circ}10'49''$, a chord bearing South $50^{\circ}22'02''$ West, and distance of 216.12 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for a point of tangency;

THENCE South $51^{\circ}37'56''$ West, a distance of 185.60 feet to a found 5/8-inch iron rod for the southwest corner of the said tract herein described (from which a found TXDOT DISC bears South $86^{\circ}24'$ West a distance of 1.0 feet);

THENCE North $02^{\circ}50'06''$ West, passing a set 1/2-inch iron rod with cap marked "SURVEY 1", for reference, at the existing end of the south right-of-way line of County Road 341 (a.k.a. Henderson Road) (60.00 feet wide) and continuing for a total distance of 2969.55 feet to the existing end of the centerline of County Road 341 for the northwest corner of the said tract herein described;

THENCE North $87^{\circ}10'38''$ East, a distance of 517.05 feet to a point in the west right-of-way line of said F.M. 523 for the northeast corner of the said tract herein described;

THENCE South $01^{\circ}12'17''$ West, along the west right-of-way line of said F.M. 523, passing a set 1/2-inch iron rod with cap marked "SURVEY 1", for reference, at a distance of 30.07 feet and continuing for a total distance of 2738.93 feet to the POINT OF BEGINNING and containing 27.2759 acres (1,188,137 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated June 11, 2026, job number 5-165654-26.

