



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, FEBRUARY 24, 2020 AT 5:15 P.M.
SECOND FLOOR CITY HALL BUILDING
COUNCIL CHAMBERS
200 W. VULCAN
BRENHAM, TEXAS**

1. Call Meeting to Order

2. Public Comments

[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.]

3. Reports and Announcements

CONSENT AGENDA

4. Statutory Consent Agenda

The Statutory Consent Agenda includes non-controversial and routine items that the Commission may act on with one single vote. A Commissioner may pull any item from the Consent Agenda in order that the Commission discuss and act upon it individually as part of the Regular Agenda.

4-a. Minutes from the January 27, 2020 Planning and Zoning Commission Meeting

REGULAR AGENDA

- 5. Election of a Chairman, Vice-Chairman, Secretary and Deputy Secretary for the Planning and Zoning Commission for 2020.**
- 6. Discussion and Possible Action on Case No. P-20-005: Final Plat of the Prairie Lea Cemetery, being 29.30 acres of land out of the Phillip H. Coe Survey, A-31 in Brenham, Washington County, Texas.**
- 7. Discussion and Possible Action on Case No. P-20-006: Preliminary Plat of the Century Hills Subdivision, Lots 1-8, being 19.42 acres of land and 0.51 acres dedicated for public right-of-way, for a total of 19.93 acres out of the P. & A. Hope Survey, A-62 in Washington County, Texas.**
- 8. Discussion and Possible Action on Case No. P-20-007: Final Plat of the Century Hills Subdivision, Lots 1-8, being 19.42 acres of land and 0.51 acres dedicated for public right-of-way, for a total of 19.93 acres out of the P. & A. Hope Survey, A-62 in Washington County, Texas.**

9. Discussion and Possible Action on Case No. P-20-008: Final Plat of the Vintage Farms Townhomes, being 13.71 acres of land and being a replat of Reserve "C" and Reserve "D" of the Vintage Farms Subdivision, Phase I, out of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.
10. Adjourn

CERTIFICATION

I certify that a copy of the February 24, 2020, agenda of items to be considered by the Planning & Zoning Commission was posted to the City Hall bulletin board at 200 W. Vulcan, Brenham, Texas on February 20, 2020, at 4:00 pm.

Kim Hodde

Kim L. Hodde, Planning Technician

Disability Access Statement: This meeting is wheelchair accessible. The accessible entrance is located at the Vulcan Street entrance to the City Administration Building. Accessible parking spaces are located adjoining the entrance. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested twenty-four (24) hours before the meeting) by calling (979) 337-7567 for assistance.

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the _____ day of _____, 2020 at _____.

Signature

Title

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
January 27, 2020**

The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription.

A regular meeting of the Brenham Planning and Zoning Commission was held on January 27, 2020 at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

M. Keith Behrens, Chair
Leroy Jefferson
Calvin Kossie
Nancy Low
Lynnette Sheffield
Marcus Wamble

Commissioners absent:

Dr. Deanna Alfred (excused – out of the Country)

Staff present:

Stephanie Doland, Development Services Director
Shauna Laauwe, Project Planner
Kim Hodde, Planning Technician

Citizens present:

Josh Blaschke (KWHI)
Alyssa Faykus
Ann Brunn
LaVerne Klussmann
Jan Whaley
Rev. Larry Lazare

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:16 pm with a quorum of six (6) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

Kim Hodde, Planning Technician stated that:

- The Committee reviewing the board appointments/re-appointments will be taking their recommendations to City Council for consideration at the February 6, 2020 meeting.
- A copy of the 2020 Planning and Zoning Commission meeting date/submittal deadline calendar was placed on the dais for each Commission member's reference.

CONSENT AGENDA

4. Statutory Consent Agenda

The Statutory Agenda includes non-controversial and routine items that the Commission may act on with one single vote. A Commissioner may pull any item from the Consent Agenda in order that the Commission discuss and act upon it individually as part of the Regular Agenda.

4-a. Minutes from the December 16, 2019 Planning and Zoning Commission Meeting

Chairman Behrens asked for any corrections or additions to the minutes as presented. A motion was made by Commissioner Wamble and seconded by Commissioner Kossie to approve the minutes from the December 16, 2019 meeting, as presented. The motion carried unanimously.

REGULAR MEETING

5. Public Hearing, Discussion and Possible Action on Case No. P-20-001: Replat of Lot 1 and Lot 2 of the Duncan & Roberts Subdivision to create Lots 1A and 2A of the Duncan & Roberts Subdivision, consisting of two lots containing approximately 20.10 acres of land located south of the intersection of State Highway 36 and F.M. 577 (W. Blue Bell Road) in Brenham, Washington County, Texas.

Stephanie Doland presented the staff report for Case No. P-20-001 (on file in the Development Services Department). Ms. Doland stated that this request is for a replat of the two existing lots to eliminate the original south lot line between Lots 1 & 2 and moves it further south 80 feet. This repositioning of the property line results in two lots designated as Lot 1A and Lot 2A that are 5.16-acres and 14.94-acres, respectively. In addition, the replat establishes two access easements on Lot 1A.

There were no citizen comments received prior to the meeting. Development Services have reviewed the proposed replat for compliance with the City of Brenham's applicable regulations and ordinances and recommends approval.

Chairman Behrens opened the Public Hearing at 5:20 pm and asked for any public comments. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 5:21 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Low to approve the Replat of Lot 1 and Lot 2 of the Duncan & Roberts Subdivision to create Lots 1A and 2A of the Duncan & Roberts Subdivision, as presented. The motion carried unanimously.

6. Public Hearing, Discussion and Possible Action on Case No. P-20-002: Replat of Lots 2 and 3 of the Pecan Street Subdivision to create Lots 2A, 3A and 3B of the Pecan Street Subdivision, consisting of three residential lots containing approximately 2.17 acres of land located at 503 and 511 Pecan Street in Brenham, Washington.

Stephanie Doland presented the staff report for Case No. P-20-002 (on file in the Development Services Department). Ms. Doland stated that this request is for a replat of two existing lots in the Pecan Street Subdivision. This replat further divides Lot 2 and Lot 3 into three lots designated as Lot 2A, 3A, and 3B that are 1.66-acres, 0.165-acres, and 0.338-acres, respectively. This plat also includes a dedication of a 15-foot utility easement for an existing sanitary sewer line that runs through Lot 2A and 3B.

There was one citizen comment received prior to the meeting in support of this replat. A copy of this comment was placed on the dais for each Commission member. Development Services reviewed the proposed replat for compliance with the City of Brenham's applicable regulations and ordinances and recommends approval.

Chairman Behrens opened the Public Hearing at 5:25 pm and asked for any public comments. Ann Brunn, who is a co-applicant and is purchasing a portion of the property from Dara Childs, stated that she wanted to publicly thank Mr. Childs for his willingness to step back from his proposed apartment project and realign his project to protect this historical neighborhood.

Chairman Behrens closed the Public Hearing at 5:28 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Sheffield to approve the Replat of Lots 2 and 3 of the Pecan Street Subdivision to create Lots 2A, 3A and 3B of the Pecan Street Subdivision, as presented. The motion carried unanimously.

7. Public Hearing, Discussion and Possible Action on Case No. P-20-003: Replat of Lot 2, Lot 3 and a portion of Reserve "B" in the Brenham Business Center Subdivision, Phase I and including a portion of a 32.16 acre tract to create Lot 1A in the Brenham Business Center Subdivision, Phase I, being a total of 29.15 acres of land located at 3015 S. Blue Bell Road in Brenham, Washington County.

Stephanie Doland presented the staff report for Case No. P-20-003 (on file in the Development Services Department). Ms. Doland stated that the applicant, Del Sol Food Co. Inc., purchased some adjoining property, including an unincorporated piece owned by the City. The owner/applicant desires to combine the property into 1-lot for future development of an existing building. Development Services have reviewed the proposed replat for compliance with the City of Brenham's applicable regulations and ordinances and recommends approval.

Chairman Behrens opened the Public Hearing at 5:31 pm and asked for any public comments. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 5:32 pm.

A motion was made by Commissioner Wamble and seconded by Commissioner Low to approve the Replat of Lot 2, Lot 3 and a portion of Reserve "B" in the Brenham Business Center Subdivision, Phase I and including a portion of a 32.16 acre tract to create Lot 1A in the Brenham Business Center Subdivision, Phase I, Section II, as presented. The motion carried unanimously.

8. Discussion on Case No. P-20-004: Workshop Discussion to Consider Amending the Text of the Zoning Ordinance – Appendix A, to Further Define and Give Parameters for Uses Related to Places of Worship, Government Owned Facilities, Schools, Community Centers and Charitable Organizations.

Shauna Laauwe presented information and led a discussion regarding a possible amendment to the text of the zoning ordinance to further define and give parameters for uses related to places of worship, government owned facilities, schools, community centers, and charitable organizations. Ms. Laauwe stated that the zoning ordinance is vague or silent on the use of the following in residential districts (R-1, R-2, & R-3):

- Government-owned facilities
- Places of worship
- Institutions of educational, charitable or philanthropic nature.

The zoning ordinance also does not contain definitions for Churches and philanthropic uses and doesn't define all institutional uses.

Staff proposes the following definitions:

Places of Worship: A church, synagogue, temple, mosque or other facility that is used on a regular basis for worship by persons of a similar belief. This encompasses all faiths and cannot be perceived as discriminating against other religions.

Philanthropic Uses: Community Center and Non-Profit / Charity Organizations. Having a definition makes the interpretation less ambiguous.

Institutional Uses: Government owned structures, facilities and uses as well as primary and secondary schools and accessory facilities, but not to include penal or mental institutions.

Staff proposes the ordinance be amended to possibly:

- Include a definition of Places of Worship and replace church use to “places of Worship” which includes churches.
- Allow Places of Worship on a subject site measuring 1-acre or less, without a day school or day care facility as a permitted use in the R-1, R-2 and R-3 Districts. Sites greater than 1-acre of more or day school/care would require a specific use permit.
- Remove the term philanthropic uses.
- Provide definitions for community centers & non-profit organizations as
 - Permitted in R-1, R-2, R-3 on sites of less than .5-acres.
 - Require a specific use for site greater than .5-acres
- Define Institutional Uses as: Government (federal or state) owned facilities and uses as well as primary and secondary schools and accessory facilities, but not to include penal or mental institutions.
- Add a bufferyard requirement:
 - 20-feet between the adjacent single-family uses and places of worship, community centers, non-profit organizations, and institutional uses.
- “Clean Up” references to these uses in the Business Districts. Business Districts would be affected by amendment to the Residential Districts since uses allowed in R-1 are permitted in B-1 and so forth.

Additional research is needed to narrow down definitions and possible allowances and restrictions; however, staff requested discussion and feedback regarding the proposed text amendments.

Commission comments included:

- Keep use as a specific use permit so that each case can be evaluated on a case-by-case basis.
- Possibly allow approved SUPs to make minor expansions of 10-15 percent if they meet City's requirements.
- Commissioners were concerned with the potential impacts that off-street parking and traffic could have on the surrounding neighborhood of the listed specific uses. Commissioners were not in favor of allowing uses that were on smaller tracts of land (1 acre or less) be allowed as permitted uses. Commissioners stated that the adjacent neighborhood should have a “say” in each of the requests.

Since this is a workshop item, no action was taken.

9. Adjourn.

A motion was made by Commissioner Wamble and seconded by Commissioner Kossie to adjourn the meeting at 6:23 pm. The motion carried unanimously.

The City of Brenham appreciates the participation of our citizens, and the role of the Planning and Zoning Commissioners in this decision-making process.

Certification of Meeting Minutes:

_____	<u>M. Keith Behrens</u>	<u>February 24, 2020</u>
Planning and Zoning Commission	Chairman	Meeting Date
_____	<u>Kim Hodde</u>	<u>February 24, 2020</u>
Attest	Staff Secretary	Meeting Date



CASE P-20-005
PRELIMINARY PLAT: PRAIRIE LEA CEMETERY

PLAT TITLE: Prairie Lea Cemetery **CITY/ETJ:** City

PLAT TYPE: Final Plat

OWNER/APPLICANT: Brenham Cemetery Association

ADDRESS/LOCATION: 405 S. Saeger Street

LEGAL DESCRIPTION: Lot 1, Block 1 Prairie Lea Cemetery, 29.30 acres out of the Philip H. Coe Survey, A-31.

LOT AREA: 29.30 acres

ZONING DISTRICT: B-2, Commercial Research and Technology

EXISTING USE: Vacant land

**COMP PLAN
FUTURE LAND USE:** Local Public Facilities and Commercial

REQUEST: A request to Final Plat 29.30 acres of land out of the Phillip H. Coe Survey, A-31 to create Lot 1, Block 1 of the Prairie Lea Cemetery in Brenham, Washington County, Texas.

BACKGROUND:

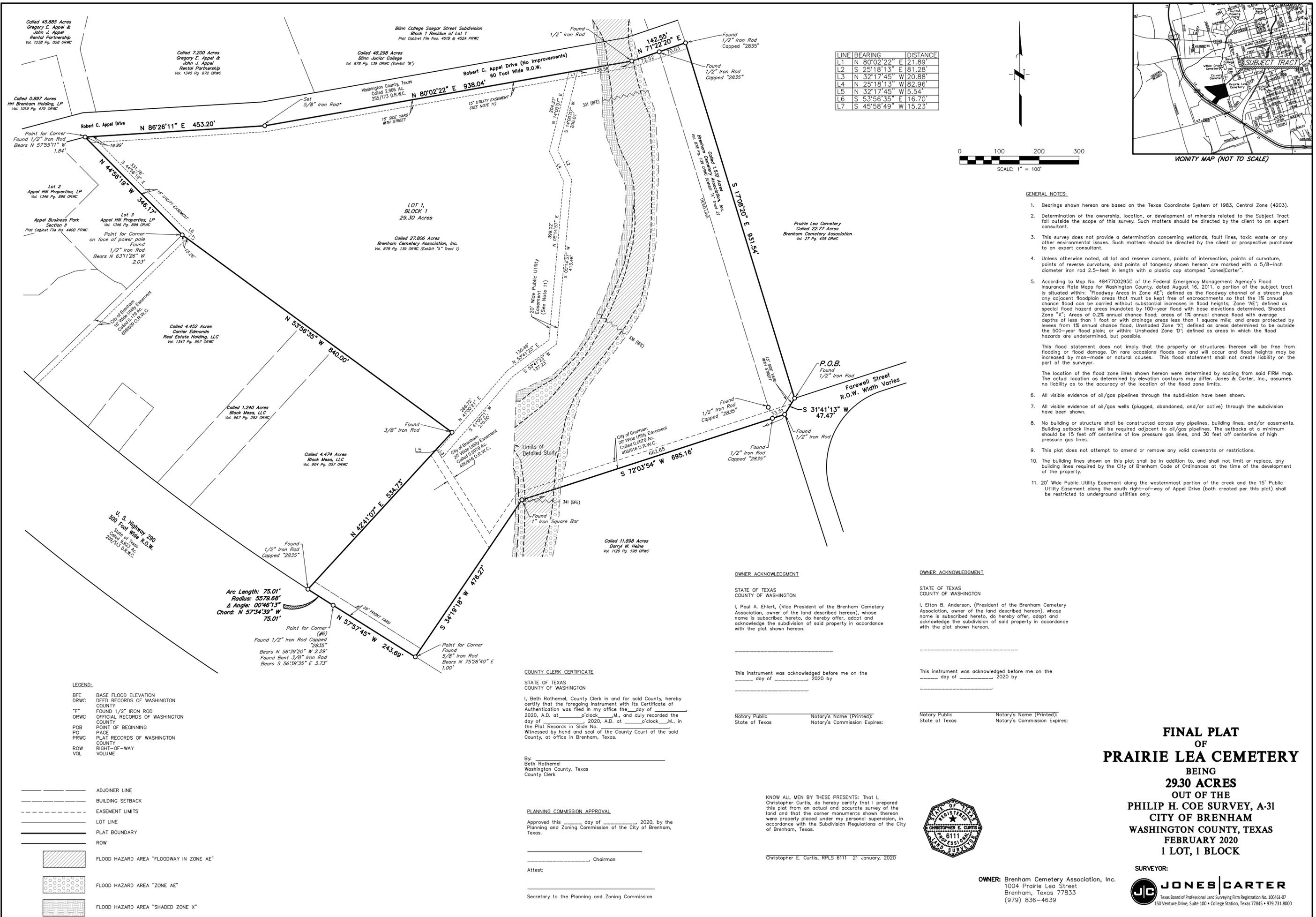
The applicant/owner requests approval of a Final Plat of Prairie Lea Cemetery that comprises of 29.30-acres generally located north of Highway 290 West and south of Robert Cappel Drive, in order to allow for the expansion of the existing Brenham Cemetery. The subject site has not previously been platted and thus, the Preliminary Plat and this Final Plat is required for future development. The Preliminary Plat was approved at the December 16, 2019 Planning and Zoning Commission meeting.

STAFF ANALYSIS AND RECOMMENDATION:

Development Services has reviewed this Final Plat for compliance with applicable City of Brenham regulations and ordinances and recommends **approval** of this plat as presented.

EXHIBITS:

A. Proposed Final Plat



- GENERAL NOTES:**
1. Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203).
 2. Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
 3. This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
 4. Unless otherwise noted, all lot and reserve corners, points of intersection, points of curvature, points of reverse curvature, and points of tangency shown hereon are marked with a 5/8-inch diameter iron rod 2.5-feet in length with a plastic cap stamped "Jones/Carter".
 5. According to Map No. 48477C0295C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Washington County, dated August 16, 2011, a portion of the subject tract is situated within: "Floodway Areas in Zone AE", defined as the floodway channel of a stream plus any adjacent floodplain areas that must be kept free of encroachments so that the 1% annual chance flood can be carried without substantial increases in flood heights; Zone "AE"; defined as special flood hazard areas inundated by 100-year flood with base elevations determined, Shaded Zone "X"; Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood, Unshaded Zone "X"; defined as areas determined to be outside the 500-year flood plain; or within: Unshaded Zone "D"; defined as areas in which the flood hazards are undetermined, but possible.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- The location of the flood zone lines shown hereon were determined by scaling from said FIRF map. The actual location as determined by elevation contours may differ. Jones & Carter, Inc., assumes no liability as to the accuracy of the location of the flood zone limits.
6. All visible evidence of oil/gas pipelines through the subdivision have been shown.
 7. All visible evidence of oil/gas wells (plugged, abandoned, and/or active) through the subdivision have been shown.
 8. No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
 9. This plat does not attempt to amend or remove any valid covenants or restrictions.
 10. The building lines shown on this plat shall be in addition to, and shall not limit or replace, any building lines required by the City of Brenham Code of Ordinances at the time of the development of the property.
 11. 20' Wide Public Utility Easement along the westernmost portion of the creek and the 15' Public Utility Easement along the south right-of-way of Appel Drive (both created per this plat) shall be restricted to underground utilities only.

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
 COUNTY OF WASHINGTON

I, Paul A. Ehler, (Vice President of the Brenham Cemetery Association, owner of the land described hereon), whose name is subscribed hereto, do hereby offer, adopt and acknowledge the subdivision of said property in accordance with the plat shown hereon.

This instrument was acknowledged before me on the _____ day of _____, 2020 by _____

Notary Public _____ Notary's Name (Printed): _____
 State of Texas _____ Notary's Commission Expires: _____

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
 COUNTY OF WASHINGTON

I, Elton B. Anderson, (President of the Brenham Cemetery Association, owner of the land described hereon), whose name is subscribed hereto, do hereby offer, adopt and acknowledge the subdivision of said property in accordance with the plat shown hereon.

This instrument was acknowledged before me on the _____ day of _____, 2020 by _____

Notary Public _____ Notary's Name (Printed): _____
 State of Texas _____ Notary's Commission Expires: _____

COUNTY CLERK CERTIFICATE

STATE OF TEXAS
 COUNTY OF WASHINGTON

I, Beth Rothemel, County Clerk in and for said County, hereby certify that the foregoing instrument with its Certificate of Authentication was filed in my office the _____ day of _____, 2020, A.D. at _____ o'clock _____ M., and duly recorded the day of _____, 2020, A.D. at _____ o'clock _____ M., in the Plat Records in Slide No. _____.

Witnessed by hand and seal of the County Court of the said County, at office in Brenham, Texas.

By: _____
 Beth Rothemel
 Washington County, Texas
 County Clerk

PLANNING COMMISSION APPROVAL

Approved this _____ day of _____, 2020, by the Planning and Zoning Commission of the City of Brenham, Texas.

 Chairman

Attest: _____
 Secretary to the Planning and Zoning Commission

KNOW ALL MEN BY THESE PRESENTS: That I, Christopher Curtis, 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 personal supervision, in accordance with the Subdivision Regulations of the City of Brenham, Texas.

Christopher E. Curtis, RPLS 6111 21 January, 2020



FINAL PLAT
 OF
PRAIRIE LEA CEMETERY
 BEING
29.30 ACRES
 OUT OF THE
PHILIP H. COE SURVEY, A-31
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS
FEBRUARY 2020
1 LOT, 1 BLOCK

SURVEYOR:
JONES | CARTER
 Texas Board of Professional Land Surveying Firm Registration No. 100461-07
 150 Venture Drive, Suite 100 • College Station, Texas 77845 • 979.731.8000

OWNER: Brenham Cemetery Association, Inc.
 1004 Prairie Lea Street
 Brenham, Texas 77833
 (979) 836-4639



CASE P-20-007

PRELIMINARY PLAT: CENTURY HILLS SUBDIVISION (ETJ)

PLAT TITLE: Century Hills Subdivision, Lots 1-8 **CITY/ETJ:** ETJ

PLAT TYPE: Preliminary Plat

OWNER/APPLICANT: Rockies Creek Investments, LLC / Hodde & Hodde Surveying – Jon Hodde

ADDRESS/LOCATION: 1732 Old Independence Road, located near the intersection of Old Independence Road and Ike Lane

LEGAL DESCRIPTION: 19.93 acres of the 66.15 acres of the P.&A. Hope Survey, A-62, Tract 44 in Washington County, Texas.

LOT AREA: 19.93 acres

ZONING DISTRICT/USE: Not applicable / Agricultural vacant land

COMP PLAN FUTURE LAND USE: Rural

REQUEST: A Preliminary Plat of 19.93 acres out of the P.&A. Hope Survey, A-62 to create the Century Hills Subdivision, Lots 1-8 being 19.42 acres of land and 0.51 acres of dedicated public right-of-way in Washington County, Texas.

BACKGROUND:

The subject 19.423 acres of land is within the ETJ and is generally located approximately one mile north of Linda Anderson Park and is on the southeast corner of the intersection of Old Independence Road and Ike Lane. The subject property to be platted is owned by Rockies Creek Investments, LLC who desires to divide the tract into eight residential lots as follows:

- Lot 1 – 2.598 acres
- Lot 2 – 2.198 acres
- Lot 3 – 2.982 acres
- Lot 4 – 2.475 acres
- Lot 5 – 1.508 acres
- Lot 6 – 1.806 acres
- Lot 7 – 3.349 acres
- Lot 8 – 2.507 acres

Included in this proposed plat is a 0.509-acre dedication for public right-of-way along Old Independence Road, a portion of the land at the intersection of Old Independence Road and Ike Lane, and the land between Ike Lane and existing fence line. Old Independence Road is projected to be a future major collector street in the City of Brenham's Thoroughfare Plan. The dedication will insure the necessary 40

feet of right-of-way needed on the east side of the centerline of Old Independence Road for the eventual total of 80 feet of right-of-way required for the future collector street.

STAFF ANALYSIS AND RECOMMENDATION:

Development Services have reviewed this Preliminary Plat for compliance with applicable City of Brenham regulations and ordinances and recommends **approval** of this plat as presented.

EXHIBITS:

- A. Proposed Preliminary Plat

100 0 100 200 300

GRAPHIC SCALE - FEET

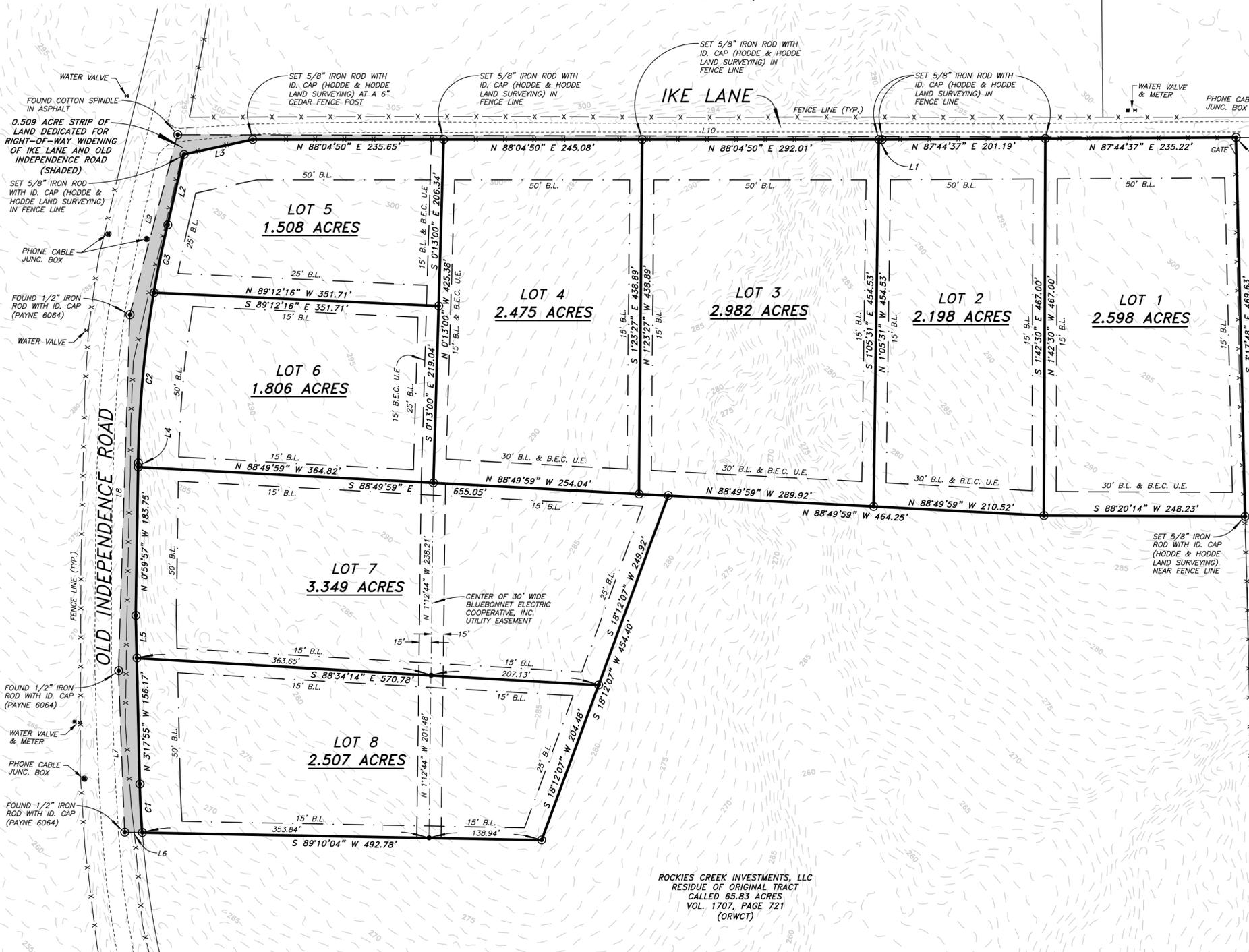


SCALE: 1"=100'

P. & A. HOPE SURVEY, A-62
WASHINGTON COUNTY, TEXAS

DIXIE ROSE VOSKAMP
RESIDUE OF ORIGINAL TRACT
CALLED 31.98 ACRES
VOL. 1042, PAGE 369
(ORWCT)
(DESCRIBED IN VOL. 388,
PAGE 210 DRWCT)

CASEY ALLEN VOSKAMP, ET UX
CALLED 2,000 ACRES
VOL. 1180, PAGE 577
(ORWCT)



GLENDIA WISE
CALLED 17.188 ACRES
(TRACT 1)
VOL. 1118, PAGE 1098
(ORWCT)
(DESCRIBED IN VOL. 268,
PAGE 452 DRWCT)

ROCKIES CREEK INVESTMENTS, LLC
RESIDUE OF ORIGINAL TRACT
CALLED 65.83 ACRES
VOL. 1707, PAGE 721
(ORWCT)

LINE TABLE

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N 88°04'50" E	4.18'	L6	S 89°10'04" W	21.76'
L2	N 11°10'54" E	89.42'	L7	N 4°04'08" W	200.05'
L3	N 75°45'12" E	86.67'	L8	N 0°06'38" W	441.05'
L4	N 0°59'57" W	5.11'	L9	N 12°53'09" E	230.52'
L5	N 13°17'55" W	52.89'	L10	N 88°13'34" E	1305.96'

CURVE DATA

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	2°59'13"	59.95'	1150.00'	N 4°47'31" W	59.94'
C2	8°40'26"	211.95'	1400.00'	N 3°20'16" E	211.74'
C3	3°30'24"	85.68'	1400.00'	N 9°25'42" E	85.67'

W.D. NO. 7647 (BURCH7647SPC.DWG/MVIEW) REF: KENJURA7539SPC.SURVEY

Hodde & Hodde Land Surveying, Inc.
Professional Land Surveying & Engineering
613 E. Blue Bell Road . Brenham, Texas 77833
979-836-5681 . 979-836-5683 (Fax)
www.hoddesurveying.com

**PRELIMINARY PLAT OF
CENTURY HILL SUBDIVISION
CITY OF BRENHAM (ETJ), WASHINGTON COUNTY, TEXAS**
CONSISTING OF 8 RESIDENTIAL LOTS CONTAINING 19.423 ACRES AND A 0.509
ACRE STRIP DEDICATED FOR ROAD RIGHT OF WAY WIDENING (19.932 ACRES TOTAL)
DATE: JANUARY, 2020

OWNER/DEVELOPER
ROCKIES CREEK INVESTMENTS, LLC
P.O. BOX 2369
BRENHAM, TEXAS 77833
PHN. 979-251-4506

**SHEET 1
OF 2**

NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 {2011}, CENTRAL ZONE 4203, US SURVEY FEET. DISTANCES SHOWN ARE GROUND DISTANCES. CONVERGENCE ANGLE AT N: 10050474.023' - E: 3541046.622' IS 2'-01"-44.10", COMBINED SCALE FACTOR IS 0.99997562, PER AN NGS OPUS SOLUTION.
2. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48477C0300C, EFFECTIVE DATE AUGUST 16, 2011, WASHINGTON COUNTY, TEXAS.
3. © - DENOTES A 5/8" IRON ROD SET WITH ID. CAP STAMPED "HODDE & HODDE LAND SURVEYING" UNLESS OTHERWISE NOTED ON THE PLAT.
4. THE SUBDIVISION SHOWN HEREON LIES OUTSIDE OF THE CITY LIMITS OF BRENHAM, TEXAS; HOWEVER, SAID SUBDIVISION IS LOCATED INSIDE THE CITY OF BRENHAM'S EXTRATERRITORIAL JURISDICTION (ETJ).
5. THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO THE EASEMENTS SHOWN HEREON.
6. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH WASHINGTON COUNTY ABSTRACT COMPANY TITLE REPORT FILE NO. 191201, DATED JANUARY 17, 2020 AT 8:00 AM.
7. AS OF THE DATE OF PLATTING, THE CITY OF BRENHAM DOES NOT PROVIDE UTILITY SERVICES TO THE SUBDIVISION SHOWN HEREON. WATER WILL BE PROVIDED BY COMMUNITY WATER SERVICE OR PRIVATE INDIVIDUAL WATER WELLS AND SEWER WILL BE PROVIDED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES. ELECTRIC UTILITIES WILL PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE, INC.
8. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON ABOVE GROUND EVIDENCE, TEXAS RAILROAD COMMISSION DATA AND A TITLE REPORT DATED JANUARY 17, 2020.
9. ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON ABOVE GROUND EVIDENCE, TEXAS RAILROAD COMMISSION DATA AND A TITLE REPORT DATED JANUARY 17, 2020.
10. NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
11. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
12. THE BUILDING LINES SHOWN ON THIS PLAT SHALL BE IN ADDITION TO, AND SHALL NOT LIMIT OR REPLACE, ANY BUILDING LINES REQUIRED BY THE CITY OF BRENHAM CODE OF ORDINANCES AT THE TIME OF THE DEVELOPMENT OF THE PROPERTY.
13. THE OLD INDEPENDENCE ROAD RIGHT-OF-WAY DEDICATION VARIES TO EQUATE TO 40 FEET FROM THE CENTERLINE TO ALLOW FOR THE EVENTUAL OVERALL RIGHT-OF-WAY WIDTH OF 80 FEET AS SHOWN IN THE CITY OF BRENHAM THOROUGHFARE PLAN. THE EXISTING FENCED MARGINS OF IKE LANE ARE BEING USED FOR THE OCCUPIED RIGHT-OF-WAY LINES.
14. CONTOURS SHOWN HEREON WERE DERIVED FROM LIDAR DATA AND PROVIDED BY OTHERS.
15. (DRWCT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS
 (ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
 B.L. DENOTES BUILDING LINE
 B.E.C. U.E. DENOTES BLUEBONNET ELECTRIC COOPERATIVE, INC. UTILITY EASEMENT

SURVEY MAP

SHOWING A SURVEY OF A SUBDIVISION OF 19.423 ACRES OF LAND AND A 0.509 ACRE STRIP DEDICATED FOR ROAD RIGHT OF WAY WIDENING, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE P. & A. HOPE SURVEY, A-62, BEING PART OF THE SAME LAND DESCRIBED AS 65.83 ACRES IN THE DEED FROM LOUISE HAJOVSKY, DOLORES HAYNES A/K/A DELORES HAYNES AND EUGENE MURSKI TO ROCKIES CREEK INVESTMENTS, LLC, DATED JANUARY 17, 2020, AS RECORDED IN VOLUME 1707, PAGE 721, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

CERTIFICATION

THE STATE OF TEXAS
 COUNTY OF WASHINGTON

I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY AND SUBDIVISION OF 19.423 ACRES OF LAND AND A 0.509 ACRE STRIP DEDICATED FOR ROAD RIGHT OF WAY WIDENING IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.

DATED THIS THE 30TH DAY OF JANUARY, 2020, A.D.

(PRELIMINARY)

JON E. HODDE, RPLS NO. 5197
 DATE: FEBRUARY 19, 2020

THE PURPOSE OF THIS DOCUMENT IS FOR PRELIMINARY REVIEW ONLY. PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

(PRELIMINARY)

JON E. HODDE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5197
 HODDE & HODDE LAND SURVEYING, INC.
 613 EAST BLUE BELL ROAD
 BRENHAM, TEXAS 77833
 (979)-836-5681
 TBPE&LS SURVEY FIRM REG. NO. 10018800

LIENHOLDERS' ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, CITIZENS STATE BANK, THE OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED AS 65.83 ACRES, LESS 9.951 ACRES IN THE DEED OF TRUST, DATED JANUARY 17, 2020, AS RECORDED IN VOLUME 1707, PAGE 731, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, DO HEREBY IN ALL THING SUBORDINATE TO SAID PLAT OF WASHINGTON COUNTY, TEXAS. SAID LIEN AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____
 (SIGNATURE)

 (PRINTED NAME & TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
 COUNTY OF _____
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
 THE _____ DAY OF _____, 2020,
 BY _____

 NOTARY PUBLIC, STATE OF TEXAS
 (SEAL)

OWNER ACKNOWLEDGMENT

WE, ROCKIES CREEK INVESTMENTS, LLC, THE OWNERS OF THE LAND DESCRIBED HEREON AND WHOSE NAMES ARE SUBSCRIBED HERETO, DO HEREBY ACKNOWLEDGE THE CHANGES TO SAID PROPERTY IN ACCORDANCE WITH THE PLAT SHOWN HEREON. THE PLATTED PROPERTY REMAINS SUBJECT TO EXISTING DEDICATIONS, COVENANTS, RESTRICTIONS AND EASEMENTS EXCEPT AS SHOWN OR STATED HEREON.

BY: _____
 (SIGNATURE)

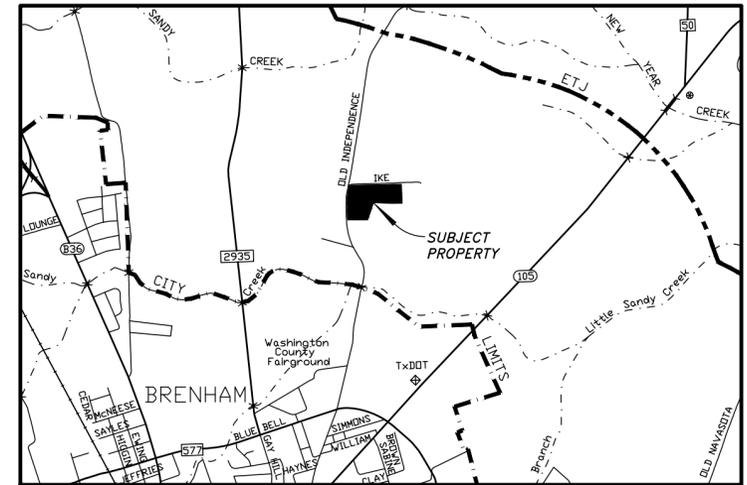
 (PRINTED NAME & TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
 COUNTY OF _____
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
 THE _____ DAY OF _____, 2020,
 BY _____

 NOTARY PUBLIC, STATE OF TEXAS
 (SEAL)

VICINITY MAP
 (SCALE: 1" = 3000')



PLANNING AND ZONING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 2020 BY
 THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRENHAM, TEXAS.

 CHAIRMAN

 SECRETARY

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS §
 COUNTY OF WASHINGTON §
 I, _____, CLERK OF THE COUNTY COURT OF WASHINGTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE _____ DAY OF _____, 2_____, AT _____ O'CLOCK, ____M., AND DULY RECORDED ON THE _____ DAY OF _____, 2_____, AT _____ O'CLOCK, ____M. IN CABINET _____ SHEET _____ OF RECORD IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT BRENHAM, WASHINGTON COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

 CLERK OF THE COUNTY COURT
 WASHINGTON COUNTY, TEXAS

PRELIMINARY PLAT OF CENTURY HILL SUBDIVISION CITY OF BRENHAM (ETJ), WASHINGTON COUNTY, TEXAS
 CONSISTING OF 8 RESIDENTIAL LOTS CONTAINING 19.423 ACRES AND A 0.509 ACRE STRIP DEDICATED FOR ROAD RIGHT OF WAY WIDENING (19.932 ACRES TOTAL)
 DATE: JANUARY, 2020

OWNER/DEVELOPER
 ROCKIES CREEK INVESTMENTS, LLC
 P.O. BOX 2369
 BRENHAM, TEXAS 77833
 PHN. 979-251-4506

SHEET 2 OF 2



CASE P-20-007

FINAL PLAT: CENTURY HILLS SUBDIVISION (ETJ)

PLAT TITLE:	Century Hills Subdivision, Lots 1-8	CITY/ETJ: ETJ
PLAT TYPE:	Final Plat	
OWNER/APPLICANT:	Rockies Creek Investments, LLC / Hodde & Hodde Surveying – Jon Hodde	
ADDRESS/LOCATION:	1732 Old Independence Road, located near the intersection of Old Independence Road and Ike Lane	
LEGAL DESCRIPTION:	19.93 acres of the 66.15 acres of the P.&A. Hope Survey, A-62, Tract 44 in Washington County, Texas.	
LOT AREA:	19.93 acres	
ZONING DISTRICT/ USE:	Not applicable / Agricultural vacant land	
COMP PLAN FUTURE LAND USE:	Rural	
REQUEST:	Final Plat of the Century Hills Subdivision, Lots 1-8, being 19.42 acres of land and 0.51 acres of dedicated for public right-of-way, for a total of 19.93 acres out the P. & A. Hope Survey, A-62 in Washington County, Texas.	

The subject 19.423 acres of land is within the ETJ and is generally located approximately one mile north of Linda Anderson Park and is on the southeast corner of the intersection of Old Independence Road and Ike Lane. The subject property to be platted is owned by Rockies Creek Investments, LLC who desires to divide the tract into eight residential lots as follows:

- Lot 1 – 2.598 acres
- Lot 2 – 2.198 acres
- Lot 3 – 2.982 acres
- Lot 4 – 2.475 acres
- Lot 5 – 1.508 acres
- Lot 6 – 1.806 acres
- Lot 7 – 3.349 acres
- Lot 8 – 2.507 acres

Included in this proposed plat is a 0.509-acre dedication for public right-of-way along Old Independence Road, a portion of the land at the intersection of Old Independence Road and Ike Lane, and the land between Ike Lane and existing fence line. Old Independence Road is projected to be a future major collector street in the City of Brenham’s Thoroughfare Plan. The dedication will insure the necessary 40 feet of right-of-way needed on the east side of the centerline of Old Independence Road for the eventual total of 80 feet of public right-of-way required for the future collector street.

STAFF ANALYSIS AND RECOMMENDATION:

Development Services have reviewed this Final Plat for compliance with applicable City of Brenham regulations and ordinances and recommends **approval** of this plat as presented.

EXHIBITS:

A. Proposed Final Plat

100 0 100 200 300

GRAPHIC SCALE - FEET

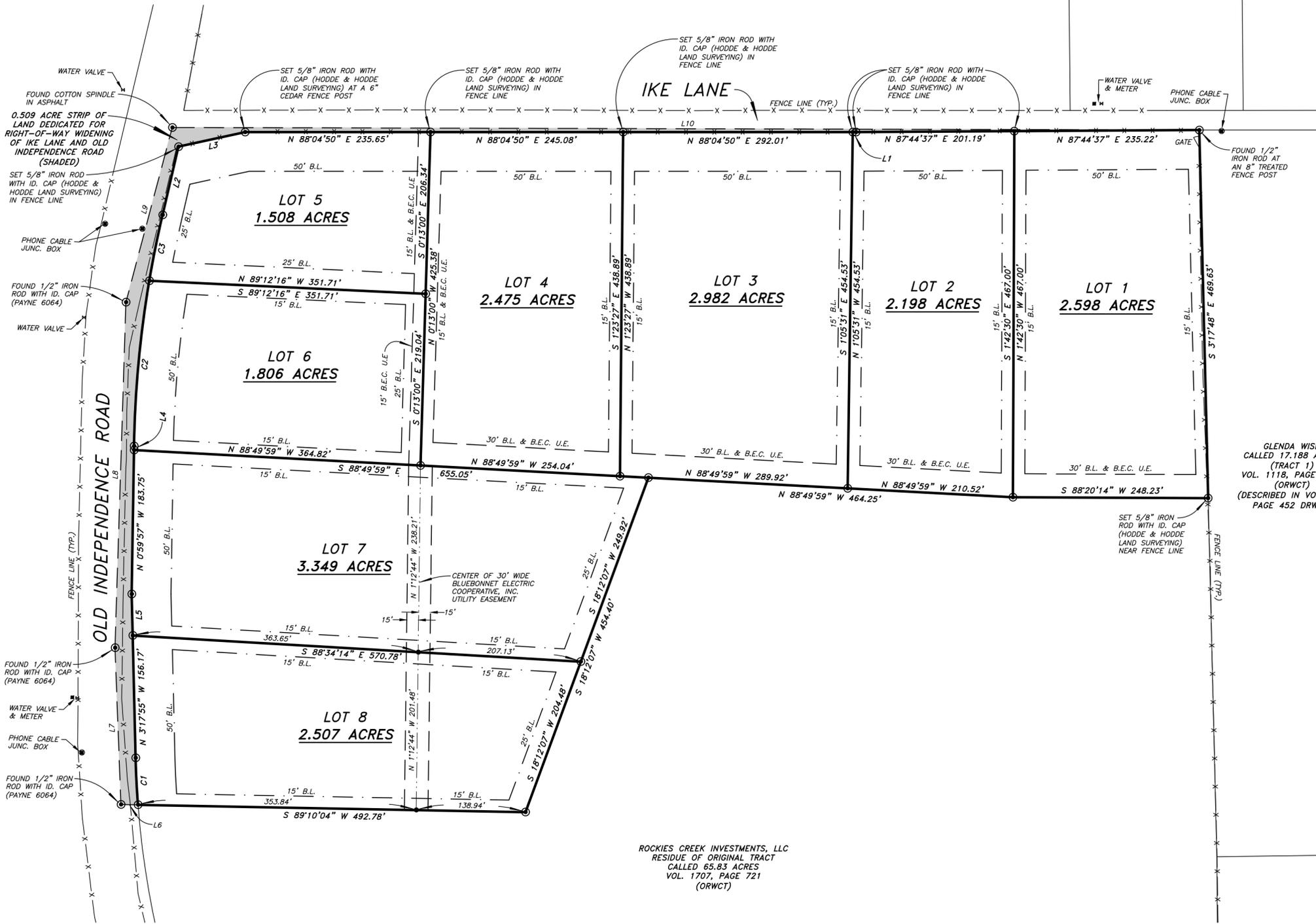


SCALE: 1"=100'

P. & A. HOPE SURVEY, A-62
WASHINGTON COUNTY, TEXAS

DIXIE ROSE VOSKAMP
RESIDUE OF ORIGINAL TRACT
CALLED 31.98 ACRES
VOL. 1042, PAGE 369
(ORWCT)
(DESCRIBED IN VOL. 388,
PAGE 210 DRWCT)

CASEY ALLEN VOSKAMP, ET UX
CALLED 2,000 ACRES
VOL. 1180, PAGE 577
(ORWCT)



GLENDIA WISE
CALLED 17.188 ACRES
(TRACT 1)
VOL. 1118, PAGE 1098
(ORWCT)
(DESCRIBED IN VOL. 268,
PAGE 452 DRWCT)

ROCKIES CREEK INVESTMENTS, LLC
RESIDUE OF ORIGINAL TRACT
CALLED 65.83 ACRES
VOL. 1707, PAGE 721
(ORWCT)

LINE TABLE

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N 88°04'50" E	4.18'	L6	S 89°10'04" W	21.76'
L2	N 11°10'54" E	89.42'	L7	N 4°04'08" W	200.05'
L3	N 75°45'12" E	86.67'	L8	N 0°06'38" W	441.05'
L4	N 0°59'57" W	5.11'	L9	N 12°53'09" E	230.52'
L5	N 13°17'55" W	52.89'	L10	N 88°13'34" E	1305.96'

CURVE DATA

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	2°59'13"	59.95'	1150.00'	N 4°47'31" W	59.94'
C2	8°40'26"	211.95'	1400.00'	N 3°20'16" E	211.74'
C3	3°30'24"	85.68'	1400.00'	N 9°25'42" E	85.67'

W.D. NO. 7647 (BURCH7647SPC.DWG/MVIEW) REF: KENJURA7539SPC.SURVEY

Hodde & Hodde Land Surveying, Inc.
Professional Land Surveying & Engineering
613 E. Blue Bell Road . Brenham, Texas 77833
979-836-5681 . 979-836-5683 (Fax)
www.hoddesurveying.com

**FINAL PLAT OF
CENTURY HILL SUBDIVISION
CITY OF BRENHAM (ETJ), WASHINGTON COUNTY, TEXAS**
CONSISTING OF 8 RESIDENTIAL LOTS CONTAINING 19.423 ACRES AND A 0.509
ACRE STRIP DEDICATED FOR ROAD RIGHT OF WAY WIDENING (19.932 ACRES TOTAL)
DATE: JANUARY, 2020

OWNER/DEVELOPER
ROCKIES CREEK INVESTMENTS, LLC
P.O. BOX 2369
BRENHAM, TEXAS 77833
PHN. 979-251-4506

**SHEET 1
OF 2**

NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 {2011}, CENTRAL ZONE 4203, US SURVEY FEET. DISTANCES SHOWN ARE GROUND DISTANCES. CONVERGENCE ANGLE AT N: 10050474.023' - E: 3541046.622' IS 2'-01'-44.10", COMBINED SCALE FACTOR IS 0.99997562, PER AN NGS OPUS SOLUTION.
2. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48477C0300C, EFFECTIVE DATE AUGUST 16, 2011, WASHINGTON COUNTY, TEXAS.
3. © - DENOTES A 5/8" IRON ROD SET WITH ID. CAP STAMPED "HODDE & HODDE LAND SURVEYING" UNLESS OTHERWISE NOTED ON THE PLAT.
4. THE SUBDIVISION SHOWN HEREON LIES OUTSIDE OF THE CITY LIMITS OF BRENHAM, TEXAS; HOWEVER, SAID SUBDIVISION IS LOCATED INSIDE THE CITY OF BRENHAM'S EXTRATERRITORIAL JURISDICTION (ETJ).
5. THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO THE EASEMENTS SHOWN HEREON.
6. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH WASHINGTON COUNTY ABSTRACT COMPANY TITLE REPORT FILE NO. 191201, DATED JANUARY 17, 2020 AT 8:00 AM.
7. AS OF THE DATE OF PLATTING, THE CITY OF BRENHAM DOES NOT PROVIDE UTILITY SERVICES TO THE SUBDIVISION SHOWN HEREON. WATER WILL BE PROVIDED BY COMMUNITY WATER SERVICE OR PRIVATE INDIVIDUAL WATER WELLS AND SEWER WILL BE PROVIDED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES. ELECTRIC UTILITIES WILL PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE, INC.
8. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON ABOVE GROUND EVIDENCE, TEXAS RAILROAD COMMISSION DATA AND A TITLE REPORT DATED JANUARY 17, 2020.
9. ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON ABOVE GROUND EVIDENCE, TEXAS RAILROAD COMMISSION DATA AND A TITLE REPORT DATED JANUARY 17, 2020.
10. NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
11. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
12. THE BUILDING LINES SHOWN ON THIS PLAT SHALL BE IN ADDITION TO, AND SHALL NOT LIMIT OR REPLACE, ANY BUILDING LINES REQUIRED BY THE CITY OF BRENHAM CODE OF ORDINANCES AT THE TIME OF THE DEVELOPMENT OF THE PROPERTY.
13. THE OLD INDEPENDENCE ROAD RIGHT-OF-WAY DEDICATION VARIES TO EQUATE TO 40 FEET FROM THE CENTERLINE TO ALLOW FOR THE EVENTUAL OVERALL RIGHT-OF-WAY WIDTH OF 80 FEET AS SHOWN IN THE CITY OF BRENHAM THOROUGHFARE PLAN. THE EXISTING FENCED MARGINS OF IKE LANE ARE BEING USED FOR THE OCCUPIED RIGHT-OF-WAY LINES.
14. (DRWCT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS
 (ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
 B.L. DENOTES BUILDING LINE
 B.E.C. U.E. DENOTES BLUEBONNET ELECTRIC COOPERATIVE, INC. UTILITY EASEMENT

SURVEY MAP

SHOWING A SURVEY OF A SUBDIVISION OF 19.423 ACRES OF LAND AND A 0.509 ACRE STRIP DEDICATED FOR ROAD RIGHT OF WAY WIDENING, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE P. & A. HOPE SURVEY, A-62, BEING PART OF THE SAME LAND DESCRIBED AS 65.83 ACRES IN THE DEED FROM LOUISE HAJOVSKY, DOLORES HAYNES A/K/A DELORES HAYNES AND EUGENE MURSKI TO ROCKIES CREEK INVESTMENTS, LLC, DATED JANUARY 17, 2020, AS RECORDED IN VOLUME 1707, PAGE 721, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

CERTIFICATION

THE STATE OF TEXAS
 COUNTY OF WASHINGTON

I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY AND SUBDIVISION OF 19.423 ACRES OF LAND AND A 0.509 ACRE STRIP DEDICATED FOR ROAD RIGHT OF WAY WIDENING IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.

DATED THIS THE 30TH DAY OF JANUARY, 2020, A.D.

(PRELIMINARY)

JON E. HODDE, RPLS NO. 5197
 DATE: FEBRUARY 19, 2020

THE PURPOSE OF THIS DOCUMENT IS FOR PRELIMINARY REVIEW ONLY. PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

(PRELIMINARY)

JON E. HODDE
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5197
 HODDE & HODDE LAND SURVEYING, INC.
 613 EAST BLUE BELL ROAD
 BRENHAM, TEXAS 77833
 (979)-836-5681
 TBPE&LS SURVEY FIRM REG. NO. 10018800

**LIENHOLDERS' ACKNOWLEDGMENT
 AND SUBORDINATION STATEMENT**

WE, CITIZENS STATE BANK, THE OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED AS 65.83 ACRES, LESS 9.951 ACRES IN THE DEED OF TRUST, DATED JANUARY 17, 2020, AS RECORDED IN VOLUME 1707, PAGE 731, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, DO HEREBY IN ALL THING SUBORDINATE TO SAID PLAT OF WASHINGTON COUNTY, TEXAS. SAID LIEN AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____
 (SIGNATURE)

 (PRINTED NAME & TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
 COUNTY OF _____
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
 THE _____ DAY OF _____, 2020,
 BY _____

 NOTARY PUBLIC, STATE OF TEXAS
 (SEAL)

OWNER ACKNOWLEDGMENT

WE, ROCKIES CREEK INVESTMENTS, LLC, THE OWNERS OF THE LAND DESCRIBED HEREON AND WHOSE NAMES ARE SUBSCRIBED HERETO, DO HEREBY ACKNOWLEDGE THE CHANGES TO SAID PROPERTY IN ACCORDANCE WITH THE PLAT SHOWN HEREON. THE PLATTED PROPERTY REMAINS SUBJECT TO EXISTING DEDICATIONS, COVENANTS, RESTRICTIONS AND EASEMENTS EXCEPT AS SHOWN OR STATED HEREON.

BY: _____
 (SIGNATURE)

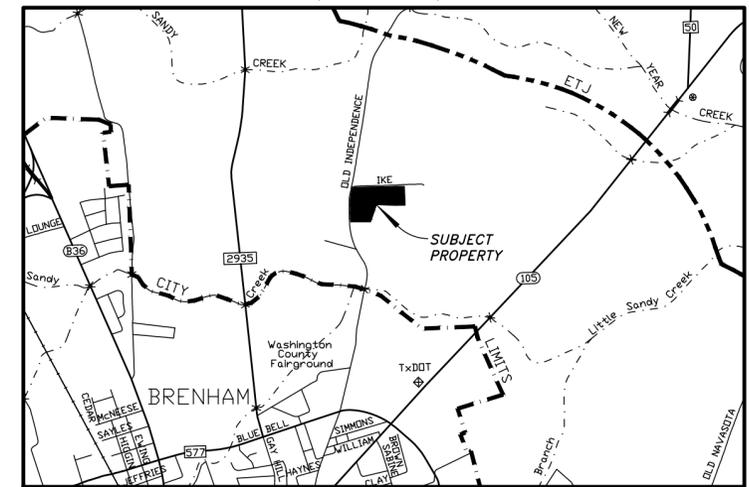
 (PRINTED NAME & TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
 COUNTY OF _____
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
 THE _____ DAY OF _____, 2020,
 BY _____

 NOTARY PUBLIC, STATE OF TEXAS
 (SEAL)

VICINITY MAP
 (SCALE: 1" = 3000')



PLANNING AND ZONING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 2020 BY
 THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRENHAM, TEXAS.

 CHAIRMAN

 SECRETARY

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS §
 COUNTY OF WASHINGTON §
 I, _____, CLERK OF THE COUNTY COURT OF WASHINGTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE _____ DAY OF _____, 2____, AT _____ O'CLOCK. ____M., AND DULY RECORDED ON THE _____ DAY OF _____, 2____, AT _____ O'CLOCK. ____M. IN CABINET _____ SHEET _____ OF RECORD IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT BRENHAM, WASHINGTON COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

 CLERK OF THE COUNTY COURT
 WASHINGTON COUNTY, TEXAS

W.D. NO. 7647 (BURCH7647SPC.DWG/MVIEW) REF: KENJUR7539SPC.SURVEY

Hodde & Hodde Land Surveying, Inc.
 Professional Land Surveying & Engineering
 613 E. Blue Bell Road . Brenham, Texas 77833
 979-836-5681 . 979-836-5683 (Fax)
 www.hoddesurveying.com

**FINAL PLAT OF
 CENTURY HILL SUBDIVISION
 CITY OF BRENHAM (ETJ), WASHINGTON COUNTY, TEXAS**
 CONSISTING OF 8 RESIDENTIAL LOTS CONTAINING 19.423 ACRES AND A 0.509
 ACRE STRIP DEDICATED FOR ROAD RIGHT OF WAY WIDENING (19.932 ACRES TOTAL)
 DATE: JANUARY, 2020

OWNER/DEVELOPER
 ROCKIES CREEK INVESTMENTS, LLC
 P.O. BOX 2369
 BRENHAM, TEXAS 77833
 PHN. 979-251-4506

**SHEET 2
 OF 2**



CASE P-20-008
FINAL PLAT: Vintage Farms Townhomes

PLAT TITLE: Vintage Farms Townhomes **CITY/ETJ:** City Limits

PLAT TYPE: Final Plat

OWNER/APPLICANT: Rainer & Son Development Company (Stylecraft Builders, Inc.) / McClure & Browne - Jeffrey Robertson

LOT AREA /LOCATION: 13.711 acres located on State Highway 36 North near Dixie Road

LEGAL DESCRIPTION: Reserve "C" and Reserve "D", Vintage Farms Subdivision, Phase 1

ZONING DISTRICT Planned Development District (O-17-005) / Residential

EXISTING USE: Vacant land

COMP PLAN Mixture of Single Family and Multi-Family
FUTURE LAND USE:

REQUEST: A request to replat Reserve "C" and Reserve "D" of the Vintage Farms Subdivision, Phase I to create Vintage Farms Townhomes consisting of 13.711 acres, in the City of Brenham, Washington County, Texas.

BACKGROUND:

On October 23, 2017, the Planning and Zoning Commission approved the Preliminary Plat for the Vintage Farms Subdivision, Phases I, II and III.

On November 27, 2017, the Commission approved the Final Plat creating Vintage Farms Subdivision, Phase I. The Final Plat for Phase I included platting of 102 residential lots and Reserves A-F.

On June 24, 2019, the Planning and Zoning Commission approved the Final Plat creating Vintage Farms Subdivision, Phase II. The Final Plat for Phase II included platting of 52 residential lots and corresponding right-of-way and easements.

Rainer & Son Development Company (formerly known as CTX Land Investments, LLC) requests approval of a Final Plat to replat Reserve "C" and Reserve "D" of the Vintage Farms Subdivision, Phase I to create the Vintage Farms Townhomes, consisting of 13.711 acres of land and the creation of 57 residential townhome lots and corresponding right-of-way and easements. The proposed plat meets all applicable standards of the Planned Development District.

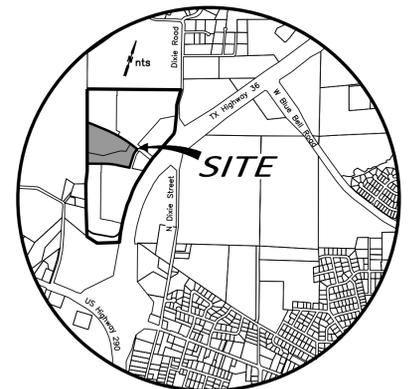
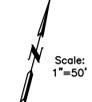
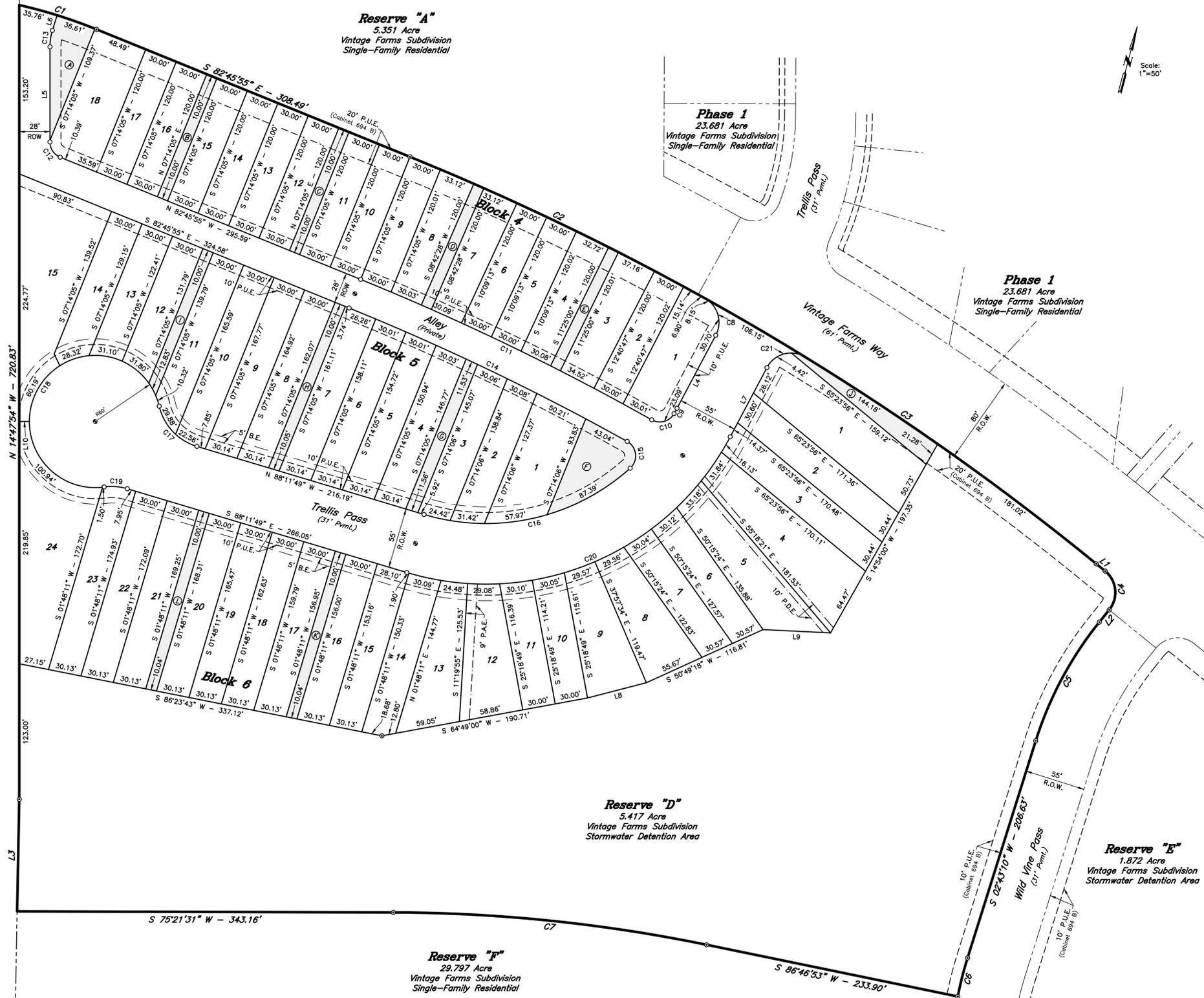
STAFF RECOMMENDATION:

Development Services have reviewed this proposed Final Plat for compliance with applicable City of Brenham regulations and ordinances and recommends **approval** of this plat as presented.

EXHIBITS:

A. Proposed Final Plat

REPLAT



Called 80,000 Acres
Now of Formerly
James S. Brown &
Melrose, Inc. Brown
V.373, P.476

FINAL PLAT

VINTAGE FARMS
TOWNHOMES

BEING A REPLAT OF RESERVE "C", 8.360 ACRES AND
RESERVE "D", 5.351 ACRES, VINTAGE FARMS PHASE I,
RECORDED IN CABINET 694 B A TOTAL OF 13.711 ACRES
13.711 ACRES

PHILLIP COE SURVEY, A-31
BRENHAM, WASHINGTON COUNTY, TEXAS

JULY, 2019
SCALE 1"=50'

SHEET NO.
2
OF 3 SHEETS

Owner:
Ranier & Son Development Company
4090 South TX Highway 6
College Station, TX 77845
(979) 690-1222

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838



COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, Beth A. Rothermel, Clerk of the County Court of Washington County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, at _____ o'clock, _____ m., and duly recorded on _____, 20____, at _____ o'clock _____ m. in cabinet _____ sheet _____ of record of _____ for said county.

Witness my hand and seal of office, at Brenham, Washington County, Texas, the day and date last above written.

CLERK, COUNTY COURT
WASHINGTON COUNTY, TEXAS

LEINHOLDERS ACKNOWLEDGMENT

Bank, owner and holder of a lien against the property described in the plat shown hereon, said lien being evidenced by instrument of record in Volume 1240, Page 508 of the Official Records of Washington County, Texas, does hereby in all things subordinate to said plat said lien, and hereby confirms they are the present owner of said lien and has not assigned the same nor any part thereof.

NAME: _____
TITLE: _____

OWNER ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF WASHINGTON

We, Ranier & Son Development Company LLC, a Texas Corporation, Doug French, Vice President, owner of the property subdivided in the foregoing map of Vintage Farms Subdivision to the City of Brenham, Texas, do hereby make subdivision of said property according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown and designate said subdivision as Vintage Farms Subdivision to the City of Brenham, Texas, located in Brenham, Washington County, Texas, and we do hereby dedicate to public use, as such the streets, alleys, parks, and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated or occasioned by the alteration of the surface of any portion of streets and alleys to conform to such grades, and do hereby bind ourselves, our heirs, executors, and administration to warrant and forever defend the title to the land so dedicated. There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon. We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

Witness my hand and at _____ County, Texas on this the _____ day of _____, 20____.

DOUG FRENCH, VICE PRESIDENT
RANIER & SON DEVELOPMENT COMPANY LLC

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF _____

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

NOTARY PUBLIC, STATE OF TEXAS

NOTARYS NAME (PRINTED): _____

NOTARYS COMMISSION EXPIRES: _____

PLANNING AND ZONING COMMISSION APPROVAL

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

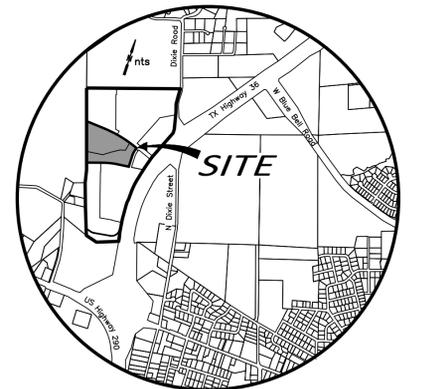
CHAIRMAN _____
SECRETARY _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Gregory Hopcus, R.P.L.S. No. 6047



VICINITY MAP

LINE	BEARING	DISTANCE
L1	S 65°44'23" E	10.44'
L2	S 24°15'37" W	14.26'
L3	N 13°42'23" W	101.77'
L4	S 13°15'46" W	75.07'
L5	N 14°47'54" W	86.33'
L6	N 2°26'03" E	14.48'
L7	N 13°15'46" E	71.09'
L8	S 60°44'29" W	55.45'
L9	S 77°58'29" W	61.65'
L10	S 75°12'06" W	9.29'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	9°18'13"	455.00'	73.88'	37.02'	S 87°25'02" E	73.80'
C2	6°47'52"	2455.00'	291.27'	145.81'	S 79°21'59" E	291.10'
C3	10°13'40"	2455.00'	438.24'	219.71'	S 70°51'13" E	437.66'
C4	90°03'05"	25.00'	39.29'	25.02'	S 20°42'50" E	35.37'
C5	21°32'28"	327.50'	123.13'	62.30'	S 13°29'23" W	122.40'
C6	6°19'21"	327.50'	36.14'	18.09'	S 0°26'31" E	36.12'
C7	11°25'22"	1442.50'	287.58'	144.27'	S 81°04'12" W	287.11'
C8	89°02'06"	25.00'	38.85'	24.58'	S 31°15'17" E	35.06'
C9	1°36'39"	197.50'	5.55'	2.78'	S 14°04'05" W	5.55'
C10	89°35'36"	15.00'	23.46'	14.89'	S 59°40'13" W	21.14'
C11	7°13'56"	2335.00'	294.73'	147.56'	N 79°08'57" W	294.54'
C12	67°58'01"	15.00'	17.79'	10.11'	N 48°46'55" W	16.77'
C13	17°13'57"	50.00'	15.04'	7.58'	N 6°10'56" W	14.98'
C14	6°59'04"	2307.00'	281.23'	140.79'	S 79°16'23" E	281.06'
C15	109°12'52"	15.00'	28.59'	21.11'	S 21°10'25" E	24.46'
C16	58°22'10"	197.50'	201.20'	110.31'	S 62°37'07" W	192.61'
C17	60°05'32"	50.00'	52.44'	28.92'	N 58°09'03" W	50.07'
C18	264°31'11"	60.00'	277.00'	-66.03'	S 19°38'07" W	88.81'
C19	24°25'40"	50.00'	21.32'	10.82'	N 79°35'22" E	21.16'
C20	78°32'25"	252.50'	346.12'	206.45'	N 52°31'59" E	319.65'
C21	93°24'29"	25.00'	40.76'	26.53'	N 59°58'00" E	36.39'

LOT NO.	AREA (Ac.)
1	0.123
2	0.083
3	0.099
4	0.087
5	0.083
6	0.083
7	0.087
8	0.087
9	0.083
10	0.083
11	0.083
12	0.083
13	0.083
14	0.083
15	0.083
16	0.083
17	0.083
18	0.137

LOT NO.	AREA (Ac.)
1	0.129
2	0.092
3	0.098
4	0.103
5	0.105
6	0.108
7	0.110
8	0.113
9	0.115
10	0.116
11	0.107
12	0.087
13	0.086
14	0.096
15	0.234

LOT NO.	AREA (Ac.)
1	0.195
2	0.118
3	0.117
4	0.188
5	0.144
6	0.091
7	0.086
8	0.117
9	0.114
10	0.079
11	0.079
12	0.120
13	0.123
14	0.102
15	0.105
16	0.106
17	0.109
18	0.111
19	0.113
20	0.115
21	0.118
22	0.119
23	0.121
24	0.223

COMMON AREA NO.	AREA (Ac.)
A	0.053
B	0.028
C	0.028
D	0.028
E	0.028
F	0.077
G	0.039
H	0.037
I	0.031
J	0.047
K	0.036
L	0.039

SHEET NO.
3
OF 3 SHEETS

FINAL PLAT

VINTAGE FARMS
TOWNHOMES

BEING A REPLAT OF RESERVE "C", 8.360 ACRES AND RESERVE "D", 5.351 ACRES, VINTAGE FARMS PHASE I, RECORDED IN CABINET 694 B A TOTAL OF 13.711 ACRES

13.711 ACRES

PHILLIP COE SURVEY, A-31
BRENHAM, WASHINGTON COUNTY, TEXAS

JULY, 2019
SCALE 1"=50'

Owner:
Ranier & Son Development Company
4090 South TX Highway 6
College Station, TX 77845
(979) 690-1222

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10103300
MB