



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
FRIDAY, FEBRUARY 26, 2021 AT 12:00 NOON
SECOND FLOOR CITY HALL BUILDING
COUNCIL CHAMBERS
200 W. VULCAN STREET
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 December 21, 2020 Planning and Zoning Commission Meeting.

4-b. Case No. P-21-001: Replat of Lot 2 of the Market Square Brenham Subdivision to create Lot 2A and Lot 3 on approximately 49.419 acres currently addressed as 2410 S. Market Street in Brenham, Washington County, Texas.

4-c. Case No. P-21-002: Final Plat of the Liberty Village Subdivision, Phase Two, consisting of 96 Lots in Blocks 8-10, and Common Areas 4-5, formally platting 23.317 acres of land formerly dedicated as Reserve "A" of the Liberty Village Subdivision, Phase 1, and establishing Reserve "B" being 24.471 acres of land out of the Phillip Coe Survey, A-31 and the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas.

REGULAR AGENDA

5. Election of a Chair, Vice Chair, Secretary and Deputy Secretary for the Planning and Zoning Commission for 2021.

6. Adjourn

CERTIFICATION

I certify that a copy of the February 26, 2021, 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 23, 2021 at 11:45 a.m.

Kim Hodde

Kim Hodde

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 _____, 2021 at _____.

Signature

Title

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
December 21, 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 December 21, 2020 at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Dr. Deanna Alfred, Vice Chair
Artis Edwards, Jr.
Calvin Kossie
Marcus Wamble

Commissioners absent:

M. Keith Behrens, Chair (excused)
Cayte Neil (excused)
Lynnette Sheffield

Staff present:

Shauna Laauwe, Project Planner
Kim Hodde, Planning Technician

Citizens present:

Mandy Allen
Barbara Rudloff
Josh & Gabbi Blaschke, KWHI
Alison Bryce, Brenham Banner Press

1. Call Meeting to Order

Vice Chairman Alfred called the meeting to order at 5:15 pm with a quorum of four (4) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

- Training. Ms. Laauwe reminded everyone that additional Board training will be held on January 14, 2021 at the Police Department Training room. She reminded everyone to RSVP to the calendar invite that Kim Hodde sent out. This will be a luncheon meeting/training for approximately 1-1.5 hours.

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 November 23, 2020 Planning and Zoning Commission Meeting.
- 4-b. Case No. P-20-043: Preliminary Plat of the Stovall Subdivision, Lots 1-2, being 8.162 acres out of the Isaac Jameison Survey, A-67 in Washington County, Texas.
- 4-c. Case No. P-20-044: Final Plat of the Stovall Subdivision, Lots 1-2, being 8.162 acres out of the Isaac Jameison Survey, A-67 in Washington County, Texas.

Vice Chairman Alfred noted that she was not in attendance at the last meeting. Kim Hodde apologized and stated that the minutes would be corrected to show that Ms. Alfred was absent. Vice Chairman Alfred called for a motion for the statutory consent agenda with the change to the minutes as noted. Commission Wamble inquired as to why the plats were on the consent agenda and not the regular agenda. Kim Hodde explained that since there are no public hearings required for a preliminary and final plat, they can be considered on the consent agenda; however, if a Commissioner wants to discuss them, they can be pulled and moved to the regular session agenda. Ms. Hodde also noted that this is the same property that the P & Z granted variances for at a previous meeting. A motion was made by Commissioner Kossie and seconded by Commissioner Wamble to approve the Statutory Consent Agenda, as presented. The motion carried unanimously.

REGULAR SESSION

- 5. **Public Hearing, Discussion and Possible Action on Case No. P-20-040: A request by William A. McMeans, Jr. for approval of a Replat of Lot 1B, Block K of the Keys 2nd Addition into Lots 1B-A and 1B-B, being 0.30-acres and 0.24-acres of land, respectively, currently addressed as 1402 S. Market Street and 1403 S. Baylor Street, respectively, out of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**

Shauna Laauwe, Project Planner, presented the staff report for Case No. P-20-040 (on file in the Development Services Department). Ms. Laauwe stated that this is a request from William A. McMeans, Jr. to replat Lot 1B, Block K of the Keys 2nd Addition into Lot 1B-A and Lot 1B-B. Currently the lot runs from S. Market Street through to Baylor Street. The property has a residential structure that fronts S. Market Street (addressed as 1402 S. Market Street), a residential structure that fronts S. Baylor Street (addressed as 1403 S. Baylor Street) and a third residential structure situated between the two (addressed as 1404 S. Market Street). The owner intends to demolish the structure addressed as 1404 S. Market Street. Lot 1B-A (S. Market Street side) is proposed to contain 0.30-acres of land and Lot 1B-B (S. Baylor Street side) is proposed to contain 0.24-acres of land. The replat would bring the properties into compliance by having only one residential structure per lot and would also allow the two lots to be sold individually, if the owner so chooses. Development Services staff has reviewed the Replat for compliance with the City of Brenham regulations and ordinances and recommends approval of the replat as presented.

One citizen comment (Barbara Rudloff) was presented at the meeting in favor of the requested replat. None were received in opposition.

Vice Chairman Alfred opened the Public Hearing at 5:22 pm. There were no citizen comments.

Vice Chairman Alfred closed the Public Hearing at 5:23 pm.

A motion was made by Commissioner Wamble and seconded by Commissioner Kossie to approve the request for approval of a Replat of Lot 1B, Block K of the Keys 2nd Addition into Lots 1B-A and 1B-B,

being 0.30-acres and 0.24-acres of land, respectively, currently addressed as 1402 S. Market Street and 1403 S. Baylor Street, as presented. The motion carried unanimously.

6. **Public Hearing, Discussion and Possible Action on Case No. P-20-045: A request by River Eagle Real Estate, Ltd. for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to assign a zoning classification of Industrial (I) on approximately 5.15 acres of land located adjacent to 1751 US Highway 290 West, being further described as Tract 12 of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.**

Shauna Laauwe, Project Planner, presented the staff report for Case No. P-20-045 (on file in the Development Services Department). Ms. Laauwe stated that the subject property is currently located in the County and is adjacent to 1751 US Highway 290 W. In 2017/2018, the applicant, River Eagle Real Estate (Mike Hopkins Distributing) expanded their parking onto this tract. The applicant plans to expand the existing business; thus, triggering the need to replat the property into one tract. Since the parking area is on a tract located in the County, several steps are necessary such as annexation, zoning designation and platting. The applicant has requested that the subject property be annexed into the City limits and is currently going through the annexation process. Normally when a property is annexed into the City limits, it is assigned an R-1, Single Family Residential Zoning classification. The applicant is request that this property be assigned a zoning classification of (I) Industrial when it is annexed to be consistent with the adjoining property.

The City's Comprehensive Plan and Future Land Use Map show this subject area as Industrial Use. The Industrial district would be consistent with the adjacent property that is currently in the City limits. Development of this property would be subject to the applicable Industrial district development and building standards. Staff recommends approval of this request as presented.

Public notice of the proposed rezoning was posted in the Brenham Banner Press and sent to property owners within 200-feet of the subject property. No citizen comments were received in support of or opposed to this zoning request.

Vice Chairman Alfred opened the Public Hearing at 5:28 pm. There were no citizen comments.

Vice Chairman Alfred closed the Public Hearing at 5:29 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Wamble to recommend approval of a request by River Eagle Real Estate, Ltd. for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to assign a zoning classification of Industrial (I) on approximately 5.15 acres of land located adjacent to 1751 US Highway 290 West, as presented. The motion carried unanimously.

7. **Adjourn.**

A motion was made by Commissioner Edwards and seconded by Commissioner Kossie to adjourn the meeting at 5:30 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:

Planning and Zoning Commission

Deanna Alfred
Vice Chair

February 26, 2021
Meeting Date

Attest

Kim Hodde
Staff Secretary

February 26, 2021
Meeting Date



CASE P-21-001

REPLAT: LOT 2 MARKET SQUARE BRENHAM SUBDIVISION

PLAT TITLE: Market Square Brenham Subdivision **CITY/ETJ:** City

PLAT TYPE: Replat

OWNER/APPLICANT: Brenham Market Square LP / Hodde & Hodde Land Surveying, Inc.

ADDRESS/LOCATION: 2410 S. Market Street, located at the intersection of US Highway 290 E. Cantey Street and South Market Street.

LEGAL DESCRIPTION: Replat of Lot 2 of the Market Square Brenham Subdivision to create Lot 2A (46.297-acres) and Lot 3 (3.122-acres), in Brenham, Washington County, Texas

LOT AREA: 49.419 acres

ZONING DISTRICT/USE: B-2 Commercial Research and Technology District / Undeveloped Vacant Land

COMP PLAN FUTURE LAND USE: Multiple-Family Residential

REQUEST:

The subject 49.419 acres of land is owned by Brenham Market Square, LP. Paul Leventis, on behalf of Brenham Market Square, LP, desires to replat Lot 2 to create Lot 2A, containing 46.297 acres of land, and Lot 3, containing 3.122 acres of land, for further development of this property.

STAFF ANALYSIS AND RECOMMENDATION:

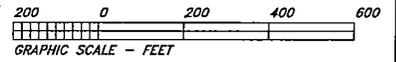
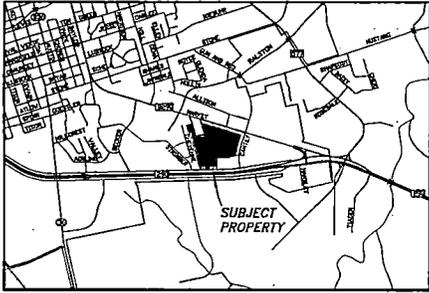
The proposed replat includes the location of previously dedicated easements and building setback lines in relation to established property lines. The plat includes the creation of two additional easements, a drainage easement for planned detention improvements and a joint access easement and public utility easement for access to the proposed multi-family development.

Development Services and Engineering have reviewed this replat for compliance with applicable City of Brenham regulations and ordinances of the City of Brenham, Texas and **recommends approval** of this plat as presented.

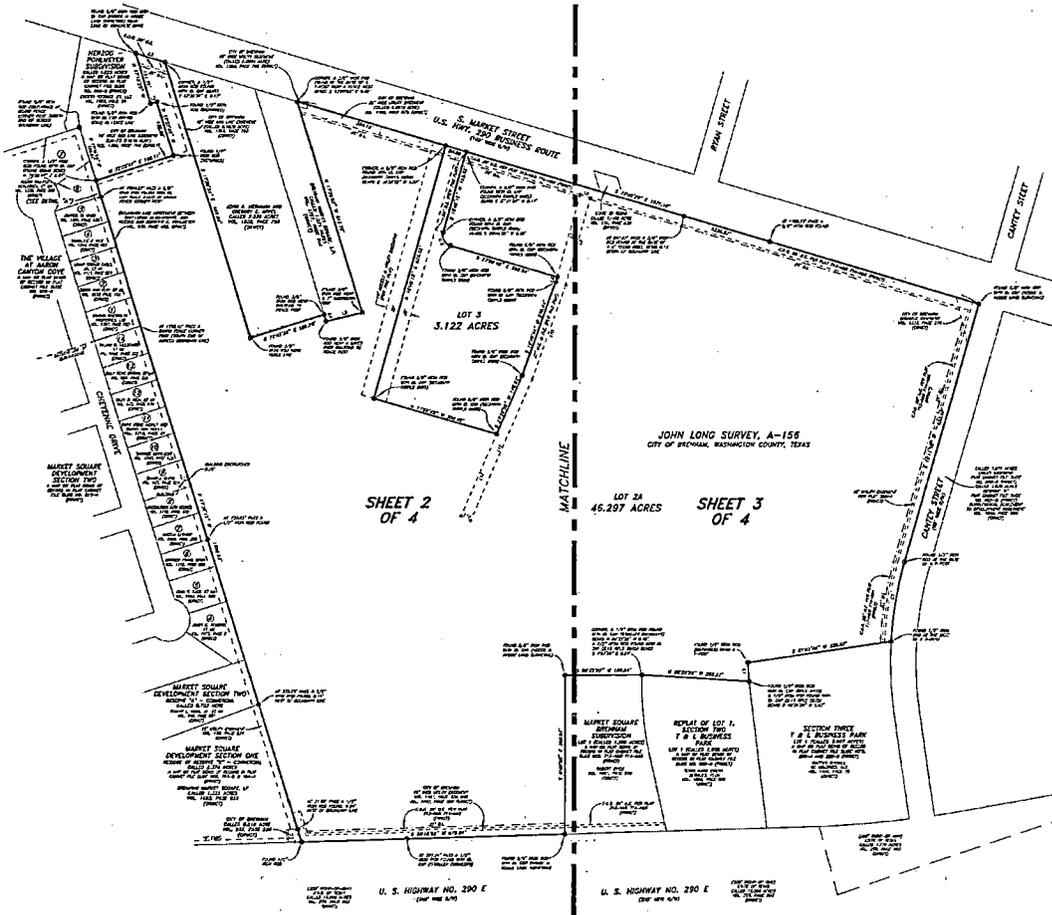
EXHIBITS:

- A. Proposed Replat

VICINITY MAP
(SCALE: 1" = 3000')



SCALE: 1" = 200'



OVERALL LAYOUT

LEGEND

- CORNER MONUMENT (AS NOTED)
- BOUNDARY LINES
- - - EASEMENT LINES
- · - · - BUILDING LINES

LINE TABLE

NUM	BEARING	DISTANCE
L1	S 508°24' E	43.41'
L2	S 74°47'56" W	14.92'
L3	S 79°47'59" E	72.12'
L4	S 18°12'09" E	16.52'
L5	N 76°28'27" E	88.98'
L6	S 15°56'54" W	11.00'
L7	N 15°36'54" E	189.08'
L8	S 73°42'20" E	25.00'
L9	S 15°56'54" W	210.77'
L10	S 19°49'44" W	232.12'
L11	S 23°54'58" W	336.42'
L12	N 85°31'02" W	25.00'
L13	N 23°36'58" E	208.76'

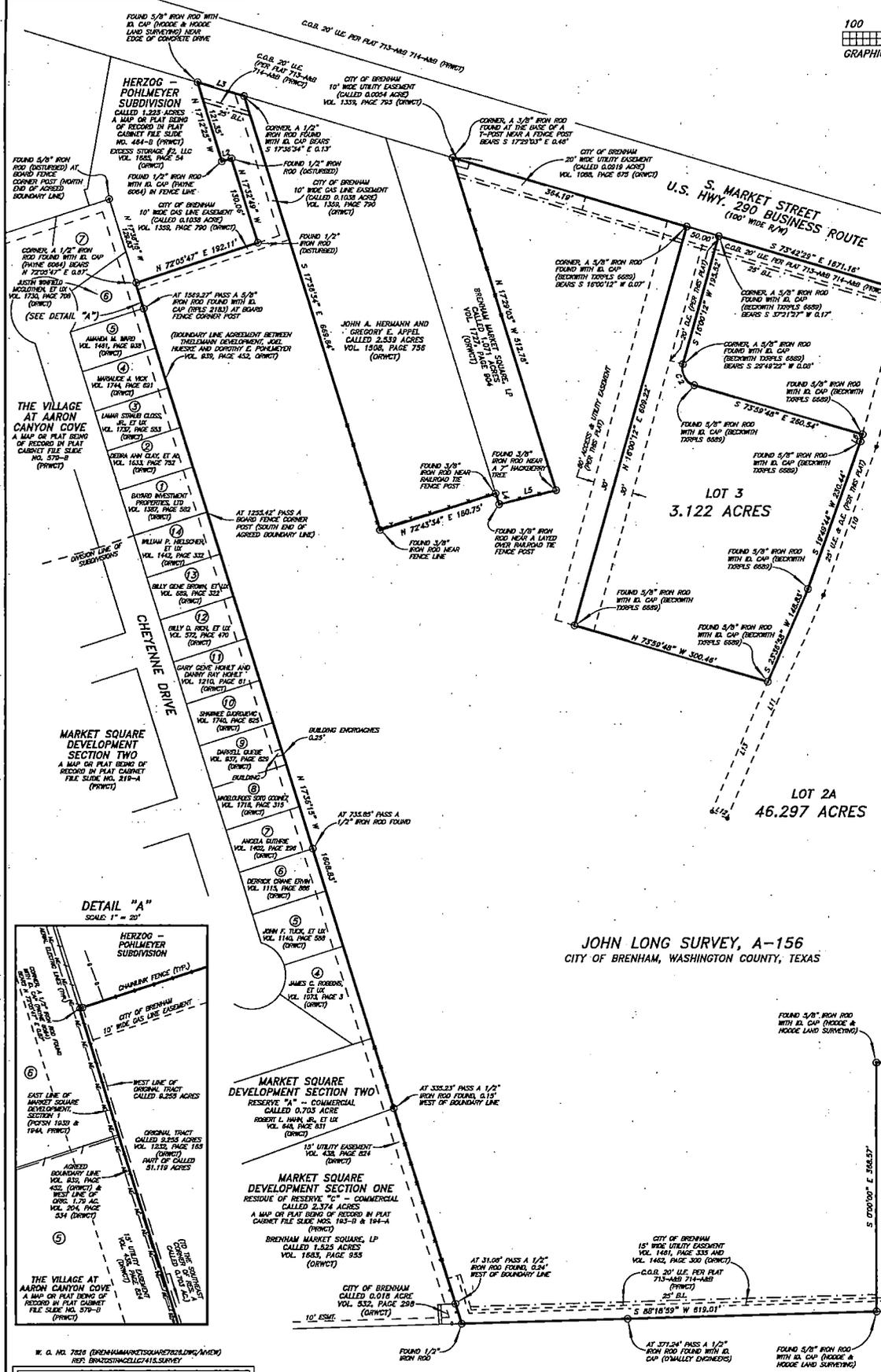
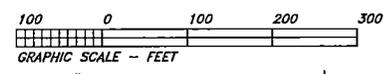
CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	12°36'43"	187.53'	830.00'	S 9°43'54" W	187.13'
C2	90°00'00"	39.28'	23.00'	S 28°59'48" E	33.36'

REPLAT OF LOT 2
MARKET SQUARE
BRENNHAM SUBDIVISION
FORMING
LOT 2A (46.297 ACRES)
& LOT 3 (3.122 ACRES)
CONTAINING 49.419 ACRES
JOHN LONG SURVEY, A-156
CITY OF BRENNHAM,
WASHINGTON COUNTY, TEXAS

W. O. NO. 7829 (BRENHAM MARKET SQUARE/7829/DWG/ANEX)
NO. 89A2823633/415 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



LEGEND

- ⊙ CORNER MONUMENT (AS NOTED)
- BOUNDARY LINES
- - - EASEMENT LINES
- BUILDING LINES

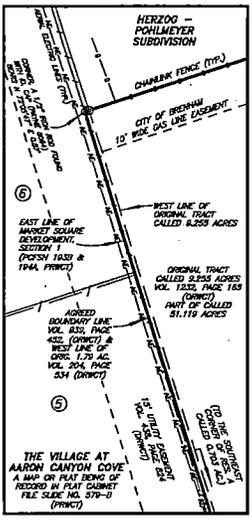
LINE TABLE

NUM	BEARING	DISTANCE
L1	S 3°52'24" E	43.41'
L2	S 74°47'56" W	14.52'
L3	S 75°42'29" E	72.12'
L4	S 18°12'09" E	16.52'
L5	N 78°32'27" E	85.98'
L6	S 15°58'54" W	11.50'
L7	N 15°56'54" E	198.08'
L8	S 75°42'29" E	25.00'
L9	S 15°58'54" W	210.77'
L10	S 19°43'44" W	232.12'
L11	S 23°38'56" W	358.42'
L12	N 86°23'02" W	28.00'
L13	N 23°38'56" E	208.78'

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	123°04'33"	187.53'	330.00'	S 9°43'34" W	187.13'
C2	80°00'00"	39.28'	28.00'	S 28°59'48" E	35.36'

DETAIL "A"
SCALE: 1" = 20'



JOHN LONG SURVEY, A-156
CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS

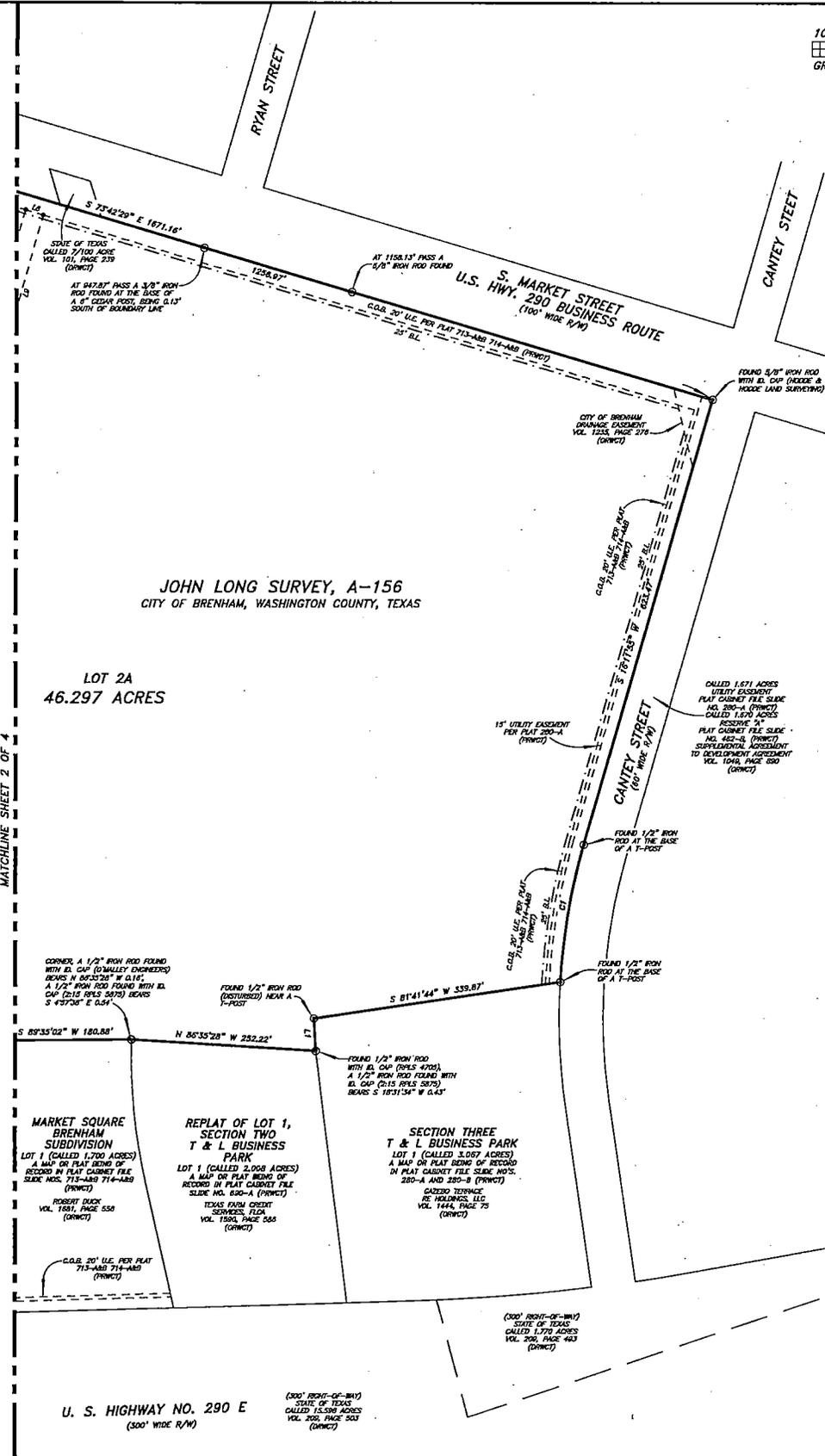
**REPLAT OF LOT 2
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www.hoddesurveying.com

U. S. HIGHWAY NO. 290 E
(300' WIDE R/W)



SCALE: 1" = 100'



LEGEND

- ⊙ CORNER MONUMENT (AS NOTED)
- BOUNDARY LINES
- - - EASEMENT LINES
- ⋯ BUILDING LINES

LINE TABLE

NUM	BEARING	DISTANCE
L1	S 308°24' E	45.41'
L2	S 74°47'56" W	14.92'
L3	S 23°42'29" E	72.12'
L4	S 18°12'03" E	16.52'
L5	N 76°28'23" E	88.58'
L6	S 15°36'54" W	11.00'
L7	N 15°56'54" E	189.08'
L8	S 75°42'29" E	25.00'
L9	S 15°36'54" W	210.77'
L10	S 18°49'44" W	232.12'
L11	S 23°36'58" W	358.42'
L12	N 68°23'02" W	25.00'
L13	N 23°16'58" E	208.76'

CURVE TABLE

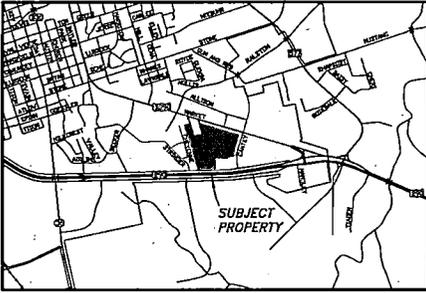
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	12°56'43"	187.53'	836.00'	S 64°53'4" W	187.13'
C2	89°00'00"	39.28'	25.00'	S 28°59'48" E	35.36'

**REPLAT OF LOT 2
MARKET SQUARE
BRENHAM SUBDIVISION
FORMING
LOT 2A (46.297 ACRES)
& LOT 3 (3.122 ACRES)
CONTAINING 49.419 ACRES**
JOHN LONG SURVEY, A-156
CITY OF BRENHAM,
WASHINGTON COUNTY, TEXAS

W. G. NO. 7818 (BRENHAM MARKET SQUARE BLDG. AREA)
REF: 8842627818312715 SURVEY

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VICINITY MAP
(SCALE: 1" = 3000')



NOTES:

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 (2011), CENTRAL ZONE 4203. CONVERGENCE ANGLE AT N: 10037905.626" - E: 3544925.146" IS 2"-02"-04.23", COMBINED SCALE FACTOR IS 0.99998033, U.S. SURVEY FEET, UTILIZING TxDOT CONTROL MONUMENTS FOR U.S. HWY. 290. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- 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 NUMBERS 484770250C AND 4847703150, EFFECTIVE DATE AUGUST 16, 2011, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS.
- THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH AGRIELAND TITLE COMPANY EXAMINER'S REPORT OF NO. 50565, PREPARATION DATE FEBRUARY 2, 2021, EFFECTIVE DATE JANUARY 22, 2021 AT 7:00 AM.
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND BUILDING LINES APPLICABLE TO THE BUSINESS PLOTS AS RECORDED IN PLAT CABINET FILE SLIDE NO. 462-B IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, POHLMAYER SUBDIVISION, AS RECORDED IN PLAT CABINET FILE SLIDE NO. 483-A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND MARKET SQUARE BRENHAM SUBDIVISION, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 713-A, 713-B, 714-A AND 714-B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
- SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND ACCESS RIGHTS OF MARKET SQUARE BRENHAM, AS RECORDED IN VOLUME 1601, PAGE 469, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
- SUBJECT TO RIGHT OF WAY GRANT DATED FEBRUARY 25, 1954, EXECUTED BY WILL KOLWES, SR. TO TEXAS SOUTHEASTERN GAS COMPANY RECORDED IN VOLUME 197, PAGE 455, DEED RECORDS OF WASHINGTON COUNTY, TEXAS. [NOT PLOTTABLE].
- SUBJECT TO RIGHT OF WAY DEED DATED FEBRUARY 11, 1929, EXECUTED BY WILL KOLWES TO M&M PIPE LINE COMPANY RECORDED IN VOLUME 95, PAGE 6, DEED RECORDS OF WASHINGTON COUNTY, TEXAS. [NOT DETERMINABLE FROM DESCRIPTION PROVIDED].
- 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.
- 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 REPORTS DATED EFFECTIVE APRIL 26, 2019 AND JANUARY 17, 2020.
- 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 REPORTS DATED EFFECTIVE APRIL 26, 2019 AND JANUARY 17, 2020.
- 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.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- 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.
- (DHWCT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS.
(ORHWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
(PRHWCT) DENOTES PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
(PCFCS) DENOTES PLAT CABINET FILE SLIDE NO.
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
C.O.B. DENOTES CITY OF BRENHAM

SURVEY MAP

SHOWING A SURVEY AND REPLAT FORMING LOT 2A (46.297 ACRES) AND LOT 3 (3.122 ACRES), LYING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, PART OF THE JOHN LONG SURVEY, A-156, SAID LOT 2A AND LOT 3 BEING PART OF MARKET SQUARE BRENHAM SUBDIVISION, LOT 2 (CALLED 49.419 ACRES). A MAP OR PLAT OF SAID SUBDIVISION BEING OF RECORD IN PLAT CABINET FILE SLIDE NOS. 713-A, 713-B, 714-A & 714-B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND BEING PART OF THE SAME LAND DESCRIBED AS 51.119 ACRES IN THE DEED FROM THE FIRST BAPTIST CHURCH OF BRENHAM, TEXAS TO BRENHAM MARKET SQUARE, LP, DATED AUGUST 27, 2018, AS RECORDED IN VOLUME 1644, PAGE 324, 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 REPLAT OF 49.419 ACRES OF LAND IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.

DATED THIS THE 12TH DAY OF FEBRUARY, 2021, A.D.

(PRELIMINARY)

JON E. HODDE, RPLS NO. 5197
DATE: FEBRUARY 12, 2021

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
TBPEALS SURVEY FIRM REG. NO. 10018800

OWNER ACKNOWLEDGMENT

WE, BRENHAM MARKET SQUARE, LP, 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 _____, 2021, BY _____

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

LIENHOLDERS' ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, EXTRACO BANKS, N.A., THE OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED AS 51.119 ACRES IN THE DEED OF TRUST, DATED AUGUST 27, 2018, AS RECORDED IN VOLUME 1644, PAGE 337, 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 _____, 2021, BY _____

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

PLANNING AND ZONING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 2021 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRENHAM, TEXAS.

CHAIRMAN _____

SECRETARY _____

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS 8
COUNTY OF WASHINGTON 8

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

OWNER/DEVELOPER

BRENHAM MARKET SQUARE, LP
1722 BROADMOOR DRIVE, SUITE 212
BREHM, TEXAS 77802
PHN. 979-774-2900

SHEET 4
OF 4

W. G. M.L. 7828 (BRENHAM MARKET SQUARE) (2021) (A156)
REF: BRWCT018W021127415.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

**REPLAT OF LOT 2
MARKET SQUARE BRENHAM SUBDIVISION
FORMING LOT 2A (46.297 ACRES) & LOT 3 (3.122 ACRES)
CONTAINING 49.419 ACRES
JOHN LONG SURVEY, A-156, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS**



CASE P-21-002

FINAL PLAT: LIBERTY VILLAGE SUBDIVISION, PHASE 2

PLAT TITLE: Liberty Village Subdivision, Phase 2 **CITY/ETJ:** City

PLAT TYPE: Final Plat

OWNER/APPLICANT: Continental Homes of Texas / Daniel Beamon, P.E.

ADDRESS/LOCATION: 1300 W. Blue Bell Road, located generally east of the intersection of State Highway 36 N and W Blue Bell Road

LEGAL DESCRIPTION: Reserves "A" & "B" in the Liberty Village Subdivision, more particularly being part of Phillip Coe Survey, A-31 and the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas

LOT AREA: 47.788 acres of land

ZONING DISTRICT: Planned Development District

EXISTING USE: Vacant land

FUTURE LAND USE: Single Family Residential

REQUEST: A Final Plat of the Liberty Village Subdivision, Phase Two, being 23.317 acres consisting of Common Area #4 being 3.226 acres and Common Area #5 being 0.106 acres, and 96 Lots in Blocks 8-10, and Reserve "B" being 24.471 acres, out of the Phillip Coe Survey, A-31 and the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas.

BACKGROUND:

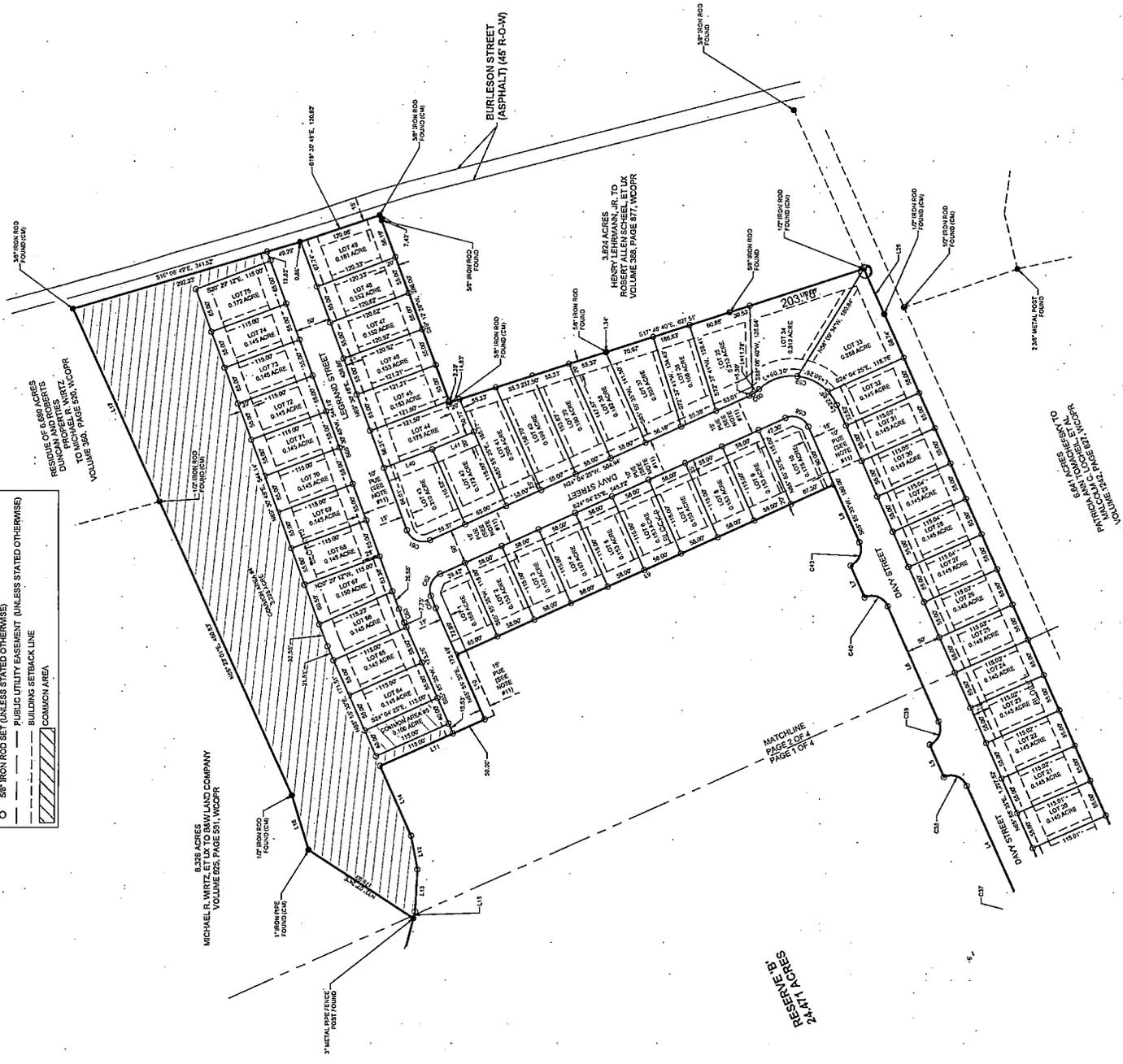
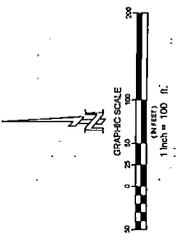
The subject property was approved as a Planned Development District zoning by the City Council on February 20, 2020 for the development of a single-family home subdivision and public amenities (parkland and regional trails). The Final Plat for Liberty Village Subdivision, Phase 1 was approved on July 27, 2020 and recorded on January 22, 2021 and included 2 Reserve Tracts ("A" and "B") for future subdivision of land. The proposed Final Plat for Phase Two formally plats the 23.317 acres of land previously known as Reserve "A" into Phase Two of the Liberty Village Subdivision and establishes / defines Reserve "B" as being 24.471 acres. Phase Two includes 96 residential lots in Blocks 8-10, establishes Common Area #4 a 3.226 acre detention area, and Common Area #5 being 0.106 acres for public utilities (sanitary sewer lift station). The plat includes setbacks established by the PDD zoning and a 10-foot public utility easement adjacent to public right-of-way for the future construction of City of Brenham utilities and Bluebonnet Electric services.

STAFF ANALYSIS AND RECOMMENDATION:

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

EXHIBITS:

Proposed Final Plat



LEGEND

- 36" IRON ROD SET (UNLESS STATED OTHERWISE)
- PUBLIC UTILITY EASEMENT (UNLESS STATED OTHERWISE)
- - - BUILDING SETBACK LINE
- ▨ COMMON AREA

MICHAEL R. WIRTZ, ET AL TO BAW LAND COMPANY
VOLUME 625, PAGE 591, WCOPR

RESIDUE OF 6.650 ACRES
TO MICHAEL R. WIRTZ,
PROJECT WIRTZ,
VOLUME 304, PAGE 520, WCOPR

3.624 ACRES, ET AL TO
ROBERT ALLEN SCHNEEL ET LUX
VOLUME 338, PAGE 877, WCOPR

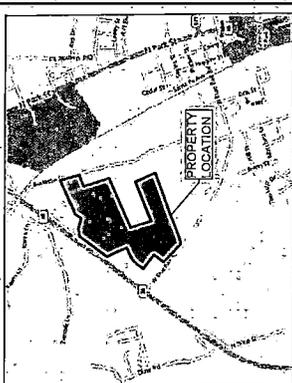
RESERVE B
24.41 ACRES

MATCHLINE
PAGE 2 OF 4
PAGE 1 OF 4

**FINAL PLAT
LIBERTY VILLAGE SUBDIVISION,
PHASE TWO**
BEING 47.788 ACRES
RESERVE ESTATEMENT
AND PHASE TWO BEING 3.329 ACRES,
COMMON AREA, EASEMENTS,
AND 98 LOTS IN BLOCKS B-10
IN THE PLAT OF CDE SURVEY, A-31 &
ARRABELLA HARRINGTON SURVEY, A-35
WASHINGTON COUNTY, TEXAS

JOHNSON & PACE INCORPORATED
101 W. UNIVERSITY BLVD., SUITE 1000
DALLAS, TEXAS 75243
PHONE: 214.742.1000
FAX: 214.742.1001
WWW.J&P.COM
TABLE 009240
TYPE F-601

REVISED 2021-02-10
TO REFLECT COMMENTS
PHASE TWO
(EAST HALF)
PAGE 2 OF 4



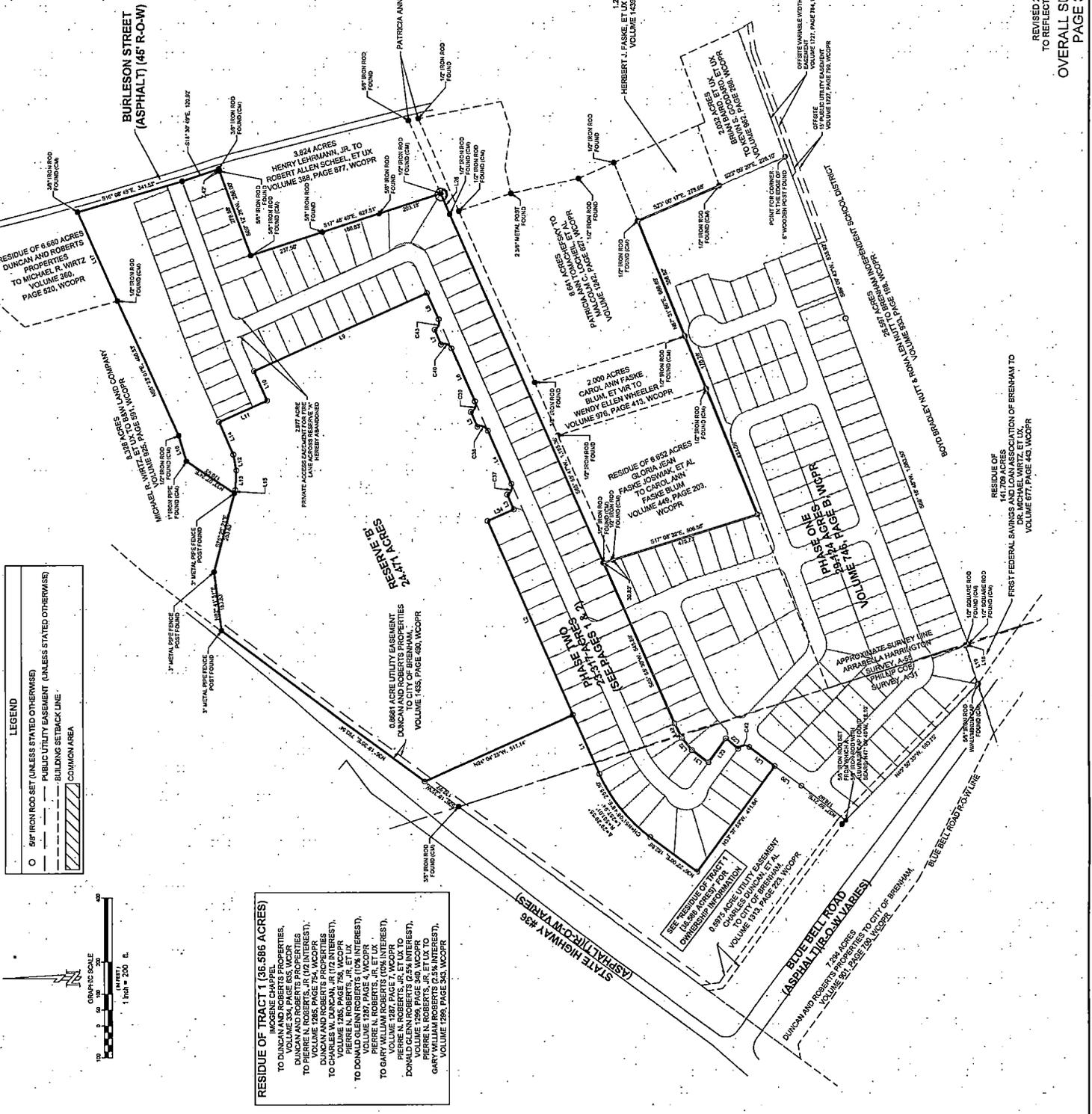
KEY MAP
SCALE: 1"=2000'

**FINAL PLAT
LIBERTY VILLAGE SUBDIVISION,
PHASE TWO**

BEING 47.788 ACRES
ESTABLISHED
AND PHASE TWO BEING 31.17 ACRES
CONSISTING OF COMMON AREA #1 BEING 3.226 ACRES,
COMMON AREA #2 BEING 0.009 ACRES,
AND 0.548 ACRES BEING 0.009 ACRES
TO BE USED FOR PUBLIC UTILITY EASEMENT
AND 0.548 ACRES BEING 0.009 ACRES
APRAME #1 AND APRAME #2
WASHINGTON COUNTY, TEXAS

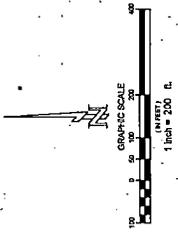
JOHNSON & PACE INCORPORATED
1201 HAWKWOOD DRIVE, SUITE 100
DALLAS, TEXAS 75241
WWW.JOHNSONANDPACE.COM
TYPE 'A' PLAN

REVISED 2021-02-10
TO REFLECT COMMENTS
OVERALL SUBDIVISION
PAGE 3 OF 4



LEGEND

- 6" F.I.P. IRON ROD SET (UNLESS STATED OTHERWISE)
- PUBLIC UTILITY EASEMENT (UNLESS STATED OTHERWISE)
- BUILDING SETBACK LINE
- ▨ COMMON AREA



RESIDUE OF TRACT 1 (36.586 ACRES)

TO DUNCAN AND ROBERTS PROPERTIES,
VOLUME 1387, PAGE 184, WCOOPR

TO DUNCAN AND ROBERTS PROPERTIES,
VOLUME 1387, PAGE 184, WCOOPR

TO PIERRE N. ROBERTS, JR. (1/2 INTEREST),
VOLUME 1387, PAGE 184, WCOOPR

TO CHARLES W. DUNCAN, JR. (1/2 INTEREST),
VOLUME 1387, PAGE 184, WCOOPR

TO DONALD GLENN ROBERTS (10% INTEREST),
VOLUME 1387, PAGE 4, WCOOPR

TO GARY WILLIAM ROBERTS (10% INTEREST),
VOLUME 1387, PAGE 7, WCOOPR

TO PIERRE N. ROBERTS, JR. ET UX TO
DONALD GLENN ROBERTS (10% INTEREST),
VOLUME 1387, PAGE 4, WCOOPR

TO PIERRE N. ROBERTS, JR. ET UX TO
DONALD GLENN ROBERTS (10% INTEREST),
VOLUME 1387, PAGE 4, WCOOPR

RESIDUE OF
141.778 ACRES
DR. MICHAEL WIRTZ ET UX,
VOLUME 877, PAGE 443, WCOOPR

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DR. MICHAEL WIRTZ ET UX,
VOLUME 877, PAGE 443, WCOOPR

NOTES:

1. BEARINGS AND COORDINATES ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE.
2. ALL PUBLIC EASEMENTS DERIVED ON THIS PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC OF WASHINGTON COUNTY, TEXAS, AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, PATROLLING, MAINTAINING AND ADJOINING TO OR PROCEEDING THE PERMITS OF THE PROPERTY OWNER, ANY PUBLIC UTILITY, INCLUDING THE CITY OF BRESHAM, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES OR STRUCTURES, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF BRESHAM NOR ANY PUBLIC UTILITY SHALL BE HELD RESPONSIBLE FOR ANY OBSTRUCTIONS IN THE PUBLIC EASEMENTS.
3. DISTANCES SHOWN ARE GRID DISTANCES. CONVERT TO SURFACE DISTANCES BY DIVIDING GRID DISTANCES BY THE SCALE FACTOR OF 0.999883974.
4. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS FOR WASHINGTON COUNTY, TEXAS, COMMUNITY PANEL NO. 48471 655-C DATED AUGUST 15, 2013, THIS PLAT IS LOCATED IN FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. DIM INDICATES CONTROLLING MONUMENTS.
6. THE MINIMUM BUILDING SETBACK REQUIREMENTS PER ZONING ORDINANCE NO. 0-20-003 FOR THE CITY OF BRESHAM ARE: FRONT: 25' - REAR: 20' - SIDE: 7.5' - SIDE STREET: 15'.
7. PER ZONING ORDINANCE NO. 0-20-003:
 - 7.1. MINIMUM LOT AREA: 6,375 SQUARE FEET
 - 7.2. MINIMUM LOT WIDTH: 100 FEET
 - 7.3. MAXIMUM NUMBER OF PLATTED LOTS GREATER THAN EQUAL TO 6,000 SQUARE FEET: 10
8. USACE PERMITS FOR A RESERVOIR TRACT, PART OF THE TRACT SHALL BE SUBMITTED TO THE CITY OF BRESHAM FOR REVIEW AND APPROVAL ACCORDING TO THE DEVELOPMENT CODE OF THE CITY OF BRESHAM.
9. ALL COMMON AREAS TO BE MAINTAINED BY HOA AND SHALL BE FOR PUBLIC USE.
10. ALL OUTCROP ERECTIONS EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
11. THE 10-FOOT PUE LOCATED ADJACENT TO THE LOCAL STREETS SHALL BE FOR THE USE BY THE CITY OF BRESHAM AND BLUEBONNET ELECTRIC COOPERATIVE AND THAT THEY ADJACENT TO THE RAW SHALL BE FOR THE USE BY BLUEBONNET ELECTRIC COOPERATIVE.
12. THE PURPOSE OF THIS FINAL PLAT IS TO SUBDIVIDE THIS 47.788 ACRES INTO 94 LOTS, 1 RESERVE TRACT, 2 COMMON AREAS, AND 3 BLOCKS.

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N82°55'35"E	203.35
L2	N82°55'35"E	110.07
L3	N82°55'35"E	638.67
L4	N82°55'35"E	50.00
L5	N82°55'35"E	180.00
L6	N82°55'35"E	180.00
L7	N82°55'35"E	50.00
L8	N82°55'35"E	50.00
L9	N24°04'25"W	598.30
L10	S62°55'35"W	106.00
L11	N24°48'35"W	185.00
L12	N71°14'48"E	43.35
L13	N82°55'35"W	63.80

LINE TABLE

LINE	DIRECTION	LENGTH
L14	S57°55'35"W	110.07
L15	N82°55'35"W	10.00
L16	N72°47'47"E	82.81
L17	N82°55'35"E	202.34
L18	N24°04'25"W	6.78
L19	S71°07'14"W	143.35
L20	N82°55'35"E	100.00
L21	N82°55'35"E	100.00
L22	N82°55'35"W	50.00
L23	N82°55'35"W	82.58
L24	S65°48'14"W	70.87
L25	N82°55'35"W	84.69
L26	N82°55'35"W	20.37

LINE TABLE

LINE	DIRECTION	LENGTH
L27	N57°07'00"E	29.04
L28	N82°55'35"E	61.86
L29	N57°07'00"E	14.67
L30	N57°07'00"E	49.31
L31	S87°44'52"W	14.83
L32	N45°50'55"W	17.69
L33	N82°55'35"W	65.81
L34	N82°55'35"W	11.69
L35	N82°55'35"W	11.69
L36	N82°55'35"W	11.69
L37	N82°55'35"W	11.69
L38	N82°55'35"W	11.69
L39	N82°55'35"W	11.69
L40	N82°55'35"W	11.69
L41	N82°55'35"W	11.69
L42	N82°55'35"W	11.69
L43	N82°55'35"W	11.69
L44	N82°55'35"W	11.69
L45	N82°55'35"W	11.69
L46	N82°55'35"W	11.69
L47	N82°55'35"W	11.69
L48	N82°55'35"W	11.69
L49	N82°55'35"W	11.69
L50	N82°55'35"W	11.69
L51	N82°55'35"W	11.69
L52	N82°55'35"W	11.69
L53	N82°55'35"W	11.69
L54	N82°55'35"W	11.69
L55	N82°55'35"W	11.69
L56	N82°55'35"W	11.69
L57	N82°55'35"W	11.69
L58	N82°55'35"W	11.69
L59	N82°55'35"W	11.69
L60	N82°55'35"W	11.69
L61	N82°55'35"W	11.69
L62	N82°55'35"W	11.69
L63	N82°55'35"W	11.69
L64	N82°55'35"W	11.69
L65	N82°55'35"W	11.69
L66	N82°55'35"W	11.69
L67	N82°55'35"W	11.69
L68	N82°55'35"W	11.69
L69	N82°55'35"W	11.69
L70	N82°55'35"W	11.69
L71	N82°55'35"W	11.69
L72	N82°55'35"W	11.69
L73	N82°55'35"W	11.69
L74	N82°55'35"W	11.69
L75	N82°55'35"W	11.69
L76	N82°55'35"W	11.69
L77	N82°55'35"W	11.69
L78	N82°55'35"W	11.69
L79	N82°55'35"W	11.69
L80	N82°55'35"W	11.69
L81	N82°55'35"W	11.69
L82	N82°55'35"W	11.69
L83	N82°55'35"W	11.69
L84	N82°55'35"W	11.69
L85	N82°55'35"W	11.69
L86	N82°55'35"W	11.69
L87	N82°55'35"W	11.69
L88	N82°55'35"W	11.69
L89	N82°55'35"W	11.69
L90	N82°55'35"W	11.69
L91	N82°55'35"W	11.69
L92	N82°55'35"W	11.69
L93	N82°55'35"W	11.69
L94	N82°55'35"W	11.69
L95	N82°55'35"W	11.69
L96	N82°55'35"W	11.69
L97	N82°55'35"W	11.69
L98	N82°55'35"W	11.69
L99	N82°55'35"W	11.69
L100	N82°55'35"W	11.69

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	086°10'04"	25.00	41.86	N82°55'35"E	51.21
C2	084°10'04"	25.00	15.93	S82°55'35"E	19.47
C3	114°29'14"	60.00	150.88	S79°55'35"E	134.57
C4	025°44'57"	25.00	11.89	N82°55'35"E	11.69
C5	090°00'00"	25.00	35.27	N82°55'35"W	35.36
C6	070°13'14"	25.00	30.17	N82°55'35"E	38.37
C7	250°13'14"	60.00	218.63	N79°55'35"E	181.69
C8	090°00'00"	25.00	35.27	N82°55'35"W	35.36
C9	090°00'00"	25.00	35.27	N82°55'35"W	35.36
C10	115°33'02"	70.00	141.15	N79°55'35"W	118.40
C11	025°44'57"	25.00	11.89	S82°55'35"E	11.69
C12	083°44'45"	25.00	40.83	N82°55'35"W	36.44
C13	086°10'04"	25.00	41.86	N82°55'35"E	51.21
C14	090°00'00"	25.00	35.27	S82°55'35"E	35.36
C15	023°03'07"	25.00	12.69	S84°50'10"W	19.42
C16	090°00'00"	25.00	35.27	S82°55'35"E	35.36
C17	090°00'00"	25.00	35.27	S82°55'35"E	35.36
C18	082°55'35"	25.00	35.27	S82°55'35"E	35.36
C19	082°55'35"	25.00	35.27	S82°55'35"E	35.36
C20	090°00'00"	25.00	35.27	S82°55'35"E	35.36
C21	090°00'00"	25.00	35.27	S82°55'35"E	35.36
C22	007°06'14"	275.00	106.67	N82°55'35"E	100.09

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C23	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C24	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C25	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C26	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C27	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C28	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C29	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C30	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C31	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C32	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C33	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C34	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C35	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C36	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C37	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C38	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C39	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C40	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C41	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C42	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C43	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C44	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C45	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C46	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C47	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C48	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C49	082°55'35"	25.00	35.27	N82°55'35"E	35.36

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C50	037°23'07"	50.00	20.41	S85°17'00"E	20.27
C51	137°07'07"	70.00	167.82	S87°17'00"E	130.31
C52	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C53	021°13'37"	60.00	16.36	S42°20'05"W	16.67
C54	023°33'34"	315.00	182.57	N81°08'46"E	180.72
C55	027°21'36"	35.00	174.28	S87°15'25"W	172.83
C56	090°00'00"	25.00	35.27	S89°44'25"E	35.36
C57	090°00'00"	25.00	35.27	S89°44'25"E	35.36
C58	090°00'00"	25.00	35.27	S89°44'25"E	35.36
C59	109°13'37"	70.00	133.44	N11°18'49"E	114.14
C60	019°13'37"	50.00	16.36	N82°51'11"W	16.67
C61	023°33'34"	315.00	182.57	N81°08'46"E	180.72
C62	085°05'58"	25.00	31.57	S87°17'24"E	31.13
C63	003°51'13"	25.00	20.35	S87°45'11"W	20.34
C64	003°51'13"	275.00	16.72	N87°52'35"E	16.72
C65	090°00'00"	25.00	35.27	S87°45'35"W	35.36

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C66	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C67	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C68	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C69	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C70	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C71	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C72	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C73	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C74	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C75	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C76	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C77	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C78	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C79	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C80	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C81	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C82	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C83	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C84	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C85	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C86	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C87	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C88	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C89	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C90	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C91	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C92	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C93	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C94	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C95	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C96	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C97	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C98	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C99	082°55'35"	25.00	35.27	N82°55'35"E	35.36
C100	082°55'35"	25.00	35.27	N82°55'35"E	35.36

COUNTY CLERK FILING ACKNOWLEDGEMENTS STATEMENT