



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, APRIL 24, 2023, AT 5:15 PM
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 March 27, 2023, Planning and Zoning Commission Meeting.

4-b. Case No. P-23-013: A request by the City of Brenham for approval of a Preliminary Plat creating Lot 1, Block 1 of the Brenham Family Park Subdivision, being 112.013-acres of land out of the Hiram Lee Survey, A-76, in Brenham, Washington County, Texas.

4-c. Case No. P-23-014: A request by the City of Brenham for approval of a Final Plat creating Lot 1, Block 1 of the Brenham Family Park Subdivision, being 112.013-acres of land out of the Hiram Lee Survey, A-76, in Brenham, Washington County, Texas.

4-d. Case No. P-23-015: A request by the North Park Development, LLC for approval of a Preliminary Plat creating Lot 1, Lot 2, and Lot 3 of the North Park Development, being 7.508-acres of land out of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

4-e. Case No. P-23-016: A request by the North Park Development, LLC for approval of a Final Plat creating Lot 1, Lot 2, and Lot 3 of the North Park Development, being 7.508-acres of land out of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

REGULAR AGENDA

5. **Public Hearing, Discussion and Possible Action on Case Number P-23-017: A request by Chris and DeeAnna Marek for approval of a Replat of a portion of Lot 3A and Lot 4A of the Original Town Lot 91 to create Lot 3B of the Original Town Lot 91, being 0.386-acres, currently addressed as 604 S. Baylor Street and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**

6. **Public Hearing, Discussion and Possible Action on Case Number P-23-018: A request by 910 North Park, LLC and BSI Park Place, LLC for approval of a Replat of Lot 2, Section One of Austin Place and a certain 0.067-acre parcel being an unplatted portion of a remainder of the Moses N. Combs Survey, A-124 of the Official Records of Washington County, to create Lot 2A, Section One of Austin Place, being 2.808-acres currently addressed as 2307 S. Austin Street and further described as part of the Moses N. Combs Survey, A-124, in Brenham, Washington County, Texas.**

7. **Adjourn**

CERTIFICATION

I certify that a copy of the April 24, 2023 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 April 20, 2023 at 11:15 a.m.

Kim Hodde

Kim 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 _____, 2023 at _____.

Signature

Title

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
March 27, 2023**

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 March 27, 2023, at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

M. Keith Behrens, Chairman
Deana Alfred, Vice Chair
Chris Cangelosi
Calvin Kossie
Cayte Neil

Commissioners absent:

Artis Edwards, Jr.
Darren Heine

Staff present:

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

Citizens / Media present:

Darren Huckert
Caroline Groves

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:15 pm with a quorum of five (5) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

Stephanie Doland presented the Board with a “draft” Brenham Housing Task Force Report and encouraged all members to read the draft report. Ms. Doland stated that the Housing Task Force has met nearly every month since last August to look at the housing need. Commissioners Behrens and Edwards serve on the task force. As a result of the task force meetings, multiple changes are being proposed to the Zoning Ordinance such as:

- Change to allow a duplex in an R-1 (Single-Family) Zoning District with an approved Specific Use Permit (SUP).

- Add definition and specifications for a twin home. With a twin home, a lot line would divide the duplex and allow both sides to be sold separately.
- Allow Accessory Dwelling Units (ADU's) by right ion the R-2 (Multi-family) Zoning District.

A workshop presentation will be made to City Council at their meeting on April 6, 2023 and additional direction will be provided by City Council.

The proposed changes will be presented to the Planning and Zoning Commission and Public Hearings will be held prior to the changes being considered by City Council

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 February 27, 2023 Planning and Zoning Commission Meeting.**
- 4-b. Case No. P-23-009: A request by Brannon Industrial Group for approval of a Preliminary Plat creating Lot 1, Block 1 of the PMB Subdivision, and dedicating 0.098-acres of Public Right-of-Way for the future expansion of Dixie Road, being a total of 16.90-acres of land out of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.**
- 4-c. Case No. P-23-010: A request by Brannon Industrial Group for approval of a Final Plat creating Lot 1, Block 1 of the PMB Subdivision, and dedicating 0.098-acres of Public Right-of-Way for the future expansion of Dixie Road, being a total of 16.90-acres of land out of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.**

Chairman Behrens called for a motion for the statutory consent agenda. A motion was made by Commissioner Cangelosi and seconded by Commissioner Alfred to approve the Statutory Consent Agenda (Items 4-a through 4-c), as presented. The motion carried unanimously.

REGULAR SESSION

- 5. Public Hearing, Discussion and Possible Action on Case Number P-23-011: A request by Caroline Gates-Groves, Guardian of Mary E. Maddox for approval of a Replat of Lots 1B, 1C, 2B, 2C, 3B and 3C of Block A of the Key's 2nd Addition to create Lot 1 (0.347-acres), Lot 2 (0.472-acre), Lot 3 (0.320-acre), Lot 4 (0.441-acre) and Lot 5 (0.697-acre) of the Mary E. Maddox Division, being 2.28-acres, currently addressed as 702 and 704 Clinton Street, 307 Pecan Street, 303 Pecan Street, and 703 S. Market Street, respectively, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-23-011 (on file in the Development Services Department). Ms. Laauwe stated that the applicant, Caroline Gates-Groves, guardian of Mary E. Maddox has requested a replat of six (6) existing lots in order to reconfigure them into five (5) lots. The existing lots are bounded by S. Market Street to the west, Pecan Street to the south, and Clinton Street to the east. There is an existing shopping center to the north. Proposed Lot 5 is developed with a single-family residence. The plat also dedicates a 12-foot access easement from Clinton Street that serves as

access for Lot 5. The dedicated access easement covers the existing driveway that is partially paved, with the 12-foot proposed dedicated access meeting the City of Brenham's minimum driveway access width requirements. Proposed Lot 4 is a little larger in case it is developed with a B-1 (commercial) use so it will meet the buffer requirements to Lots 3 and 5.

Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on March 8, 2023. Staff did not receive any written comments for or against this replat request.

Development Services and Engineering reviewed this replat for compliance with the City of Brenham's regulations and ordinances and recommends approval of this residential replat, as presented.

Chairman Behrens closed the regular session and opened the public hearing at 5:26 pm. There were no citizen comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:36 pm

A motion was made by Commissioner Alfred and seconded by Commissioner Neil to approve the request by Caroline Gates-Groves, Guardian of Mary E. Maddox for approval of a Replat of Lots 1B, 1C, 2B, 2C, 3B and 3C of Block A of the Key's 2nd Addition to create Lot 1 (0.347-acres), Lot 2 (0.472-acre), Lot 3 (0.320-acre), Lot 4 (0.441-acre) and Lot 5 (0.697-acre) of the Mary E. Maddox Division, being 2.28-acres, currently addressed as 702 and 704 Clinton Street, 307 Pecan Street, 303 Pecan Street, and 703 S. Market Street, respectively, as presented. The motion carried unanimously.

6. Public Hearing, Discussion and Possible Action on Case Number P-23-012: A request by Four Vee, LLC for approval of a Replat of Part of Lots 2 and 4 of Block K of the A. M. Lewis Addition to create Lot 2-A (0.360-acre), Lot 2-B (0.188-acre), Lot 2-C (0.188-acre) and Lot 2-D (0.268-acre), Block K of the A. M. Lewis Addition, being 1.004-acres, currently addressed as 803 Matchett Street and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

Shauna Laauwe, City Planner, presented the staff report for Case No. P-23-012 (on file in the Development Services Department). Ms. Laauwe stated that the subject property is a long, rectangular, 1+-acre lot that is owned by Four Vee, LLC (Cody Vordenbaum). The property owner would like to replat the property into four lots that would have a combined total acreage of 1.004-acres. The proposed lots are as follows:

- Proposed Lot 2-A (0.360-acres) is developed with a single-family residence that is addressed as 803 Matchett Street.
- Proposed Lot 2-B (0.188-acres) [8,185.21 SF]. Lot width of 78.44-feet and a lot depth of 104.35-feet. This lot was granted a variance to allow the 104.35-foot lot depth instead of the required 115-feet.
- Proposed Lot 3-B (0.188-acres) [8,185.21 SF]. Lot width of 78.44-feet and a lot depth of 104.35-feet. This lot was granted a variance to allow the 104.35-foot lot depth instead of the required 115-feet.
- Proposed Lot 4-B (0.268-acres) [11,672 SF]. Lot width of 111.86-feet and a lot depth of 104.35-feet. The reduced lot is acceptable due to the lot being a corner lot with a lot width of over 90-feet.

The new proposed lots along Watson Street (Lots 2-B, 3-B, and 4-B) do not currently have access to public utilities. If approved, this plat will not be recorded until either the utilities have been bonded or installed in accordance with City Design Standards and adopted ordinances.

Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on March 8, 2023. Staff did not receive any written comments for or against this replat request.

Development Services and Engineering reviewed this replat for compliance with the City of Brenham’s regulations and ordinances and recommends approval of this residential replat, as presented.

Chairman Behrens closed the regular session and opened the public hearing at 5:31 pm. There were no citizen comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:31 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Cangelosi to approve the request by Four Vee, LLC for approval of a Replat of Part of Lots 2 and 4 of Block K of the A. M. Lewis Addition to create Lot 2-A (0.360-acre), Lot 2-B (0.188-acre), Lot 2-C (0.188-acre) and Lot 2-D (0.268-acre), Block K of the A. M. Lewis Addition, being 1.004-acres, currently addressed as 803 Matchett Street, as presented. The motion carried unanimously. [The plat will not be recorded until the utility infrastructure has been bonded or installed].

7. Adjourn.

A motion was made by Commissioner Alfred and seconded by Commissioner Kossie to adjourn the meeting at 5:32 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>April 24, 2023</u>
Planning and Zoning Commission	Chair	Meeting Date
_____	<u>Kim Hodde</u>	<u>April 24, 2023</u>
Attest	Staff Secretary	Meeting Date



CASE P-23-013

PRELIMINARY PLAT: BRENHAM FAMILY PARK SUBDIVISION

PLAT TITLE: Brenham Family Park Subdivision **CITY/ETJ:** City

PLAT TYPE: Preliminary Plat

OWNER/APPLICANT: City of Brenham

ADDRESS/LOCATION: 3110 S. Chappell Hill Street

LEGAL DESCRIPTION: Hiram Lee Survey, A-76, Tract 40 & Tract 41 [Proposed Lot 1, Block 1 of the Brenham Family Park Subdivision] in Brenham, Washington County, Texas

LOT AREA: Lot 1 (112.013-acres)

ZONING DISTRICT: R-1, Single Family Residential

EXISTING USE: Vacant land

**COMP PLAN
FUTURE LAND USE:** Park

REQUEST: A request for a Preliminary Plat of the Brenham Family Park Subdivision creating Lot 1, Block 1, being 112.013 acres of land that is part of Hiram Lee Survey, A-76 in Brenham, Washington County, Texas.

BACKGROUND:

The subject 112.013-acres of land is generally located approximately 1,900 feet south of US Highway 290 E, at the south terminus of Chappell Hill Road and is addressed as 3110 S. Chappell Hill Street. The property owner, The City of Brenham, requests approval of a Preliminary Plat of the Brenham Family Park Subdivision that combines the existing unplatted tracts into proposed Lot 1, Block 1, of the Brenham Family Park Subdivision, containing 112.013-acres. The applicant desires to plat the properties for future development of a family park. The subject site is not currently platted and thus, approval of a Preliminary Plat and Final Plat is required for future development. This plat also removes the previously reserved right-of-way for Chappell Hill Street within the park and dedicates a variable width public utility easement that runs throughout the tract in addition to the existing easements.

STAFF ANALYSIS AND RECOMMENDATION:

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

EXHIBITS:

- A. Proposed Preliminary Plat

GENERAL NOTES:

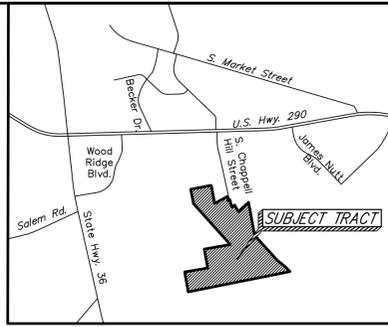
- Bearings shown hereon are based on a call of South 10°11'02" East along an east line of the called 74.30 acre tract of land recorded in Volume 1457, Page 6 of the Official Records of Washington County, Texas.
 - Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
 - According to Community Panel No. 48477CQ295C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Washington County, having an effective date of August 16, 2011, a portion of the subject tract is situated within: Shaded Zone "A"; defined as Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood with no base flood elevations determined, the remainder of the subject tract lies within, Unshaded Zone "X"; defined as areas determined to be outside the 0.2% annual chance floodplain.
- 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 FIRMS map. The actual location as determined by elevation contours may differ. Quiddity, assumes no liability as to the accuracy of the location of the flood zone limits.
- This survey does not provide any 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.
 - The surveyor has not been provided with all construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
 - Visible improvements/utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey. Underground utilities may exist which are not shown hereon.
 - This plot does not attempt to amend or remove any valid covenants or restrictions.
 - All visible evidence of oil/gas pipelines through the subdivision have been shown.
 - All visible evidence of oil/gas wells (plugged, abandoned, and/or active) through the subdivision have been shown.
 - 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 of centerline of low pressure gas lines, and 30 feet of centerline of high pressure gas lines.
 - 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-feet in length with a plastic cap stamped "Quiddity".
 - The building lines shown on this plot 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.

LEGEND:

- DRWC DEED RECORDS OF WASHINGTON COUNTY
- ECB ELECTRIC CONTROL BOX
- F" FOUND 5/8-INCH IRON ROD
- F3/8" FOUND 3/8-INCH IRON ROD
- F1/2" FOUND 1/2-INCH IRON ROD
- FC" FOUND 5/8-INCH IRON ROD WITH CAP "COTTON"
- FJC" FOUND 5/8-INCH IRON ROD WITH CAP "JONES&CARTER"
- GA GUY ANCHOR
- GM GAS METER
- GV GAS VALVE
- MP METER POLE
- NGPM NATURAL GAS PIPELINE MARKER
- ORWC OFFICIAL RECORDS OF WASHINGTON COUNTY
- PM PIPELINE MARKER
- POB POINT OF BEGINNING
- PP POWER POLE
- PP/C POWER POLE WITH DOWN CONDUIT
- PRWC PLAT RECORDS OF WASHINGTON COUNTY
- S" SET 5/8" IRON ROD WITH CAP "QUIDDITY"
- SS SANITARY SEWER MANHOLE
- ST STORM SEWER MANHOLE

NORTH

SCALE: 1" = 200'



VICINITY MAP (NOT TO SCALE)

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	970.00'	215.69'	215.25'	S 16°33'14" E	12°44'26"
C2	865.00'	230.03'	229.35'	S 29°42'46" E	15°14'11"

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 51°29'56" E	278.98'
L2	S 44°43'10" E	239.39'
L3	S 78°57'42" W	109.65'
L4	N 10°10'30" W	58.45'
L5	S 10°11'01" E	131.65'
L6	N 79°48'47" E	60.00'
L7	N 60°18'44" E	105.83'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L8	N 18°23'28" E	276.68'
L9	N 77°20'04" E	604.22'
L10	N 61°10'31" E	281.64'
L11	N 67°56'27" E	126.78'
L12	N 48°06'22" E	243.05'
L13	N 34°27'38" E	456.40'
L14	N 48°34'10" E	274.53'
L15	N 45°25'28" W	320.14'
L16	N 36°08'33" W	458.05'
L17	S 71°49'51" W	123.52'
L18	N 48°12'35" W	500.62'
L19	N 61°10'12" W	70.55'
L20	N 06°04'28" E	16.27'
L21	N 61°10'12" W	390.46'
L22	N 25°02'33" W	392.19'
L23	N 10°01'57" W	180.05'
L24	N 42°57'55" W	164.06'
L25	S 42°57'55" E	167.42'
L26	S 10°01'57" E	183.33'
L27	S 25°02'33" E	383.03'
L28	S 61°10'12" E	375.55'
L29	N 06°04'28" E	74.04'
L30	N 60°16'44" E	121.62'
L31	N 22°12'20" W	72.33'
L32	N 17°06'53" W	97.34'
L33	N 39°06'54" W	40.99'
L34	N 13°25'36" W	83.01'
L35	N 01°40'15" W	50.47'
L36	N 10°11'01" W	40.01'
L37	S 01°40'15" E	50.05'
L38	S 13°25'36" E	78.04'
L39	S 39°06'54" E	40.49'
L40	S 17°06'53" E	98.59'
L41	S 22°12'20" E	84.81'
L42	S 60°16'44" W	127.10'
L43	S 06°04'28" W	72.66'
L44	S 61°10'12" E	72.94'
L45	S 48°22'22" E	480.94'
L46	N 72°17'50" E	116.86'
L47	S 36°06'08" E	485.61'
L48	S 47°55'41" E	179.31'
L49	S 43°13'29" E	156.65'
L50	S 48°18'41" W	289.51'
L51	S 33°53'26" W	396.70'
L52	S 39°19'12" E	71.84'
L53	S 50°36'17" W	59.43'
L54	N 87°17'40" W	64.34'
L55	S 47°42'20" W	209.26'
L56	S 67°56'28" W	719.62'
L57	S 62°17'41" W	172.42'
L58	S 13°33'48" W	41.58'
L59	S 02°44'02" E	188.85'
L60	S 08°47'40" E	31.39'
L61	N 08°47'40" W	32.60'
L62	N 03°08'01" W	196.17'
L63	N 15°22'17" E	25.54'
L64	S 62°17'41" W	103.76'
L65	S 77°20'11" W	589.03'
L66	S 18°23'28" W	236.99'

PLANNING COMMISSION APPROVAL

Approved this _____ day of _____ 2021, by the Planning and Zoning Commission of the City of Brenham, Texas.

_____, Chairman

Attest:

_____, Secretary to the Planning and Zoning Commission

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 _____, 2023, A.D. and duly recorded the day of _____, 2023, A.D. at _____ o'clock _____ M., in the Plat Records in Slide No. _____ of the County Court of the said County, at office in Brenham, Texas.

By:
Beth Rothemel
Washington County, Texas
County Clerk

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF WASHINGTON

I, _____ as representative of the City of Brenham, 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.

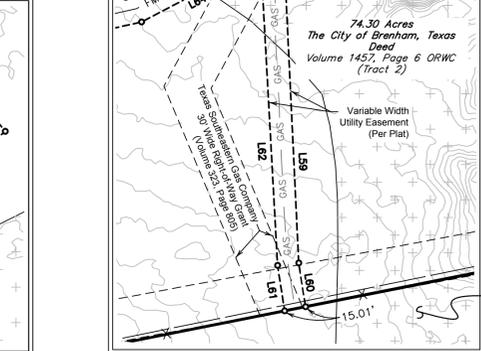
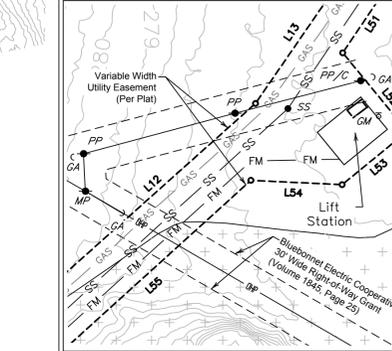
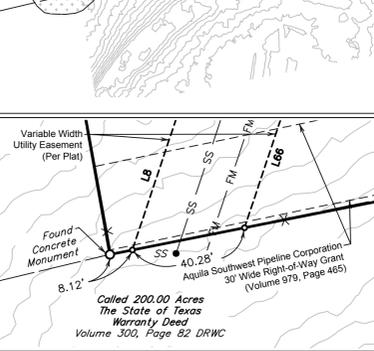
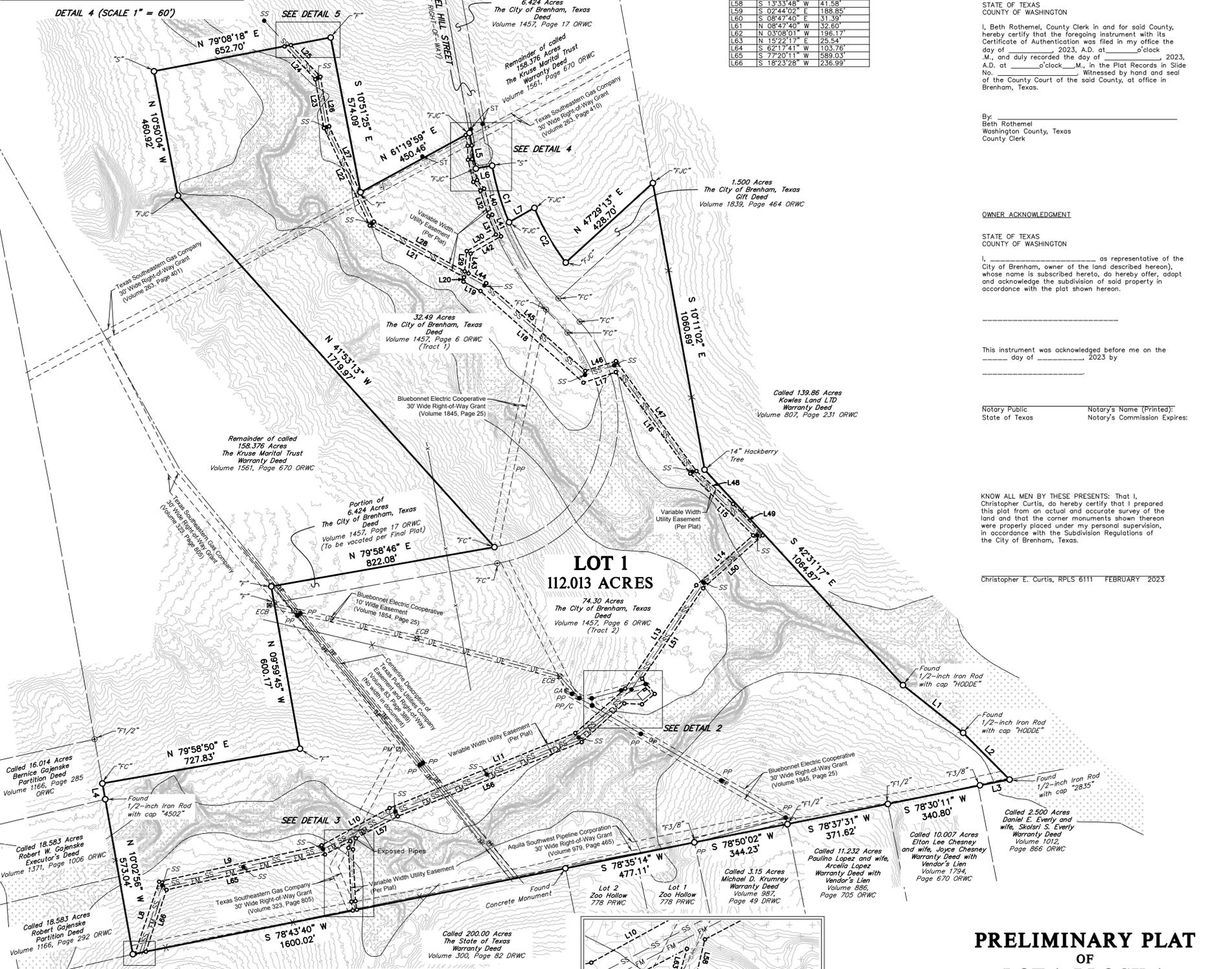
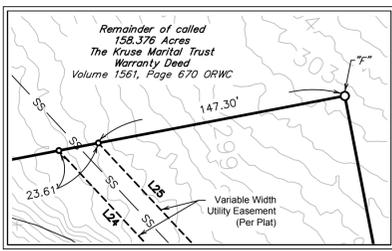
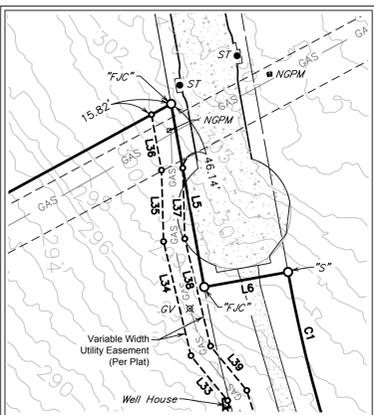
This instrument was acknowledged before me on the _____ day of _____ 2023 by _____

Notary Public
State of Texas

Notary's Name (Printed):
Notary's Commission Expires:

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 FEBRUARY 2023



PRELIMINARY PLAT
OF
LOT 1, BLOCK 1,
OF
BRENHAM FAMILY PARK
SUBDIVISION
BEING
112.013 ACRES
OUT OF THE
HIRAM LEE SURVEY, A-76
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS
APRIL 2023

TEXAS Board of Professional Engineers and Land Surveyors Reg. No. 10046100
150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000



CASE P-23-014

FINAL PLAT: BRENHAM FAMILY PARK SUBDIVISION

PLAT TITLE: Brenham Family Park Subdivision **CITY/ETJ:** City

PLAT TYPE: Final Plat

OWNER/APPLICANT: City of Brenham

ADDRESS/LOCATION: 3110 S. Chappell Hill Street

LEGAL DESCRIPTION: Hiram Lee Survey, A-76, Tract 40 & Tract 41 [Proposed Lot 1, Block 1 of the Brenham Family Park Subdivision] in Brenham, Washington County, Texas

LOT AREA: Lot 1 (112.013-acres)

ZONING DISTRICT: R-1, Single Family Residential

EXISTING USE: Vacant land

COMP PLAN Park
FUTURE LAND USE:

REQUEST: A request for a Final Plat of the Brenham Family Park Subdivision creating Lot 1, Block 1, being 112.013 acres of land that is part of Hiram Lee Survey, A-76 in Brenham, Washington County, Texas.

BACKGROUND:

The subject 112.013-acres of land is generally located approximately 1,900 feet south of US Highway 290 E, at the south terminus of Chappell Hill Road and is addressed as 3110 S. Chappell Hill Street. The property owner, The City of Brenham, requests approval of a Final Plat of the Brenham Family Park Subdivision that combines the existing unplatted tracts into proposed Lot 1, Block 1, of the Brenham Family Park Subdivision, containing 112.013-acres. The applicant desires to plat the properties for future development of a family park. The subject site is not currently platted and thus, approval of a Preliminary Plat and Final Plat is required for future development. This plat also removes the previously reserved right-of-way for Chappell Hill Street within the park and dedicates a variable width public utility easement that runs throughout the tract in addition to the existing easements.

STAFF ANALYSIS AND RECOMMENDATION:

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

EXHIBITS:

- A. Proposed Final Plat

GENERAL NOTES:

- Bearings shown hereon are based on a call of South 10°11'02" East along an east line of the called 74.30 acre tract of land recorded in Volume 1457, Page 6 of the Official Records of Washington County, Texas.
 - 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.
 - According to Community Panel No. 4847700295C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Washington County, having an effective date of August 16, 2011, a portion of the subject tract is situated within: Shaded Zone "A"; defined as Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood with no base flood elevations determined, the remainder of the subject tract lies within, Unshaded Zone "X"; defined as areas determined to be outside the 0.2% annual chance floodplain.
- 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 FIRM map. The actual location as determined by elevation contours may differ. Quiddity, assumes no liability as to the accuracy of the location of the flood zone limits.
- This survey does not provide any 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.
 - The surveyor has not been provided with all construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
 - Visible improvements/utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey. Underground utilities may exist which are not shown hereon.
 - This plot does not attempt to amend or remove any valid covenants or restrictions.
 - All visible evidence of oil/gas pipelines through the subdivision have been shown.
 - All visible evidence of oil/gas wells (plugged, abandoned, and/or active) through the subdivision have been shown.
 - 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 of centerline of low pressure gas lines, and 30 feet of centerline of high pressure gas lines.
 - 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-feet in length with a plastic cap stamped "Quiddity".
 - The building lines shown on this plot 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.

LEGEND:

- DRWC DEED RECORDS OF WASHINGTON COUNTY
- F" FOUND 5/8-INCH IRON ROD
- F3/8" FOUND 3/8-INCH IRON ROD
- F1/2" FOUND 1/2-INCH IRON ROD
- F1" FOUND 1-INCH IRON ROD WITH CAP "COTTON"
- FJC" FOUND 5/8-INCH IRON ROD WITH CAP "JONES&CARTER"
- ORWC OFFICIAL RECORDS OF WASHINGTON COUNTY
- PRWC PLAT RECORDS OF WASHINGTON COUNTY
- S" SET 5/8" IRON ROD WITH CAP "QUIDDITY"

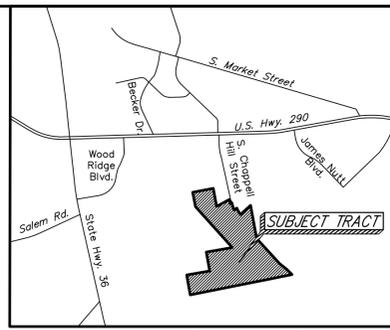
- ADJOINER LINE
- EASEMENT LIMITS
- PLAT BOUNDARY/LOT LINES



POINT FOR CORNER UNLESS OTHERWISE NOTED

NORTH

SCALE: 1" = 200'



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	970.00'	215.69'	215.25'	S 16°33'14" E	12°44'26"
C2	865.00'	230.03'	229.35'	S 29°42'46" E	15°14'11"

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 51°29'56" E	278.98'
L2	S 44°43'10" E	239.39'
L3	S 78°57'42" W	109.65'
L4	N 10°10'30" W	58.45'
L5	S 10°11'01" E	131.65'
L6	N 79°48'47" E	560.00'
L7	N 60°10'44" E	105.83'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L8	N 18°23'28" E	276.68'
L9	N 77°20'04" E	604.22'
L10	N 61°10'31" E	281.64'
L11	N 67°56'27" E	726.78'
L12	N 48°06'22" E	243.05'
L13	N 34°27'38" E	456.40'
L14	N 48°34'10" E	274.53'
L15	N 45°25'28" W	320.14'
L16	N 36°08'33" W	458.05'
L17	S 71°49'51" W	123.52'
L18	N 48°12'35" W	500.62'
L19	N 61°10'12" W	70.55'
L20	N 06°04'28" E	16.27'
L21	N 61°10'12" W	390.46'
L22	N 25°02'33" W	392.19'
L23	N 10°01'57" W	180.05'
L24	N 42°57'55" W	164.06'
L25	S 42°57'55" E	167.42'
L26	S 10°01'57" E	183.33'
L27	S 25°02'33" E	383.03'
L28	S 61°10'12" E	375.55'
L29	N 06°04'28" E	74.04'
L30	N 60°16'44" E	121.62'
L31	N 22°12'20" W	72.33'
L32	N 17°06'53" W	97.34'
L33	N 39°06'54" W	40.99'
L34	N 13°25'36" W	83.01'
L35	N 01°40'15" W	50.47'
L36	N 10°11'01" W	40.01'
L37	S 01°40'15" E	50.05'
L38	S 13°25'36" E	78.04'
L39	S 39°06'54" E	40.49'
L40	S 17°06'53" E	98.59'
L41	S 22°12'20" E	84.81'
L42	S 60°16'44" W	127.10'
L43	S 06°04'28" W	72.66'
L44	S 61°10'12" E	72.94'
L45	S 48°22'22" E	480.94'
L46	N 72°17'50" E	116.86'
L47	S 36°06'08" E	485.61'
L48	S 47°55'41" E	179.31'
L49	S 43°13'29" E	156.65'
L50	S 48°18'41" W	289.51'
L51	S 35°53'26" W	396.70'
L52	S 39°19'12" E	71.84'
L53	S 50°36'17" W	59.43'
L54	N 87°17'40" W	64.34'
L55	S 47°42'20" W	209.26'
L56	S 67°56'28" W	719.62'
L57	S 62°17'41" W	172.42'
L58	S 13°33'48" W	41.58'
L59	S 02°44'02" E	188.85'
L60	S 08°47'40" E	31.39'
L61	N 08°47'40" W	32.80'
L62	N 03°08'01" W	196.17'
L63	N 15°22'17" E	25.54'
L64	S 62°17'41" W	103.76'
L65	S 77°20'11" W	589.03'
L66	S 18°23'28" W	236.99'

PLANNING COMMISSION APPROVAL

Approved this _____ day of _____ 2023, by the Planning and Zoning Commission of the City of Brenham, Texas.

_____, Chairman

Attest:

Secretary to the Planning and Zoning Commission

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 _____ 2023, A.D. at _____ o'clock _____ M., and duly recorded the day of _____ 2023, A.D. at _____ o'clock _____ M., in the Plat Records in Slide No. _____ of the County Court of the said County, at office in Brenham, Texas.

By:
Beth Rothemel
Washington County, Texas
County Clerk

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF WASHINGTON

I, _____ as representative of the City of Brenham, 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 _____ 2023 by _____

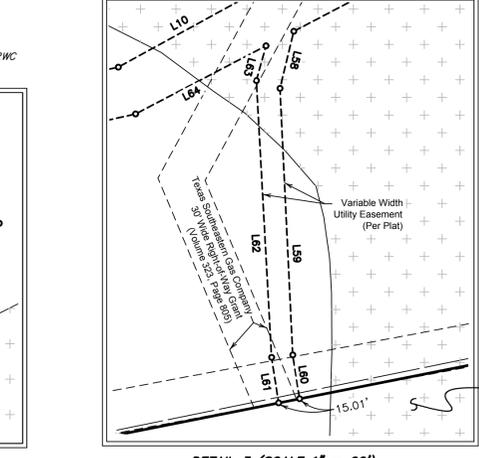
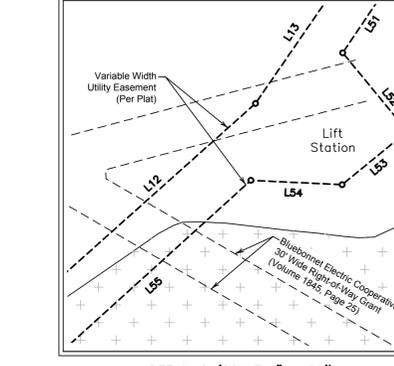
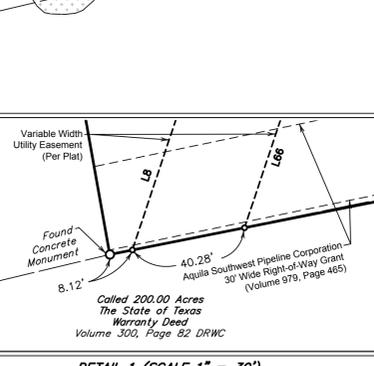
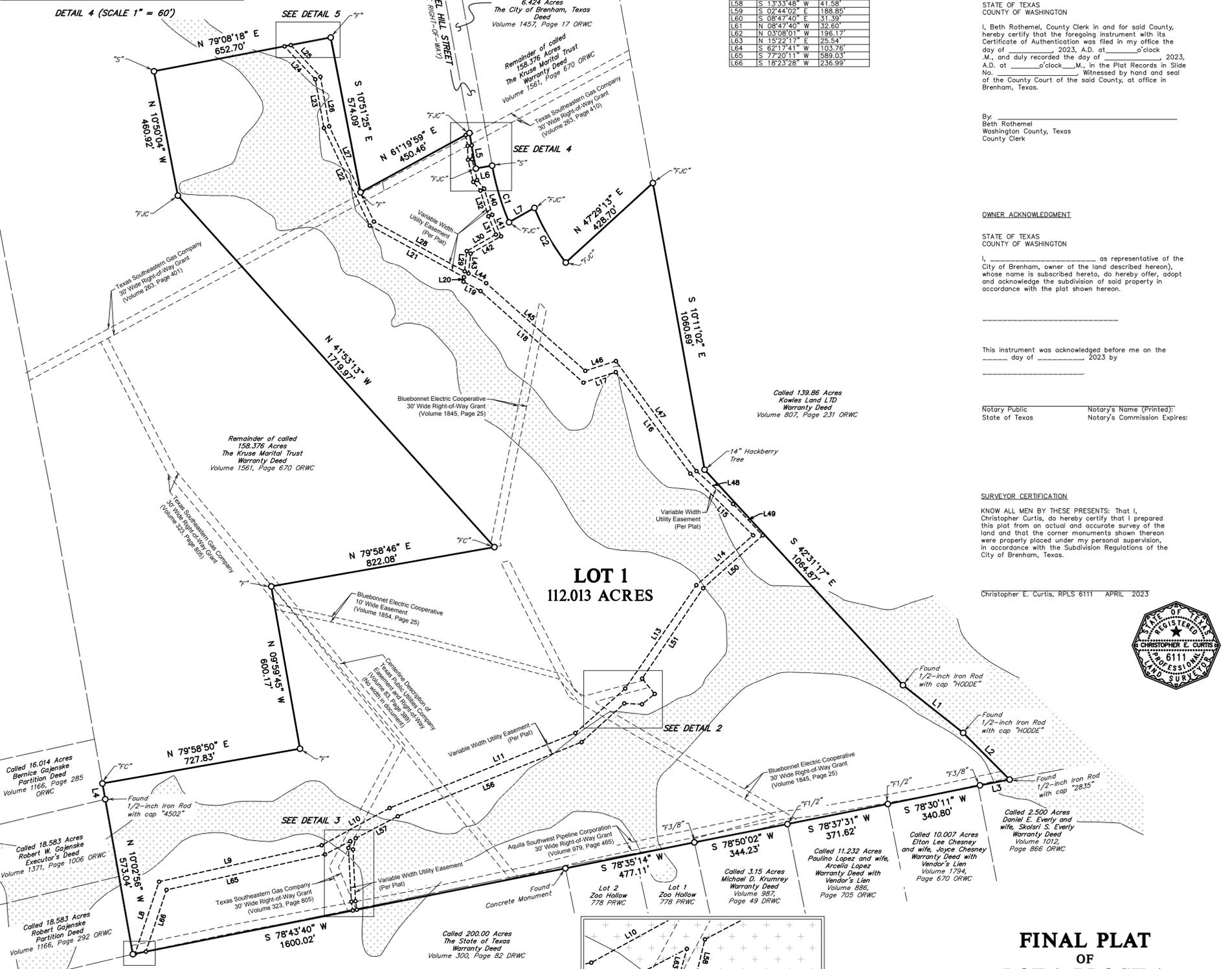
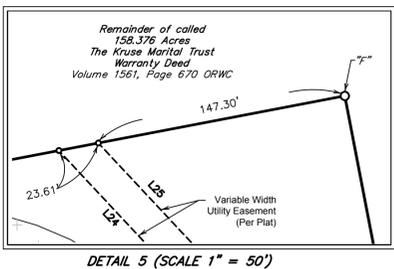
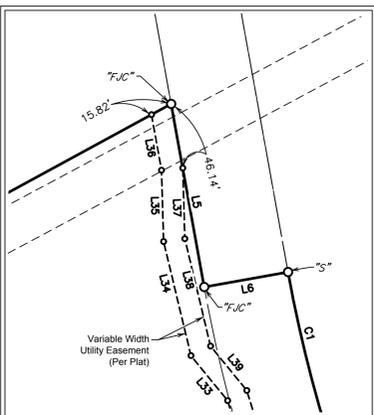
Notary Public
State of Texas

Notary's Name (Printed):
Notary's Commission Expires:

SURVEYOR CERTIFICATION

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 APRIL 2023



FINAL PLAT
OF
LOT 1, BLOCK 1,
OF
BRENHAM FAMILY PARK
SUBDIVISION
BEING
112.013 ACRES
OUT OF THE
HIRAM LEE SURVEY, A-76
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS
APRIL 2023

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000



CASE P-23-015
PRELIMINARY PLAT: NORTH PARK DEVELOPMENT

PLAT TITLE: North Park Development **CITY/ETJ:** City

PLAT TYPE: Preliminary Plat

OWNER/APPLICANT: North Park Development, LLC/Jon Hodde of Hodde & Hodde Land Surveying, LLC.

ADDRESS/LOCATION: 1809 N Park Street

LEGAL DESCRIPTION: Lot 1, Lot 2 and Lot 3 of the North Park Development, A. Harrington Survey, A-55, in Brenham, Washington County, Texas

LOT AREA: Lot 1 (0.888 acres), Lot 2 (5.366 acres), Lot 3 (1.254 acres) for a total of 7.508-acres.

ZONING DISTRICT: B-1, Local Business/Mixed Residential

EXISTING USE: Vacant land / Single-Family residential

COMP PLAN Single-Family Residential
FUTURE LAND USE:

REQUEST: A request from North Park Development, LLC for approval of a Preliminary Plat of the North Park Development creating Lot 1, Lot 2, Lot 3, being 7.508 acres of land that is part of the A. Harrington Survey, A-55 in Brenham, Washington County, Texas.

BACKGROUND:

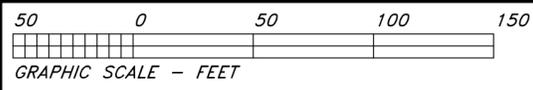
The subject 7.508-acres of land is generally located on the west side of North Park Street, abutting Hohlt Park to the south, northwest of Duprie Street and addressed as 1809 N Park Street. The property owner, North Park Development LLC., requests approval of a Preliminary Plat of the North Park Development that combines existing unplatted tracts into proposed Lot 1 (0.888-acres), Lot 2, (5.366-acres) and Lot 3 (1.254-acres) for a total of 7.508-acres. The site currently has single-family structures with the remainder being vacant land. The applicant desires to plat the properties for future neighborhood retail development. The subject site is not currently platted and thus, approval of a Preliminary Plat and Final Plat is required for future development. On the west portion of proposed Lot 2, there is an existing public utility easement, in addition to land within the floodplain. The plat does dedicate a public utility easement along the lot frontage of N. Park Street and an access easement on a portion of Lot 2 to provide access to Lots 1 and Lot 3.

STAFF ANALYSIS AND RECOMMENDATION:

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

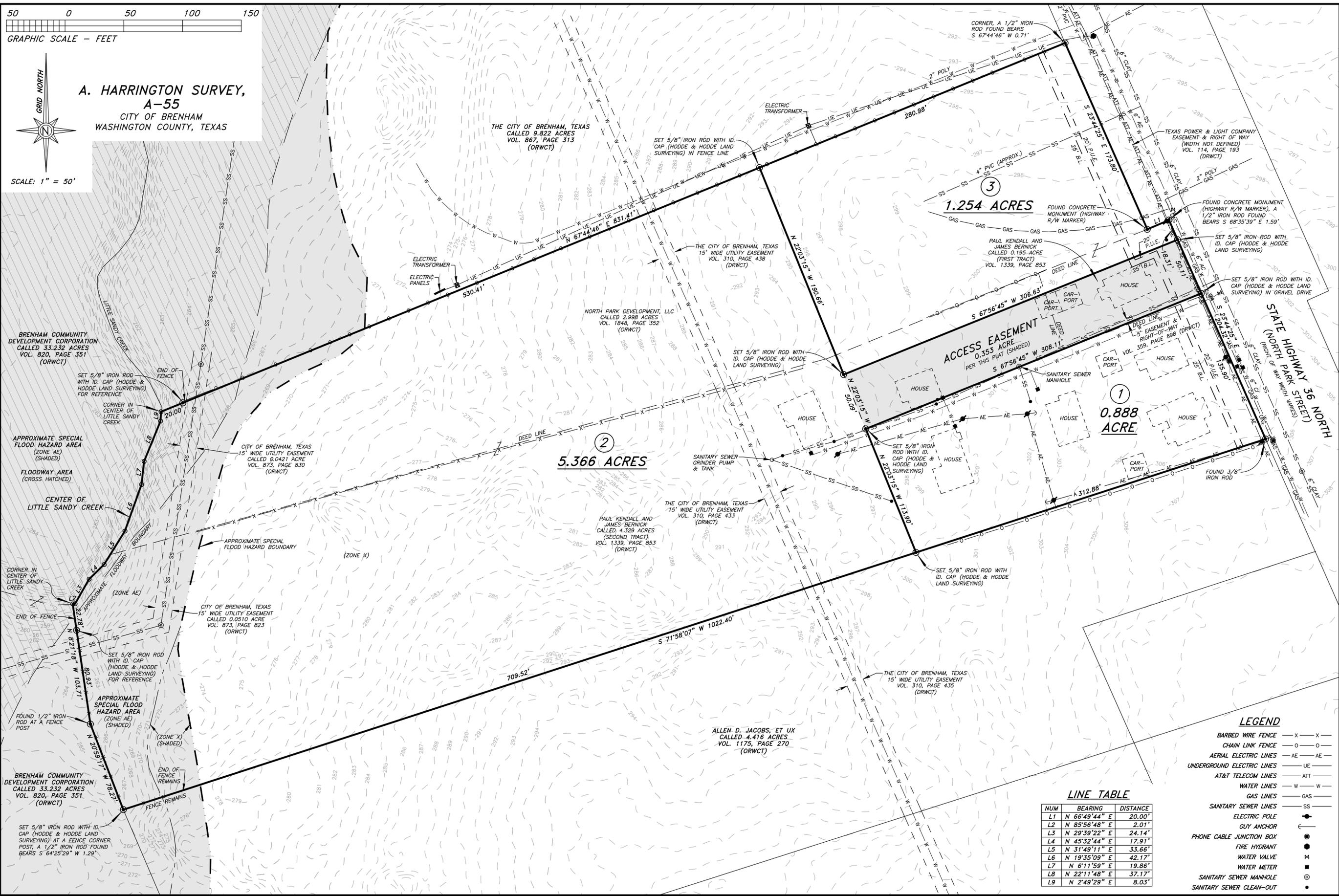
EXHIBITS:

A. Proposed Preliminary Plat



**A. HARRINGTON SURVEY,
A-55**
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS

SCALE: 1" = 50'



BRENHAM COMMUNITY DEVELOPMENT CORPORATION CALLED 33.232 ACRES VOL. 820, PAGE 351 (ORWCT)

APPROXIMATE SPECIAL FLOOD HAZARD AREA (ZONE AE) (SHADED)
FLOODWAY AREA (CROSS HATCHED)
CENTER OF LITTLE SANDY CREEK

CORNER IN CENTER OF LITTLE SANDY CREEK

FOUND 1/2" IRON ROD AT A FENCE POST

BRENHAM COMMUNITY DEVELOPMENT CORPORATION CALLED 33.232 ACRES VOL. 820, PAGE 351 (ORWCT)

SET 5/8" IRON ROD WITH ID. CAP (HODDE & HODDE LAND SURVEYING) AT A FENCE CORNER POST, A 1/2" IRON ROD FOUND BEARS S 64°25'29" W 1.29'

THE CITY OF BRENHAM, TEXAS CALLED 9.822 ACRES VOL. 867, PAGE 313 (ORWCT)

NORTH PARK DEVELOPMENT, LLC CALLED 2.998 ACRES VOL. 1848, PAGE 352 (ORWCT)

2
5.366 ACRES

PAUL KENDALL AND JAMES BERNICK CALLED 4.329 ACRES (SECOND TRACT) VOL. 1339, PAGE 853 (ORWCT)

ALLEN D. JACOBS, ET UX CALLED 4.416 ACRES VOL. 1175, PAGE 270 (ORWCT)

3
1.254 ACRES

PAUL KENDALL AND JAMES BERNICK CALLED 0.195 ACRE (FIRST TRACT) VOL. 1339, PAGE 853 (ORWCT)

1
0.888 ACRE

TEXAS POWER & LIGHT COMPANY EASEMENT & RIGHT OF WAY (WIDTH NOT DEFINED) VOL. 114, PAGE 193 (DRWCT)

FOUND CONCRETE MONUMENT (HIGHWAY R/W MARKER), A 1/2" IRON ROD FOUND BEARS S 68°35'39" E 1.59'

SET 5/8" IRON ROD WITH ID. CAP (HODDE & HODDE LAND SURVEYING) IN GRAVEL DRIVE

SET 5/8" IRON ROD WITH ID. CAP (HODDE & HODDE LAND SURVEYING)

FOUND 3/8" IRON ROD

LEGEND

- BARBED WIRE FENCE — X — X —
- CHAIN LINK FENCE — O — O —
- AERIAL ELECTRIC LINES — AE — AE —
- UNDERGROUND ELECTRIC LINES — UE — UE —
- AT&T TELECOM LINES — ATT — ATT —
- WATER LINES — W — W —
- GAS LINES — GAS — GAS —
- SANITARY SEWER LINES — SS — SS —
- ELECTRIC POLE — ● —
- GUY ANCHOR — ◀ —
- PHONE CABLE JUNCTION BOX — ⊕ —
- FIRE HYDRANT — ⊙ —
- WATER VALVE — M —
- WATER METER — ⊕ —
- SANITARY SEWER MANHOLE — ⊙ —
- SANITARY SEWER CLEAN-OUT — ● —

LINE TABLE

NUM	BEARING	DISTANCE
L1	N 66°49'44" E	20.00'
L2	N 85°56'48" E	2.01'
L3	N 29°39'22" E	24.14'
L4	N 45°32'44" E	17.91'
L5	N 31°49'11" E	33.66'
L6	N 19°35'09" E	42.17'
L7	N 6°11'59" E	19.86'
L8	N 22°11'48" E	37.17'
L9	N 2°49'29" E	8.03'

W. O. NO. 8108 (BURCH 8044.DWG/MVIEW) REF: BURCH 8044.LEICA

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 NORTH PARK DEVELOPMENT

FORMING LOT 1 (0.888 ACRE), LOT 2 (5.366 ACRES) AND LOT 3 (1.254 ACRES)
CONTAINING 7.508 ACRES TOTAL

A. HARRINGTON SURVEY, A-55, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS

OWNER/DEVELOPER
NORTH PARK DEVELOPMENT, LLC
107 S. BAYLOR STREET
BRENHAM, TEXAS 77833
PHN. 979-421-8003
EMAIL: KATIE@PLANNORTH.COM

**SHEET 1
OF 2**

NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE THE TEXAS STATE PLANE GRID SYSTEM, NAD-83, CENTRAL ZONE 4203. DISTANCES SHOWN HEREON ARE GROUND DISTANCES, U.S. SURVEY FEET.
2. PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA (ZONE AE), AS SHOWN SHADED HEREON, PART OF THE SUBJECT PROPERTY LIES WITHIN A FLOODWAY AREA, AS SHOWN CROSS HATCHED HEREON, PART OF THE SUBJECT PROPERTY LIES WITHIN (ZONE X), AREAS OF 0.2% ANNUAL CHANCE FLOOD, AS SHOWN SHADED HEREON AND PART OF THE SUBJECT PROPERTY LIES WITHIN (ZONE X), AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN HEREON, DEPICTED BY SCALED MAP LOCATION AND GEOGRAPHIC PLOTTING ONLY, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48477C0295C, EFFECTIVE DATE AUGUST 16, 2011, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS.
3. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH BOTTS TITLE COMPANY (WESTCOR LAND TITLE INSURANCE COMPANY) TITLE COMMITMENT GF NO. WA-22-209, EFFECTIVE DATE JUNE 1, 2022, 8:00 AM, ISSUED JUNE 2, 2022, PM AND BOTTS TITLE COMPANY (FIDELITY NATIONAL TITLE INSURANCE COMPANY) TITLE COMMITMENT GF NO. WA-22-452, EFFECTIVE DATE JANUARY 3, 2023, 8:00 AM, ISSUED JANUARY 10, 2023, AM.
4. SUBJECT TO EASEMENT AND RIGHT OF WAY DATED DECEMBER 13, 1939, EXECUTED BY T.S. ESTES TO LOWER COLORADO RIVER AUTHORITY, AS RECORDED IN VOLUME 123, PAGE 559, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS. {NOT DETERMINABLE FROM DESCRIPTION PROVIDED}
5. SUBJECT TO EASEMENT AND RIGHT OF WAY DATED APRIL 7, 1943, EXECUTED BY T.S. ESTES AND WIFE, SADIE TEAGUE ESTES TO MUNICIPAL LIGHT AND POWER SYSTEM, AS RECORDED IN VOLUME 132, PAGE 629, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS. {NOT DETERMINABLE FROM DESCRIPTION PROVIDED}
6. 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.
7. 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 TITLE REPORTS DATED JUNE 1, 2022 AND JANUARY 3, 2023.
8. 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 TITLE REPORTS DATED JUNE 1, 2022 AND JANUARY 3, 2023.
9. 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.
10. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
11. 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.
12. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE, ABOVE GROUND STRUCTURES AND DRAWINGS PROVIDED BY THE CITY OF BRENHAM UTILITY DEPARTMENT. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES AND DEPTHS.
13. REGIONAL DETENTION WILL BE PROVIDED FOR LOTS 2 AND 3 AND THE ASSOCIATED INCREASED RUNOFF FROM NEW IMPERVIOUS COVER. THE REGIONAL DETENTION SYSTEM WILL BE LOCATED NEAR THE WEST BOUNDARY LIMITS OF LOT 2 AND ADJACENT TO THE FLOODPLAIN LIMITS OF LITTLE SANDY CREEK. THE DEVELOPMENT/REDEVELOPMENT OF THESE LOTS WILL REQUIRE THE RECORDATION OF A "COVENANT FOR MAINTENANCE OF STORM WATER DETENTION SYSTEM" WHICH WILL STATE MAINTENANCE AND REPAIR RESPONSIBILITIES. MAINTENANCE RESPONSIBILITY OF ALL REGIONAL DETENTION IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND SHALL NOT BE MAINTAINED BY THE CITY OF BRENHAM.
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
P.U.E. DENOTES PUBLIC UTILITY EASEMENT

SURVEY MAP

SHOWING A SURVEY AND SUBDIVISION FORMING LOT 1 (0.888 ACRE), LOT 2 (5.366 ACRES) AND LOT 3 (1.254 ACRES), LYING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, PART OF THE A. HARRINGTON SURVEY, A-55. SAID LOT 1 (0.888 ACRE) BEING PART OF THE SAME LAND DESCRIBED AS 0.195 ACRE (FIRST TRACT) AND 4.329 ACRES (SECOND TRACT) IN THE DEED FROM DONALD L. BOECKER AND WIFE, NANCY J. BOECKER TO PAUL KENDALL AND JAMES BERNICK, DATED MAY 5, 2010, AS RECORDED IN VOLUME 1339, PAGE 853, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS. SAID LOT 2 (5.366 ACRES) AND SAID LOT 3 (1.254 ACRES) BEING PART OF THE SAME LAND DESCRIBED AS 0.195 ACRE (FIRST TRACT) AND 4.329 ACRES (SECOND TRACT) IN THE DEED FROM DONALD L. BOECKER AND WIFE, NANCY J. BOECKER TO PAUL KENDALL AND JAMES BERNICK, DATED MAY 5, 2010, AS RECORDED IN VOLUME 1339, PAGE 853, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AND BEING PART OF THE SAME LAND DESCRIBED AS 2.998 ACRES IN THE DEED FROM RALPH TODD POEHLMANN TO NORTH PARK DEVELOPMENT, LLC, DATED JUNE 30, 2022, AS RECORDED IN VOLUME 1848 PAGE 352, 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 FORMING LOT 1 (0.888 ACRE), LOT 2 (5.366 ACRES) AND LOT 3 (1.254 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 21ST DAY OF MARCH, 2023, A.D.

(PRELIMINARY)

JON E. HODDE, RPLS NO. 5197
DATE: MARCH 21, 2023

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

OWNER ACKNOWLEDGMENT

I, PAUL KENDALL, THE OWNER OF THE LAND DESCRIBED HEREON AND WHOSE NAME IS 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 _____, 2023, BY _____

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

OWNER ACKNOWLEDGMENT

I, JAMES BERNICK, THE OWNER OF THE LAND DESCRIBED HEREON AND WHOSE NAME IS 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 _____, 2023, BY _____

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

OWNER ACKNOWLEDGMENT

WE, NORTH PARK DEVELOPMENT 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 _____, 2023, BY _____

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

PLANNING AND ZONING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 2023 BY
THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRENHAM, TEXAS.

CHAIRMAN

SECRETARY

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

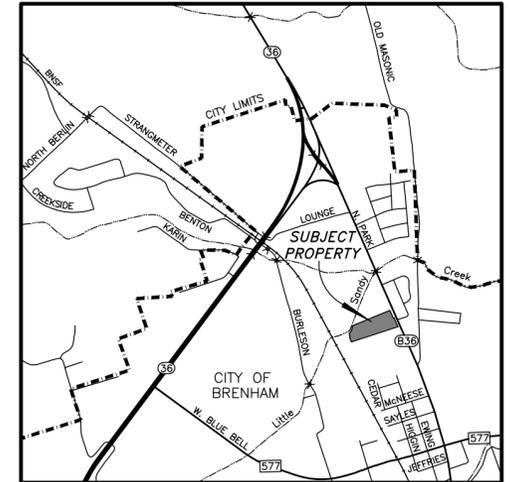
THE STATE OF TEXAS §
COUNTY OF WASHINGTON §

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

VICINITY MAP
SCALE: 1" = 2500'



W. O. NO. 8108 (BURCH 8044.DWG/MMEW) REF: BURCH 8044.LEICA

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 NORTH PARK DEVELOPMENT

FORMING LOT 1 (0.888 ACRE), LOT 2 (5.366 ACRES) AND LOT 3 (1.254 ACRES)
CONTAINING 7.508 ACRES TOTAL

A. HARRINGTON SURVEY, A-55, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS

OWNER/DEVELOPER
NORTH PARK DEVELOPMENT, LLC
107 S. BAYLOR STREET
BRENHAM, TEXAS 77833
PHN. 979-421-8003
EMAIL: KATIE@PLANNORTH.COM

**SHEET 2
OF 2**



CASE P-23-016
FINAL PLAT: NORTH PARK DEVELOPMENT

PLAT TITLE: North Park Development **CITY/ETJ:** City

PLAT TYPE: Final Plat

OWNER/APPLICANT: North Park Development, LLC/Jon Hodde of Hodde & Hodde Land Surveying, LLC.

ADDRESS/LOCATION: 1809 N Park Street

LEGAL DESCRIPTION: Lot 1, Lot 2 and Lot 3 of the North Park Development, A. Harrington Survey, A-55, in Brenham, Washington County, Texas

LOT AREA: Lot 1 (0.888 acres), Lot 2 (5.366 acres), Lot 3 (1.254 acres) for a total of 7.508-acres.

ZONING DISTRICT: B-1, Local Business/Mixed Residential

EXISTING USE: Vacant land / Single-Family residential

COMP PLAN Single-Family Residential
FUTURE LAND USE:

REQUEST: A request from North Park Development, LLC for approval of a Final Plat of the North Park Development creating Lot 1, Lot 2, Lot 3, being 7.508 acres of land that is part of the A. Harrington Survey, A-55 in Brenham, Washington County, Texas.

BACKGROUND:

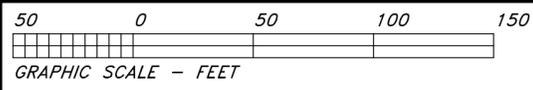
The subject 7.508-acres of land is generally located on the west side of North Park Street, abutting Hohlt Park to the south, northwest of Duprie Street and addressed as 1809 N Park Street. The property owner, North Park Development LLC., requests approval of a Final Plat of the North Park Development that combines existing unplatted tracts into proposed Lot 1 (0.888-acres), Lot 2, (5.366-acres) and Lot 3 (1.254-acres) for a total of 7.508-acres. The site currently has single-family structures with the remainder being vacant land. The applicant desires to plat the properties for future neighborhood retail development. The subject site is not currently platted and thus, approval of a Preliminary Plat and Final Plat is required for future development. On the west portion of proposed Lot 2, there is an existing public utility easement, in addition to land within the floodplain. The plat does dedicate a public utility easement along the lot frontage of N. Park Street and an access easement on a portion of Lot 2 to provide access to Lots 1 and Lot 3.

STAFF ANALYSIS AND RECOMMENDATION:

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

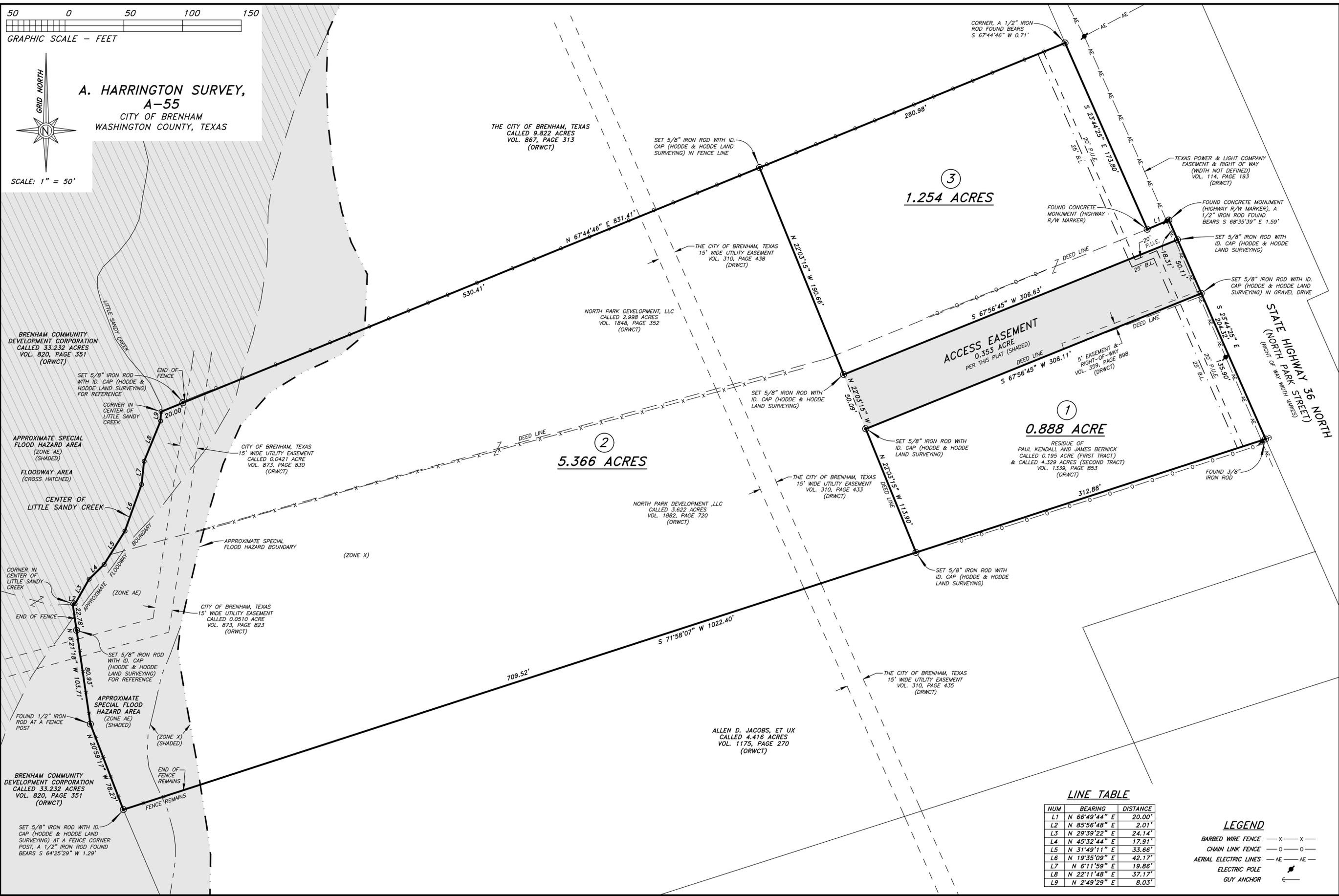
EXHIBITS:

A. Proposed Final Plat



**A. HARRINGTON SURVEY,
A-55**
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS

SCALE: 1" = 50'



LINE TABLE

NUM	BEARING	DISTANCE
L1	N 66°49'44" E	20.00'
L2	N 85°56'48" E	2.01'
L3	N 29°39'22" E	24.14'
L4	N 45°32'44" E	17.91'
L5	N 31°49'11" E	33.66'
L6	N 19°35'08" E	42.17'
L7	N 6°11'59" E	19.86'
L8	N 22°11'48" E	37.17'
L9	N 2°49'29" E	8.03'

LEGEND

- BARBED WIRE FENCE — X — X —
- CHAIN LINK FENCE — O — O —
- AERIAL ELECTRIC LINES — AE — AE —
- ELECTRIC POLE
- GUY ANCHOR

W. O. NO. 8108 (BURCH 8044.DWG/MVIEW) REF: BURCH 8044.LEICA
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 NORTH PARK DEVELOPMENT
 FORMING LOT 1 (0.888 ACRE), LOT 2 (5.366 ACRES) AND LOT 3 (1.254 ACRES)
 CONTAINING 7.508 ACRES TOTAL
 A. HARRINGTON SURVEY, A-55, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS

OWNER/DEVELOPER
 NORTH PARK DEVELOPMENT, LLC
 107 S. BAYLOR STREET
 BRENHAM, TEXAS 77833
 PHN. 979-421-8003
 EMAIL: KATIE@PLANNORTH.COM

**SHEET 1
OF 2**

NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE THE TEXAS STATE PLANE GRID SYSTEM, NAD-83, CENTRAL ZONE 4203. DISTANCES SHOWN HEREON ARE GROUND DISTANCES, U.S. SURVEY FEET.
2. PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA (ZONE AE), AS SHOWN SHADED HEREON, PART OF THE SUBJECT PROPERTY LIES WITHIN A FLOODWAY AREA, AS SHOWN CROSS HATCHED HEREON, PART OF THE SUBJECT PROPERTY LIES WITHIN (ZONE X), AREAS OF 0.2% ANNUAL CHANCE FLOOD, AS SHOWN SHADED HEREON AND PART OF THE SUBJECT PROPERTY LIES WITHIN (ZONE X), AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN HEREON, DEPICTED BY SCALED MAP LOCATION AND GEOGRAPHIC PLOTTING ONLY, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48477C0295C, EFFECTIVE DATE AUGUST 16, 2011, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS.
3. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH BOTTS TITLE COMPANY (WESTCOR LAND TITLE INSURANCE COMPANY) TITLE COMMITMENT GF NO. WA-22-209, EFFECTIVE DATE JUNE 1, 2022, 8:00 AM, ISSUED JUNE 2, 2022, PM AND BOTTS TITLE COMPANY (FIDELITY NATIONAL TITLE INSURANCE COMPANY) TITLE COMMITMENT GF NO. WA-22-452, EFFECTIVE DATE JANUARY 3, 2023, 8:00 AM, ISSUED JANUARY 10, 2023, AM.
4. SUBJECT TO EASEMENT AND RIGHT OF WAY DATED DECEMBER 13, 1939, EXECUTED BY T.S. ESTES TO LOWER COLORADO RIVER AUTHORITY, AS RECORDED IN VOLUME 123, PAGE 559, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS. {NOT DETERMINABLE FROM DESCRIPTION PROVIDED}
5. SUBJECT TO EASEMENT AND RIGHT OF WAY DATED APRIL 7, 1943, EXECUTED BY T.S. ESTES AND WIFE, SADIE TEAGUE ESTES TO MUNICIPAL LIGHT AND POWER SYSTEM, AS RECORDED IN VOLUME 132, PAGE 629, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS. {NOT DETERMINABLE FROM DESCRIPTION PROVIDED}
6. 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.
7. 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 TITLE REPORTS DATED JUNE 1, 2022 AND JANUARY 3, 2023.
8. 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 TITLE REPORTS DATED JUNE 1, 2022 AND JANUARY 3, 2023.
9. 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.
10. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
11. 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.
12. REGIONAL DETENTION WILL BE PROVIDED FOR LOTS 2 AND 3 AND THE ASSOCIATED INCREASED RUNOFF FROM NEW IMPERVIOUS COVER. THE REGIONAL DETENTION SYSTEM WILL BE LOCATED NEAR THE WEST BOUNDARY LIMITS OF LOT 2 AND ADJACENT TO THE FLOODPLAIN LIMITS OF LITTLE SANDY CREEK. THE DEVELOPMENT/REDEVELOPMENT OF THESE LOTS WILL REQUIRE THE RECORDATION OF A "COVENANT FOR MAINTENANCE OF STORM WATER DETENTION SYSTEM" WHICH WILL STATE MAINTENANCE AND REPAIR RESPONSIBILITIES. MAINTENANCE RESPONSIBILITY OF ALL REGIONAL DETENTION IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND SHALL NOT BE MAINTAINED BY THE CITY OF BRENHAM.
13. (DRWCT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS.
(ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
B.L. DENOTES BUILDING LINE
P.U.E. DENOTES PUBLIC UTILITY EASEMENT

SURVEY MAP

SHOWING A SURVEY AND SUBDIVISION FORMING LOT 1 (0.888 ACRE), LOT 2 (5.366 ACRES) AND LOT 3 (1.254 ACRES), LYING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, PART OF THE A. HARRINGTON SURVEY, A-55. SAID LOT 1 (0.888 ACRE) BEING THE RESIDUE OF THE SAME LAND DESCRIBED AS 0.195 ACRE (FIRST TRACT) AND 4.329 ACRES (SECOND TRACT) IN THE DEED FROM DONALD L. BOECKER AND WIFE, NANCY J. BOECKER TO PAUL KENDALL AND JAMES BERNICK, DATED MAY 5, 2010, AS RECORDED IN VOLUME 1339, PAGE 853, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS. SAID LOT 2 (5.366 ACRES) AND SAID LOT 3 (1.254 ACRES) BEING PART OF THE SAME LAND DESCRIBED AS 2.998 ACRES IN THE DEED FROM RALPH TODD POEHLMANN TO NORTH PARK DEVELOPMENT, LLC, DATED JUNE 30, 2022, AS RECORDED IN VOLUME 1848 PAGE 352, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AND BEING PART OF THE SAME LAND DESCRIBED AS 3.622 ACRES IN THE DEED FROM PAUL KENDALL AND SPOUSE, CONNIE LYNN KENDALL, JAMES BERNICK AND SPOUSE, LINDA FAYE BERNICK TO NORTH PARK DEVELOPMENT, LLC, DATED MARCH 22, 2023, AS RECORDED IN VOLUME 1882, PAGE 720, 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 FORMING LOT 1 (0.888 ACRE), LOT 2 (5.366 ACRES) AND LOT 3 (1.254 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 6TH DAY OF APRIL, 2023, A.D.

(PRELIMINARY)

JON E. HODDE, RPLS NO. 5197
 DATE: APRIL 6, 2023

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

OWNER ACKNOWLEDGMENT

I, PAUL KENDALL, THE OWNER OF THE LAND DESCRIBED HEREON AND WHOSE NAME IS 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 _____, 2023, BY _____

 NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

OWNER ACKNOWLEDGMENT

I, JAMES BERNICK, THE OWNER OF THE LAND DESCRIBED HEREON AND WHOSE NAME IS 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 _____, 2023, BY _____

 NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

OWNER ACKNOWLEDGMENT

WE, NORTH PARK DEVELOPMENT 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

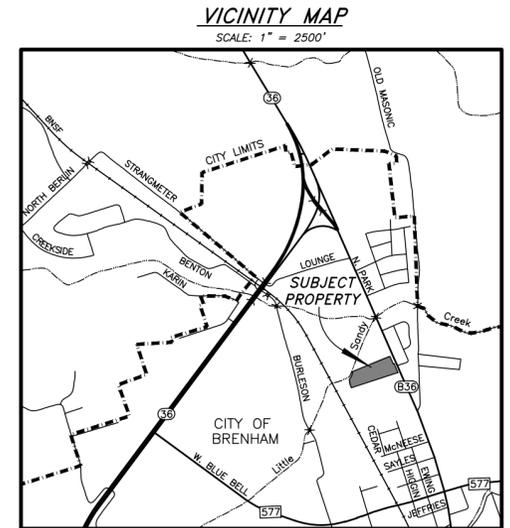
THE STATE OF TEXAS
 COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____

DAY OF _____, 2023, BY _____

 NOTARY PUBLIC, STATE OF TEXAS

(SEAL)



PLANNING AND ZONING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 2023 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. O. NO. 8108 (BURCH 8044.DWG/MMEW) REF: BURCH 8044.LEICA

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 NORTH PARK DEVELOPMENT

FORMING LOT 1 (0.888 ACRE), LOT 2 (5.366 ACRES) AND LOT 3 (1.254 ACRES)
 CONTAINING 7.508 ACRES TOTAL

A. HARRINGTON SURVEY, A-55, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS

OWNER/DEVELOPER
 NORTH PARK DEVELOPMENT, LLC
 107 S. BAYLOR STREET
 BRENHAM, TEXAS 77833
 PHN. 979-421-8003
 EMAIL: KATIE@PLANNORTH.COM

**SHEET 2
 OF 2**



CASE P-23-017
REPLAT: PART OF LOT 3A and 4A OF THE ORIGINAL TOWN LOT 91
TO CREATE LOT 3B

PLAT TITLE: Replat of part of Lot 3A and Lot 4A of the Original Town Lot 91 to create Lot 3B **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

OWNERS: Chris and DeeAnna Marek

APPLICANT/AGENT: Owners / Blakey Land Surveying (Mike Blakey)

LOT AREA /LOCATION: 0.386-acres located at 604 S. Baylor Street

PROPOSED LEGAL DESCRIPTION: Lot 3B of the Original Town Lot 91 in Brenham, Washington County, Texas

ZONING DISTRICT: R-2, Mixed Residential

EXISTING USE: Single-family residence /vacant land

COMP PLAN FUTURE LAND USE: Single-family residential

REQUEST: A request by Chris and DeeAnna Marek for approval of a Replat of a portion of Lots 3A and 4A of the Original Town Lot 91 to create Lot 3B, being 0.386-acres, currently addressed as 604 S. Baylor Street and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

BACKGROUND:

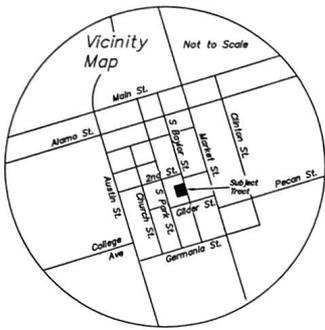
The subject property, currently identified as a portion of Lot 3A and 4A of the Original Town Lot, is owned by Chris and DeeAnna Marek. The property is currently addressed as 604 S. Baylor Street and is approximately 16,798 square feet (0.386-acres). The property is currently developed with an existing single-family residence with the remainder of the property being vacant land. The property owners would like to replat the two existing properties into one lot so that an accessory dwelling unit (ADU) can be constructed at the south end of the property. On January 19, 2023, the City Council granted a specific use permit to allow construction of an Accessory Dwelling Unit (ADU) for this property. During the review process, it was found that the existing lot depth for the properties is 102.72-feet; therefore, a lot depth variance was required before the replat could be considered by the Planning and Zoning Commission. On April 10, 2023, proposed Lot 3B was granted a variance by the Board of Adjustment to allow the existing lot depth of 102.72, where a minimum lot depth of 115-feet is required for a single-family residence in the R-2 Zoning District. In addition to combining the two existing lots into one lot, the plat dedicates a 15-foot public utility easement along S. Baylor Street.

STAFF RECOMMENDATION:

Development Services staff and Engineering have reviewed the proposed residential Replat for compliance with the City of Brenham's regulations and ordinances and **recommends approval** of the proposed residential Replat as presented.

EXHIBITS:

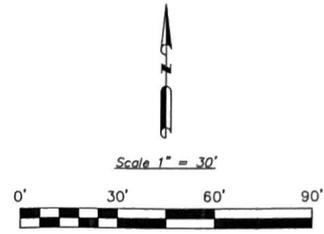
- A. Proposed residential Replat



Replat of a Portion of Lot 3A and Lot 4A of Original Town Lot 91 To Create Lot 3B

Consisting of One Lot: Lot 3B (0.386 Ac.) Containing 0.386 Acres Total

A. Harrington Survey, Abstract No. 55 City of Brenham, Washington County, Texas



cm = control monument D.R.W.C. = Deed Records of Washington County, Texas O.R.W.C. = Official Records of Washington County, Texas P.U.E. = public utilities easement

NOTE: Bearings shown hereon are based on the record bearing for the West line of the original called 0.386 acre tract, recorded in Volume 947, Page 054, O.R.W.C.

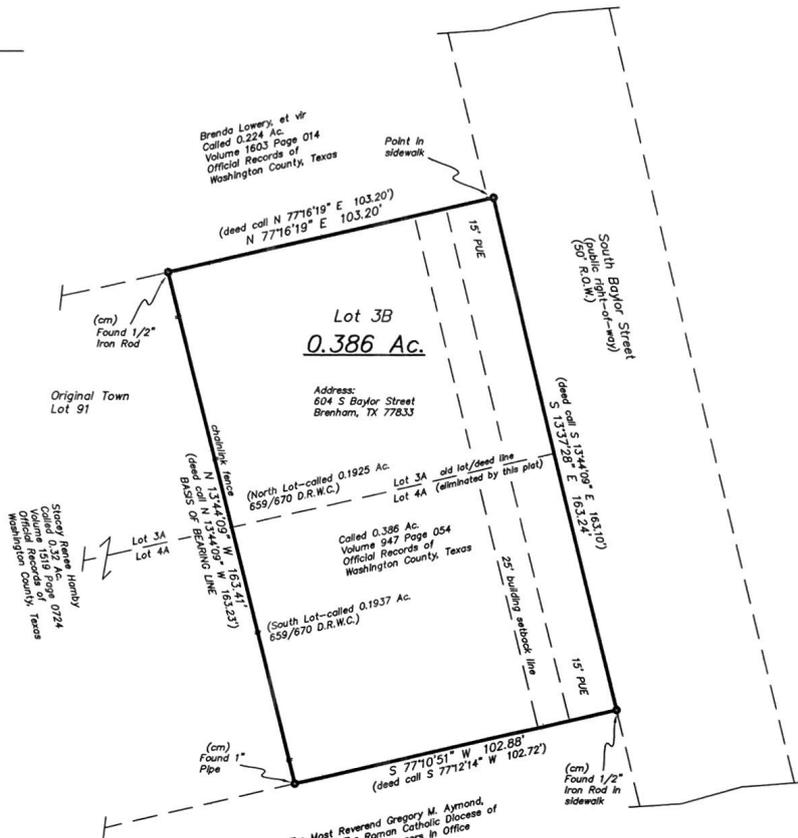
Showing a survey of 0.386 acres of land, situated in Washington County, Texas, being out of the A. Harrington Survey, Abstract No. 55, in the City of Brenham, and being the same property described in that deed from Kenneth Lee Nosal and wife, Elizabeth Jana Nosal to Christopher E. Marek and Deanna O. Marek, effective date December 16, 1999, recorded in Volume 947, Page 054 of the Official Records of Washington County, Texas.

PLANNING AND ZONING COMMISSION APPROVAL

Approved this _____ day of _____, 2023, by the Planning and Zoning Commission of the City of Brenham, Texas.

Chairman

Secretary



OWNER'S ACKNOWLEDGEMENT

I, Christopher E. Marek, owner of the land described hereon and whose name is subscribed hereto, do hereby acknowledge the changes to said property in accordance with the plat shown hereon.

Christopher E. Marek

NOTARY PUBLIC ACKNOWLEDGEMENT

THE STATE OF TEXAS COUNTY OF WASHINGTON

This instrument was acknowledged before me on this _____ day of _____, 2023.

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

OWNER'S ACKNOWLEDGEMENT

I, Deanna O. Marek, owner of the land described hereon and whose name is subscribed hereto, do hereby acknowledge the changes to said property in accordance with the plat shown hereon.

Deanna O. Marek

NOTARY PUBLIC ACKNOWLEDGEMENT

THE STATE OF TEXAS COUNTY OF WASHINGTON

This instrument was acknowledged before me on this _____ day of _____, 2023.

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

COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

I, Beth Rothermel, Clerk of the County Court of Washington County, Texas, do hereby certify that the within instrument was filed with my office on the _____ day of _____, 2023, at _____ o'clock, _____ m., and duly recorded on the _____ day of _____, _____ o'clock, _____ m., in cabinet _____ records of said county.

Beth Rothermel Clerk of the County Court of Washington County, Texas.

By _____

KNOW ALL MEN BY THESE PRESENTS: That I, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed and set under personal supervision, in accordance with the Subdivision Regulations of the City of Brenham, Texas.

Michael J. Blakey Registered Professional Land Surveyor No. 5833 February 21, 2023



NOTE:

- 1) This plat does not attempt to amend or remove any valid covenants or restrictions. 2) Subject to building setback lines and yard requirements according to zone and use as set forth by The City of Brenham Zoning Ordinance. 3) The subject tract/lot shown hereon does not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0295C, effective date August 16, 2011. 4) All oil/gas pipelines or pipeline easements with ownership through subdivision have been shown. 5) All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown. 6) 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 (fifteen) feet off centerline of low pressure gas lines, and 30 (thirty) feet off centerline of high pressure gas lines.

Blakey Surveying, LLC RPLS 4052 RPLS 5935 TEXAS FIRM REGISTRATION NO. 10085000 4650 W. Delmon Lane Burton, Texas 77835 (979) 277-8549



CASE P-23-018

**REPLAT: LOT 2, SECTION ONE OF AUSTIN PLACE AND A 0.067-ACRE PARCEL TO
CREATE LOT 2A, SECTION ONE**

PLAT TITLE: Replat of Lot 2, Section One of Austin Place and a 0.067-acre parcel **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

OWNERS: 910 North Park, LLC and BSI Park Place, LLC

APPLICANT/AGENT: Owners

LOT AREA /LOCATION: 2.808-acres / 2307 S. Austin Street

PROPOSED LEGAL DESCRIPTION: Lot 2A, Section One of Austin Place, Moses N. Combs Survey, A-124, in Brenham, Washington County, Texas

ZONING DISTRICT: R-2, Mixed Residential /R-1 Single-Family Residential

EXISTING USE: Multi-family residence /vacant land

COMP PLAN FUTURE LAND USE: Multi-family residential

REQUEST: A request for approval of a Replat of Lot 2, Section One of Austin Place and a 0.067-acre parcel to create Lot 2B, being 2.808-acres, currently addressed as 2307 S. Austin Street and further described as part of the Moses N. Combs Survey, A-124, in Brenham, Washington County, Texas.

BACKGROUND:

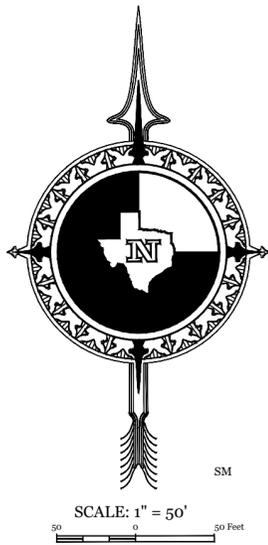
The subject property is generally located on the east side of S. Austin Street, north of Hillcrest Street, south of Goessler Street and addressed as 2307 S. Austin Street. The property is currently identified as Lot 2, Section One of Austin Place and is a 2.741-acre tract developed as Park Place Apartments and owned by 910 North Park, LLC and BSI Park Place, LLC. The owners are requesting the Replat in order to encompass a 0.067-acre portion of land along the south property line to create a cleaner property line and place the existing parking lot wholly within the property boundaries. The Replat would be designated as Lot 2A, Section One of Austin Place, being a total of 2.808-acres. The plat includes existing public utility easements along the property lines and within the site.

STAFF RECOMMENDATION:

Development Services staff and Engineering have reviewed the proposed residential Replat for compliance with the City of Brenham's regulations and ordinances and **recommends approval** of the proposed residential Replat as presented.

EXHIBITS:

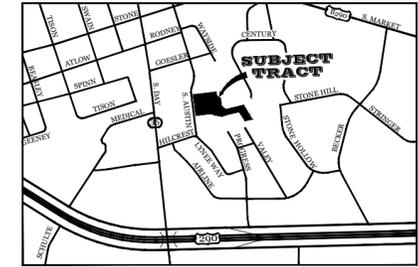
- A. Proposed residential Replat



**RE-PLAT
OF
AUSTIN PLACE
LOT 2A
(2.808 Acres)
SECTION ONE**

**SAME BEING THE AGGREGATE OF LOT 2
MINOR PLAT AUSTIN PLACE LOT 1 & LOT 2, SECTION ONE,
AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 640B & 641A,
PLAT RECORDS WASHINGTON COUNTY, TEXAS
AND THAT CERTAIN 0.067 ACRE PARCEL AS RECORDED
IN VOLUME 1885, PAGE 720, O.R.W.C.T.**

**IN THE
MOSES N. COMBS SURVEY, A-124
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS**



**KEY MAP
SCALE: 1" = 1000FT.**

COURSE & DISTANCE TABLE

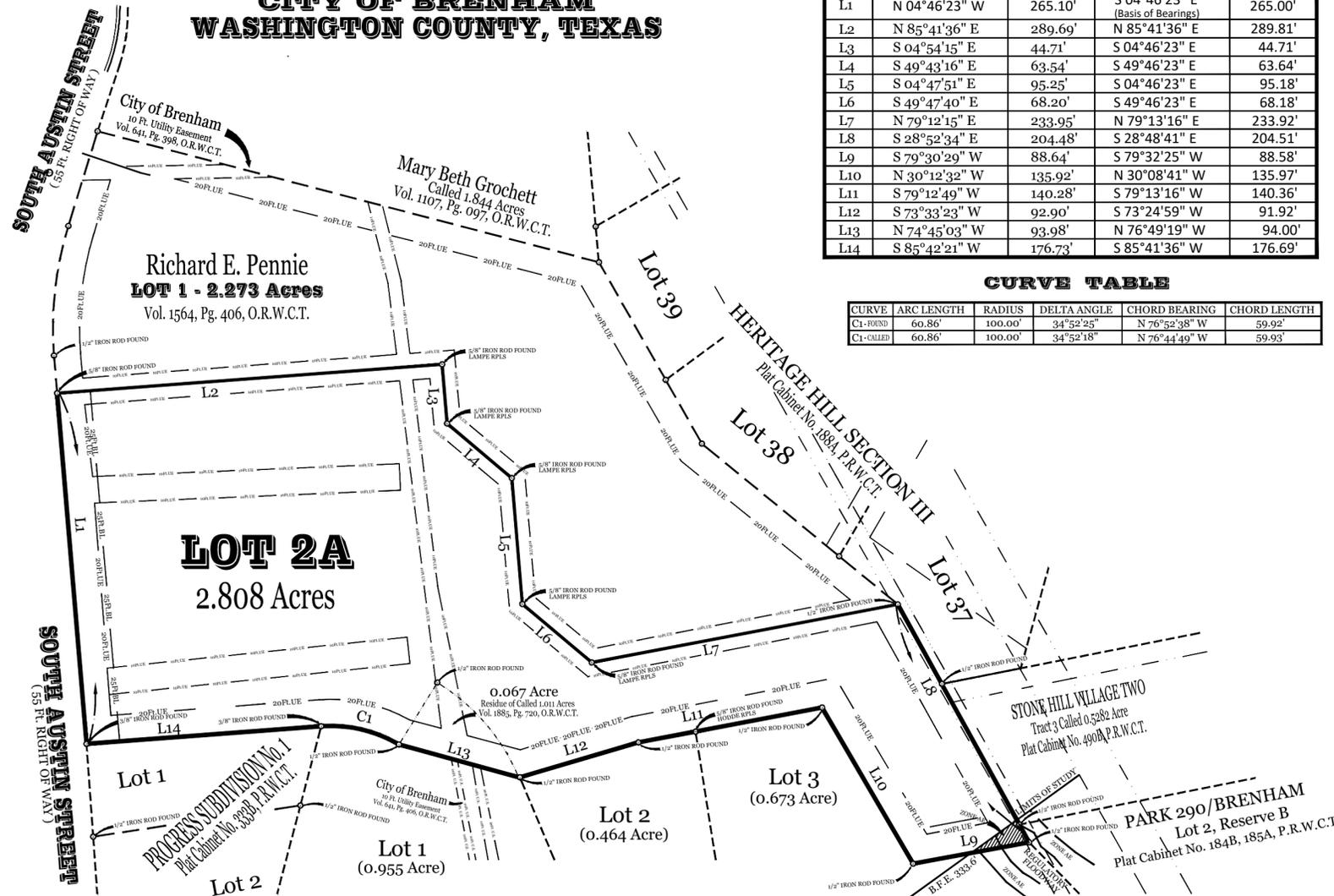
LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	N 04°46'23" W	265.10'	S 04°46'23" E (Basis of Bearings)	265.00'
L2	N 85°41'36" E	289.69'	N 85°41'36" E	289.81'
L3	S 04°54'15" E	44.71'	S 04°46'23" E	44.71'
L4	S 49°43'16" E	63.54'	S 49°46'23" E	63.64'
L5	S 04°47'51" E	95.25'	S 04°46'23" E	95.18'
L6	S 49°47'40" E	68.20'	S 49°46'23" E	68.18'
L7	N 79°12'15" E	233.95'	N 79°13'16" E	233.92'
L8	S 28°52'34" E	204.48'	S 28°48'41" E	204.51'
L9	S 79°30'29" W	88.64'	S 79°32'25" W	88.58'
L10	N 30°12'32" W	135.92'	N 30°08'41" W	135.97'
L11	S 79°12'49" W	140.28'	S 79°13'16" W	140.36'
L12	S 73°33'23" W	92.90'	S 73°24'59" W	91.92'
L13	N 74°45'03" W	93.98'	N 76°49'19" W	94.00'
L14	S 85°42'21" W	176.73'	S 85°41'36" W	176.69'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1-ROUND	60.86'	100.00'	34°52'25"	N 76°52'38" W	59.92'
C1-CALLED	60.86'	100.00'	34°52'18"	N 76°44'49" W	59.93'

LEGEND

- BUILDING LINE
- UTILITY EASEMENT & AERIAL EASEMENT
- () DEED CALL
- ⊙ 5/8" IRON ROD FOUND
- ⊙ 5/8" IRON ROD FOUND HODDE RPLS
- ⊙ 5/8" IRON ROD FOUND LAMPE RPLS
- ⊙ 3/8" IRON ROD FOUND
- ⊙ 1/2" IRON ROD FOUND



PLAT PREPARED BY

A-SURVEY, INC.

"THE MASTERS OF MEASUREMENT"™

19 NORTH MILLER
BELLVILLE, TEXAS 77418
979-865-8111
1-800-4-A-SURVEY
4ASURVEY@GMAIL.COM
T.B.P.E.L.S. FIRM REG. LIC. NO. 10076700
PROJECT No.: 23134A

ULLRICH MEDVE SUBDIVISION

Lot 1 Lot 2 Lot 3

Plat Cabinet File Slide Nos. 806B, 807A, P.R.W.C.T.

OWNER - DEVELOPER

910 NORTH PARK, LLC AND
BSI PARK PLACE, LLC
12823 ROCK FALLS WAY
HOUSTON, TEXAS 77041
PHONE NO. - 1-281-507-0610
CONTACT - DONALD DAWSON

OWNER ACKNOWLEDGEMENT

WE, 910 NORTH PARK, LLC AND BSI PARK PLACE, LLC, THE OWNERS OF THE LAND DESCRIBED HEREON AND WHOSE NAME IS 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 AND TITLE)

BY: _____
(SIGNATURE)

(PRINTED NAME AND TITLE)

THE STATE OF TEXAS
COUNTY OF WASHINGTON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY
OF _____ 2023, BY _____

NOTARY PUBLIC, STATE OF TEXAS
(SEAL) _____

THE STATE OF TEXAS
COUNTY OF WASHINGTON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY
OF _____ 2023, BY _____

NOTARY PUBLIC, STATE OF TEXAS
(SEAL) _____

SURVEYOR CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT I, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BRENHAM, TEXAS.

RONALD K. BRYANT, R.P.L.S., NO. 4361

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

CHAIRMAN _____

SECRETARY _____

RE-PLAT OF AUSTIN PLACE LOT 2A (2.808 Acres) SECTION ONE

**SAME BEING THE AGGREGATE OF LOT 2
MINOR PLAT AUSTIN PLACE LOT 1 & LOT 2, SECTION ONE,
AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 640B & 641A,
PLAT RECORDS WASHINGTON COUNTY, TEXAS
AND THAT CERTAIN 0.067 ACRE PARCEL AS RECORDED
IN VOLUME 1885, PAGE 720, O.R.W.C.T.
IN THE
MOSES N. COMBS SURVEY, A-124
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS**

NOTES :

- FLOOD HAZARD STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION FOR AUSTIN COUNTY, TEXAS, A PORTION OF THE SUBJECT TRACT LIES WITHIN A SPECIAL FLOOD HAZARD AREA AND IS IN ZONE X AND, ZONE AE, AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 48477C0295C, EFFECTIVE DATE: AUGUST 16, 2011.
- THIS RE-PLAT OF AUSTIN PLACE, LOT 2A (2.808 ACRES), SECTION ONE, SAME BEING THE AGGREGATE OF LOT 2 MINOR PLAT AUSTIN PLACE, LOT 1 & LOT 2, SECTION ONE, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 640B & 641A, PLAT RECORDS WASHINGTON COUNTY, TEXAS AND THAT CERTAIN 0.067 ACRE PARCEL AS RECORDED IN VOLUME 1885, PAGE 720, O.R.W.C.T., IN THE MOSES N. COMBS SURVEY, A-124, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS AND IS BASED ON A TITLE REPORT ISSUED BY BLUEBONNET ABSTRACT AND TITLE COMPANY, UNDER G.F. NO. 23-110-WASH, ISSUED: APRIL 12, 2023.
- 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.
- 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.
- (D.R.W.C.T.) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS
(O.P.W.C.T.) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
(P.R.W.C.T.) DENOTES PLAT RECORDS OF WASHINGTON COUNTY, TEXAS
U.E. DENOTES UTILITY EASEMENT
B.L. DENOTES BUILDING LINE
BFE DENOTES BASE FLOOD ELEVATION

OWNER - DEVELOPER

910 NORTH PARK, LLC AND
BSI PARK PLACE, LLC
12823 ROCK FALLS WAY
HOUSTON, TEXAS 77041
PHONE NO. - 1-281-507-0610
CONTACT – DONALD DAWSON

PLANNING AND ZONING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 2023, BY THE
PLANNING AND ZONING COMMISSION OF THE CITY OF BRENHAM, TEXAS.

CHAIRMAN _____

SECRETARY _____

COUNTY CLERK CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, BETH ROTHERMEL, COUNTY CLERK IN AND FOR WASHINGTON COUNTY,

TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS
CERTIFICATE OF AUTHENTICATION WAS FILED IN MY OFFICE THE

_____ DAY OF _____, 2023, A.D.

AT _____ O'CLOCK _____ M., AND DULY RECORDED

THE _____ DAY OF _____, 2023, A.D. AT

_____ O'CLOCK _____ M., IN THE PLAT RECORDS IN SLIDE

NO. _____ WITNESSED BY MY HAND AND SEAL OF OFFICE OF THE

COUNTY COURT OF WASHINGTON COUNTY, BRENHAM, TEXAS.

BY: _____ Beth Rothermel
County Clerk
Washington County, Texas

PLAT PREPARED BY

A-SURVEY, INC.
"THE MASTERS OF MEASUREMENT"™

19 NORTH MILLER
BELLVILLE, TEXAS 77418
979-865-8111
1-800-4-A-SURVEY
4ASURVEY@GMAIL.COM
T.B.P.E.L.S. FIRM REG. LIC. NO. 10076700
PROJECT No.: 23134A