



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, OCTOBER 23, 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 September 18, 2023, Joint Meeting of the Planning and Zoning Commission, Brenham City Council, Tax Increment Reinvestment Zones (TIRZ) Number 1 Board, and the Small Area Plan Project Working Group.

4-b. Minutes from the September 25, 2023, Planning and Zoning Commission Meeting.

REGULAR AGENDA

5. Public Hearing, Discussion and Possible Action on Case No. P-23-038: A request by Karl T. and Frances Frederick for approval of a Replat of Lots 8 and 10, and part of an abandoned Alleyway, Block M, of Washington Park Addition to create Lot 8A, Block M, being 0.366-acres currently addressed as 1708 Church 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 No. P-23-039: A request by Continental Homes of Texas for approval of a Replat of Lots 44-49 of Block 8 of the Liberty Village Subdivision, Phase 2 to create Lots 44A, 45A, 46A, 47A, 48A, 49A, and Common Area #8 for the purpose of a retaining wall (0.069-acres), being a total of 0.966-acres currently addressed as 611, 609, 607, 605, 603, and 601 LeGrand Street, respectively, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

7. Adjourn

CERTIFICATION

I certify that a copy of the October 23, 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 October 19, 2023 at 4:30 p.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

Brenham City Council Minutes

A special workshop meeting of the Brenham City Council, the City of Brenham Planning and Zoning Commission, the Tax Increment Reinvestment Zone (TIRZ) Number 1 Board, and the Small Area Plan Project Working Group was held on Monday, September 18, 2023 beginning at 3:30 p.m. in Morriss Hall at the Historic Simon Theater, at 111 W. Main Street, Brenham, Texas.

Brenham City Council Members present:

Mayor Atwood C. Kenjura
Mayor Pro Tem Clint Kolby
Councilmember Shannan Canales
Councilmember Leah Cook
Councilmember Dr. Paul F. LaRoche, III
Councilmember Adonna Saunders
Councilmember Albert Wright

Brenham City Council Members absent:

None

City of Brenham Planning and Zoning Commission Members present:

Deanna Alfred
Calvin Kossie
Chris Cangelosi
Darren Heine

City of Brenham Planning and Zoning Commission Members absent:

M. Keith Behrens
Cayte Neil

Tax Increment Reinvestment Zone Number 1 Board Members present:

Atwood C. Kenjura
Clint Kolby
Shannan Canales
Leah Cook
Dr. Paul F. LaRoche, III
Adonna Saunders
Albert Wright
Gary Crocker
Tom Whitehead

Tax Increment Reinvestment Zone Number 1 Board Members absent:

None

Small Area Plan Project Working Group Members present:

Bill Betts
William Robinson
Jeff Miles
Darren Huckert
Pete Simpson
Wes Hall
Sharon Hall
Carl Detering
Will Detering
Reuben Feazle
Mike Gajeske
Shirley Gajeske
Jennifer Gajeske
John Gajeske
Jean Warmke
Sandra Perry

Small Area Plan Project Working Group Members absent:

Shanan Gajeske

City of Brenham Staff present:

City Manager Carolyn Miller, City Secretary/Director of Administrative Services Jeana Bellinger, Director of Development Services Stephanie Doland, City Planner/Sign Administrator Shauna Laauwe, Economic & Community Development Director Teresa Rosales, Deputy City Secretary Robin Hutchens, and Planning Technician Kim Hodde.

Citizens/Others Present:

Dwayne Gajewski

Media Present:

Keith Domke, Brenham Banner-Press; and Mark Whitehead, KWHI

1. Call Meeting to Order

Mayor Atwood Kenjura called the City Council meeting and the TIRZ Board meeting to order at 3:32 pm

Vice Chair Deanna Alfred called the Brenham Planning and Zoning Commission meeting to order at 3:32 pm.

2. Presentation and Discussion of the Final Concept Plan for the Brenham Family Park Small Area Plan

Gary Mitchell and Greg Flisram from Kendig Keast Collaborative presented the following information:

- Site Location
- Process and Timeline
- Information and data from Community Survey
 - Desired characteristics
 - Desired amenities
 - Preferred neighborhood type
 - Most desirable land use types
 - Most desirable key features
- Concept Plan
- Design Principles
- Implementation
 - Amend Comp Plan
 - Optional re-zoning of Brenham Family Park area
 - Update Throughfare Plan
 - Update Subdivision Ordinance
 - Engage public in naming/branding contest
 - Create project website
 - Maintain communications with property owners
 - Explore funding/incentive options
- Funding and Incentives

The meeting was adjourned at 4:57 pm.

M. Keith Behrens
Chairman

Kim Hodde
Staff Secretary

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
September 25, 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 September 25, 2023, at 12:00 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

M. Keith Behrens, Chairman
Deanna Alfred, Vice Chair
Chris Cangelosi
Calvin Kossie

Commissioners absent:

Darren Heine
Cayte Neil

Staff present:

Shauna Laauwe, City Planner
Kim Hodde, Planning Technician

Citizens / Media present:

Donald W. Lampe, Lampe Surveying

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 12:00 pm with a quorum of four (4) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

Shauna Laauwe, City Planner, thanked the Commissioners for their attendance and participation at the recent Small Area Plan joint meeting and asked that any comments or suggestions regarding the proposed plan be provided to her.

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 August 28, 2023, Planning and Zoning Commission Meeting.**
- 4-b. **Case No. P-23-034: A request from Salana Holding, LLC for approval of a Preliminary Plat creating Lot 1, Block 1 of the Batista Subdivision, being a total of 1.000-acre of land out of the John Carrington Survey, A-120 in Brenham, Washington County, Texas.**
- 4-c. **Case No. P-23-035: A request from Salana Holding, LLC for approval of a Final Plat creating Lot 1, Block 1 of the Batista Subdivision, being a total of 1.000-acre of land out of the John Carrington Survey, A-120 in Brenham, Washington County, Texas.**
- 4-d. **Case No. P-23-036: A request from Tru-Vision Plastics, Inc. for approval of a Preliminary Plat creating Lot 1 (0.483-acres), Lot 2 (3.323-acres) and Lot 3 (7.095-acres) of the Tru-Vision Subdivision, being a total of 10.901-acres of land out of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**
- 4-e. **Case No. P-23-037: A request from Tru-Vision Plastics, Inc. for approval of a Final Plat creating Lot 1 (0.483-acres), Lot 2 (3.323-acres) and Lot 3 (7.095-acres) of the Tru-Vision Subdivision, being a total of 10.901-acres of land out of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**

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

REGULAR SESSION

5. Adjourn.

A motion was made by Commissioner Alfred and seconded by Commissioner Kossie to adjourn the meeting at 12:02 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

M. Keith Behrens
 Chair

October 23, 2023
 Meeting Date

 Attest

Kim Hodde
 Staff Secretary

October 23, 2023
 Meeting Date



CASE P-23-038
REPLAT: LOTS 8 AND 10, AND PART OF AN ABANDONED ALLEYWAY, BLOCK
WASHINGTON PARK ADDITION
TO CREATE LOT 8A

PLAT TITLE: Replat of Lots 8 and 10, and part of abandoned Alleyway, Block M, to create 8A **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

OWNERS: Karl T. and Frances Frederick

APPLICANT/AGENT: Owners / Lampe Surveying, Inc. (Donald W. Lampe)

LOT AREA /LOCATION: 0.366-acres located at 1708 Church Street

PROPOSED LEGAL

DESCRIPTION: Lot 8A of the Washington Park Addition in Brenham, Washington County, Texas

ZONING DISTRICT: R-1, Single Family Residential

EXISTING USE: Single-family residence /vacant land

COMP PLAN Single-family residential

FUTURE LAND USE:

REQUEST: A request by Karl T. and Frances Frederick for approval of a Replat of Lots 8 and 10, and part of an abandoned Alleyway, Block M, of Washington Park Addition to create Lot 8A, Block M, being 0.366-acres currently addressed as 1708 Church Street, and further described as part of the A. Harrington Survey, A-55, in Washington County, Texas.

BACKGROUND:

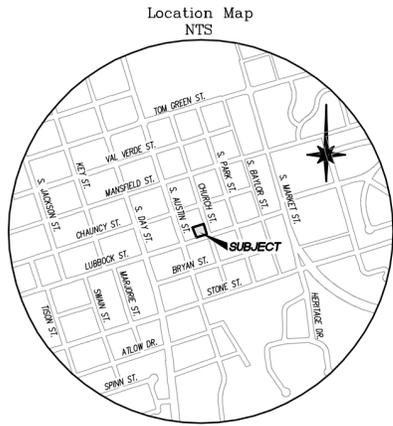
The subject property, currently identified as a portion of Lots 8 and 10 and part of an abandoned Alley, Block M of the Washington Park Addition, is owned by Karl T. and Frances Frederick. The subject property is approximately 0.366-acres and generally located on the northwest corner of Church Street and W. Lubbock Street and currently addressed as 1708 Church Street. 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 and the portion of the abandoned alleyway into one lot in order to construct an accessory structure (garage) on the 2nd lot. An accessory structure is required to be an accessory use to a principal structure/residence and cannot be located on a lot by itself; therefore, creating the need to replat. In addition to combining this property into one lot, this plat also dedicates a 10-foot public utility easement along Church 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



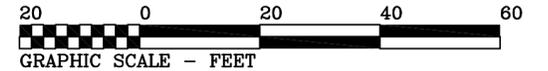
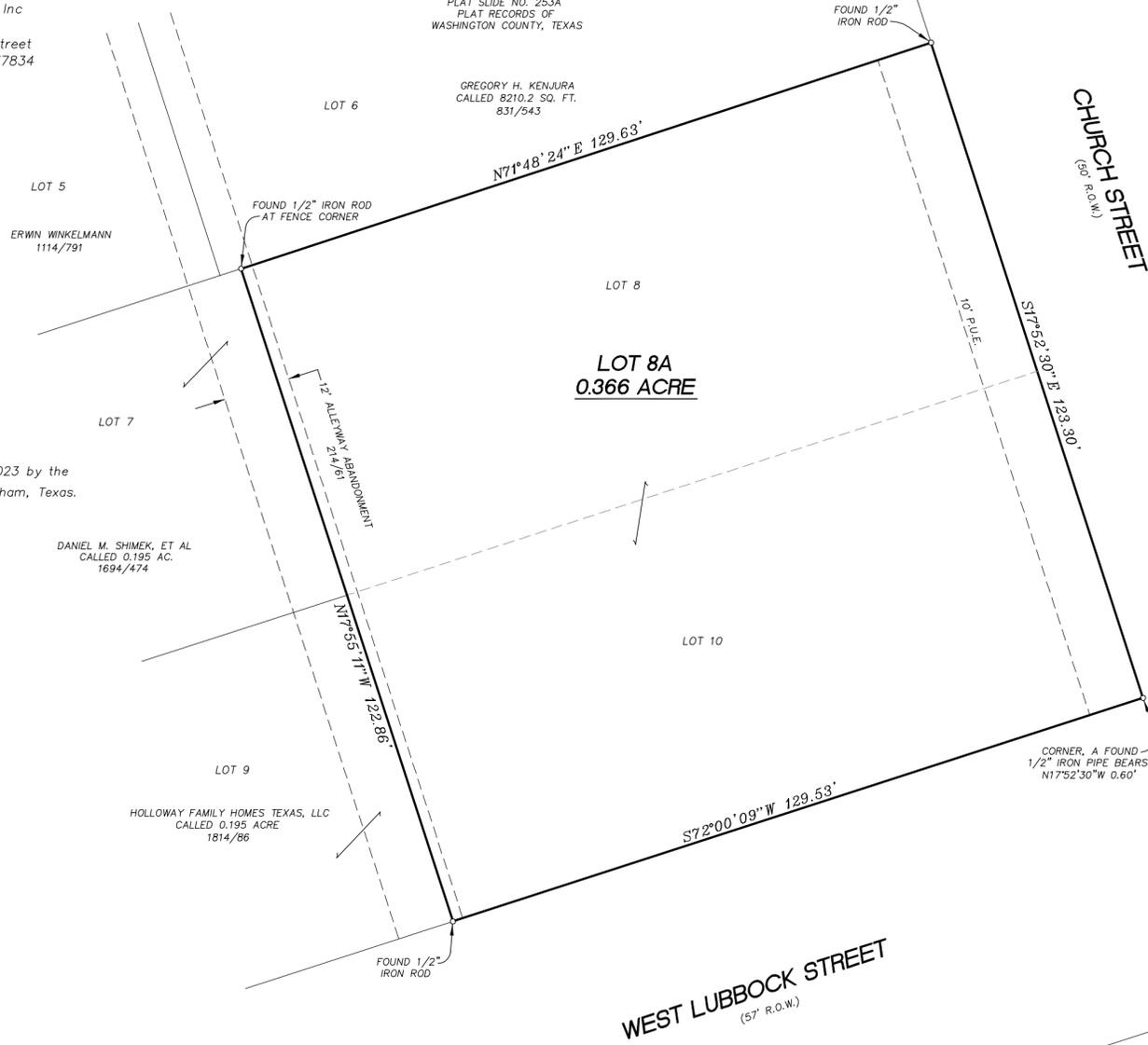
**REPLAT OF
LOTS 8 AND 10, AND PART OF AN ALLEYWAY, BLOCK M
OF WASHINGTON PARK ADDITION TO CREATE
LOT 8A, BLOCK M, WASHINGTON PARK ADDITION**

CONSISTING OF 0.366 ACRE
A. HARRINGTON SURVEY, A-55
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS

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

WASHINGTON PARK ADDITION
BLOCK M
PLAT SLIDE NO. 253A
PLAT RECORDS OF
WASHINGTON COUNTY, TEXAS

GREGORY H. KENJURA
CALLED 8210.2 SQ. FT.
831/943



Bearings and Distances are based on the Texas Coordinate System of 1983-Central Zone as obtained by GPS observations.

LEGEND:
P.U.E. = PUBLIC UTILITY EASEMENT



NOTES:

1. This plat does not attempt to amend or remove any valid covenants or restrictions.
2. 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.
3. According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0295C, Washington County, Texas, effective date of August 16, 2011, the subject property does not lie within the Special Flood Hazard Area.
4. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.

OWNER DEDICATION

Karl T. Frederick and Frances K. Frederick, owners of the property subdivided in the foregoing map of the Replat of Lots 8 and 10, and part of an Alleyway, Block M, Washington Park Addition, to create Lot 8A, Block M, Washington Park Addition, do hereby make subdivision of said property according to the lines, lots, building lines, and easements thereon shown and designate said subdivision as the Replat of Lots 8 and 10, and part of an Alleyway, Block M, Washington Park Addition, to create Lot 8A, Block M, Washington Park Addition, to the City of Brenham, Texas, located in the City of Brenham, Washington County, Texas, and we do hereby dedicate to public use, as such the easements shown thereon forever and do hereby bind ourselves, our heirs, executors, and administrators to warrant and forever defend the title to the easements so dedicated. There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

Karl T. Frederick

Frances K. Frederick

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the
day of _____, 2023 by Karl T. Frederick.

Notary Public
State of Texas

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

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the
day of _____, 2023 by Frances K. Frederick.

Notary Public
State of Texas

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

Property Owner
Karl T. Frederick and
Frances K. Frederick
1708 Church Street
Brenham, Texas 77833
(512) 550-6283

Plat Prepared by
Lampe Surveying, Inc
P.O. Box 2037
1408 West Main Street
Brenham, Texas 77834
(979) 836-6677

PLANNING AND ZONING COMMISSION APPROVAL

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

Chairman

Secretary

COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, Beth Rothermel, Clerk of the County Court of
Washington County, Texas do hereby certify that
the within instrument with its Certificate of
Authentication was filed for registration in my office on
the _____ day of _____, 2023, A.D.
at _____ o'clock ____ .M., and duly recorded on the
_____ day of _____, 2023, A.D.
at _____ o'clock ____ .M., in Plat Cabinet File
No. _____.

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

By: _____ Deputy Beth Rothermel
County Clerk
Washington County, Texas

I, Donald W. Lampe, Registered Professional Land Surveyor No. 1732 of the
State of Texas, do hereby certify that this plat accurately represents the
results of an on the ground survey made under my direction.

Dated this the 24th day of August, 2023.

(PRELIMINARY)

Donald W. Lampe
R.P.L.S. No. 1732
Lampe Surveying, Inc

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS
1408 WEST MAIN STREET
P. O. BOX 2037
BRENHAM, TEXAS 77834
(979) 836-6677
TEXAS LICENSED SURVEYING FIRM NO. 10040700
WO 4012 4012S(FINAL).DWG 4012FREDERICK.CGC



CASE P-23-039
REPLAT: LOTS 44-49, BLOCK 8, LIBERTY VILLAGE SUBDIVISION
TO CREATE LOTS 44A, 45A, 46A, 47A, 48A, 49A, & COMMON AREA #8

PLAT TITLE: Replat of Liberty Village Subdivision Phase Two, Lots 44-49 of Block 8 **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

OWNERS: Continental Homes of Texas

APPLICANT/AGENT: Owners / Beamon Engineering (Daniel Beamon, PE)

LOT AREA /LOCATION: 0.366-acres located at 601, 603, 605, 607, 609, and 611 LeGrand Street

PROPOSED LEGAL DESCRIPTION: Lots 44A, 45A, 46A, 47A, 48A and 49A of the Liberty Village Subdivision, Phase 2, in Brenham, Washington County, Texas

ZONING DISTRICT: PD, Planned Development District

EXISTING USE: Vacant land

COMP PLAN FUTURE LAND USE: Single-family residential

REQUEST: A request by Continental Homes of Texas for approval of a Replat of Lots 44-49 of Block 8 of the Liberty Village Subdivision, Phase 2 to create Lots 44A, 45A, 46A, 47A, 48A, 49A, and Common Area #8 for the purpose of a retaining wall (0.069-acres), being a total of 0.966-acres currently addressed as 611, 609, 607, 605, 603, and 601 LeGrand Street, respectively, and further described as part of the A. Harrington Survey, A-55, in Washington County, Texas.

BACKGROUND:
The subject properties are generally located on the southwest corner of LeGrand Street and Burleson Street and currently identified as Lots 44-49 of Block 8 of the Liberty Village Subdivision, Phase 2 and owned by Continental Homes of Texas. The properties are currently addressed as 611, 609, 607, 605, 603, and 601 LeGrand Street, respectively and being a total of 0.966-acres. The lots are proposed to be developed as single-family homes. During preparation for grading, it was discovered that a retaining wall would be necessary to be constructed along the south property line of the lots. The replat, reconfigures the lots to allow for the retaining wall (0.069-acres) to be within a new common area (Common Area #8) that would be maintained by the Homeowners Association. The replat creates Lots 44A, 45A, 46A, 47A, 48A, 49A, and Common Area #8, of Block, being a total of 0.966-acres.

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.

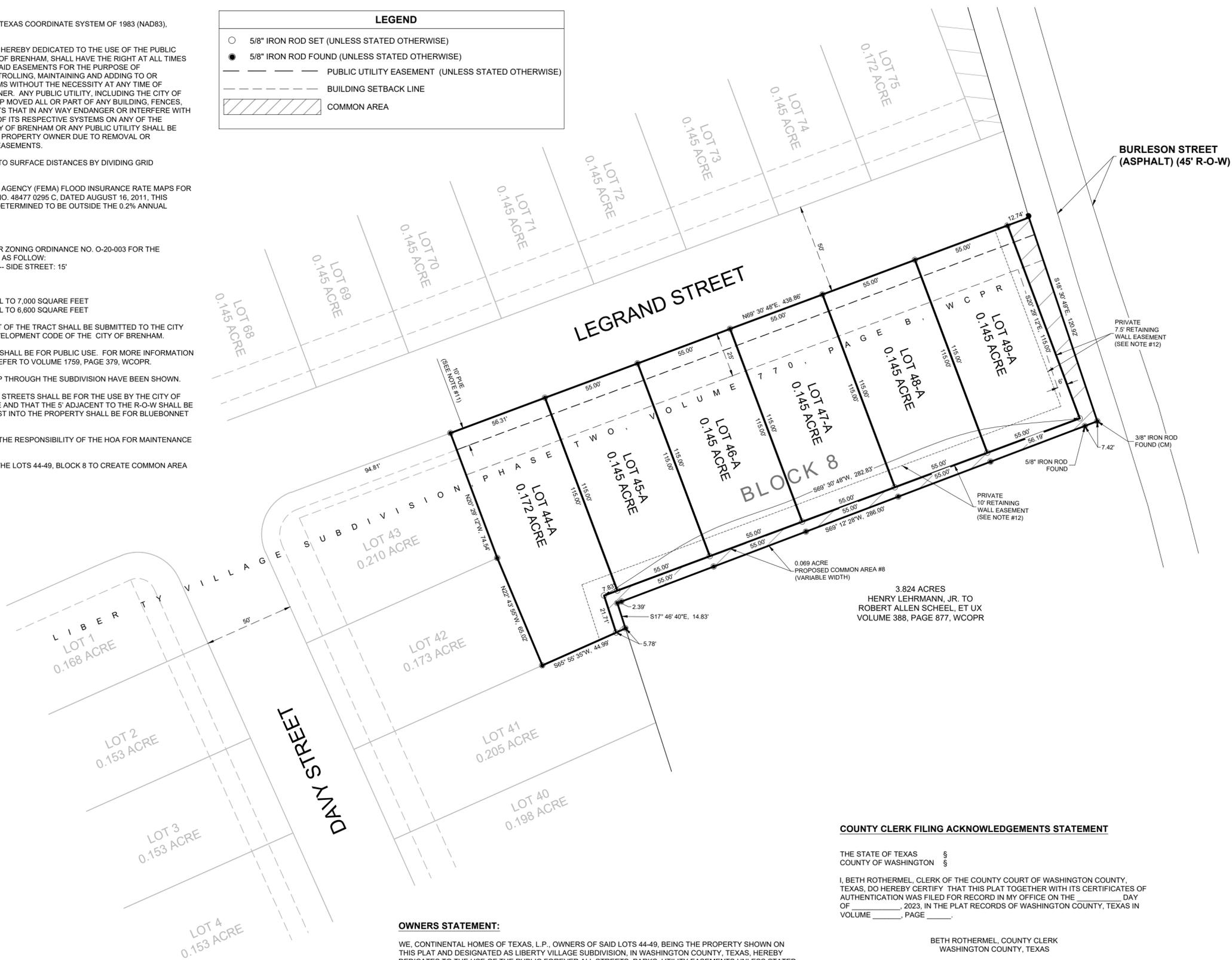
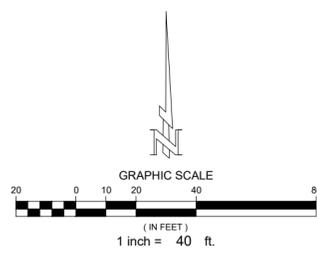
EXHIBITS:

- A. Proposed residential Replat

NOTES:

- BEARINGS AND COORDINATES ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE.
- ALL PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF BRENNHAM, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF BRENNHAM, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF BRENNHAM OR ANY PUBLIC UTILITY SHALL BE RESPONSIBLE FOR REPLACING OR REIMBURSING THE PROPERTY OWNER DUE TO REMOVAL OR RELOCATION OF ANY OBSTRUCTIONS IN THE PUBLIC EASEMENTS.
- DISTANCES SHOWN ARE GRID DISTANCES. CONVERT TO SURFACE DISTANCES BY DIVIDING GRID DISTANCES BY THE SCALE FACTOR OF: 0.999983978.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS FOR WASHINGTON COUNTY, TEXAS, COMMUNITY - PANEL NO. 48477 0295 C, DATED AUGUST 16, 2011, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" - "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
- (CM) INDICATES CONTROLLING MONUMENTS.
- THE MINIMUM BUILDING SETBACK REQUIREMENTS PER ZONING ORDINANCE NO. 0-20-003 FOR THE ESTABLISHED PLANNED DEVELOPMENT DISTRICT ARE AS FOLLOW:
 - SETBACKS: FRONT: 25' -- REAR: 20' -- SIDE: 7.5' -- SIDE STREET: 15'
- PER ZONING ORDINANCE NO. 0-20-003:
 - MINIMUM LOT AREA: 6,325 SQUARE FEET
 - 40% OF PLATTED LOTS GREATER THAN EQUAL TO 7,000 SQUARE FEET
 - 60% OF PLATTED LOTS GREATER THAN EQUAL TO 6,600 SQUARE FEET
- BEFORE DEVELOPMENT OF A RESERVE TRACT, A PLAT OF THE TRACT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL ACCORDING TO THE DEVELOPMENT CODE OF THE CITY OF BRENNHAM.
- ALL COMMON AREAS TO BE MAINTAINED BY HOA AND SHALL BE FOR PUBLIC USE. FOR MORE INFORMATION ON THE HOA RESPONSIBILITIES OF COMMON AREAS REFER TO VOLUME 1759, PAGE 379, WCOPR.
- ALL OIL/GAS PIPELINES EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- THE 10-FOOT PUE LOCATED ADJACENT TO THE LOCAL STREETS SHALL BE FOR THE USE BY THE CITY OF BRENNHAM AND BLUEBONNET ELECTRIC COOPERATIVE AND THAT THE 5' ADJACENT TO THE R-O-W SHALL BE FOR CITY OF BRENNHAM UTILITIES AND THE 5' FURTHEST INTO THE PROPERTY SHALL BE FOR BLUEBONNET ELECTRIC COOPERATIVE.
- THIS PRIVATE RETAINING WALL EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOA FOR MAINTENANCE OF AND ACCESS TO THE RETAINING WALL.
- THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE THE LOTS 44-49, BLOCK 8 TO CREATE COMMON AREA #8 AND ADD A PRIVATE RETAINING WALL EASEMENT.

LEGEND	
○	5/8" IRON ROD SET (UNLESS STATED OTHERWISE)
●	5/8" IRON ROD FOUND (UNLESS STATED OTHERWISE)
---	PUBLIC UTILITY EASEMENT (UNLESS STATED OTHERWISE)
- - - -	BUILDING SETBACK LINE
▨	COMMON AREA



3.824 ACRES
HENRY LEHRMANN, JR. TO
ROBERT ALLEN SCHEEL, ET UX
VOLUME 388, PAGE 877, WCOPR

COUNTY CLERK FILING ACKNOWLEDGEMENTS STATEMENT

THE STATE OF TEXAS §
COUNTY OF WASHINGTON §

I, BETH ROTHERMEL, CLERK OF THE COUNTY COURT OF WASHINGTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2023, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS IN VOLUME _____, PAGE _____.

BETH ROTHERMEL, COUNTY CLERK
WASHINGTON COUNTY, TEXAS

BY: _____
DEPUTY

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF BRENNHAM, TEXAS, WITH RESPECT TO THE PLATTING OF THE LAND AND IS HEREBY APPROVED BY THE COMMISSION.

DATED THIS _____ DAY OF _____, 2023.

CHAIRPERSON OF THE COMMISSION

SECRETARY

OWNERS STATEMENT:

WE, CONTINENTAL HOMES OF TEXAS, L.P., OWNERS OF SAID LOTS 44-49, BEING THE PROPERTY SHOWN ON THIS PLAT AND DESIGNATED AS LIBERTY VILLAGE SUBDIVISION, IN WASHINGTON COUNTY, TEXAS, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, UTILITY EASEMENTS UNLESS STATED AS PRIVATE AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

PHILIP BARGAS
CONTINENTAL HOMES OF TEXAS, L.P.

ACKNOWLEDGMENTS:

STATE OF _____ §
COUNTY OF _____ §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023, BY _____
GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, BEING ALL OF A 0.966 ACRE, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT, (ART. 5282C, VTCS).

PRELIMINARY
FOR REVIEW ONLY

TROY MAXWELL
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5585

AUGUST 21, 2023
DATE

**REPLAT OF
LIBERTY VILLAGE SUBDIVISION
PHASE TWO,**
BEING 0.966 ACRE
TO CREATE A COMMON AREA FOR
THE PURPOSE OF A RETAINING WALL,
CONSISTING OF A COMMON AREA #8, BEING 0.069 ACRE,
AND 6 LOTS (LOTS 44 THRU 49) IN BLOCK 8
IN THE ARRABELLA HARRINGTON SURVEY, A-55
WASHINGTON COUNTY, TEXAS

JOHNSON & PACE INCORPORATED
1201 NW LOOP 281, SUITE 100, LONGVIEW, TEXAS 75604
(903) 753-0663 FAX (903) 753-8803
WWW.JOHNSONPACE.COM
TBPIS 10025400
TBPE F-4691

File name: F:\CollegeStation\434 DR\hwy\434-003 Dr\hwy\434-003 PHASE TWO\REPLAT OF LOTS 44 THRU 49.dwg Plot date: 10/23/2023 1:36:28 PM Plot device: DWG To PDF-2006.pc3 Page Setup: ... Plotted by: Mark Layne