



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, MARCH 23, 2020 AT 5:15 P.M.
SECOND FLOOR CITY HALL BUILDING
COUNCIL CHAMBERS
200 W. VULCAN
BRENHAM, TEXAS**

1. Call Meeting to Order

2. Public Comments

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

3. Reports and Announcements

CONSENT AGENDA

4. Statutory Consent Agenda

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

4-a. Minutes from the February 24, 2020 Planning and Zoning Commission Meeting

REGULAR AGENDA

- 5. Public Hearing, Discussion and Possible Action on Case No. P-20-009: A request by the Brenham Housing Authority for a Specific Use Permit to allow a multifamily development on a site of two (2) acres or more for land located generally west of Hasskarl Drive and south of Eleanor Drive in an R-2, Mixed Residential Zoning District, described as a 5.490 acre parcel being a portion of Tract 184 out of the Arrabella Harrington Survey, in Brenham, Washington County, Texas.**
- 6. Discussion and Possible Action on Case No. P-20-010: Preliminary Plat of the Blinn Fifth Street Subdivision creating Lot 1, Block 1, and Lot 1, Block 2, being 3.594 acres of land out of the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas.**
- 7. Discussion and Possible Action on Case No. P-20-011: Final Plat of the Blinn Fifth Street Subdivision creating Lot 1, Block 1, and Lot 1, Block 2, being 3.594 acres of land out of the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas.**
- 8. Adjourn**

CERTIFICATION

I certify that a copy of the March 23, 2020, agenda of items to be considered by the Planning & Zoning Commission was posted to the City Hall bulletin board at 200 W. Vulcan, Brenham, Texas on March 19, 2020, at 1:00 pm.

Kim Hodde

Kim L. Hodde, Planning Technician

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

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

Signature

Title

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
February 24, 2020**

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

A regular meeting of the Brenham Planning and Zoning Commission was held on February 24, 2020 at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

M. Keith Behrens, Chair
Dr. Deanna Alfred, Vice Chair
Calvin Kossie
Cayte Neil
Lynnette Sheffield
Marcus Wamble

Commissioners absent:

Leroy Jefferson (ill)

Staff present:

Shauna Laauwe, Project Planner
Kim Hodde, Planning Technician

Citizens present:

Josh Blaschke (KWHI)	Jeff Robertson
Alyssa Faykus, Brenham Banner Press	Stephen Grove
Jon Hodde	Jerry Calvert
Ken Burch	

1. Call Meeting to Order

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

2. Public Comments

There were no public comments.

3. Reports and Announcements

Kim Hodde made the following reports/announcements:

- Informed the Commission members that Devyn Addison Doland was born 1-30-20. Stephanie and the baby are both doing well. Stephanie will be out on maternity leave full-time for February and March, working part-time in April then returning full-time in May.
- Welcomed Cayte Neil as the new board member. Cayte replaces Nancy Low who has served faithfully on the Planning and Zoning Commission for many years providing invaluable input. The City of Brenham will have something in the near future to thank Ms. Low for her service.

Shauna Laauwe informed the Commission that City Council approved a committee for the Historic Preservation Ordinance. She asked for two volunteers from the Planning and Zoning Commission. Dr. Deanna Alfred and Cayte Neil volunteered. Keith Behrens volunteered to be an alternate to the committee.

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 January 27, 2020 Planning and Zoning Commission Meeting

Chairman Behrens asked for any corrections or additions to the minutes as presented. A motion was made by Commissioner Kossie and seconded by Commissioner Sheffield to approve the minutes from the January 27, 2020 meeting, as presented. The motion carried unanimously.

REGULAR MEETING

5. Election of a Chairman, Vice-Chairman, Secretary and Deputy Secretary for the Planning and Zoning Commission for 2020.

Kim Hodde reminded the Commission that a Chair, Vice Chair, Secretary and Deputy Secretary need to be elected/appointed for 2020.

A motion was made by Commissioner Wamble and seconded by Commissioner Sheffield to appoint Keith Behrens as Chair for 2020. There we no other nominations. The motion carried unanimously.

A motion was made by Commissioner Kossie and seconded by Commissioner Wamble to appoint Deanna Alfred as Vice Chair for 2020. There we no other nominations. The motion carried unanimously.

A motion was made by Commissioner Behrens and seconded by Commissioner Kossie to appoint Lynnette Sheffield as Secretary for 2020. There we no other nominations. The motion carried unanimously.

A motion was made by Commissioner Alfred and seconded by Commissioner Behrens to appoint Calvin Kossie as Deputy Secretary for 2020. There we no other nominations. The motion carried unanimously.

6. Discussion and Possible Action on Case No. P-20-005: Final Plat of the Prairie Lea Cemetery, being 29.30 acres of land out of the Phillip H. Coe Survey, A-31 in Brenham, Washington County, Texas.

Shauna Laauwe presented the staff report for Case No. P-20-005 (on file in the Development Services Department). Ms. Laauwe stated that Prairie Lea Cemetery desires to expand the existing cemetery. Since the subject site (29.30-acres) was not previously platted, a preliminary and final plat is required. The preliminary plat was approved by the Planning and Zoning Commission on December 16, 2019. This is the Final Plat to complete this process. Engineering and Development Services have reviewed the proposed Final Plat for compliance with the City of Brenham's applicable regulations and ordinances and recommends approval of this plat as presented.

A motion was made by Commissioner Alfred and seconded by Commissioner Kossie to approve the Final Plat of the Prairie Lea Cemetery, as presented. The motion carried unanimously.

7. Discussion and Possible Action on Case No. P-20-006: Preliminary Plat of the Century Hill Subdivision, Lots 1-8, being 19.42 acres of land and 0.51 acres dedicated for public right-of-way, for a total of 19.93 acres out of the P. & A. Hope Survey, A-62 in Washington County, Texas.

Shauna Laauwe presented the staff report for Case No. P-20-006 (on file in the Development Services Department). Ms. Laauwe stated that the subject 19.93 acres of land is within the City of Brenham's Extraterritorial Jurisdiction (ETJ) and is located approximately one mile north of Linda Anderson Park. The applicant desires to develop the property by dividing it into eight residential lots. Included in this proposed plat is a 0.509-acre dedication for public right-of-way along Old Independence Road, a portion of the land at the intersection of Old Independence Road and Ike Lane, and the land between Ike Lane and the existing fence line. Old Independence Road is projected to be a future major collector street in the City of Brenham's Thoroughfare Plan. This dedication will insure the necessary 40 feet of right-of-way needed on the east side of the centerline of Old Independence Road for this future expansion. Engineering and Development Services have reviewed the proposed Final Plat for compliance with the City of Brenham's applicable regulations and ordinances and recommends approval of this plat as presented.

A motion was made by Commissioner Sheffield and seconded by Commissioner Kossie to approve the Preliminary Plat of the Century Hill Subdivision, as presented. The motion carried unanimously.

8. Discussion and Possible Action on Case No. P-20-007: Final Plat of the Century Hill Subdivision, Lots 1-8, being 19.42 acres of land and 0.51 acres dedicated for public right-of-way, for a total of 19.93 acres out of the P. & A. Hope Survey, A-62 in Washington County, Texas.

Shauna Laauwe presented the staff report for Case No. P-20-007 (on file in the Development Services Department). Ms. Laauwe stated that this is the Final Plat to compliment the Preliminary Plat that was approved in the previous item. Engineering and Development Services have reviewed the proposed Final Plat for compliance with the City of Brenham's applicable regulations and ordinances and recommends approval of this plat as presented.

A motion was made by Commissioner Alfred and seconded by Commissioner Wamble to approve the Final Plat of the Century Hill Subdivision, as presented. The motion carried unanimously.

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

Shauna Laauwe presented the staff report for Case No. P-20-008 (on file in the Development Services Department). Ms. Laauwe stated that on October 23, 2017, the Planning and Zoning Commission approved the Preliminary Plat for Vintage Farms Subdivision, Phases I, II and III. Final Plats have been approved for Phase I and II, on November 27, 2017 and June 24, 2019, respectively. This is a Final Plat of the Vintage Farms Townhomes, which is a replat of Reserve "C" and Reserve "D" of the Vintage Farms Subdivision, Phase I, consisting of 13.71 acres of land and the creation of 57 residential townhome lots and corresponding right-of-way and easements. This plat meets all applicable standards of the Planned Development District Ordinance such as reduced lot width, setbacks, average lot size, sidewalks, etc. Engineering and Development Services have reviewed the proposed Final Plat

for compliance with the City of Brenham’s applicable regulations and ordinances and recommends approval of this plat as presented.

In response to Commissioner questions, Ms. Laauwe:

- Stated that Planned Development Districts often have reduced lot widths, setbacks, average lot size, etc.; however, there are certain amenities such as sidewalks that are provided although they are not normally required.
- Clarified that the alley is a private alley that will be used as an emergency access; therefore, parking will not be allowed in the alley.

Chairman Behrens requested that in the future it would be helpful to have an excerpt of the Planned Development District to show what is different that normally required.

A motion was made by Commissioner Kossie and seconded by Commissioner Wamble to approve the Final Plat of the Vintage Farms Townhomes, as presented. The motion carried unanimously.

10. Adjourn.

A motion was made by Commissioner Kossie and seconded by Commissioner Sheffield to adjourn the meeting at 5:44 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>March 23, 2020</u>
Planning and Zoning Commission	Chairman	Meeting Date
_____	<u>Kim Hodde</u>	<u>March 23, 2020</u>
Attest	Staff Secretary	Meeting Date



CASE NUMBER P-20-009
SPECIFIC USE PERMIT REQUEST – BRENHAM HOUSING AUTHORITY (HASSKARL AND ELEANOR DRIVE)

STAFF CONTACT:	Shauna Laauwe AICP, Project Planner
OWNERS/APPLICANTS:	Brenham Housing Authority
ADDRESS/LOCATION:	Located west of Hasskarl Drive and south of Eleanor Drive (Exhibit A).
LEGAL DESCRIPTION:	A portion of Tract 184, Arrabella Harrington Survey
LOT AREA:	Approximately 5.490 acres
ZONING DISTRICT/USE:	R-2 Mixed Residential District / Multi-Family (Exhibit B)
FUTURE LAND USE:	Multi-Family Residential
REQUEST:	A request for a Specific Use Permit to allow a multi-family development on a site of two (2) acres or more in a R-2 Mixed Residential Zoning District (Exhibit C and D).

BACKGROUND:

The subject property is an approximate 5.49-acre tract of land generally located south of E Blue Bell Road and bounded by E Blue Bell Road to the north, Henderson Park to the west, Hasskarl Drive to the east and Matilda Street to the south. The tract also encompasses Eleanor Drive. The subject property is currently zoned as R-2, Mixed Residential Use District and developed with duplexes owned by Brenham Housing Authority. The property owner/applicant, Brenham Housing Authority, is proposing to demolish the existing duplexes and develop an 80-unit multi-family development to replace the existing duplex units. The R-2 District allows a multi-family development on a site of two (2) acres or more with prior approval of a Specific Use Permit (SUP). Therefore, the applicant seeks a SUP to allow for the development of a proposed 80-unit multi-family development on 5.49-acres of land in a R-2, Mixed Residential Use District.



ANALYSIS OF CITY OF BRENHAM ZONING POLICIES:

The purpose of zoning policies is to provide guidelines for considering future amendments to the zoning ordinance (Part 1, Section 4 of Appendix A – “Zoning” of the Brenham Code of Ordinances). They are as follows:

- (1) The city's zoning should recognize and seek to preserve the small-town attributes that make Brenham a special place for its citizens to live, work and play.

The 5.49-acre tract of land is part of a 21.87-acre parent tract which is primarily a duplex development for the Brenham Housing Authority. The subject tract abuts East Blue Bell Road to the north and Henderson Park to the west and further bound by Matilda Street to the south and Hasskarl Drive to the east. The subject and parent tracts are zoned R-2, Mixed Residential District. The applicant proposes to remove the existing duplexes and develop the 5.49-acre tract with an 80-unit multifamily development. The R-2 District allows multi-family developments as a permitted use on sites of less than two acres, however sites larger than two acres are allowed only as specific uses. Therefore, the applicant is required to seek a SUP for the proposed 80-unit multifamily development. Approval of the proposed SUP request would allow Brenham Housing Authority to develop the tract of land with new housing for their clientele. The applicant plans to plat the entire 21.87-acre tract with the 5.49-acre tract subdivided at that time as a single lot for the proposed multi-family units. The remainder 16.38-acres will be developed at a later date. Brenham Housing Authority is the owner of the several tracts of adjacent property to the east, to include across Gayhill Street and approval of the proposed SUP would be in keeping with the development pattern in the general vicinity.

- (2) The city's zoning should be guided by the future land use plan and other applicable guidelines found in the Comprehensive Plan.

The future land use map portion of the Envision 2020 Comprehensive Plan suggests the subject property, and the other adjacent tracts owned by Brenham Housing Authority, may be appropriate for multi-family residential development. Staff finds that the proposed request aligns with the goals and land use polices established in the Comprehensive Plan.

- (3) The city's zoning should be designed to facilitate the more efficient use of existing and future city services and utility systems in accordance with the Comprehensive Plan.

The subject property currently has a master meter at the intersection of Eleanor Drive and Gayhill Street that services the adjacent tracts that are owned by the Brenham Housing Authority through private lines. The existing utility services are located within public utility easements.

- (4) The city's zoning should be organized and as straight forward as possible to minimize use problems and enforcement problems.

The proposed SUP, if approved, will be reflected on the City of Brenham zoning map available for citizen viewing on the City of Brenham homepage.

- (5) The city's zoning process should be fair and equitable, giving all citizens adequate information and opportunity to be heard prior to adoption of zoning amendments.

Property owners within 200 feet of the project site were mailed notifications of this request on March 12, 2020. The Notice of Public Hearing was published in the Brenham Banner on March 12, 2020. Any public comments submitted to staff will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

- (6) The city's zoning should ensure that adequate open space is preserved as residential and commercial development and redevelopment occur.

If approved, the property will be required to adhere to minimum building setbacks and maximum impervious coverage requirements for property zoned R-2, Mixed Residential Use. The applicant has submitted a preliminary site plan (Exhibit F) which depicts the proposed location of the improvements, associated parking spaces, and access. Staff finds that the site development requirements will ensure that adequate open space is preserved on the subject property.

- (7) The city's zoning should ensure Brenham's attractiveness for the future location of business and housing by preserving an attractive and safe community environment in order to enhance the quality of life for all residents.

Staff believes that the requested land use is appropriate in this location given adjacent zoning designations, existing development in the vicinity, and conformance with the City's adopted Comprehensive Plan. The proposed development will provide an attractive and safe community environment that will enhance the quality of life of residents as it consists of five (5), two-story multi-family buildings, an office and community club room, and a playground and pavilion, all of which are connected by internal sidewalks.

- (8) The city's zoning ordinance should preserve neighborhood culture by retaining and promoting land uses consistent with the community's plan for the development and/or redevelopment of its neighborhoods.

Approval of the proposed use will allow the subject property to develop in a similar manner to property in the general vicinity. The subject tract of land as well as the parent tract, are proposed to be completely redeveloped over the next few years with the existing deteriorating duplexes and structures demolished and replaced with a mixture of multi-family units, duplexes and townhomes. This 5.49-acre tract and portion of the development is the second part of the Brenham Housing Authority's redevelopment plan for the area south of Blue Bell Road and east of Henderson Park. The Parklane Villas, located at 800 Hosea Street and southwest of the subject tract, is a multi-family development constructed by the applicant in June 2017. Staff finds that the proposed development and use as an 80-unit multi-family development is compatible to nearby land uses and consistent with the land use policies established in the Comprehensive Plan.

- (9) The city's zoning should protect existing and future residential neighborhoods from encroachment by incompatible uses.

Staff finds that approval of the proposed SUP and development of the property as a multi-family development will promote the orderly and healthful development of the community. Staff is unable to discern any factors related to this request, to allow an 80-unit multi-family development on a tract of land greater than two (2) acres, that will adversely affect health, safety, morals, or general welfare of properties in the general vicinity or the community in general.

- (10) The city's zoning should assist in stabilizing property values by limiting or prohibiting the

development of incompatible land uses or uses of land or structures which negatively impact adjoining properties.

Staff believes that the proposed development will have a positive effect on the surrounding area and will be compatible with anticipated uses surrounding this property and will be in accordance with the land use policies of Brenham's Comprehensive Plan. Staff is unable to determine any destabilizing effects on the neighboring properties should this specific use permit request be approved.

- (11) The city's zoning should make adequate provisions for a range of commercial uses in existing and future locations that are best suited to serve neighborhood, community and regional markets.

If approved, the proposed SUP will allow for the deteriorating housing stock to be replaced and redeveloped as a modern and efficient multi-family development. Vacant commercial property is located along Blue Bell Road to the north. Staff believes that the proposed SUP, if approved, will not negatively affect vacant land classified for commercial uses.

- (12) The city's zoning should give reasonable accommodation to legally existing incompatible uses, but it should be fashioned in such a way that over time, problem areas will experience orderly change through redevelopment that gradually replaces the nonconforming uses.

The property is developed with duplexes, a use allowed by-right in the R-2, Mixed Residential District. Staff is not aware of any hindrances on the property created by legally existing incompatible uses. The applicant's request will allow the subject property to develop in a compatible, legally conforming manner.

- (13) The city's zoning should provide for orderly growth and development throughout the city.

Staff finds approval of the proposed SUP will allow for the orderly growth and development in the general vicinity and throughout the city.

STAFF RECOMMENDATION:

Staff recommends **approval** of a Specific Use Permit to allow a multi-family development on a site of two (2) acres or more in a R-2 Mixed Residential Use Zoning District for the subject 5.490acre tract of land.

EXHIBITS:

- A. Aerial Map
- B. Zoning Map
- C. Future Land Use Map
- D. SUP Application
- E. Cover Letter to the Commission
- F. Proposed Site Plan
- G. Site photos

EXHIBIT "A"
AERIAL MAP

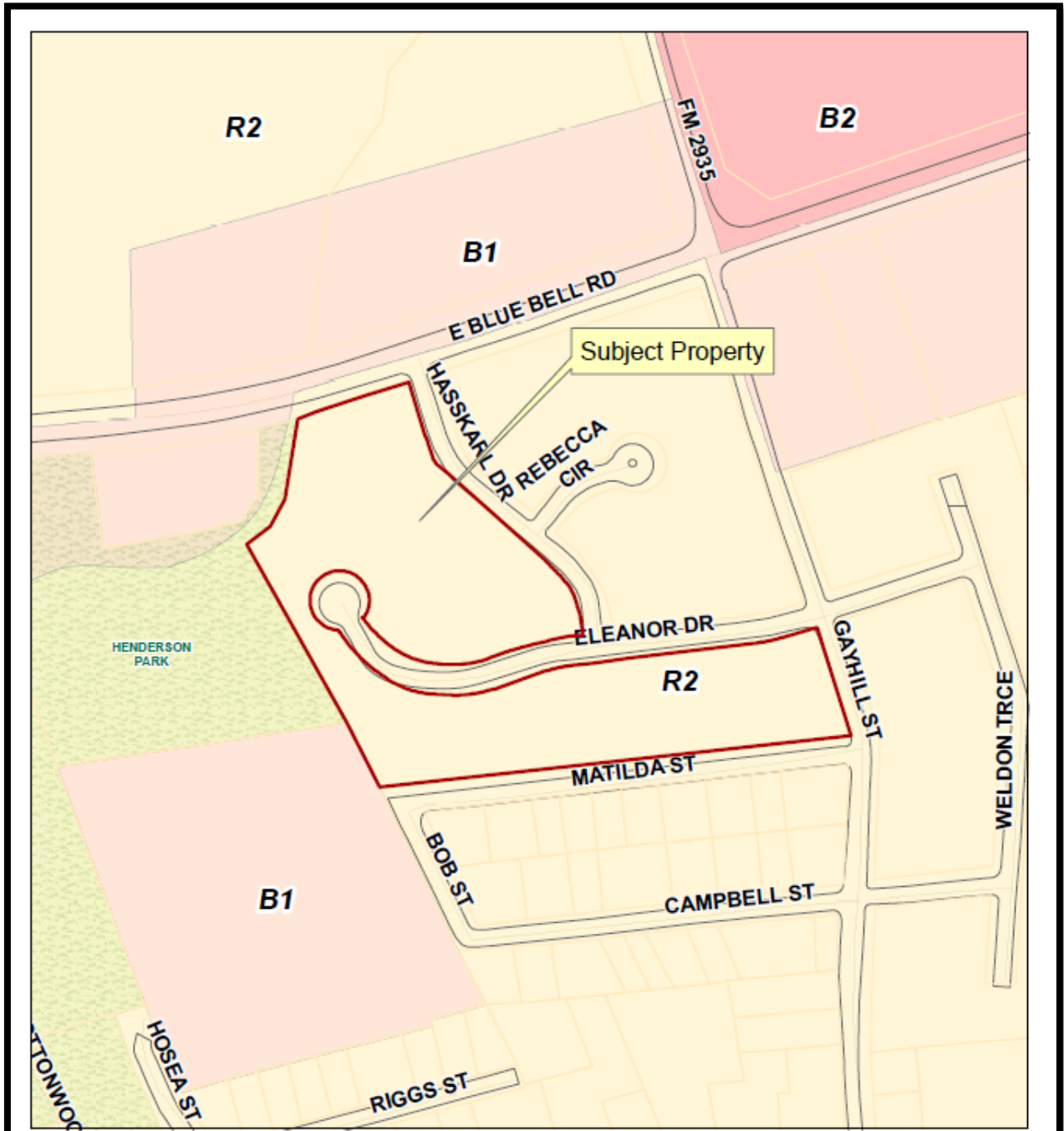


**Brenham Housing Authority
Specific Use Permit Request**

1 inch = 213 feet



EXHIBIT "B"
ZONING MAP

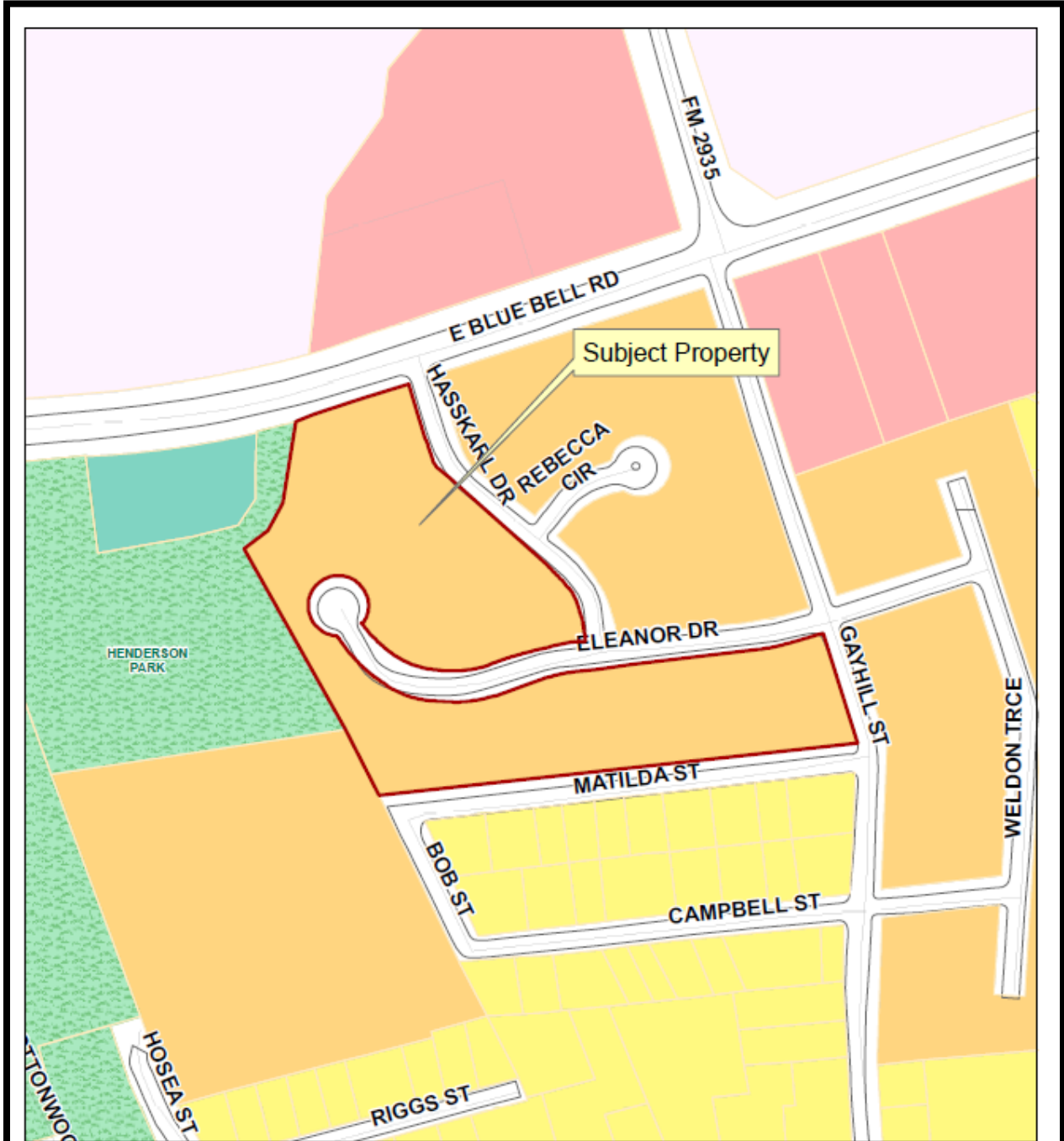


**Brenham Housing Authority
Specific Use Permit Request**

1 inch = 213 feet



EXHIBIT "C"
Future Land Use Map



1 inch = 213 feet



Legend

- | | |
|-----------------------------|-----------------------------|
| City Parks | Multi-Family Residential |
| Future Land Use Plan | Mixed Use Blinn Adjacent |
| FLU_FINAL | Mixed Use Downtown Adjacent |
| Rural | Corridor Mixed Use |
| Open Space | Planned Development |
| Park | Downtown |
| Estate Residential | Local Public Facilities |
| Single Family Residential | Commercial |
| Manufactured Homes | Industrial |

EXHIBIT "D"
SUP APPLICATION



Development Services Department

Zone Change & Specific Use Permit Request

Check One: Specific Use Permit (\$200.00) Zone Change Permit (\$300.00)

Property Owners Information

Name: Brenham Housing Authority
Telephone Number: (979) 836-9221 E-mail Address: bmenjares@brenhamhousing.org
Address: 1801 Northview Circle Drive City: Brenham State: Texas Zip: 77833

Applicant Information

Name: Austin Love
Telephone Number: (936)445-0136 E-mail Address: ALOVE@brazostrace.com
Address: 1722 Broadmoor Drive, Suite 212 City: Bryan State: Texas Zip: 77802

Agent or Engineer Information

Name: Tim Wolff
Telephone Number: (979)268-1125 E-mail Address: twolff@bleylengineering.com
Address: 1722 Broadmoor Drive, Suite 210 City: Bryan State: Texas Zip: 77802

Site Information

Street Address: TBD
Legal Description (please include a metes and bounds description if not subdivided): R14505
Subdivision: n/a Block: n/a Lot(s): n/a
Existing zoning designation: Mixed Residential District (R-2)
Proposed zoning designation or use: 80-Unit Multifamily Development

Request (please list the requested Zoning District OR reason for the Specific Use Permit):
A Specific Use Permit is requested for the property. The 21.871-acre parent tract will be
subdivided into a 5.490-acre tract for the 80-unit multifamily development described above
and a remainder.

Minimum Submittal Checklist

- Metes and bounds description or copy of recorded plat for subject property
- Specific application fee paid
- Site plan of proposed use(s) – required for Specific Use Permits, optional for Rezoning requests
- Letter addressed to the Planning and Zoning Commission explaining what is being requested and the reason(s)
- Any other pertinent information/documentation that the applicant feels would substantiate the request

Signature

I hereby certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application concerning the above described property. I understand that submitting this application does not constitute approval and incomplete applications will result in delays and possible denial. I further request that the Planning & Zoning Commission/Board of Adjustment/Plan Review Committee review this matter and take appropriate action.

X *[Signature]* 02/19/2020
Signature of Applicant Date

X *Ben Menzies* 2/20/2020
Signature of Owner Date

FOR OFFICE USE ONLY

RECEIVED BY: *Sarah Hill* DATE: *2/20/2020*

REVIEWED BY: _____ DATE: _____

NOTES:

EXHIBIT "E"
COVER LETTER TO THE COMMISSION



Brazos Trace, LLC
A Property Development Company

February 18, 2020

City of Brenham, Texas
Planning & Zoning Commission
200 W. Vulcan Street
Brenham, TX 77833

RE: Specific Use Permit
for R14505 for the Brenham Housing Authority

A Specific Use Permit is being requested for the property described below:

Property ID: R14505
Owner: Brenham Housing Authority
Legal Description: A0055 A0055 - Harrington, Arrabella, TRACT 184, ACRES 21.871,
(10.696 + 1.117 + 0.248 + 0.707 + 9.103 ac)

The proposed 80-unit multifamily development will be 5.490-acres out of the 21.871-acre parent tract (R14505). The parent tract and project site are currently zoned Mixed Residential District (R-2). The property will be platted and the 5.490-acre project site will be subdivided at that time. The remainder, approximately 16.381-acres, will be developed at a later date. An exhibit showing the parent tract and the project site on the Washington County Appraisal District map is attached. Also attached for your reference is the Appraisal District Property Data Sheet.

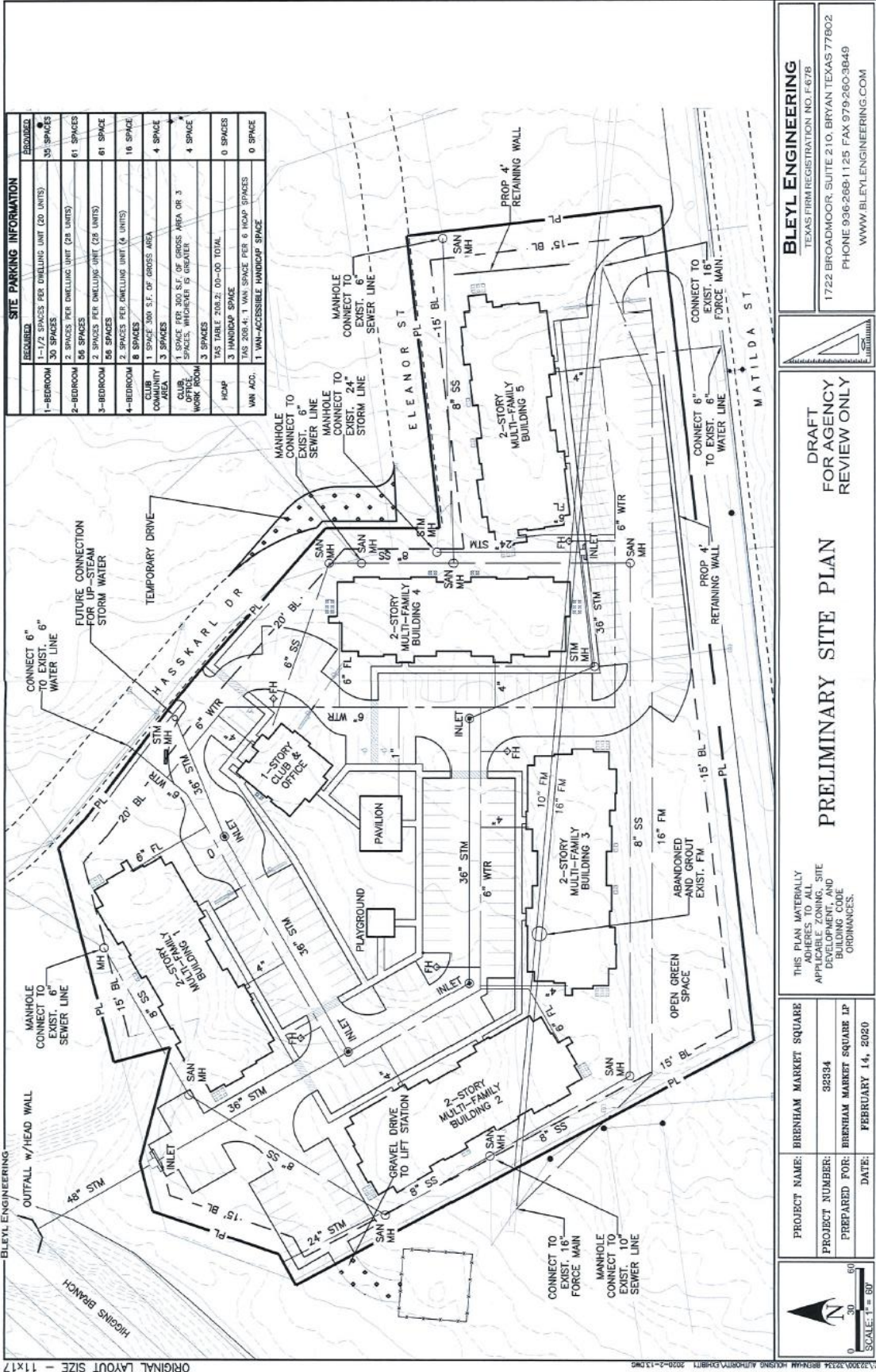
An application is attached under this cover for a Specific Use Permit for the 5.490-acres project site. A Preliminary Boundary Survey and a Site Plan are attached illustrating the project boundaries and the site layout. According to the City's Draft Future Land Use Plan the site is planned for multifamily residential development and therefore the requested Specific Use Permit conforms to the future development plans of the City.

Thank you for your consideration. Please contact me should you have any questions or require any additional information.

Austin Love
Brazos Trace, LLC

02/19/2020

EXHIBIT "F"
PROPOSED SITE PLAN



SITE PARKING INFORMATION	
REQUIRED	PROVIDED
1-1/2 SPACES PER DWELLING UNIT (20 UNITS)	30 SPACES
2 SPACES PER DWELLING UNIT (28 UNITS)	56 SPACES
2 SPACES PER DWELLING UNIT (28 UNITS)	56 SPACES
2 SPACES PER DWELLING UNIT (28 UNITS)	56 SPACES
2 SPACES PER DWELLING UNIT (4 UNITS)	8 SPACES
1 SPACE 300 S.F. OF GROSS AREA	3 SPACES
1 SPACE PER 300 S.F. OF GROSS AREA OR 3 OTHER SPACES, WHICHEVER IS GREATER	4 SPACES
WORK ROOM	3 SPACES
TAS TABLE 206.2: 00-00 TOTAL	0 SPACES
TAS 203.4: 1 VAN SPACE PER 6 HOOP SPACES	0 SPACES
VAN ACC. 1 VAN-ACCESSIBLE HANDICAP SPACE	0 SPACES

BLEYL ENGINEERING
TEXAS FIRM REGISTRATION NO. F.678
1722 BROADMOOR, SUITE 210, BRYAN TEXAS 77802
PHONE 936-268-1125 FAX 979-260-9849
WWW.BLEYLENGINEERING.COM

DRAFT FOR AGENCY REVIEW ONLY

PRELIMINARY SITE PLAN

THIS PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES.

PROJECT NAME:	BRENHAM MARKET SQUARE
PROJECT NUMBER:	32334
PREPARED FOR:	BRENHAM MARKET SQUARE LP
DATE:	FEBRUARY 14, 2020



ORIGINAL LAYOUT SIZE - 11x17

3/23/2020 11:23 AM 11/17/2019 11:23 AM

EXHIBIT "G"
SITE PHOTOS





Hasskarl Drive



Rebecca Circle





Parklane Villas: 800 Hosea
(park & pavilion)



CASE P-20-010
PRELIMINARY PLAT: BLINN FIFTH STREET SUBDIVISION

PLAT TITLE: Blinn Fifth Street Subdivision **CITY/ETJ:** City

PLAT TYPE: Preliminary Plat

OWNER/APPLICANT: Blinn College District

ADDRESS/LOCATION: Several addresses that are generally comprised of the lots that abut Prairie Lea Street to the west, W Fifth Street to the north, and High Street to the east, in addition to the lot located on the southeast corner of W Fifth Street and High Street.

LEGAL DESCRIPTION: Proposed Lot 1, Block 1 and Lot 1, Block 2 of the Blinn Fifth Street Subdivision in Brenham, Washington County, Texas

LOT AREA: 3.59 acres

ZONING DISTRICT: B-2, Commercial Research and Technology and R-2, Mixed Residential District

EXISTING USE: Vacant land

COMP PLAN Local Public Facilities
FUTURE LAND USE:

REQUEST: A request for a Preliminary Plat of the Blinn Fifth Street Subdivision creating Lot 1, Block 1 and Lot 1, Block 2, being 3.59 acres of land out of the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas.

BACKGROUND:

The applicant/owner requests approval of a Preliminary Plat of the Blinn Fifth Subdivision that creates Lot 1, Block 1 (2.597 acres) and Lot 1, Block 2 (.997 acres) for a total of 3.59-acres. The subject 3.59-acres of land is owned by Blinn College District. Blinn College desires to develop the site into a residential dormitory and associated parking lot. The subject property abuts Prairie Lea Street to the west, W Fifth Street to the north, and High Street to the east, in addition to the lot located on the southeast corner of West Fifth Street and High Street. The subject site does not have a recorded plat and thus, the Preliminary Plat and this Final Plat is required for future development.

STAFF ANALYSIS AND RECOMMENDATION:

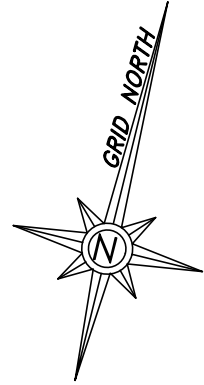
Development Services and Engineering have reviewed this Preliminary Plat for compliance with applicable City of Brenham regulations and ordinances and recommends **approval** of this plat as presented.

EXHIBITS:

A. Proposed Preliminary Plat

50 0 50 100 150

GRAPHIC SCALE - FEET



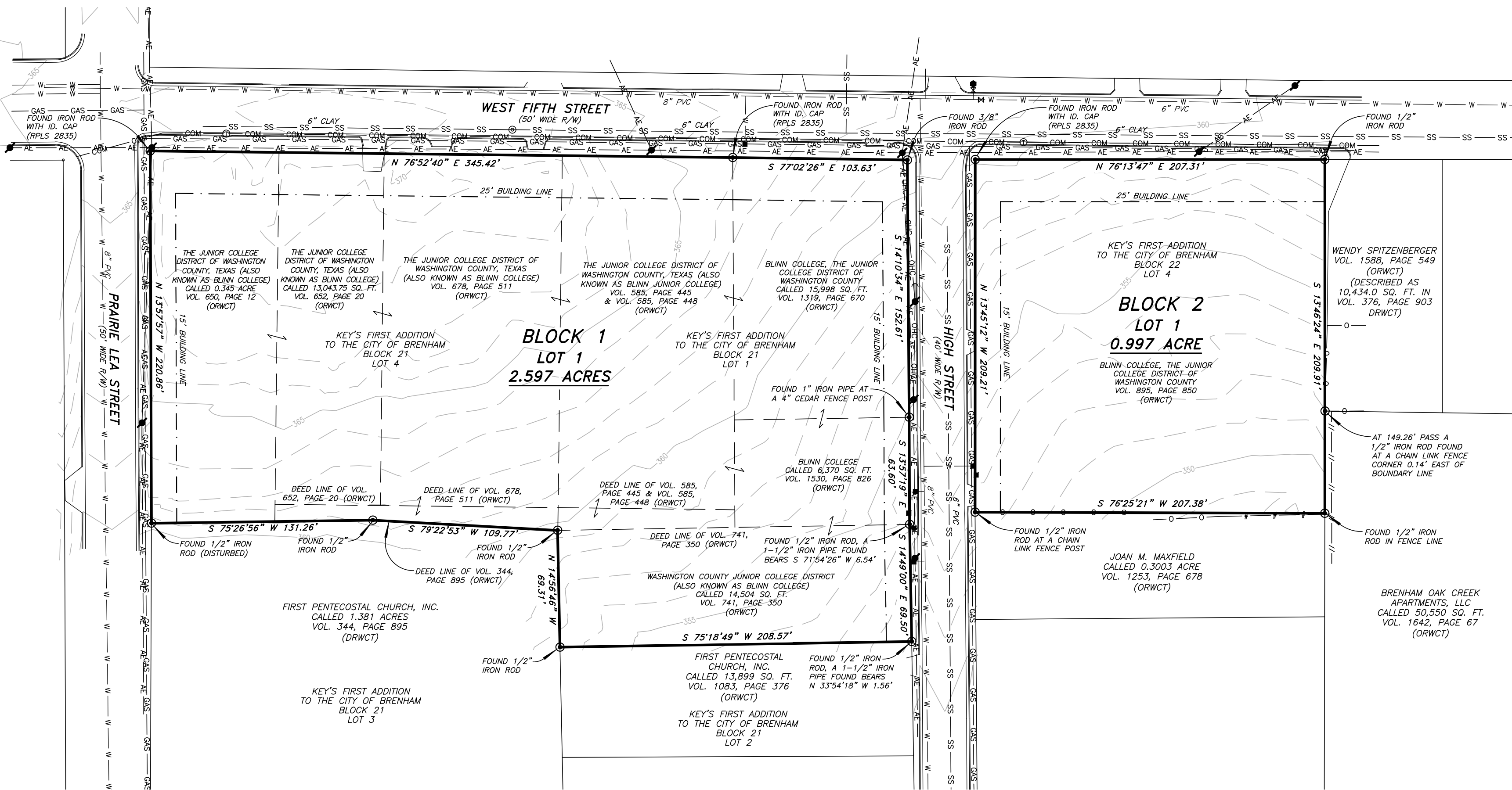
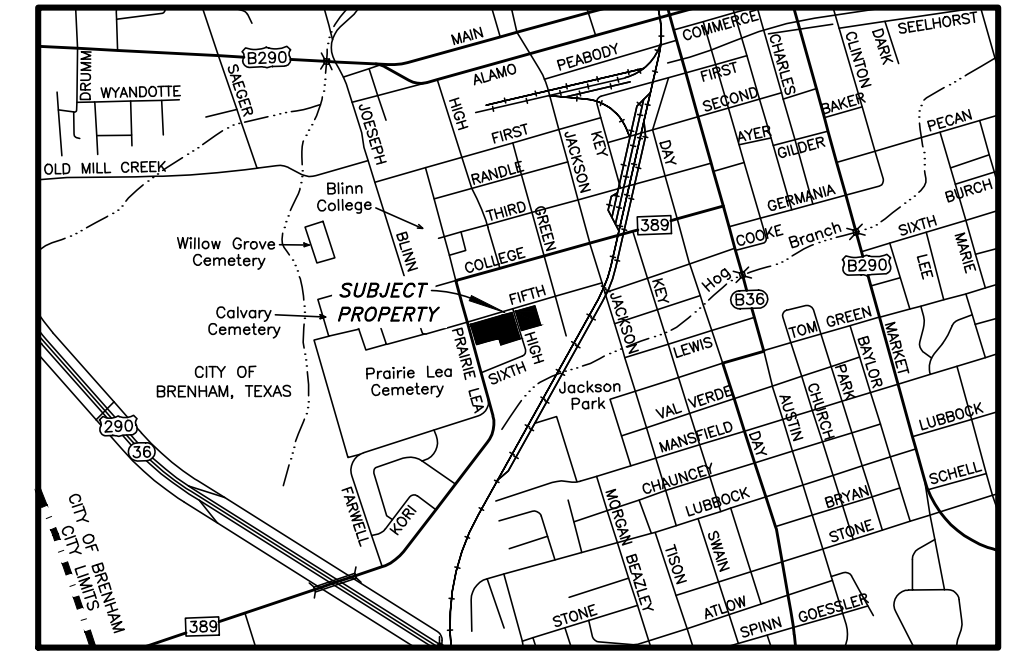
SCALE: 1"=50'

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

LEGEND

- CORNER MONUMENT (AS NOTED)
- UTILITY POLE
- ⊙ GUY ANCHOR
- ⊕ PHONE CABLE JUNCTION BOX
- ⊖ TELEPHONE MANHOLE
- ⊗ SANITARY SEWER MANHOLE
- ⊘ WATER METER
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- AE — AERIAL ELECTRIC LINES
- OHC — OVERHEAD COMMUNICATION LINES
- COM — COMMUNICATION LINES
- SS — SANITARY SEWER LINES
- W — WATER LINES
- GAS — GAS LINES
- — BOUNDARY LINES
- — BUILDING LINES
- — DEED LINES/ORIGINAL LOT LINES
- — CHAIN LINK FENCE
- — BOARD FENCE
- — MESH WIRE FENCE

VICINITY MAP
(SCALE: 1" = 2000')



W.O. NO. 7655 (BLINN COLLEGE 7655.DWG/MVIEW)
REF: BLINNCOLLEGE7655.SURVEY

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

**PRELIMINARY PLAT OF
BLINN FIFTH STREET SUBDIVISION
CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS**
CONSISTING OF LOT 1 (2.597 ACRES), BLOCK 1 AND LOT 1 (0.997 ACRES), BLOCK 2
CONTAINING 3.594 ACRES TOTAL
DATE: FEBRUARY, 2020

OWNER/DEVELOPER

BLINN COLLEGE DISTRICT
902 COLLEGE AVENUE
BRENHAM, TEXAS 77833
PHN. 979-830-4000

**SHEET 1
OF 2**

NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO TRUE NORTH AS OBTAINED BY GPS OBSERVATIONS, OBSERVED AT LATITUDE: 30°09'27.00" N - LONGITUDE: 96°24'25.27" W (WGS-84).
2. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48477C0295C, EFFECTIVE DATE AUGUST 16, 2011, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS.
3. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH WASHINGTON COUNTY ABSTRACT COMPANY TITLE REPORT GF NO. WCTP2000011, EFFECTIVE DATE FEBRUARY 14, 2020 AT 8:00 AM.
4. 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.
5. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON ABOVE GROUND EVIDENCE, TEXAS RAILROAD COMMISSION DATA AND A TITLE REPORT DATED EFFECTIVE FEBRUARY 14, 2020.
6. ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON ABOVE GROUND EVIDENCE, TEXAS RAILROAD COMMISSION DATA AND A TITLE REPORT DATED EFFECTIVE FEBRUARY 14, 2020.
7. 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.
8. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
9. SUBJECT TO BUILDING SETBACK LINES AND YARD REQUIREMENTS ACCORDING TO ZONE AND USE AS SET FORTH IN THE CITY OF BRENHAM ZONING ORDINANCE.
10. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE, ABOVE GROUND STRUCTURES, GROUND MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR BY THE CITY OF BRENHAM PUBLIC WORKS DEPARTMENT. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES AND DEPTHS.
11. CONTOURS SHOWN HEREON WERE PROVIDED BY OTHERS.
12. (DRWCT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS
(ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS

SURVEY MAP

SHOWING A SURVEY AND SUBDIVISION OF 3.594 ACRES OF LAND, FORMING LOT 1 (2.597 ACRES), BLOCK 1 AND LOT 1 (0.997 ACRES), BLOCK 2, LYING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, PART OF THE ARRABELLA HARRINGTON SURVEY, A-55, SAID LOT 1 (2.597 ACRES), BLOCK 1, BEING ALL OF LOT 1, PART OF LOT 2, PART OF LOT 3 AND ALL OF LOT 4, BLOCK 21 OF KEY'S FIRST ADDITION TO THE CITY OF BRENHAM AND BEING THE SAME LAND CONVEYED, IN PART, IN THE DEED FROM TILLIE B. WILLIAMS, ADMINISTRATOR OF THE ESTATE OF JOHN T. WILLIAMS TO THE JUNIOR COLLEGE DISTRICT OF WASHINGTON COUNTY, TEXAS, ALSO KNOWN AS BLINN JUNIOR COLLEGE, DATED JUNE 7, 1988, AS RECORDED IN VOLUME 585, PAGE 445, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AND CONVEYED, IN PART, IN THE DEED FROM TILLIE B. WILLIAMS TO THE JUNIOR COLLEGE DISTRICT OF WASHINGTON COUNTY, TEXAS, ALSO KNOWN AS BLINN JUNIOR COLLEGE, DATED JUNE 7, 1988, AS RECORDED IN VOLUME 585, PAGE 448, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, BEING THE SAME LAND DESCRIBED AS 0.345 ACRE IN THE DEED FROM ROSALIE RODENBECK AND VIRGINIA PIEPER TO THE JUNIOR COLLEGE DISTRICT OF WASHINGTON COUNTY, TEXAS (ALSO KNOWN AS BLINN COLLEGE), DATED JUNE 26, 1991, AS RECORDED IN VOLUME 650, PAGE 12, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, BEING THE SAME LAND DESCRIBED AS 13,043.75 SQUARE FEET IN THE DEED FROM VIOLA KOEHN TO THE JUNIOR COLLEGE DISTRICT OF WASHINGTON COUNTY, TEXAS (ALSO KNOWN AS BLINN COLLEGE), DATED JULY 22, 1991, AS RECORDED IN VOLUME 652, PAGE 20, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, BEING THE SAME LAND CONVEYED IN THE DEED FROM CLARA JANIS SNEED TO THE JUNIOR COLLEGE DISTRICT OF WASHINGTON COUNTY, TEXAS (ALSO KNOWN AS BLINN COLLEGE), DATED AUGUST 25, 1992, AS RECORDED IN VOLUME 678, PAGE 511, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, BEING THE SAME LAND DESCRIBED AS 14,504 SQUARE FEET IN THE DEED FROM HELMUS R. SCHWETTMANN AND WIFE, DOROTHY SCHWETTMANN TO WASHINGTON COUNTY JUNIOR COLLEGE DISTRICT (ALSO KNOWN AS BLINN COLLEGE), DATED JUNE 30, 1994, AS RECORDED IN VOLUME 741, PAGE 350, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, BEING THE SAME LAND DESCRIBED AS 15,998 SQUARE FEET IN THE DEED FROM J. W. STITES TO BLINN COLLEGE, THE JUNIOR COLLEGE DISTRICT OF WASHINGTON COUNTY, DATED AUGUST 20, 2009, AS RECORDED IN VOLUME 1319, PAGE 670, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AND BEING THE SAME LAND DESCRIBED AS 6,370 SQUARE FEET IN THE DEED FROM GARY SCHULZE TO BLINN COLLEGE, DATED JANUARY 21, 2016, AS RECORDED IN VOLUME 1530, PAGE 826, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, SAID LOT 1 (0.997 ACRES), BLOCK 2, BEING ALL OF LOT 4, BLOCK 22 OF KEY'S FIRST ADDITION TO THE CITY OF BRENHAM AND BEING THE SAME LAND CONVEYED IN THE DEED FROM LILLIAN WILHELM AND HUSBAND, J. K. WILHELM, GLORIA GARRETT AND HERBERT ASHORN, THE SOLE SURVIVING HEIRS OF WALTER A. ASHORN TO BLINN COLLEGE, THE JUNIOR COLLEGE DISTRICT OF WASHINGTON COUNTY, DATED MAY 13, 1998, AS RECORDED IN VOLUME 895, PAGE 850, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

OWNER ACKNOWLEDGMENT

WE, BLINN COLLEGE DISTRICT, 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)

PLANNING AND ZONING COMMISSION APPROVAL

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

CHAIRMAN

SECRETARY

NOTARY PUBLIC ACKNOWLEDGMENT

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

NOTARY PUBLIC, STATE OF TEXAS
(SEAL)

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

CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY AND SUBDIVISION OF 3.594 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 27TH DAY OF FEBRUARY, 2020, A.D.

(PRELIMINARY)

JON E. HODDE, RPLS NO. 5197
DATE: MARCH 10, 2020
THE PURPOSE OF THIS DOCUMENT IS FOR
PRELIMINARY REVIEW ONLY.
PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE.

(PRELIMINARY)

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

W.O. NO. 7655 (BLINN COLLEGE 7655.DWG/MVIEW)
REF: BLINNCOLLEGE7655.SURVEY

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**PRELIMINARY PLAT OF
BLINN FIFTH STREET SUBDIVISION
CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS**
CONSISTING OF LOT 1 (2.597 ACRES), BLOCK 1 AND LOT 1 (0.997 ACRES), BLOCK 2
CONTAINING 3.594 ACRES TOTAL
DATE: FEBRUARY, 2020

OWNER/DEVELOPER

BLINN COLLEGE DISTRICT
902 COLLEGE AVENUE
BRENHAM, TEXAS 77833
PHN. 979-830-4000

**SHEET 2
OF 2**



CASE P-20-011
FINAL PLAT: BLINN FIFTH STREET SUBDIVISION

PLAT TITLE: Blinn Fifth Street Subdivision **CITY/ETJ:** City

PLAT TYPE: Final Plat

OWNER/APPLICANT: Blinn College District

ADDRESS/LOCATION: Several addresses that are generally comprised of the lots that abut Prairie Lea Street to the west, W Fifth Street to the north, and High Street to the east, in addition to the lot located on the southeast corner of W Fifth Street and High Street.

LEGAL DESCRIPTION: Proposed Lot 1, Block 1 and Lot 1, Block 2 of the Blinn Fifth Street Subdivision in Brenham, Washington County, Texas

LOT AREA: 3.59 acres

ZONING DISTRICT: B-2, Commercial Research and Technology and R-2, Mixed Residential District

EXISTING USE: Vacant land

COMP PLAN Local Public Facilities
FUTURE LAND USE:

REQUEST: A request for a Final Plat of the Blinn Fifth Street Subdivision creating Lot 1, Block 1 and Lot 1, Block 2, being 3.59 acres of land out of the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas.

BACKGROUND:

The applicant/owner requests approval of a Final Plat of the Blinn Fifth Subdivision that creates Lot 1, Block 1 (2.597 acres) and Lot 1, Block 2 (.997 acres) for a total of 3.59-acres. The subject 3.59-acres of land is owned by Blinn College District. Blinn College desires to develop the site into a residential dormitory and associated parking lot. The subject property abuts Prairie Lea Street to the west, W Fifth Street to the north, and High Street to the east, in addition to the lot located on the southeast corner of West Fifth Street and High Street. The subject site does not have a recorded plat and thus, the Preliminary Plat and this Final Plat is required for future development.

STAFF ANALYSIS AND RECOMMENDATION:

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

EXHIBITS:

A. Proposed Final Plat

NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO TRUE NORTH AS OBTAINED BY GPS OBSERVATIONS, OBSERVED AT LATITUDE: 30°09'27.00" N - LONGITUDE: 96°24'25.27" W (WGS-84).
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9. SUBJECT TO BUILDING SETBACK LINES AND YARD REQUIREMENTS ACCORDING TO ZONE AND USE AS SET FORTH IN THE CITY OF BRENHAM ZONING ORDINANCE.
10. (DRWCT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS
(ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS

SURVEY MAP

SHOWING A SURVEY AND SUBDIVISION OF 3.594 ACRES OF LAND, FORMING LOT 1 (2.597 ACRES), BLOCK 1 AND LOT 1 (0.997 ACRES), BLOCK 2, LYING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, PART OF THE ARRABELLA HARRINGTON SURVEY, A-55, SAID LOT 1 (2.597 ACRES), BLOCK 1, BEING ALL OF LOT 1, PART OF LOT 2, PART OF LOT 3 AND ALL OF LOT 4, BLOCK 21 OF KEY'S FIRST ADDITION TO THE CITY OF BRENHAM AND BEING THE SAME LAND CONVEYED, IN PART, IN THE DEED FROM TILLIE B. WILLIAMS, ADMINISTRATOR OF THE ESTATE OF JOHN T. WILLIAMS TO THE JUNIOR COLLEGE DISTRICT OF WASHINGTON COUNTY, TEXAS, ALSO KNOWN AS BLINN JUNIOR COLLEGE, DATED JUNE 7, 1988, AS RECORDED IN VOLUME 585, PAGE 445, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AND CONVEYED, IN PART, IN THE DEED FROM TILLIE B. WILLIAMS TO THE JUNIOR COLLEGE DISTRICT OF WASHINGTON COUNTY, TEXAS, ALSO KNOWN AS BLINN JUNIOR COLLEGE, DATED JUNE 7, 1988, AS RECORDED IN VOLUME 585, PAGE 448, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, BEING THE SAME LAND DESCRIBED AS 0.345 ACRE IN THE DEED FROM ROSALIE RODENBECK AND VIRGINIA PIEPER TO THE JUNIOR COLLEGE DISTRICT OF WASHINGTON COUNTY, TEXAS (ALSO KNOWN AS BLINN COLLEGE), DATED JUNE 26, 1991, AS RECORDED IN VOLUME 650, PAGE 12, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, BEING THE SAME LAND DESCRIBED AS 13,043.75 SQUARE FEET IN THE DEED FROM VIOLA KOEHN TO THE JUNIOR COLLEGE DISTRICT OF WASHINGTON COUNTY, TEXAS (ALSO KNOWN AS BLINN COLLEGE), DATED JULY 22, 1991, AS RECORDED IN VOLUME 652, PAGE 20, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, BEING THE SAME LAND CONVEYED IN THE DEED FROM CLARA JANIS SNEED TO THE JUNIOR COLLEGE DISTRICT OF WASHINGTON COUNTY, TEXAS (ALSO KNOWN AS BLINN COLLEGE), DATED AUGUST 25, 1992, AS RECORDED IN VOLUME 678, PAGE 511, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, BEING THE SAME LAND DESCRIBED AS 14,504 SQUARE FEET IN THE DEED FROM HELMUS R. SCHWETTMANN AND WIFE, DOROTHY SCHWETTMANN TO WASHINGTON COUNTY JUNIOR COLLEGE DISTRICT (ALSO KNOWN AS BLINN COLLEGE), DATED JUNE 30, 1994, AS RECORDED IN VOLUME 741, PAGE 350, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, BEING THE SAME LAND DESCRIBED AS 15,998 SQUARE FEET IN THE DEED FROM J. W. STITES TO BLINN COLLEGE, THE JUNIOR COLLEGE DISTRICT OF WASHINGTON COUNTY, DATED AUGUST 20, 2009, AS RECORDED IN VOLUME 1319, PAGE 670, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AND BEING THE SAME LAND DESCRIBED AS 6,370 SQUARE FEET IN THE DEED FROM GARY SCHULZE TO BLINN COLLEGE, DATED JANUARY 21, 2016, AS RECORDED IN VOLUME 1530, PAGE 826, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, SAID LOT 1 (0.997 ACRES), BLOCK 2, BEING ALL OF LOT 4, BLOCK 22 OF KEY'S FIRST ADDITION TO THE CITY OF BRENHAM AND BEING THE SAME LAND CONVEYED IN THE DEED FROM LILLIAN WILHELM AND HUSBAND, J. K. WILHELM, GLORIA GARRETT AND HERBERT ASHORN, THE SOLE SURVIVING HEIRS OF WALTER A. ASHORN TO BLINN COLLEGE, THE JUNIOR COLLEGE DISTRICT OF WASHINGTON COUNTY, DATED MAY 13, 1998, AS RECORDED IN VOLUME 895, PAGE 850, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

OWNER ACKNOWLEDGMENT

WE, BLINN COLLEGE DISTRICT, 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)

PLANNING AND ZONING COMMISSION APPROVAL

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

CHAIRMAN

SECRETARY

CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY AND SUBDIVISION OF 3.594 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 27TH DAY OF FEBRUARY, 2020, A.D.

(PRELIMINARY)

JON E. HODDE, RPLS NO. 5197
DATE: MARCH 10, 2020

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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

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THE _____ DAY OF _____, 2020,

BY _____

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS §
COUNTY OF WASHINGTON §

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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. 7655 (BLINN COLLEGE 7655.DWG/MVIEW)
REF: BLINNCOLLEGE7655.SURVEY

Hodde & Hodde Land Surveying, Inc.

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**FINAL PLAT OF
BLINN FIFTH STREET SUBDIVISION
CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS**
CONSISTING OF LOT 1 (2.597 ACRES), BLOCK 1 AND LOT 1 (0.997 ACRES), BLOCK 2
CONTAINING 3.594 ACRES TOTAL
DATE: FEBRUARY, 2020

OWNER/DEVELOPER

BLINN COLLEGE DISTRICT
902 COLLEGE AVENUE
BRENHAM, TEXAS 77833
PHN. 979-830-4000

**SHEET 2
OF 2**