



**NOTICE OF A REGULAR MEETING  
BRENHAM PLANNING AND ZONING COMMISSION  
FRIDAY, MAY 14, 2021 AT 12:00 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 22, 2021 Planning and Zoning Commission Meeting.**

**4-b. Case No. P-21-005: Preliminary Plat of the Fairview Terrace Subdivision, Lot 1, being 1.202 acres and Lot 2, being 5.490 acres, for a total of 6.692 acres out of the A. Harrington Survey, A-55 in Brenham, Washington County, Texas.**

**4-c. Case No. P-21-006: Final Plat of the Fairview Terrace Subdivision, Lot 1, being 1.202 acres and Lot 2, being 5.490 acres, for a total of 6.692 acres out of the A. Harrington Survey, A-55 in Brenham, Washington County, Texas.**

**4-d. Case No. P-21-009: Preliminary Plat of the Chapel Subdivision, Lot 1, Block 1, being 0.233 acres out of the A. Harrington Survey, A-55 in Brenham, Washington County, Texas.**

**4-e. Case No. P-21-010: Final Plat of the Chapel Subdivision, Lot 1, Block 1, being 0.233 acres out of the A. Harrington Survey, A-55 in Brenham, Washington County, Texas.**

**REGULAR AGENDA**

5. **Public Hearing, Discussion and Possible Action on Case No. P-21-008: A request by Sandalwood Brenham Partners, LLC for approval of the following:**
  - a. **A Replat of Lot 3, Block 1, Wehmeyer Acres to create Lot 3R, Block 1, being 9.12 acres out of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas; and**
  - b. **A Final Plat of Sandalwood Subdivision, Lot 1, Block 1, being 19.89 acres of land, currently addressed as 2001 FM 389, out of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.**

**WORK SESSION AGENDA**

6. **Report on the Historical Preservation Ordinance and Public Meeting Update.**
7. **Adjourn**

***CERTIFICATION***

I certify that a copy of the May 14, 2021, agenda of items to be considered by the Planning & Zoning Commission was posted to the City Hall bulletin board at 200 W. Vulcan, Brenham, Texas on May 10, 2021 at 2:30 pm.

*Kim Hodde*

\_\_\_\_\_  
Kim Hodde

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

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the \_\_\_\_\_ day of \_\_\_\_\_, 2021 at \_\_\_\_\_.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

**CITY OF BRENHAM  
PLANNING AND ZONING COMMISSION MINUTES  
March 22, 2021**

*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 22, 2021 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  
Chris Cangelosi  
Artis Edwards, Jr.  
Calvin Kossie  
Cayte Neil

Commissioners absent:

Marcus Wamble

Staff present:

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

Citizens / Media present:

Jeff Robertson, McClure & Browne Engineering/Surveying, Inc.  
Alyssa Faykus, Brenham Banner Press

**1. Call Meeting to Order**

Chairman Behrens called the meeting to order at 5:15 pm with a quorum of six (6) Commissioners present.

**2. Public Comments**

There were no public comments.

**3. Reports and Announcements**

- Karen Stack, Assistant City Secretary, will be contacting board members that have not taken the Open Meetings Training yet to schedule it.
- Staff will try to schedule noon Planning and Zoning Commission meetings for the meetings that do not have public hearings or have items that require public input.

## 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 26, 2021 Planning and Zoning Commission Meeting.**
- 4-b. **Case No. P-21-003: Preliminary Plat of the Vintage Farms Subdivision, Phases V-VIII, containing 175 residential lots, 16.50-acres to be dedicated as common area including a 4.20-acre lake / retention pond, being a total of 52.428 acres out of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.**
- 4-c. **Case No. P-21-002: Final Plat of the Vintage Farms Subdivision, Phase V, containing 63 Lots in Block 1-4, and 5 Common Areas, being 15.946 acres 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 Alfred and seconded by Commissioner Kossie to approve the Statutory Consent Agenda, as presented. The motion carried unanimously.

## REGULAR SESSION

- 5. **Public Hearing, Discussion and Possible Action on Case No. P-21-007: A request by MC Property Holdings, LLC / Dara Childs for approval of a Residential Replat of Lot 7A, Block, F of the HH Drumm's Dixie Addition to create Lot 7B, Lot 7C, and Lot 7D, being 0.24-acres, 0.20-acres, and 0.20-acres, respectively, for a total of 0.64-acres, currently addressed as 303 Hampshire Drive, and further described as part of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.**

Shauna Laauwe, Project Planner, presented the staff report for Case No. P-21-007 (on file in the Development Services Department). Ms. Laauwe stated that this is a request from MC Property Holdings, LLC / Dara Childs to replat Lot 7A, Block F of the HH Drumm's Dixie Addition. The existing lot is vacant and addressed as 303 Hampshire Drive. The property owner / applicant would like to subdivide this property into three (3) lots for single-family residential development. Lot 7B is proposed to contain 0.24 acres of land, and Lots 7C and 7D are proposed to contain 0.20-acres of land each. The plat also includes the dedication of a 10-foot public utility easement along the rear of the property for access to the existing overhead electric line. Development Services staff and Strand Engineering have reviewed this residential replat for compliance with the City of Brenham regulations and ordinances and recommends approval of the replat as presented.

Staff did not receive any citizen comments for or against this request.

Chairman Behrens opened the Public Hearing at 5:23 pm. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 5:23 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Cangelosi to approve the request for approval of a Replat of Lot 7A, Block, F of the HH Drumm's Dixie Addition to create Lot 7B,

Lot 7C, and Lot 7D, being 0.24-acres, 0.20-acres, and 0.20-acres, respectively, for a total of 0.64-acres, currently addressed as 303 Hampshire Drive, as presented. The motion carried unanimously.

**6. Adjourn.**

A motion was made by Commissioner Edwards and seconded by Commissioner Alfred to adjourn the meeting at 5:24 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:

|                                      |                                     |                                     |
|--------------------------------------|-------------------------------------|-------------------------------------|
| <hr/> Planning and Zoning Commission | <u>M. Keith Behrens</u><br>Chair    | <u>May 14, 2021</u><br>Meeting Date |
| <hr/> Attest                         | <u>Kim Hodde</u><br>Staff Secretary | <u>May 14, 2021</u><br>Meeting Date |



**CASE P-21-005**

**PRELIMINARY PLAT: FAIRVIEW TERRACE SUBDIVISION**

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**PLAT TITLE:** Fairview Terrace Subdivision **CITY/ETJ:** City

**PLAT TYPE:** Preliminary Plat

**OWNER/APPLICANT:** Brenham Housing Authority / Hodde & Hodde Land Surveying, Inc. (Jon Hodde)

**ADDRESS/LOCATION:** Generally located west and south of Hasskarl Drive and north of Matilda Street

**LEGAL DESCRIPTION:** Proposed Lots 1-2 of the Fairview Terrace Subdivision in Brenham, Washington County, Texas

**LOT AREA:** 6.692 acres: Lot 1 – 1.202 acres, Lot 2 – 5.490 acres  
Dedication of Hasskarl Drive – 0.442 acres

**ZONING DISTRICT:** R-2, Mixed Residential

**EXISTING USE:** Multi-family residential

**COMP PLAN** Multi-family Residential  
**FUTURE LAND USE:**

**REQUEST:** A request for a Preliminary Plat of the Fairview Terrace Subdivision creating Lots 1-2, being 6.692 acres of land out of the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas.

**BACKGROUND:**

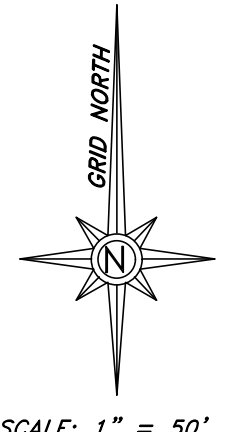
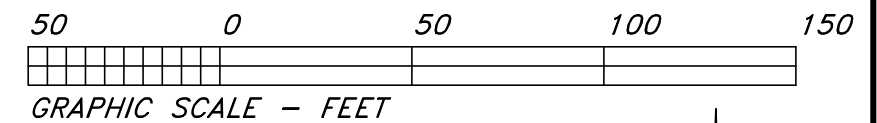
The property owner, Brenham Housing Authority requests approval of a Preliminary Plat of the Fairview Terrace Subdivision that creates proposed Lots 1 and 2, containing 6.692 acres of land with Lot 1 being 1.202 acres and Lot 2 being 5.490 acres, and dedication of 0.442-acres of right-of-way for Hasskarl Drive. The plat also includes two (2) access easements (0.132-acres and 0.276-acres) to be dedicated per this plat. The 0.132-acre easement is dedicated for access to Matilda Street, a secondary access required by the Fire Code. The 0.276-acre access easement will provide the City of Brenham access to the existing lift station. The plat also dedicates a variable-in-width utility and drainage easement in proposed Lot 1 and 2, and a public utility easement to be located within Lot 1. The applicant desires to re-develop the property for residential multiple-family use. The subject site does not have a recorded plat and thus, approval of a Preliminary Plat and Final Plat is required for future development.

**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 recommends **approval** of this plat as presented.

**EXHIBITS:**

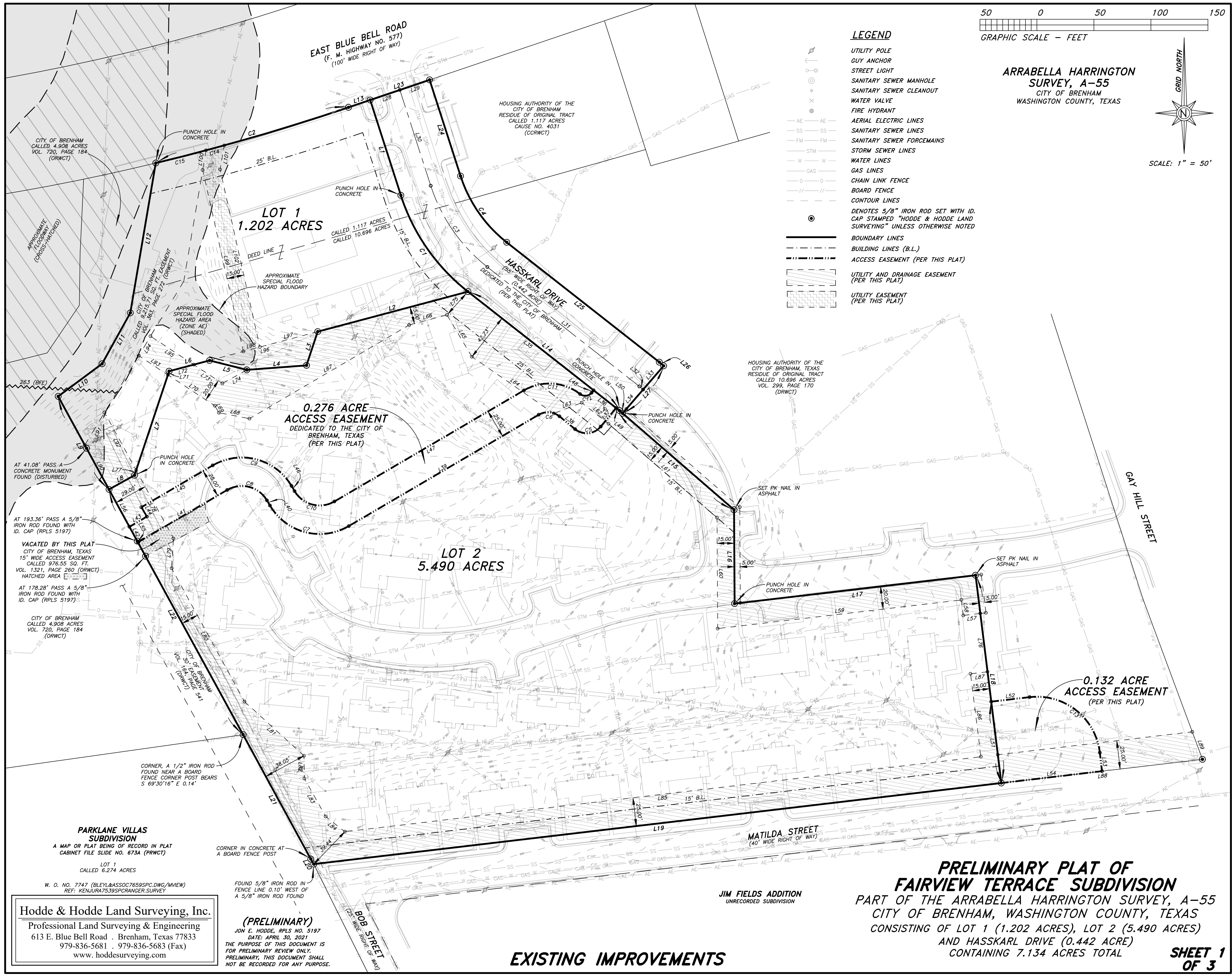
A. Proposed Preliminary Plat



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

**LEGEND**

- UTILITY POLE
- GUY ANCHOR
- STREET LIGHT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- FIRE HYDRANT
- AERIAL ELECTRIC LINES
- SANITARY SEWER LINES
- SANITARY SEWER FORCEMAINS
- STORM SEWER LINES
- WATER LINES
- GAS LINES
- CHAIN LINK FENCE
- BOARD FENCE
- CONTOUR LINES
- DENOTES 5/8" IRON ROD SET WITH ID. CAP STAMPED "HODDE & HODDE LAND SURVEYING" UNLESS OTHERWISE NOTED
- BOUNDARY LINES
- BUILDING LINES (B.L.)
- ACCESS EASEMENT (PER THIS PLAT)
- UTILITY AND DRAINAGE EASEMENT (PER THIS PLAT)
- UTILITY EASEMENT (PER THIS PLAT)



**(PRELIMINARY)**  
JON E. HODDE, RPLS NO. 5197  
DATE: APRIL 30, 2021  
THE PURPOSE OF THIS DOCUMENT IS FOR PRELIMINARY REVIEW ONLY. PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

**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

**EXISTING IMPROVEMENTS**

**PRELIMINARY PLAT OF FAIRVIEW TERRACE SUBDIVISION**  
PART OF THE ARRABELLA HARRINGTON SURVEY, A-55  
CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS  
CONSISTING OF LOT 1 (1.202 ACRES), LOT 2 (5.490 ACRES)  
AND HASSKARL DRIVE (0.442 ACRE)  
CONTAINING 7.134 ACRES TOTAL





**NOTES:**

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 {2011}, CENTRAL ZONE 4203. CONVERGENCE ANGLE AT N: 10050474.023' - E: 3541046.622' IS 2'-01"-44.10", COMBINED SCALE FACTOR IS 0.99997562, U.S. SURVEY FEET, UTILIZING NGS OPUS SOLUTIONS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- 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 BRENNHAM, WASHINGTON COUNTY, TEXAS AND AS SHOWN (SHADED) HEREON.
- ⊙ - DENOTES A 5/8" IRON ROD SET WITH I.D. CAP STAMPED "HODDE & HODDE LAND SURVEYING" UNLESS OTHERWISE NOTED ON THE PLAT.
- THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT GF NO. 21-0887-C, EFFECTIVE DATE APRIL 12, 2021, 8:00 AM, ISSUED APRIL 28, 2021, 8:00 AM.
- 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 APRIL 12, 2021.
- 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 APRIL 12, 2021.
- 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.
- 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 BRENNHAM CODE OF ORDINANCES AT THE TIME OF THE DEVELOPMENT OF THE PROPERTY.
- 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 BRENNHAM PUBLIC WORKS DEPARTMENT. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES AND DEPTHS.
- SUBJECT TO EASEMENT (BLANKET TYPE) DATED DECEMBER 7, 1948, EXECUTED BY JIM FIELDS TO THE CITY OF BRENNHAM, TEXAS, RECORDED IN VOLUME 164, PAGE 533, DEED RECORDS, WASHINGTON COUNTY, TEXAS.
- CONTOURS SHOWN HEREON ARE RELATIVE TO NAVD88 (GEOID 12B) UTILIZING AN NGS OPUS SOLUTION.
- (DRWCT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS.  
(ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.  
(PRWCT) DENOTES PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.  
(CCRWCT) DENOTES CIVIL COURT RECORDS OF WASHINGTON COUNTY, TEXAS.  
B.L. DENOTES BUILDING LINE

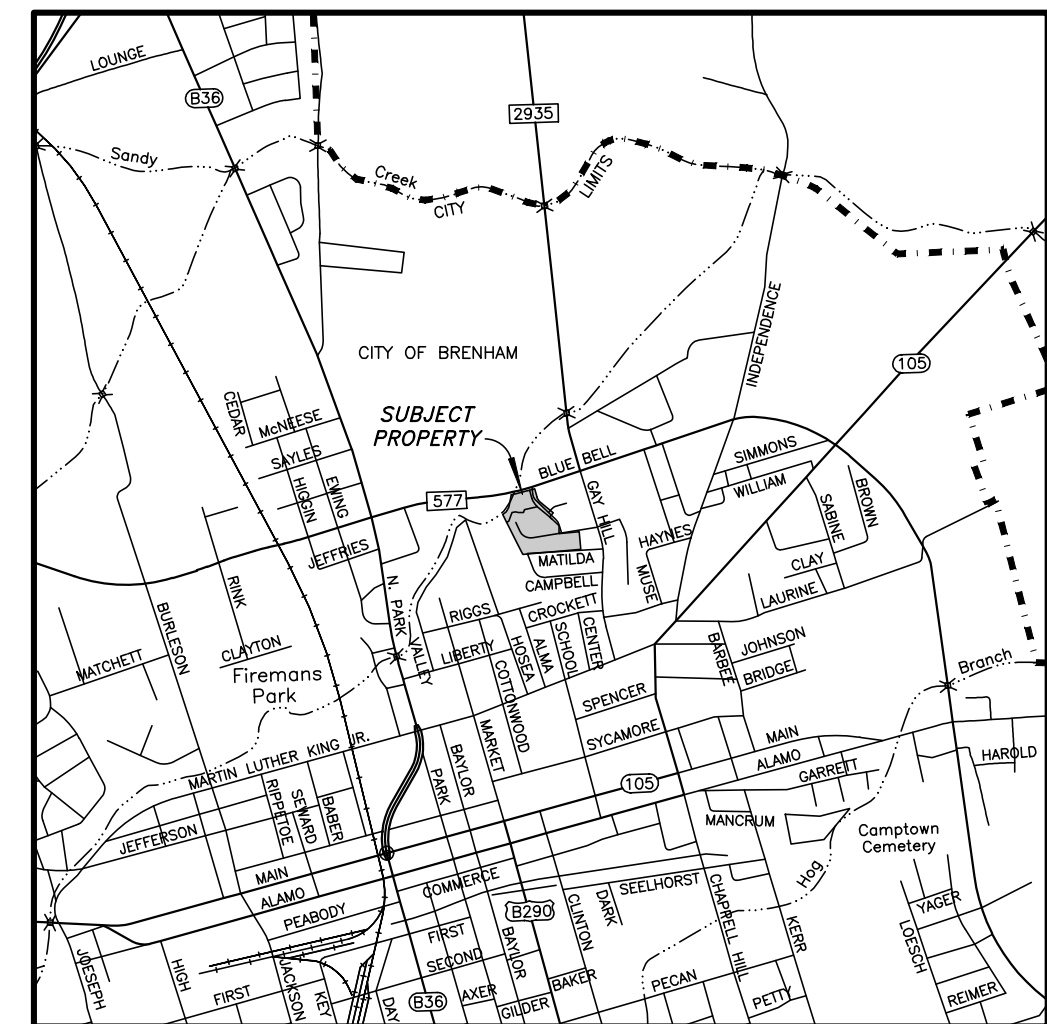
**CURVE DATA**

| NUM | DELTA     | ARC     | RADIUS   | BEARING       | DISTANCE |
|-----|-----------|---------|----------|---------------|----------|
| C1  | 33°59'44" | 104.43' | 176.00'  | S 34°51'56" E | 102.90'  |
| C2  | 5°08'39"  | 175.96' | 1959.86' | N 73°52'56" E | 175.90'  |
| C3  | 33°59'44" | 88.11'  | 148.50'  | S 34°51'56" E | 86.82'   |
| C4  | 33°59'44" | 71.79'  | 121.00'  | S 34°51'56" E | 70.75'   |
| C5  | 89°59'03" | 25.13'  | 16.00'   | S 84°21'41" W | 22.62'   |
| C6  | 69°43'58" | 19.47'  | 16.00'   | N 85°30'46" W | 18.29'   |
| C7  | 90°00'00" | 79.33'  | 50.50'   | N 75°22'45" W | 71.42'   |
| C8  | 90°00'00" | 40.06'  | 25.50'   | N 75°22'45" W | 36.06'   |
| C9  | 90°00'00" | 79.33'  | 50.50'   | S 75°22'45" E | 71.42'   |
| C10 | 90°00'00" | 40.06'  | 25.50'   | S 75°22'45" E | 36.06'   |
| C11 | 68°18'32" | 52.46'  | 44.00'   | S 86°13'29" E | 49.41'   |
| C12 | 88°33'38" | 11.21'  | 7.25'    | N 83°38'58" E | 10.12'   |
| C13 | 90°00'00" | 87.18'  | 55.50'   | S 51°42'11" E | 78.49'   |
| C14 | 0°28'59"  | 16.52'  | 1959.86' | N 74°53'01" E | 16.52'   |
| C15 | 1°19'46"  | 45.47'  | 1959.86' | N 75°47'23" E | 45.47'   |

**LINE TABLE**

| NUM | BEARING       | DISTANCE | NUM | BEARING       | DISTANCE | NUM  | BEARING       | DISTANCE |
|-----|---------------|----------|-----|---------------|----------|------|---------------|----------|
| L1  | S 17°52'04" E | 87.82'   | L35 | S 51°51'49" E | 140.11'  | L69  | N 30°22'45" W | 7.12'    |
| L2  | S 75°06'07" W | 136.37'  | L36 | S 51°51'49" E | 25.00'   | L70  | N 56°43'03" W | 49.23'   |
| L3  | S 18°24'07" W | 31.18'   | L37 | S 39°22'09" W | 21.16'   | L71  | N 18°24'07" E | 3.44'    |
| L4  | S 85°41'58" W | 52.44'   | L38 | N 50°38'47" W | 17.65'   | L72  | N 75°06'07" E | 22.37'   |
| L5  | N 75°46'53" W | 33.73'   | L39 | S 59°37'15" W | 193.07'  | L73  | S 56°43'03" E | 30.07'   |
| L6  | S 75°06'07" W | 36.71'   | L40 | N 30°22'45" W | 5.25'    | L74  | N 60°55'38" E | 24.50'   |
| L7  | S 18°24'07" W | 96.16'   | L41 | S 59°37'15" W | 90.72'   | L75  | S 42°04'13" W | 27.52'   |
| L8  | S 60°53'12" W | 25.57'   | L42 | N 28°40'12" W | 15.51'   | L76  | S 7°04'17" E  | 51.49'   |
| L9  | N 28°40'12" W | 92.97'   | L43 | N 59°37'15" E | 17.72'   | L77  | N 18°24'07" E | 4.69'    |
| L10 | N 53°23'51" E | 47.97'   | L44 | N 30°22'45" W | 9.50'    | L78  | S 28°40'12" E | 68.24'   |
| L11 | N 28°59'51" E | 51.00'   | L45 | N 59°37'15" E | 72.54'   | L79  | S 3°32'18" W  | 26.27'   |
| L12 | N 9°39'51" E  | 133.26'  | L46 | S 30°22'45" E | 5.25'    | L80  | S 28°40'12" E | 133.12'  |
| L13 | N 71°18'37" E | 20.09'   | L47 | N 59°37'15" E | 192.67'  | L81  | S 47°40'57" W | 70.52'   |
| L14 | S 51°51'49" E | 168.87'  | L48 | N 39°22'09" E | 2.80'    | L82  | S 1°11'16" E  | 20.00'   |
| L15 | S 49°08'00" E | 132.95'  | L49 | S 51°51'49" E | 3.76'    | L83  | S 29°13'16" E | 38.18'   |
| L16 | S 0°19'55" E  | 82.26'   | L50 | S 49°08'00" E | 3.69'    | L84  | S 51°43'16" E | 21.49'   |
| L17 | N 83°17'51" E | 212.77'  | L51 | N 7°04'17" W  | 71.90'   | L85  | N 83°16'41" E | 561.56'  |
| L18 | S 7°04'17" E  | 183.54'  | L52 | N 83°17'49" E | 33.87'   | L86  | N 7°04'17" W  | 73.25'   |
| L19 | S 83°16'41" W | 607.21'  | L53 | S 6°42'08" E  | 16.37'   | L87  | N 82°55'43" E | 15.00'   |
| L20 | N 29°54'52" W | 5.09'    | L54 | S 83°16'41" W | 88.90'   | L88  | N 83°16'41" E | 177.65'  |
| L21 | N 28°34'09" W | 124.23'  | L55 | N 28°40'12" W | 1.17'    | L89  | S 20°23'28" E | 25.73'   |
| L22 | N 28°40'12" W | 245.04'  | L56 | N 28°40'12" W | 37.34'   | L90  | N 28°40'12" W | 44.30'   |
| L23 | N 71°18'37" E | 55.00'   | L57 | S 83°17'51" W | 15.00'   | L91  | N 31°08'38" E | 33.55'   |
| L24 | S 17°52'04" E | 88.61'   | L58 | N 7°04'17" W  | 13.70'   | L92  | S 28°40'12" E | 57.77'   |
| L25 | S 51°51'49" E | 170.19'  | L59 | S 83°17'51" W | 215.23'  | L93  | N 56°43'03" W | 30.55'   |
| L26 | S 49°08'00" E | 5.00'    | L60 | N 0°19'55" W  | 97.25'   | L94  | N 31°08'38" E | 20.01'   |
| L27 | S 40°52'00" W | 55.00'   | L61 | N 49°08'00" W | 125.79'  | L95  | S 56°43'03" E | 45.33'   |
| L28 | N 71°18'37" E | 27.50'   | L62 | N 51°51'49" W | 29.87'   | L96  | N 75°06'07" E | 98.14'   |
| L29 | N 71°18'37" E | 27.50'   | L63 | S 69°04'52" W | 26.29'   | L97  | S 75°06'07" W | 52.47'   |
| L30 | S 17°52'04" E | 88.21'   | L64 | N 55°16'01" W | 87.32'   | L98  | S 75°06'07" W | 15.01'   |
| L31 | S 51°51'49" E | 169.53'  | L65 | N 30°53'15" W | 42.68'   | L99  | N 12°37'52" W | 163.02'  |
| L32 | S 49°08'00" E | 4.35'    | L66 | S 75°06'07" W | 34.27'   | L100 | N 9°39'51" E  | 17.49'   |
| L33 | S 40°52'00" W | 27.50'   | L67 | S 59°37'15" W | 162.35'  | L101 | S 9°39'51" W  | 21.46'   |
| L34 | S 40°52'00" W | 27.50'   | L68 | N 79°02'35" W | 27.30'   | L102 | S 12°37'52" E | 159.47'  |

**VICINITY MAP**  
SCALE: 1" = 2000'



**SURVEY MAP**

SHOWING A SURVEY OF A SUBDIVISION OF 7.134 ACRES OF LAND, CONSISTING OF LOT 1 (1.202 ACRES), LOT 2 (5.490 ACRES) AND HASSKARL DRIVE (0.442 ACRE), LYING AND BEING SITUATED IN THE CITY OF BRENNHAM, WASHINGTON COUNTY, TEXAS, PART OF THE ARRABELLA HARRINGTON SURVEY, A-55, SAID LOT 1 BEING PART OF THE SAME LAND DESCRIBED AS 10.696 ACRES IN THE DEED FROM LONNIE W. TIEMANN AND ELEANOR TIEMANN, HUSBAND AND WIFE, TO HOUSING AUTHORITY OF THE CITY OF BRENNHAM, TEXAS, DATED MAY 12, 1970, AS RECORDED IN VOLUME 299, PAGE 170, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS AND BEING PART OF THE SAME LAND DESCRIBED AS 1.117 ACRES, AWARDED TO THE HOUSING AUTHORITY OF THE CITY OF BRENNHAM, DATED JANUARY 26, 1971, AS RECORDED UNDER CAUSE NO. 4031, IN THE CIVIL COURT RECORDS OF WASHINGTON COUNTY, TEXAS, SAID LOT 2 BEING PART OF THE SAME LAND DESCRIBED AS 10.696 ACRES IN THE DEED FROM LONNIE W. TIEMANN AND ELEANOR TIEMANN, HUSBAND AND WIFE, TO HOUSING AUTHORITY OF THE CITY OF BRENNHAM, TEXAS, DATED MAY 12, 1970, AS RECORDED IN VOLUME 299, PAGE 170, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS AND SAID HASSKARL DRIVE BEING PART OF THE SAME LAND DESCRIBED AS 10.696 ACRES IN THE DEED FROM LONNIE W. TIEMANN AND ELEANOR TIEMANN, HUSBAND AND WIFE, TO HOUSING AUTHORITY OF THE CITY OF BRENNHAM, TEXAS, DATED MAY 12, 1970, AS RECORDED IN VOLUME 299, PAGE 170, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS AND BEING PART OF THE SAME LAND DESCRIBED AS 1.117 ACRES, AWARDED TO THE HOUSING AUTHORITY OF THE CITY OF BRENNHAM, DATED JANUARY 26, 1971, AS RECORDED UNDER CAUSE NO. 4031, IN THE CIVIL COURT RECORDS OF WASHINGTON COUNTY, TEXAS.

**CERTIFICATION**

THE STATE OF TEXAS  
COUNTY OF WASHINGTON

I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY AND SUBDIVISION OF 7.134 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 30TH DAY OF APRIL, 2021, A.D.

**(PRELIMINARY)**

JON E. HODDE, RPLS NO. 5197  
DATE: APRIL 30, 2021

THE PURPOSE OF THIS DOCUMENT IS FOR PRELIMINARY REVIEW ONLY.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

**(PRELIMINARY)**

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

**OWNER ACKNOWLEDGMENT**

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

BY: \_\_\_\_\_  
(SIGNATURE)  
\_\_\_\_\_  
(PRINTED NAME & TITLE)

**NOTARY PUBLIC ACKNOWLEDGMENT**

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS  
(SEAL)

**PLANNING AND ZONING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRENNHAM, 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 BRENNHAM, WASHINGTON COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

\_\_\_\_\_  
CLERK OF THE COUNTY COURT  
WASHINGTON COUNTY, TEXAS

W. O. NO. 7747 (BLEYL&ASSOC76595PC.DWG/MVIEW)  
REF: KENJUR75395PCRANGER.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  
FAIRVIEW TERRACE SUBDIVISION**  
PART OF THE ARRABELLA HARRINGTON SURVEY, A-55  
CITY OF BRENNHAM, WASHINGTON COUNTY, TEXAS  
CONSISTING OF LOT 1 (1.202 ACRES), LOT 2 (5.490 ACRES)  
AND HASSKARL DRIVE (0.442 ACRE)  
CONTAINING 7.134 ACRES TOTAL

**OWNER/DEVELOPER**  
HOUSING AUTHORITY OF THE CITY  
OF BRENNHAM, TEXAS  
1801 NORTHVIEW CIRCLE DRIVE  
BRENNHAM, TEXAS 77833  
PHN. 979-836-9221



**CASE P-21-006**  
**FINAL PLAT: FAIRVIEW TERRACE SUBDIVISION**

---

**PLAT TITLE:** Fairview Terrace Subdivision **CITY/ETJ:** City

**PLAT TYPE:** Final Plat

**OWNER/APPLICANT:** Brenham Housing Authority / Hodde & Hodde Land Surveying, Inc. (Jon Hodde)

**ADDRESS/LOCATION:** Generally located west and south of Hasskarl Drive and north of Matilda Street

**LEGAL DESCRIPTION:** Proposed Lots 1-2 of the Fairview Terrace Subdivision in Brenham, Washington County, Texas

**LOT AREA:** 6.692 acres. Lot 1 – 1.202 acres, Lot 2 – 5.490 acres  
Dedication of Hasskarl Drive – 0.442 acres

**ZONING DISTRICT:** R-2, Mixed Residential

**EXISTING USE:** Multi-family residential

**COMP PLAN** Multi-family Residential  
**FUTURE LAND USE:**

**REQUEST:** A request for a Final Plat of the Fairview Terrace Subdivision creating Lots 1-2, being 6.692 acres of land out of the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas.

**BACKGROUND:**

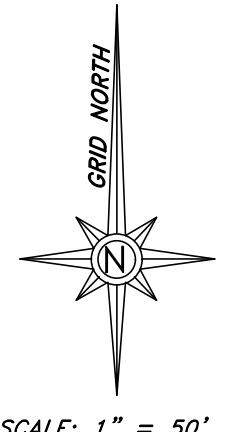
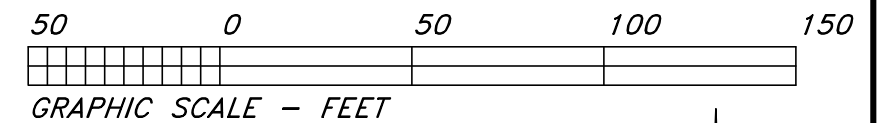
The property owner, Brenham Housing Authority requests approval of a Final Plat of the Fairview Terrace Subdivision that creates Lots 1 and 2, containing 6.692 acres of land with Lot 1 being 1.202 acres and Lot 2 being 5.490 acres, and dedication of 0.442-acres of right-of-way for Hasskarl Drive. The plat also includes two (2) access easements (0.132-acres and 0.276-acres) to be dedicated per this plat. The 0.132-acre access easement will provide the new development with access to Matilda Street, a secondary access required by the Fire Code. The 0.276-acre access easement will provide the City of Brenham access to the existing lift station. The plat also dedicates a variable-in-width utility and drainage easement within proposed Lot 1 and 2, and a utility easement to be located within Lot 1. The applicant desires to re-develop the property for residential multiple-family use. The subject site does not have a recorded plat and thus, approval of a Preliminary Plat and Final Plat is required for future development.

**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 recommends **approval** of this plat as presented.

**EXHIBITS:**

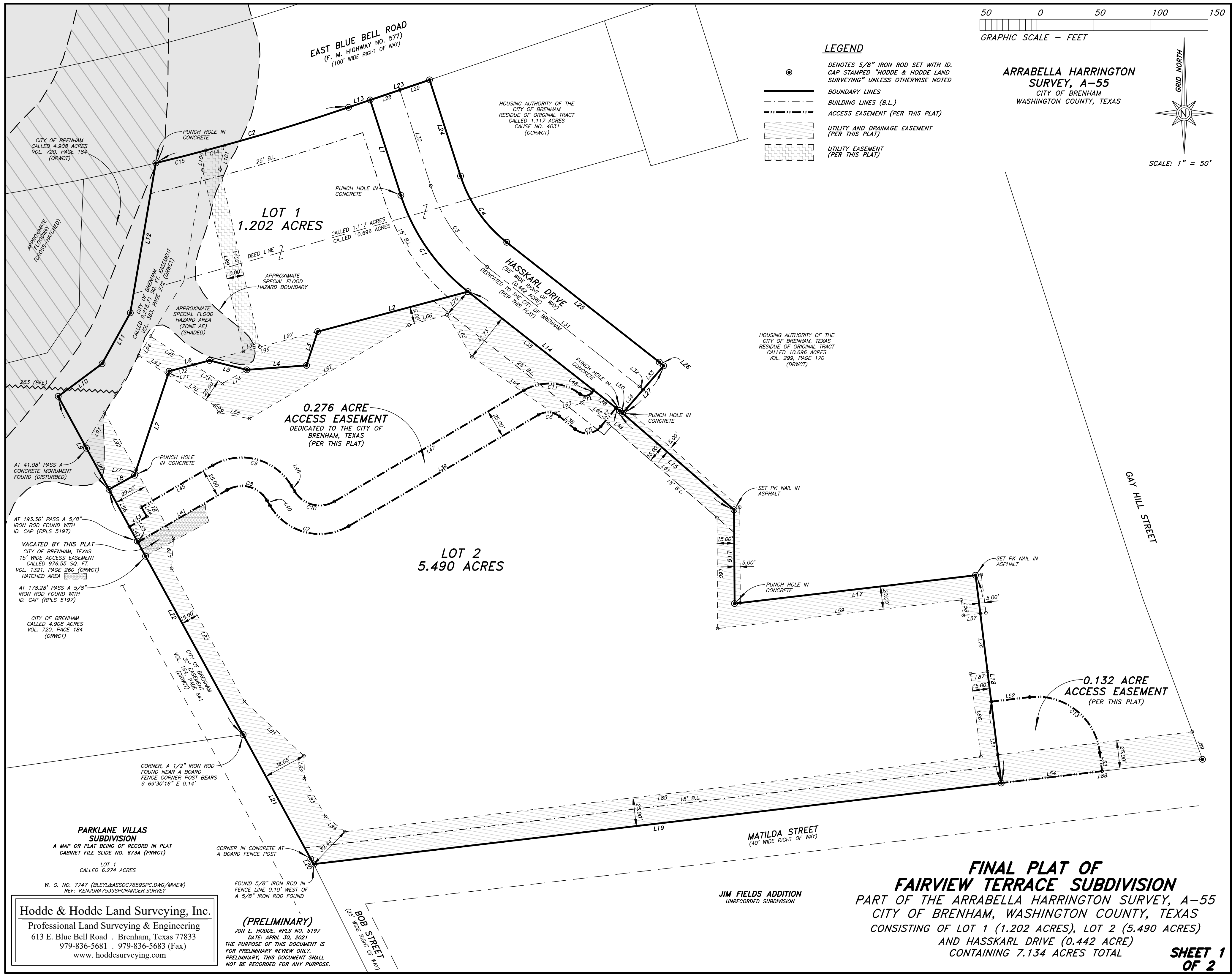
A. Proposed Final Plat



**LEGEND**

- DENOTES 5/8" IRON ROD SET WITH ID. CAP STAMPED "HODDE & HODDE LAND SURVEYING" UNLESS OTHERWISE NOTED
- BOUNDARY LINES
- - - BUILDING LINES (B.L.)
- · - · - ACCESS EASEMENT (PER THIS PLAT)
- ▨ UTILITY AND DRAINAGE EASEMENT (PER THIS PLAT)
- ▩ UTILITY EASEMENT (PER THIS PLAT)

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



**LOT 1**  
1.202 ACRES

**LOT 2**  
5.490 ACRES

HOUSING AUTHORITY OF THE CITY OF BRENHAM RESIDUE OF ORIGINAL TRACT CALLED 1.117 ACRES CAUSE NO. 4031 (CCRWC)

HOUSING AUTHORITY OF THE CITY OF BRENHAM, TEXAS RESIDUE OF ORIGINAL TRACT CALLED 10.696 ACRES VOL. 239, PAGE 170 (DRWCT)

**0.276 ACRE ACCESS EASEMENT**  
DEDICATED TO THE CITY OF BRENHAM, TEXAS (PER THIS PLAT)

**0.132 ACRE ACCESS EASEMENT**  
(PER THIS PLAT)

**PARKLANE VILLAS SUBDIVISION**  
A MAP OR PLAT BEING OF RECORD IN PLAT CABINET FILE SLIDE NO. 673A (PRWCT)

W. O. NO. 7747 (BLEYL&ASSOC7659SPC.DWG/MVIEW)  
REF: KENJURAT7539SPCRANGER.SURVEY

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**(PRELIMINARY)**  
JON E. HODDE, RPLS NO. 5197  
DATE: APRIL 30, 2021  
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**FINAL PLAT OF FAIRVIEW TERRACE SUBDIVISION**  
PART OF THE ARRABELLA HARRINGTON SURVEY, A-55  
CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS  
CONSISTING OF LOT 1 (1.202 ACRES), LOT 2 (5.490 ACRES)  
AND HASSKARL DRIVE (0.442 ACRE)  
CONTAINING 7.134 ACRES TOTAL

**NOTES:**

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 {2011}, CENTRAL ZONE 4203. CONVERGENCE ANGLE AT N: 10050474.023' - E: 3541046.622' IS 2'-01"-44.10", COMBINED SCALE FACTOR IS 0.99997562, U.S. SURVEY FEET, UTILIZING NGS OPUS SOLUTIONS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- 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 AND AS SHOWN (SHADED) HEREON.
- ⊙ - DENOTES A 5/8" IRON ROD SET WITH ID. CAP STAMPED "HODDE & HODDE LAND SURVEYING" UNLESS OTHERWISE NOTED ON THE PLAT.
- THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT GF NO. 21-0887-C, EFFECTIVE DATE APRIL 12, 2021, 8:00 AM, ISSUED APRIL 28, 2021, 8:00 AM.
- 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 APRIL 12, 2021.
- 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 APRIL 12, 2021.
- 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.
- 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.
- SUBJECT TO EASEMENT (BLANKET TYPE) DATED DECEMBER 7, 1948, EXECUTED BY JIM FIELDS TO THE CITY OF BRENHAM, TEXAS, RECORDED IN VOLUME 164, PAGE 533, DEED RECORDS, WASHINGTON COUNTY, TEXAS.
- (DRWCT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS.  
(ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.  
(PRWCT) DENOTES PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.  
(CCRWCT) DENOTES CIVIL COURT RECORDS OF WASHINGTON COUNTY, TEXAS.  
B.L. DENOTES BUILDING LINE

**SURVEY MAP**

SHOWING A SURVEY OF A SUBDIVISION OF 7.134 ACRES OF LAND, CONSISTING OF LOT 1 (1.202 ACRES), LOT 2 (5.490 ACRES) AND HASSKARL DRIVE (0.442 ACRE), LYING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, PART OF THE ARRABELLA HARRINGTON SURVEY, A-55, SAID LOT 1 BEING PART OF THE SAME LAND DESCRIBED AS 10.696 ACRES IN THE DEED FROM LONNIE W. TIEMANN AND ELEANOR TIEMANN, HUSBAND AND WIFE, TO HOUSING AUTHORITY OF THE CITY OF BRENHAM, TEXAS, DATED MAY 12, 1970, AS RECORDED IN VOLUME 299, PAGE 170, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS AND BEING PART OF THE SAME LAND DESCRIBED AS 1.117 ACRES, AWARDED TO THE HOUSING AUTHORITY OF THE CITY OF BRENHAM, DATED JANUARY 26, 1971, AS RECORDED UNDER CAUSE NO. 4031, IN THE CIVIL COURT RECORDS OF WASHINGTON COUNTY, TEXAS, SAID LOT 2 BEING PART OF THE SAME LAND DESCRIBED AS 10.696 ACRES IN THE DEED FROM LONNIE W. TIEMANN AND ELEANOR TIEMANN, HUSBAND AND WIFE, TO HOUSING AUTHORITY OF THE CITY OF BRENHAM, TEXAS, DATED MAY 12, 1970, AS RECORDED IN VOLUME 299, PAGE 170, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS AND SAID HASSKARL DRIVE BEING PART OF THE SAME LAND DESCRIBED AS 10.696 ACRES IN THE DEED FROM LONNIE W. TIEMANN AND ELEANOR TIEMANN, HUSBAND AND WIFE, TO HOUSING AUTHORITY OF THE CITY OF BRENHAM, TEXAS, DATED MAY 12, 1970, AS RECORDED IN VOLUME 299, PAGE 170, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS AND BEING PART OF THE SAME LAND DESCRIBED AS 1.117 ACRES, AWARDED TO THE HOUSING AUTHORITY OF THE CITY OF BRENHAM, DATED JANUARY 26, 1971, AS RECORDED UNDER CAUSE NO. 4031, IN THE CIVIL COURT RECORDS OF WASHINGTON COUNTY, TEXAS.

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COUNTY OF WASHINGTON

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DATED THIS THE 30TH DAY OF APRIL, 2021, A.D.

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DATE: APRIL 30, 2021

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BRENHAM, TEXAS 77833  
(979)-836-5681  
TBPE&LS SURVEY FIRM REG. NO. 10018800

**CURVE DATA**

| NUM | DELTA     | ARC     | RADIUS   | BEARING       | DISTANCE |
|-----|-----------|---------|----------|---------------|----------|
| C1  | 33°59'44" | 104.43' | 176.00'  | S 34°51'56" E | 102.90'  |
| C2  | 5°08'39"  | 175.96' | 1959.86' | N 73°52'56" E | 175.90'  |
| C3  | 33°59'44" | 88.11'  | 148.50'  | S 34°51'56" E | 86.82'   |
| C4  | 33°59'44" | 71.79'  | 121.00'  | S 34°51'56" E | 70.75'   |
| C5  | 89°59'03" | 25.13'  | 16.00'   | S 84°21'41" W | 22.62'   |
| C6  | 69°43'58" | 19.47'  | 16.00'   | N 85°30'46" W | 18.29'   |
| C7  | 90°00'00" | 79.33'  | 50.50'   | N 75°22'45" W | 71.42'   |
| C8  | 90°00'00" | 40.06'  | 25.50'   | N 75°22'45" W | 36.06'   |
| C9  | 90°00'00" | 79.33'  | 50.50'   | S 75°22'45" E | 71.42'   |
| C10 | 90°00'00" | 40.06'  | 25.50'   | S 75°22'45" E | 36.06'   |
| C11 | 68°18'32" | 52.46'  | 44.00'   | S 86°13'29" E | 49.41'   |
| C12 | 88°33'38" | 11.21'  | 7.25'    | N 83°38'58" E | 10.12'   |
| C13 | 90°00'00" | 87.18'  | 55.50'   | S 51°42'11" E | 78.49'   |
| C14 | 0°28'59"  | 16.52'  | 1959.86' | N 74°53'01" E | 16.52'   |
| C15 | 1°19'46"  | 45.47'  | 1959.86' | N 75°47'23" E | 45.47'   |

**LINE TABLE**

| NUM | BEARING       | DISTANCE | NUM | BEARING       | DISTANCE | NUM  | BEARING       | DISTANCE |
|-----|---------------|----------|-----|---------------|----------|------|---------------|----------|
| L1  | S 17°52'04" E | 87.82'   | L35 | S 51°51'49" E | 140.11'  | L69  | N 30°22'45" W | 7.12'    |
| L2  | S 75°06'07" W | 136.37'  | L36 | S 51°51'49" E | 25.00'   | L70  | N 56°43'03" W | 49.23'   |
| L3  | S 18°24'07" W | 31.18'   | L37 | S 39°22'09" W | 21.16'   | L71  | N 18°24'07" E | 3.44'    |
| L4  | S 85°41'58" W | 52.44'   | L38 | N 50°38'47" W | 17.65'   | L72  | N 75°06'07" E | 22.37'   |
| L5  | N 75°46'53" W | 33.73'   | L39 | S 59°37'15" W | 193.07'  | L73  | S 56°43'03" E | 30.07'   |
| L6  | S 75°06'07" W | 36.71'   | L40 | N 30°22'45" W | 5.25'    | L74  | N 60°55'38" E | 24.50'   |
| L7  | S 18°24'07" W | 96.16'   | L41 | S 59°37'15" W | 90.72'   | L75  | S 42°04'13" W | 27.52'   |
| L8  | S 60°53'12" W | 25.57'   | L42 | N 28°40'12" W | 15.51'   | L76  | S 7°04'17" E  | 51.49'   |
| L9  | N 28°40'12" W | 92.97'   | L43 | N 59°37'15" E | 17.72'   | L77  | N 18°24'07" E | 4.69'    |
| L10 | N 53°23'51" E | 47.97'   | L44 | N 30°22'45" W | 9.50'    | L78  | S 28°40'12" E | 68.24'   |
| L11 | N 28°59'51" E | 51.00'   | L45 | N 59°37'15" E | 72.54'   | L79  | S 3°32'18" W  | 26.27'   |
| L12 | N 9°39'51" E  | 133.26'  | L46 | S 30°22'45" E | 5.25'    | L80  | S 28°40'12" E | 133.12'  |
| L13 | N 71°18'37" E | 20.09'   | L47 | N 59°37'15" E | 192.67'  | L81  | S 47°40'57" W | 70.52'   |
| L14 | S 51°51'49" E | 168.87'  | L48 | N 39°22'09" E | 2.80'    | L82  | S 1°11'16" E  | 20.00'   |
| L15 | S 49°08'00" E | 132.95'  | L49 | S 51°51'49" E | 3.76'    | L83  | S 29°13'16" E | 38.18'   |
| L16 | S 0°19'55" E  | 82.26'   | L50 | S 49°08'00" E | 3.69'    | L84  | S 51°43'16" E | 21.49'   |
| L17 | N 83°17'51" E | 212.77'  | L51 | N 7°04'17" W  | 71.90'   | L85  | N 83°16'41" E | 561.56'  |
| L18 | S 7°04'17" E  | 183.54'  | L52 | N 83°17'49" E | 33.87'   | L86  | N 7°04'17" W  | 73.25'   |
| L19 | S 83°16'41" W | 607.21'  | L53 | S 6°42'08" E  | 16.37'   | L87  | N 82°55'43" E | 15.00'   |
| L20 | N 29°54'52" W | 5.09'    | L54 | S 83°16'41" W | 88.90'   | L88  | N 83°16'41" E | 177.65'  |
| L21 | N 28°34'09" W | 124.23'  | L55 | N 28°40'12" W | 1.17'    | L89  | S 20°23'28" E | 25.73'   |
| L22 | N 28°40'12" W | 245.04'  | L56 | N 28°40'12" W | 37.34'   | L90  | N 28°40'12" W | 44.30'   |
| L23 | N 71°18'37" E | 55.00'   | L57 | S 83°17'51" W | 15.00'   | L91  | N 31°08'38" E | 33.55'   |
| L24 | S 17°52'04" E | 88.61'   | L58 | N 7°04'17" W  | 13.70'   | L92  | S 28°40'12" E | 57.77'   |
| L25 | S 51°51'49" E | 170.19'  | L59 | S 83°17'51" W | 215.23'  | L93  | N 56°43'03" W | 30.55'   |
| L26 | S 49°08'00" E | 5.00'    | L60 | N 0°19'55" W  | 97.25'   | L94  | N 31°08'38" E | 20.01'   |
| L27 | S 40°52'00" W | 55.00'   | L61 | N 49°08'00" W | 125.79'  | L95  | S 56°43'03" E | 45.33'   |
| L28 | N 71°18'37" E | 27.50'   | L62 | N 51°51'49" W | 29.87'   | L96  | N 75°06'07" E | 98.14'   |
| L29 | N 71°18'37" E | 27.50'   | L63 | S 69°04'52" W | 26.29'   | L97  | S 75°06'07" W | 52.47'   |
| L30 | S 17°52'04" E | 88.21'   | L64 | N 55°16'01" W | 87.32'   | L98  | S 75°06'07" W | 15.01'   |
| L31 | S 51°51'49" E | 169.53'  | L65 | N 30°53'15" W | 42.68'   | L99  | N 12°37'52" W | 163.02'  |
| L32 | S 49°08'00" E | 4.35'    | L66 | S 75°06'07" W | 34.27'   | L100 | N 9°39'51" E  | 17.49'   |
| L33 | S 40°52'00" W | 27.50'   | L67 | S 59°37'15" W | 162.35'  | L101 | S 9°39'51" W  | 21.46'   |
| L34 | S 40°52'00" W | 27.50'   | L68 | N 79°02'35" W | 27.30'   | L102 | S 12°37'52" E | 159.47'  |

**OWNER ACKNOWLEDGMENT**

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

BY: \_\_\_\_\_  
(SIGNATURE)  
  
\_\_\_\_\_  
(PRINTED NAME & TITLE)

**NOTARY PUBLIC ACKNOWLEDGMENT**

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS  
(SEAL)

**PLANNING AND ZONING COMMISSION APPROVAL**

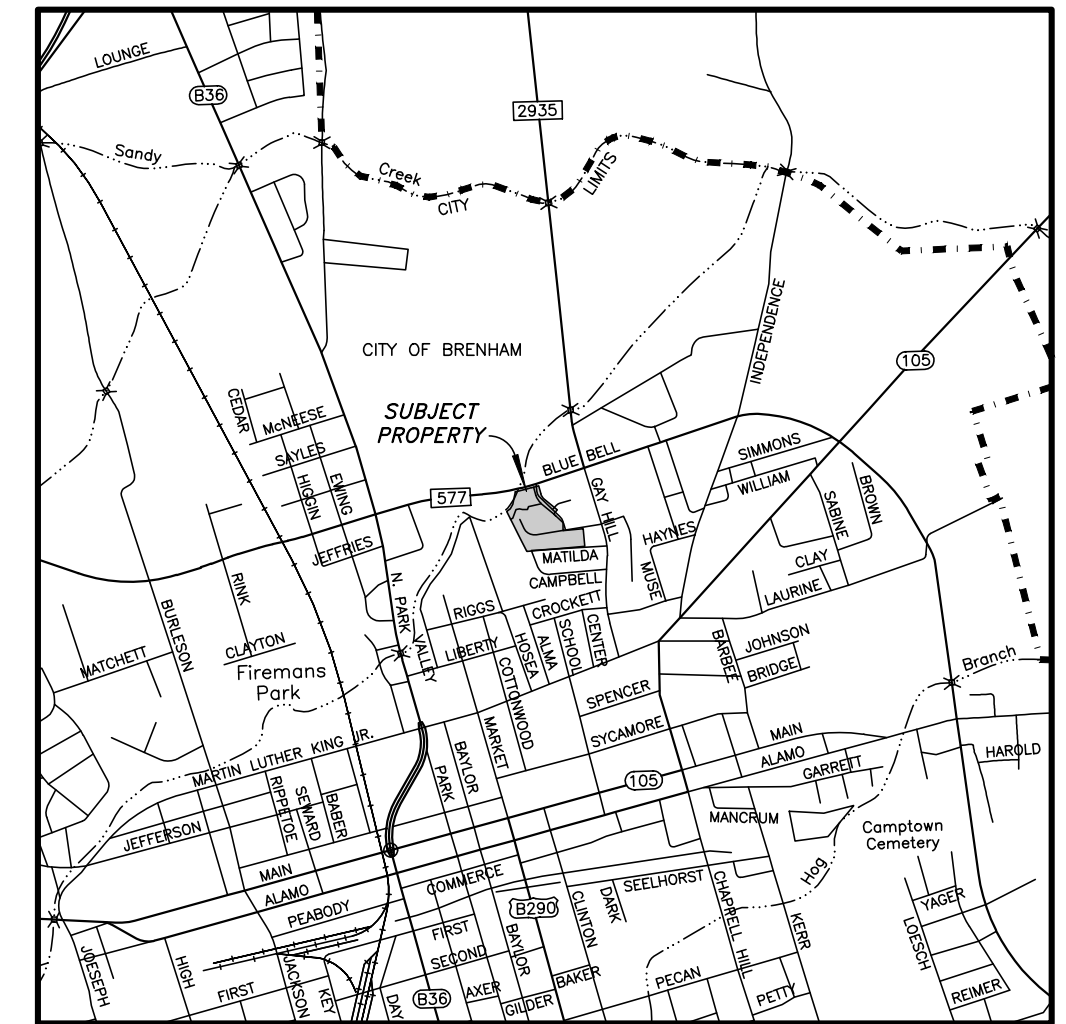
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRENHAM, TEXAS.

CHAIRMAN \_\_\_\_\_  
SECRETARY \_\_\_\_\_

**COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT**

THE STATE OF TEXAS §  
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" = 2000'



W. O. NO. 7747 (BLEYL&ASSOC76595PC.DWG/MVIEW)  
REF: KENJUR475395PCRANGER.SURVEY

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

**FINAL PLAT OF  
FAIRVIEW TERRACE SUBDIVISION**  
PART OF THE ARRABELLA HARRINGTON SURVEY, A-55  
CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS  
CONSISTING OF LOT 1 (1.202 ACRES), LOT 2 (5.490 ACRES)  
AND HASSKARL DRIVE (0.442 ACRE)  
CONTAINING 7.134 ACRES TOTAL

**OWNER/DEVELOPER**  
HOUSING AUTHORITY OF THE CITY  
OF BRENHAM, TEXAS  
1801 NORTHVIEW CIRCLE DRIVE  
BRENHAM, TEXAS 77833  
PHN. 979-836-9221



**CASE P-21-009**  
**PRELIMINARY PLAT: CHAPEL SUBDIVISION**

---

**PLAT TITLE:** Chapel Subdivision **CITY/ETJ:** City

**PLAT TYPE:** Preliminary Plat

**OWNER/APPLICANT:** Kevin Wayne Chapel

**ADDRESS/LOCATION:** 707 and 709 Campbell Street.

**LEGAL DESCRIPTION:** Proposed Lot 1, Block 1 of the Chapel Subdivision in Brenham, Washington County, Texas

**LOT AREA:** 0.233 acres

**ZONING DISTRICT:** R-2, Mixed Residential District

**EXISTING USE:** Vacant land/ Single-Family Home Under Construction

**COMP PLAN** Single Family Residential  
**FUTURE LAND USE:**

**REQUEST:** A request for a Preliminary Plat of the Chapel Subdivision creating Lot 1, Block 1, being 0.233 acres of land out of the A. Harrington Survey, A-55 in Brenham, Washington County, Texas.

**BACKGROUND:**

The applicant/owner requests approval of a Preliminary Plat of the Chapel Subdivision that creates Lot 1, Block 1, containing 0.233 acres of land. The subject 0.233 acres of land is owned by Kevin Wayne Chapel. Mr. Chapel desires to develop the property for residential use. The subject site does not have a recorded plat and thus, approval of a Preliminary Plat and Final Plat is required for future development. No new easements are being created.

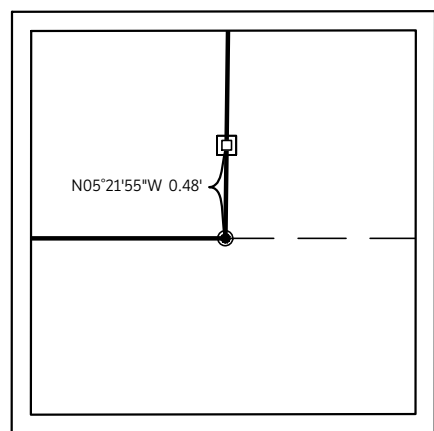
On May 10, 2021, the Board of Adjustment granted a variance to allow the existing lot depth of 100-feet instead of the required 115-feet for a single-family residence. A copy of the variance staff report is on file in Development Services.

**STAFF ANALYSIS AND RECOMMENDATION:**

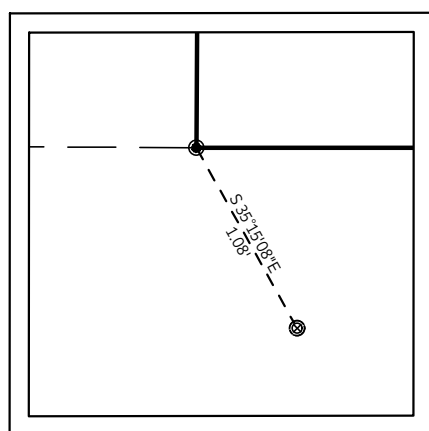
Development Services and Strand Engineering have reviewed this Preliminary Plat for compliance with applicable City of Brenham regulations and ordinances and recommends **approval** of this plat as presented.

**EXHIBITS:**

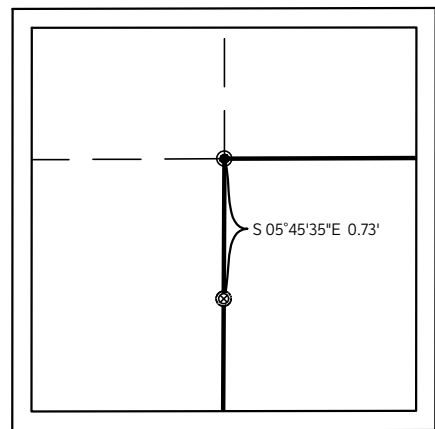
A. Proposed Preliminary Plat



DETAIL "A"  
SCALE: 1" = 1'



DETAIL "B"  
SCALE: 1" = 1'



DETAIL "C"  
SCALE: 1" = 1'

LEGEND

|   |   |
|---|---|
| ● | = 1/2" CAPPED IRON ROD SET WITH CAP STAMPED "GESSNER" |
| ● | = 1/2" CAPPED IRON ROD FOUND WITH CAP STAMPED "HODDE" |
| ● | = 1/2" CAPPED IRON ROD FOUND WITH CAP STAMPED "LAMPE" |
| ○ | = 1/2" IRON ROD FOUND                                 |
| ○ | = 3/4" SQUARE IRON ROD FOUND                          |
| ○ | = CLEAN OUT   |
| ○ | = WATER METER   |
| ○ | = POWER POLE  |
| ○ | = GUY ANCHOR  |
| ○ | = OVERHEAD ELECTRIC LINE                              |
| ○ | = UNDERGROUND WATER LINE                              |
| ○ | = UNDERGROUND GAS LINE                                |
| ○ | = CHAIN LINK FENCE                                    |
| ○ | = WOODEN FENCE  |
| ○ | = SUBJECT TRACT PROPERTY LINE                         |
| ○ | = ADJOINER PROPERTY LINE                              |
| ○ | = ORIGINAL PLAT LOT LINE                              |
| ○ | = RECORD DATA   |
| ○ | = CONTROLLING MONUMENT                                |
| ○ | = BUILDING SETBACK LINE                               |
| ○ | = OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS        |
| ○ | = DEED RECORDS OF WASHINGTON COUNTY, TEXAS            |
| ○ | = COUNTY COURT AT LAW OF WASHINGTON COUNTY, TEXAS     |

SURVEY MAP

SHOWING A SURVEY OF 0.233 OF AN ACRE TRACT OF LAND SITUATED IN THE A. HARRINGTON LEAGUE, ABSTRACT NO. 55, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS AND BEING ALL OF A CALLED 5,000 SQUARE FEET TRACT OF LAND, LOT 3, BLOCK 1, JIM FIELDS ADDITION TO THE CITY OF BRENHAM, AN UNRECORDED SUBDIVISION, AND BEING ALL OF A CALLED 5,000 SQUARE FEET TRACT OF LAND, LOT 4, BLOCK 1, JIM FIELDS ADDITION TO THE CITY OF BRENHAM, AN UNRECORDED SUBDIVISION, DESCRIBED IN AN ORDER APPROVING SMALL ESTATE AFFIDAVIT FILED IN THE PROBATE OF CHARLES RAY ARMSTEAD, DECEASED, RECORDED UNDER CAUSE NO. 2018-053, COUNTY COURT AT LAW OF WASHINGTON COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF WASHINGTON

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. DATED THIS THE 27TH DAY OF APRIL, 2021, A.D.

(PRELIMINARY)  
DANIEL B. DAVIS R.P.L.S. NO. 6195

OWNER ACKNOWLEDGEMENT

I, KEVIN WAYNE CHAPEL, 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)

LIENHOLDERS' ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

WE, CITIZENS STATE BANK, THE OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED AS 0.233 ACRE IN THE DEED OF TRUST, DATED OCTOBER 8, 2020, AS RECORDED IN VOLUME 1743, PAGE 545, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT OF WASHINGTON COUNTY, TEXAS, SAID LIEN AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: \_\_\_\_\_  
(SIGNATURE)  
\_\_\_\_\_  
(PRINTED NAME & TITLE)

NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS

NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS

PLANNING AND ZONING COMMISSION APPROVAL

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

CHAIRMAN

SECRETARY

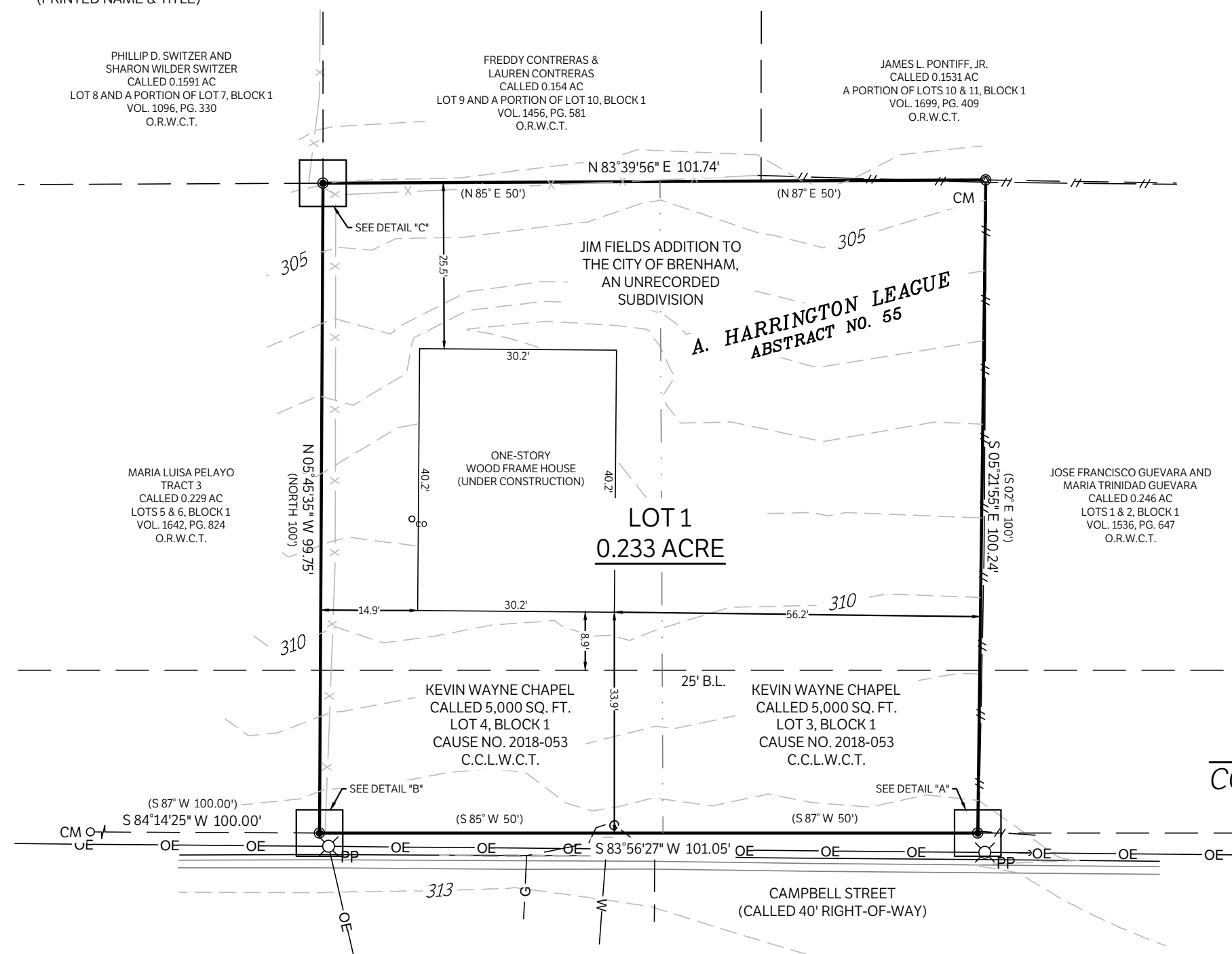
COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

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 \_\_\_\_\_, 2021, AT \_\_\_\_\_ O'CLOCK \_\_M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, AT \_\_\_\_\_ O'CLOCK \_\_M. IN PLAT CABINET FILE NO. \_\_\_\_\_

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

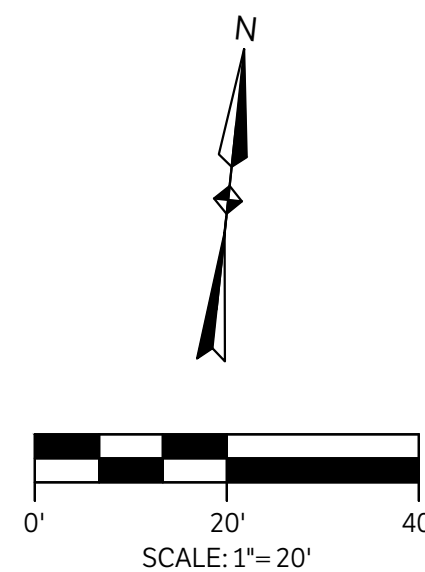


NOTES:

- PROPERTY APPEARS TO BE VESTED IN KEVIN WAYNE CHAPEL BY VIRTUE OF AN ORDER APPROVING SMALL ESTATE AFFIDAVIT FILED IN THE PROBATE OF CHARLES RAY ARMSTEAD, DECEASED, RECORDED UNDER CAUSE NO. 2018-053, C.C.L.W.C.T.
- SURVEY PERFORMED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY WASHINGTON COUNTY ABSTRACT COMPANY, AND ISSUED UNDER FILE NO. WCTP2100148, EFFECTIVE DATE MARCH 17, 2021.
- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83 DATUM, AS OBTAINED BY GPS OBSERVATIONS PER THE LEICA SMARTNET NETWORK OF NORTH AMERICA. DISTANCES SHOWN HEREON ARE SURFACE VALUES IN US SURVEY FEET AND MAY BE CONVERTED TO GRID USING THE FOLLOWING TXDOT CALCULATED SCALE FACTOR: 0.99997
- THIS PROPERTY FALLS WITHIN ZONE X AND HAS LESS THAN A 1% ANNUAL CHANCE OF FLOOD HAZARD ACCORDING TO THE FEMA FIRM MAP FOR WASHINGTON COUNTY, CITY OF BRENHAM, TEXAS, COMMUNITY MAP NO. 480648, PANEL NO. 0295C, MAP NO. 48477C0295C, EFFECTIVE DATE OF AUGUST 16, 2011.
- UTILITY MARKINGS SHOWN ON THIS SURVEY WERE MARKED ON THE GROUND IN RESPONSE TO TEXAS 811 TICKET REQUEST #2155743360. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES.
- ALL BEARINGS AND DISTANCES LISTED IN PARENTHESES DENOTE RECORD DATA RECORDED ON RELEVANT SUBDIVISION PLAT/PARENT TRACT DEED.
- PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, EASEMENTS, BUILDING LINES AND RESTRICTIONS AS SET FORTH IN GENERAL URBAN RENEWAL PLAN FOR NEIGHBORHOOD DEVELOPMENT PROGRAM OF BRENHAM, TEXAS AS SET FORTH IN INSTRUMENT RECORDED IN VOL. 290, PG. 433, D.R.W.C.T.
- PROPERTY IS SUBJECT TO EASEMENT DATED DECEMBER 7, 1948, EXECUTED BY JIM FIELDS TO THE CITY OF BRENHAM, RECORDED IN VOL. 164, PG. 533, D.R.W.C.T.
- PROPERTY IS SUBJECT TO DEED OF TRUST DATED OCTOBER 8, 2020, FILED FOR RECORD ON OCTOBER 8, 2020, EXECUTED BY KEVIN WAYNE CHAPEL TO AARON K FLETCHER, TRUSTEE, SECURING PAYMENT OF ONE CERTAIN PROMISSORY NOTE IN THE ORIGINAL PRINCIPAL SUM OF \$90,000.00, PAYABLE TO CITIZENS STATE BANK, RECORDED IN VOL. 1743, PG. 545, O.R.W.C.T.
- ORIGINAL TRACTS BEING LOTS 3 & 4, BLOCK 1 OF THE JIM FIELDS ADDITION TO THE CITY OF BRENHAM, AN UNRECORDED SUBDIVISION.
- DETAILS A, B, AND C PROVIDED TO ILLUSTRATE REFERENCE CALLS TO FOUND SURVEY MONUMENTS FROM 1/2" CAPPED IRON RODS WITH CAPS STAMPED "GESSNER" SET FOR PLAT BOUNDARY CORNERS.
- VARIANCE FOR LOT DEPTH RECEIVED BY THE BOARD OF ZONING ADJUSTMENTS ON MAY 10, 2021.

**PRELIMINARY PLAT OF CHAPEL SUBDIVISION TO FORM LOT 1, BLOCK 1 (0.233 ACRE) OUT OF THE A. HARRINGTON LEAGUE, A-55 CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS CONSISTING OF 1 RESIDENTIAL LOT CONTAINING 0.233 ACRE**

Project Number: 21-0046  
Issue Date: 04-27-21



CIVIL | CMT | GEOTECHNICAL  
STRUCTURAL | SURVEY

CORPORATE OFFICE  
2501 ASHFORD DRIVE  
COLLEGE STATION, TEXAS 77840  
www.gessnerengineering.com

BREHMAM 979.836.6855  
COLLEGE STATION 979.680.8840  
FORT WORTH 817.405.0774  
GEORGETOWN 512.930.5832  
SAN ANTONIO 210.305.4792

TBPELS FIRM REGISTRATION NUMBERS:  
F-7451 & F-101914599



**CASE P-21-010**  
**FINAL PLAT: CHAPEL SUBDIVISION**

---

**PLAT TITLE:** Chapel Subdivision **CITY/ETJ:** City

**PLAT TYPE:** Final Plat

**OWNER/APPLICANT:** Kevin Wayne Chapel

**ADDRESS/LOCATION:** 707 and 709 Campbell Street.

**LEGAL DESCRIPTION:** Proposed Lot 1, Block 1 of the Chapel Subdivision in Brenham, Washington County, Texas

**LOT AREA:** 0.233 acres

**ZONING DISTRICT:** R-2, Mixed Residential District

**EXISTING USE:** Vacant land / Single-Family Home Under Construction

**COMP PLAN** Single Family Residential  
**FUTURE LAND USE:**

**REQUEST:** A request for a Final Plat of the Chapel Subdivision creating Lot 1, Block 1, being 0.233 acres of land out of the A. Harrington Survey, A-55 in Brenham, Washington County, Texas.

**BACKGROUND:**

The applicant/owner requests approval of a Final Plat of the Chapel Subdivision that creates Lot 1, Block 1, containing 0.233 acres of land. The subject 0.233 acres of land is owned by Kevin Wayne Chapel. Mr. Chapel desires to develop the property for residential use. The subject site does not have a recorded plat and thus, approval of a Preliminary Plat and Final Plat is required for future development. No new easements are being created.

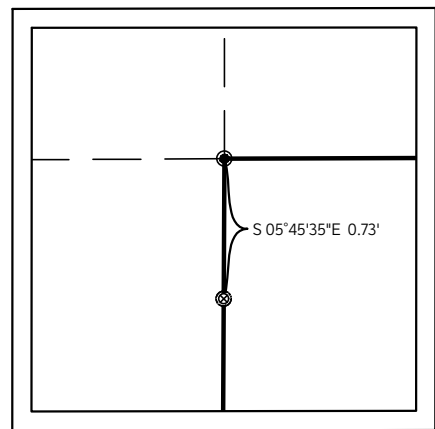
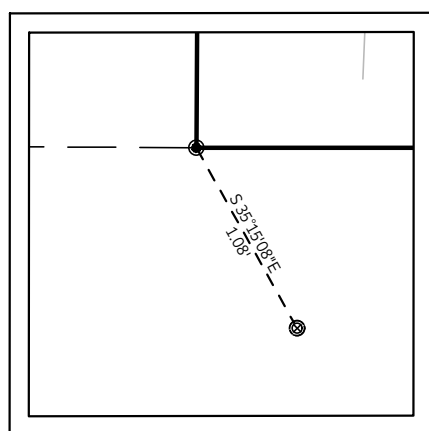
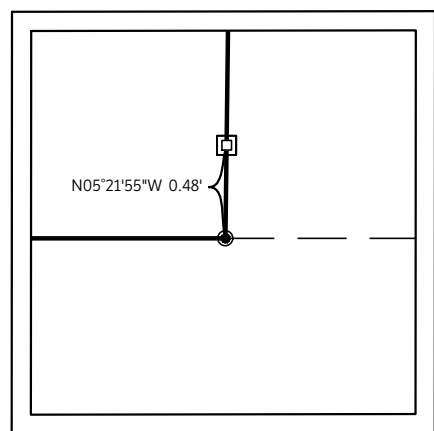
On May 10, 2021, the Board of Adjustment granted a variance to allow the existing lot depth of 100-feet instead of the required 115-feet for a single-family residence. A copy of the variance staff report is on file in Development Services.

**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 recommends **approval** of this plat as presented.

**EXHIBITS:**

A. Proposed Final Plat



**LEGEND**

|  |   |
|--|---|
|  | = 1/2" CAPPED IRON ROD SET WITH CAP STAMPED "GESSNER" |
|  | = 1/2" CAPPED IRON ROD FOUND WITH CAP STAMPED "HODDE" |
|  | = 1/2" CAPPED IRON ROD FOUND WITH CAP STAMPED "LAMPE" |
|  | = 1/2" IRON ROD FOUND                                 |
|  | = 3/4" SQUARE IRON ROD FOUND                          |
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|  | = ORIGINAL PLAT LOT LINE                              |
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**SURVEY MAP**

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STATE OF TEXAS  
COUNTY OF WASHINGTON

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. DATED THIS THE 27TH DAY OF APRIL, 2021, A.D.

DANIEL B. DAVIS R.P.L.S. NO. 6195

**OWNER ACKNOWLEDGEMENT**

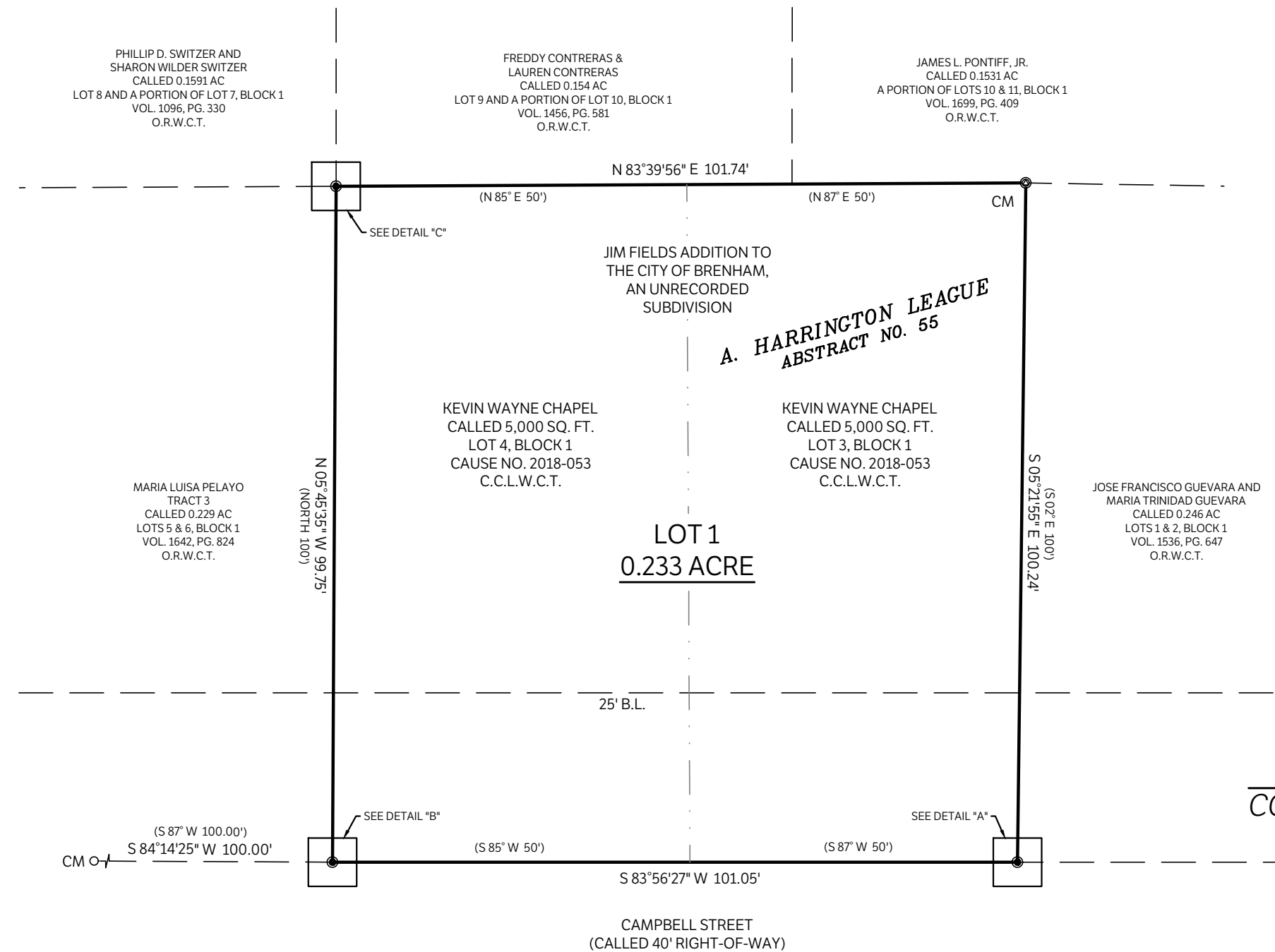
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BY: \_\_\_\_\_  
(SIGNATURE)  
\_\_\_\_\_  
(PRINTED NAME & TITLE)

**LIENHOLDERS' ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT**

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BY: \_\_\_\_\_  
(SIGNATURE)  
\_\_\_\_\_  
(PRINTED NAME & TITLE)



**NOTES:**

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- VARIANCE FOR LOT DEPTH GRANTED BY THE BOARD OF ZONING ADJUSTMENTS ON MAY 10, 2021.

**NOTARY PUBLIC ACKNOWLEDGEMENT**

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

**NOTARY PUBLIC ACKNOWLEDGEMENT**

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

**PLANNING AND ZONING COMMISSION APPROVAL**

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

\_\_\_\_\_  
CHAIRMAN  
\_\_\_\_\_  
SECRETARY

**COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT**

STATE OF TEXAS  
COUNTY OF WASHINGTON

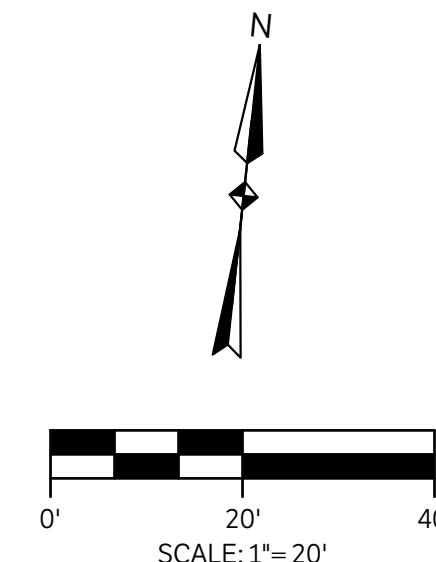
I, \_\_\_\_\_, CLERK OF THE COUNTY COURT OF WASHINGTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, AT \_\_\_\_\_ O'CLOCK \_\_M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, AT \_\_\_\_\_ O'CLOCK \_\_M. IN PLAT CABINET FILE NO. \_\_\_\_\_.

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

**FINAL PLAT OF CHAPEL SUBDIVISION  
TO FORM LOT 1, BLOCK 1 (0.233 ACRE)  
OUT OF THE A. HARRINGTON LEAGUE, A-55  
CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS  
CONSISTING OF 1 RESIDENTIAL LOT CONTAINING 0.233 ACRE**

**Project Number: 21-0046  
Issue Date: 04-27-21**



**CIVIL | CMT | GEOTECHNICAL  
STRUCTURAL | SURVEY**

CORPORATE OFFICE  
2501 ASHFORD DRIVE  
COLLEGE STATION, TEXAS 77840  
www.gessnerengineering.com

BRENHAM 979.836.6855  
COLLEGE STATION 979.680.8840  
FORT WORTH 817.405.0774  
GEORGETOWN 512.930.5832  
SAN ANTONIO 210.305.4792

TBPELS FIRM REGISTRATION NUMBERS:  
F-7451 & F-101914599





**CASE P-21-008**  
**REPLAT: LOT 3, BLOCK 1 OF THE WEHMEYER ACRES SUBDIVISION**  
**TO CREATE LOT 3R, BLOCK 1**  
**FINAL PLAT: CREATING THE SANDALWOOD SUBDIVISION**  
**LOT 1, BLOCK 1**

---

**PLAT TITLE:** Replat of Lot 3, Block 1 of Wehmeyer Acres to create Lot 3R, Block 1      **CITY/ETJ:** City Limits

Final Plat of Sandalwood Subdivision, Lot 1, Block 1

**PLAT TYPE:** Residential Replat / Final Plat

**OWNER:** Sandalwood Brenham Partners, LLC

**APPLICANT/AGENT:** Jones & Carter / Brian Dobiyski

**LOT AREA /LOCATION:** 2001 FM 389

**PROPOSED LEGAL DESCRIPTION:** Lot 3R, Block 1, Wehmeyer Acres / Lot 1, Block 1, Sandalwood Subdivision in Brenham, Washington County, Texas

**ZONING DISTRICT** R-3, Manufactured Home Residential District

**EXISTING USE:** Manufactured Home Park and Vacant land

**COMP PLAN** Manufactured Homes

**FUTURE LAND USE:**

**REQUEST:** A request by Sandalwood Brenham Partners, LLC / Jones & Carter – Brian Dobiyski for approval of a residential Replat of Lot 3, Block 1 of Wehmeyer Acres to create Lot 3R, Block 1, being 9.12 acres out of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas; and

A request by Sandalwood Brenham Partners, LLC / Jones & Carter – Brian Dobiyski for approval of a Final Plat of Sandalwood Subdivision, Lot 1, Block 1, being 19.89 acres of land, currently addressed as 2001 FM 389, out of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.

**BACKGROUND:**

The subject property for the Replat, identified as Lot 3, Block 1 of Wehmeyer Acres, is owned by Sandalwood Brenham Partners, LLC. The existing lot is developed as a manufactured home park and is adjacent and south of 2001 FM 389. The property owner would like to remove an approximate 3.20-acre northern portion of Lot 3, Block 1 of Wehmeyer Acres, for it to be Platted separately as part of the abutting northern tract. The proposed Replat would result in Lot 3 becoming Lot 3R, Block 1, comprising of 9.12 acres for a future manufactured home development.

The applicant/owner requests approval of a Final Plat of the Sandalwood Subdivision that creates Lot 1, Block 1, containing 19.892 acres of land. The subject 19.892 acres of land includes the former approximate 3.20-acre portion that is proposed to be separated as part of the Wehmeyer Acres, Lot 3, Block 1 replat. The plat also includes the dedication of 20-foot and 30-foot public utility easements and a 10-foot drainage easement. The applicant desires to develop the property as an extension of the Manufactured Home park.

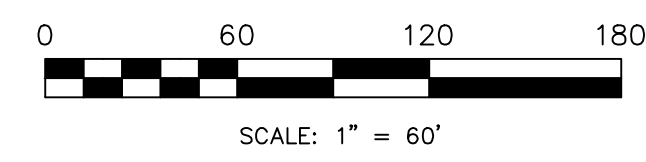
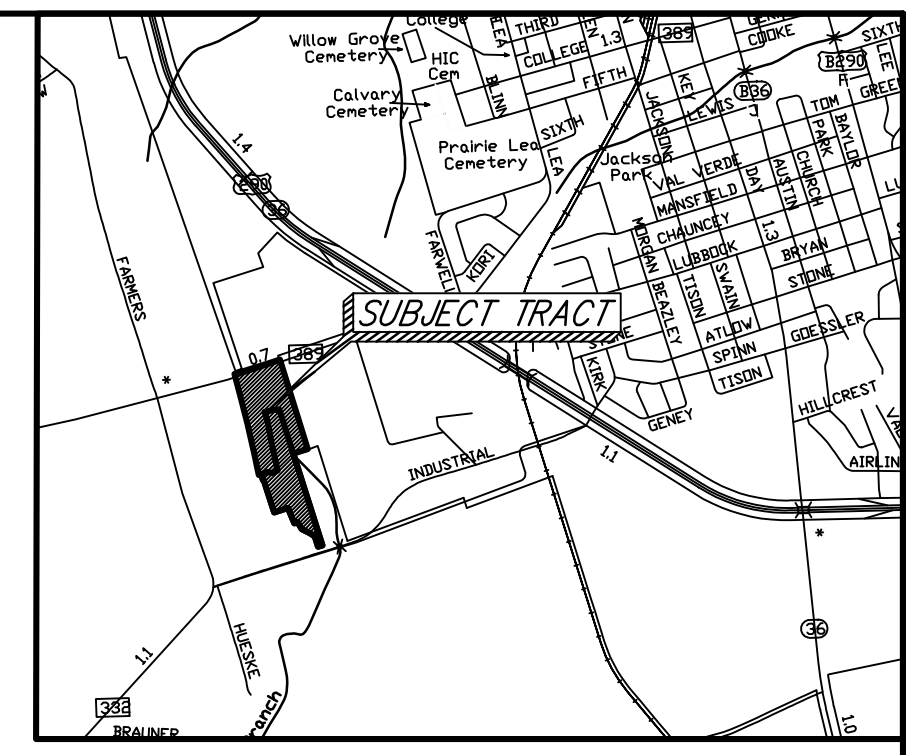
Although most of the property is already developed as a Manufactured Home Park, the subject site does not have a recorded plat and thus, approval of a Final Plat is required for future development.

**STAFF RECOMMENDATION:**

Development Services staff and Strand Engineering have reviewed the proposed residential Replat and the proposed Final Plat for compliance the City of Brenham’s regulations and ordinances and **recommends approval** of the proposed residential Replat and the proposed Final Plat, as presented.

**EXHIBITS:**

- A. Proposed residential Replat and Proposed Final Plat of Sandalwood Subdivision



**GENERAL NOTES:**

1. Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203).
  2. All coordinates shown hereon are ground coordinates based on the Texas Coordinate System of 1983, Central Zone (4203), as determined by GPS satellite observations.
  3. 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.
  4. This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
  5. 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 "Jones/Carter".
  6. According to Map No. 48477C0295C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Washington County, dated August 16, 2011, the subject tract lies within Unshaded Zone "X"; defined as areas determined to be outside the 500-year flood plain; or within: Unshaded Zone "D"; defined as areas in which the flood hazards are undetermined, but possible.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
7. All visible evidence of oil/gas pipelines through the subdivision have been shown.
  8. All visible evidence of oil/gas wells (plugged, abandoned, and/or active) through the subdivision have been shown.
  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 to 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. Agreement Regarding Easements, Storm Water Detention, Drainage and Other Related Matters, between Adolph Charles Wehmeyer, and Eight Star Corporation, recorded in Volume 1723, Page 834 of the Official Records of Washington County.

**LEGEND:**

|      |                                       |
|------|---------------------------------------|
| DRWC | DEED RECORDS OF WASHINGTON COUNTY     |
| ORWC | OFFICIAL RECORDS OF WASHINGTON COUNTY |
| PG   | PAGE                                  |
| PRWC | PLAT RECORDS OF WASHINGTON COUNTY     |
| ROW  | RIGHT-OF-WAY                          |
| VOL  | VOLUME                                |

----- ADJOINER LINE  
 \_\_\_\_\_ PLAT BOUNDARY

**OWNER ACKNOWLEDGMENT**

STATE OF TEXAS  
 COUNTY OF WASHINGTON

I, James McCartney, (member of Sandalwood Brenham Partners, LLC, 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 \_\_\_\_\_, 2021 by \_\_\_\_\_

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

**OWNER ACKNOWLEDGMENT**

STATE OF TEXAS  
 COUNTY OF WASHINGTON

I, Adolph Wehmeyer, 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 \_\_\_\_\_, 2021 by \_\_\_\_\_

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

**COUNTY CLERK CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF WASHINGTON

I, Beth Rothemel, County Clerk in and for said County, hereby certify that the foregoing instrument with its Certificate of Authentication was filed in my office the day of \_\_\_\_\_, 2021, A.D. at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded the day of \_\_\_\_\_, 2021, A.D. at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in the Plat Records in Slide No. \_\_\_\_\_, Witnessed by hand and seal of the County Court of the said County, at office in Brenham, Texas.

By: Beth Rothemel  
 Washington County, Texas  
 County Clerk

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

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

**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

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.

04/12/2021

Christopher E. Curtis, RPLS 6111



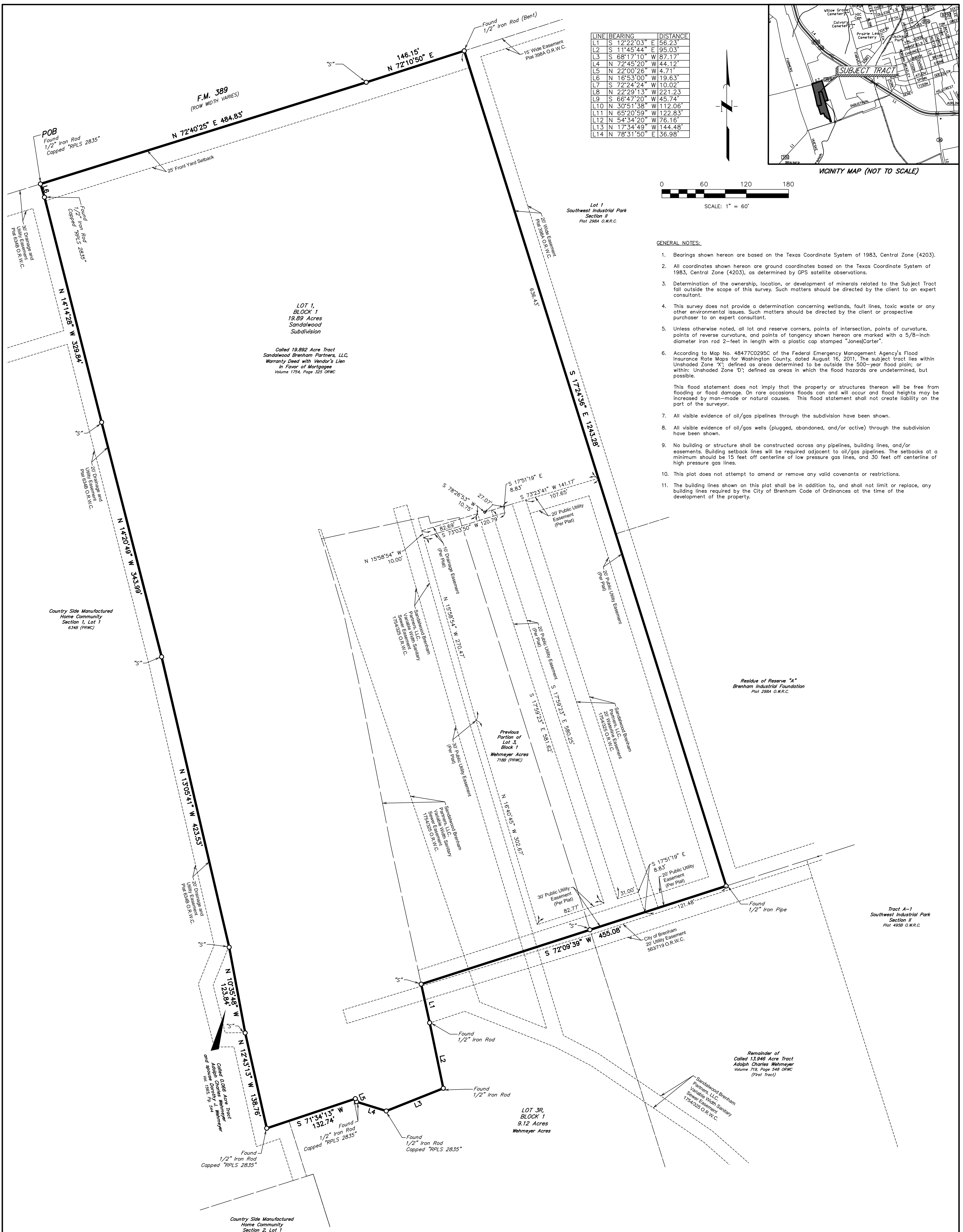
**OWNER:** Jim McCartney  
 3535 Westheimer Road, No. 225  
 Houston, Texas 77027  
 713-621-5156

**OWNER:** Adolph Wehmeyer  
 2103 FM 389  
 Brenham, Texas 77833  
 (979) 203-7306

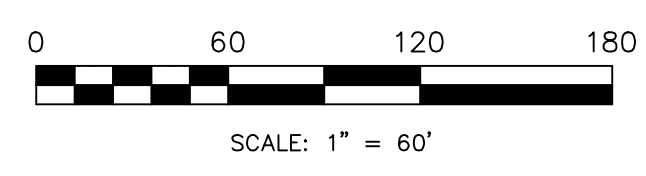
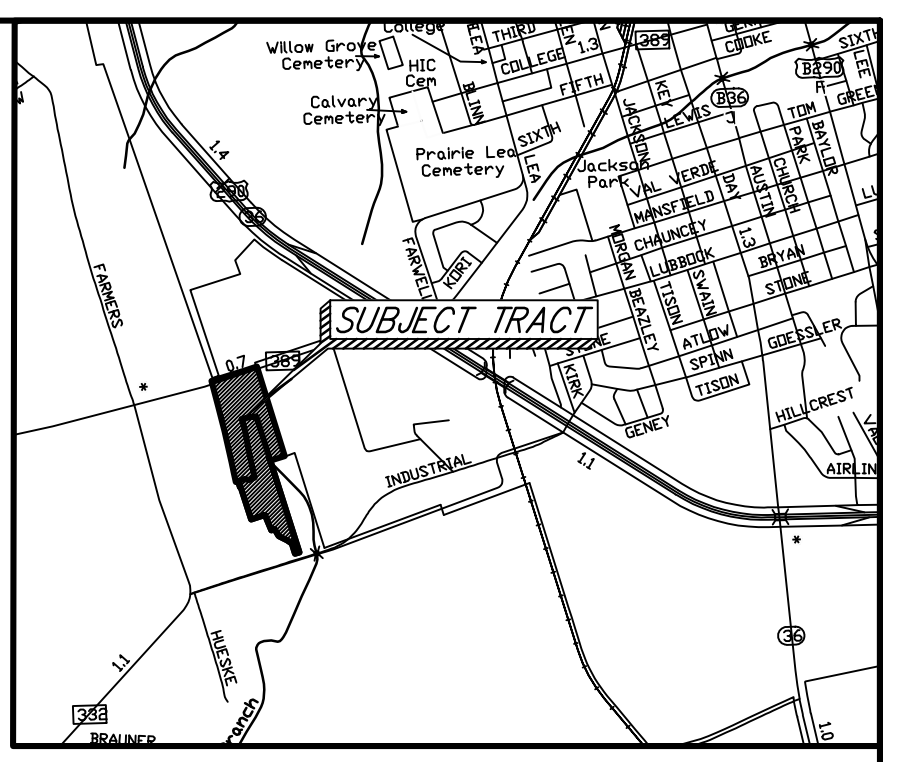
**REPLAT**  
 OF  
**LOT 3, BLOCK 1,**  
**WEHMEYER ACRES**  
 TO  
**LOT 3R, BLOCK 1**  
 BEING  
**9.12 ACRES**  
 OUT OF THE  
**PHILIP H. COE SURVEY, A-31**  
**CITY OF BRENHAM**  
**WASHINGTON COUNTY, TEXAS**  
**APRIL 2021**

**FINAL PLAT**  
 OF  
**SANDALWOOD SUBDIVISION**  
**LOT 1, BLOCK 1,**  
**WEHMEYER ACRES**  
 BEING  
**19.89 ACRES**  
 OUT OF THE  
**PHILIP H. COE SURVEY, A-31**  
**CITY OF BRENHAM**  
**WASHINGTON COUNTY, TEXAS**  
**APRIL 2021**

**SURVEYOR:**  
  
 Texas Board of Professional Land Surveying Firm Registration No. 100461-07  
 Texas Board of Professional Engineers Firm Registration No. F-439  
 150 Venture Drive, Suite 100 • College Station, Texas 77845 • 979.731.8000



| LINE | BEARING      | DISTANCE  |
|------|--------------|-----------|
| L1   | S 12°22'03\" | E 56.23'  |
| L2   | S 11°45'44\" | E 95.03'  |
| L3   | S 68°17'10\" | W 87.17'  |
| L4   | N 72°45'20\" | W 44.12'  |
| L5   | N 22°00'26\" | W 4.71'   |
| L6   | N 16°53'00\" | W 19.63'  |
| L7   | S 72°24'24\" | W 10.02'  |
| L8   | N 22°29'13\" | W 221.23' |
| L9   | S 66°47'20\" | W 45.74'  |
| L10  | N 30°51'38\" | W 112.06' |
| L11  | N 65°20'59\" | W 122.83' |
| L12  | N 54°34'20\" | W 76.16'  |
| L13  | N 17°34'49\" | W 144.48' |
| L14  | N 78°31'50\" | E 36.98'  |



**GENERAL NOTES:**

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  - All coordinates shown herein are ground coordinates based on the Texas Coordinate System of 1983, Central Zone (4203), as determined by GPS satellite observations.
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Residue of Reserve "A"  
Brenham Industrial Foundation  
Plat 298A O.R.W.C.

Tract A-1  
Southwest Industrial Park  
Section II  
Plat 4950 O.R.W.C.

Remainder of  
Called 13,948 Acre Tract  
Adolph Charles Wehmer  
Volume 719, Page 548 DRWC  
(Part Tract)

**FINAL PLAT  
OF  
SANDALWOOD SUBDIVISION  
LOT 1, BLOCK 1,  
BEING  
19.89 ACRES  
OUT OF THE  
PHILIP H. COE SURVEY, A-31  
CITY OF BRENHAM  
WASHINGTON COUNTY, TEXAS  
APRIL 2021**

**SURVEYOR:**  
**JONES | CARTER**  
Texas Board of Professional Land Surveying Firm Registration No. 100461-07  
Texas Board of Professional Engineers Firm Registration No. F-439  
150 Venture Drive, Suite 100 • College Station, Texas 77845 • 979.731.8000

**OWNER:** Jim McCartney  
3535 Westheimer Road, No. 225  
Houston, Texas 77027  
713-621-5156

- LEGEND:**
- DRWC DEED RECORDS OF WASHINGTON COUNTY
  - "F" FOUND 1/2" IRON ROD
  - ORWC OFFICIAL RECORDS OF WASHINGTON COUNTY
  - PG PAGE
  - POB POINT OF BEGINNING
  - PRWC PLAT RECORDS OF WASHINGTON COUNTY
  - ROW RIGHT-OF-WAY
  - "S" SET 5/8" IRON ROD WITH CAP
  - "JONES/CARTER" "JONES/CARTER"
  - VOL VOLUME

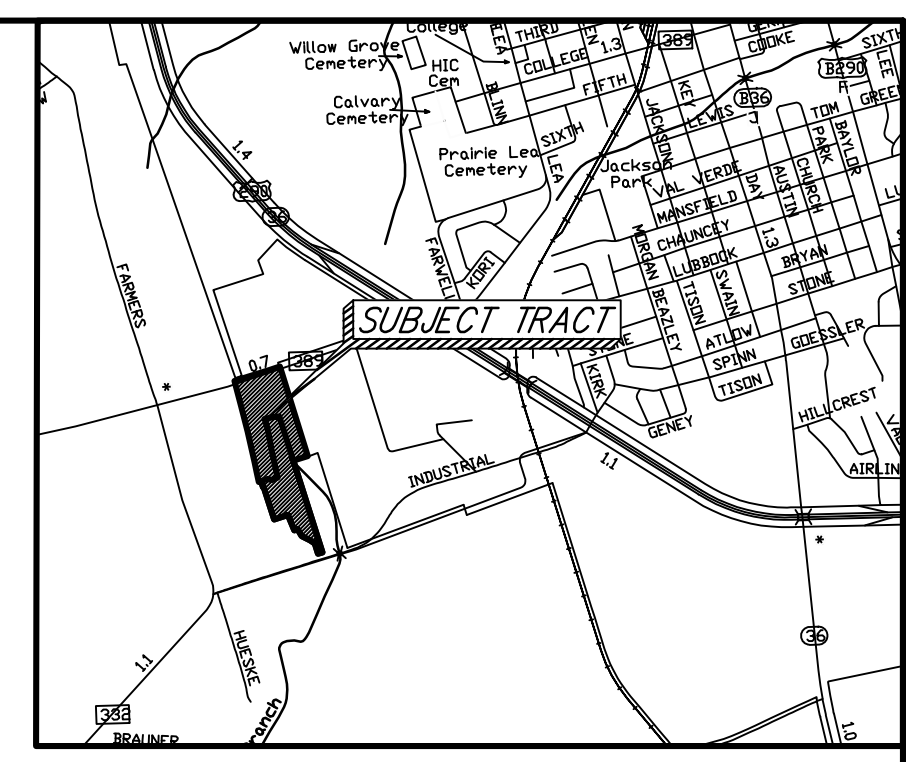
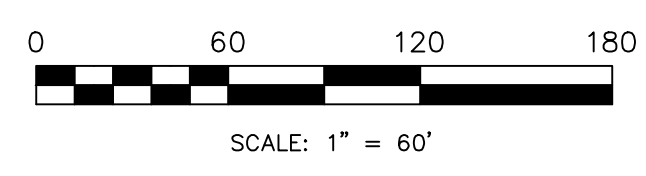
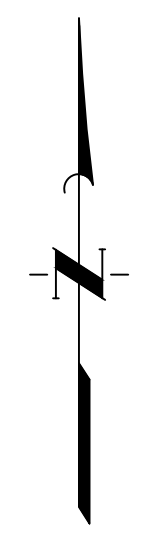
- ADJOINER LINE
- EASEMENT LIMITS
- PLAT BOUNDARY

Called 19.892 Acre Tract  
Sandwood Brenham Partners, LLC  
Warranty Deed with Vendor's Lien  
in Favor of Mortgagee  
Volume 1754, Page 425 DRWC

LOT 1,  
BLOCK 1  
19.89 Acres  
Sandwood  
Subdivision

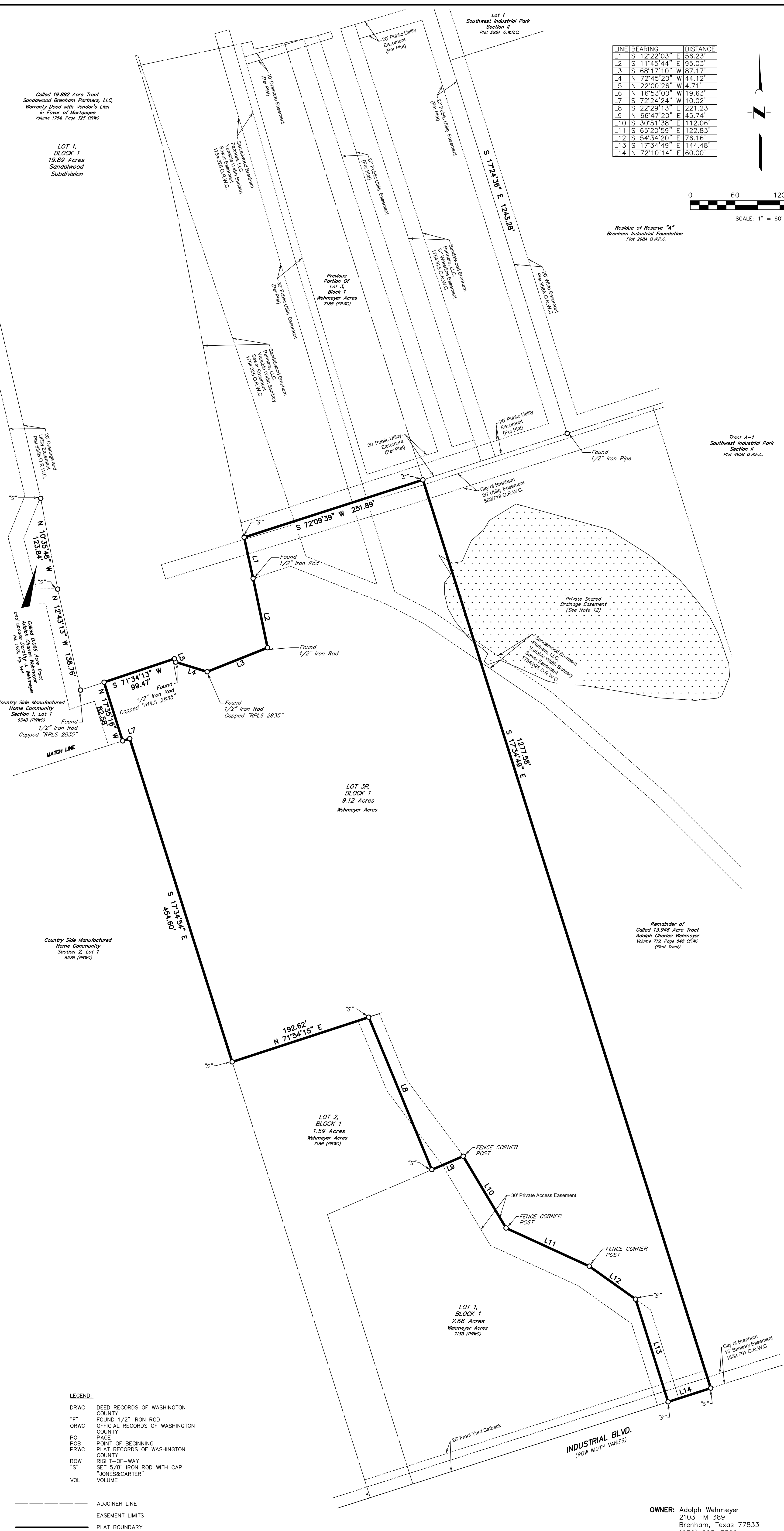
Lot 1  
Southwest Industrial Park  
Section II  
Plat 298A O.W.R.C.

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| L13  | S 17°34'49" E | 144.48'  |
| L14  | N 72°10'14" E | 60.00'   |



Residue of Reserve "A"  
Brenham Industrial Foundation  
Plat 298A O.W.R.C.

Tract A-1  
Southwest Industrial Park  
Section II  
Plat 495B O.W.R.C.



LOT 3R,  
BLOCK 1  
9.12 Acres  
Wehmeyer Acres

LOT 2,  
BLOCK 1  
1.59 Acres  
Wehmeyer Acres  
718B (PRWC)

LOT 1,  
BLOCK 1  
2.66 Acres  
Wehmeyer Acres  
718B (PRWC)

Remainder of  
Called 13.946 Acre Tract  
Adolph Charles Wehmeyer  
Volume 715, Page 544 DRWC  
(First Tract)

Country Side Manufactured  
Home Community  
Section 2, Lot 1  
637B (PRWC)

- LEGEND:
- DRWC DEED RECORDS OF WASHINGTON COUNTY
  - T- FOUND 1/2" IRON ROD
  - ORWC OFFICIAL RECORDS OF WASHINGTON COUNTY
  - PG PAGE
  - PGB POINT OF BEGINNING
  - PRWC PLAT RECORDS OF WASHINGTON COUNTY
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  - S- SET 5/8" IRON ROD WITH CAP "JONES&CARTER"
  - VOL VOLUME
- ADJOINER LINE  
- - - - - EASEMENT LIMITS  
= = = = = PLAT BOUNDARY

**REPLAT  
OF  
LOT 3, BLOCK 1,  
WEHMEYER ACRES  
TO  
LOT 3R, BLOCK 1  
BEING  
9.12 ACRES  
OUT OF THE  
PHILIP H. COE SURVEY, A-31  
CITY OF BRENHAM  
WASHINGTON COUNTY, TEXAS  
APRIL 2021**

SURVEYOR:  
**JONES & CARTER**  
Texas Board of Professional Land Surveying Firm Registration No. 100461-07  
Texas Board of Professional Engineers Firm Registration No. F-439  
150 Venture Drive, Suite 100 • College Station, Texas 77845 • 979.731.8000

OWNER: Adolph Wehmeyer  
2103 FM 389  
Brenham, Texas 77833  
(979) 203-7306



City of  
**BRENHAM**  
Historic Preservation

**Historic Preservation Ordinance  
City Council Update**

1

## Why Adopt A Preservation Ordinance?

- Protect places and things of value to the whole community.
- Establishes a decorum in the community where historic preservation is a social and economic asset.
- Change and new development are both desirable and inevitable. It is how that change occurs that either enhances our historical foundation or detracts from the historic fabric.
- The historic downtown district is tied to our authentic and unique community identity, and positively impacts economic development.

2

## Why Adopt A Preservation Ordinance?

The guidelines and standards adopted by this Ordinance are intended for the **exterior** of buildings, and are not intended to apply to the design, construction, and aesthetics of the interiors of buildings and structures.

3

## Project History/Timeline

- 2019 –
  - Public Meetings for City's Comprehensive Plan
    - City was encouraged to "maintain Brenham's cherished 'small town feel'"
    - A primary goal in the plan is to keep the town authentic by "continuing to focus on elements that differentiate Brenham such as its historic downtown..."
  - Approached by citizen asking City to consider an HPO
    - Developed videos of interviews of people from other communities discussing how HPO works
    - Shared video with Planning & Zoning Commission in August, and staff was encouraged to pursue development of an ordinance

4

## Project History/Timeline

- ☐ 2020 –
  - Well-attended Public Meeting held February 5
  - Council approved appointment of a committee to develop an ordinance
    - Two City Council representatives
    - Two Planning & Zoning Commission members
    - Two Main Street Board members
    - Four public representatives
    - Members should include property owners
  - COVID hit
  - First committee meeting held in October

5

## How Is This Different From 2009?

- ☐ More community interest and City support
- ☐ Priority placed on public input throughout the process
  - Newsletter produced sharing progress, with links to sections being reviewed by the committee, and including an opportunity for community feedback.
  - In-person updates, with public, P&Z, Main Street Board and City Council
- ☐ Concerted effort to make the ordinance more user friendly, addressing areas that were of concern to property owners in earlier ordinance
- ☐ Now have the ability to recognize and designate Local Landmarks
- ☐ Currently working to include incentives for historic preservation

6



## Work of the Committee

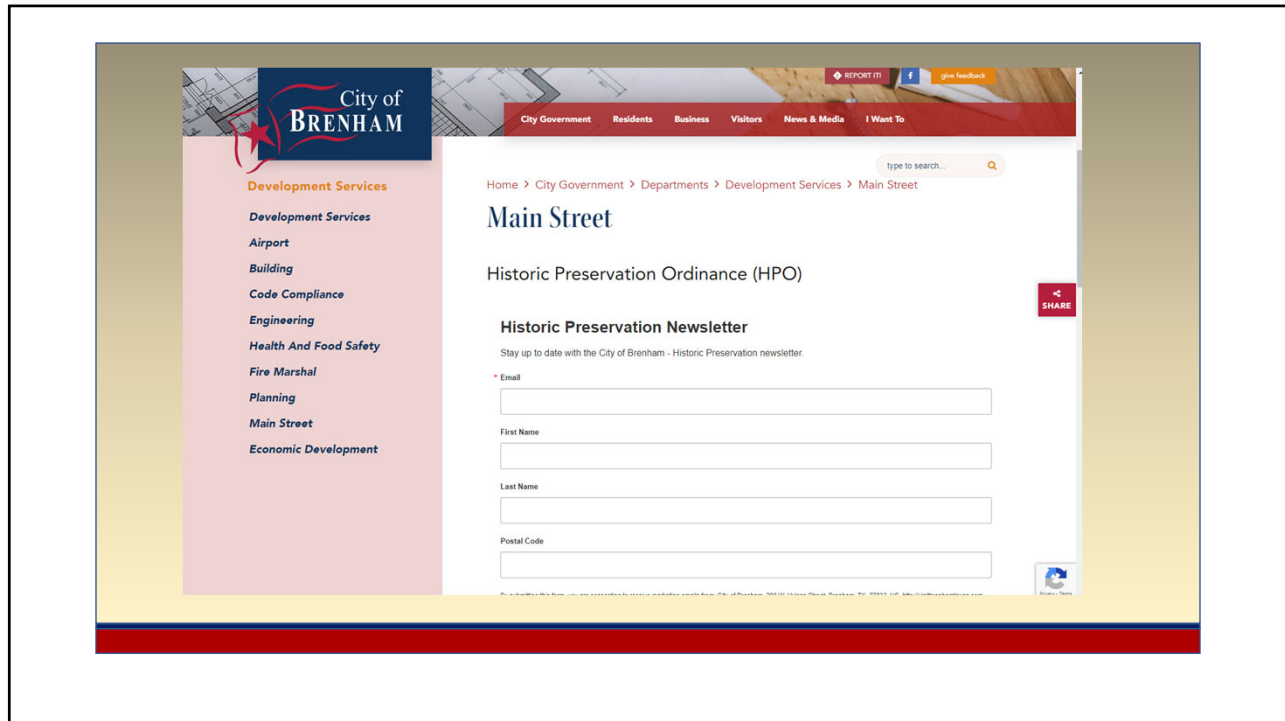
- Meets once a month
- Reviewing drafts, section by section
  - “Homework” prepared by staff and sent to committee prior to each meeting
  - Sample ordinances used from Brenham, Bryan, Fredericksburg, Granbury, and Hillsboro
- Discuss any public feedback from the newsletter
- One more meeting is scheduled to review a draft of the full document

7

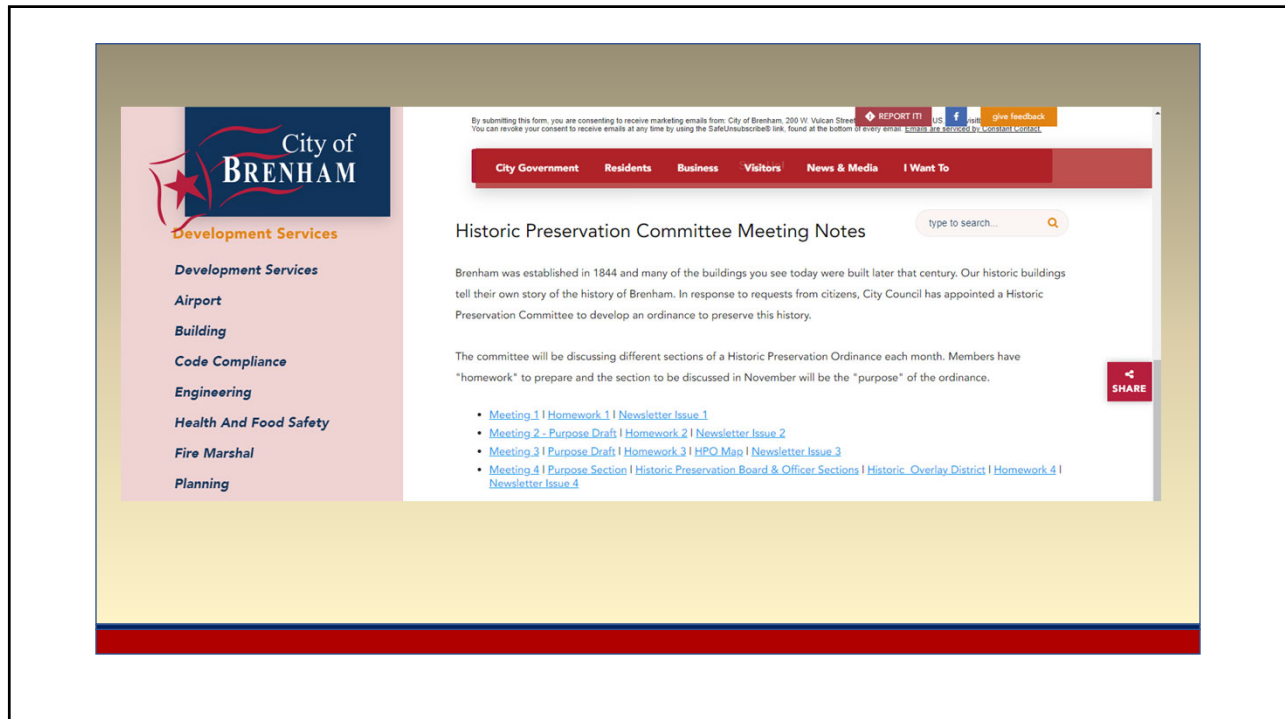
## How to Review Section Drafts

[CityofBrenham.org/MainStreet](http://CityofBrenham.org/MainStreet)

8



9



10

## Section Highlights - Purpose

### ❑ Added two important "intents"

- Balance the rights of the public which justify preservation of our history and culture, with those of private property owners who own and control property, and are entitled to the reasonable use and return from their assets.
- Provide assistance to interested property owners with regard to preservation and renovation projects, i.e. tax incentives, financial incentives available, design, construction, and pre-inspection consultations.

11

## Section Highlights - Definitions

### ❑ Ordinary Repairs and Maintenance

- Repairs, replacement or repainting the same design and color and the same materials which match the original material and which does not require structural alteration or building permit
- Includes roofing not seen by public view
- Cleaning without aid of power washer
- ***No Certificate of Appropriateness is needed***

12

## Certificate of Appropriateness

- **What is a COA?**
- Consideration of a proposed construction project which would alter the exterior appearance of a property within a Historic District or designated Local Landmark.
- Goal:  
Approval confirms proposed work is in keeping with the character and era in which building was built.

13

## Certificate of Appropriateness

- There are two types of COA's
  - **Administrative** Certificate of Appropriateness
    - Insignificant Alteration – Review by Historic Preservation **Officer**
  - Certificate of Appropriateness
    - Significant Alteration – Review by Historic Preservation **Board**

Examples 

14

## Administrative COA

### ❑ For Insignificant Alterations - Examples

- Changes to *exterior* paint colors on previously painted surfaces
- Replacement of a non-historic door with one in keeping with the character and era in which building was built
- Removal of non-historic features such as burglar bars, awnings, shutters
- Removal of non-historic siding to expose historic siding

15

## COA by Preservation Board

### ❑ For Significant Alterations - Examples

- Work requiring a building permit
- Work that represents new construction and is added as material to an existing feature of a building
- Changes that alter design, architectural elements or character of a building

16

## COA by Preservation Board - Example



Existing Conditions



Proposed Renovations

17

## Certificate of Appropriateness

### Application Materials and Process

- Narrative of proposed work
- Site and property owner information
- Current photos of existing site conditions
- Material description, specifications, and/or samples
- Historic architectural evidence of authenticity (significant alterations only)
- Site plan, architectural plans, and elevations (significant alterations only)

Administrative COA and COA complete the same application for consideration. Submittal materials vary depending on scope of work (as shown above).

18

## Section Highlights – New Construction

### ☐ COA by Historic Preservation Board

- We continue to look for feedback on new construction. Currently in draft:

*The **board** will review exterior elevations of new construction plans within historic districts in order to ensure proposed development visually **compliments** the surrounding buildings and environment in relation to design, height, gross volume, massing, scale, proportion and setback.*

- Goal:
  - Protection of investment (public and private) within the District
  - Encourage orderly and complimentary development based on prevailing and existing conditions

19

## Section Highlights – Board and HPO

### ☐ Historic Preservation Board:

- 4 of 7 members must be property owners from within a district or of a Landmark

### ☐ Historic Preservation Officer:

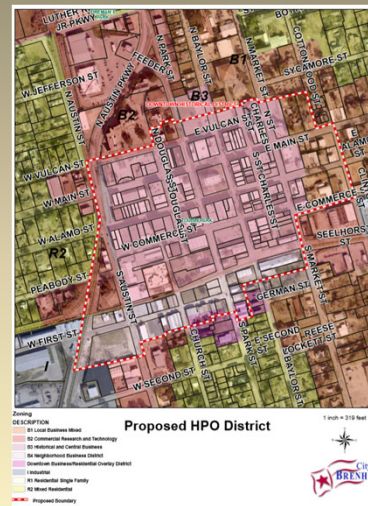
- Main Street staff
- Authority to grant Administrative Approvals

20

## Section Highlights

### ❑ Downtown Historic District Overlay

- Established by the Ordinance
- Map of boundaries
- Included on website



21

## Section Highlights

### ❑ Designation of Historic Districts and Landmarks

- Any additional districts will only be considered for designation at the request of at least 60% of the property owners in the proposed area.
- Local Landmarks will only be considered for designation at the request of the owner. Once designated it must keep the designation.

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## Section Highlights

- Several sections and items are still to be discussed by the committee**
  - Tax Incentives are being considered for work receiving a Certificate of Appropriateness by the Preservation Board.
  - Special markers or plaques are being considered to recognize designated Local Landmarks and individual listings in a historic district

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## Section Highlights

- All drafts are online and available for feedback**
- COA is not needed for signage, but must follow City's sign ordinance**
- Main Street approval needed for grant assistance.**

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## What's Next?

- Main Street Board updated Monday, May 3; P&Z update May 14
- Continue gathering feedback and public input
- Committee to meet May 25 to complete review of the sections
- Joint Work Session with Main Street and P&Z June 21
- City Council Work Session July 1; and presented for adoption July 8