



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, SEPTEMBER 26, 2022, AT 5:15 P.M.
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**
 - a. Impact Fees**
 - b. Board Reappointments**

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 August 30, 2022 Planning and Zoning Commission Meeting.**
- 4-b. Minutes from the August 30, 2022 Joint City Council / Planning and Zoning Commission Workshop.**
- 4-c. Case Number P-22-021 A request by Brenham Market Square, L.P. for approval of a Commercial Replat of Reserve "A" and Common Area "B" of the Market Square Brenham Subdivision to create Reserve "A1" (28.786-acres), Common Area "B1" (2.737-acres), Lot 8 (5.974-acres) and Lot 9 (2.338-acres) for a total of 39.835-acres, and further described as part of the John Long Survey, A-156, in Brenham, Washington County, Texas.**

REGULAR AGENDA

5. **Public Hearing, Discussion and Possible Action on Case Number P-22-019: A request by MC Property Holdings, LLC / Dara Childs for approval of a Residential Replat of Lots 39 & 40 of the Becker's Subdivision of Lot No. 22 of the Davidson Addition and Reserve #1 of the L.D. Brown Subdivision to create Lot 1 of the Old Stone House Subdivision, being 0.1766-acre (7,694-square feet), addressed as 905 Sycamore Street and further described as part of the A. Harrington Survey A-55, in Brenham, Washington County, Texas.**

6. **Public Hearing, Discussion and Possible Action on Case Number P-22-020: A request by Mount Rose Missionary Baptist Church for approval of a Residential Replat of Lots PT 8A, 8B, PT 9, 16 & PT 17, Block 2 of the Gay's Addition to create Lot 16R, Block 2, being 0.616-acres, currently addressed as 204 Kerr Street and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**

7. **Adjourn.**

CERTIFICATION

I certify that a copy of the September 26, 2022 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 September 22, 2022 at 8:30 am.

Kim Hodde

Kim Hodde, Planning Technician

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

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the _____ day of _____, 2022 at _____.

Signature

Title

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
August 30, 2022**

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

A special meeting of the Brenham Planning and Zoning Commission was held on August 30, 2022, at 5:18 pm in Conference Room "B" of the Nancy Carol Roberts Memorial Library at 100 Martin Luther King Jr. Parkway, Brenham, Texas.

Commissioners present:

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

Commissioners absent:

Artis Edwards Jr.

Staff present:

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

Citizens / Media present:

Cyd Dillahunty
Melanie Holton

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:18 pm with a quorum of six (6) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

There were no reports or announcements.

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 July 25, 2022 Planning and Zoning Commission Meeting.

- 4-b. Case Number P-22-018: A request by Duncan & Roberts Properties / SSF Investments, LLC for approval of a Commercial Replat of Lot 2A of the Duncan & Roberts Subdivision to create Lot 2A-R and Lot 2B, being 9.112-acres and 5.828-acres, respectively for a total of 14.940-acres, and further described as part of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.**

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

REGULAR SESSION

5. Adjourn.

A motion was made by Commissioner Alfred and seconded by Commissioner Kossie to adjourn the meeting at 5:19 pm. The motion carried unanimously.

The City of Brenham appreciates the participation of our citizens, and the role of the Planning and Zoning Commissioners in this decision-making process.

Certification of Meeting Minutes:

Planning and Zoning Commission

M. Keith Behrens
Chair

September 26, 2022
Meeting Date

Attest

Kim Hodde
Staff Secretary

September 26, 2022
Meeting Date

CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
Special Meeting - August 30, 2022

A special workshop meeting of the Brenham City Council and the City of Brenham Planning and Zoning Commission was held on Tuesday, August 30, 2022 beginning at 5:30 p.m. in the Nancy Carol Roberts Memorial Library, Roberta C. Johnson Program Room, at 100 Martin Luther King, Jr. Parkway, Brenham, Texas.

Members Present:

Mayor Milton Y. Tate, Jr.
Mayor Pro Tem Clint Kolby
Councilmember Shannan Canales
Councilmember Leah Cook
Councilmember Atwood Kenjura
Councilmember Adonna Saunders
Councilmember Albert Wright

Members Absent:

None

City of Brenham Planning and Zoning Commission Members present:

Keith Behrens
Marcus Wamble
Catharyne (Cayte) Neil
Deanna Alfred
Calvin Kossie
Chris Cangelosi

City of Brenham Planning and Zoning Commission Members absent:

Artis Edwards, Jr.

City of Brenham Staff present:

City Manager Carolyn Miller, City Secretary Jeana Bellinger, General Manager of Public Utilities Debbie Gaffey, Director of Development Services Stephanie Doland, Deputy General Manager of Public Utilities Alton Sommerfield, Strategic Budget Officer Tim McRoberts Public Works Director Dane Rau, Economic Development Director Susan Cates, Jennifer Hill, Shawn Bolenbarr, Kim Hodde and Shauna Laauwe.

Citizens/Others Present:

None

Media Present:

Jason May, Brenham Banner-Press
Josh Blaschke, KWHI

1. Call Meeting to Order

Mayor Tate called the Brenham City Council meeting to order at 5:32 pm and Chairman Behrens called the Planning and Zoning Commission meeting to order at 5:32 pm.

2. Presentation and Discussion on Impact Fees for Capital Improvements, Infrastructure and Facilities

Director of Development Services Stephanie Doland welcomed everyone and introduced Ryan Tinsley and Kelly Hajek from Strand Associates Inc.

Tinsley advised that impact fees are an effective way to economically distribute the costs associated with water, wastewater, drainage and street improvements to the developers that are causing the need for improvements. Tinsley explained that impact fees are governed by Chapter 395 of the Texas Local Government Code and that these fees are a way for the City to recoup costs of capital improvements needed for new development. Tinsley stated that impact fees can only be assessed for the following capital improvements:

- Water Supply, Treatment and Distribution Facilities
- Wastewater Collection and Treatment Facilities
- Stormwater, Drainage and Flood Control Facilities
- Roadway Facilities

Tinsley and Hajek then explained the step-by-step process to begin the implementation of impact fees:

1. Form Capital Improvement Advisory Committee (CIAC)
2. Prepare Draft Land Use Assumptions (LUA) Map Recommendations and Population Projections
3. Present draft LUA and Population Projections to CIAC
4. Incorporate CIAC comments into LUA and Population Projections
5. Prepare draft Capital Improvement Plan (CIP)
6. Present final LUA, Population Projections, and draft CIP to CIAC
7. Incorporate CIAC comments and prepare Impact Fees
8. Present CIP and Impact Fees to CIAC
9. CIAC to make formal recommendation to City Council
10. Public Hearing for approval of LUA, CIP and Impact Fees
11. Adopt Impact Fee Ordinance

The meeting was adjourned.

M. Keith Behrens
Chairman

Kim Hodde
Board Secretary

Approved: _____



CASE P-22-021

**REPLAT: RESERVE "A" AND COMMON AREA "B" FORMING RESERVE "A1" AND
COMMON AREA "B1", LOT 8 AND 9 IN THE
MARKET SQUARE BRENHAM SUBDIVISION**

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

PLAT TYPE: Replat

STAFF CONTACT: Shauna Laauwe ACIP, City Planner

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

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

LEGAL DESCRIPTION: Replat of Reserve "A" and Common Area "B" of the Market Square Brenham Subdivision to create Reserve "A1" (28.786), Common Area "B1" (2.737-acres), Lot 8 (5.974-acres), and Lot 9 (2.338-acres), containing a total of 39.835-acres, out of the John Long Survey, Abstract No. 156 in Brenham, Washington County, Texas.

LOT AREA: 39.835-acres

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

**COMP PLAN
FUTURE LAND USE:** Corridor Mixed-Use to the north along S. Market Street/Commercial on the southern portion

REQUEST:

The subject 39.835 acres of land is owned by Brenham Market Square, LP. Paul Leventis, on behalf of Brenham Market Square, LP, desires to replat Reserve "A" and Common Area "B" of the Market Square Brenham Subdivision to create Reserve "A1" (28.786), Common Area "B1" (2.737-acres), Lot 8 (5.974-acres), and Lot 9 (2.338-acres), containing a total of 39.835-acres, for further development of this property.

STAFF ANALYSIS AND RECOMMENDATION:

The proposed replat includes the location of previously dedicated easements and building setback lines in relation to established property lines in addition to various additional easements. The plat includes the creation of several additional easements, to include two (2) drainage easements, two (2) public utility easements, two (2) public access easements, and two (2) electrical easements. In addition, the plat creates Common Area "B1" for planned detention improvement, removes a previously dedicated drainage

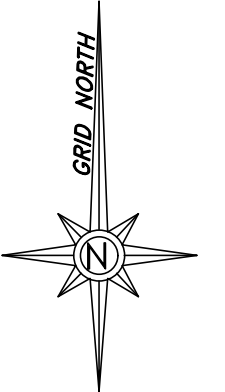
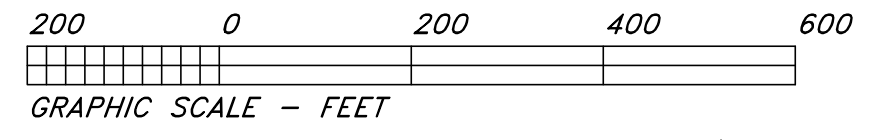
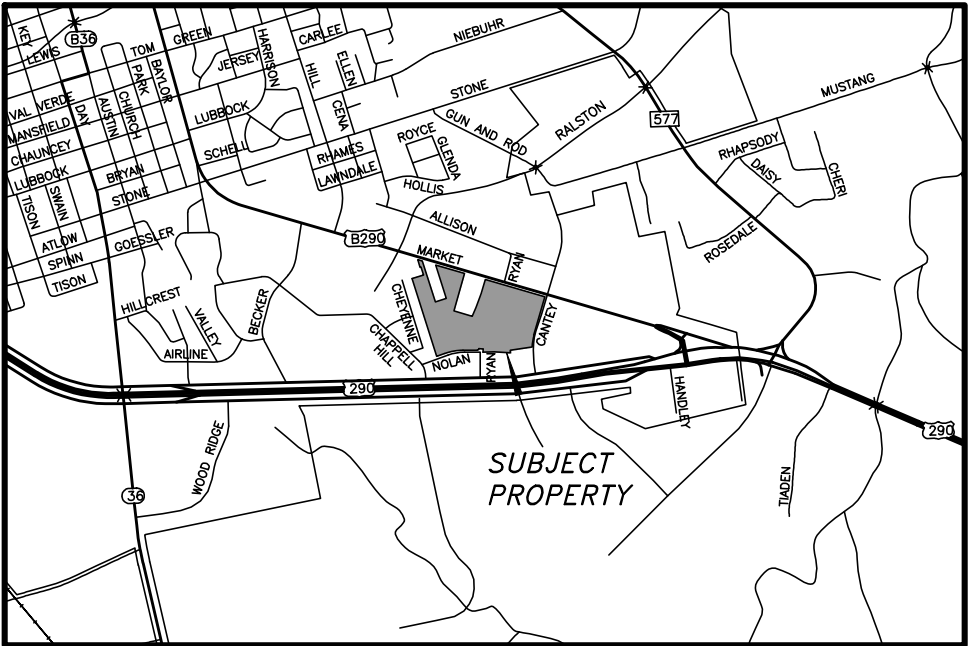
easement, and reconfigured previous Reserve "A" to Reserve "A1" after the creation of Lot 9 to the proposed mixed-use development.

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

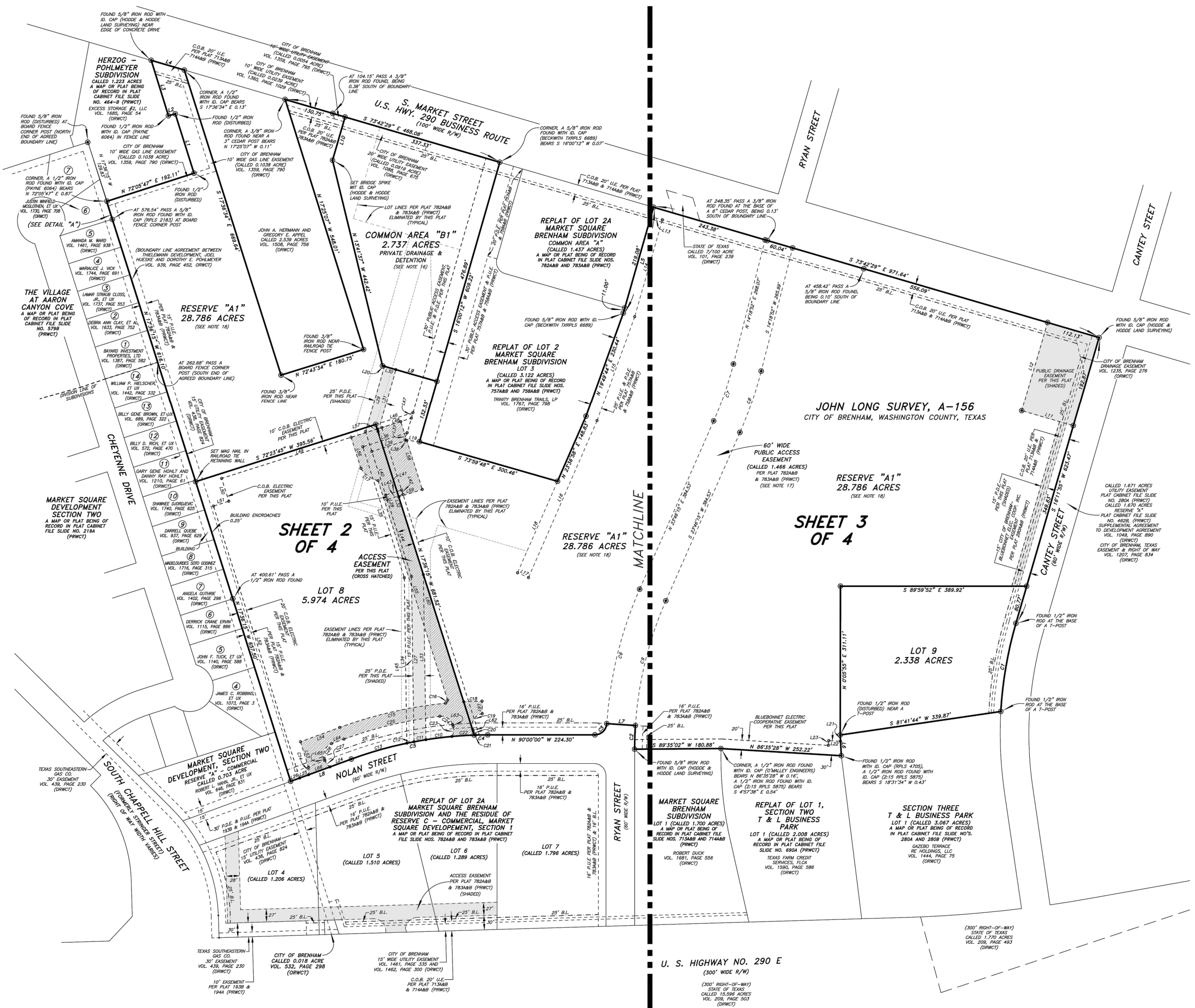
EXHIBITS:

A. Proposed Replat

VICINITY MAP
(SCALE: 1" = 3000')



SCALE: 1" = 200'



OVERALL LAYOUT

LINE TABLE

NUM	BEARING	DISTANCE	P.U.E. PER THIS PLAT
L1	N 17°32'49" W	130.06'	
L2	S 74°47'56" W	14.92'	
L3	N 17°12'25" W	121.35'	
L4	S 73°42'29" E	72.12'	
L5	N 15°56'54" E	230.08'	
L6	S 3°08'24" E	43.41'	
L7	N 86°18'43" W	60.00'	
L8	S 69°52'31" W	135.29'	
L9	N 73°59'48" W	118.62'	
L10	N 16°17'31" E	94.27'	
L11	N 73°48'05" W	112.43'	
L12	N 16°17'25" E	193.05'	
L13	S 73°42'29" E	25.00'	
L14	S 15°56'54" W	210.77'	
L15	S 19°49'44" W	232.12'	
L16	S 23°36'58" W	358.42'	
L17	N 66°23'02" W	25.00'	
L18	N 23°36'58" E	208.76'	
L19	N 83°36'33" W	30.43'	
L20	S 73°59'48" E	4.16'	
L21	S 3°08'24" E	13.22'	
L22	N 86°35'28" W	24.73'	
L23	S 3°24'32" W	10.00'	
L24	S 69°52'31" W	47.57'	
L25	S 69°52'31" W	19.85'	
L26	S 69°52'31" W	20.02'	

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	12°56'43"	187.53'	830.00'	S 9°43'34" W	187.13'
C2	3°41'18"	49.57'	770.00'	N 1°50'39" E	49.56'
C3	86°18'42"	37.66'	25.00'	S 46°50'39" W	34.20'
C4	1°57'16"	28.31'	830.00'	S 89°01'22" W	28.31'
C5	18°10'12"	263.22'	830.00'	S 78°57'37" W	262.11'
C6	20°04'58"	290.92'	830.00'	N 13°43'46" E	289.44'
C7	9°27'23"	127.08'	770.00'	N 19°02'34" E	126.94'
C8	9°27'23"	136.99'	830.00'	S 19°02'34" W	136.83'
C9	20°04'58"	269.89'	770.00'	S 13°43'46" W	268.51'
C10	3°47'22"	54.89'	830.00'	S 82°54'59" W	54.88'
C11	1°44'50"	25.31'	830.00'	S 80°08'52" W	25.31'
C12	1°03'10"	15.25'	830.00'	S 78°44'52" W	15.25'
C13	87°28'47"	120.90'	830.00'	S 74°02'54" W	120.80'

C.O.B. ELECTRIC EASEMENT PER THIS PLAT

NUM	BEARING	DISTANCE
L46	N 72°23'13" E	81.70'
L47	S 16°00'12" W	12.01'
L48	S 72°23'45" W	65.05'
L49	S 72°23'45" W	341.76'
L50	S 17°36'15" E	50.01'
L51	S 72°23'45" W	33.80'
L52	S 17°36'15" E	596.61'

ACCESS EASEMENT PER THIS PLAT

NUM	BEARING	DISTANCE
L53	N 17°36'15" W	56.15'
L54	N 69°52'31" E	87.60'
L55	N 17°36'15" W	481.64'
L56	N 17°36'15" W	68.26'
L57	N 72°23'45" E	109.00'
L58	S 17°36'15" E	149.05'
L59	S 72°23'45" W	51.67'
L60	S 17°36'15" E	449.48'
L61	S 0°45'19" E	26.23'
L62	S 17°36'15" E	4.19'
L63	N 17°36'15" W	4.08'
L64	S 69°52'31" W	27.78'
L65	S 17°36'15" E	4.00'
L66	S 69°52'31" W	47.86'

ACCESS EASEMENT PER THIS PLAT

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C14	35°47'45"	15.62'	25.00'	N 01°17'37" E	15.37'
C15	14°29'47"	227.84'	900.50'	N 77°07'25" E	227.23'
C16	101°58'34"	8.90'	5.00'	N 33°23'02" E	7.77'
C17	46°59'16"	45.11'	55.00'	N 54°30'36" W	43.85'
C18	2°27'08"	38.54'	900.50'	N 88°01'07" E	38.54'
C19	99°13'48"	43.30'	25.00'	S 32°00'39" W	38.09'
C20	21°49'41"	9.52'	25.00'	S 28°31'06" E	9.47'
C21	0°09'52"	2.38'	830.00'	S 88°07'39" W	2.38'
C22	3°14'04"	46.85'	830.00'	S 86°25'41" W	46.85'
C23	50°03'27"	21.84'	25.00'	N 7°25'28" E	21.15'
C24	78°58'45"	34.46'	25.00'	N 57°05'38" W	31.80'
C25	13°32'28"	206.68'	874.50'	S 76°38'45" W	206.20'
C26	87°28'47"	38.17'	25.00'	S 26°08'08" W	34.57'
C27	40°50'12"	17.82'	25.00'	S 38°01'21" E	17.44'

LEGEND

- SET 5/8" IRON ROD WITH ID. CAP (HODDE & HODDE LAND SURVEYING) UNLESS OTHERWISE NOTED
- BOUNDARY LINES
- EASEMENT LINES
- BUILDING LINES

REPLAT OF RESERVE "A" AND COMMON AREA "B" MARKET SQUARE BRENHAM SUBDIVISION

FORMING RESERVE "A1" (28.786 ACRES), COMMON AREA "B1" (2.737 ACRES), LOT 8 (5.974 ACRES) AND LOT 9 (2.338 ACRES) CONTAINING 39.835 ACRES TOTAL
JOHN LONG SURVEY, A-156
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS

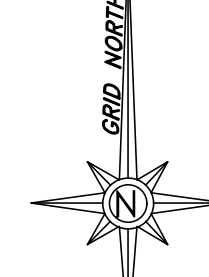
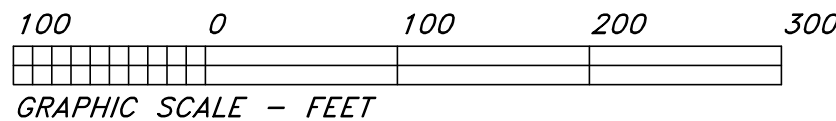
W. O. NO. 7884 (BREHNAMEMARKETSQUARE7826.DWG/MVIEW)
REF: BRAZOSTRACELL7415.SURVEY

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

LEGEND

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SCALE: 1" = 100'

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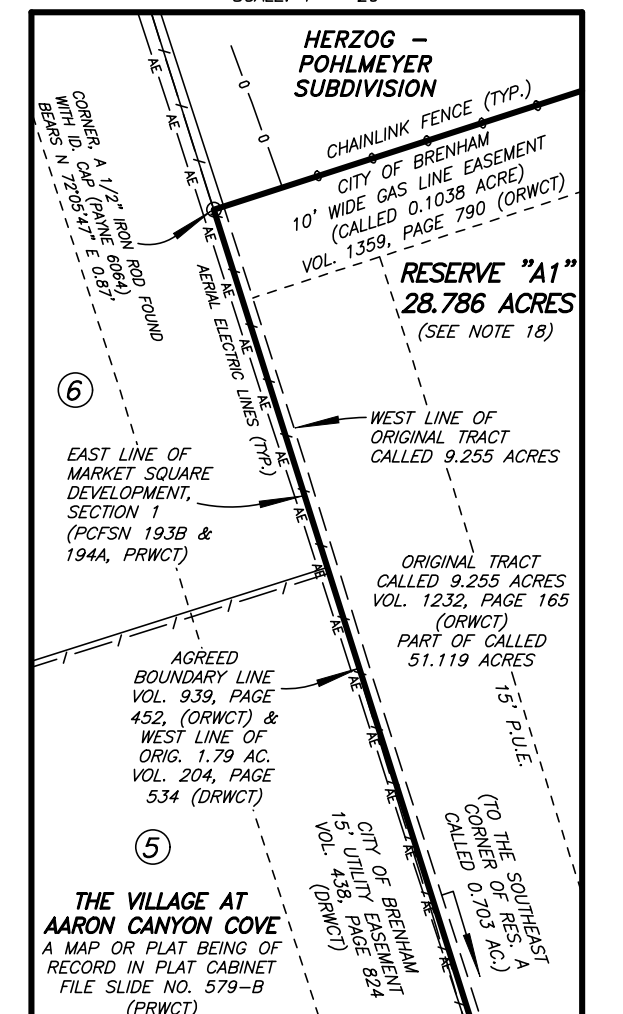
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C26	87°28'47"	38.17'	25.00'	S 26°08'08" W	34.57'
C27	40°50'12"	17.82'	25.00'	S 38°01'21" E	17.44'

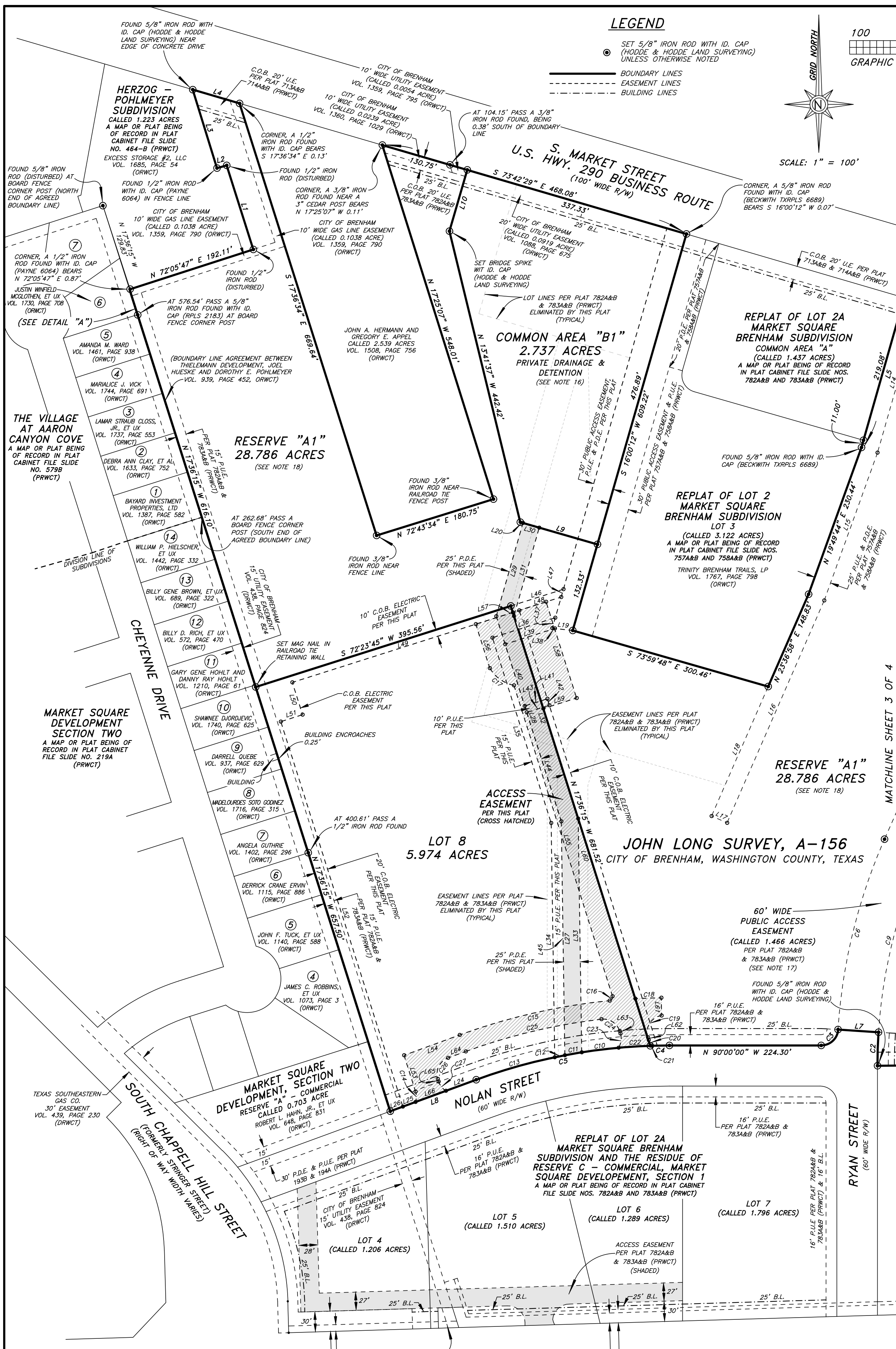
DETAIL "A"

SCALE: 1" = 20'



REPLAT OF RESERVE "A" AND COMMON AREA "B" MARKET SQUARE BRENHAM SUBDIVISION

FORMING RESERVE "A1" (28.786 ACRES), COMMON AREA "B1" (2.737 ACRES), LOT 8 (5.974 ACRES) AND LOT 9 (2.338 ACRES) CONTAINING 39.835 ACRES TOTAL JOHN LONG SURVEY, A-156 CITY OF BRENHAM WASHINGTON COUNTY, TEXAS



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W. O. NO. 7884 (BRENHAMMARKETSQUARE7826.DWG/MVIEW)
 REF: BRAZOSTRACELL7415.SURVEY

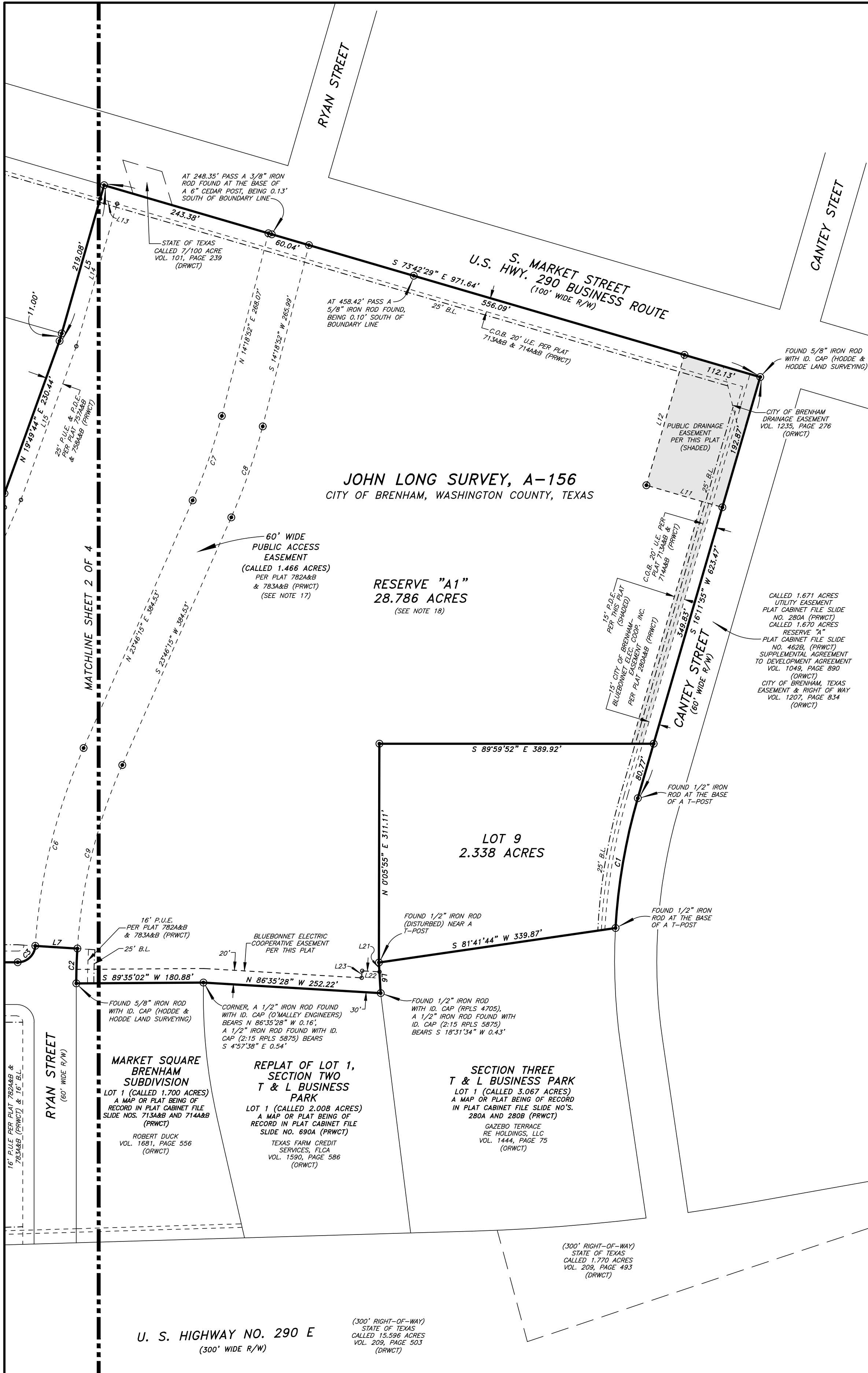
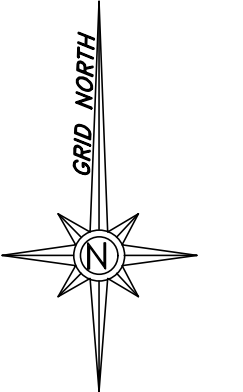
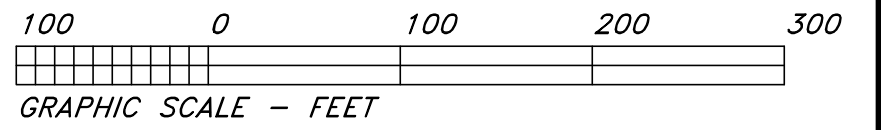
TEXAS SOUTHEASTERN GAS CO. 30' EASEMENT VOL. 439, PAGE 230 (DRWCT)

CITY OF BRENHAM 15' WIDE UTILITY EASEMENT VOL. 1461, PAGE 335 AND VOL. 1462, PAGE 300 (DRWCT)

C.O.B. 20' U.E. PER PLAT 713A&B & 714A&B (PRWCT)

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

(300' RIGHT-OF-WAY) STATE OF TEXAS CALLED 15.596 ACRES VOL. 209, PAGE 503 (DRWCT)



LEGEND

- SET 5/8" IRON ROD WITH ID. CAP (HODDE & HODDE LAND SURVEYING) UNLESS OTHERWISE NOTED
- BOUNDARY LINES
- - - EASEMENT LINES
- BUILDING LINES

LINE TABLE

NUM	BEARING	DISTANCE	P.U.E. PER THIS PLAT
L1	N 17°32'49" W	130.06'	
L2	S 74°47'56" W	14.92'	
L3	N 17°12'25" W	121.35'	
L4	S 73°42'29" E	72.12'	
L5	N 15°56'54" E	230.08'	
L6	S 3°08'24" E	43.41'	
L7	N 86°18'43" W	60.00'	
L8	S 69°52'31" W	135.29'	
L9	N 73°59'48" W	118.62'	
L10	N 16°17'31" E	94.27'	
L11	N 73°48'05" W	112.43'	
L12	N 16°17'25" E	193.05'	
L13	S 73°42'29" E	25.00'	
L14	S 15°56'54" W	210.77'	
L15	S 19°49'44" W	232.12'	
L16	S 23°36'58" W	358.42'	
L17	N 66°23'02" W	25.00'	
L18	N 23°36'58" E	208.76'	
L19	N 83°36'33" W	30.43'	
L20	S 73°59'48" E	4.16'	
L21	S 3°08'24" E	13.22'	
L22	N 86°35'28" W	24.73'	
L23	S 3°24'32" W	10.00'	
L24	S 69°52'31" W	47.57'	
L25	S 69°52'31" W	19.85'	
L26	S 69°52'31" W	20.02'	

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	12°56'43"	187.53'	830.00'	S 9°43'34" W	187.13'
C2	3°41'18"	49.57'	770.00'	N 1°50'39" E	49.56'
C3	86°18'42"	37.66'	25.00'	S 46°50'39" W	34.20'
C4	1°57'16"	28.31'	830.00'	S 89°01'22" W	28.31'
C5	18°10'12"	263.22'	830.00'	S 78°57'37" W	262.11'
C6	20°04'58"	290.92'	830.00'	N 13°43'46" E	289.44'
C7	9°27'23"	127.08'	770.00'	N 19°02'34" E	126.94'
C8	9°27'23"	136.99'	830.00'	S 19°02'34" W	136.83'
C9	20°04'58"	269.89'	770.00'	S 13°43'46" W	268.51'
C10	3°47'22"	54.89'	830.00'	S 82°54'59" W	54.88'
C11	1°44'50"	25.31'	830.00'	S 80°08'52" W	25.31'
C12	1°03'10"	15.25'	830.00'	S 78°44'52" W	15.25'
C13	8°20'46"	120.90'	830.00'	S 74°02'54" W	120.80'

ACCESS EASEMENT PER THIS PLAT

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C14	35°47'45"	15.82'	25.00'	N 0°17'37" E	15.37'
C15	14°29'47"	227.84'	900.50'	N 7°07'25" E	227.23'
C16	101°58'34"	8.90'	5.00'	S 33°23'02" E	7.77'
C17	46°59'16"	45.11'	55.00'	N 54°30'36" W	43.85'
C18	2°27'08"	38.54'	900.50'	N 88°01'07" E	38.54'
C19	99°13'48"	43.30'	25.00'	S 32°00'39" W	38.09'
C20	21°49'41"	9.52'	25.00'	S 28°31'06" E	9.47'
C21	0°09'52"	2.38'	830.00'	S 88°07'39" W	2.38'
C22	3°14'04"	46.85'	830.00'	S 86°25'41" W	46.85'
C23	50°03'27"	21.84'	25.00'	N 7°25'28" E	21.15'
C24	78°58'45"	34.46'	25.00'	N 57°05'38" W	31.80'
C25	13°32'28"	206.68'	874.50'	S 76°38'45" W	206.20'
C26	87°28'47"	38.17'	25.00'	S 26°08'08" W	34.57'
C27	40°50'12"	17.82'	25.00'	S 38°01'21" E	17.44'

REPLAT OF RESERVE "A" AND COMMON AREA "B" MARKET SQUARE BRENHAM SUBDIVISION
 FORMING RESERVE "A1" (28.786 ACRES), COMMON AREA "B1" (2.737 ACRES), LOT 8 (5.974 ACRES) AND LOT 9 (2.338 ACRES) CONTAINING 39.835 ACRES TOTAL
 JOHN LONG SURVEY, A-156
 CITY OF BRENHAM
 WASHINGTON COUNTY, TEXAS

W. O. NO. 7884 (BRENHAMMARKETSQUARE7826.DWG/MVIEW)
 REF: BRAZOSTRACELL7415.SURVEY

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NOTES:

- 1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 {2011}, CENTRAL ZONE 4203. CONVERGENCE ANGLE AT N: 10037905.626' - E: 3544925.146' IS 2'-02"-04.23", COMBINED SCALE FACTOR IS 0.99998033, U.S. SURVEY FEET, UTILIZING TXDOT CONTROL MONUMENTS FOR U.S. HWY. 290. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
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 NUMBERS 48477C0295C AND 48477C0315C, 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 FILE NUMBER WCTP2200408, DATED SEPTEMBER 2, 2022, AT 8:00 AM.
4. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND BUILDING LINES APPLICABLE TO T&L BUSINESS PARK, AS RECORDED IN PLAT CABINET FILE SLIDE NO. 462B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, POHLMAYER SUBDIVISION, AS RECORDED IN PLAT CABINET FILE SLIDE NO. 463A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, MARKET SQUARE BRENHAM SUBDIVISION, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 713A, 713B, 714A & 714B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, REPLAT OF LOT 2, MARKET SQUARE BRENHAM SUBDIVISION, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 757A, 757B, 758A & 758B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND REPLAT OF LOT 2A, MARKET SQUARE BRENHAM SUBDIVISION AND THE RESIDUE OF RESERVE C - COMMERCIAL, MARKET SQUARE DEVELOPMENT, SECTION 1, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 782A, 782B, 783A & 783B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
5. SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND ACCESS RIGHTS OF MARKET SQUARE BRENHAM, AS RECORDED IN VOLUME 1681, PAGE 469, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
6. SUBJECT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND ACCESS RIGHTS OF MARKET SQUARE BRENHAM SUBDIVISION, BRENHAM, WASHINGTON COUNTY, TEXAS, AS RECORDED IN VOLUME 1803, PAGE 694, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
7. SUBJECT TO RIGHT OF WAY DEED DATED FEBRUARY 11, 1929, EXECUTED BY WILL KOLWES TO M&M PIPE LINE COMPANY, AS RECORDED IN VOLUME 95, PAGE 6, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS. {NOT DETERMINABLE FROM DESCRIPTION PROVIDED}
8. SUBJECT TO RIGHT OF WAY GRANT DATED FEBRUARY 23, 1954, EXECUTED BY WILL KOLWES, SR. TO TEXAS SOUTHEASTERN GAS COMPANY, AS RECORDED IN VOLUME 197, PAGE 455, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS. {NOT PLOTTABLE}
9. SUBJECT TO EASEMENT DATED AUGUST 13, 1946, EXECUTED BY WILL KOLWES TO L. HAUSMAN, AS RECORDED IN VOLUME 149, PAGE 222, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS. {NOT PLOTTABLE}
10. 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.
11. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON ABOVE GROUND EVIDENCE, TEXAS RAILROAD COMMISSION DATA AND TITLE REPORT DATED SEPTEMBER 2, 2022.
12. ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON ABOVE GROUND EVIDENCE, TEXAS RAILROAD COMMISSION DATA AND TITLE REPORT DATED SEPTEMBER 2, 2022.
13. 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.
14. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
15. 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.
16. COMMON AREA "B1" (2.737 ACRES) SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
17. THE 60 FEET WIDE PUBLIC ACCESS EASEMENT (CALLED 1.466 ACRES) PER PLAT OF MARKET SQUARE BRENHAM SUBDIVISION AND THE RESIDUE OF RESERVE C - COMMERCIAL, MARKET SQUARE DEVELOPMENT, SECTION 1, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 782A, 782B, 783A & 783B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS WILL BE DEDICATED TO THE CITY OF BRENHAM AS A PUBLIC STREET AT A FUTURE DATE.
18. BEFORE DEVELOPMENT OF RESERVE "A1" (28.786 ACRES), A PLAT OF THE TRACT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL ACCORDING TO THE DEVELOPMENT CODE OF THE CITY OF BRENHAM.
19. (DRWCT) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS.
(ORWCT) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
(PRWCT) DENOTES PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
(PCFSN) DENOTES PLAT CABINET FILE SLIDE NO.
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT
P.U.E. DENOTES PUBLIC UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
P.D.E. DENOTES PUBLIC DRAINAGE EASEMENT
C.O.B. DENOTES CITY OF BRENHAM

SURVEY MAP

SHOWING A SURVEY AND REPLAT FORMING RESERVE "A1" (28.786 ACRES), COMMON AREA "B1" (2.737 ACRES), LOT 8 (5.974 ACRES) AND LOT 9 (2.338 ACRES), LYING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, PART OF THE JOHN LONG SURVEY, A-156. SAID RESERVE "A1" (28.786 ACRES), LOT 8 (5.974 ACRES) AND LOT 9 (2.338 ACRES) BEING PART OF RESERVE "A" (CALLED 38.776 ACRES) OF THE REPLAT OF LOT 2A, MARKET SQUARE BRENHAM SUBDIVISION AND THE RESIDUE OF RESERVE C - COMMERCIAL, MARKET SQUARE DEVELOPMENT, SECTION 1, A MAP OR PLAT OF SAID SUBDIVISION BEING OF RECORD IN PLAT CABINET FILE SLIDE NOS. 782A, 782B, 783A & 783B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS. SAID COMMON AREA "B1" (2.737 ACRES) BEING PART OF SAID RESERVE "A" (CALLED 38.776 ACRES) AND BEING ALL OF COMMON AREA "B" (CALLED 1.059 ACRES) OF SAID REPLAT OF LOT 2A, MARKET SQUARE BRENHAM SUBDIVISION AND THE RESIDUE OF RESERVE C - COMMERCIAL, MARKET SQUARE DEVELOPMENT, SECTION 1. SAID RESERVE "A1" (28.786 ACRES) AND COMMON AREA "B1" (2.737 ACRES) BEING PART OF THE SAME LAND DESCRIBED AS 51.119 ACRES IN THE DEED FROM THE FIRST BAPTIST CHURCH OF BRENHAM, TEXAS TO BRENHAM MARKET SQUARE, LP, DATED AUGUST 27, 2018, AS RECORDED IN VOLUME 1644, PAGE 324, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, BEING CORRECTED IN INSTRUMENT DATED AUGUST 31, 2018, AS RECORDED IN VOLUME 1645, PAGE 90, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AND BEING PART OF THE SAME LAND DESCRIBED AS 1.071 ACRES IN DEED FROM RUSSELL SCHRADER AND SPOUSE, BROOKE SCHRADER TO BRENHAM MARKET SQUARE, LP, DATED JUNE 25, 2020, AS RECORDED IN VOLUME 1727, PAGE 904, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS. SAID LOT 8 (5.974 ACRES) AND LOT 9 (2.338 ACRES) BEING PART OF THE SAME LAND DESCRIBED AS 51.119 ACRES IN THE DEED FROM THE FIRST BAPTIST CHURCH OF BRENHAM, TEXAS TO BRENHAM MARKET SQUARE, LP, DATED AUGUST 27, 2018, AS RECORDED IN VOLUME 1644, PAGE 324, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, BEING CORRECTED IN INSTRUMENT DATED AUGUST 31, 2018, AS RECORDED IN VOLUME 1645, PAGE 90, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY AND REPLAT OF 39.835 ACRES OF LAND IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.
DATED THIS THE 21ST DAY OF SEPTEMBER, 2022, A.D.

(PRELIMINARY)

JON E. HODDE, RPLS NO. 5197
DATE: SEPTEMBER 21, 2022

THE PURPOSE OF THIS DOCUMENT IS FOR PRELIMINARY REVIEW ONLY.

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

(PRELIMINARY)

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

OWNER ACKNOWLEDGMENT

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

BY: _____
(SIGNATURE)

(PRINTED NAME & TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2022, BY _____

NOTARY PUBLIC, STATE OF TEXAS
(SEAL)

LIENHOLDERS' ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, EXTRACO BANKS, N.A., THE OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED HEREON, DO HEREBY IN ALL THING SUBORDINATE TO SAID PLAT OF WASHINGTON COUNTY, TEXAS. SAID LIEN AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____
(SIGNATURE)

(PRINTED NAME & TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2022, BY _____

NOTARY PUBLIC, STATE OF TEXAS
(SEAL)

PLANNING AND ZONING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 2022 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRENHAM, TEXAS.

CHAIRMAN

SECRETARY

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS §
COUNTY OF WASHINGTON §

I, _____, CLERK OF THE COUNTY COURT OF WASHINGTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE ____ DAY OF _____, 2____, AT _____ O'CLOCK. ____M., AND DULY RECORDED ON THE ____ DAY OF _____, 2____, AT _____ O'CLOCK. ____M. IN CABINET _____ SHEET _____ OF RECORD IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT BRENHAM, WASHINGTON COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

CLERK OF THE COUNTY COURT
WASHINGTON COUNTY, TEXAS

W. O. NO. 7884 (BREHMHAMMARKETSQUARE7826.DWG/MVIEW)
REF: BRAZOSTRACELLC7415.SURVEY

Hodde & Hodde Land Surveying, Inc.
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REPLAT OF RESERVE "A" AND COMMON AREA "B"
MARKET SQUARE BRENHAM SUBDIVISION
FORMING RESERVE "A1" (28.786 ACRES), COMMON AREA "B1" (2.737 ACRES),
LOT 8 (5.974 ACRES) AND LOT 9 (2.338 ACRES)
CONTAINING 39.835 ACRES TOTAL
JOHN LONG SURVEY, A-156, CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS

OWNER/DEVELOPER
BREHMHAM MARKET SQUARE, LP
1722 BROADMOOR DRIVE, SUITE 212
BRYAN, TEXAS 77802
PHN. 979-774-2900



CASE P-22-019

REPLAT: LOTS 39 & 40 OF THE BECKER'S SUBDIVISION OF LOT NO. 22 OF THE DAVIDSON ADDITION AND RESERVE #1 OF THE L.D. BROWN SUBDIVISION TO CREATE LOT 1 OF THE OLD STONE HOUSE SUBDIVISION

PLAT TITLE: Replat of Lots 39 & 40 of the Becker's Subdivision of Lot No. 22 of the Davidson Addition and Reserve #1 of the L.D. Subdivision To create Lot 1 of the Old Stone House Subdivision **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

STAFF CONTACT: Shauna Laauwe AICP, City Planner

OWNERS: MC Property Holdings, LLC / Dara Childs

APPLICANT/AGENT: Owner / A-Survey, Inc. (Ronald Bryant)

LOT AREA /LOCATION: 0.1766-acres (7,694 square feet) located at 905 Sycamore Street

PROPOSED LEGAL DESCRIPTION: Lot 1 of the Old Stone House Subdivision in Brenham, Washington County, Texas

ZONING DISTRICT: R-2, Mixed Residential Use District

EXISTING USE: Vacant land

COMP PLAN Commercial

FUTURE LAND USE:

REQUEST: A request by the MC Property Holdings, LLC / Dara Childs for approval of a Replat of Lots 39 & 40 of the Becker's Subdivision of Lot No. 22 of the Davidson Addition and Reserve #1 of the L.D. Brown Subdivision to create Lot 1 of the Old Stone House Subdivision, being 0.1766-acre (7,694-square feet), addressed as 905 Sycamore Street and further described as part of the A. Harrington Survey A-55, in Brenham, Washington County, Texas.

BACKGROUND:

The subject tract is currently identified as Lots 39 & 40 of the Becker's Subdivision of Lot No. 22 of the Davidson Addition and Reserve #1 of the L.D. Brown Subdivision are owned MC Property Holdings, LLC / Dara Childs. The area to be replatted also contains a portion of undeveloped Live Oak Street right-of-way that was abandoned by City Council on August 4, 2022 and conveyed to the property owner. The subject tract and right-of-way is currently vacant land addressed as 905 Sycamore Street. The property owner would like to replat the two properties into one property for construction of a single-family residence. The proposed lot is approximately 104 feet in width and 76 feet in depth and 7,694 square feet. While the proposed lot meets the minimum lot width of 60-feet and lot size of 7,000 square feet, the lot does not meet the minimum required average lot depth of 115-feet. On September 12, 2022, the Board of

Adjustment unanimously granted a variance to allow the proposed lot to have an average lot depth of 76.63 feet, a reduction of 38.37 feet of depth. With the granted variance, the proposed plat meets the zoning requirements for approval.

STAFF RECOMMENDATION:

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

EXHIBITS:

- A. Proposed residential Replat

OLD STONE HOUSE SUBDIVISION LOT 1

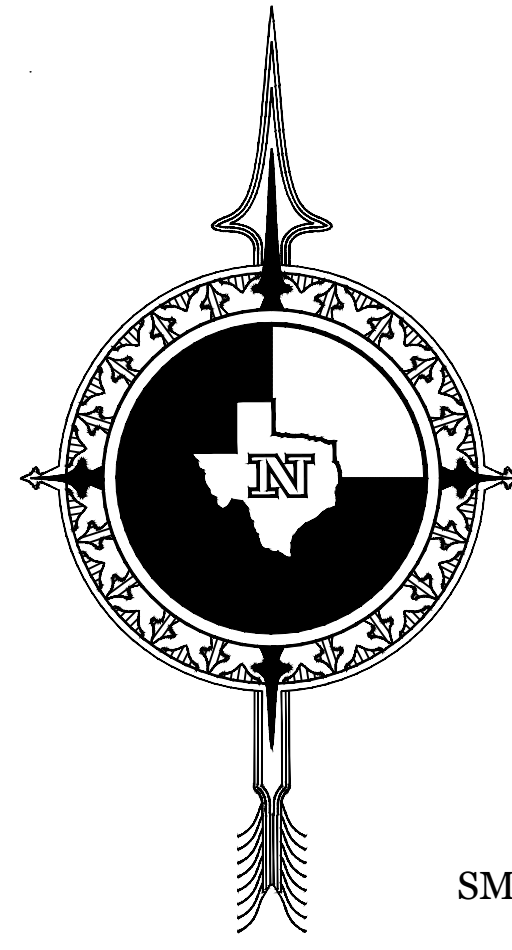
0.1766 Acre

(7,694 Sq. Ft.)

SINGLE RESIDENTIAL LOT

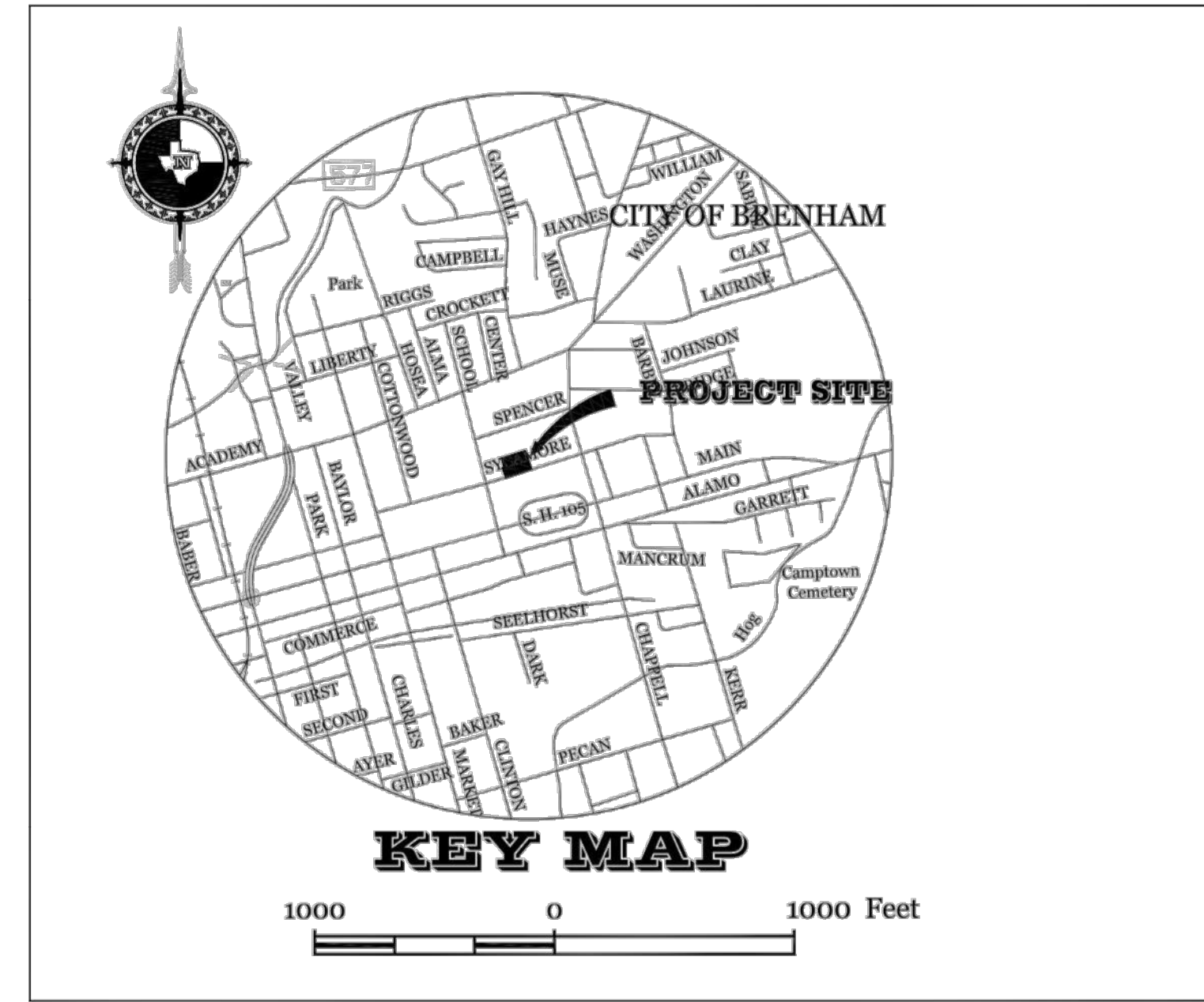
BEING A RE-PLAT OF RESERVE 1 of L.D. BROWN SUBDIVISION
AND A PORTION of THE ABANDONED LIVE OAK STREET RIGHT OF WAY
OF BECKERS SUBDIVISION

City of Brenham
ARRABELA HARRINGTON SURVEY, A-55
WASHINGTON COUNTY, TEXAS



SCALE: 1" = 20'

20 0 20 Feet



KEY MAP

1000 0 1000 Feet

OWNER ACKNOWLEDGEMENT

THE STATE OF TEXAS

COUNTY OF WASHINGTON

WE, M.C. PROPERTY HOLDINGS, LLC, THE OWNER OF THE LAND DESCRIBED HEREON, WHOSE NAMES ARE SUBSCRIBED HERETO, DO HEREBY OFFER, ADOPT AND ACKNOWLEDGE THE SUBDIVISION OF SAID PROPERTY IN ACCORDANCE WITH THE PLAT SHOWN HEREIN.

DARA CHILDS, JR., M.C. PROPERTY HOLDINGS, LLC

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF ____, 2022, BY DARA CHILDS, JR.

NOTARY PUBLIC
STATE OF TEXAS

NOTARY NAME (PRINTED)
NOTARY COMMISSION EXPIRES

SURVEYOR CERTIFICATION

THE STATE OF TEXAS

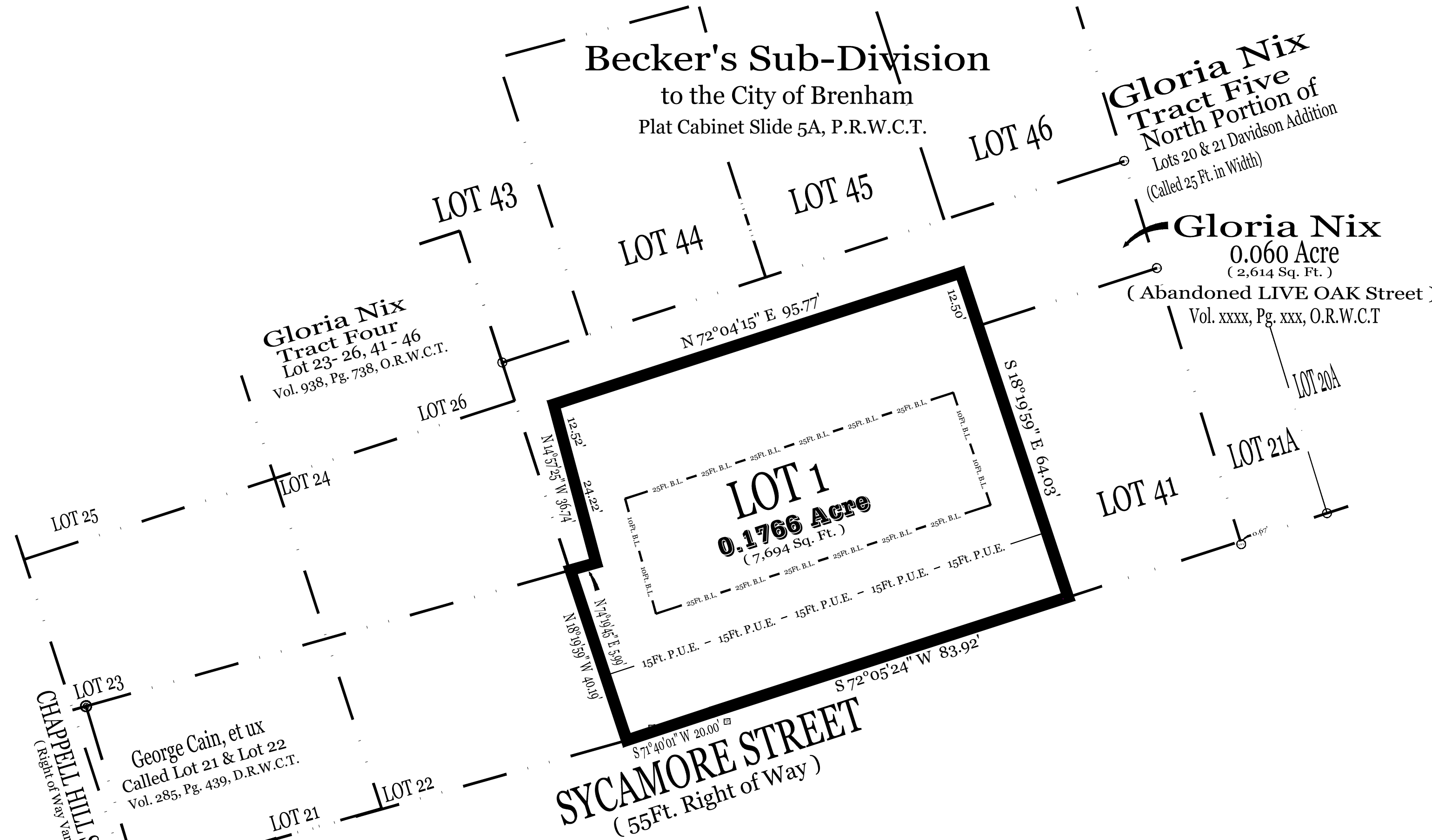
COUNTY OF WASHINGTON

KNOW ALL MEN BY THESE PRESENTS: THAT I, RONALD K. BRYANT, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY STATE THAT I PREPARED THIS REPLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS AS SHOWN THEREON WERE PROPERLY PLACED OR LOCATED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BRENHAM, TEXAS.

RONALD K. BRYANT DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4361

GENERAL NOTES

- THE SURVEYOR HAS CONDUCTED A LIMITED ABSTRACT OF THE SUBJECT PROPERTY.
- THIS RE-PLAT IS BASED ON A TITLE REPORT ISSUED BY BOTTS TITLE COMPANY, UNDER G.F. NO. WA-20-617, ISSUED JANUARY 4, 2022.
- SUBJECT TO EASEMENTS, ORDINANCES, CONDITIONS, RESTRICTIONS AND ANY, AND ALL ADDITIONAL APPLICABLE INSTRUMENTS THAT MAY OR MAY NOT BE OF RECORD THAT AFFECTS OR COULD AFFECT THE SUBJECT PARCEL. NO SUB-SURFACE FEATURES WERE INVESTIGATED OR INCLUDED WITHIN THE SCOPE OF THIS SURVEY; AND THOSE CERTAIN COVENANTS, CONDITIONS, RESERVATIONS, EASEMENTS, BUILDING LINES AND RESTRICTIONS APPLICABLE TO H. H. DRUMM'S DIXIE ADDITION, AS SHOWN ON PLAT RECORDED IN PLAT CABINET NO. 644A, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- THIS PLAT DOES NOT ATTEMPT TO REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- THE BUILDING LINES SHOWN ON THIS PLAT SHALL BE IN ADDITION TO, AND SHALL NOT LIMIT OR REPLACE, ANY BUILDING LINES REQUIRED BY THE CITY OF BRENHAM CODE OF ORDINANCES AT THE TIME OF THE DEVELOPMENT OF THE PROPERTY.



OWNER - DEVELOPER

MC PROPERTY HOLDINGS, LLC
1330 SOUTH BERLIN
BRENHAM, TEXAS 77833
1-281-914-9416
darachilds@yahoo.com

FLOOD HAZARD STATEMENT

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION FOR WASHINGTON COUNTY, TEXAS, THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY, AND IS IN ZONE "X", AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 48477C0295C, EFFECTIVE DATE: AUGUST 16, 2011.

A-SURVEY, INC.
"THE MASTERS OF MEASUREMENT"™
19 NORTH MILLER
BELLVILLE, TEXAS 77418
979-865-8111
1-800-4-A-SURVEY
4ASURVEY.COM
4ASURVEY@GMAIL.COM
T.B.P.E.L.S. FIRM REG. LIC. No. 10076700
PROJECT No.: 22194A

COUNTY CLERK CERTIFICATION

THE STATE OF TEXAS

COUNTY OF WASHINGTON

I, BETH ROTHERMEL, COUNTY CLERK IN AND FOR WASHINGTON COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED IN MY OFFICE THE ____ DAY OF ____, 2022, A.D. AT ____ O'CLOCK, ____ M., AND DULY RECORDED THE ____ DAY OF ____ 2022 A.D. IN THE PLAT RECORDS IN SLIDE NO. ____, WITNESSED BY HAND AND SEAL OF THE COUNTY COURT OF WASHINGTON COUNTY, IN BRENHAM, TEXAS.

DEPUTY BETH ROTHERMEL
COUNTY CLERK
WASHINGTON COUNTY,
TEXAS

PLANNING AND ZONING COMMISSION

APPROVED THIS ____ DAY OF ____, 2022, BY THE
PLANNING AND ZONING COMMISSION OF THE CITY OF BRENHAM.

CHAIRMAN

SECRETARY

METES & BOUNDS DESCRIPTION

BEING all that certain tract or parcel of land containing 0.1766 acre (7,694 Sq. Ft.) of land, more or less, being the aggregate of Lot 39 and Lot 40, Becker's Sub-Division of Lot No. 22 of the Davidson's Addition to the City of Brenham recorded in Slide No. 5A of the Plat Records of Washington County, Texas, and further described in Volume 1817, Page 777 of the Official Records of Washington County, Texas, all of Reserve #1 - 0.147 acre called 182A acre of the L. D. Brown Sub-Division, as recorded in Plat Cabinet Slide No. 182A of the Plat Records of Washington County, Texas and a portion of a called 0.0533 acre parcel as described by instrument recorded in Volume 1855, Page 498 of the Official Records of Washington County, Texas, into Lot 40A - 0.1766 acre (7,694 Sq. Ft.) Becker's Sub-Division of Lot No. 22 of the Davidson's Addition to the City of Brenham, City of Brenham, Arrabela Harrington Survey, Abstract 55, Washington County, Texas, said 0.1766 acre parcel being described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch iron pipe found for corner, same being the POINT OF BEGINNING and a westerly line of the tract herein described, same being the most northerly northeast corner of said Lot 40 of said Becker's Sub-Division of Lot No. 22 of the Davidson's Addition, and more particularly described by instrument recorded in Volume 1817, Page 777 of the Official Records of Washington County, Texas, same being the most northerly northwest corner of that certain Lot 41 of said Becker's Sub-Division of Lot No. 22 of the Davidson's Addition, same being a westerly southeast line of said Live Oak Street (Unopened Roadway) 25 Ft. in-width as depicted in said Becker's Sub-Division of Lot No. 22 of the Davidson's Addition, same being the most northerly northeast corner of Reserve #1, L. D. Brown Sub-Division called 0.1472 acre as recorded in Plat Cabinet Slide No. 182A of the Plat Records of Washington County, Texas, same being a southeasterly exterior corner of said called 0.0533 acre parcel (2,322 Sq. Ft.) as described by instrument recorded in Volume 1855, Page 498 of the Official Records of Washington County, Texas, and same being a southerly exterior corner of that certain called 0.060 acre parcel (2,614 Sq. Ft.) (Abandoned Live Oak Street) as described by instrument recorded in Volume XXXX, Page XXX of the Official Records of Washington County, Texas;

THENCE, with said common line, South 18 degrees 19 minutes 59 seconds East, a distance of 64.03 feet to the most southerly southwest corner of said Lot 40, and the most southerly southwest corner of said Lot 41, and the most southerly southwest corner of said Reserve #1, and same being the northwesterly right-of-way line of Sycamore Street (55 Ft. Right-of-Way), and same being the most southerly southeast corner of the tract herein described;

THENCE, with said northwesterly right-of-way line of said Sycamore Street and said common line, South 72 degrees 05 minutes 24 seconds West, pass at a distance of 41.96 feet a 1/4 inch iron rod set for corner, same being the most southerly southwest corner of said Lot 40, same being the most southerly southeast corner of said Lot 26, in all a distance of 83.92 feet to a 1/4 inch iron rod set for corner, same being the most southerly southwest corner of said Lot 39, same being the most southerly southeast corner of said called 0.533 acre parcel, same being in a southeasterly line of said Reserve #1, and same being in a southeasterly line of the tract herein described;

THENCE, continuing with said common line, South 71 degrees 40 minutes 01 second West, pass at a distance of 16.27 feet a 5/8 inch iron rod found for corner, same being the most southerly southwest corner of said Reserve #1, same being in the southeasterly line of said called 0.0533 acre parcel, and same being in the southeasterly line of the tract herein described, in all a distance of 30.00 feet to a 1/4 inch iron rod set for corner, same being the most southerly southeast corner of Lot 22 of said Becker's Sub-Division, same being the most southerly southeast corner of that certain tract as described by metes and bounds recorded in Volume 285, Page 439 of the Deed Records of Washington County, Texas, same being the most southerly southwest corner of said called 0.0533 acre parcel, and same being the most southerly southwest corner of the tract herein described;

THENCE, departing said northwesterly right-of-way line of said Sycamore Street, and with said common line, North 18 degrees 19 minutes 59 seconds West, a distance of 40.19 feet to a 1/4 inch iron rod found for corner, same being the most northerly northeast corner of said Lot 22, same being the most southerly southeast corner of that certain Lot 24 of said Becker's Sub-Division as described by instrument recorded in Volume 918, Page 738 of the Official Records of Washington County, Texas, same being a northwesterly exterior corner of said called 0.0533 acre parcel, same being the most southerly southwest corner of the aforementioned called 0.060 acre parcel as described by instrument recorded in Volume XXXX, Page XXX of the Official Records of Washington County, Texas, and same being a southeasterly exterior corner of the tract herein described;

THENCE, with said common line, North 74 degrees 57 minutes 25 seconds West, pass at a distance of 24.22 feet a 1/4 inch iron rod found for corner, same being in the southwesterly line of the tract herein described, in all a distance of 36.74 feet to a 5/8 inch iron rod found for corner, same being a southeasterly interior corner of said called 0.060 acre parcel, same being the most westerly northwest corner of said Reserve #1, and same being a southeasterly interior corner of the tract herein described;

THENCE, with said common line, North 72 degrees 04 minutes 15 seconds East, a distance of 95.77 feet to a 5/8 inch iron rod found for corner, same being the most northerly corner of said called Reserve #1, same being a southerly interior corner of said called 0.060 acre parcel, same being the most northerly corner of said called 0.0533 acre parcel, and same being the most northerly corner of the tract herein described;

THENCE, with said common line, South 18 degrees 19 minutes 59 seconds East, a distance of 12.50 feet to the POINT OF BEGINNING of the tract herein described and containing 0.1766 acre (7,694 Sq. Ft.) of land, more or less. All Bearings and Distances are based on the Texas Coordinate System of 1983, Central Zone 4203.



CASE P-22-020

**REPLAT: LOTS PT 8A, 8B, PT 9, 16 & PT 17, BLOCK 2 OF THE GAY'S ADDITION
TO CREATE LOT 16R, BLOCK 2**

PLAT TITLE: Replat of Lots 8A, 8B, PT 9, 16 & PT 17 Block 2 of the Gay's Addition to create Lot 16R, Block 2 **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

STAFF CONTACT: Shauna Laauwe ACIP, City Planner

OWNERS: Mount Rose Missionary Baptist Church

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

LOT AREA /LOCATION: 0.616-acres located at 204 Kerr Street

PROPOSED LEGAL DESCRIPTION: Lot 16R, Block 2 of Gay's Addition in Brenham, Washington County, Texas

ZONING DISTRICT: R-2, Mixed Residential Use District

EXISTING USE: Existing Church and single-family residence

COMP PLAN FUTURE LAND USE: Single-Family Residential

REQUEST: A request by the Mount Rose Missionary Baptist Church for approval of a Replat of Lots PT 8A, 8B, PT 9, 16 & PT 17, Block 2 of the Gay's Addition to create Lot 16R, being 0.616-acre, currently addressed as 204 Kerr Street and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

BACKGROUND:

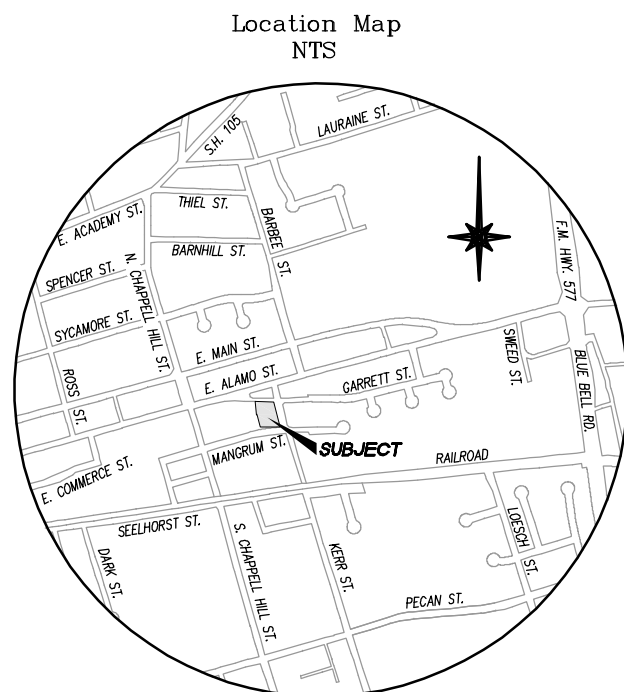
The subject properties, currently identified as Lots PT 8A, 8B, PT 9, 16 & PT 17, Block 2 of the Gay's Addition, are owned by Mount Rose Missionary Baptist Church. The properties are currently addressed as 204 Kerr Street and 1008 Garrett Street. The properties are currently developed with an existing church and a single-family residence. The property owners would like to replat the two properties into one property, demolish the single-family residence and construct a community center. Lot 16R is proposed to contain 0.616-acres of land. Included with the proposed replat is the dedication of a 15-foot public utility easement located adjacent to the three rights-of-way being Garrett Street, Kerr Street, and Mangrum Street.

STAFF RECOMMENDATION:

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

EXHIBITS:

A. Proposed residential Replat



Property Owner
 Mount Rose Missionary Baptist Church
 P. O. Box 294
 Brenham, Texas 77834
 (979) 525-8571

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

PLANNING AND ZONING COMMISSION APPROVAL

Approved this _____ day of _____, 2022 by the
 City Planning and Zoning Commission of the City of Brenham, Texas.

Chairman _____

Secretary _____

COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

THE STATE OF TEXAS
 COUNTY OF WASHINGTON

I, Beth Rothermel, Clerk of the County Court of Washington County, Texas do hereby certify that the within instrument with its Certificate of Authentication was filed for registration in my office on the _____ day of _____, 2022, A.D. at _____ o'clock _____ .M., and duly recorded on the _____ day of _____, 2022, A.D. at _____ o'clock _____ .M., in Plat Cabinet File No. _____.

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

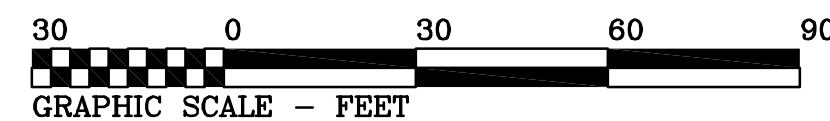
By: _____ Deputy Beth Rothermel
 County Clerk
 Washington County, Texas

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

Dated this the 20th day of July, 2022. _____ (PRELIMINARY)
 Donald W. Lampe
 R.P.L.S. No. 1732
 Lampe Surveying, Inc

**FINAL PLAT
 A REPLAT OF BLOCK 2, LOT 8B, PT 9 AND LOT 16, PT 17, PT 8A
 OF GAY'S ADDITION TO CREATE
 LOT 16R, BLOCK 2 OF GAY'S ADDITION
 CONSISTING OF 0.616 ACRE**

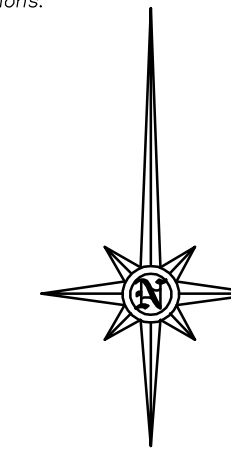
A. HARRINGTON SURVEY, A-55
 CITY OF BRENHAM
 WASHINGTON COUNTY, TEXAS



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

LEGEND:

- B.L. = BUILDING LINE
- P.U.E. = PUBLIC UTILITY EASEMENT
- OHE = OVERHEAD ELECTRIC LINE



NOTES:

1. This plat does not attempt to amend or remove any valid covenants or restrictions.
2. The building lines shown on this plat shall be in addition to, and shall not limit or replace, any building lines required by the City of Brenham Code of Ordinances at the time of the development of the property.
3. According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0295C, Washington County, Texas, effective date of August 16, 2011, the subject property does not lie within the Special Flood Hazard Area.
4. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
5. Existing structures on Lot 16R at the date of this plat are legally nonconforming to the building setbacks shown.

OWNER DEDICATION

Mount Rose Missionary Baptist Church, owner of the property subdivided in the foregoing map of the Final Plat of Mount Rose Addition, Lot 1, 0.616 Acre of Land, do hereby make subdivision of said property according to the lines, lots, building lines, and easements thereon shown and designate said subdivision as the Final Plat of Mount Rose Addition, Lot 1, to the City of Brenham, Texas, located in the City of Brenham, Washington County, Texas, and I do hereby dedicate to public use, as such the easements shown thereon forever and do hereby bind ourselves, our heirs, executors, and administrators to warrant and forever defend the title to the easements so dedicated. There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

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

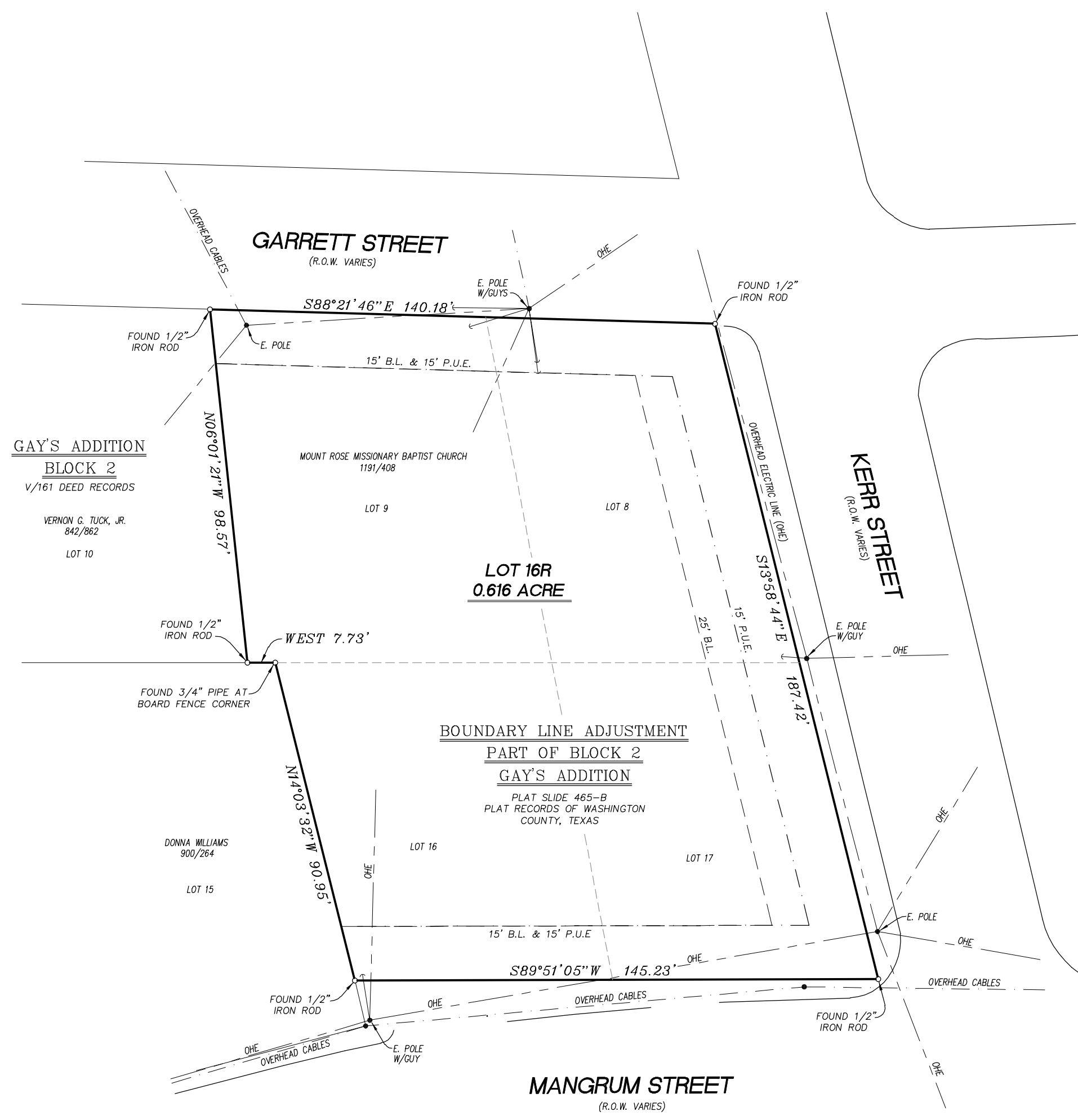
By: Dennis R. Sanders, on behalf of
 Mount Rose Missionary Baptist Church

THE STATE OF TEXAS
 COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____ day of _____, 2022 by Dennis R. Sanders, on behalf of Mount Rose Missionary Baptist Church.

Notary Public
 State of Texas

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



PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
 9-20-2022

LAMPE SURVEYING, INC
 PROFESSIONAL LAND SURVEYORS
 1408 WEST MAIN STREET
 P. O. BOX 2037
 BRENHAM, TEXAS 77834
 (979) 836-6677
 TEXAS LICENSED SURVEYING FIRM NO. 10040700
 WD 3845 3845S1.DWG 3845 MT ROSE.CGC