



**NOTICE OF A REGULAR MEETING  
BRENHAM PLANNING AND ZONING COMMISSION  
MONDAY, FEBRUARY 28, 2022, AT 5:15 PM  
SECOND FLOOR CITY HALL BUILDING  
COUNCIL CHAMBERS  
200 W. VULCAN STREET  
BRENHAM, TEXAS**

**1. Call Meeting to Order**

**2. Public Comments**

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

**3. Reports and Announcements**

**CONSENT AGENDA**

**4. Statutory Consent Agenda**

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

**4-a. Minutes from the January 24, 2022 Planning and Zoning Commission Meeting.**

**4-b. Case Number P-22-007: A Replat of Lot 2A of the Market Square Brenham Subdivision and the residue of Reserve "C" – Commercial, Market Square Development, Section 1 to create Reserve "A" (38.776), Lot 4 (1.206-acres) Lot 5 (1.510-acres), Lot 6 (1.289-acres), Lot 7 (1.796-acres), Common Area "A" (1.059-acres), and Common Area "B" (1.437-acres), and dedicating 1.240 acres of Right-of-Way to create Nolan Street and 0.580-acres Right-of-Way to create Ryan Street containing a total of 48.893-acres, out of the John Long Survey, Abstract No. 156 in Brenham, Washington County, Texas.**

**REGULAR AGENDA**

**5. Public Hearing, Discussion and Possible Action on Case Number P-22-004: A request by Brenham Housing Authority for an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to change the zoning from a Mixed Residential Use District (R-2) to a Local Business Residential Mixed Use District (B-1) on 1.202-acres of land currently addressed as 1003 Hasskarl Drive and developed with the Brenham Housing Authority Community Center, being further described as Lot 1 of Fairview Terrace Subdivision, out of the Arrabella Harrington Survey, Abstract No. 55 in Brenham, Washington County, Texas.**

6. **Public Hearing, Discussion and Possible Action on Case Number P-22-005:** A request by Kenya Mitchell for approval of a Replat of Lot 1, Block 1 of the Parkview Addition, Section II to create Lot 1R and Common Area "A", being 1.880-acres and 2.070-acres, respectively, for a total of 3.950-acres of land located off Pleasantview Avenue and further described as part of the A. Harrington Survey, Abstract No. 55 in Brenham, Washington County, Texas.
7. **Public Hearing, Discussion and Possible Action on Case Number P-22-006:** A request by Brody and Kristen Jungers for approval of a Final Plat being a Replat of Lot 33 of the Pecan Glen Subdivision to create Lots 33-A and 33-B, being 2.200-acres and 2.145-acres, respectively, for a total of 4.345-acres of land currently addressed as 1680 Pecan Glen Road and further described as part of the James Schrier Survey, Abstract No. 98 in Washington County, Texas.
8. **Adjourn.**

#### **CERTIFICATION**

I certify that a copy of the February 28, 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 February 24, 2022 at 10:00 am.

*Kim Hodde*

\_\_\_\_\_  
Kim Hodde, Planning Technician

<p><b>Disability Access Statement:</b> 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.</p>
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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  
January 24, 2022**

*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 January 24, 2022, at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

M. Keith Behrens, Chair

Dr. Deanna Alfred, Vice Chair

Calvin Kossie

Cayte Neil

Marcus Wamble

Commissioners absent:

Chris Cangelosi

Artis Edwards, Jr.

Staff present:

Stephanie Doland, Development Services Director

Shauna Laauwe, City Planner

Citizens / Media present:

Ronnie Becker

Jason May, Brenham Banner Press

Joshua Blaschke, KWHI

**1. Call Meeting to Order**

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

**2. Public Comments**

There were no public comments.

**3. Reports and Announcements**

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 December 20, 2021, Planning and Zoning Commission Meeting.**

**4-b. Case No. P-22-002: A Preliminary Plat of Beautiful Acres Subdivision, consisting of Lots 1-5 being 1.931 acres each for a total of 9.655 acres, out of the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas.**

**4-c. Case No. P-22-003: A Final Plat of Beautiful Acres Subdivision, consisting of Lots 1-5 being 1.931 acres each for a total of 9.655 acres, out of the Arrabella Harrington Survey, A-55 in Brenham, Washington County, Texas.**

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

**REGULAR SESSION**

**5. Election of a Chair, Vice Chair, and Secretary for the Planning and Zoning Commission for 2022.**

A motion was made by Commissioner Alfred and seconded by Commissioner Wamble to re-elect the current slate of officers:

Chair – Keith Behrens  
Vice Chair – Deanna Alfred  
Secretary – Calvin Kossie

The motion carried unanimously.

**6. Public Hearing, Discussion and Possible Action on Case No. P-22-001: A City initiated request to approve an Ordinance of the City of Brenham, Texas Adopting the 2022 Thoroughfare Plan and Repealing All Ordinances or Parts of Ordinances in Conflict Herewith and Providing an Effective Date.**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-21-031 (on file in the Development Services Department). Ms. Laauwe stated that the City of Brenham initiated this request to update the existing 2014 Thoroughfare Plan to meet the current and future growth and development needs of the City. As part of the Brenham Comprehensive Plan, Historic Past, Bold Future: Plan 2040 that was adopted by City Council on September 19, 2019, City Council approved adding a supplement Thoroughfare Plan to accompany Plan 2040. Strand Associates provided deliverables in March 2020; however, the Covid pandemic hit and the update was put on hold. In November 2020, TxDOT held a virtual town hall meeting to discuss five (5) concept plans for the property US 290/SH 36 interchange project. With this information and added public input, City staff refocused on the Thoroughfare Plan update in 2021. This update to the 2014 Thoroughfare Plan will serve as an implementation tool for Plan 2040 by providing valuable information, analysis and recommendations to supplement Plan 2040.

The proposed Brenham 2022 Thoroughfare Plan report discusses, creates, and refines the existing Brenham Thoroughfare Plan Map, provides typical street sections for new development, highlights priority transportation projects, establishes a current truck routes map, proposes priority bicycle and pedestrian routes via an official map, and initiates a detailed traffic impact analysis guideline for future implementation. This document will serve as a planning tool for future transportation related requests / development as well as possible potential grant funding opportunities.

A workshop meeting was held with the City Council and Planning and Zoning Commission on January 10, 2022 to present a first look at this proposed document and to initiate discussion and obtain direction and public input. Based on discussions, some minor changes were made to the document and maps. These corrections included:

- Removing a proposed collector street off Burleson Street since it was erroneously included on all of the maps.
- Moving the outer green line to follow a property line instead of through the property based on a comment from a property owner.
- An edit that TxDOT has already begun right-of-way acquisition meetings with property owners instead of the project start date of 2024 as stated on Page 9 of the proposed plan.

The following modifications were also made to Truck Routes Map:

- Removed the proposed extension of FM 577 Blue Bell Road as a truck route.
- Removed E. Tom Green Street connection to FM 389.
- Added the City Limit Line.



Since the workshop, two emails from a resident and an anonymous commenter have been received expressing the need for the following:

- The need for bicycle lanes on roadways and bicycles rack requirements for apartment complexes and businesses.
- The need for a bus/shuttle system in Brenham.
- The need to look at E. Stone Street from S. Day Street to S. Market Street as being in need of repair.

Ms. Laauwe discussed the proposed Thoroughfare Plan in depth with the Planning and Zoning Commission.

After the presentation, the following corrections to the Plan and responses to questions by the Commissioners were addressed by Staff in the following manner:

- Request to add more clarification to page 9, paragraph 4 “TxDOT Programmed Projects” detailing the result of the alignment concepts and specifically to include that concepts D and E were not selected.
- The TxDOT land acquisition process around the clover leaf redesign (SH 36/ US 290) has begun with letters sent by TxDOT to impacted property owners. Additionally in December TXDOT met with said property owners to discuss the land acquisition process and establish a timeline for the acquisition and overall project. City staff is unsure of the exact percentage of responses received but following discussions with TXDOT knew two full days of meetings had been scheduled with property owners.
- Sight distance issues at an intersection caused by overgrown vegetation can be called in to Code Compliance to be addressed.
- Blinn recently removed parking along College Avenue in front of Old Main. Since this roadway is a TXDOT roadway the removal was discussed first with the City and then with TXDOT for consideration. Additional improvements are requested by Blinn College including the re-alignment of the roadway and additional pedestrian improvements.
- In the event the required roadway cannot be reasonably obtained due to existing development the City will work with the property owners to determine a reasonable path forward for the new road improvements. This is a practice currently in place with road reconstruction or widening projects.
- Page 35 of the plan references Bond Initiatives for CIP funding and the City recently issued Certificate of Obligations (COs) to include funding for multiple roadway improvement projects. CO issuance does not require voter approval; however, bond elections could be considered in the future for additional roadway improvements if needed.
- Capitol Improvement Projects and the corresponding priority placed on needed improvements is determined by road conditions, traffic counts, growth and development, citizen feedback and project cost. This evaluation is considered annually during the budget process and is a multi-department collaboration.
- Collector roadways to be developed with new construction would have multiple options, not just one alignment type.

The questions were addressed by Staff and the comments / suggested revisions were noted.

Chairman Behrens opened the Public Hearing at 6:17 pm. Ronnie Becker requested that the pedestrian trail be moved from along Little Sandy Creek to the north property line of the County Fair Grounds. There were no other citizen comments.

Chairman Behrens closed the Public Hearing at 6:22 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Wamble to recommend approval of an Ordinance of the City of Brenham, Texas Adopting the 2022 Thoroughfare Plan and Repealing All Ordinances or Parts of Ordinances in Conflict Herewith and Providing an Effective Date with the grammar corrections and edits to the sidewalk plan per Ronnie Becker’s comments, as discussed above. The motion carried unanimously.

## **6. Adjourn.**

A motion was made by Commissioner Alfred and seconded by Commissioner Neil to adjourn the meeting at 6:24 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:*

\_\_\_\_\_  
Planning and Zoning Commission

M. Keith Behrens  
Chair

February 28, 2022  
Meeting Date

\_\_\_\_\_  
Attest

Kim Hodde  
Staff Secretary

February 28, 2022  
Meeting Date



**CASE P-22-007**

**REPLAT: LOT 2A MARKET SQUARE BRENHAM SUBDIVISION**

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<b>PLAT TITLE:</b>	Market Square Brenham Subdivision	<b>CITY/ETJ:</b> City
<b>PLAT TYPE:</b>	Replat	
<b>STAFF CONTACT:</b>	Shauna Laauwe ACIP, City Planner	
<b>OWNER/APPLICANT:</b>	Brenham Market Square LP / Hodde & Hodde Land Surveying, Inc.	
<b>ADDRESS/LOCATION:</b>	2410 S. Market Street, located at the intersection of US Highway 290 E. Cantey Street and South Market Street.	
<b>LEGAL DESCRIPTION:</b>	Replat of Lot 2A of the Market Square Brenham Subdivision and the residue of Reserve "C" – Commercial, Market Square Development, Section 1, to create Reserve "A" (38.776), Lot 4 (1.206-acres), Lot 5 (1.510-acres), Lot 6 (1.289-acres), Lot 7 (1.796-acres), Common Area "A" (1.059-acres), and Common Area "B" (1.437-acres), and dedicating 1.240 acres of Right-of-Way to create Nolan Street and 0.580-acres of Right-of-Way to create Ryan Street, containing a total of 48.893-acres, out of the John Long Survey, Abstract No. 156 in Brenham, Washington County, Texas.	
<b>LOT AREA:</b>	48.893 acres	
<b>ZONING DISTRICT/ USE:</b>	B-2 Commercial Research and Technology District / Undeveloped Vacant Land	
<b>COMP PLAN FUTURE LAND USE:</b>	Corridor Mixed-Use to the north along S. Market Street/Commercial on the southern portion	

**REQUEST:**

The subject 48.893 acres of land is owned by Brenham Market Square, LP. Paul Leventis, on behalf of Brenham Market Square, LP, desires to replat Lot 2A of the Market Square Brenham Subdivision, the residue of Reserve "C" – Commercial, Market Square Development, Section 1 to create Reserve "A" (38.776), Lot 4 (1.206-acres) Lot 5 (1.510-acres), Lot 6 (1.289-acres), Lot 7 (1.796-acres), Common Area "A" (1.059-acres), and Common Area "B" (1.437-acres), and dedicating 1.240 acres of Right-of-Way to create Nolan Street and 0.580-acres Right-of-Way to create Ryan Street containing a total of 48.893-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. The plat includes the creation of two streets, Nolan Street and Ryan Street and several additional easements, to include two (2) drainage easements, three (3) public

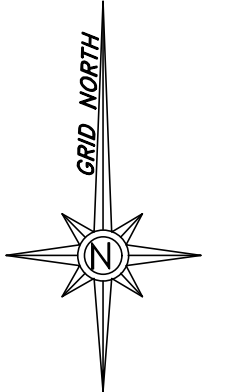
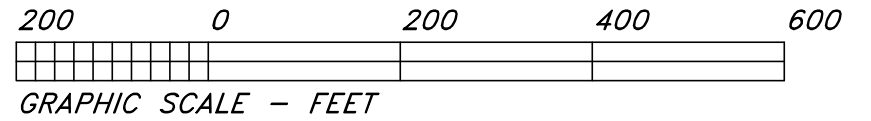
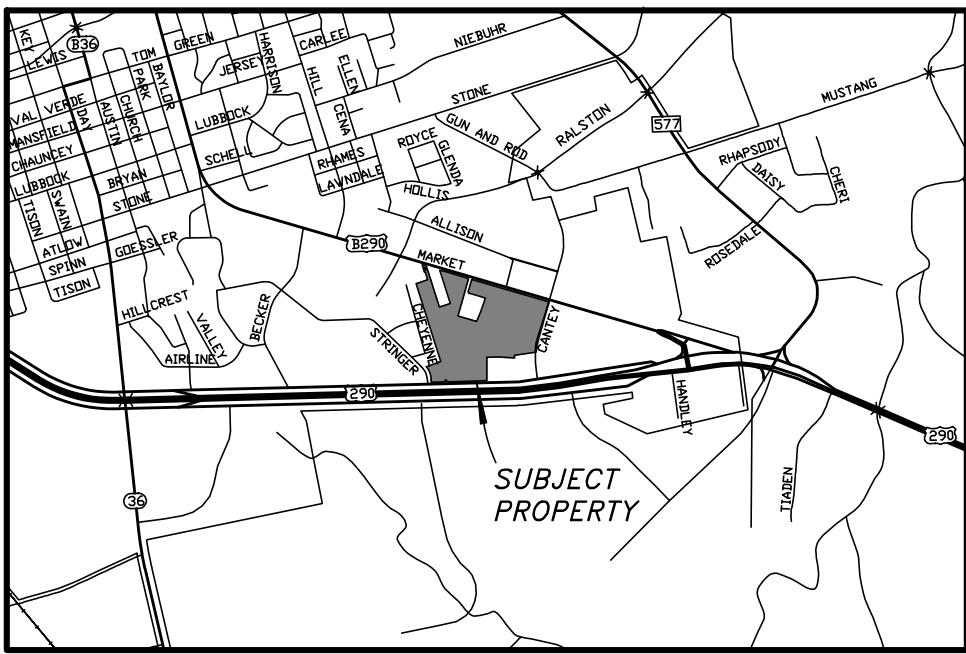
utility easements and a public access easement. In addition, the plat creates Common Areas “A” and “B” for planned detention improvements to the proposed mixed-use development.

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.

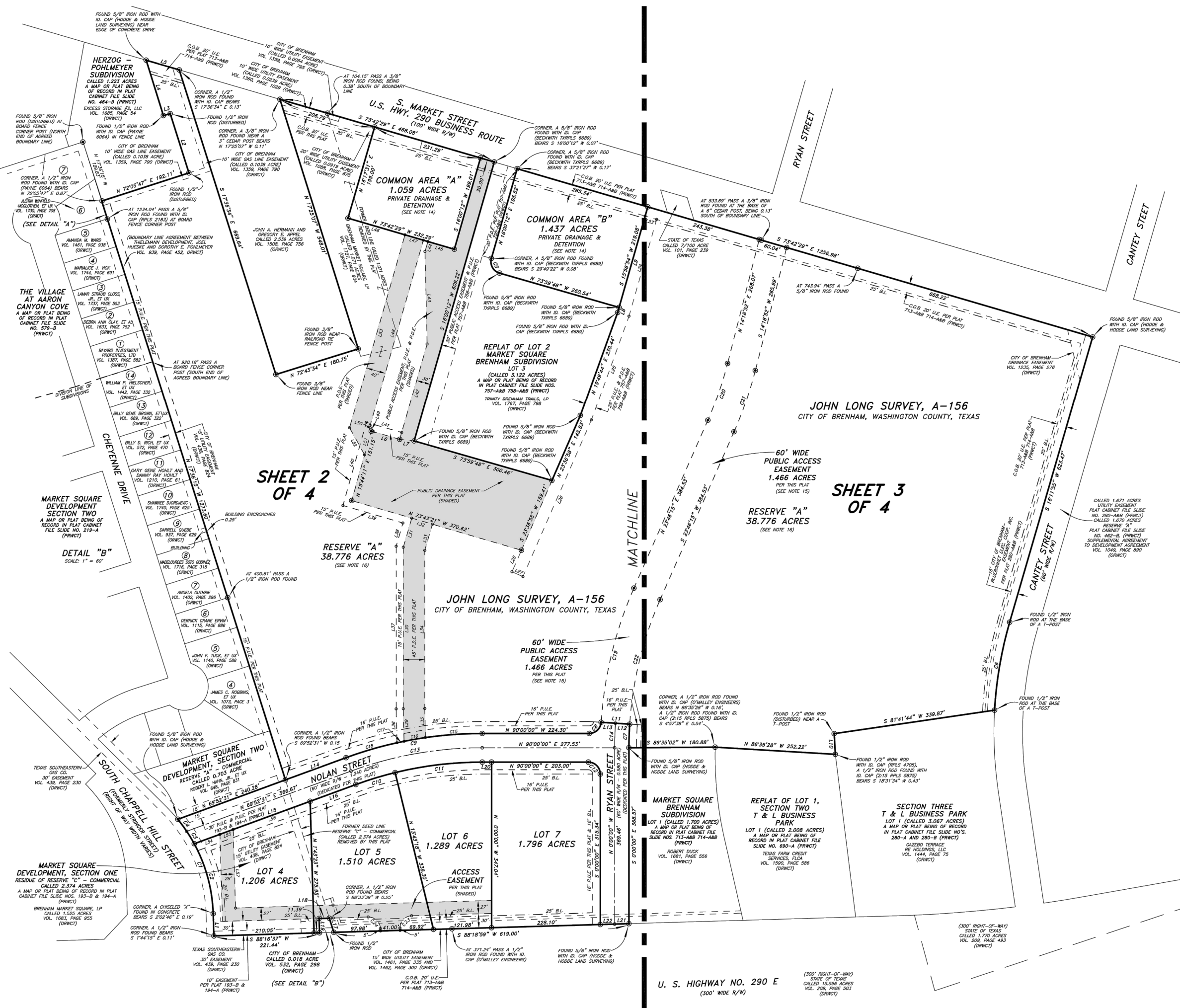
**EXHIBITS:**

A. Proposed Replat

VICINITY MAP  
(SCALE: 1" = 3000')



SCALE: 1" = 200'



## OVERALL LAYOUT

### LEGEND

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

BOUNDARY LINES  
EASEMENT LINES  
BUILDING LINES

### CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	37°39'04"	215.21'	327.50'	N 20°33'47" W	211.36'
C2	26°49'25"	153.32'	327.50'	N 15°08'57" W	151.93'
C3	5°21'02"	30.58'	327.50'	N 31°14'11" W	30.57'
C4	5°28'36"	31.30'	327.50'	N 36°39'00" W	31.29'
C5	90°00'00"	39.28'	25.00'	N 28°59'48" W	35.36'
C6	12°56'43"	187.53'	830.00'	S 9°43'34" W	187.13'
C7	3°41'18"	49.57'	770.00'	N 1°50'39" E	49.56'
C8	86°18'42"	37.66'	25.00'	S 46°50'39" W	34.20'
C9	20°07'28"	291.53'	830.00'	S 79°56'16" W	290.03'
C10	6°24'11"	86.05'	770.00'	N 73°04'37" E	86.00'
C11	13°43'18"	184.41'	770.00'	N 83°08'21" E	183.96'
C12	90°00'00"	39.27'	25.00'	S 45°00'00" E	35.36'
C13	20°07'28"	280.99'	800.00'	N 79°56'16" E	279.55'
C14	3°41'18"	51.50'	800.00'	N 1°50'39" E	51.49'
C15	8°14'58"	119.50'	830.00'	S 85°52'31" W	119.40'
C16	3°08'28"	45.50'	830.00'	S 80°10'48" W	45.50'
C17	1°03'12"	15.26'	830.00'	S 78°04'58" W	15.26'
C18	7°40'51"	111.27'	830.00'	S 73°42'57" W	111.18'
C19	20°04'58"	290.92'	830.00'	N 13°43'46" E	289.44'
C20	9°27'23"	127.08'	770.00'	N 19°02'34" E	126.94'
C21	9°27'23"	136.99'	830.00'	S 19°02'34" W	136.83'
C22	20°04'58"	269.89'	770.00'	S 13°43'46" W	268.51'
C23	90°00'00"	39.27'	25.00'	N 43°18'59" E	35.36'
C24	90°00'00"	39.27'	25.00'	N 46°41'01" W	35.36'

### LINE TABLE

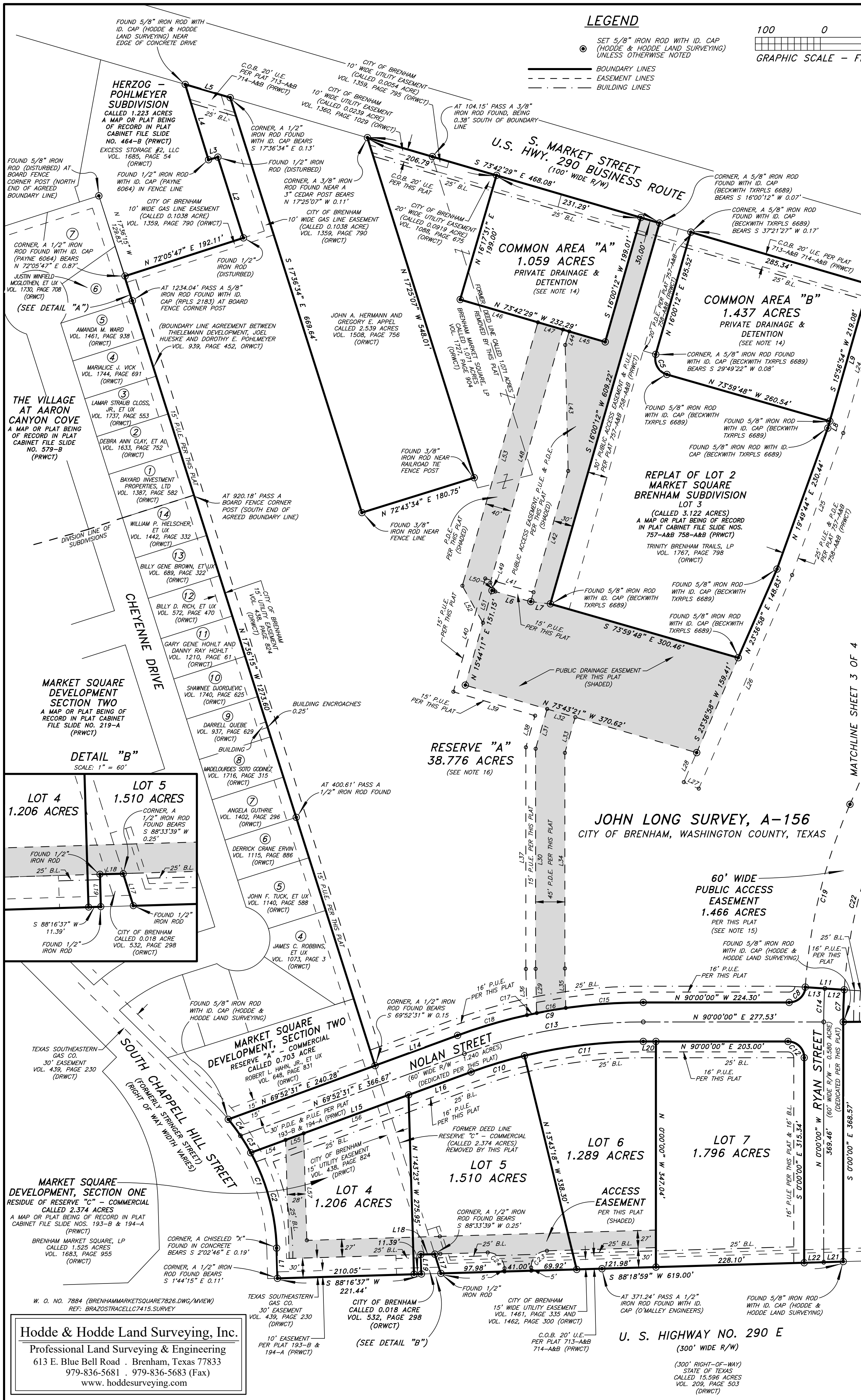
NUM	BEARING	DISTANCE
L1	N 1°44'15" W	46.55'
L2	N 17°32'49" W	130.06'
L3	S 74°47'56" W	14.92'
L4	N 17°12'25" W	121.35'
L5	S 73°42'29" E	72.12'
L6	S 73°59'48" E	61.97'
L7	S 83°36'33" E	30.43'
L8	N 15°56'54" E	11.00'
L9	N 15°56'54" E	219.08'
L10	S 3°08'24" E	43.41'
L11	N 86°18'43" W	60.00'
L12	N 86°18'43" W	30.00'
L13	N 86°18'43" W	30.00'
L14	S 69°52'31" E	135.29'
L15	N 69°52'31" E	258.56'
L16	N 69°52'31" E	102.22'
L17	N 17°36'15" W	31.01'
L18	S 88°33'39" W	21.45'
L19	S 1°34'27" E	29.94'
L20	N 90°00'00" E	19.53'
L21	N 88°18'59" W	30.01'
L22	S 88°18'59" W	30.01'
L23	S 73°42'29" E	25.00'
L24	S 15°56'54" W	210.77'
L25	S 19°49'44" W	232.12'
L26	S 23°36'58" W	358.42'
L27	N 66°23'02" W	25.00'
L28	N 23°36'58" E	49.34'
L29	N 1°21'26" W	67.99'
L30	N 0°00'00" E	338.51'
L31	N 16°13'05" E	63.58'
L32	S 73°43'21" E	45.00'
L33	S 16°13'05" W	57.12'
L34	S 0°00'00" E	331.57'
L35	S 1°21'26" W	60.76'
L36	N 1°21'26" W	70.96'
L37	N 0°00'00" E	340.83'
L38	N 16°13'05" E	50.74'
L39	N 73°43'21" W	130.97'
L40	N 15°44'11" E	181.08'
L41	S 73°42'29" E	77.04'
L42	N 16°00'12" E	208.97'
L43	N 1°20'24" W	193.89'
L44	N 16°17'31" E	21.68'
L45	S 73°42'29" E	57.69'
L46	S 73°42'29" E	124.53'
L47	S 73°42'29" E	40.00'
L48	S 16°00'12" W	404.72'
L49	S 28°59'53" E	15.64'
L50	N 73°59'48" W	5.27'
L51	S 15°44'11" W	51.54'
L52	N 28°59'53" W	65.10'
L53	N 16°00'12" E	421.49'
L54	N 69°52'31" E	57.16'
L55	N 69°52'31" E	29.50'
L56	N 69°52'31" E	171.90'
L57	S 1°44'15" E	164.69'

## REPLAT OF LOT 2A, MARKET SQUARE BRENHAM SUBDIVISION AND THE RESIDUE OF RESERVE C - COMMERCIAL, MARKET SQUARE DEVELOPMENT, SECTION 1

FORMING RESERVE "A" (38.776 ACRES),  
LOT 4 (1.206 ACRES), LOT 5 (1.510 ACRES),  
LOT 6 (1.289 ACRES), LOT 7 (1.796 ACRES),  
COMMON AREA "A" (1.059 ACRES), COMMON  
AREA "B" (1.437 ACRES) & DEDICATING  
1.240 ACRES OF RIGHT OF WAY TO CREATE  
NOLAN STREET & 0.580 ACRE OF RIGHT OF  
WAY TO CREATE RYAN STREET,  
CONTAINING 48.893 ACRES TOTAL  
JOHN LONG SURVEY, A-156  
CITY OF BRENHAM  
WASHINGTON COUNTY, TEXAS

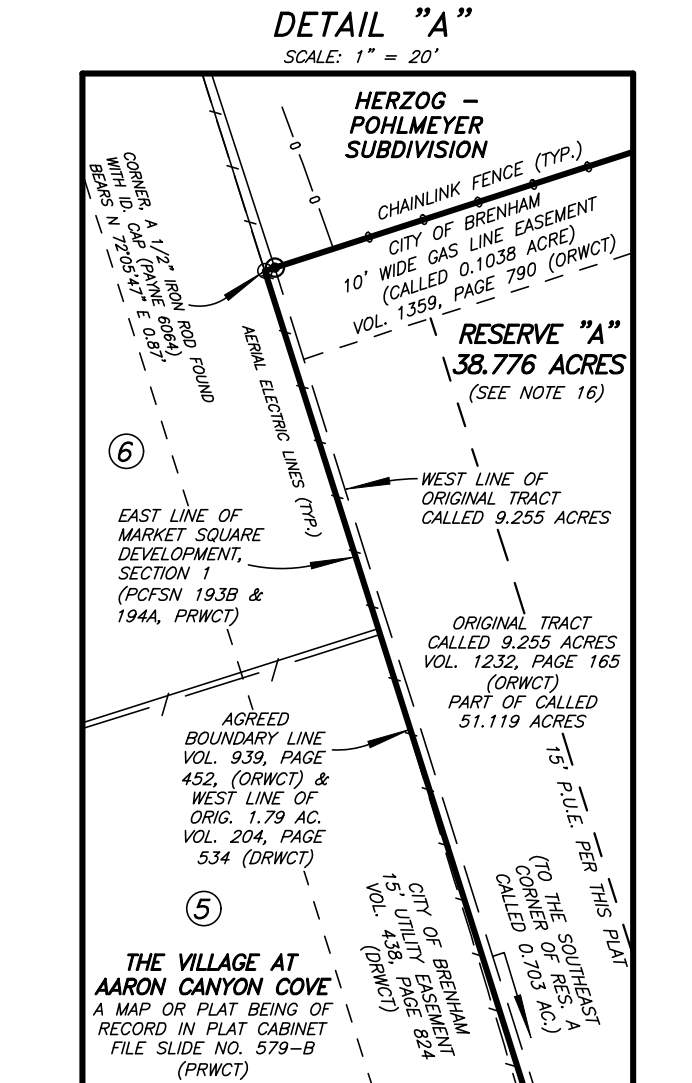
W. O. NO. 7884 (BREHMANMARKETSSQUARE7826.DWG/MVIEW)  
REF: BRAZOSTRACELC7415.SURVEY

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



CURVE TABLE				
NUM	DELTA	ARC	RADIUS	BEARING
C1	37°39'04"	215.21'	327.50'	N 20°33'47" W
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C10	6°24'11"	86.05'	770.00'	N 73°04'37" E
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C15	8°14'58"	119.50'	830.00'	S 85°52'31" W
C16	3°08'28"	45.50'	830.00'	S 80°10'48" W
C17	1°03'12"	15.26'	830.00'	S 78°04'58" W
C18	7°40'51"	111.27'	830.00'	S 73°42'57" W
C19	20°04'58"	290.92'	830.00'	N 13°43'46" E
C20	9°27'23"	127.08'	770.00'	N 19°02'34" E
C21	9°27'23"	136.99'	830.00'	S 19°02'34" W
C22	20°04'58"	269.89'	770.00'	S 13°43'46" W
C23	90°00'00"	39.27'	25.00'	N 45°00'00" E
C24	90°00'00"	39.27'	25.00'	N 46°41'01" W

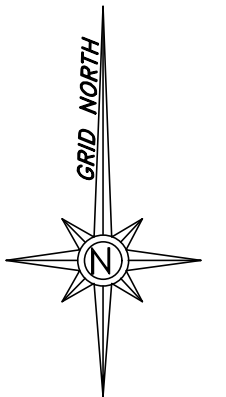
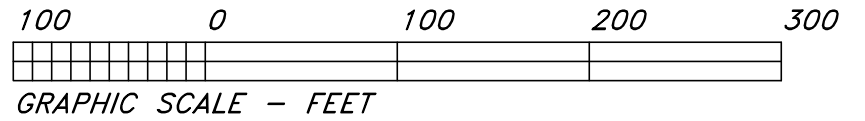
LINE TABLE			LINE TABLE		
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L2	N 17°32'49" W	130.06'	L31	N 16°13'05" E	63.58'
L3	S 74°47'56" W	14.92'	L32	S 73°43'21" E	45.00'
L4	N 17°12'25" W	121.35'	L33	S 16°13'05" W	57.12'
L5	S 73°42'29" E	72.12'	L34	S 0°00'00" E	331.57'
L6	S 73°59'48" E	61.97'	L35	S 1°21'26" W	60.76'
L7	S 83°36'33" E	30.43'	L36	N 1°21'26" W	70.96'
L8	N 15°56'54" E	11.00'	L37	N 0°00'00" E	340.83'
L9	N 15°56'54" E	219.08'	L38	N 16°13'05" E	50.74'
L10	S 3°08'24" E	43.41'	L39	N 73°43'21" W	130.97'
L11	N 86°18'43" W	60.00'	L40	N 15°44'11" E	181.08'
L12	N 86°18'43" W	30.00'	L41	S 73°59'48" E	77.04'
L13	N 86°18'43" W	30.00'	L42	N 16°00'12" E	208.97'
L14	N 69°52'31" E	135.29'	L43	N 1°20'24" W	193.89'
L15	N 69°52'31" E	258.56'	L44	N 16°17'31" E	21.68'
L16	N 69°52'31" E	102.22'	L45	S 73°42'29" E	57.69'
L17	N 17°36'15" W	31.01'	L46	S 73°42'29" E	124.53'
L18	S 88°33'39" W	21.45'	L47	S 73°42'29" E	40.00'
L19	S 1°34'27" E	29.94'	L48	N 16°00'12" W	404.72'
L20	N 90°00'00" E	19.53'	L49	S 28°59'53" E	15.64'
L21	S 88°18'59" W	30.01'	L50	N 73°59'48" W	5.27'
L22	S 88°18'59" W	30.01'	L51	S 15°44'11" W	51.54'
L23	S 73°42'29" E	25.00'	L52	N 28°59'53" W	65.10'
L24	S 15°56'54" W	210.77'	L53	N 16°00'12" E	421.49'
L25	S 19°49'44" W	232.12'	L54	N 69°52'31" E	57.18'
L26	S 23°36'58" W	358.42'	L55	N 69°52'31" E	29.50'
L27	N 66°23'02" W	25.00'	L56	N 69°52'31" E	171.90'
L28	N 23°36'58" E	49.34'	L57	S 1°44'15" E	164.69'
L29	N 1°21'26" W	67.99'			



**REPLAT OF LOT 2A, MARKET SQUARE BRENHAM SUBDIVISION AND THE RESIDUE OF RESERVE C - COMMERCIAL, MARKET SQUARE DEVELOPMENT, SECTION 1**

FORMING RESERVE "A" (38.776 ACRES), LOT 4 (1.206 ACRES), LOT 5 (1.510 ACRES), LOT 6 (1.289 ACRES), LOT 7 (1.796 ACRES), COMMON AREA "A" (1.059 ACRES), COMMON AREA "B" (1.437 ACRES) & DEDICATING 1.240 ACRES OF RIGHT OF WAY TO CREATE RYAN STREET, CONTAINING 48.893 ACRES TOTAL JOHN LONG SURVEY, A-156 CITY OF BRENHAM WASHINGTON COUNTY, TEXAS





SCALE: 1" = 100'

### LEGEND

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

- BOUNDARY LINES
- EASEMENT LINES
- BUILDING LINES

### CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	37°39'04"	215.21'	327.50'	N 20°33'47" W	211.36'
C2	26°49'25"	153.32'	327.50'	N 15°08'57" W	151.93'
C3	5°21'02"	30.58'	327.50'	N 31°14'11" W	30.57'
C4	5°28'36"	31.30'	327.50'	N 36°39'00" W	31.29'
C5	90°00'00"	39.28'	25.00'	N 28°59'48" W	35.36'
C6	12°56'43"	187.53'	830.00'	S 9°43'34" W	187.13'
C7	3°41'18"	49.57'	770.00'	N 1°50'39" E	49.56'
C8	86°18'42"	37.66'	25.00'	S 46°50'39" W	34.20'
C9	20°07'28"	291.53'	830.00'	S 79°56'16" W	290.03'
C10	6°24'11"	86.05'	770.00'	N 73°04'37" E	86.00'
C11	13°43'18"	184.41'	770.00'	N 83°08'21" E	183.96'
C12	90°00'00"	39.27'	25.00'	S 45°00'00" E	35.36'
C13	20°07'28"	280.99'	800.00'	N 79°56'16" E	279.55'
C14	3°41'18"	51.50'	800.00'	N 1°50'39" E	51.49'
C15	8°14'58"	119.50'	830.00'	S 85°52'31" W	119.40'
C16	3°08'28"	45.50'	830.00'	S 80°10'48" W	45.50'
C17	1°03'12"	15.26'	830.00'	S 78°04'58" W	15.26'
C18	7°40'51"	111.27'	830.00'	S 73°42'57" W	111.18'
C19	20°04'58"	290.92'	830.00'	N 13°43'46" E	289.44'
C20	9°27'23"	127.08'	770.00'	N 19°02'34" E	126.94'
C21	9°27'23"	136.99'	830.00'	S 19°02'34" W	136.83'
C22	20°04'58"	269.89'	770.00'	S 13°43'46" W	268.51'
C23	90°00'00"	39.27'	25.00'	N 43°18'59" E	35.36'
C24	90°00'00"	39.27'	25.00'	N 46°41'01" W	35.36'

### LINE TABLE

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N 1°44'15" W	46.55'	L30	N 0°00'00" E	338.51'
L2	N 17°32'49" W	130.06'	L31	N 16°13'05" E	63.58'
L3	S 74°47'56" W	14.92'	L32	S 73°43'21" E	45.00'
L4	N 17°12'25" W	121.35'	L33	S 16°13'05" W	57.12'
L5	S 73°42'29" E	72.12'	L34	S 0°00'00" E	331.57'
L6	S 73°59'48" E	61.97'	L35	S 1°21'26" E	60.76'
L7	S 83°36'33" E	30.43'	L36	N 1°21'26" W	70.96'
L8	N 15°56'54" E	11.00'	L37	N 0°00'00" E	340.83'
L9	N 15°56'54" E	219.08'	L38	N 16°13'05" E	50.74'
L10	S 3°08'24" E	43.41'	L39	N 73°43'21" W	130.97'
L11	N 86°18'43" W	60.00'	L40	N 15°44'11" E	181.08'
L12	N 86°18'43" W	30.00'	L41	S 73°59'48" E	77.04'
L13	N 86°18'43" W	30.00'	L42	N 16°00'12" E	208.97'
L14	S 69°52'31" W	135.29'	L43	N 1°20'24" W	193.89'
L15	N 69°52'31" E	258.56'	L44	N 16°17'31" E	21.68'
L16	N 69°52'31" E	102.22'	L45	S 73°42'29" E	57.69'
L17	N 17°36'15" W	31.01'	L46	S 73°42'29" E	124.53'
L18	S 88°33'39" W	21.45'	L47	S 73°42'29" E	40.00'
L19	S 1°34'27" E	29.94'	L48	S 16°00'12" W	404.72'
L20	N 90°00'00" E	19.53'	L49	S 28°59'53" E	15.64'
L21	S 88°18'59" W	30.01'	L50	N 73°59'48" W	5.27'
L22	S 88°18'59" W	30.01'	L51	S 15°44'11" W	51.54'
L23	S 73°42'29" E	25.00'	L52	N 28°59'53" W	65.10'
L24	S 15°56'54" W	210.77'	L53	N 16°00'12" E	421.49'
L25	S 19°49'44" W	232.12'	L54	N 69°52'31" E	57.16'
L26	S 23°36'58" W	358.42'	L55	N 69°52'31" E	29.50'
L27	N 66°23'02" W	25.00'	L56	N 69°52'31" E	171.90'
L28	N 23°36'58" E	49.34'	L57	S 1°44'15" E	164.69'
L29	N 1°21'26" W	67.99'			

### REPLAT OF LOT 2A, MARKET SQUARE BRENHAM SUBDIVISION AND THE RESIDUE OF RESERVE C - COMMERCIAL, MARKET SQUARE DEVELOPMENT, SECTION 1

FORMING RESERVE "A" (38.776 ACRES), LOT 4 (1.206 ACRES), LOT 5 (1.510 ACRES), LOT 6 (1.289 ACRES), LOT 7 (1.796 ACRES), COMMON AREA "A" (1.059 ACRES), COMMON AREA "B" (1.437 ACRES) & DEDICATING 1.240 ACRES OF RIGHT OF WAY TO CREATE NOLAN STREET & 0.580 ACRE OF RIGHT OF WAY TO CREATE RYAN STREET, CONTAINING 48.893 ACRES TOTAL  
JOHN LONG SURVEY, A-156  
CITY OF BRENHAM  
WASHINGTON COUNTY, TEXAS

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 48477CD295C AND 48477CD315C, EFFECTIVE DATE AUGUST 16, 2011, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS.
3. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH AGGIELAND TITLE COMPANY EXAMINER'S REPORT GF NO. 50775AD, PREPARATION DATE OCTOBER 8, 2021, EFFECTIVE DATE OCTOBER 3, 2021 AT 7:00.
4. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND BUILDING LINES APPLICABLE TO MARKET SQUARE DEVELOPMENT, SECTION ONE, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 193-B & 194-A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, T&L BUSINESS PARK, AS RECORDED IN PLAT CABINET FILE SLIDE NO. 462-B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, POHLMAYER SUBDIVISION, AS RECORDED IN PLAT CABINET FILE SLIDE NO. 463-A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, MARKET SQUARE BRENHAM SUBDIVISION, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 713-A, 713-B, 714-A & 714-B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND REPLAT OF LOT 2, MARKET SQUARE BRENHAM SUBDIVISION, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 757-A, 757-B, 758-A & 758-B, 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 RIGHT OF WAY GRANT DATED FEBRUARY 23, 1954, EXECUTED BY WILL KOLWES, SR. TO TEXAS SOUTHEASTERN GAS COMPANY RECORDED IN VOLUME 197, PAGE 455, DEED RECORDS OF WASHINGTON COUNTY, TEXAS. {NOT PLOTTABLE}.
7. SUBJECT TO RIGHT OF WAY DEED DATED FEBRUARY 11, 1929, EXECUTED BY WILL KOLWES TO M&M PIPE LINE COMPANY RECORDED IN VOLUME 95, PAGE 6, DEED RECORDS OF WASHINGTON COUNTY, TEXAS. {NOT DETERMINABLE FROM DESCRIPTION PROVIDED}.
8. 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.
9. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON ABOVE GROUND EVIDENCE, TEXAS RAILROAD COMMISSION DATA AND TITLE REPORTS DATED EFFECTIVE APRIL 26, 2019 AND JANUARY 17, 2020.
10. ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON ABOVE GROUND EVIDENCE, TEXAS RAILROAD COMMISSION DATA AND TITLE REPORTS DATED EFFECTIVE APRIL 26, 2019 AND JANUARY 17, 2020.
11. 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.
12. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
13. 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.
14. COMMON AREA "A" (1.059 ACRES) AND COMMON AREA "B" (1.437 ACRES) SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
15. THE 60 FEET WIDE PUBLIC ACCESS EASEMENT (1.466 ACRES) WILL BE DEDICATED TO THE CITY OF BRENHAM AS A PUBLIC STREET AT A FUTURE DATE.
16. BEFORE DEVELOPMENT OF RESERVE "A" (38.776 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.
17. (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 "A" (38.776 ACRES), LOT 4 (1.206 ACRES), LOT 5 (1.510 ACRES), LOT 6 (1.289 ACRES), LOT 7 (1.796 ACRES), COMMON AREA "A" (1.059 ACRES), COMMON AREA "B" (1.437 ACRES), NOLAN STREET (1.240 ACRES) AND RYAN STREET (0.580 ACRE), LYING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, PART OF THE JOHN LONG SURVEY, A-156, SAID RESERVE "A" (38.776 ACRES) AND COMMON AREA "A" (1.059 ACRES) BEING PART OF LOT 2A (CALLED 46.297 ACRES) OF THE REPLAT OF LOT 2, MARKET SQUARE BRENHAM SUBDIVISION, A MAP OR PLAT OF SAID SUBDIVISION BEING OF RECORD IN PLAT CABINET FILE SLIDE NOS. 757-A, 757-B, 758-A & 758-B, IN THE PLAT 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 6 (1.289 ACRES), LOT 7 (1.796 ACRES), COMMON AREA "B" (1.437 ACRES) AND RYAN STREET (0.580 ACRE) BEING PART OF SAID LOT 2A (CALLED 46.297 ACRES), SAID LOT 4 (1.206 ACRES), LOT 5 (1.510 ACRES) AND NOLAN STREET (1.240 ACRES) BEING PART OF SAID LOT 2A (CALLED 46.297 ACRES) AND BEING PART OF THE RESIDUE OF RESERVE C - COMMERCIAL (CALLED 2.374 ACRES) OF MARKET SQUARE DEVELOPMENT, SECTION ONE, A MAP OR PLAT OF SAID SUBDIVISION BEING OF RECORD IN PLAT CABINET FILE SLIDE NOS. 193-B & 194-A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, SAID LOT 2A (CALLED 46.297 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 AND BEING CORRECTED IN INSTRUMENT DATED AUGUST 31, 2018, AS RECORDED IN VOLUME 1645, PAGE 90, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AND SAID RESIDUE OF RESERVE C - COMMERCIAL (CALLED 2.374 ACRES) BEING THE SAME LAND DESCRIBED AS 1.525 ACRES IN THE DEED FROM NEWMAN PROPERTIES, L.L.C. TO BRENHAM MARKET SQUARE, LP, DATED JUNE 28, 2019, AS RECORDED IN VOLUME 1683, PAGE 955, 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 48.893 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 FEBRUARY, 2022, A.D.

(PRELIMINARY)

JON E. HODDE, RPLS NO. 5197  
DATE: FEBRUARY 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 (BRENHAMMARKETSQUARE7826.DWG/MVIEW)  
REF: BRAZOSTRACELLC7415.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

REPLAT OF LOT 2A, MARKET SQUARE BRENHAM SUBDIVISION AND THE RESIDUE OF  
RESERVE C - COMMERCIAL, MARKET SQUARE DEVELOPMENT, SECTION 1

FORMING RESERVE "A" (38.776 ACRES), LOT 4 (1.206 ACRES), LOT 5 (1.510 ACRES), LOT 6 (1.289 ACRES), LOT 7 (1.796 ACRES), COMMON AREA "A" (1.059 ACRES), COMMON AREA "B" (1.437 ACRES) & DEDICATING 1.240 ACRES OF RIGHT OF WAY TO CREATE NOLAN STREET & 0.580 ACRE OF RIGHT OF WAY TO CREATE RYAN STREET, CONTAINING 48.893 ACRES TOTAL  
JOHN LONG SURVEY, A-156, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS

OWNER/DEVELOPER

BRENHAM MARKET SQUARE, LP  
1722 BROADMOOR DRIVE, SUITE 212  
BRYAN, TEXAS 77802  
PHN. 979-774-2900

SHEET 4  
OF 4



**CASE NUMBER P-22-004**  
**ZONE CHANGE REQUEST – 1003 HASSKARL DRIVE**

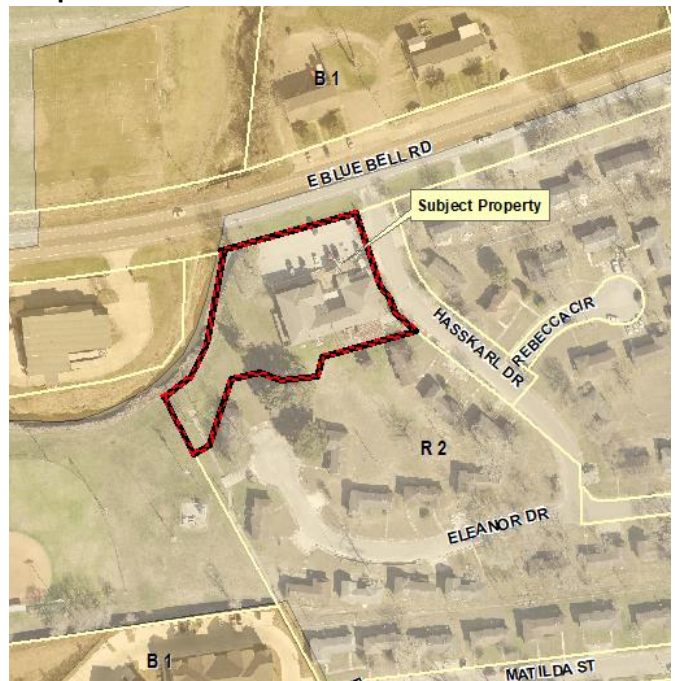
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<b>STAFF CONTACT:</b>	Shauna Laauwe, AICP, City Planner
<b>OWNERS/APPLICANTS:</b>	Brenham Housing Authority / Ben Menjares
<b>ADDRESS/LOCATION:</b>	1003 Hasskarl Drive (Exhibit A)
<b>LEGAL DESCRIPTION:</b>	Lot No. 1 of the Fairview Terrace Subdivision out of the Arrabella Harrington Survey, A-55
<b>LOT AREA:</b>	Approximately 1.202 acres
<b>ZONING DISTRICT/USE:</b>	R-2, Mixed Residential District / Community Center for BHA (Exhibit B)
<b>FUTURE LAND USE:</b>	Commercial
<b>REQUEST:</b>	A request to change the zoning classification from Mixed Residential District (R-2) to Local Business/Residential Mixed Use District (B-1) (Exhibit C)

**BACKGROUND:**

The subject tract consists of a 1.202-acre property addressed as 1003 Hasskarl Drive and generally located on the south side of E. Blue Bell Road and on the southwest corner of the Hasskarl Drive and E. Blue Bell intersection. The subject tract is currently zoned as R-2, Mixed Residential Use District and developed with a 6,500 square foot community center that serves the Fairview Terrace Brenham Housing Authority (BHA) residential development. In May 2021, BHA platted the subject property and the adjacent property to the south to separate the subject community center property as Lot 1 and the Fairview Terrace residential duplex development property as Lot 2 in anticipation of removing the existing duplexes and constructing a multifamily apartment complex. In July 2021, the Fairview Terrace Apartments construction plans were approved to be located at 909 Hasskarl Drive, which is abutting the subject tract to the south. The Fairview Terrace Apartments will consist of five (5) buildings to house a total of 80 units and a separate club house. With the addition of a club house, the

**Map 1**



need for the existing community center that served the previous duplex development, is lessened. The property owner/applicant, Ben Menjares of the Brenham Housing Authority, wishes to expand the allowable uses that may be permitted for possible future commercial use or development of the existing community center. The applicant has requested that the approximate 1.202-acre tract currently zoned R-2, Mixed Residential Use District be rezoned to B-1, Local Business Residential Mixed-Use District.

#### **ANALYSIS OF CITY OF BRENHAM ZONING POLICIES:**

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

- (1) The city's zoning should recognize and seek to preserve the small-town attributes that make Brenham a special place for its citizens to live, work and play. *Please refer to Map 1 on the previous page for a visual of the current zoning described herein.*

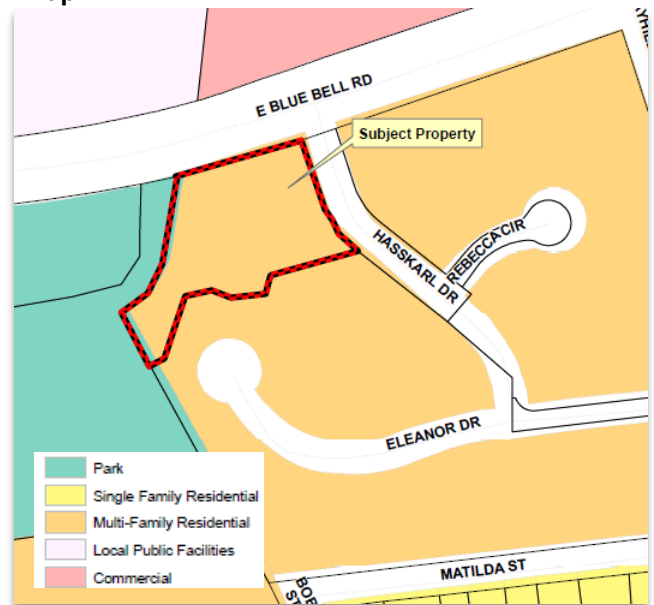
**The subject property abuts East Blue Bell Road to the north and is generally located on the southwest corner of the Hasskarl Drive and East Blue Bell intersection. The subject property is comprised of a 1.202-acre lot addressed as 1003 Hasskarl Street and developed as a 6,500 square foot community center for the Brenham Housing Authority's Fairview Terrace development. The subject property and adjacent properties to the south and east are currently zoned R-2, Mixed Residential District and developed as duplexes and a future multifamily apartment complex owned by the Brenham Housing Authority. The abutting properties to the west, north across East Blue Bell Street and further east, across Gayhill Street, are zoned B-1 Local Business/Residential Mixed Use District. The adjacent B-1 property to the west is developed as the Higgins Branch resale shop, while the properties to the north are developed as Hodde & Hodde Surveying offices and a 4-plex apartment. In addition, Henderson Park abuts the property to the southwest and within the park, a portion of Higgins Creek flows between the subject property and the Higgins Branch resale shop property located at 550 E Blue Bell Road. The applicant is not anticipating additional development on the subject property, however rezoning to B-1 would allow for a broader range of residential and commercial uses than the existing residential classification. The B-1 District is established as a medium density, mixed use district to provide convenient locations for neighborhood shopping and for affordable moderate density multifamily housing with easy access to transportation routes and neighborhood shopping. Allowing the proposed rezoning request would allow the approximate 1.202-acre lot and existing community center to be utilized and developed in keeping with the development pattern in the general vicinity and with uses that are compatible to nearby residential properties.**

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

**As shown in Map 2, the future land use map portion of the Historic Past, Bold Future: Plan 2040 Comprehensive Plan suggests the subject tract may be appropriate for multifamily residential. The**

Comprehensive Plan also includes land use policies to help guide land use decisions. Specifically, the Plan finds that regional level commercial is appropriate along major roadways, including freeways, arterials, and some collectors if compatible with the surrounding development. East Blue Bell Road is classified as a TXDOT principal arterial. If the requested zone change were approved, the subject tract would allow for the development of the permitted uses found in the B-1, Local Business and Residential Mixed Use District. Permitted B-1 uses include business and medical offices, affordable moderate density multifamily residential on sites of two (2) acres or more, and neighborhood shopping. Staff finds that the proposed request is aligned with the goals and land use polices established in the Comprehensive Plan.

Map 2



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

The subject property is currently developed with a 6,500 square foot community center that has existing water lines along E. Blue Bell Road and Hasskarl Drive. In addition, existing gas and sewer lines are located on the southeast corner of the subject lot. If the subject property were to further develop, no utility extensions would be required.

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

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

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

Property owners within 200 feet of the project site were mailed notifications of this request on February 15, 2022. The Notice of Public Hearing was published in the *Brenham Banner* on February 16, 2022. As of the date of this staff report, no public comments have been received. Any comments submitted to staff will be provided in the Planning & Zoning Commission and City Council during the public hearing.

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

The applicant has not stated additional redevelopment plans at this time, however if approved, the property will be required to adhere to minimum building setbacks and maximum impervious coverage requirements for property zoned B-1, Local Business/Residential Mixed Use District. In the event that the subject property is further developed, depending on the type of use, landscaping and buffer yard requirements may also be warranted along the shared property line with the residential

property to the south. Staff finds that the requirements will ensure that adequate open spaces is preserved on the subject property.

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

**Staff finds that the requested zoning and associated land uses are appropriate for this location given adjacent zoning designations, existing development in the vicinity, and conformance with the City's adopted future land use map.**

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

Rezoning the approximate 1.202-acre tract of land to B-1 will allow the subject property to be operated with additional commercial uses in accordance with property in the immediate vicinity to the west and north. The abutting property to the west is developed as Higgins Branch resale shop, with additional B-1 properties located to the north across E. Blue Bell Road that are developed as a multifamily residential 4-plex directly to the north and Hodde & Hodde Surveying to the northeast. Furthermore, a large B-1 District section is located to the west of the subject property along both frontages of E. Blue Bell Road from the adjacent property to Santa Fe Avenue (See Map 3). To the northeast along the north side of E. Blue Bell Road is a B-2, Commercial Research and Technology District that stretches to State Hwy 105. The adjacent and surrounding properties to the south and southeast are predominantly R-2, Mixed Residential District and developed as duplexes and multifamily residential.

The proposed B-1 zoning would allow for neighborhood commercial uses such as offices and light retail that are suited for the nearby residential neighborhoods to the south. Depending on the type of development, minimum buffer yard requirements between the property and adjacent residential uses to the south may be mandatory. Buffer yard requirements are established to preserve existing neighborhoods and ensure adjacent property develops in a manner compatible to nearby land uses.

**Map 3**





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

**Staff finds that rezoning the property will protect and not adversely affect adjacent existing and future residential neighborhoods due to the City's adopted development standards including requirements related to buffer yards, screening, setbacks, drainage, and landscaping. Currently, residential properties abut the subject tract to the south and to the east, across Hasskarl Drive. The residential duplexes abutting the subject property to the south have been demolished and is the location of the new apartment complex known as Fairview Terrace Apartments. The Fairview Terrace Apartments will consist of a total of five (5) apartment buildings with a total of 80 units and a separate club house building. Since the new apartment development will have a common area/community space the need for the existing community center is diminished. The existing community center on the subject tract once served the Fairview Terrace residential duplex development. The proposed rezoning would allow the community center to offer small-scale commercial retail or office space that would be an added benefit to both the Fairview Terrace residents and surrounding neighborhoods.**

- (10) The city's zoning should assist in stabilizing property values by limiting or prohibiting the development of incompatible land uses or uses of land or structures that negatively impact adjoining properties.

**Staff is unable to determine any destabilizing effects on the neighboring properties should this rezoning request be approved. The proposed B-1 zoning for the subject property is aligned with the adjacent properties surrounding this tract.**

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

**If approved, the proposed rezoning will allow the existing community center to lease space to an office or small retail use. The site could also be further developed with additional retail, office, and other neighborhood commercial uses. The B-1 District is broader, than the existing R-2 District zoning designation, as the B-1 District allows both the permitted uses of the R-2 District and moderate neighborhood commercial uses. The permitted commercial uses will likely benefit the developed neighborhoods and multifamily that are within proximity of the subject tract. Vacant, B-1 and B-2 commercial properties are in the general vicinity of the subject tract to the north along E. Blue Bell Road. Staff believes that the proposed zoning change, if approved, will not negatively affect vacant land classified for commercial uses.**

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

**The subject tract is currently developed with a community center that is a permitted use in the requested B-1 District. The requested zoning would allow the existing community center to legally lease a portion or all the building as commercial space.**

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

**Staff finds that the proposed rezoning change will allow for the orderly growth and development in the general vicinity and throughout the city. Furthermore, the proposed rezoning is in accordance with the City's adopted Future Land Use Map and Comprehensive Plan.**

**STAFF RECOMMENDATION:**

Based on the evidence and findings above, Staff recommends **approving** the proposed rezoning of the 1.202-acre tract generally located at 1003 Hasskarl Drive to B-1, Local Business Residential Mixed Use District.

**EXHIBITS:**

- A. Aerial Map
- B. Zoning Map
- C. Future Land Use Map
- D. Cover Letter
- E. Site photos

EXHIBIT "A"  
AERIAL MAP






Aerial Map  
1003 Hasskarl Dr  
Zone Change Request  
R-2 to B-1



EXHIBIT "B"  
ZONING MAP



**Legend**

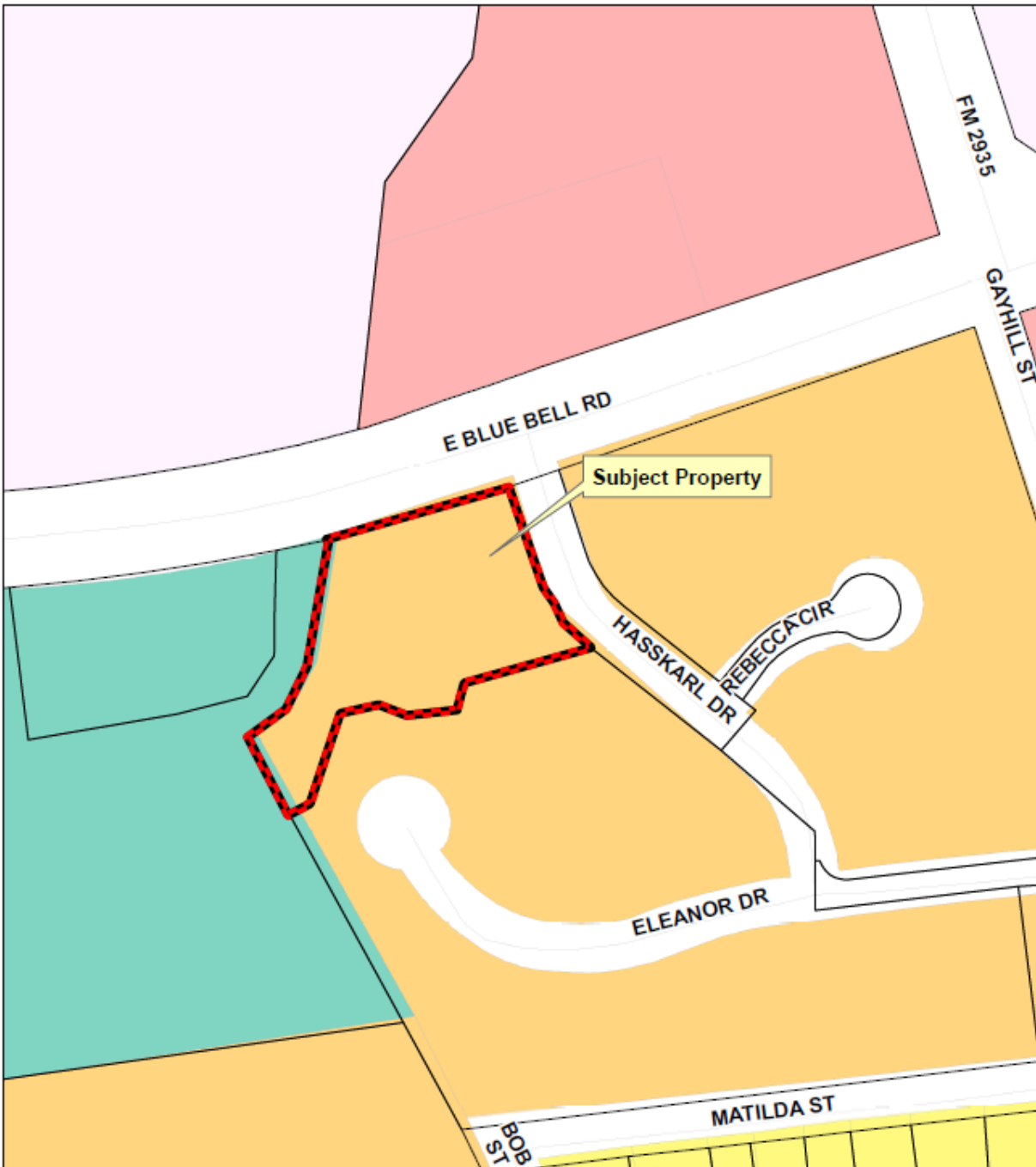
-  B1 Local Business Mixed
-  B2 Commercial Research and Technology
-  R2 Mixed Residential

**Zoning Map  
1003 Hasskarl Dr  
Zone Change Request  
R-2 to B-1**





EXHIBIT "C"  
FUTURE LAND USE MAP



Future Land Use Plan

FLU\_FINAL

- Park
- Single Family Residential
- Multi-Family Residential
- Local Public Facilities
- Commercial

Future Land Use Map  
1003 Hasskarl Dr  
Zone Change Request  
R-2 to B-1



**EXHIBIT "D"**  
**ZONE CHANGE COVER LETTER**



## Brenham Housing Authority

January 21, 2022

Re: Rezoning of Brenham Community Center located at 1003 Hasskarl Drive

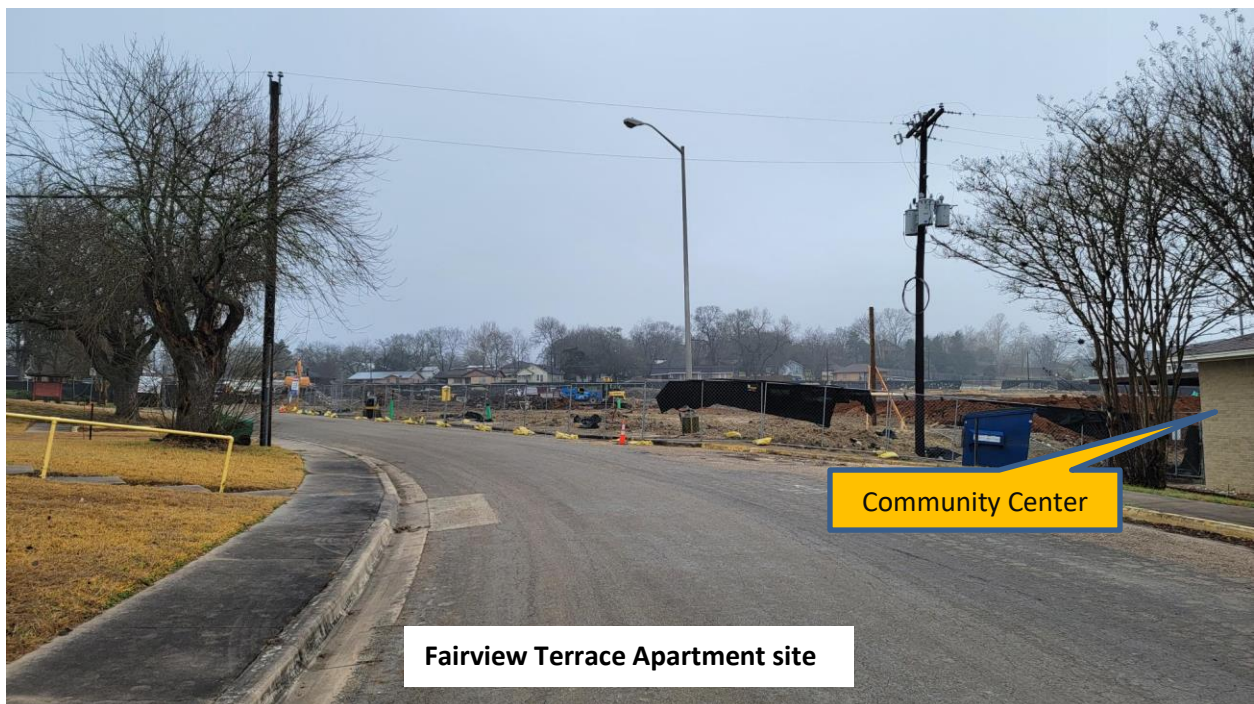
Dear City of Brneham,

With the construction of 80 new units located at Fairview Terrace, Brenham Housing Authority hopes to continue to redevelop the land that is adjacent to the Brenham Community Center. It is our hope to lease some or all of the Community Center building to small businesses or service providers. In order to attract small businesses, BHA is requesting that the zoning of these 1.2 acres be changed from R-2 to B-1. This is in harmony with the zoning of other neighboring properties along the 577 highway.

Sincerely,

  
Ben Menjares, Executive Director

**EXHIBIT "E"**  
**SITE PHOTOS**







**Hasskarl Drive to the east – remaining duplexes**



**Facing North across E. Blue Bell Street**





**Henderson Park / Higgins Creek to the west**



**E. Blue Bell facing west**



**CASE P-22-005**  
**REPLAT: LOT 1, BLOCK 1 OF THE PARKVIEW ADDITION**  
**SECTION II TO CREATE LOTS 1R AND COMMON AREA "A"**

---

**PLAT TITLE:** Replat of Lot 1, Block 1 of the Parkview Addition  
Section II into Lots 1R and Common Area "A" **CITY/ETJ:** City Limits

**PLAT TYPE:** Residential Replat

**STAFF CONTACT:** Shauna Laauwe ACIP, City Planner

**OWNER:** Kenya Mitchell

**APPLICANT/AGENT:** Kenya Mitchell / RME Consulting Engineers (Rabon Metcalf)

**LOT AREA /LOCATION:** 3.950-acres / Pleasantview Avenue

**PROPOSED LEGAL DESCRIPTION:** Lot 1R and Common Area "A" of the Parkview Addition, Section II in Brenham, Washington County, Texas

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

**EXISTING USE:** Vacant Land

**COMP PLAN** Multifamily Residential  
**FUTURE LAND USE:**

**REQUEST:** A request by Kenya Mitchell for approval of a residential Replat of Lot 1, Block 1 of the Parkview Addition, Section II to create Lot 1R and Common Area "A", being 1.880-acres and 2.070-acres, respectively for a total of 3.950-acres, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

**BACKGROUND:**

The subject property, identified as Lot 1, Block 1 of the Parkview Addition, Section II, is owned by Kenya Mitchell. The property is currently a vacant tract of land generally located on the south side of Pleasant View Avenue, west of Burleson Street and adjacent to Hattie Mae Flower Park to the south. The property owner would like to replat a portion of Lot 1 for further residential development and create a common area that is mostly undevelopable land located within a floodway. Lot 1R is proposed to contain 1.880-acres of land and Common Area "A" being 2.070-acres. The dividing of the 3.950 acres will allow for the construction of a duplex development. The proposed replat includes the location of previously dedicated easements and building setback lines in relation to established property lines and includes four (4) proposed additional easements that consist of a private utility easement, a private drainage easement and two (2) public utility easements.

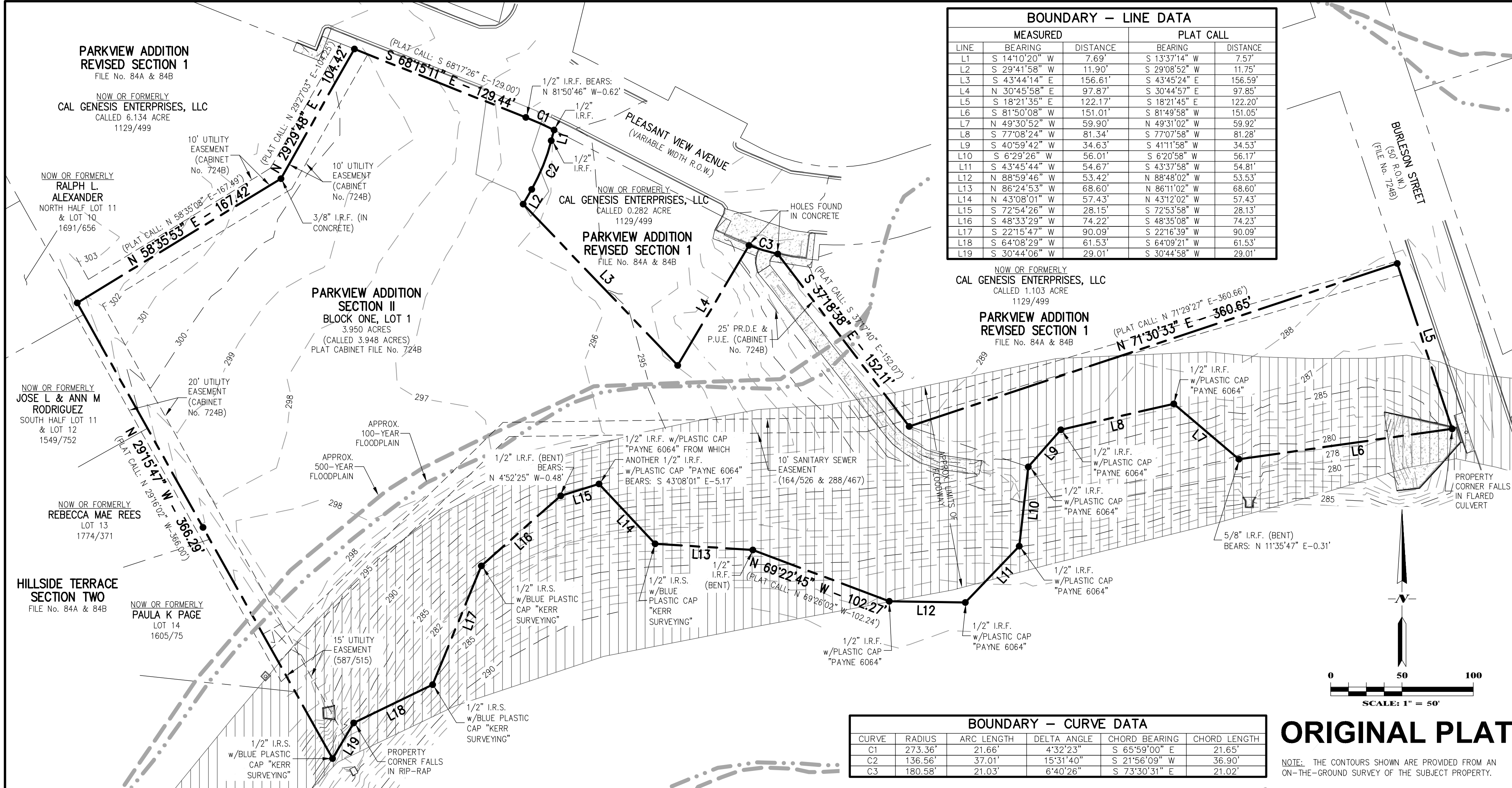
**STAFF RECOMMENDATION:**

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





PLAT NOTES:

- PORTIONS OF THIS TRACT LIE WITHIN FLOOD ZONES "X" UNSHADED AND "X" SHADED AND "AE" AND "FLOODWAY" AND DO LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE WASHINGTON COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48477C02850, EFFECTIVE DATE: 08-16-2011.
- BASIS OF BEARING: BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CHANCE ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAD2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
- DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NET AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00002315014444 (CALCULATED USING GEOID28).
- ALL PROPERTY CORNERS, AND ANGLE POINTS, ARE 5/8 INCH IRON RODS (FOUND) WITH RED PLASTIC CAP MARKED "HODGE & HODGE RPLS 5197" UNLESS OTHERWISE NOTED.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALUO COVENANTS OR RESTRICTIONS.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF BRENHAM CODE OF ORDINANCES AT THE TIME OF THE DEVELOPMENT OF THE PROPERTY.
- COMMON AREAS ARE "NON-BUILDABLE" AREAS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- EASEMENTS DESIGNATED AS PRIVATE SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE REPORT FILE NO. WC20000586 DATED JANUARY 21, 2022 PROVIDED BY WASHINGTON COUNTY ABSTRACT COMPANY. THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
- EASEMENT DATED JANUARY 25, 1949, EXECUTED BY J.V. DIETZ AND MRS. ELSIE DIETZ TO THE CITY OF BRENHAM, RECORDED IN VOLUME 164, PAGE 526, DEED RECORDS OF WASHINGTON COUNTY, TEXAS, AND FURTHER DEFINED AND SET FORTH IN INSTRUMENT DATED MARCH 24, 1969, RECORDED IN VOLUME 288, PAGE 467, DEED RECORDS OF WASHINGTON COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF SUCH DOCUMENT. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- SUCH EASEMENTS AND/OR BUILDING LINES AS SET FORTH ON PLAT FILED IN PLAT CABINET FILE NO. 78A AND 78B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND REVISED IN PLAT CABINET FILE NO. 84A AND 84B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- SUBJECT TO AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET (5') WIDE FROM A PLANE TWENTY FEET (20') ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL EASEMENTS AS STATED ON PLAT FILED IN PLAT CABINET FILE NO. 78A AND 78B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND REVISED IN PLAT CABINET FILE NO. 84A AND 84B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF SUCH DOCUMENT. AFFECTS SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE ITEMS.
- TWENTY-FOOT (20') EASEMENT AS SET FORTH ON PLAT FILED IN PLAT CABINET FILE NO. 78A AND 78B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND REVISED IN PLAT CABINET FILE NO. 84A AND 84B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- TEN-FOOT (10') EASEMENT AS SET FORTH ON PLAT FILED IN PLAT CABINET FILE NO. 78A AND 78B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND REVISED IN PLAT CABINET FILE NO. 84A AND 84B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND AS SHOWN ON SURVEY DATED JANUARY 29, 2008, PREPARED BY JOHN E. PLEDGER, R.P.L.S. NO. 2183 AND ON SURVEY DATED JANUARY 29, 2008, PREPARED BY JOHN E. PLEDGER, R.P.L.S. NO. 2183. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- FIFTEEN FOOT (15') UTILITY EASEMENT AS SET FORTH ON PLAT FILED IN PLAT CABINET FILE NO. 78A AND 78B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND REVISED IN PLAT CABINET FILE NO. 84A AND 84B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND AS SHOWN ON SURVEY DATED JANUARY 29, 2008, PREPARED BY JOHN E. PLEDGER, R.P.L.S. NO. 2183. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- TWENTY-FIVE FOOT (25') BUILDING LINE AS SET FORTH ON PLAT FILED IN PLAT CABINET FILE NO. 78A AND 78B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND REVISED IN PLAT CABINET FILE NO. 84A AND 84B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND AS SHOWN ON SURVEY DATED JANUARY 29, 2008, PREPARED BY JOHN E. PLEDGER, R.P.L.S. NO. 2183. AFFECTS SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

OWNER ACKNOWLEDGEMENT

I/WE, \_\_\_\_\_, THE OWNER(S) 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)

CERTIFICATE OF CITY PLANNING COMMISSION

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

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

COUNTY CLERK FILING ACKNOWLEDGEMENT

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, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN CABINET \_\_\_\_\_ SHEET \_\_\_\_\_ OF THE 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 WRITTEN ABOVE.

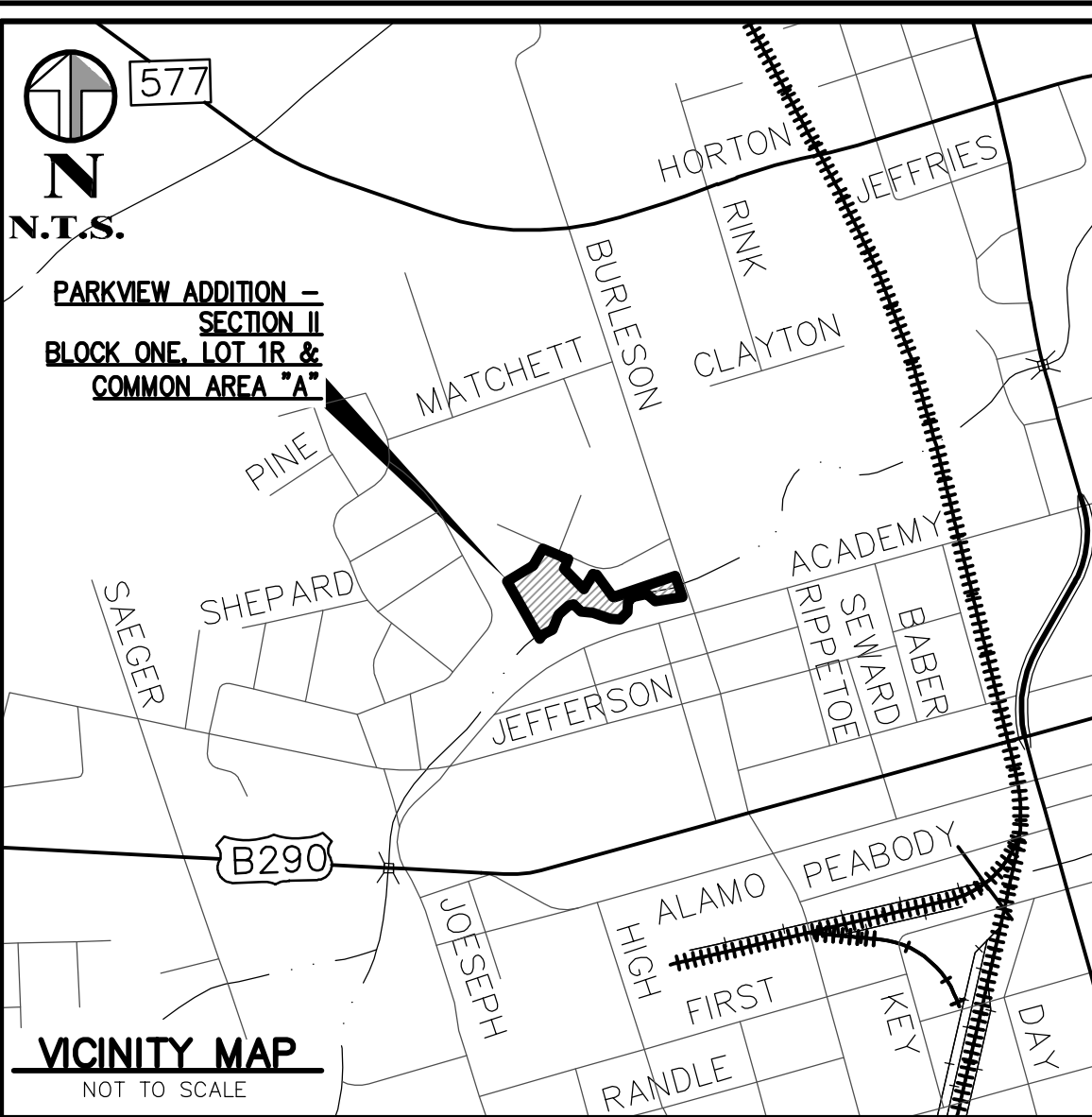
BETH ROTHERMEL  
CLERK OF THE COUNTY COURT  
WASHINGTON COUNTY, TEXAS

CERTIFICATE OF SURVEYOR

I, J. DILLON MEANS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6770, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT 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.

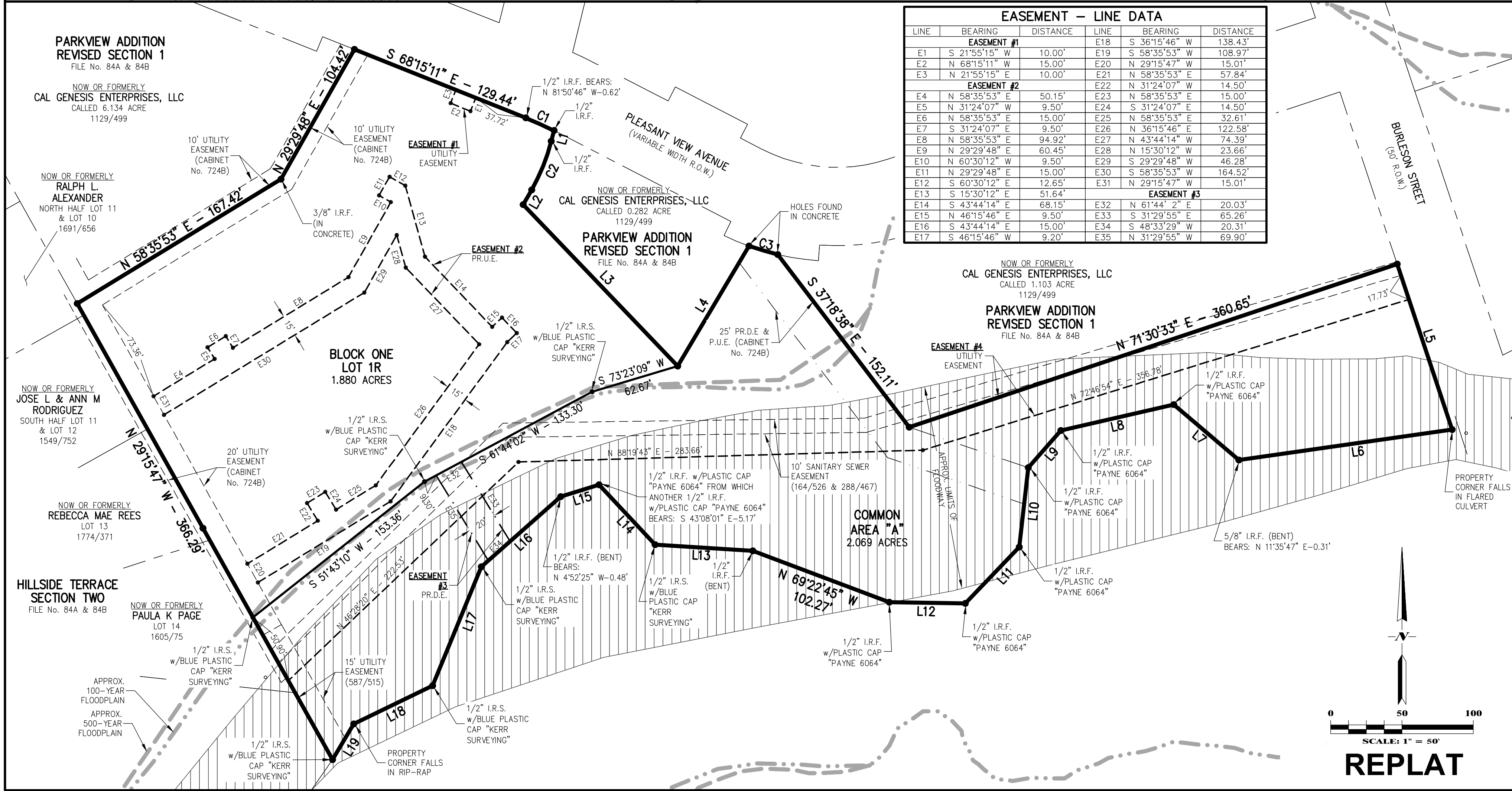
DATE OF SURVEY: AUGUST 23, 2021

J. DILLON MEANS, RPLS NO. 6770  
FIRM NO. 10018500  
JOB #21-565 & #22-026



HATCH & LINE LEGEND

---	ADJOINER PROPERTY LINE
---	PROPERTY LINE
---	SUBDIVISION LINE
---	UTILITY EASEMENT LINE
---	DRAINAGE EASEMENT LINE
---	UTILITY EASEMENT
---	PRIVATE UTILITY EASEMENT
---	PRIVATE DRAINAGE EASEMENT
---	IRON ROD FOUND
---	IRON ROD SET
---	FLOODPLAIN BOUNDARY (100YR)
---	FLOODPLAIN BOUNDARY (500YR)
---	FLOODWAY



**KERR SURVEYING, LLC**  
409 NORTH TEXAS AVENUE  
BRYAN, TEXAS 77803  
PHONE (979) 268-3195  
TBPELS FIRM NO. 10018500

**FINAL PLAT**  
OF  
**PARKVIEW ADDITION**  
**SECTION II**  
BLOCK ONE, LOT 1R BEING 1.880 ACRES & COMMON AREA "A" BEING 2.069 ACRES FOR A TOTAL OF 3.950 ACRES  
BEING A REPLAT OF  
**PARKVIEW ADDITION, SECTION II**  
BLOCK ONE, LOT 1  
PLAT CABINET FILE NO. 724B  
ARRABELLA HARRINGTON LEAGUE SURVEY, A-55  
BREHMA, WASHINGTON COUNTY, TEXAS  
SURVEYED: NOVEMBER 2021

**RME Consulting Engineers**  
POST OFFICE BOX 9253  
COLLEGE STATION, TEXAS 77842  
EMAIL: civil@rmengineer.com  
OFFICE - (979) 764-0704

**LANDOWNER INFORMATION**  
KENYA MITCHELL  
23315 MARKSTONE GLEN CT.  
KATY, TX 77493  
EMAIL: KENYA@MITCHELL@GMAIL.COM  
PH: (979) 451-1891

0700R1P1A 1"=50'

FILENAME: \_\_\_\_\_ SCALE: \_\_\_\_\_  
SUBMITTED DATE: 1/11/22  
REVISIONS: 2/11/22  
DRAWN BY: R.A.M. CHECKED: J. DILLON MEANS  
KERR JOB NO. #21-565 & #22-026

**RME CONSULTING ENGINEERS**  
CLIENT NO. \_\_\_\_\_ PROJECT NO. \_\_\_\_\_  
**348 - 0751**

TEXAS FIRM REGISTRATION No. F-4695  
SHEET **1** OF 1





**CASE P-22-006**  
**REPLAT: LOT 33 OF THE PECAN GLEN SUBDIVISION**  
**TO CREATE LOTS 33R AND 34**

---

**PLAT TITLE:** Replat of Lot 33 of the Pecan Glen Subdivision into Lots 33-A and 33-B **CITY/ETJ:** ETJ

**PLAT TYPE:** Residential Replat

**STAFF CONTACT:** Shauna Laauwe ACIP, City Planner

**OWNER:** Brody and Kristen Jungers

**APPLICANT/AGENT:** Mark L. Sherley / Four Points Engineering and Surveying

**LOT AREA /LOCATION:** 4.345-acres / 1680 Pecan Glen Road

**PROPOSED LEGAL DESCRIPTION:** Lots 33-A and 33-B of the Pecan Glen Subdivision in Washington County, Texas

**ZONING DISTRICT:** None/ETJ

**EXISTING USE:** Rural Residential / vacant

**REQUEST:** A request by Brody and Kristen Jungers for approval of a Final Plat being a Replat of Lot 33 of the Pecan Glen Subdivision to create Lots 33-A and 33-B, being 2.200-acres and 2.145-acres, respectively, for a total of 4.345-acres of land currently addressed at 1680 Pecan Glen Road and further described as part of the James Schrier Survey, Abstract No. 98 in Washington County, Texas.

**BACKGROUND:**

The subject property, identified as Lot 33 of the Pecan Glen Subdivision, is owned by Brody and Kristen Jungers. The existing use for the subject property is residential. The property owner would like to replat Lot 33 for further residential development. Lot 33-A is proposed to contain 2.200-acres of land and Lot 33-B is proposed to contain 2.145-acres of land, for a total of 4.345-acres of land. The dividing of the existing lot will allow for the development of proposed Lot 34-B. Proposed Lot 33-A is developed with an existing single-family home. No additional public utility easements are proposed with this replat.

**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

I, \_\_\_\_\_, 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 \_\_\_\_\_, 2022, A.D. at \_\_\_\_\_ o'clock \_\_\_\_ M., and duly recorded the day of \_\_\_\_\_, 2022, 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.

PLANNING COMMISSION APPROVAL Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by the Planning and Zoning Commission of the City of Brenham, Texas.

Attest:

Secretary to the Planning and Zoning Commission

I, Brody Jungers, (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 \_\_\_\_\_, 2022 by \_\_\_\_\_.

GENERAL NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

2. BEARINGS BASIS PER TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.

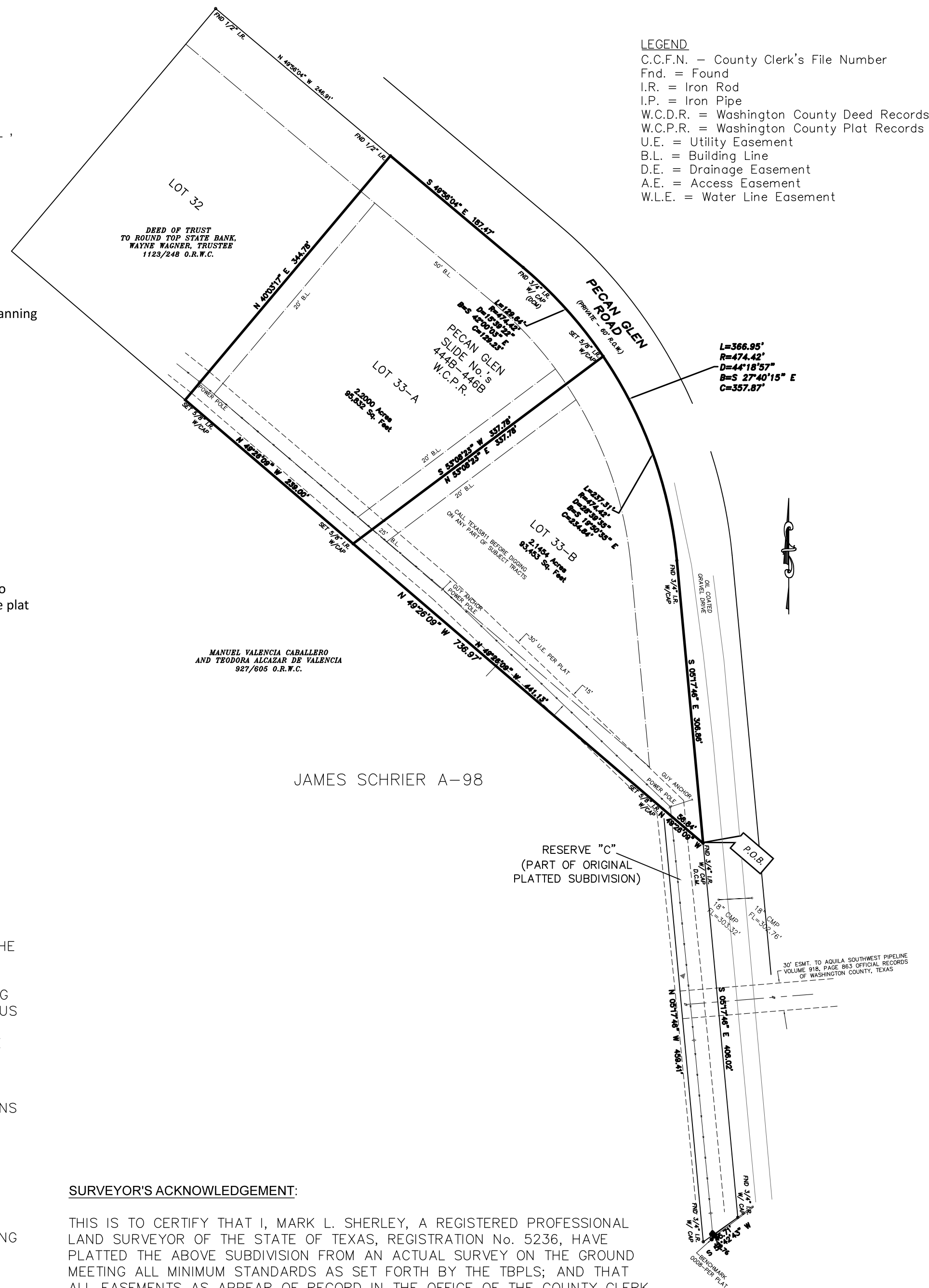
3. SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.

4. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.

5. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

6. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND OWNERSHIP TITLE EVIDENCE.

7. BASED ON THE FLOOD INSURANCE RATE MAP No. 48477C0300C, REVISED DATE AUG. 16, 2011, INDICATES THAT LOT 33 LIES WITHIN ZONE "C" (UNSHADED)—AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. RESERVE "C" LIES WITHIN ZONE "A" (SHADED)—AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN. IN ADDITION THIS MAP STATES IN ADDITION THIS MAP STATES "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. CERTAIN AREAS NOT IN SPECIAL FLOOD HAZARD AREAS MAY BE PROTECTED BY FLOOD CONTROL STRUCTURES". THE APPROXIMATE LIMITS OF SAID ZONES AS DETERMINED HEREON ARE SCALED FROM SAID MAP. THIS INFORMATION IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.



SURVEYOR'S ACKNOWLEDGEMENT:

THIS IS TO CERTIFY THAT I, MARK L. SHERLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, REGISTRATION No. 5236, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND MEETING ALL MINIMUM STANDARDS AS SET FORTH BY THE TBPLS; AND THAT ALL EASEMENTS AS APPEAR OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WASHINGTON COUNTY, TEXAS ARE DEPICTED THEREON AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINT OF CURVE ARE PROPERLY MARKED AS SHOWN HEREON, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

Mark L. Sherley, R.P.L.S.

Texas Registration No. 5326



**SURVEYOR:**  
Four Points Engineering & Surveying  
(281) 961-0714  
Surveying Firm# 10194048  
83 Greywing Circle  
THE WOODLANDS, TEXAS 77382

