



NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, OCTOBER 24, 2022, AT 12:00 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**

CONSENT AGENDA

4. **Statutory Consent Agenda**

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

- 4-a. **Minutes from the September 26, 2022 Planning and Zoning Commission Meeting.**
- 4-b. **Case Number P-22-023: A request by the Brenham Community Development Corporation (BCDC) for approval of a Commercial Replat of a Portion of Reserve "E" and a Portion of Lot 5 of the Brenham Business Center, Phase 1 to create Lot 1 (6.413-acres), Lot 2 (5.000-acres), and Lot 3 (0.691-acres) out of Reserve "E" and the Extension of Handley Street (1.295-acres) for a total of 13.399-acres, and further described as part of the Hiram Lee Survey, A-75 and the Isaac Lee Survey, A-77, in Brenham, Washington County, Texas.**
- 4-c. **Case Number P-22-024: A request by Total Storage Brenham, LLC for approval of a Preliminary Plat of Lot 1, Block 1 of the Total Storage of Brenham Addition, being 7.660-acres of land out of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.**
- 4-d. **Case Number P-22-025: A request by Total Storage Brenham, LLC for approval of a Final Plat of Lot 1, Block 1 of the Total Storage of Brenham Addition, being 7.660-acres of land out of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.**

REGULAR AGENDA

5. **Public Hearing, Discussion and Possible Action on Case Number P-22-022:** A request by Washington County Oak Alley, LLC / Lynnette Sheffield for approval of a Residential Replat of Lots 4 and 5, Block 2 of the Oak Alley Subdivision, Phase 2 to create Lot 4-R, being 0.350-acres, currently addressed as 2203 Esplanade Court and further described as part of the James Walker Survey, A-106, in Brenham, Washington County, Texas.

6. **Adjourn.**

CERTIFICATION

I certify that a copy of the October 24, 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 October 21, 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
September 26, 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 September 26, 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
Artis Edwards, Jr.
Calvin Kossie

Cayte Neil
Marcus Wamble

Commissioners absent:

Dr. Deanna Alfred, Vice Chair
Chris Cangelosi

Staff present:

Stephanie Doland, Development Services Director
Shauna Laauwe, City Planner

Citizens / Media present:

Donna Williams

1. Call Meeting to Order

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

2. Public Comments

There were no public comments.

3. Reports and Announcements

- A. Impact Fees - Strand Associates to meet with Public Utilities this week and provide detailed costs for an Impact Fee Plan. The cost is anticipated to be \$200,000 and is not budgeted.
- B. Board re-appointments are due 9-30-22 if you are seeking re-appointment. Three applications were received and one member has decided not to seek re-appointment. A celebration for his service will be held later in the year.

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 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.**

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

REGULAR SESSION

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.**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-22-019 (on file in the Development Services Department). Ms. Laauwe stated that this is a request from MC Property Holdings, LLC / Dara Childs for a replat of Lots 39 & 40 of the Becker's Subdivision of Lot 22 of the Davidson Addition, and Reserve #1 of the L.D. Brown Subdivision as well as a portion of the undeveloped Live Oak Street right-of-way that was abandoned by City Council on August 4, 2022 and conveyed to the property owner. The properties are currently vacant and the property owner desires to replat these properties into one tract for construction of a single-family residence. The lot doesn't meet the minimum required average lot depth of 115-feet; however, 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. With the granted variance, the proposed plat meets the zoning requirement for approval.

Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on September 8, 2022. Staff did not receive any comments in support of or against the request.

Development Services staff and the Engineering Consultant have reviewed the proposed residential Replat for compliance and recommends approval of the proposed Replat, as presented.

Commissioner Neil stated that the property owned by Ms. Nix appears to be in an odd configuration and Ms. Neil asked what the process was for the abandonment in this configuration. Staff replied that the property was abandoned one-half to Ms. Nix and one-half to Mr. Childs and this resulted in the odd configuration. Staff further commented that Ms. Nix would need to replat the property at time of any future development.

Chairman Behrens opened the Public Hearing at 5:30 pm. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 5:31 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Wamble to approve the 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, as presented. The motion carried unanimously.

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.**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-22-020 (on file in the Development Services Department). Ms. Laauwe stated the subject property, currently identified as Lots PT 8A, 8B, PT 9, 16 & 17, Block 2 of the Gay's addition, is 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. Included with this 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.

Public Notice was posted in the Banner Press and property owners within 200-feet were mailed notices on September 8, 2022. Staff did not receive any comments in support of or against the request.

Development Services staff and the Engineering Consultant have reviewed the proposed residential Replat for compliance and recommends approval of the proposed Replat, as presented.

Chairman Behrens opened the Public Hearing at 5:33 pm. There were no citizen comments.

Chairman Behrens closed the Public Hearing at 5:34 pm.

A motion was made by Commissioner Kossie and seconded by Commissioner Neil to approve the 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, as presented. The motion carried unanimously.

7. Adjourn.

A motion was made by Commissioner Wamble and seconded by Commissioner Edwards to adjourn the meeting at 5:34 pm. The motion carried unanimously.

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

Certification of Meeting Minutes:

Planning and Zoning Commission

M. Keith Behrens
Chair

October 24, 2022
Meeting Date

Attest

Kim Hodde
Staff Secretary

October 24, 2022
Meeting Date



CASE P-22-023

**REPLAT: PORTION OF RESERVE "E" AND A PORTION OF LOT 5 TO CREATE LOTS
1,2,3 & HANDLEY STREET**

PLAT TITLE: Replat of Portion of Reserve "E" and a Portion of Lot 5 of Brenham Business Center, Phase 1 **CITY/ETJ:** City Limits

PLAT TYPE: Commercial Replat

STAFF CONTACT: Shauna Laauwe ACIP, City Planner

OWNER: Brenham Community Development Corporation (BCDC)

APPLICANT/AGENT: Owners / Hodde & Hodde Land Surveying

LOT AREA /LOCATION: 13.399 acres / Northeast of James Nutt Blvd and Northwest of Handley Street

PROPOSED LEGAL: Lot 1, Lot 2, Lot 3 out of Reserve "E" and Handley Street of Brenham Business Center, Phase 1

ZONING DISTRICT: I, Industrial District

EXISTING USE: Vacant land

COMP PLAN: Industrial

FUTURE LAND USE:

REQUEST: A request by the Brenham Community Development Corporation and Hodde & Hodde Land Surveyors for approval of a commercial Replat of a portion of Reserve "E" and a portion of Lot 5 of Brenham Business Center, Phase 1 to create Lot 1, Lot 2, Lot 3, and Handley Street, being 6.413-acres, 5.00-acres, 0.691-acres and dedication of 1.295-acres for the extension of Handley Street, respectively for a total of 13.399-acres, and further described as part of the Hiram Lee Survey, A-75 and Isaac Lee Survey, A-77, in Brenham, Washington County, Texas.

BACKGROUND:

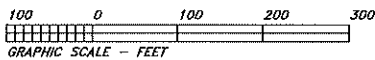
The subject properties, identified as a portion of Reserve "E", and a portion of Lot 5 of the Brenham Business Center, Phase I, is owned by the Brenham Community Development Corporation. The properties are currently vacant and generally located northeast of James Nutt Boulevard and northwest of Handley Street within the Brenham Business Park. The property owners would like to replat a portion of these two tracts into three tracts and extend Handley Street for future industrial development and the development of Fire Station Number 2. Lot 1 is proposed to contain 6.413-acres of land, Lot 2 is proposed to contain 5.00-acres of land, and Lot 3 is proposed to contain 0.691-acres of land, while the proposed expansion of Handley Street includes 1.295-acres of land. The proposed replat includes the building setback lines in relation to established property lines, and existing utility easements.

STAFF RECOMMENDATION:

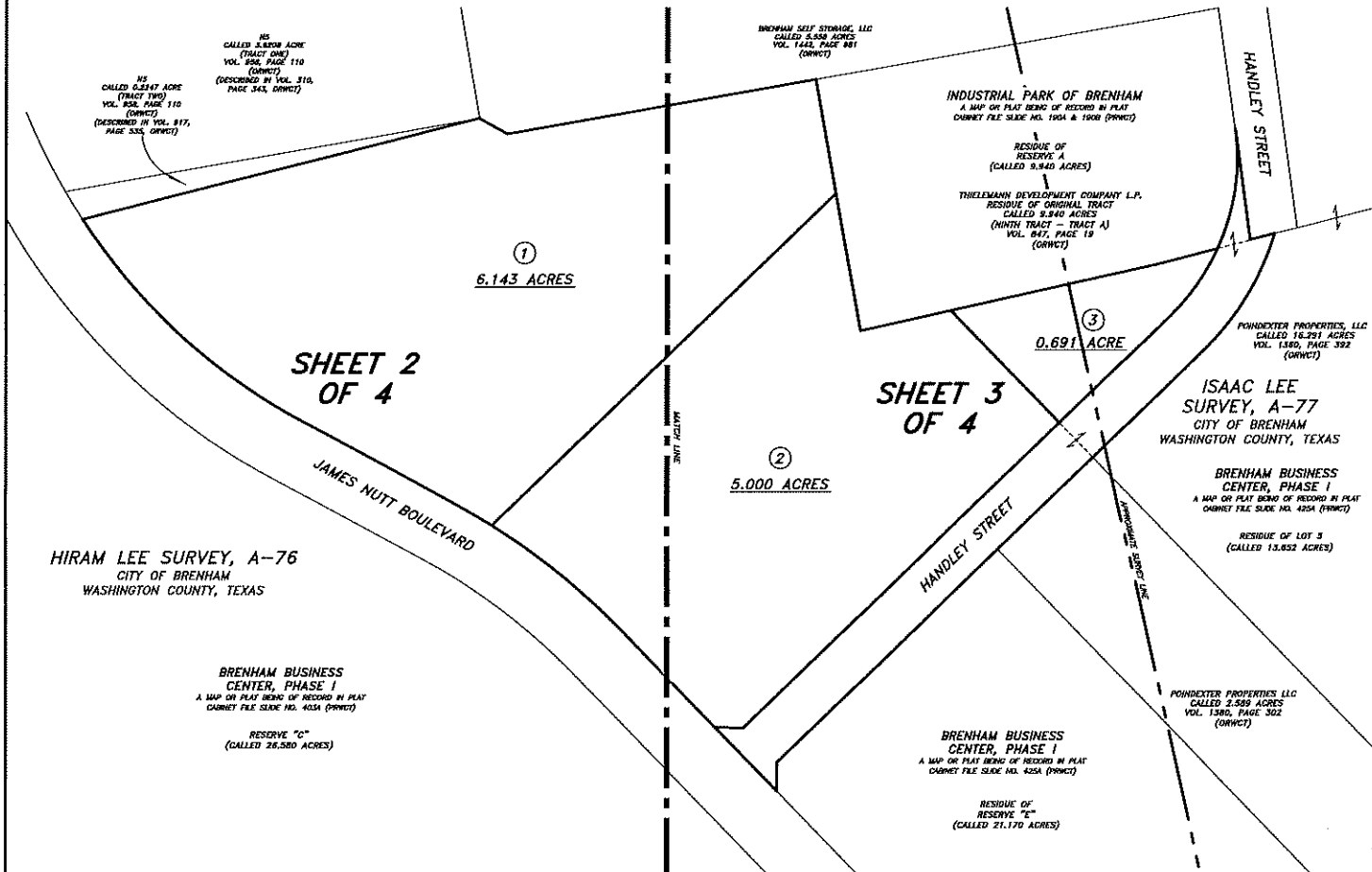
Development Services staff and Engineering have reviewed the proposed Commercial Replat for compliance of the City of Brenham's regulations and ordinances and **recommends approval** of the proposed commercial Replat as presented.

EXHIBITS:

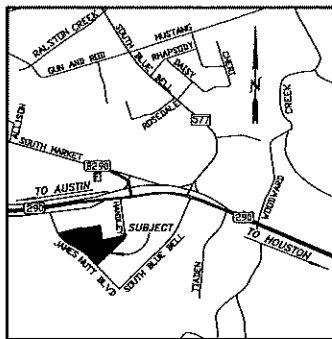
- A. Proposed Commercial Replat



SCALE: 1" = 100'



VICINITY MAP
(SCALE 1" = 2000')

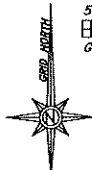
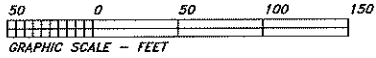
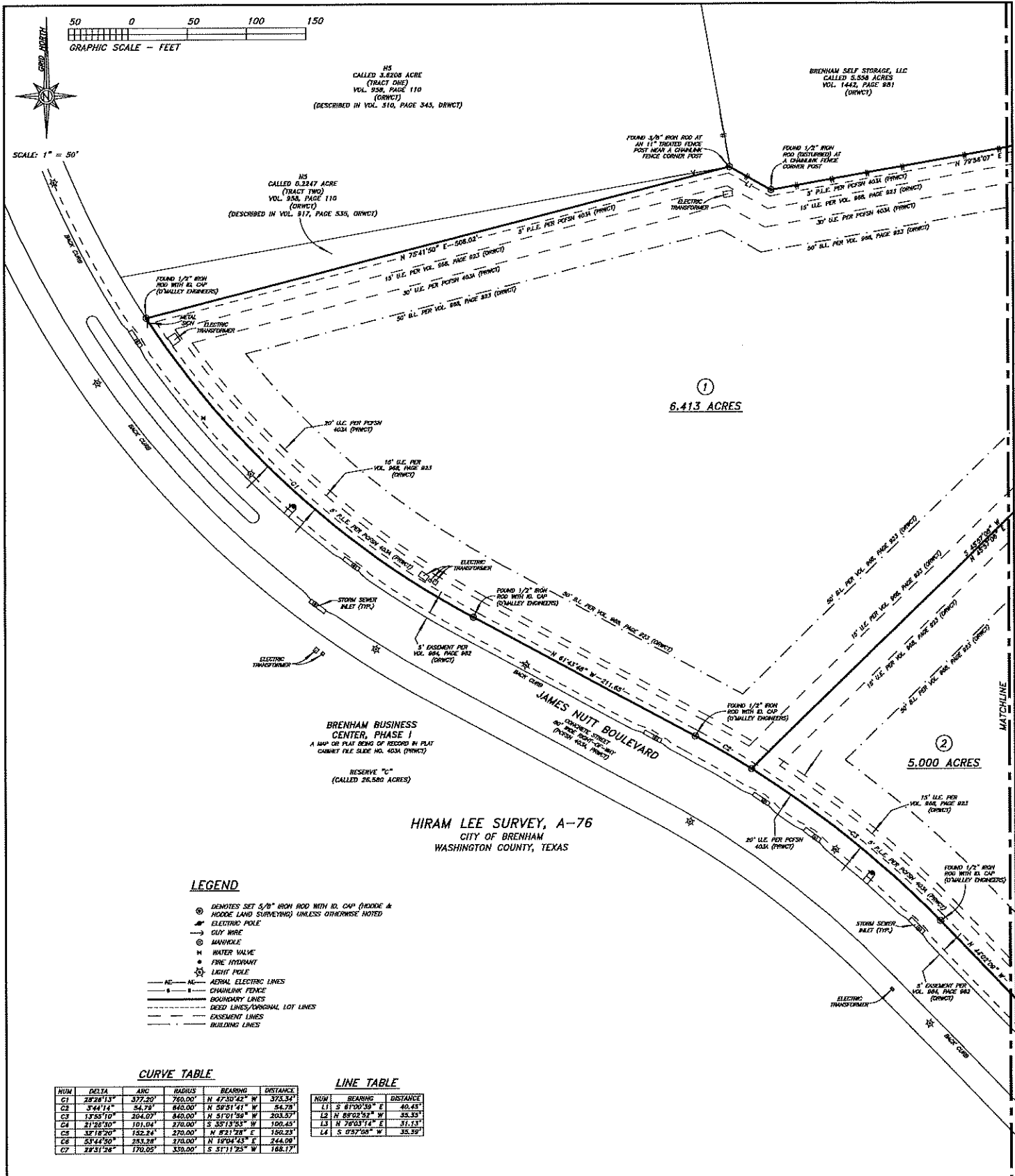


H. O. NO. 7981 (2009 7981.DWG/ARW) REF. POINDEXTER1335PC SURVEY

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 A PORTION OF RESERVE "E" AND A PORTION OF LOT 5 OF BRENHAM BUSINESS CENTER, PHASE I FORMING LOT 1 (6.413 ACRES), LOT 2 (5.000 ACRES), LOT 3 (0.691 ACRES) & HANDLEY STREET (1.295 ACRES) CONTAINING 13.399 ACRES TOTAL
HIRAM LEE SURVEY, A-75 AND ISAAC LEE SURVEY, A-77,
CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS

OWNER/DEVELOPER
BRENHAM COMMUNITY DEVELOPMENT CORPORATION
200 W. VULCAN STREET
BRENHAM, TEXAS 77833
PHONE 979-337-7200



SCALE: 1" = 50'

HS
CALLED 3.8208 ACRE
(TRACT ONE)
VOL. 958, PAGE 110
(ORWCT)
(DESCRIBED IN VOL. 510, PAGE 345, ORWCT)

BRENNHAM SELF STORAGE, LLC
CALLED 5.5508 ACRES
VOL. 1462, PAGE 981
(ORWCT)

HS
CALLED 0.2847 ACRE
(TRACT TWO)
VOL. 958, PAGE 110
(ORWCT)
(DESCRIBED IN VOL. 917, PAGE 535, ORWCT)

①
6.413 ACRES

②
5.000 ACRES

BRENNHAM BUSINESS
CENTER, PHASE 1
A MAP OR PLAN BEING OF RECORD IN PLAT
COURT FILE SLIDE NO. 403A (ORWCT)
RESERVE "C"
(CALLED 26.580 ACRES)

HIRAM LEE SURVEY, A-76
CITY OF BRENNHAM
WASHINGTON COUNTY, TEXAS

LEGEND

- ⊙ DENOTES SET 5/8" IRON ROD WITH ID. CAP (HODDE & HODDE LAND SURVEYING) UNLESS OTHERWISE NOTED
- ⊙ ELECTRIC POLE
- CITY WIRE
- ⊙ MANHOLE
- W WATER VALVE
- FIRE HYDRANT
- ⊙ LIGHT POLE
- AERIAL ELECTRIC LINES
- CHAINLINK FENCE
- BOUNDARY LINES
- DEED LINES/ORIGINAL LOT LINES
- EASEMENT LINES
- BUILDING LINES

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	28°28'13"	372.20'	760.00'	N 47°50'42" W	378.34'
C2	3°44'14"	54.78'	840.00'	N 59°51'41" W	84.78'
C3	1°55'10"	204.07'	840.00'	N 51°01'56" W	203.57'
C4	21°26'50"	101.04'	270.00'	S 38°13'55" W	100.45'
C5	12°16'20"	122.24'	270.00'	N 87°17'20" E	120.23'
C6	53°44'50"	283.28'	370.00'	N 19°04'43" E	344.09'
C7	28°31'28"	170.05'	330.00'	S 51°11'25" W	168.17'

LINE TABLE

NUM	BEARING	DISTANCE
L1	S 81°00'39" E	40.45'
L2	N 88°02'52" W	35.35'
L3	N 28°03'14" E	31.13'
L4	S 02°27'05" W	35.35'

H. G. NO. 7881 (CIVIL ENGINEERING) REG. PROFESSIONAL SURVEYOR
Hodde & Hodde Land Surveying, Inc.
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979-836-5681 · 979-836-5683 (Fax)
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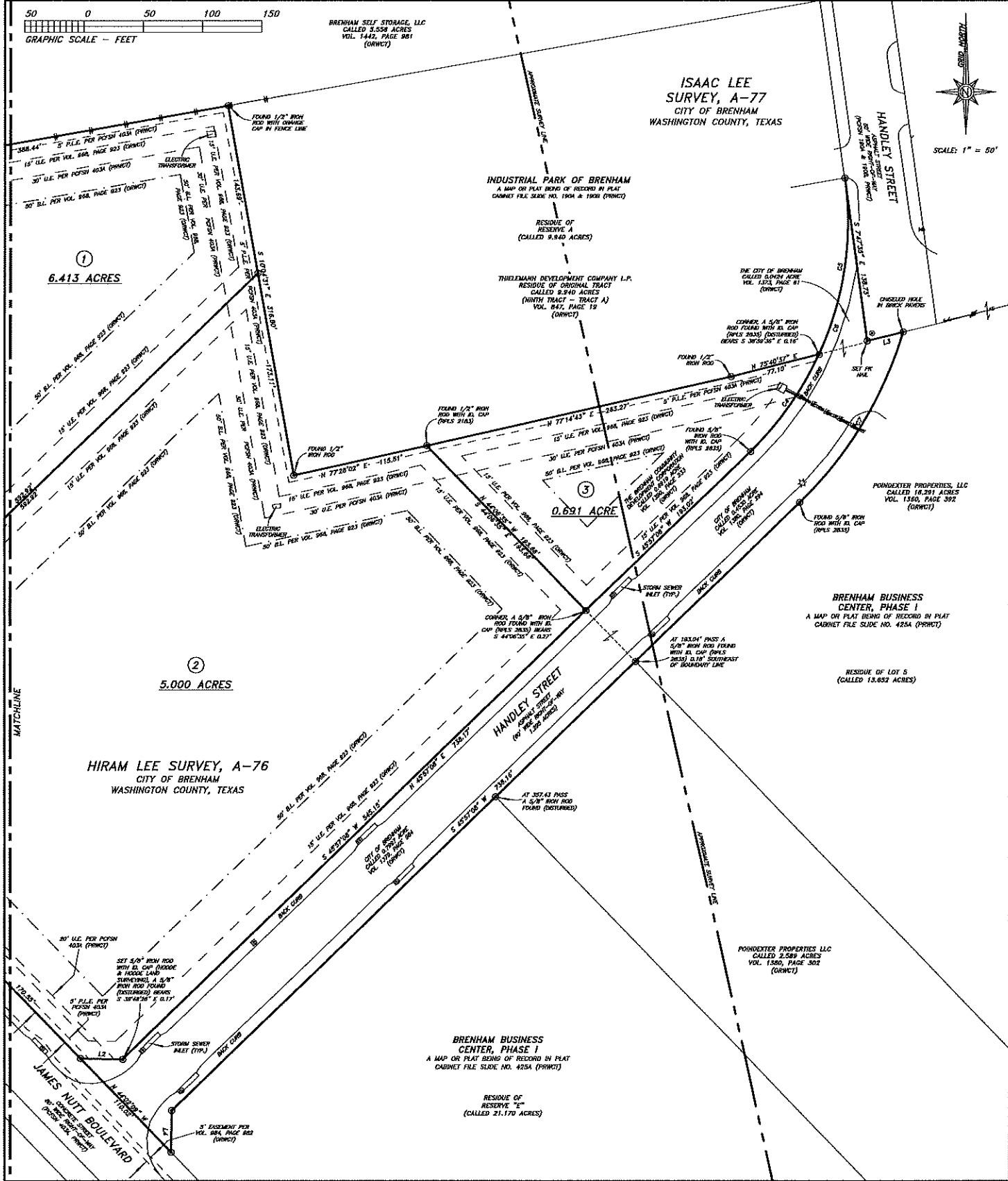
OWNER/DEVELOPER
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DEVELOPMENT CORPORATION
200 W. VULCAN STREET
BRENNHAM, TEXAS 77833
PHONE 979-337-7200

SHEET 2 OF 4



BRENNHAM SELF STORAGE, LLC
CALLED 3,532 ACRES
VOL. 1442, PAGE 981
(ORWCT)

ISAAC LEE SURVEY, A-77
CITY OF BRENNHAM
WASHINGTON COUNTY, TEXAS



H. G. NO. 7081 (COO 7081.000/AMW) REF: POINDEXTER/CLASSIC 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 A PORTION OF RESERVE "E" AND A PORTION OF LOT 5 OF BRENNHAM BUSINESS CENTER, PHASE I FORMING LOT 1 (6.413 ACRES), LOT 2 (5.000 ACRES), LOT 3 (0.691 ACRES) & HANDLEY STREET (1.295 ACRES) CONTAINING 13.399 ACRES TOTAL
HIRAM LEE SURVEY, A-76 AND ISAAC LEE SURVEY, A-77,
CITY OF BRENNHAM, WASHINGTON COUNTY, TEXAS

OWNER/DEVELOPER
BRENNHAM COMMUNITY DEVELOPMENT CORPORATION
200 W. VULCAN STREET
BRENNHAM, TEXAS 77833
PHONE 979-337-7200

NOTES:

- 1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 [2011], CENTRAL ZONE 4203. CONVERSION ANGLE AT N. 10037905.626" - E. 3544923.146" 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, THE SUBJECT PROPERTY LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48477C03150, MAP REVISED MAY 16, 2019, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS.
- 3. Ⓞ - DENOTES A 5/8" IRON ROD SET WITH PLASTIC ID. CAP STAMPED "HODDE & HODDE LAND SURVEYING" UNLESS OTHERWISE NOTED ON THE PLAT.
- 4. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH DOTTS TITLE COMPANY, TITLE EVIDENCE REPORT OF NO. WA-22-252, EFFECTIVE DATE SEPTEMBER 8, 2022, 8:00 AM, ISSUED SEPTEMBER 21, 2022, PM.
- 5. 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 EASEMENT SHOWN HEREON.
- 6. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND BUILDING LINES APPLICABLE TO INDUSTRIAL PARK OF BRENHAM, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 190A & 190B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, BRENHAM BUSINESS CENTER, PHASE I, AS RECORDED IN PLAT CABINET FILE SLIDE NO. 403A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, BRENHAM BUSINESS CENTER, PHASE I, AS RECORDED IN PLAT CABINET FILE SLIDE NO. 417A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, BRENHAM BUSINESS CENTER, PHASE I, AS RECORDED IN PLAT CABINET FILE SLIDE NO. 423A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, AS RECORDED IN VOLUME 968, PAGE 923, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AND AS RECORDED IN VOLUME 983, PAGE 755, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
- 7. SUBJECT TO EASEMENT DATED AUGUST 30, 2001, EXECUTED BY ROBERT T. HANDLEY FOR TARLTON SUPPLY CO. TO BLUEBONNET ELECTRIC COOPERATIVE, INC. AS RECORDED IN VOLUME 1039, PAGE 661, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
- 8. 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 SEPTEMBER 8, 2022.
- 9. 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 SEPTEMBER 8, 2022.
- 10. 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.
- 11. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- 12. THE LOTS ARE SERVED BY A REGIONAL DETENTION POND AND ALL DEVELOPMENT SHALL BE DESIGNED TO UTILIZE THE SAID POND.
- 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. (ORWC) DENOTES DEED RECORDS OF WASHINGTON COUNTY, TEXAS.
(ORWC) DENOTES OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
(PRWC) DENOTES PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
(PCFS) DENOTES PLAT CABINET FILE SLIDE NO.
R.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT
P.L.E. DENOTES POWER LINE EASEMENT

SURVEY MAP

SHOWING A SURVEY AND REPLAT FORMING LOT 1 (6.413 ACRES), LOT 2 (5.000 ACRES), LOT 3 (0.691 ACRE) AND HANDLEY STREET (1.295 ACRES), LYING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, PART OF THE HIRAM LEE SURVEY, A-75 AND THE ISAAC LEE SURVEY, A-77, SAID LOT 1 (6.413 ACRES) AND LOT 2 (5.000 ACRES) BEING PART OF THE RESERVE "E" (CALLED 21,170 ACRES) OF BRENHAM BUSINESS CENTER, PHASE I, A MAP OR PLAT BEING OF RECORD IN PLAT CABINET FILE SLIDE NUMBER 423A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, BEING PART OF RESERVE "A" (CALLED 9,840 ACRES) OF INDUSTRIAL PARK OF BRENHAM, A MAP OR PLAT BEING OF RECORD IN PLAT CABINET FILE SLIDE NUMBER 190A & 190B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, BEING PART OF THE SAME LAND DESCRIBED AS 25,434 ACRES IN THE DEED FROM FRITZ W. BECKENDORF, ACTING HEREIN BY AND THROUGH HIS DULY AUTHORIZED ATTORNEY IN FACT, JOHN F. BECKENDORF, JOHN F. BECKENDORF, INDIVIDUALLY, NORMAN D. BECKENDORF, AND FRANCIS F. BECKENDORF, AND JOHN F. BECKENDORF AS TRUSTEES OF THE BECKENDORF FAMILY TRUST TO BRENHAM COMMUNITY DEVELOPMENT CORPORATION, DATED MARCH 8, 1996, AS RECORDED IN VOLUME 817, PAGE 697, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AND BEING THE SAME LAND DESCRIBED AS 1,417 ACRES (TRACT THREE) IN THE DEED FROM THIELEMANN DEVELOPMENT COMPANY, L.P., ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNER, THIELEMANN MANAGEMENT, INC., ACTING HEREIN BY AND THROUGH WALTER F. THIELEMANN, PRESIDENT TO BRENHAM COMMUNITY DEVELOPMENT CORPORATION, DATED NOVEMBER 12, 1999, AS RECORDED IN VOLUME 944, PAGE 434, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, SAID LOT 3 (0.691 ACRE) BEING PART OF LOT 5 (CALLED 13,552 ACRES) OF BRENHAM BUSINESS CENTER, PHASE I, A MAP OR PLAT BEING OF RECORD IN PLAT CABINET FILE SLIDE NUMBER 423A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, BEING THE SAME LAND DESCRIBED AS 0.6919 ACRE IN THE DEED FROM CITY OF BRENHAM, TEXAS TO THE BRENHAM COMMUNITY DEVELOPMENT CORPORATION, DATED DECEMBER 7, 2014, AS RECORDED IN VOLUME 1375, PAGE 61, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AND SAID HANDLEY STREET (1.295 ACRES) BEING PART OF THE RESERVE "E" (CALLED 21,170 ACRES) OF BRENHAM BUSINESS CENTER, PHASE I, A MAP OR PLAT BEING OF RECORD IN PLAT CABINET FILE SLIDE NUMBER 423A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, BEING PART OF RESERVE "A" (CALLED 9,840 ACRES) OF INDUSTRIAL PARK OF BRENHAM, A MAP OR PLAT BEING OF RECORD IN PLAT CABINET FILE SLIDE NUMBER 190A & 190B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, BEING THE SAME LAND DESCRIBED AS 0.0424 ACRE IN THE DEED FROM THIELEMANN DEVELOPMENT COMPANY, L.P. TO THE CITY OF BRENHAM, DATED MAY 16, 2011, AS RECORDED IN VOLUME 1375, PAGE 61, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, BEING THE SAME LAND DESCRIBED AS 0.2877 ACRE (TRACT ONE) IN THE DEED FROM BRENHAM COMMUNITY DEVELOPMENT CORPORATION TO CITY OF BRENHAM, DATED AUGUST 8, 2011, AS RECORDED IN VOLUME 1379, PAGE 984, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS AND BEING THE SAME LAND DESCRIBED AS 0.4530 ACRE (TRACT TWO) IN THE DEED FROM FOUNDESTER PROPERTIES, LLC TO CITY OF BRENHAM, DATED AUGUST 8, 2011, AS RECORDED IN VOLUME 1380, PAGE 294, 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 FORMING LOTS OF LAND IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.

DATED THIS 29TH DAY OF SEPTEMBER, 2022, A.D.



JON E. HODDE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5197
HODDE & HODDE LAND SURVEYING, INC.
613 EAST BLUE BELL ROAD
BREHMAN, TEXAS 77833
(979)-836-3681
TDP&LS SURVEY FIRM REG. NO. 10018800

OWNER ACKNOWLEDGMENT

WE, BRENHAM COMMUNITY DEVELOPMENT CORPORATION, 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)

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 _____, 2022, AT _____ O'CLOCK _____ M., AND DULY RECORDED

ON THE _____ DAY OF _____, 2022, 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 BREHMAN, WASHINGTON COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

CLERK OF THE COUNTY COURT
WASHINGTON COUNTY, TEXAS



CASE P-22-024

PRELIMINARY PLAT: TOTAL STORAGE OF BRENHAM ADDITION

PLAT TITLE: Total Storage of Brenham Addition **CITY/ETJ:** City

PLAT TYPE: Preliminary Plat

OWNER/APPLICANT: Total Storage of Brenham, LLC.

ADDRESS/LOCATION: 2650 US Highway 290 West

LEGAL DESCRIPTION: Lot 1, Block 1 of Total Storage of Brenham Addition

LOT AREA: 7.660 acres

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

EXISTING USE: Commercial use / Self-Storage facility

COMP PLAN Commercial
FUTURE LAND USE:

REQUEST: A request for a Preliminary Plat of the Total Storage of Brenham Addition creating Lot 1, Block 1, being 7.660-acres of land out of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.

BACKGROUND:

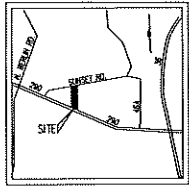
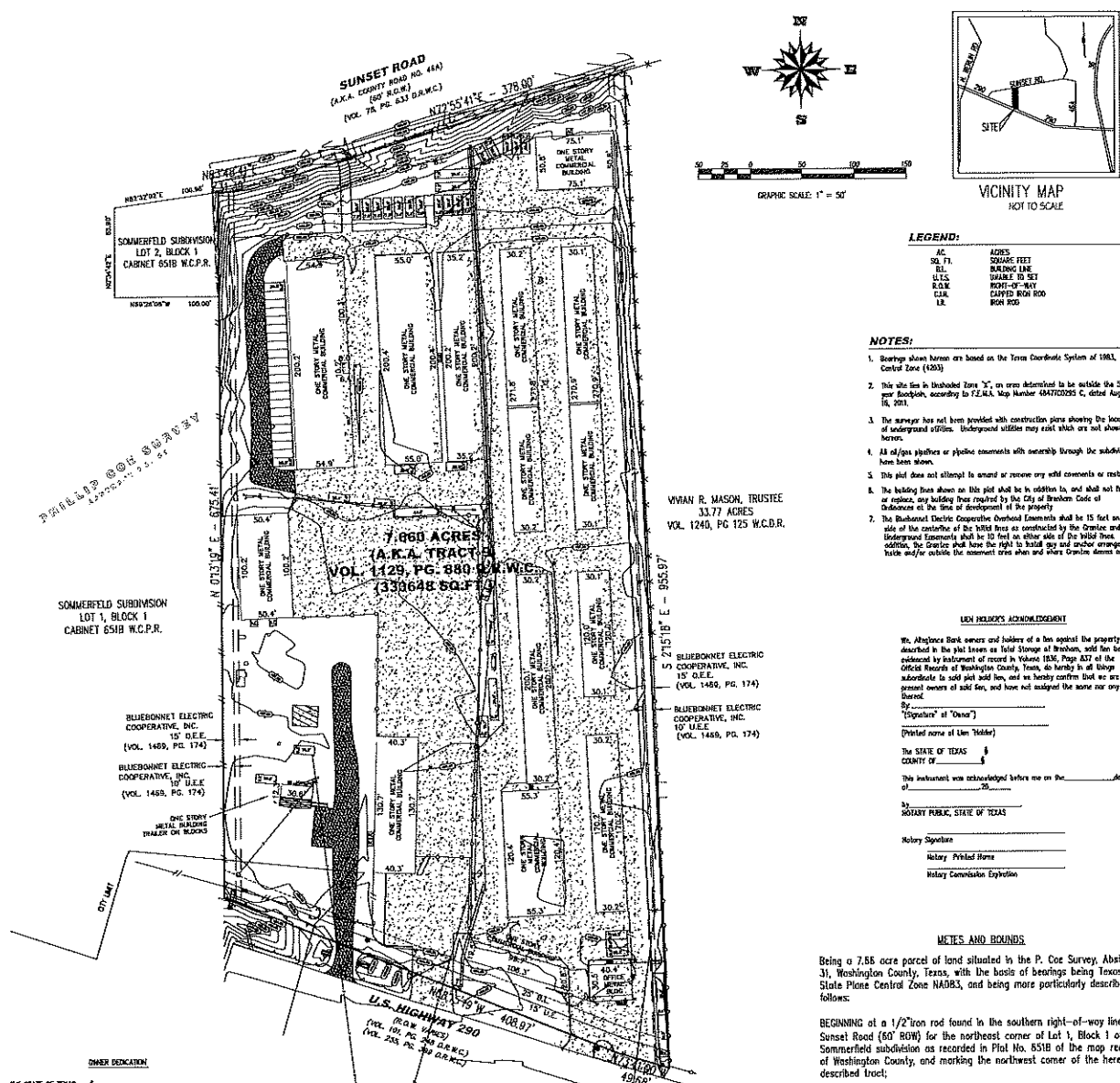
The subject 7.660-acres of land is located on the northwest edge of the Brenham city limits and addressed as 2650 US Hwy 290 W and is currently developed as a self-storage business and used car dealership. The property owner requests approval of a Preliminary Plat of the Total Storage of Brenham Addition that creates proposed Lot 1, containing 7.660 acres of land. The plat includes a 15-foot utility easement at the south lot line along US Hwy 290 W, as well as existing Bluebonnet Electric Cooperative easements along the west and east lot lines. The applicant desires to plat the property for future commercial development. The subject site does not have a recorded plat and thus, approval of a Preliminary Plat and Final Plat is required for future development.

STAFF ANALYSIS AND RECOMMENDATION:

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

EXHIBITS:

- A. Proposed Preliminary Plat



LEGEND:

AC	ACRES
SG. FT.	SQUARE FEET
DL	DEVELOPMENT LINE
U.T.S.	UNLAWFUL TO SET
U.L.R.	UNLAWFUL TO RE-ENTER
U.L.R.	UNLAWFUL TO RE-ENTER
U.L.R.	UNLAWFUL TO RE-ENTER

- NOTES:**
- Surveying shown herein are based on the Texas Coordinate System of 1983, Central Zone (4203).
 - This site lies in Unincorporated Zone "X", an area determined to be outside the 300 year floodplain, according to F.E.M.A. Map Number 484702095, dated August 16, 2001.
 - The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown herein.
 - All oil/gas pipelines or pipelines connected with assembly through the subdivision have been shown.
 - This plat does not attempt to amend or remove any valid covenants or restrictions.
 - The building lines shown on this plat shall be in addition to, and shall not replace, any building lines required by the City of Brenham Code of Ordinances at the time of development of the property.
 - The Unincorporated Zone Commission shall be 15 feet on each side of the centerline of the lotted lines as constructed by the Grantee and the Unincorporated Zone Commission shall be 10 feet on either side of the lotted lines. In addition, the Grantee shall have the right to hold any and all other arrangements inside and/or outside the easement area when and where Grantee deems necessary.

LIEN HOLDERS' ACKNOWLEDGMENT

We, Ablyance Bank owners and holders of a lien against the property described in the plat herein as Total Storage of Brenham, and the being evidenced by instrument of record in Volume 1536, Page 457 of the Official Records of Washington County, Texas, do hereby in all things acknowledge to said plat and lien, and we hereby certify that we are the present owners of said lien, and have not assigned the same nor any part thereof.

Signature of "Owner" _____
 (Printed name of Lien Holder) _____

THE STATE OF TEXAS
 COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 20____.

Notary Public, State of Texas _____
 Notary Signature _____
 Notary Printed Name _____
 Notary Commission Expiration _____

METES AND BOUNDS

Being a 7.66 acre parcel of land situated in the P. Coe Survey, Abstract 31, Washington County, Texas, with the basis of bearings being Texas State Plane Central Zone NAD83, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the southern right-of-way line of Sunset Road (60' ROW) for the northeast corner of Lot 1, Block 1 of Sommerfeld subdivision as recorded in Plat No. 651B of the map records of Washington County, and marking the northwest corner of the herein described tract;

THENCE: N 83°48'41" E, 31.39 feet along the southern right-of-way line of said Sunset Road to a 1/2" iron rod found on an angle point in the northern line of the herein described tract;

THENCE: N 72°55'41" E, a distance of 378.00 feet along the southerly right-of-way line of Sunset Road, to a 1/2" iron pipe found for the northeast corner of a cotted 33.77 acre tract as described in Volume 1240, Page 125, U.R.N.C. and marking northeast corner of the herein described tract;

THENCE: S 21°15'18" E, a distance of 955.97 feet to a 1/2" iron rod found in the northerly line of Hwy 290W, for the southwest corner of said 33.77 acre tract and the southwest corner of the herein described tract;

THENCE: N 73°41' 00" W, a distance of 49.58 along the northerly right-of-way line of said Hwy 290W, to an "X" set in concrete for an angle point in the southerly line of the herein described tract;

THENCE: N 68°15'19" W, along the southerly right-of-way line of said Hwy 290W, a distance of 408.97 feet to a concrete monument found for the southeast corner of said Sommerfeld subdivision and the southwest corner of the herein described tract;

THENCE: N 01°13'19" E, along the easterly line of said Sommerfeld subdivision, a distance of 675.41 feet to the Point of Beginning, and containing 7.66 acres of land, more or less.

OWNER DECLARATION

THE STATE OF TEXAS
 COUNTY OF WASHINGTON

We, Total Storage Brenham, LLC, owners of the property subdivided in the above and foregoing map of Total Storage Brenham, do hereby make subdivision of said property, according to lines, streets, lots, alleys, parks, building lines, and easements therein shown, and designate said subdivisions in Total Storage Brenham in the P. Coe Survey, Abstract 31, Washington County, Texas, and dedicate to public use, as such, the streets, alleys, parks and easements therein shown and do hereby certify that we have not reserved any portion of streets or alleys to conform to such grades, and do hereby bind ourselves, our heirs and assigns to warrant and defend the title to the land so designated. There is also dedicated for use as undivided aerial easement five (5) feet wide for a plane level (20) feet above the ground upward, located adjacent to all easements shown herein."

WITNESS my hand (or our hands) this _____ day of _____, 20____.

Washington County, Texas, this _____ day of _____, 20____.

 (Signature of Owner)

 (Printed name of owner)

 (Signature of owner(s))

 (Printed name of owner(s))

THE STATE OF TEXAS
 COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 20____.

Notary Signature _____
 Notary Printed Name _____
 Notary Commission Expiration _____

This is to certify that I, David Strickland, a Registered Professional Land Surveyor of the State of Texas Registration No. 5274, have plotted the above subdivision from an actual survey on the ground meeting all minimum standards as set forth by the TPLS, and that all easements or appurtenances of record in the office of the County Clerk of Washington County, Texas, are depicted thereon and that all lot corners, angle points and points of curve are properly marked with true metal monuments 5/8 inch diameter and (4) 3/4 inch long, and that the plat correctly represents that survey made by me.



Texas Registration No. 5274

PLANNING AND ZONING COMMISSION APPROVAL

Approved this _____ day of _____, 20____ by the Planning and Zoning Commission of the City of Brenham, Texas

Chairman _____
 Secretary _____

THE STATE OF TEXAS
 COUNTY OF WASHINGTON

I, Beth A. Ruffalo, 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 _____, 20____, and duly recorded on the _____ day of _____, 20____, at which cabinet _____ of record in the Plat Records of Washington County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE, at Brenham, Washington County, Texas, this _____ day and date last above written.

Clerk of the County Court
 Washington County, Texas

A PRELIMINARY PLAT
 to create
 Lot 1, Block 1 of
TOTAL STORAGE of BRENHAM ADDITION
 Consisting of 7.66 acres
 Phillip Coe Survey A-31
 City of Brenham, Washington County, TX.

SEPTEMBER, 2022

OWNER:
 TOTAL STORAGE BRENHAM, LLC
 2850 HWY. 290W
 BRENHAM, TX. 77833

SURVEYOR:
 DAVE STRICKLAND, R.P.L.S.
 LAND CONSULTING
 (281) 705-4297
 FRW NO. 10194325



CASE P-22-025

FINAL PLAT: TOTAL STORAGE OF BRENHAM ADDITION

PLAT TITLE: Total Storage of Brenham Addition **CITY/ETJ:** City

PLAT TYPE: Final Plat

OWNER/APPLICANT: Total Storage of Brenham, LLC.

ADDRESS/LOCATION: 2650 US Highway 290 West

LEGAL DESCRIPTION: Lot 1, Block 1 of Total Storage of Brenham Addition

LOT AREA: 7.660 acres

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

EXISTING USE: Commercial use / Self-Storage facility

COMP PLAN Commercial
FUTURE LAND USE:

REQUEST: A request for a Final Plat of the Total Storage of Brenham Addition creating Lot 1, Block 1, being 7.660-acres of land out of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.

BACKGROUND:

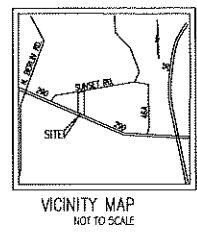
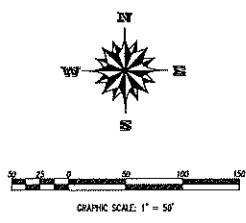
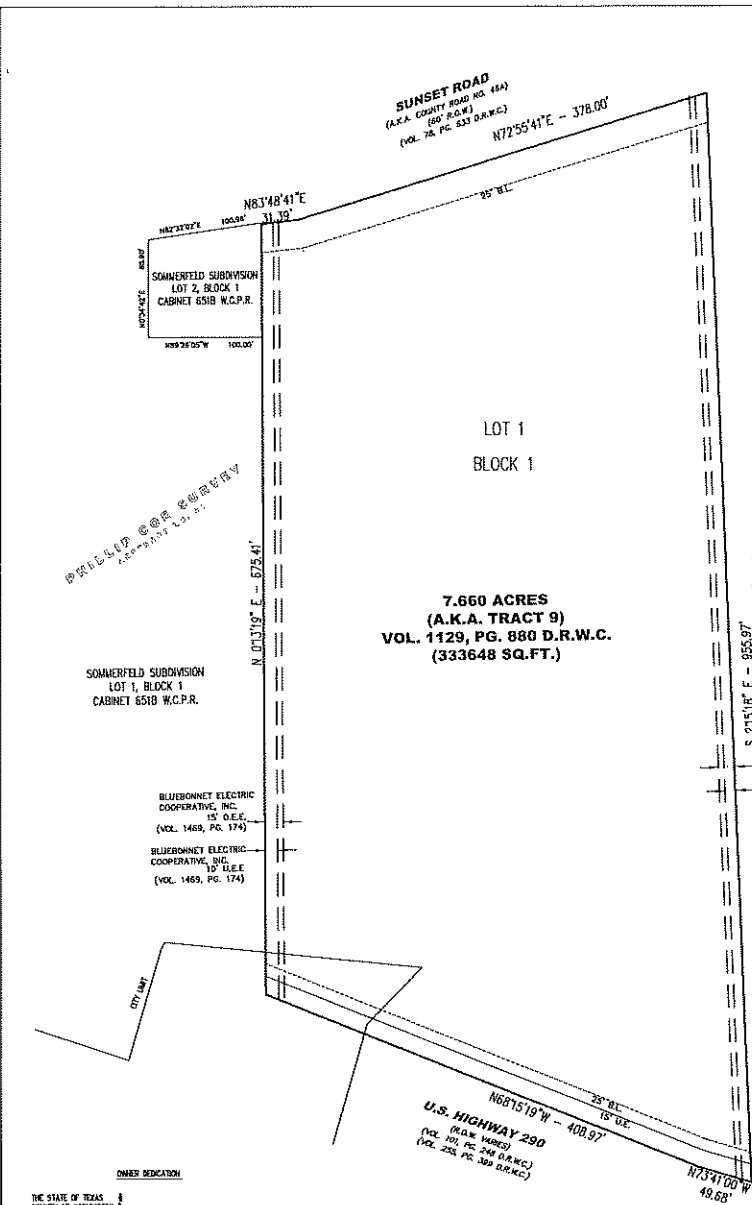
The subject 7.660-acres of land is located on the northwest edge of the Brenham city limits and addressed as 2650 US Hwy 290 W and is currently developed as a self-storage business and used car dealership. The property owner requests approval of a Final Plat of the Total Storage of Brenham Addition that creates proposed Lot 1, containing 7.660 acres of land. The plat includes a 15-foot utility easement at the south lot line along US Hwy 290 W, as well as existing Bluebonnet Electric Cooperative easements along the west and east lot lines. The applicant desires to plat the property for future commercial development. The subject site does not have a recorded plat and thus, approval of a Preliminary Plat and Final Plat is required for future development.

STAFF ANALYSIS AND RECOMMENDATION:

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

EXHIBITS:

- A. Proposed Final Plat



LEGEND:

AC	ACRES
SQ. FT.	SQUARE FEET
BL.	BUILDING LINE
U.L.C.	UTILITY TO SET
R.A.W.	RIGHT-OF-WAY
C.L.E.	CURVED ROW 300
LR	LOW ROAD

- NOTES:**
1. Bearings shown herein are based on the Texas Coordinate System of 1981, Central Zone (1981).
 2. This site lies in Unincorporated Zone "U", as determined to be outside the 200 year floodplain, according to FEMA Map Number 484770202E, dated August 16, 2011.
 3. The surveyor has not been provided with consecutive plans showing the location of underground utilities. Underground utilities may exist which are not shown herein.
 4. All oil/gas pipelines or pipeline elements with ownership through the subdivision have been shown.
 5. This plat does not attempt to amend or remove any deed covenants or restrictions.
 6. 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 development of the property.
 7. The Bushnell Electric Cooperative Overhead Elements shall be 15 feet on each side of the centerline of the utility lines as constructed by the Grantee and the Underground Elements shall be 10 feet on either side of the utility lines. In addition, the Grantee shall have the right to install any and other arrangements, lines and/or utilities, its component parts and other facilities deemed necessary.

WMAH R. HASON, TRUSTEE
33.77 ACRES
VOL. 1240, PG. 125 W.C.D.R.

N 01°15'18" E - 955.97'
BLUEBONNET ELECTRIC COOPERATIVE, INC.
15' O.E.E.
(VOL. 1469, PG. 174)

BLUEBONNET ELECTRIC COOPERATIVE, INC.
10' U.L.C.
(VOL. 1469, PG. 174)

LIEN HOLDERS' ACKNOWLEDGMENT

We, Mortgage Bank owners and holders of a lien against the property described in the plat known as Total Storage of Brenham, with lien being evidenced by instrument of record in Volume 1240, Page 837 of the Official Records of Washington County, Texas, do hereby in all things subordinate to said plat and lien, and as hereby confirm that we are the present owners of said lien, and have not assigned the same nor any part thereof.

By: _____
(Signature of Owner)
Printed name of Lien Holder: _____
The STATE OF TEXAS
COUNTY OF _____
This instrument was acknowledged before me on the _____ day of _____, 20____.
By: _____
NOTARY PUBLIC, STATE OF TEXAS
Notary Signature: _____
Notary Printed Name: _____
Notary Commission Expiration: _____

METES AND BOUNDS

Being a 7.66 acre parcel of land situated in the P. Doe Survey, Abstract 31, Washington County, Texas, with the basis of bearings being Texas State Plane Central Zone NAD83, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the southern right-of-way line of Sunset Road (60' ROW) for the northeast corner of Lot 1, Block 1 of Sommerfeld subdivision as recorded in Plat No. 6518 of the map records of Washington County, and marking the northeast corner of the herein described tract;

THENCE N 83°48'41" E, 31.39 feet along the southern right-of-way line of said Sunset Road to a 1/2" iron rod found for an angle point in the northern line of the herein described tract;

THENCE N 72°55'41" E, a distance of 378.00 feet along the southerly right-of-way line of Sunset Road, to a 1/2" iron pipe found for the northeast corner of a called 33.77 acre tract as described in Volume 1240, Page 125, D.R.W.C. and marking northeast corner of the herein described tract;

THENCE S 21°15'18" E, a distance of 955.97 feet to a 1/2" iron rod found in the northerly line of Hay 290W, for the southwest corner of said 33.77 acre tract and the southeast corner of the herein described tract;

THENCE N 73°41'00" W, a distance of 49.88 along the northerly right-of-way line of said Hay 290W, to an 'X' set in concrete for an angle point in the southerly line of the herein described tract;

THENCE N 68°15'19" W, along the southerly right-of-way line of said Hay 290W, a distance of 408.97 feet to a concrete monument found for the southeast corner of said Sommerfeld subdivision and the southwest corner of the herein described tract;

THENCE N 01°15'18" E, along the easterly line of said Sommerfeld subdivision, a distance of 675.41 feet to the Point of Beginning, and containing 7.66 acres of land, more or less.

OWNER DECLARATION

THE STATE OF TEXAS
COUNTY OF WASHINGTON

We, Total Storage Brenham, LLC, owners of the property subdivided in the above and foregoing map of the Total Storage Brenham, do hereby make subdivision of said property, according to these streets, lots, strips, parks, building lines, and easements therein shown, and designate said subdivision as Total Storage Brenham in the P. Doe Survey, Abstract 31, Washington County, Texas, and dedicate to public use, in such, the streets, alleys, parks and easements shown thereon forever and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys indicated, or occasioned by the direction of the surface of any portion of streets or alleys in conform to such grades, and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so designated. There is also dedicated for utility an unobstructed aerial easement five (5) feet wide for a plane twenty (20) feet above the ground upward, located adjacent to all easements shown herein.

WITNESS my hand (or our hands) in _____ Washington County, Texas, this _____ day of _____, 20____.

(Signature of Owner)

(Printed name of owner)

(Signature of owner(s))

(Printed name of owner(s))

THE STATE OF TEXAS
COUNTY OF _____

We, _____ and _____, President and Secretary, respectively of Total Storage Brenham LLC, severally and jointly, do hereby make subdivision of said property for and on behalf of said Total Storage Brenham LLC, according to the lines, streets, lots, strips, parks, building lines and easements therein shown and designate said subdivision as Total Storage Brenham, located in the P. Doe Survey, Abstract 31, Washington County, Texas, and on behalf of said Total Storage Brenham LLC and dedicate to public use, in such, the streets, alleys, parks and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys indicated, or occasioned by the direction of the surface of any portion of streets or alleys in conform to such grades, and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so designated. There is also dedicated for utility an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown herein.

IN TESTIMONY WHEREOF, the Total Storage Brenham LLC has caused these presents to be signed by its President, _____, and its common seal hereunto affixed this _____ day of _____, 20____.

Total Storage Brenham LLC
By: _____
(Signature of Company President)

(Printed name of Company President)
ATTEST:

(Signature of Company Secretary)

(Printed name of Company Secretary)

THE STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 20____.

By: _____
Notary Signature

Notary Printed Name

Notary Commission Expiration

This is to certify that I, David Stoddard, a Registered Professional Land Surveyor of the State of Texas Registration No. 5124 have plotted the above subdivision from an actual survey on the ground meeting all minimum standards as set forth by the 1991's, and that all easements as shown or noted in the office of the County Clerk of Washington County, Texas, are depicted thereon and that all lot corners, angle points and points of curve are properly marked with iron rods of minimum 5/8 inch diameter and thirty (30) inches long, and that this plat correctly represents that survey made by me.



Texas Registration No. 5124

PLANNING AND ZONING COMMISSION APPROVAL

Approved this _____ day of _____, 2002 by
the Planning and Zoning Commission of the City of Brenham, Texas

Chairman _____
Secretary _____

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, Beth A. Bushnell, 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 _____, 20____, at _____ o'clock _____ M., and it was recorded on the _____ day of _____, 20____, at _____ o'clock _____ M. in _____ 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

FINAL PLAT
to create
Lot 1, Block 1 of
TOTAL STORAGE of BRENHAM ADDITION
Consisting of 7.660 acres
Phillip Coe Survey A-31
City of Brenham, Washington County, TX.
SEPTEMBER, 2022

OWNER:
TOTAL STORAGE BRENHAM, LLC
2650 HWY. 290W
BREHMAN, TX. 77833

SURVEYOR:
DAVE STIRCKLAND, R.P.L.S.
LAND CONSULTING
(281) 705-4297
FIRM NO. 10194325



CASE P-22-022

**REPLAT: LOTS 4 and 5, BLOCK 2 OF THE OAK ALLEY SUBDIVISION, PHASE 2
TO CREATE LOT 4-R, BLOCK 2**

PLAT TITLE:	Replat of Lots 4 and 5, Block 2 of the Oak Alley Subdivision, Phase 2 to create Lot 4-R, Block 2	CITY/ETJ: City Limits
PLAT TYPE:	Residential Replat	
STAFF CONTACT:	Shauna Laauwe ACIP, City Planner	
OWNERS:	Washington County Oak Alley, LLC / Lynnette Sheffield	
APPLICANT/AGENT:	Owner / McClure and Browne (Gregory Hopcus)	
LOT AREA /LOCATION:	0.350-acres located at 2203 and 2205 Esplanade Court	
PROPOSED LEGAL DESCRIPTION:	Lot 4-R, Block 2 of the Oak Alley Subdivision, Phase 2 in Brenham, Washington County, Texas	
ZONING DISTRICT:	R-1, Single Family Residential Use District	
EXISTING USE:	Vacant Land	
COMP PLAN	Single-Family Residential	
FUTURE LAND USE:		

REQUEST: A request by Washington County Oak Alley / Lynnette Sheffield for approval of a Replat of Lots 4 and 5, Block 2 of the Oak Alley Subdivision, Phase 2 to create Lot 4-R, being 0.350-acres currently addressed as 2203 Esplanade Court, out of the James Walker Survey A-106, in Brenham, Washington County, Texas.

BACKGROUND:

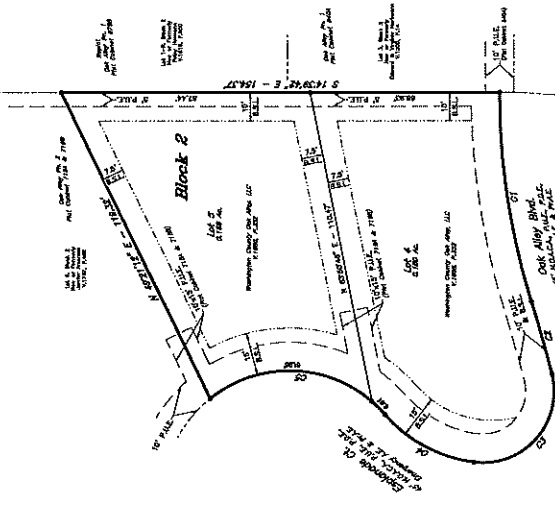
The subject properties, currently identified as Lots 4 and 5, Block 2 of the Oak Alley Subdivision, Phase 2, are owned by Washington County Oak Alley, LLC / Lynnette Sheffield. Lot 4, addressed as 2205 Esplanade Court and Lot 5, addressed as 2203 Esplanade Court are currently both vacant tracts of land. Due to the topography of the rear of Lot 5, the property owner would like to replat Lots 4 and 5 into one lot for development of a single-family residence.

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:

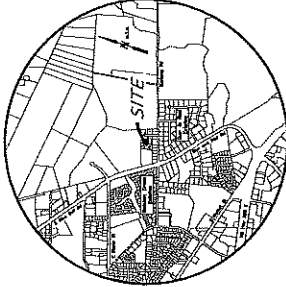
- A. Proposed residential Replat



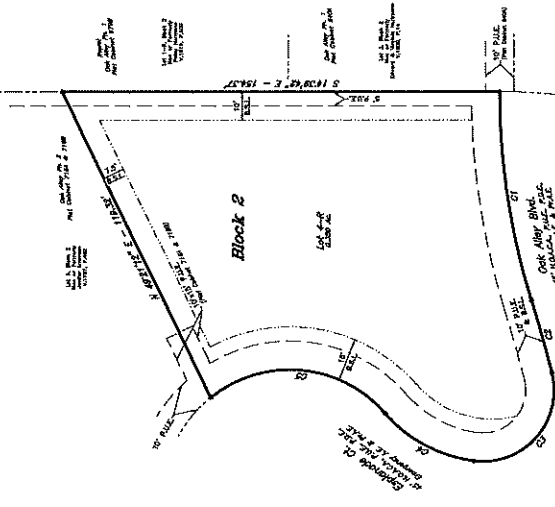
ORIGINAL PLAT
 LOTS 4 AND 5, BLOCK 2, OAK ALLEY, PHASE 2
 AS RECORDED IN PLAT CABINET 716A & 716B

CHORD TABLE

CURVE	BETA	INDUS	LENGTH	TANGENT	CHORD	ARC DIST.	CHORD DIST.
C1	172°25'	384.00'	74.30'	71.14'	5	18.00'	74.30'
C2	172°25'	384.00'	74.30'	71.14'	5	18.00'	74.30'
C3	172°25'	384.00'	74.30'	71.14'	5	18.00'	74.30'
C4	172°25'	384.00'	74.30'	71.14'	5	18.00'	74.30'
C5	172°25'	384.00'	74.30'	71.14'	5	18.00'	74.30'
C6	172°25'	384.00'	74.30'	71.14'	5	18.00'	74.30'
C7	172°25'	384.00'	74.30'	71.14'	5	18.00'	74.30'
C8	172°25'	384.00'	74.30'	71.14'	5	18.00'	74.30'
C9	172°25'	384.00'	74.30'	71.14'	5	18.00'	74.30'
C10	172°25'	384.00'	74.30'	71.14'	5	18.00'	74.30'
C11	172°25'	384.00'	74.30'	71.14'	5	18.00'	74.30'
C12	172°25'	384.00'	74.30'	71.14'	5	18.00'	74.30'
C13	172°25'	384.00'	74.30'	71.14'	5	18.00'	74.30'
C14	172°25'	384.00'	74.30'	71.14'	5	18.00'	74.30'
C15	172°25'	384.00'	74.30'	71.14'	5	18.00'	74.30'
C16	172°25'	384.00'	74.30'	71.14'	5	18.00'	74.30'
C17	172°25'	384.00'	74.30'	71.14'	5	18.00'	74.30'
C18	172°25'	384.00'	74.30'	71.14'	5	18.00'	74.30'
C19	172°25'	384.00'	74.30'	71.14'	5	18.00'	74.30'
C20	172°25'	384.00'	74.30'	71.14'	5	18.00'	74.30'



VICINITY MAP



REPLAT

1. CHECK OF SURVEYING INSTRUMENTS. The magnetic meridian was used throughout the survey. The magnetic declination was determined by the method of the sun and stars. The magnetic declination was found to be 11° 15' East of true. The magnetic declination was found to be 11° 15' East of true. The magnetic declination was found to be 11° 15' East of true.
2. CORRECTION OF CURVES. The curves were corrected by the method of the sun and stars. The magnetic declination was found to be 11° 15' East of true. The magnetic declination was found to be 11° 15' East of true. The magnetic declination was found to be 11° 15' East of true.
3. CORRECTION OF ANGLES. The angles were corrected by the method of the sun and stars. The magnetic declination was found to be 11° 15' East of true. The magnetic declination was found to be 11° 15' East of true. The magnetic declination was found to be 11° 15' East of true.
4. CORRECTION OF DISTANCES. The distances were corrected by the method of the sun and stars. The magnetic declination was found to be 11° 15' East of true. The magnetic declination was found to be 11° 15' East of true. The magnetic declination was found to be 11° 15' East of true.
5. CORRECTION OF BEARINGS. The bearings were corrected by the method of the sun and stars. The magnetic declination was found to be 11° 15' East of true. The magnetic declination was found to be 11° 15' East of true. The magnetic declination was found to be 11° 15' East of true.
6. CORRECTION OF AREA. The area was corrected by the method of the sun and stars. The magnetic declination was found to be 11° 15' East of true. The magnetic declination was found to be 11° 15' East of true. The magnetic declination was found to be 11° 15' East of true.

REPLAT

LOT 4-R, BLOCK 2
 OAK ALLEY, PHASE 2
 BEING A REPLAT OF LOTS 4 AND 5, BLOCK 2
 RECORDED IN VOLUME 1682, PAGE 332
 0.350 ACRE
 JAMES WALKER SURVEY, 4-108
 BRENNAM, WASHINGTON COUNTY, TEXAS
 SEPTEMBER 2022
 S.O.L.D. 1 - 2 20'

Washington County Clerk, Texas
 1000 Washington County Courthouse
 1000 Washington County Courthouse
 Bretnam, Texas 77804
 (817) 433-3333

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS
 COUNTY OF WASHINGTON

I, Beth A. Richardson, Clerk of the County Court of Washington County, Texas, do hereby certify that the foregoing instrument was duly recorded in my office on this _____ day of _____, 20____, at _____ o'clock _____ of the day.

Witness my hand and seal of office, at Bretnam, Washington County, Texas, the day and date first and last above written.

WASH. COUNTY COURT
 WASHINGTON COUNTY, TEXAS

CLERK

COMMISSIONER OF SURVEY
 STATE OF TEXAS

PLANNING AND ZONING COMMISSION APPROVAL

Approved this _____ day of _____, 20____, by the Planning and Zoning Commission of the City of Bretnam, Texas.

 CITY MANAGER

 SUPERVISOR

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
 COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 20____, by _____ of _____, _____, State of Texas.

NOTARY PUBLIC, STATE OF TEXAS

NOTARY PUBLIC (PRINTED)

NOTARY COMMISSION EXPIRES _____

LEASING ACKNOWLEDGMENT

I, _____, owner of the property described in the plat above, do hereby acknowledge that the property described in the plat above is being leased to _____ of _____, _____, State of Texas, for a term of _____ years, commencing on _____, 20____, and expiring on _____, 20____. The lease is subject to the terms and conditions set forth in the lease agreement attached hereto. I hereby certify that the lease is a bona fide lease and is not a sham or device to defraud creditors. I hereby certify that the lease is not a lease for the purpose of evading the provisions of the Texas Property Code, Chapter 91, Subchapter A, Section 91.001, et seq.

 LESSOR

 LESSEE

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
 COUNTY OF WASHINGTON

I, _____, owner of the property described in the plat above, do hereby acknowledge that the property described in the plat above is being replatted as shown on the replat above. I hereby certify that the replat is a true and correct replat of the property described in the plat above. I hereby certify that the replat is not a sham or device to defraud creditors. I hereby certify that the replat is not a lease for the purpose of evading the provisions of the Texas Property Code, Chapter 91, Subchapter A, Section 91.001, et seq.

 OWNER

CONSTITUTIONAL WARNING

 COUNTY CLERK

