



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, FEBRUARY 27, 2023, 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 23, 2023 Planning and Zoning Commission Meeting.

4-b. Case No. P-23-003: A request by Jane F. Herzog for approval of a Preliminary Plat creating Lot 1 (3.472-acres) and Lot 2 (0.308-acres) of the Amazing Space Division One Subdivision, being 3.780-acres of land out of the John Long Survey, A-156, in Brenham, Washington County, Texas.

4-c. Case No. P-23-004: A request by Jane F. Herzog for approval of a Final Plat creating Lot 1 (3.472-acres) and Lot 2 (0.308-acres) of the Amazing Space Division One Subdivision, being 3.780-acres of land out of the John Long Survey, A-156, in Brenham, Washington County, Texas.

4-d. Case No. P-23-006: A request by Marcos and Beatriz Aguilar for approval of a Preliminary Plat creating Lot 1 (0.825-acre) and Lot 2 (2.556-acres) of the Aguilar Division Subdivision, being 3.381-acres of land out of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

- 4-e. **Case No. P-23-007: A request by Marcos and Beatriz Aguilar for approval of a Final Plat creating Lot 1 (0.825-acre) and Lot 2 (2.556-acres) of the Aguilar Division Subdivision, being 3.381-acres of land out of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**

- 4-f. **Case No. P-23-008: A request by Brenham Market Square, L.P. for approval of a Commercial Replat of Reserve "A2" of the Market Square Brenham Subdivision Forming Reserve "A3" (11.539-acres) and Reserve "A4" (13.134-acres) and Dedicating 1.466 acres of Right-Of-Way for Ryan Street for a total of 26.139-acres, and further described as part of the John Long Survey, A-156, in Brenham, Washington County, Texas.**

REGULAR AGENDA

- 5. **Public Hearing, Discussion and Possible Action on Case Number P-23-005: A request by Herbert S. and Patricia Hughes for approval of a Residential Replat of part of Lot 3, Block 2 of the Keys First Addition to create Hughes Lot 3A, being 0.296-acres, currently addressed as 607 S. Day Street and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**

- 6. **Adjourn**

CERTIFICATION

I certify that a copy of the February 27, 2023 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 23 2023 at 3:00 p.m.

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 _____, 2023 at _____.

Signature

Title

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
January 23, 2023**

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 23, 2023, at 12:00 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

M. Keith Behrens, Chairman	Calvin Kossie
Deanna Alfred, Vice Chairman	Cayte Neil
Chris Cangelosi	Darren Heine
Artis Edwards, Jr.	

Commissioners absent:

None

Staff present:

Shauna Laauwe, City Planner
Kim Hodde, Planning Technician

Citizens / Media present:

None

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 12:02 pm with a quorum of seven (7) Commissioners present.

2. Administer Oath of Office

- Deanna Alfred
- M. Keith Behrens
- Darren Heine
- Calvin Kossie

Kim Hodde, Notary Public in and for the State of Texas, administered the Oath of Office to the newly appointed and re-appointment Board members: Deanna Alfred, M. Keith Behrens, Darren Heine, and Calvin Kossie.

3. Public Comments

There were no public comments.

4. Reports and Announcements

- Shauna Laauwe introduced and welcomed Darren Heine to the Planning and Zoning Commission.
- Kim Hodde reminded the Commissioners about the Board Appreciation Dinner on Tuesday, January 24, 2023 at 6:00 pm at the Barnhill Center.

CONSENT AGENDA

5. 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.

5-a. **Minutes from the December 19, 2022 Planning and Zoning Commission Meeting.**

5-b. **Case No. P-23-001: A request by Samantha Ullrich Medve for approval of a Preliminary Plat creating Lot 1 (0.955-acre) Lot 2 (0.464-acre), and Lot 3 (0.673-acre) of the Ullrich Medve Subdivision, and dedication of 0.037-acre of Right-of-Way for Progress Drive, being 2.129-acres of land out of the Moses N. Combs Survey, A-124, in Brenham, Washington County, Texas.**

5-c. **Case No. P-23-002: A request by Samantha Ullrich Medve for approval of a Final Plat creating Lot 1 (0.955-acre) Lot 2 (0.464-acre), and Lot 3 (0.673-acre) of the Ullrich Medve Subdivision, and dedication of 0.037-acre of Right-of-Way for Progress Drive, being 2.129-acres of land out of the Moses N. Combs Survey, A-124, 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 5-a through 5-c), as presented. The motion carried unanimously.

REGULAR SESSION

6. Election of a Chair, Vice Chair, and Secretary for the Planning and Zoning Commission for 2023.

Kim Hodde stated that each year a Chair, Vice Chair and Secretary of the Planning and Zoning Commission for the current year. The officers for 2022 are as follows:

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

Ms. Hodde stated that the Chair presides over all meetings and also signs approved plats. The Vice Chair handles the duties of the Chair in the event that he or she is unable to and the Secretary signs all approved plats before recordation.

A motion was made by Commissioner Cangelosi and seconded by Commissioner Heine to elect the following officers for the Planning and Zoning Commission for 2023:

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

The motion carried unanimously.

6. Adjourn.

A motion was made by Commissioner Kossie and seconded by Commissioner Alfred to adjourn the meeting at 12:10 pm. The motion carried unanimously.

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

Certification of Meeting Minutes:

_____	<u>M. Keith Behrens</u>	<u>February 27, 2023</u>
Planning and Zoning Commission	Chair	Meeting Date
_____	<u>Kim Hodde</u>	<u>February 27, 2023</u>
Attest	Staff Secretary	Meeting Date



CASE P-23-003

PRELIMINARY PLAT: AMAZING SPACE DIVISION ONE

PLAT TITLE: Amazing Space Division One **CITY/ETJ:** City

PLAT TYPE: Preliminary Plat

OWNER/APPLICANT: Jane F. Herzog

ADDRESS/LOCATION: 2501 S. Market Street

LEGAL DESCRIPTION: Tract 20 John Long Survey, A-156 (Proposed Lots 1-2 of the Amazing Space Division One) in Brenham, Washington County, Texas

LOT AREA: Lot 1 (3.472-acres) and Lot 2 (0.308-acres) for a total of 3.780-acres

ZONING DISTRICT: B-2, Commercial Research and Technology

EXISTING USE: Storage Buildings / Single-Family Residential

COMP PLAN Corridor Mixed Use
FUTURE LAND USE:

REQUEST: A request for a Preliminary Plat of the Amazing Space Division One creating Lots 1 (3.472-acres) and Lot 2 (0.308-acres), being 3.780 acres of land that is part of the John Long Survey, A-156 in Brenham, Washington County, Texas.

BACKGROUND:

The subject 3.780-acres of land is generally located north of S. Market Street and is addressed as 2501 S. Market Street. The property owner, Jane F. Herzog, requests approval of a Preliminary Plat of the Amazing Space Division One that subdivides the existing unplatted tracts into proposed Lots 1, and 2, containing 3.472-acres and 0.308-acres, respectfully, for a total of 3.780-acres of land. The applicant desires to plat the properties to separate the existing single-family residence (currently addressed as 2511 S. Market Street) from the storage building facility addressed as 2501 S. Market Street. The subject site is not currently platted and thus, approval of a Preliminary Plat and Final Plat is required for future development. This plat also dedicates a drainage easement in addition to the existing easements.

STAFF ANALYSIS AND RECOMMENDATION:

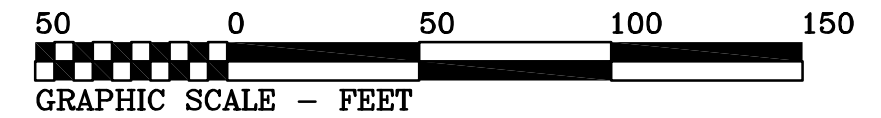
Development Services and Strand Engineering have reviewed this Preliminary Plat for compliance with applicable City of Brenham regulations and ordinances and recommends **approval** of this plat as presented.

EXHIBITS:

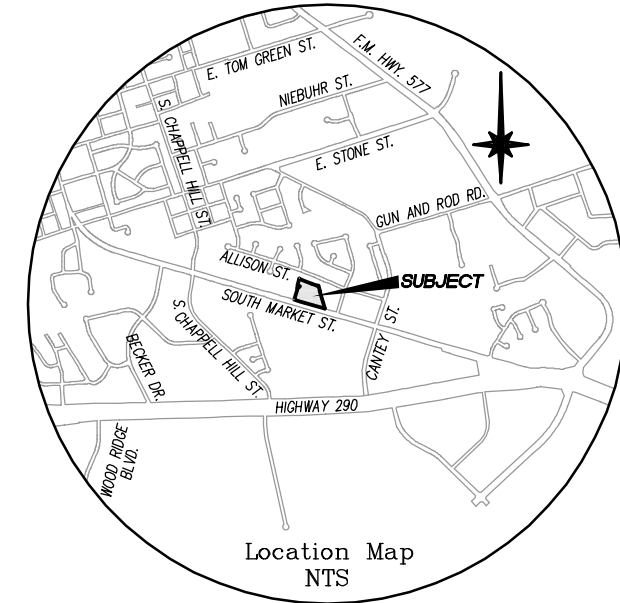
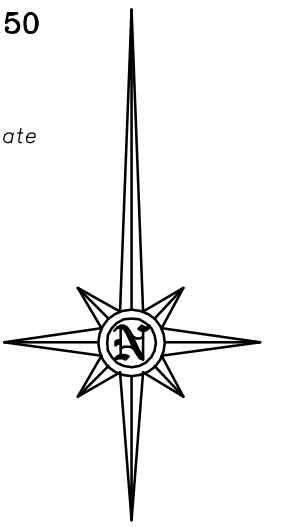
- A. Proposed Preliminary Plat

**PRELIMINARY PLAT OF
AMAZING SPACE DIVISION ONE**

CONSISTING OF 2 LOTS
 LOT 1: 3.472 ACRES
 LOT 2: 0.308 ACRE
 FOR A TOTAL OF 3.780 ACRES
 IN THE JOHN LONG SURVEY, A-156
 CITY OF BRENHAM,
 WASHINGTON COUNTY, TEXAS
 BEING THE SAME LAND DESCRIBED AS 3.780 ACRES IN A DEED
 FROM ALLAN HERZOG TO JANE F. HERZOG, DATED AUGUST 27,
 2009, RECORDED IN VOLUME 1324, PAGE 008, OFFICIAL RECORDS
 OF WASHINGTON COUNTY, TEXAS.



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



Property Owner
 Jane F. Herzog
 2104 Creekwood Lane
 Brenham, Texas 77833
 (979) 277-8927

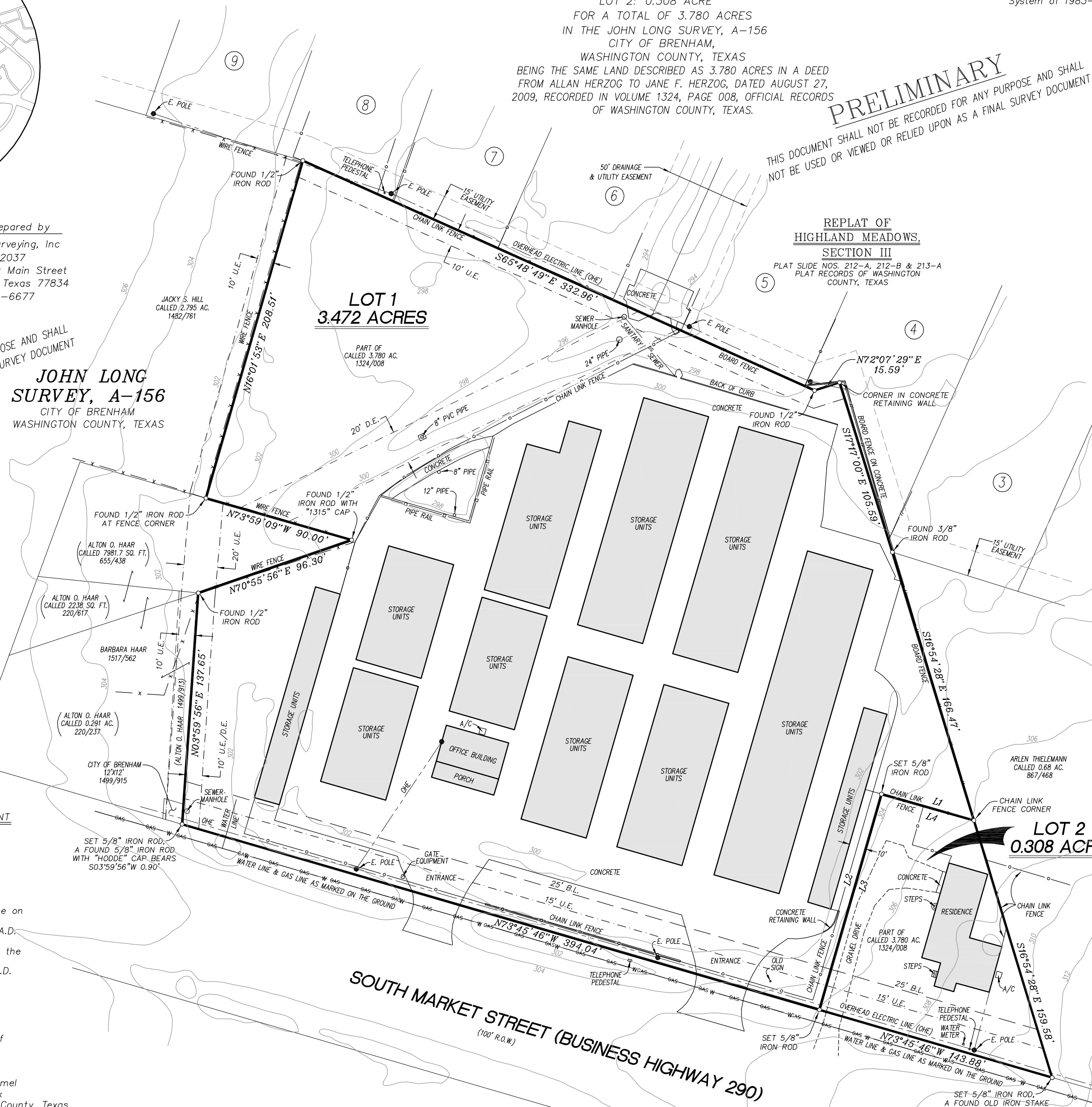
Plat Prepared by
 Lampe Surveying, Inc
 P.O. Box 2037
 1408 West Main Street
 Brenham, Texas 77834
 (979) 836-6677

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL
 NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

**JOHN LONG
SURVEY, A-156**
 CITY OF BRENHAM
 WASHINGTON COUNTY, TEXAS

LINE TABLE

Course	Bearing	Distance
L1	N74°08'05"W	57.09'
L2	S16°02'12"W	133.25'
L3	N16°02'12"E	133.25'
L4	S74°08'05"E	57.09'



PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL
 NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

**REPLAT OF
HIGHLAND MEADOWS,
SECTION III**
 PLAT SLIDE NOS. 212-A, 212-B & 213-A
 PLAT RECORDS OF WASHINGTON
 COUNTY, TEXAS

LEGEND:
 D.E. = DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT
 B.L. = BUILDING LINE
 OHE = OVERHEAD ELECTRIC LINE

NOTES:
 1. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
 2. This plat does not attempt to amend or remove any valid covenants or restrictions.
 3. 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.
 4. According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0295C, Washington County, Texas, effective date of August 16, 2011, the subject property does not lie within the Special Flood Hazard Area.
 5. Iron rods set are fitted with plastic cap stamped "Lampe Surveying".

PLANNING & ZONING COMMISSION APPROVAL
 Approved this _____ day of _____, 2023 by the
 City Planning & Zoning Commission of the City of Brenham, Texas.

Chairman _____
 Secretary _____

OWNER DEDICATION
 Jane F. Herzog, owner of the property subdivided in the foregoing map of Amazing Space Division One, to the City of Brenham, Texas, do hereby make subdivision of said property according to the lines, lots, building lines, and easements thereon shown and designate said subdivision as Amazing Space Division One, to the City of Brenham, Texas, and I do hereby dedicate to public use, as such the easements shown thereon forever and do hereby bind ourselves, our heirs, executors, and administrators to warrant and forever defend the title to the easements so dedicated. There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

Jane F. Herzog
 THE STATE OF TEXAS
 COUNTY OF WASHINGTON
 This instrument was acknowledged before me on the _____ day of _____, 2023 by Jane F. Herzog.

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

COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT
 THE STATE OF TEXAS
 COUNTY OF WASHINGTON
 I, Beth Rothermel, Clerk of the County Court of Washington County, Texas do hereby certify that the within instrument with its Certificate of Authentication was filed for registration in my office on the _____ day of _____, 2023, A.D. at _____ o'clock _____ M., and duly recorded on the _____ day of _____, 2023, A.D. at _____ o'clock _____ M., in Plat Cabinet File No. _____.
 Witnessed by hand and seal of the County Court of the said County, at office in Brenham, Texas.
 By: _____ Deputy Beth Rothermel
 County Clerk
 Washington County, Texas

I, Donald W. Lampe, Registered Professional Land Surveyor No. 1732 of the State of Texas, do hereby certify that this plat accurately represents the results of an on the ground survey made under my direction.
 Dated this the 4th day of January, 2023.
 (PRELIMINARY)
 Donald W. Lampe
 R.P.L.S. No. 1732
 Lampe Surveying, Inc

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS
 1408 WEST MAIN STREET
 P. O. BOX 2037
 BRENHAM, TEXAS 77834
 (979) 836-6677
 TEXAS LICENSED SURVEYING FIRM NO. 10040700
 W.D. 3920 3920S1(PRELIM).DWG 3920HERZOG.CCG



FINAL PLAT: P-23-004 AMAZING SPACE DIVISION ONE

PLAT TITLE: Amazing Space Division One **CITY/ETJ:** City

PLAT TYPE: Final Plat

OWNER/APPLICANT: Jane F. Herzog

ADDRESS/LOCATION: 2501 S. Market Street

LEGAL DESCRIPTION: Tract 20 John Long Survey, A-156 (Proposed Lots 1-2 of the Amazing Space Division One) in Brenham, Washington County, Texas

LOT AREA: Lot 1 (3.472-acres) and Lot 2 (0.308-acres) for a total of 3.780-acres

ZONING DISTRICT: B-2, Commercial Research and Technology

EXISTING USE: Storage Buildings / Single-Family Residential

COMP PLAN Corridor Mixed Use
FUTURE LAND USE:

REQUEST: A request for a Final Plat of the Amazing Space Division One creating Lots 1 (3.472-acres) and Lot 2 (0.308-acres), being 3.780 acres of land that is part of the John Long Survey, A-156 in Brenham, Washington County, Texas.

BACKGROUND:

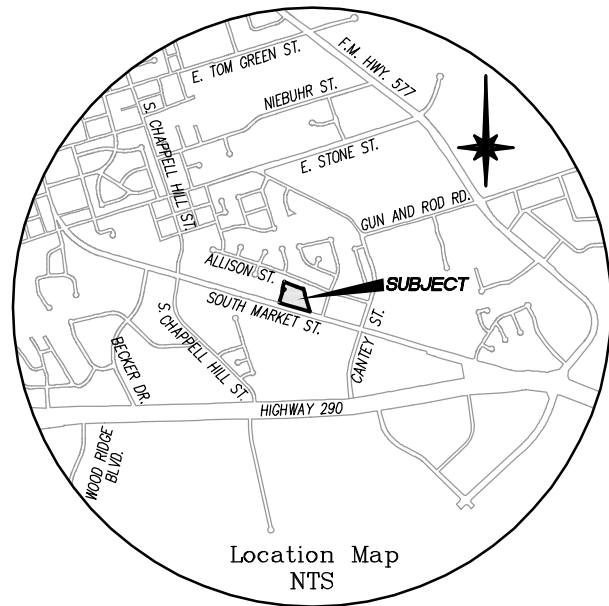
The subject 3.780-acres of land is generally located north of S. Market Street and is addressed as 2501 S. Market Street. The property owner, Jane F. Herzog, requests approval of a Final Plat of the Amazing Space Division One that subdivides the existing unplatted tracts into proposed Lots 1, and 2, containing 3.472-acres and 0.308-acres, respectfully, for a total of 3.780-acres of land. The applicant desires to plat the properties to separate the existing single-family residence (currently addressed as 2511 S. Market Street) from the storage building facility addressed as 2501 S. Market Street. The subject site is not currently platted and thus, approval of a Preliminary Plat and Final Plat is required for future development. This plat also dedicates a drainage easement in addition to the existing easements.

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



Property Owner
Jane F. Herzog
2104 Creekwood Lane
Brenham, Texas 77833
(979) 277-8927

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

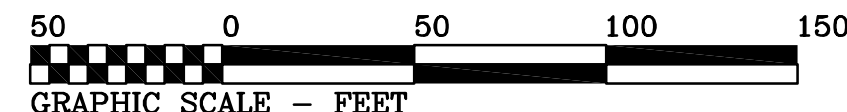
JOHN LONG SURVEY, A-156
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS

LINE TABLE

Course	Bearing	Distance
L1	N74°08'05"W	57.09'
L2	S16°02'12"W	133.25'
L3	N16°02'12"E	133.25'
L4	S74°08'05"E	57.09'

FINAL PLAT OF AMAZING SPACE DIVISION ONE

CONSISTING OF 2 LOTS
LOT 1: 3.472 ACRES
LOT 2: 0.308 ACRE
FOR A TOTAL OF 3.780 ACRES
IN THE JOHN LONG SURVEY, A-156
CITY OF BRENHAM,
WASHINGTON COUNTY, TEXAS
BEING THE SAME LAND DESCRIBED AS 3.780 ACRES IN A DEED
FROM ALLAN HERZOG TO JANE F. HERZOG, DATED AUGUST 27,
2009, RECORDED IN VOLUME 1324, PAGE 008, OFFICIAL RECORDS
OF WASHINGTON COUNTY, TEXAS.



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

LEGEND:
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
B.L. = BUILDING LINE
OHE = OVERHEAD ELECTRIC LINE

NOTES:
1. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
2. This plat does not attempt to amend or remove any valid covenants or restrictions.
3. 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.
4. According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0295C, Washington County, Texas, effective date of August 16, 2011, the subject property does not lie within the Special Flood Hazard Area.
5. Iron rods set are fitted with plastic cap stamped "Lampe Surveying".

PLANNING & ZONING COMMISSION APPROVAL

Approved this _____ day of _____, 2023 by the City Planning & Zoning Commission of the City of Brenham, Texas.

Chairman _____

Secretary _____

OWNER DEDICATION

Jane F. Herzog, owner of the property subdivided in the foregoing map of Amazing Space Division One, to the City of Brenham, Texas, do hereby make subdivision of said property according to the lines, lots, building lines, and easements thereon shown and designate said subdivision as Amazing Space Division One, to the City of Brenham, Texas, located in the City of Brenham, Washington County, Texas, and I do hereby dedicate to public use, as such the easements shown thereon forever and do hereby bind ourselves, our heirs, executors, and administrators to warrant and forever defend the title to the easements so dedicated. There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

Jane F. Herzog _____

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____ day of _____, 2023 by Jane F. Herzog.

Notary Public
State of Texas

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

COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON
I, Beth Rothermel, Clerk of the County Court of Washington County, Texas do hereby certify that the within instrument with its Certificate of Authentication was filed for registration in my office on the _____ day of _____, 2023, A.D. at _____ o'clock _____ M., and duly recorded on the _____ day of _____, 2023, A.D. at _____ o'clock _____ M., in Plat Cabinet File No. _____.

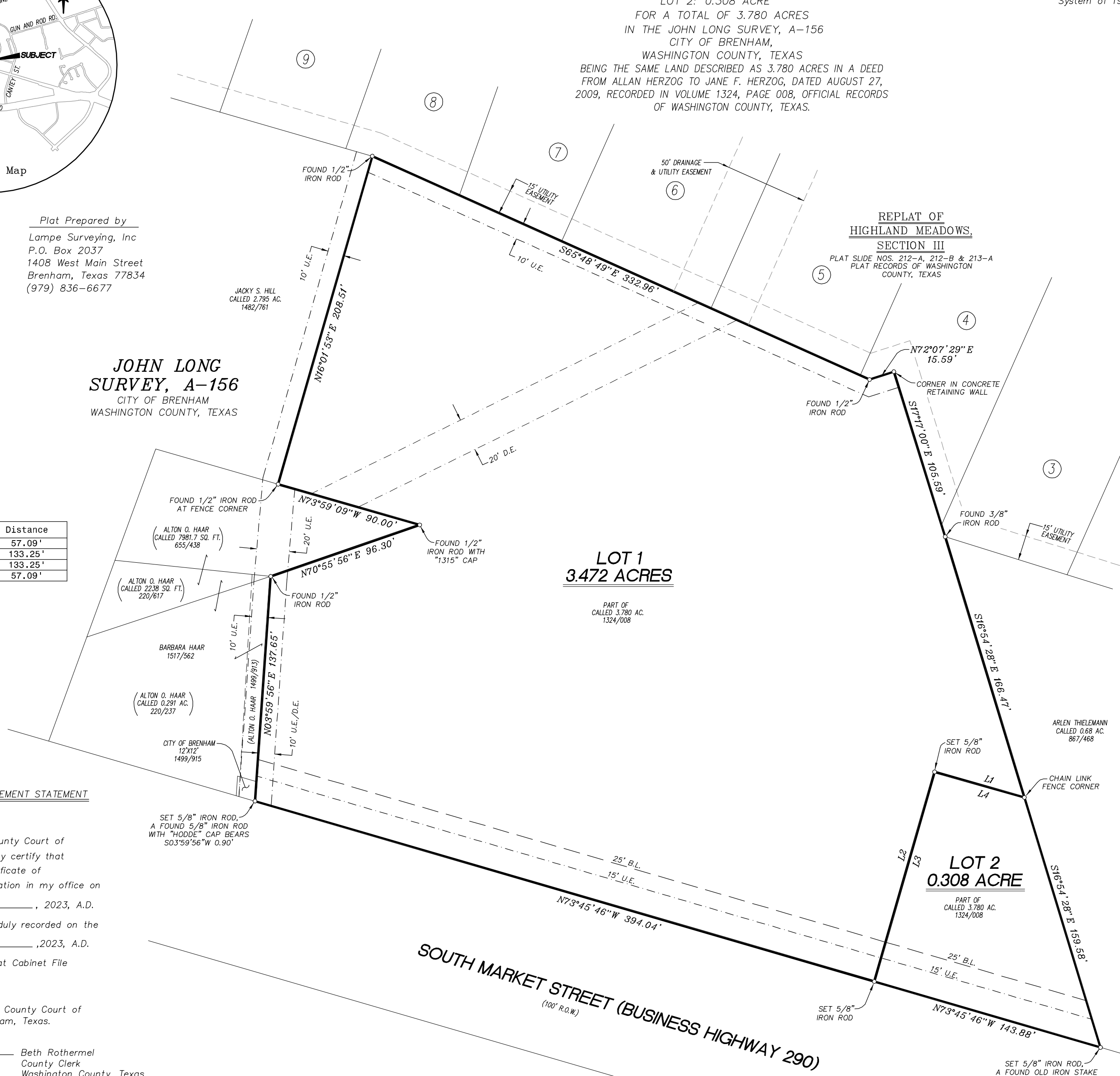
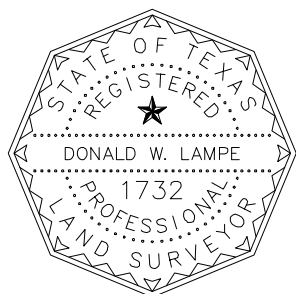
Witnessed by hand and seal of the County Court of the said County, at office in Brenham, Texas.

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

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

Dated this the 4th day of January, 2023.

Donald W. Lampe
R.P.L.S. No. 1732
Lampe Surveying, Inc



LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS

1408 WEST MAIN STREET
P. O. BOX 2037
BRENHAM, TEXAS 77834
(979) 836-6677
TEXAS LICENSED SURVEYING FIRM NO. 10040700
W.O. 3920 3920S1.DWG 3920HERZOG.COC



CASE P-23-006
PRELIMINARY PLAT: AGUILAR DIVISION

PLAT TITLE:	Aguilar Division	CITY/ETJ: City
PLAT TYPE:	Preliminary Plat	
OWNER/APPLICANT:	Marco and Beatriz Aguilar	
ADDRESS/LOCATION:	1000 Burluson Street	
LEGAL DESCRIPTION:	Tract 197, Arrabella Harrington Survey, A-55 (Proposed Lots 1-2 of the Aguilar Division) in Brenham, Washington County, Texas	
LOT AREA:	Lot 1 (0.825-acre) and Lot 2 (2.556-acres) for a total of 3.381-acres	
ZONING DISTRICT:	R-2, Mixed Residential District and I, Industrial District	
EXISTING USE:	Single-Family Residential / vacant land	
COMP PLAN	Single-Family Residential	
FUTURE LAND USE:		
REQUEST:	A request for a Preliminary Plat of the Aguilar Division creating Lots 1 (0.825-acre) and Lot 2 (2.556-acres), being 3.381 acres of land that is part of the A. Harrington Survey, A-55 in Brenham, Washington County, Texas.	

BACKGROUND:

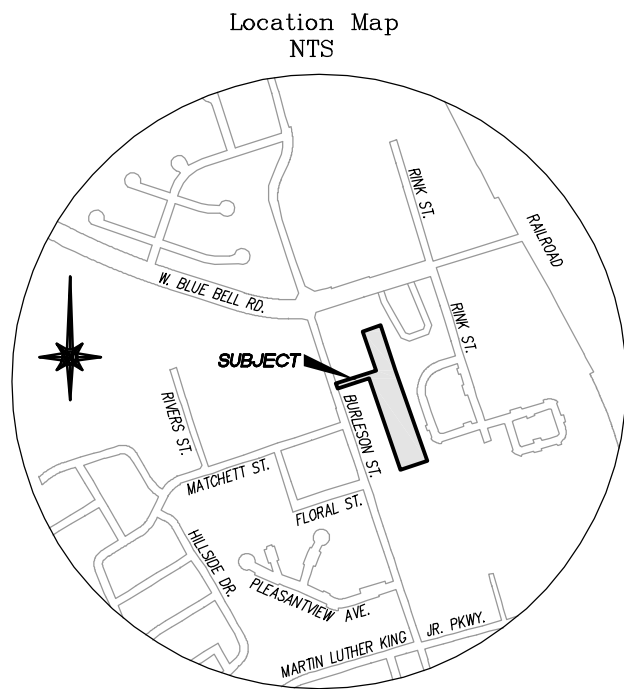
The subject 3.381-acres of land is generally located east of Burluson Street and is addressed as 1000 Burluson Street. The property owners, Marco and Beatriz Aguilar, request approval of a Preliminary Plat of the Aguilar Division that subdivides the existing unplatted tracts into proposed Lots 1 and 2, containing 0.825-acres and 2.556-acres, respectfully, for a total of 3.381 acres of land. The applicant desires to plat the properties to separate the existing single-family residence on the northern tract and the undeveloped tract to the south for future development. The southern tract is currently landlocked without proper access. A variance was approved by the Board of Adjustment on February 13, 2023 [Case B-23-001] to allow a lot width of 17.6-feet at Burluson Street for the two contiguous lots. A private access easement for the entire 35.2-foot width is created by this plat and will provide access to both the northern and southern lots. This easement will be maintained jointly by the property owners and not by the City of Brenham. The subject site is not currently platted and thus, approval of a Preliminary Plat and Final Plat is required for future development. This plat also dedicates public utility easements in conjunction with the private access easement.

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:

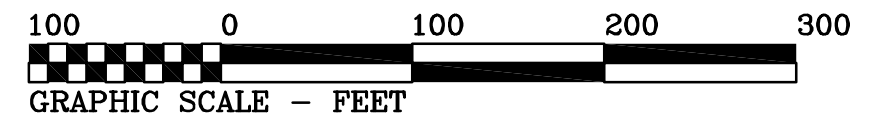
A. Proposed Preliminary Plat



PRELIMINARY PLAT OF AGUILAR DIVISION

CONSISTING OF 2 LOTS
 LOT 1: 0.825 ACRE
 LOT 2: 2.556 ACRES
 FOR 3.381 ACRES TOTAL
 A. HARRINGTON SURVEY, A-55
 CITY OF BRENHAM
 WASHINGTON COUNTY, TEXAS

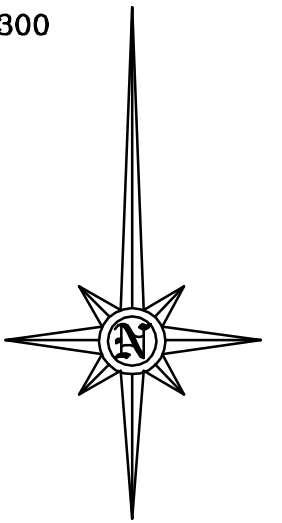
BEING THE SAME LAND DESCRIBED AS 0.977 ACRE IN A DEED FROM LORENE JACKSON TO BEATRIZ AGUILAR AND HUSBAND, MARCO AGUILAR, DATED FEBRUARY 27, 2017, RECORDED IN VOLUME 1574, PAGE 881, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AND BEING THE SAME LAND DESCRIBED AS 2.40 ACRES (TRACT ONE) IN A DEED FROM KATHLEEN GIOVANNINI, ET VIR TO MARCO AGUILAR, DATED DECEMBER 16, 2010, RECORDED IN VOLUME 1359, PAGE 854, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.



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

LEGEND:

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



Property Owner
 Marco Aguilar and
 Beatriz Aguilar
 1000 Burleson Street
 Brenham, Texas 77833
 (979) 203-3350

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

OWNER DEDICATION

Marco Aguilar and Beatriz Aguilar, owners of the property subdivided in the foregoing map of Aguilar Division, to the City of Brenham, Texas, do hereby make subdivision of said property according to the lines, lots, building lines, and easements thereon shown and designate said subdivision as Aguilar Division, to the City of Brenham, Texas, located in the City of Brenham, Washington County, Texas, and I do hereby dedicate to public use, as such the easements shown thereon forever and do hereby bind ourselves, our heirs, executors, and administrators to warrant and forever defend the title to the easements so dedicated. There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

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

Marco Aguilar

Beatriz Aguilar

THE STATE OF TEXAS
 COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____ day of _____, 2023 by Marco Aguilar.

Notary Public
 State of Texas

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

THE STATE OF TEXAS
 COUNTY OF WASHINGTON

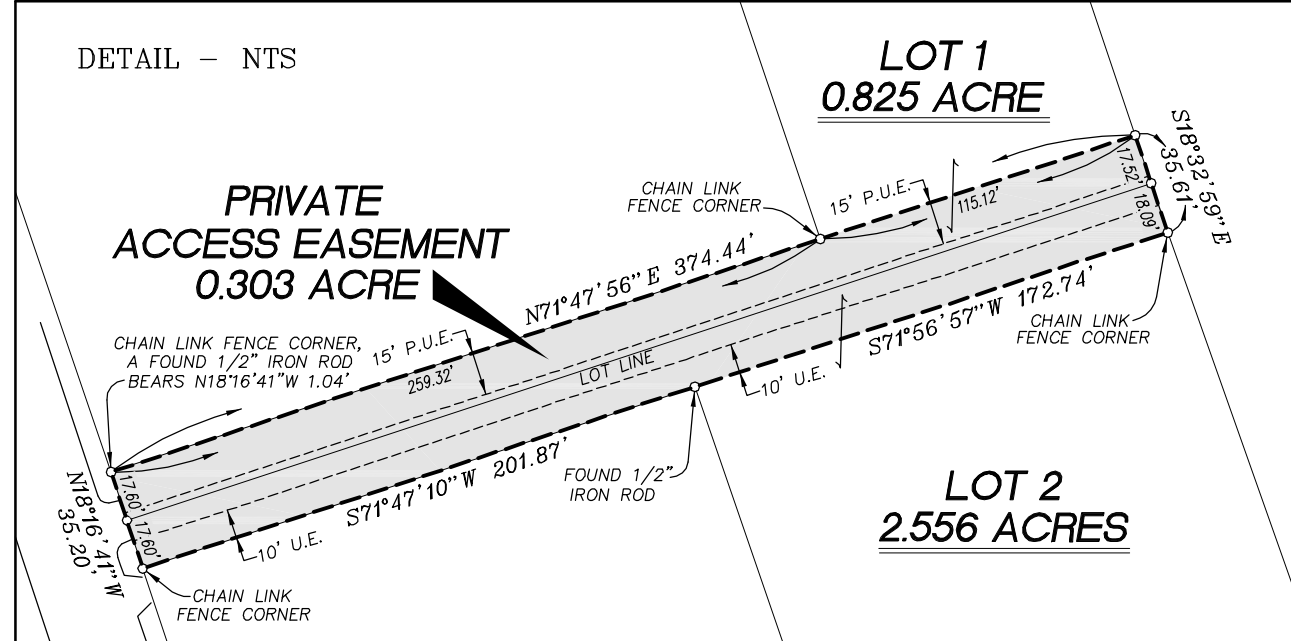
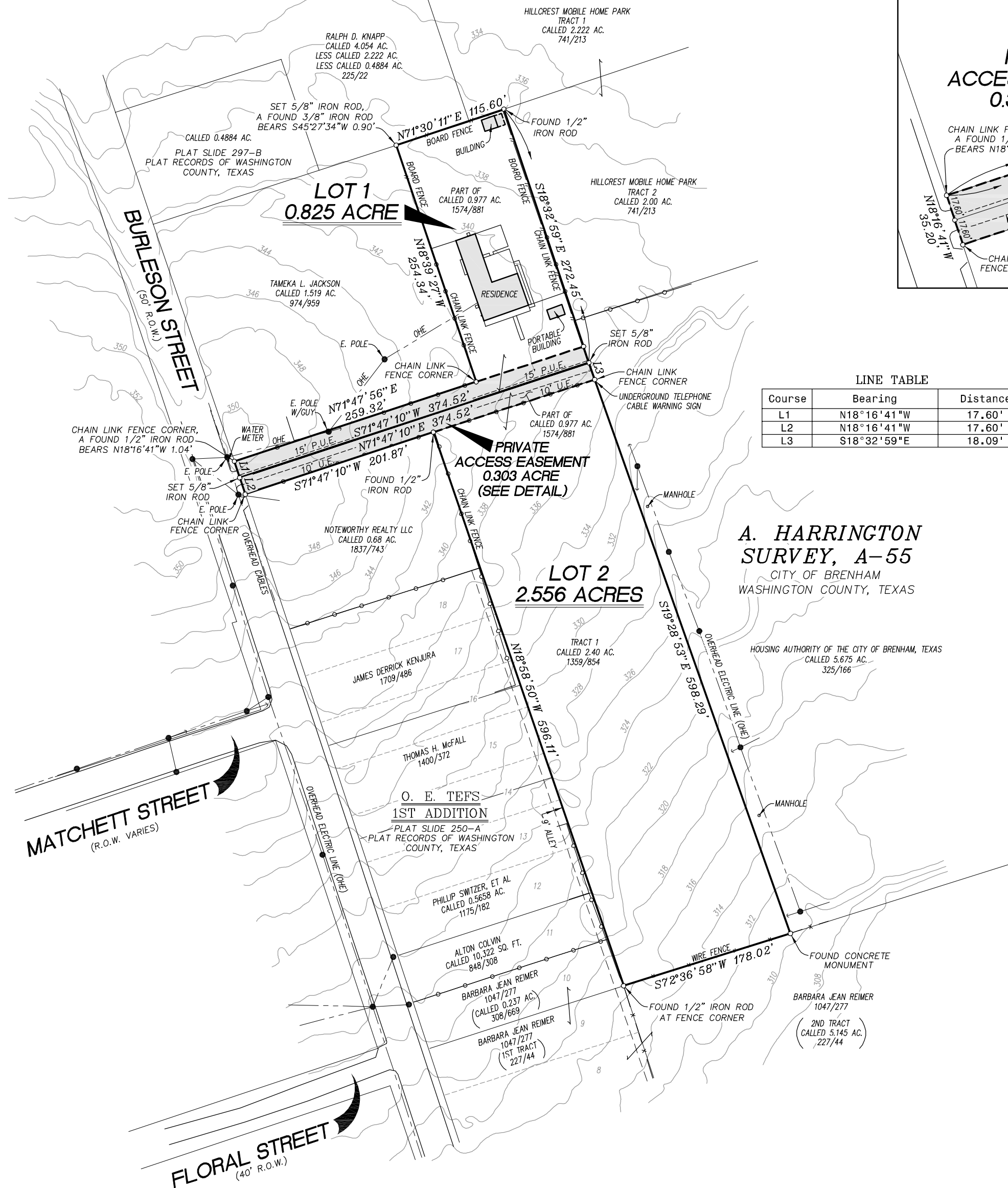
This instrument was acknowledged before me on the _____ day of _____, 2023 by Beatriz Aguilar.

Notary Public
 State of Texas

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

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

Dated this the 6th day of February, 2023. **(PRELIMINARY)**
 Donald W. Lampe
 R.P.L.S. No. 1732
 Lampe Surveying, Inc



LINE TABLE

Course	Bearing	Distance
L1	N18°16'41"W	17.60'
L2	N18°16'41"W	17.60'
L3	S18°32'59"E	18.09'

NOTES:

1. All oil/gas pipelines or pipeline easements with ownership through the subdivision have been shown.
2. This plat does not attempt to amend or remove any valid covenants or restrictions.
3. 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.
4. According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0295C, Washington County, Texas, effective date of August 16, 2011, the subject property does not lie within the Special Flood Hazard Area.
5. Iron rods set are fitted with plastic cap stamped "Lampe Surveying".
6. The access easement shall be maintained by the joint property owners and shall not be maintained by the City of Brenham.

PLANNING & ZONING COMMISSION APPROVAL

Approved this _____ day of _____, 2023 by the City Planning & Zoning Commission of the City of Brenham, Texas.

Chairman

Secretary

COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

THE STATE OF TEXAS
 COUNTY OF WASHINGTON
 I, Beth Rothermel, Clerk of the County Court of Washington County, Texas do hereby certify that the within instrument with its Certificate of Authentication was filed for registration in my office on the _____ day of _____, 2023, A.D. at _____ o'clock ____ .M., and duly recorded on the _____ day of _____, 2023, A.D. at _____ o'clock ____ .M., in Plat Cabinet File No. _____.

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

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

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS

1408 WEST MAIN STREET
 P. O. BOX 2037
 BRENHAM, TEXAS 77834
 (979) 836-6677
 TEXAS LICENSED SURVEYING FIRM NO. 10040700
 W.O. 3915 3915SI(PRELIM).DWG 3915AGUILAR.CCG



CASE P-23-007
FINAL PLAT: AGUILAR DIVISION

PLAT TITLE:	Aguilar Division	CITY/ETJ: City
PLAT TYPE:	Final Plat	
OWNER/APPLICANT:	Marco and Beatriz Aguilar	
ADDRESS/LOCATION:	1000 Burluson Street	
LEGAL DESCRIPTION:	Tract 197, Arrabella Harrington Survey, A-55 (Proposed Lots 1-2 of the Aguilar Division) in Brenham, Washington County, Texas	
LOT AREA:	Lot 1 (0.825-acre) and Lot 2 (2.556-acres) for a total of 3.381-acres	
ZONING DISTRICT:	R-2, Mixed Residential District and I, Industrial District	
EXISTING USE:	Single-Family Residential / vacant land	
COMP PLAN	Single-Family Residential	
FUTURE LAND USE:		
REQUEST:	A request for a Final Plat of the Aguilar Division creating Lots 1 (0.825-acre) and Lot 2 (2.556-acres), being 3.381 acres of land that is part of the A. Harrington Survey, A-55 in Brenham, Washington County, Texas.	

BACKGROUND:

The subject 3.381-acres of land is generally located east of Burluson Street and is addressed as 1000 Burluson Street. The property owners, Marco and Beatriz Aguilar, request approval of a Final Plat of the Aguilar Division that subdivides the existing unplatted tracts into proposed Lots 1 and 2, containing 0.825-acres and 2.556-acres, respectfully, for a total of 3.381 acres of land. The applicant desires to plat the properties to separate the existing single-family residence on the northern tract and the undeveloped tract to the south for future development. The southern tract is currently landlocked without proper access. A variance was approved by the Board of Adjustment on February 13, 2023 [Case B-23-001] to allow a lot width of 17.6-feet at Burluson Street for the two contiguous lots. A private access easement for the entire 35.2-foot width is created by this plat and will provide access to both the northern and southern lots. This easement will be maintained jointly by the property owners and not by the City of Brenham. The subject site is not currently platted and thus, approval of a Preliminary Plat and Final Plat is required for future development. This plat also dedicates public utility easements in conjunction with the private access easement.

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.

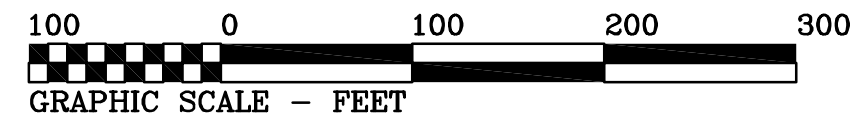
EXHIBITS:

A. Proposed Final Plat

FINAL PLAT OF AGUILAR DIVISION

CONSISTING OF 2 LOTS
 LOT 1: 0.825 ACRE
 LOT 2: 2.556 ACRES
 FOR 3.381 ACRES TOTAL
 A. HARRINGTON SURVEY, A-55
 CITY OF BRENHAM
 WASHINGTON COUNTY, TEXAS

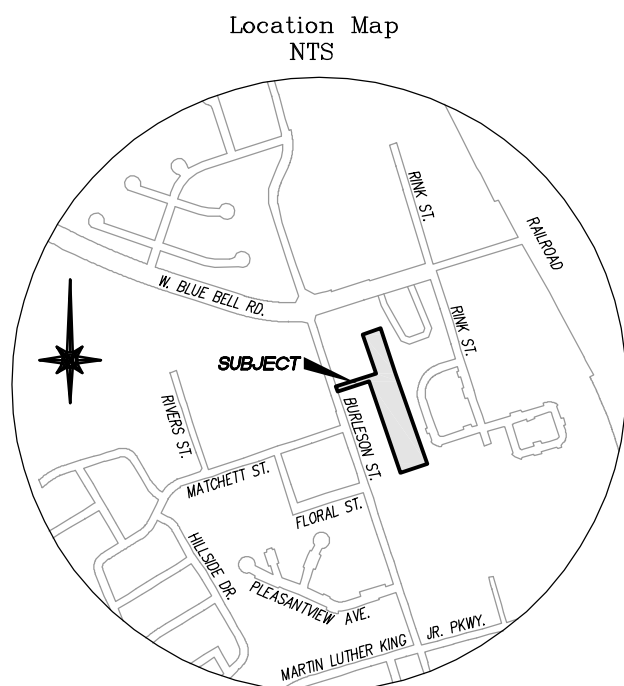
BEING THE SAME LAND DESCRIBED AS 0.977 ACRE IN A DEED FROM LORENE JACKSON TO BEATRIZ AGUILAR AND HUSBAND, MARCO AGUILAR, DATED FEBRUARY 27, 2017, RECORDED IN VOLUME 1574, PAGE 881, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AND BEING THE SAME LAND DESCRIBED AS 2.40 ACRES (TRACT ONE) IN A DEED FROM KATHLEEN GIOVANNINI, ET VIR TO MARCO AGUILAR, DATED DECEMBER 16, 2010, RECORDED IN VOLUME 1359, PAGE 854, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.



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

LEGEND:

P.U.E. = PUBLIC UTILITY EASEMENT



Property Owner
 Marco Aguilar and Beatriz Aguilar
 1000 Burleson Street
 Brenham, Texas 77833
 (979) 203-3350

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

OWNER DEDICATION

Marco Aguilar and Beatriz Aguilar, owners of the property subdivided in the foregoing map of Aguilar Division, to the City of Brenham, Texas, do hereby make subdivision of said property according to the lines, lots, building lines, and easements thereon shown and designate said subdivision as Aguilar Division, to the City of Brenham, Texas, located in the City of Brenham, Washington County, Texas, and I do hereby dedicate to public use, as such the easements shown thereon forever and do hereby bind ourselves, our heirs, executors, and administrators to warrant and forever defend the title to the easements so dedicated. There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

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

Marco Aguilar

Beatriz Aguilar

THE STATE OF TEXAS
 COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____ day of _____, 2023 by Marco Aguilar.

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

THE STATE OF TEXAS
 COUNTY OF WASHINGTON

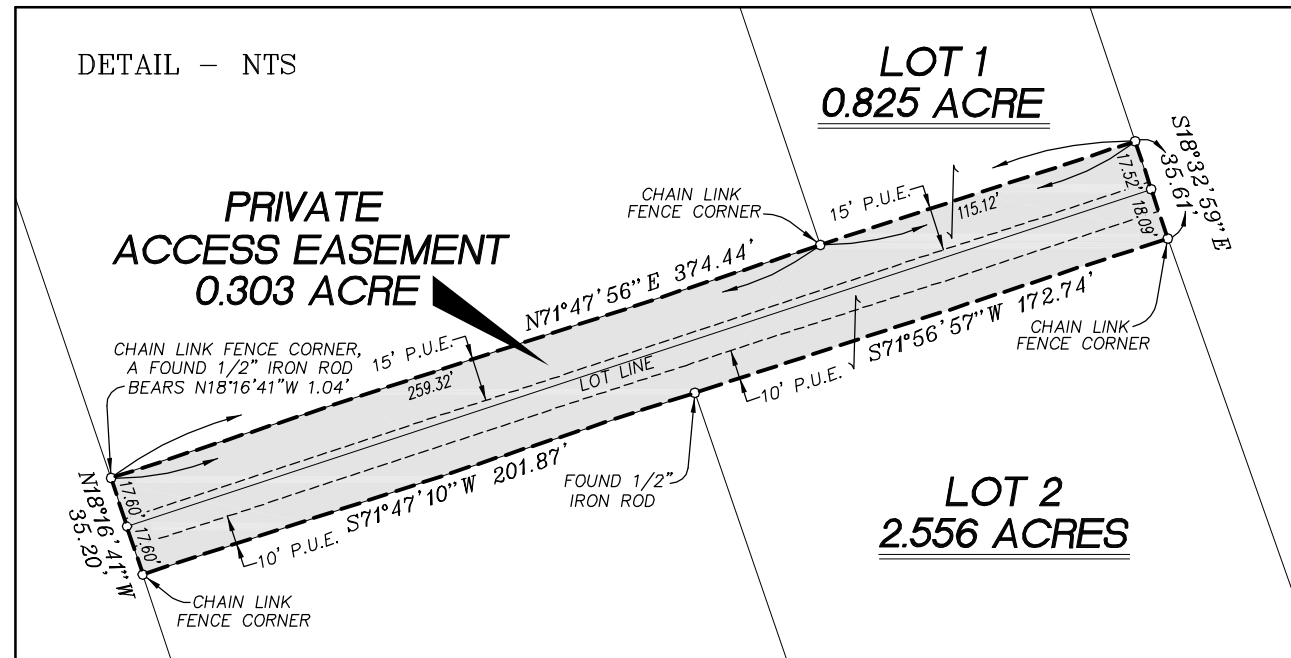
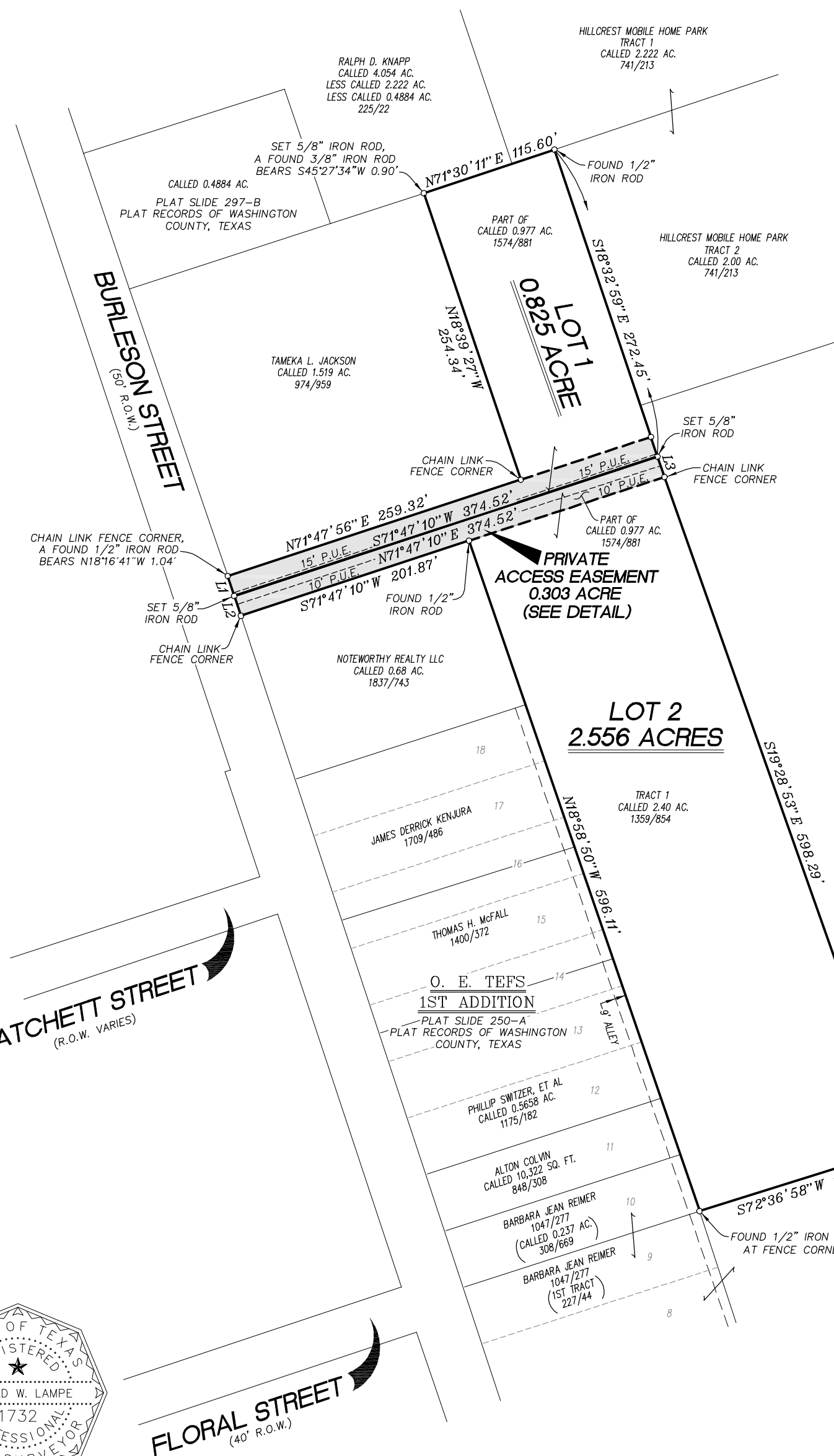
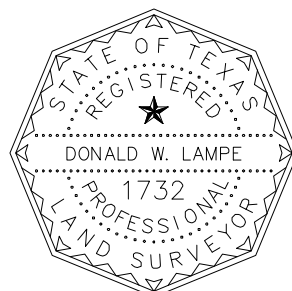
This instrument was acknowledged before me on the _____ day of _____, 2023 by Beatriz Aguilar.

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

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

Dated this the 6th day of February, 2023.

Donald W. Lampe
 R.P.L.S. No. 1732
 Lampe Surveying, Inc



LINE TABLE

Course	Bearing	Distance
L1	N18°16'41"W	17.60'
L2	N18°16'41"W	17.60'
L3	S18°32'59"E	18.09'

NOTES:

- All oil/gas pipelines or pipeline easements with ownership 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 limit or replace, any building lines required by the City of Brenham Code of Ordinances at the time of the development of the property.
- According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0295C, Washington County, Texas, effective date of August 16, 2011, the subject property does not lie within the Special Flood Hazard Area.
- Iron rods set are fitted with plastic cap stamped "Lampe Surveying".
- The access easement shall be maintained by the joint property owners and shall not be maintained by the City of Brenham.

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

HOUSING AUTHORITY OF THE CITY OF BRENHAM, TEXAS
 CALLED 5.675 AC.
 325/166

PLANNING & ZONING COMMISSION APPROVAL

Approved this _____ day of _____, 2023 by the City Planning & Zoning Commission of the City of Brenham, Texas.

Chairman

Secretary

COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

THE STATE OF TEXAS
 COUNTY OF WASHINGTON
 I, Beth Rothermel, Clerk of the County Court of Washington County, Texas do hereby certify that the within instrument with its Certificate of Authentication was filed for registration in my office on the _____ day of _____, 2023, A.D. at _____ o'clock _____ M., and duly recorded on the _____ day of _____, 2023, A.D. at _____ o'clock _____ M., in Plat Cabinet File No. _____.

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

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

LAMPE SURVEYING, INC
 PROFESSIONAL LAND SURVEYORS

1408 WEST MAIN STREET
 P. O. BOX 2037
 BRENHAM, TEXAS 77834
 (979) 836-6677
 TEXAS LICENSED SURVEYING FIRM NO. 10040700
 W.O. 3915 3915S1.DWG 3915AGUILAR.CCG



CASE P-23-008
REPLAT: RESERVE “A2” TO CREATE RESERVE “A3”, RESERVE “A4” AND
DEDICATION OF RIGHT-OF-WAY FOR RYAN STREET IN THE
MARKET SQUARE BRENHAM SUBDIVISION

PLAT TITLE:	Market Square Brenham Subdivision	CITY/ETJ: City
PLAT TYPE:	Replat	
OWNER/APPLICANT:	Brenham Market Square LP / Hodde & Hodde Land Surveying, Inc.	
ADDRESS/LOCATION:	Located at the intersection of US Highway 290 E., Cantey Street and South Market Street.	
LEGAL DESCRIPTION:	Replat of Reserve “A2” of the Market Square Brenham Subdivision to create Reserve “A3” (11.539-acres), Reserve “A4” (13.134-acres) and dedication of 1.466-acres of right-of-way for Ryan Street, containing a total of 26.139-acres, out of the John Long Survey, Abstract No. 156 in Brenham, Washington County, Texas.	
LOT AREA:	26.139-acres total	
ZONING DISTRICT/ USE:	B-2 Commercial Research and Technology District / Undeveloped Vacant Land	
COMP PLAN FUTURE LAND USE:	Corridor Mixed-Use to the north along S. Market Street/Commercial on the southern portion	

REQUEST:

The subject 26.139 acres of land is owned by Brenham Market Square, LP. Paul Leventis, on behalf of Brenham Market Square, LP, desires to replat Reserve “A2” of the Market Square Brenham Subdivision to create Reserve “A3” (11.539-acres), Reserve “A4” (13.134-acres) and dedication of 1.466-acres of right-of-way for Ryan Street, containing a total of 26.139-acres, for further development of this property.

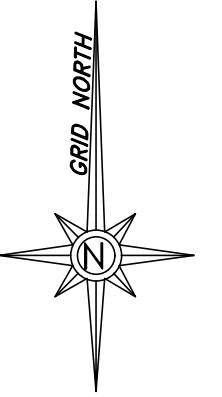
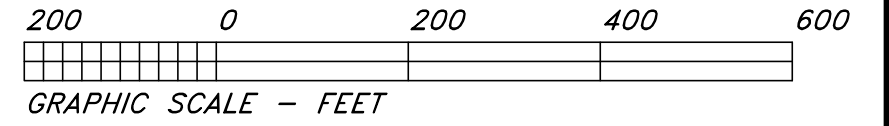
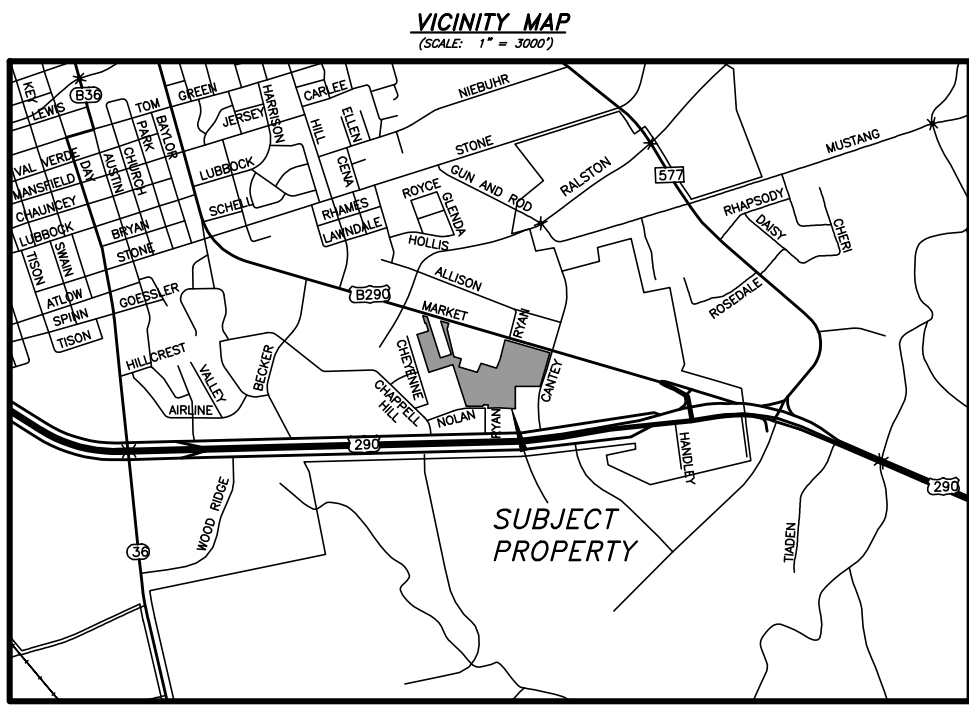
STAFF ANALYSIS AND RECOMMENDATION:

The proposed replat reconfigures previous Reserve “A2” and creates Reserve “A3” and Reserve “A4” for future subdivision and development. The plat includes additional right-of-way dedication for the future extension of Ryan Street (1.466-acres) and the creation of 16’ public utility easements along both sides of the Ryan Street right-of-way dedication that is located adjacent to Reserve “A3” and Reserve “A4.”

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



SCALE: 1" = 200'



OVERALL LAYOUT

LEGEND

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

LINE TABLE

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N 17°32'49" W	130.06'	L26	S 16°00'12" W	135.74'
L2	S 74°47'56" W	14.92'	L27	S 73°59'48" E	4.16'
L3	N 17°12'25" W	121.35'	L28	N 72°23'13" E	81.70'
L4	S 73°42'29" E	72.12'	L29	S 16°00'12" W	12.01'
L5	S 73°42'29" E	130.75'	L30	S 72°23'45" W	75.05'
L6	S 16°17'31" W	94.27'	L31	S 16°00'12" W	31.70'
L7	S 73°59'48" E	118.62'	L32	S 16°00'12" W	16.10'
L8	S 16°00'12" W	132.33'	L33	S 83°36'33" E	3.91'
L9	N 23°46'15" E	65.94'	L34	S 72°23'45" W	52.16'
L10	S 3°08'24" E	43.41'	L35	N 17°36'15" W	15.00'
L11	N 86°18'43" W	60.00'	L36	N 72°23'45" E	57.50'
L12	N 23°46'15" E	318.59'	L37	S 83°36'33" E	26.53'
L13	N 73°48'05" W	112.43'	L38	N 72°23'45" E	51.67'
L14	N 16°17'25" E	193.05'	L39	S 17°36'15" W	149.05'
L15	S 73°42'29" E	25.05'	L40	S 72°23'45" W	51.67'
L16	S 19°49'44" W	2.37'	L41	N 17°36'15" W	2.00'
L17	S 23°36'58" W	358.42'	L42	N 17°36'15" W	10.00'
L18	N 66°23'02" W	25.00'	L43	N 72°23'45" E	10.00'
L19	N 23°36'58" W	208.76'	L44	S 17°36'15" W	10.00'
L20	S 3°08'24" E	13.22'	L45	S 72°23'45" W	10.00'
L21	N 86°35'28" W	24.73'	L46	N 17°36'15" W	95.65'
L22	S 3°24'32" W	10.00'	L47	N 17°36'15" W	72.99'
L23	S 72°23'45" W	19.70'	L48	S 0°45'19" E	26.23'
L24	N 16°00'12" E	133.72'	L49	S 17°36'15" E	4.19'
L25	S 73°59'48" E	25.00'			

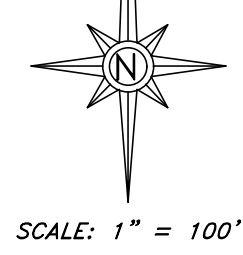
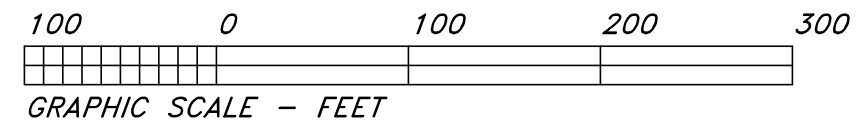
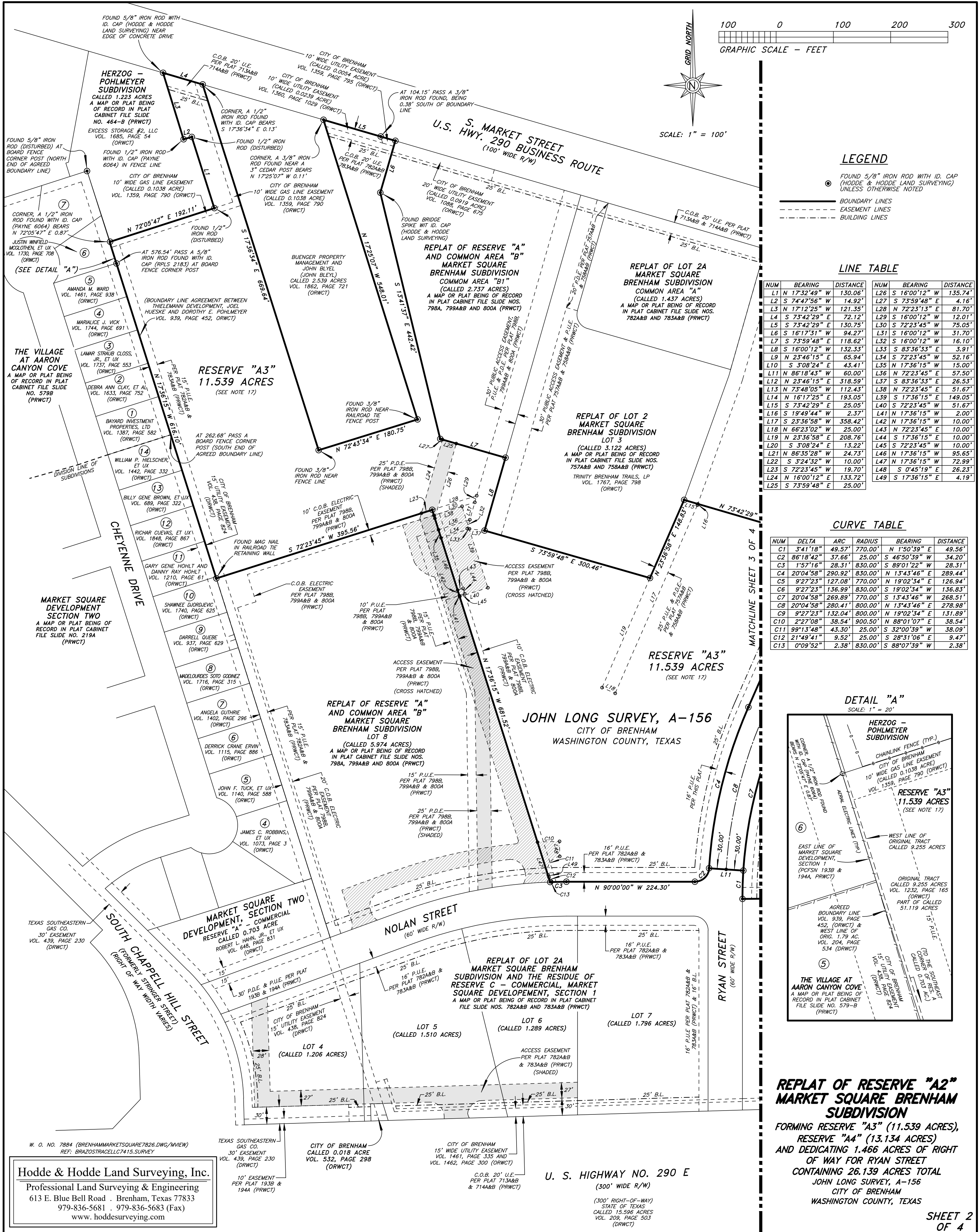
CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	3°41'18"	49.57'	770.00'	N 1°50'39" E	49.56'
C2	86°18'42"	37.66'	25.00'	S 46°50'39" W	34.20'
C3	1°57'16"	28.31'	830.00'	S 89°01'22" W	28.31'
C4	20°04'58"	290.92'	830.00'	N 13°43'46" E	289.44'
C5	9°27'23"	127.08'	770.00'	N 19°02'34" E	126.94'
C6	9°27'23"	136.99'	830.00'	S 19°02'34" W	136.83'
C7	20°04'58"	269.89'	770.00'	S 13°43'46" W	268.51'
C8	20°04'58"	280.41'	800.00'	N 13°43'46" E	278.98'
C9	9°27'23"	132.04'	800.00'	N 19°02'34" E	131.89'
C10	2°27'08"	38.54'	900.50'	N 88°01'07" E	38.54'
C11	99°13'48"	43.30'	25.00'	S 32°00'39" W	38.09'
C12	21°49'41"	9.52'	25.00'	S 28°31'06" E	9.47'
C13	0°09'52"	2.38'	830.00'	S 88°07'39" W	2.38'

REPLAT OF RESERVE "A2" MARKET SQUARE BRENHAM SUBDIVISION FORMING RESERVE "A3" (11.539 ACRES), RESERVE "A4" (13.134 ACRES) AND DEDICATING 1.466 ACRES OF RIGHT OF WAY FOR RYAN STREET CONTAINING 26.139 ACRES TOTAL JOHN LONG SURVEY, A-156 CITY OF BRENHAM WASHINGTON COUNTY, TEXAS

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

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



LEGEND

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

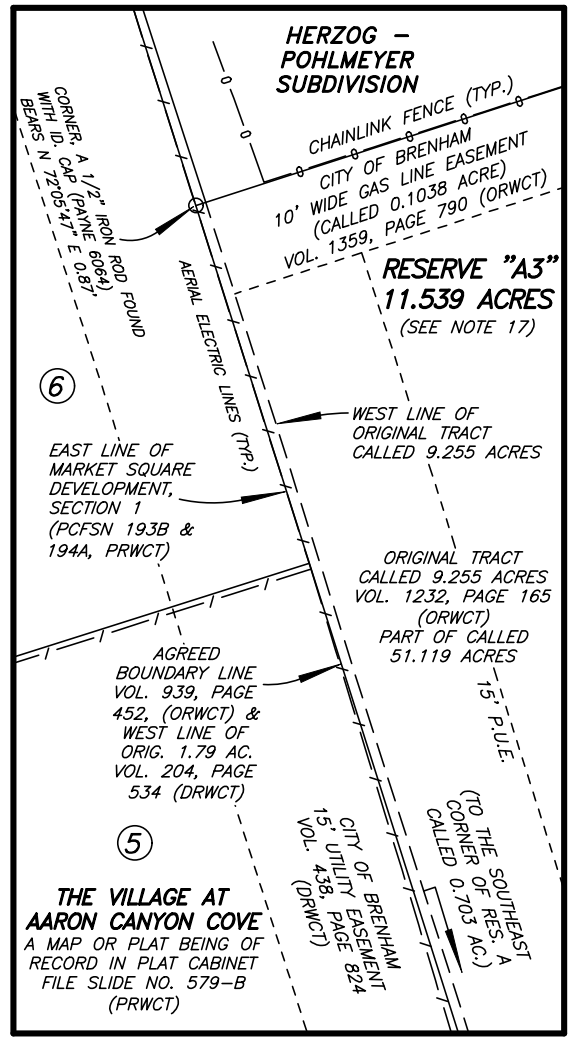
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C13	0°09'52"	2.38'	830.00'	S 88°07'39" W	2.38'

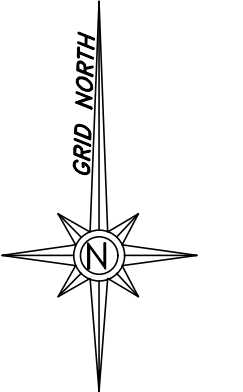
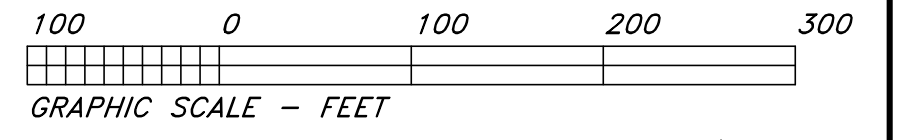
DETAIL "A"



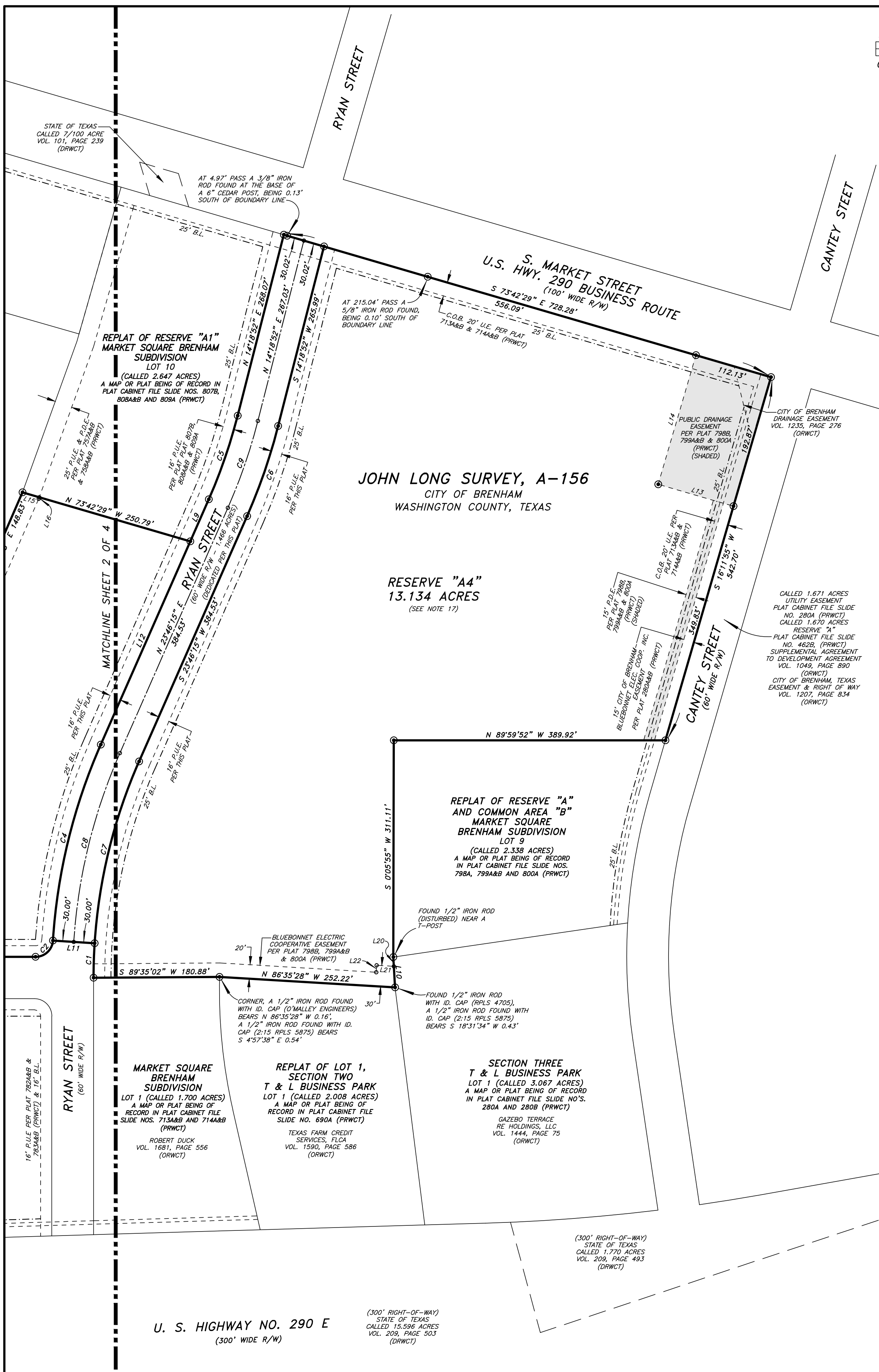
REPLAT OF RESERVE "A2" MARKET SQUARE BRENHAM SUBDIVISION
 FORMING RESERVE "A3" (11.539 ACRES), RESERVE "A4" (13.134 ACRES) AND DEDICATING 1.466 ACRES OF RIGHT OF WAY FOR RYAN STREET CONTAINING 26.139 ACRES TOTAL
 JOHN LONG SURVEY, A-156
 CITY OF BRENHAM
 WASHINGTON COUNTY, TEXAS

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

U. S. HIGHWAY NO. 290 E
 (300' WIDE R/W)
 (300' RIGHT-OF-WAY)
 STATE OF TEXAS
 CALLED 15.596 ACRES
 VOL. 209, PAGE 503
 (DRWCT)



SCALE: 1" = 100'



LEGEND

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

LINE TABLE

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N 17°32'49" W	130.06'	L26	S 16°00'12" W	135.74'
L2	S 74°47'56" W	14.92'	L27	S 73°59'48" E	4.16'
L3	N 17°12'25" W	121.35'	L28	N 72°23'13" E	81.70'
L4	S 73°42'29" E	72.12'	L29	S 16°00'12" W	12.01'
L5	S 73°42'29" E	130.75'	L30	S 72°23'45" W	75.05'
L6	S 16°17'31" W	94.27'	L31	S 16°00'12" W	31.70'
L7	S 73°59'48" E	118.62'	L32	S 16°00'12" W	16.10'
L8	S 16°00'12" W	132.33'	L33	S 83°36'33" E	3.91'
L9	N 23°46'15" E	65.94'	L34	S 72°23'45" W	52.16'
L10	S 3°08'24" E	43.41'	L35	N 17°36'15" W	15.00'
L11	N 86°18'43" W	60.00'	L36	N 72°23'45" E	57.50'
L12	N 23°46'15" E	318.59'	L37	S 83°36'33" E	26.53'
L13	N 73°48'05" W	112.43'	L38	N 72°23'45" E	51.67'
L14	N 16°17'25" E	193.05'	L39	S 17°36'15" E	149.05'
L15	S 73°42'29" E	25.05'	L40	S 72°23'45" W	51.67'
L16	S 19°49'44" W	2.37'	L41	N 17°36'15" W	2.00'
L17	S 23°36'58" W	358.42'	L42	N 17°36'15" W	10.00'
L18	N 66°23'02" W	25.00'	L43	N 72°23'45" E	10.00'
L19	N 23°36'58" E	208.76'	L44	S 17°36'15" E	10.00'
L20	S 3°08'24" E	13.22'	L45	S 72°23'45" W	10.00'
L21	N 86°35'28" W	24.73'	L46	N 17°36'15" W	95.65'
L22	S 3°24'32" W	10.00'	L47	N 17°36'15" W	72.99'
L23	S 72°23'45" W	19.70'	L48	S 0°45'19" E	26.23'
L24	N 16°00'12" E	133.72'	L49	S 17°36'15" E	4.19'
L25	S 73°59'48" E	25.00'			

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	3°41'18"	49.57'	770.00'	N 1°50'39" E	49.56'
C2	86°18'42"	37.66'	25.00'	S 46°50'39" W	34.20'
C3	1°57'16"	28.31'	830.00'	S 89°01'22" W	28.31'
C4	20°04'58"	290.92'	830.00'	N 13°43'46" E	289.44'
C5	9°27'23"	127.08'	770.00'	N 19°02'34" E	126.94'
C6	9°27'23"	136.99'	830.00'	S 19°02'34" W	136.83'
C7	20°04'58"	269.89'	770.00'	S 13°43'46" W	268.51'
C8	20°04'58"	280.41'	800.00'	N 13°43'46" E	278.98'
C9	9°27'23"	132.04'	800.00'	N 19°02'34" E	131.89'
C10	2°27'08"	38.54'	900.50'	N 88°01'07" E	38.54'
C11	99°13'48"	43.30'	25.00'	S 32°00'39" W	38.09'
C12	21°49'41"	9.52'	25.00'	S 28°31'06" E	9.47'
C13	0°09'52"	2.38'	830.00'	S 88°07'39" W	2.38'

REPLAT OF RESERVE "A2" MARKET SQUARE BRENHAM SUBDIVISION
 FORMING RESERVE "A3" (11.539 ACRES),
 RESERVE "A4" (13.134 ACRES)
 AND DEDICATING 1.466 ACRES OF RIGHT OF WAY FOR RYAN STREET
 CONTAINING 26.139 ACRES TOTAL
 JOHN LONG SURVEY, A-156
 CITY OF BRENHAM
 WASHINGTON COUNTY, TEXAS

W. O. NO. 7884 (BRENHAMMARKETSQUARE7826.DWG/MVIEW)
 REF: BRAZOSTRACELLC7415.SURVEY

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NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 {2011}, CENTRAL ZONE 4203. CONVERGENCE ANGLE AT N: 10037905.626' - E: 3544925.146' IS 2'-02"-04.23", COMBINED SCALE FACTOR IS 0.99998033, U.S. SURVEY FEET, UTILIZING TXDOT CONTROL MONUMENTS FOR U.S. HWY. 290. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
2. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBERS 48477C0295C AND 48477C0315C, EFFECTIVE DATE AUGUST 16, 2011, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS.
3. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH WASHINGTON COUNTY ABSTRACT COMPANY, TITLE REPORT FILE NUMBER WCTP2200434, DATED NOVEMBER 28, 2022, AT 8:00 AM.
4. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND BUILDING LINES APPLICABLE TO T&L BUSINESS PARK, AS RECORDED IN PLAT CABINET FILE SLIDE NO. 462B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, POHLMAYER SUBDIVISION, AS RECORDED IN PLAT CABINET FILE SLIDE NO. 463A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, MARKET SQUARE BRENHAM SUBDIVISION, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 713A, 713B, 714A & 714B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, REPLAT OF LOT 2, MARKET SQUARE BRENHAM SUBDIVISION, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 757A, 757B, 758A & 758B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, REPLAT OF LOT 2A, MARKET SQUARE BRENHAM SUBDIVISION AND THE RESIDUE OF RESERVE C - COMMERCIAL, MARKET SQUARE DEVELOPMENT, SECTION 1, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 782A, 782B, 783A & 783B, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, REPLAT OF RESERVE "A" AND COMMON AREA "B", MARKET SQUARE BRENHAM SUBDIVISION, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 798B, 799A, 799B & 800A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND REPLAT OF RESERVE "A1", MARKET SQUARE BRENHAM SUBDIVISION, AS RECORDED IN PLAT CABINET FILE SLIDE NOS. 807B, 808A, 808B & 809A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.
5. SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND ACCESS RIGHTS OF MARKET SQUARE BRENHAM, AS RECORDED IN VOLUME 1681, PAGE 469, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
6. SUBJECT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND ACCESS RIGHTS OF MARKET SQUARE BRENHAM SUBDIVISION, BRENHAM, WASHINGTON COUNTY, TEXAS, AS RECORDED IN VOLUME 1803, PAGE 694, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
7. SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND ACCESS RIGHTS OF MARKET SQUARE BRENHAM SUBDIVISION, BRENHAM, WASHINGTON COUNTY, TEXAS, AS RECORDED IN VOLUME 1867, PAGE 650, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.
8. SUBJECT TO RIGHT OF WAY DEED DATED FEBRUARY 11, 1929, EXECUTED BY WILL KOLWES TO M&M PIPE LINE COMPANY, AS RECORDED IN VOLUME 95, PAGE 6, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS. {NOT DETERMINABLE FROM DESCRIPTION PROVIDED}
9. SUBJECT TO RIGHT OF WAY GRANT DATED FEBRUARY 23, 1954, EXECUTED BY WILL KOLWES, SR. TO TEXAS SOUTHEASTERN GAS COMPANY, AS RECORDED IN VOLUME 197, PAGE 455, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS. {NOT PLOTTABLE}
10. SUBJECT TO EASEMENT DATED AUGUST 13, 1946, EXECUTED BY WILL KOLWES TO L. HAUSMAN, AS RECORDED IN VOLUME 149, PAGE 222, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS. {NOT PLOTTABLE}
11. 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.
12. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON ABOVE GROUND EVIDENCE, TEXAS RAILROAD COMMISSION DATA AND TITLE REPORT DATED NOVEMBER 28, 2022.
13. ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN BASED ON ABOVE GROUND EVIDENCE, TEXAS RAILROAD COMMISSION DATA AND TITLE REPORT DATED NOVEMBER 28, 2022.
14. 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.
15. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
16. 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.
17. BEFORE DEVELOPMENT OF RESERVE "A3" (11.539 ACRES) OR RESERVE "A4" (13.134 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.
18. (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 "A3" (11.539 ACRES), RESERVE "A4" (13.134 ACRES) AND DEDICATING 1.466 ACRES OF RIGHT OF WAY FOR RYAN STREET, LYING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, PART OF THE JOHN LONG SURVEY, A-156, BEING PART OF RESERVE "A2" (CALLED 26.139 ACRES) OF THE REPLAT OF RESERVE "A1", MARKET SQUARE BRENHAM SUBDIVISION, A MAP OR PLAT OF SAID SUBDIVISION BEING OF RECORD IN PLAT CABINET FILE SLIDE NOS. 807B, 808A, 808B & 809A, IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS. SAID RESERVE "A3" (11.539 ACRES) BEING PART OF THE SAME LAND DESCRIBED AS 51.119 ACRES IN THE DEED FROM THE FIRST BAPTIST CHURCH OF BRENHAM, TEXAS TO BRENHAM MARKET SQUARE, LP, DATED AUGUST 27, 2018, AS RECORDED IN VOLUME 1644, PAGE 324, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, BEING CORRECTED IN INSTRUMENT DATED AUGUST 31, 2018, AS RECORDED IN VOLUME 1645, PAGE 90, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AND BEING PART OF THE SAME LAND DESCRIBED AS 1.071 ACRES IN DEED FROM RUSSELL SCHRADER AND SPOUSE, BROOKE SCHRADER TO BRENHAM MARKET SQUARE, LP, DATED JUNE 25, 2020, AS RECORDED IN VOLUME 1727, PAGE 904, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS. SAID RESERVE "A4" (13.134 ACRES) AND SAID 1.466 ACRES OF RIGHT OF WAY DEDICATED FOR RYAN STREET BEING PART OF THE SAME LAND DESCRIBED AS 51.119 ACRES IN THE DEED FROM THE FIRST BAPTIST CHURCH OF BRENHAM, TEXAS TO BRENHAM MARKET SQUARE, LP, DATED AUGUST 27, 2018, AS RECORDED IN VOLUME 1644, PAGE 324, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, BEING CORRECTED IN INSTRUMENT DATED AUGUST 31, 2018, AS RECORDED IN VOLUME 1645, PAGE 90, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY AND REPLAT OF 26.139 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 10TH DAY OF FEBRUARY, 2023, A.D.

(PRELIMINARY)

JON E. HODDE, RPLS NO. 5197
DATE: FEBRUARY 10, 2023

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 _____, 2023, 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 _____, 2023, BY _____

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

PLANNING AND ZONING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 2023 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 RESERVE "A2"
MARKET SQUARE BRENHAM SUBDIVISION**
FORMING RESERVE "A3" (11.539 ACRES), RESERVE "A4" (13.134 ACRES)
AND DEDICATING 1.466 ACRES OF RIGHT OF WAY FOR RYAN STREET
CONTAINING 26.139 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



CASE P-23-005
REPLAT: PART OF LOT 3, BLOCK 2 OF THE KEY'S FIRST ADDITION
TO CREATE HUGHES LOT 3A, BLOCK 2

PLAT TITLE: Replat of part of Lot 3, Block 2 of the Key's First Addition to create Hughes Lot 3A, Block 2 **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

OWNERS: Herbert S. and Patricia Hughes

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

LOT AREA /LOCATION: 0.296-acres located at 607 S. Day Street

PROPOSED LEGAL DESCRIPTION: Hughes Lot 3A, Block 2 of Key's First Addition in Brenham, Washington County, Texas

ZONING DISTRICT: R-1, Single Family Residential

EXISTING USE: Single-family residence / vacant

COMP PLAN Corridor Mixed Use
FUTURE LAND USE:

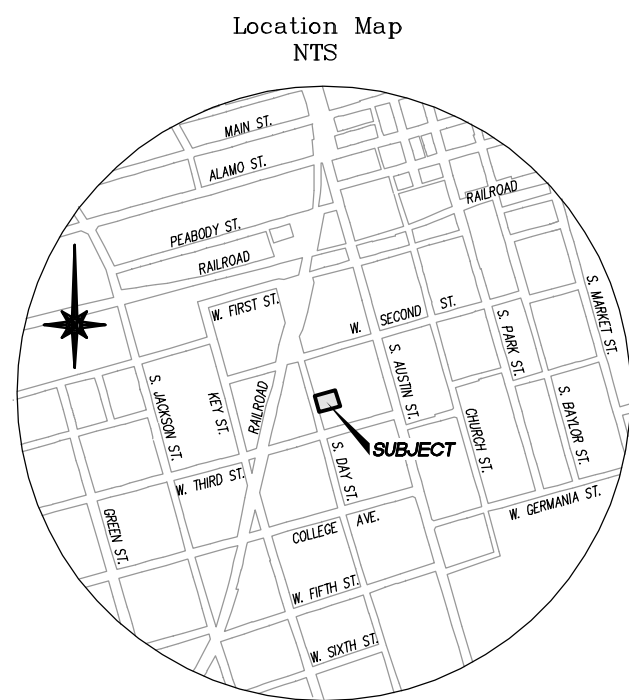
REQUEST: A request by the Herbert S. and Patricia Hughes for approval of a Replat of part of Lot 3, Block 2 of the Key's First Addition to create Hughes Lot 3A, being 0.296-acres, currently addressed as 607 S. Day Street and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

BACKGROUND:
The subject properties, currently identified as part of Lot 3, Block 2 of the Key's First Addition, are owned by Herbert S. and Patricia Hughes. The properties are currently addressed as 607 and 609 S. Day Street. The properties are currently developed with an existing single-family residence and vacant land. The property owners would like to replat the two properties into one property that would have a combined total of 0.296-acres.

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:

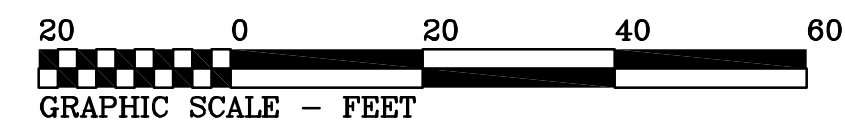
A. Proposed residential Replat



**REPLAT OF
PART OF LOT 3, BLOCK 2
OF KEY'S FIRST ADDITION TO CREATE
HUGHES LOT 3A OF BLOCK 2, KEY'S FIRST ADDITION**

CONSISTING OF 0.296 ACRE
A. HARRINGTON SURVEY, A-55
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS

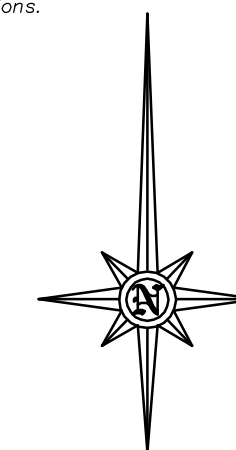
**A. HARRINGTON
SURVEY, A-55**
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS



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

LEGEND:

B.L. = BUILDING LINE
P.U.E. = PUBLIC UTILITY EASEMENT



Property Owner
Herbert S. Hughes and
Patricia Hughes
607 South Day Street
Brenham, Texas 77833
(979) 830-0339

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

**BLOCK 2
LOT 4**
CITY OF BRENHAM
CALLED 1.0202 ACRES
679/98

SET 5/8" IRON ROD,
A FOUND 60D NAIL IN
CONCRETE RETAINING WALL
BEARS S73°42'07"E 0.73' AND A
FOUND 1/2" IRON ROD
WITH "HODDE" CAP BEARS
S60°39'01"E 2.96'

FOUND 1/2" IRON ROD
AT BOARD FENCE CORNER

CALLED 0.175 ACRE
314/148

ST. PAUL'S EVANGELICAL LUTHERAN
CHURCH OF BRENHAM, TEXAS
FIRST TRACT
616/527

**LOT 3A
0.296 ACRE**

KEY'S FIRST ADDITION
BLOCK 2
LOT 3

PLANNING AND ZONING COMMISSION APPROVAL

Approved this _____ day of _____, 2023 by the
City Planning and Zoning Commission of the City of Brenham, Texas.

Chairman _____

Secretary _____

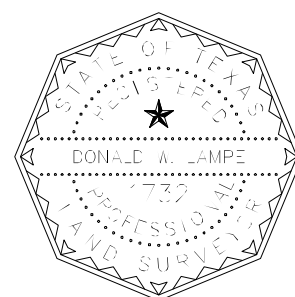
COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, Beth Rothermel, Clerk of the County Court of
Washington County, Texas do hereby certify that
the within instrument with its Certificate of
Authentication was filed for registration in my office on
the _____ day of _____, 2023, A.D.
at _____ o'clock ____ .M., and duly recorded on the
_____ day of _____, 2023, A.D.
at _____ o'clock ____ .M., in Plat Cabinet File
No. _____.

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

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



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

Dated this the 31st day of January, 2023. _____
Donald W. Lampe
R.P.L.S. No. 1732
Lampe Surveying, Inc

SOUTH DAY STREET
50' R.O.W.

FOUND 1/2" IRON ROD

WEPROP, LLC
CALLED 0.195 AC.
1687/301

CALLED 0.122 ACRE
494/515

FOUND 1/2" IRON ROD
WITH "HODDE" CAP AT
BOARD FENCE CORNER,
A FOUND 1/2" IRON ROD
WITH "1070" CAP BEARS
N69°48'51"E 0.14'

ST. PAUL'S EVANGELICAL LUTHERAN
CHURCH OF BRENHAM, TEXAS
SECOND TRACT
616/527

FOUND 1/2" IRON PIPE (BENT)
AT A FOUND 1/2" IRON ROD
IN BOARD FENCE

S74°04'03"W 76.22'

S74°19'37"W 52.49'

S16°28'24"E 101.20'

N74°02'33"E 127.00'

N15°30'13"W 100.90'

15' P.U.E.

25' B.L.

ORIGINAL TRACT LINE

NOTES:

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

OWNER DEDICATION

Herbert S. Hughes and Patricia Hughes, owners of the property subdivided in the foregoing map of the Replat of part of Lot 3, Block 2 of Key's First Addition to create Hughes Lot 3A of Block 2, Key's First Addition, do hereby make subdivision of said property according to the lines, lots, building lines, and easements thereon shown and designate said subdivision as the Replat of part of Lot 3, Block 2 of Key's First Addition to create Hughes Lot 3A of Block 2, Key's First Addition, to the City of Brenham, Texas, located in the City of Brenham, Washington County, Texas, and we do hereby dedicate to public use, as such the easements shown thereon forever and do hereby bind ourselves, our heirs, executors, and administrators to warrant and forever defend the title to the easements so dedicated. There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

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

Herbert S. Hughes _____

Patricia Hughes _____

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____ day of _____, 2023 by Herbert S. Hughes.

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

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____ day of _____, 2023 by Patricia Hughes.

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

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS
1408 WEST MAIN STREET
P. O. BOX 2037
BREHMAN, TEXAS 77834
(979) 836-6677
TEXAS LICENSED SURVEYING FIRM NO. 10040700
WO 3906 3906SLDWG 3419ABEL.CGC