



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, OCTOBER 28, 2024, 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 September 23, 2024, Planning and Zoning Commission Meeting.

4-b. Case No. P-24-037: A request from Garrett Salmans and Ronda Kilburn for approval of a Preliminary Plat of the Hell Flower Farm Subdivision creating Lot 1, Block 1, containing 6.639-acres, being further described as part of the A. Harrington Survey, A-55 in Brenham, Washington County, Texas.

4-c. Case No. P-24-038: A request from Garrett Salmans and Ronda Kilburn for approval of a Final Plat of the Hell Flower Farm Subdivision creating Lot 1, Block 1, containing 6.639-acres, being further described as part of the A. Harrington Survey, A-55 in Brenham, Washington County, Texas.

REGULAR AGENDA

5. **Public Hearing, Discussion and Possible Action on Case Number P-24-039: A request by Iglesia Bautista Fuente de Vida for approval of a Replat of Lot 4 of the Rippetoe's Addition to create Lot 4A containing 0.250-acres, Lot 4B containing 0.250-acres, Lot 4C containing 0.250-acres, and Lot 4D containing 0.712-acres for a total of 1.462-acres, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**
6. **Public Hearing, Discussion and Possible Action on Case Number P-24-040: A request by David and Wanda Hermann / Home Town Properties, L.P. for approval of a Replat of Part of Lot 1, Block 9 of the Key's First Addition to create Lot 1A containing 0.1287-acres and Lot 1B containing 0.1289-acres for a total of 0.257-acres, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**
7. **Public Hearing, Discussion and Possible Action on Case Number P-24-041: A request by Joshua Lowry and Monica Mazoch for approval of a Replat of Lot 6A and the Reserve Tract of the Carleton Addition to create Lot 6R containing 1.372-acres, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**
8. **Public Hearing, Discussion and Possible Action on Case Number P-24-042: A request by Miguel Lino Lara for approval of a Replat of Lot 4A, Block H of the A. M. Lewis Addition to create Lot 4A-R containing 0.671-acres and Lot 4C containing 0.366-acres for a total of 1.037-acres, and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.**
9. **Adjourn**

CERTIFICATION

I certify that a copy of the October 28, 2024, 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 24, 2024, at 10:00 a.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 _____, 2024 at _____.

Signature

Title

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
September 23, 2024**

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 23, 2024, at 5:15 pm in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

M. Keith Behrens, Chair
Deanna Alfred, Vice Chair
Chris Cangelosi
Darren Heine
Cayte Neil
Cyndee Smith

Commissioners absent:

Calvin Kossie

Staff present:

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

Citizens/Media present:

Garrett Salmans	Debbie Rothermel
Ronda Kilburn	Teresa Alexander
Beth Gilstrap	Donald Rothermel
Tina Heritage	

1. Call Meeting to Order

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

2. Public Comments

There were no public comments.

3. Reports and Announcements

There were no reports or announcements.

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 August 26, 2024, Planning and Zoning Commission Meeting.**
- 4-b. **Case No. P-24-024: A request from Henna Allana/Mash of Bear Creek, LLC, for approval of a Preliminary Plat of the Oakridge Heights Subdivision creating Block 1, Lots 1-26 containing 3.196-acres and a common area containing 1.179-acres, for a total of 4.375-acres of land. being further described as part of the James Walker Survey, A-106 in Brenham, Washington County, Texas.**
- 4-c. **Case No. P-24-025: A request from Henna Allana/Mash of Bear Creek, LLC, for approval of a Final Plat of the Oakridge Heights Subdivision creating Block 1, Lots 1-26 containing 3.196-acres and a common area containing 1.179-acres, for a total of 4.375-acres of land. being further described as part of the James Walker Survey, A-106 in Brenham, Washington County, Texas.**
- 4-d. **Case No. P-24-035: A request from Natalie Jasinski / Raymond and Tina Heritage, for approval of a Preliminary Plat of the Jasinski Division creating Block 1, Lot 1 containing 1.00-acres and Lot 2 containing 3.989-acres, for a total of 4.989-acres, being further described as part of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.**
- 4-e. **Case No. P-24-036: A request from Natalie Jasinski / Raymond and Tina Heritage, for approval of a Final Plat of the Jasinski Division creating Block 1, Lot 1 containing 1.00-acres and Lot 2 containing 3.989-acres, for a total of 4.989-acres, being further described as part of the Phillip Coe Survey, A-31 in Brenham, Washington County, Texas.**

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

REGULAR SESSION

- 5. **Public Hearing, Discussion and Possible Action on Case Number P-24-033: A request by Janet Long for approval of a Replat of Lot 2 of the Pahmiyer Subdivision to create Lot 2A containing 15.319-acres and Lot 2B containing 1.126-acres for a total of 16.445-acres, being further described as part of the Phillip Coe Survey, A-31, in Brenham, Washington County, Texas.**

Shauna Laauwe, City Planner, presented the staff report for Case No. P-24-033. Ms. Laauwe stated that the property owners and applicants are David and Janet Long (proposed Lot 2A) and Grace Lutheran Church (proposed Lot 2B) and the applicant/surveyor is Jon Hodde / Hodde & Hodde Land Surveying, Inc. The property is a 16.445-acre tract currently identified as Lot 2 of the Pahmiyer Subdivision and addressed as 1202 Shepard Street. The property is located north of Shepard Street at the west terminus of Shepard Street and is zoned R-1, Single-Family Residential Use District. The subject property consists of a single-family home and vacant land. Access to the subject property as well as Lot 1 of the Pahmiyer Subdivision is via a 15-foot access easement per the Plat recorded in Plat 710A of the Plat Records of Washington County, Texas. Proposed Lot 2B has been conveyed to Grace Lutheran Church and Ms. Long would like to subdivide the property for further development of the larger tract. This plat also dedicates a 20-foot public utility easement that adjoins the existing 10-foot utility easement. The existing Access Easement will remain in place to provide access to Lot 1 and the proposed Lot 2A and 2B.

A Public Hearing Notice was published in the Banner Press on September 5, 2024, and notices were mailed to property owners within 200-feet of the subject properties September 2024. One citizen comment was

received from Elizabeth and Christopher Gilstrap, who are against this request due to concerns about access to their property being impeded.

Engineering and Development Services staff have reviewed the proposed replat for compliance with the City of Brenham's applicable regulations and ordinances and recommend **approval**.

Chairman Behrens closed the regular session and opened the public hearing at 5:20 pm. Beth Gilstrap, who lives at 1300 Shepard Lane (Lot 1 of the Pahmiyer Subdivision) stated that she and her husband have concerns about this replat since the access easement is the only access to their home. She stated that there is a pending sale with Edin Inestroza for development of this tract. Ms. Gilstrap requested assurance that the access easement would remain. Staff responded that the access is and will continue to be part of the recorded plat, which is a legal document. Ms. Laauwe explained that if the tract were to be further subdivided, it would have to come back before the Planning and Zoning Commission and since it would be a residential replat, property owners within 200-feet would be notified again. There were no other comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:27 pm.

A motion was made by Commissioner Smith and seconded by Commissioner Alfred to approve the request by Janet Long for approval of a Replat of Lot 2 of the Pahmiyer Subdivision to create Lot 2A and Lot 2B, as presented. The motion carried unanimously.

6. Public Hearing, Discussion and Possible Action on Case Number P-24-034: A request by Garrett Salmans and Ronda Kilburn regarding a recommendation to City Council for a variance request from Section 23-22(5)(a) [street frontage] of the Subdivision Ordinance of the Code of Ordinances for the property addressed as 1733 Burleson Street, and being further described 6.641-acres out of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

Kim Hodde noted that the address listed on the agenda was inadvertently listed as 1320 instead of 1733 Burleson Street.

Shauna Laauwe, City Planner, presented the staff report for Case No. P-24-034. Ms. Laauwe stated that the property owners and applicants are Garrett Salmans and Rhonda Kilburn. The subject property, a 6.641-acre vacant tract located on the west east side of Burleson Street south of LeGrand Street and north of Autumn Rain, is addressed as 1733 Burleson Street and zoned R-1, Single-Family Residential. The subject property, as well as the two adjacent lots to the west addressed as 1727 Burleson Street and 1729 Burleson Street, do not have immediate and direct access to a public right-of-way (Burleson Street) or a private road but rather have access to Burleson Street through an existing recorded access easement. The applicant has recently purchased the property and wants to develop the 6.641-acre tract with a single-family home. The subject property is not platted, and the City of Brenham requires that any new development, including single-family residential homes, be constructed on a recorded, platted lot. Plats are required to meet the City's subdivision and zoning requirements. Since the subject property and the adjacent two lots only have access from an access easement, the plat would not meet the subdivision requirements found in Chapter 23-22(5)(a) Article III what states that *each lot shall be provided with adequate access to an existing or proposed public street by frontage on such street.*" Therefore, the applicant is requesting a variance to remove the requirement to have property frontage on a public right-of-way.

STAFF ANALYSIS

- The current access easement was recorded in 2007 and this property was not annexed into the City limits until 2009.

- Since this is not a corner lot, the existing structure at 1725 Burleson Street impedes the possibility of widening the access to meet the standard 55-foot right-of-way and 32-foot pavement widths required for City Streets.
- With Liberty Village Subdivision located to the north and west of the subject property, there are no areas that could be dedicated for right-of-way.
- The property owners along the private access easement are responsible for the maintenance.
- The adjacent properties (1727 & 1729 Burleson Street) that have access via the access easement are developed with single-family residences that were constructed prior to 2009 when this property was annexed into the city limits thus, they are considered legally non-conforming.
- The nonconformance was not created by the applicant.
- It would be a hardship to require a dedication of right-of-way and to construct road improvements to City Subdivision standards.
- Granting of the variance would allow the property owners/applicants to proceed with the platting process and development of the property with a single-family home.
- If the property were to be rezoned or subdivided into additional residential lots in the future, a dedication of right-of-way would be feasible.
- Burleson Street is on the Capital Improvement Project priority list and is estimated to be approved between 2028-2030.

Based on these findings, Staff recommends **approval** of the variance request to allow a subdivision of land with an access easement when public road frontage is required.

Chairman Behrens closed the regular session and opened the public hearing at 5:37 pm. The applicant, Garrett Salmans stated that they just want to build their house and enjoy their property. There were no other comments.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:39 pm.

A motion was made by Commissioner Cangelosi and seconded by Commissioner Smith to recommend approval to City Council of request by Garrett Salmans and Ronda Kilburn for a variance request from Section 23-22(5)(a) [street frontage] of the Subdivision Ordinance of the Code of Ordinances for the property addressed as 1733 Burleson Street, as presented. The motion carried unanimously.

7. Adjourn.

A motion was made by Commissioner Alfred and seconded by Commissioner Neil to adjourn the meeting at 5:40 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 28, 2024
 Meeting Date

 Attest

Kim Hodde
 Staff Secretary

October 28, 2024
 Meeting Date



CASE P-24-037

PRELIMINARY PLAT: HELL FLOWER FARM SUBDIVISION

STAFF CONTACT: Shauna Laauwe, AICP, City Planner

PLAT TITLE: Hell Flower Farm Subdivision **CITY/ETJ:** City

PLAT TYPE: Preliminary Plat

OWNER/APPLICANT: Garrett Salmans and Ronda Kilburn

ADDRESS/LOCATION: 1733 Burleson Street

LEGAL DESCRIPTION: An approximately 6.639-acre tract of land out of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas (Proposed Lot 1, Block 1 of the Hell Flower Farm Subdivision)

LOT AREA: Approximately 6.639 acres

ZONING DISTRICT: R-1, Single Family Residential District

EXISTING USE: Vacant / Agricultural use

FUTURE LAND USE: Single-Family Residential

REQUEST: A request from Garrett Salmans and Ronda Kilburn for approval of a Preliminary Plat of the Hell Flower Farm Subdivision creating Lot 1, Block 1, being a total of 6.639-acres out of the A. Harrington Survey, A-55, Brenham, Washington County, Texas.

BACKGROUND:

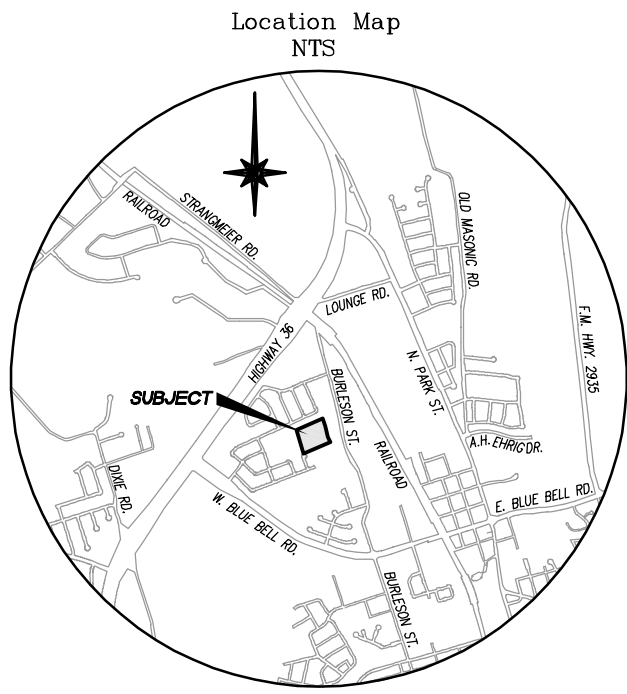
The subject 6.639-acre tract of land is owned by Garrett Salmans and Ronda Kilburn. The property is currently addressed as 1733 Burleson Street and is generally located on the west side of Burleson Street, and south of Legrand Street and north of Autumn Rain Drive. The property is zoned R-1, Single Family Residential and is currently undeveloped. The owners/applicants desire to plat the property for construction of a single family residence. Since the property is currently unplatted, a preliminary and final plat are required. The plat includes the dedication of a 20-foot public utility easement along the north property line adjacent to the 30-foot-wide access road. A subdivision variance was approved by City Council on October 17, 2024, recorded as ordinance O-24-028, to allow the subject property access via the existing recorded access easement rather than the required access to an existing or proposed public street.

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

EXHIBITS:

A. Proposed Preliminary Plat



**PRELIMINARY PLAT
CREATING LOT 1, BLOCK 1 OF
HELL FLOWER FARM**

BEING 6.639 ACRES OF LAND IN THE
A. HARRINGTON SURVEY, A-55
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS
BEING THE SAME LAND DESCRIBED AS 6.641 ACRES (TRACT ONE)
IN A DEED FROM MALCOLM C. LOCHIEL AND WIFE, AMY SUE LOCHIEL
AND JUSTIN B. TOMACHEFSKY AND WIFE, STEPHANIE ANN TOMACHEFSKY
TO GARRETT SALMANS AND WIFE, RONDA KILBURN,
DATED MARCH 8, 2024, RECORDED IN INSTRUMENT NUMBER 2024-1287,
OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS

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

Property Owner
Garrett Salmans and
Ronda Kilburn
17054 Gleneagle Dr. S.
Conroe, Texas 77385
(713) 562-4376

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

PLANNING & ZONING COMMISSION APPROVAL

Approved this _____ day of _____, 2024 by the
City Planning & Zoning Commission of the City of Brenham, Texas.

Chairman

Secretary

LIEN HOLDER ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

Prosperity Bank, owner and holder of a lien(s) against the property described in the plat shown hereon, said lien(s) being evidenced by instrument of record in Instrument Number 2024-1289, of the Official Records of Washington County, Texas, do hereby in all things subordinate to said plat said lien(s), and we hereby confirm that we are the present owner of said lien(s), and have not assigned the same nor any part thereof.

Prosperity Bank
By: _____
Printed Name: _____
Title: _____

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____ day of _____, 2024 by _____ of Prosperity Bank.

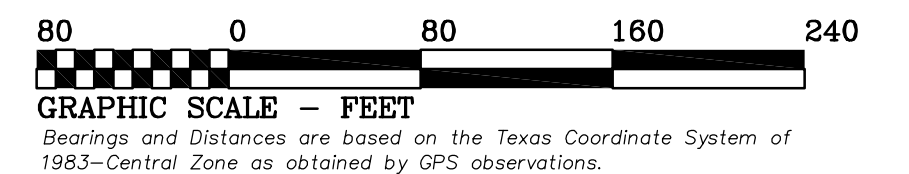
Notary Public
State of Texas

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

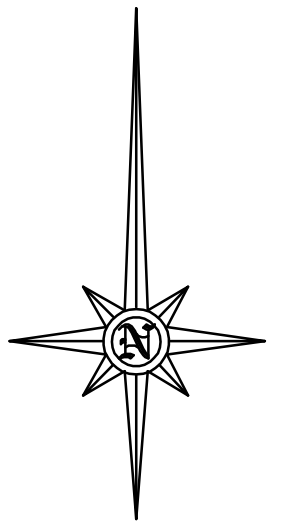
I, Donald W. Lampe, Registered Professional Land Surveyor No. 1732 of the State of Texas, do hereby certify that this plat accurately represents the results of an on the ground survey made under my direction.

Dated this the 6th day of September, 2024. (PRELIMINARY)

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



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



- 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.
 - Subdivision variance granted for no road frontage and access via a private access easement on October 17, 2024 by Ordinance No. 0-24-_____.
 - Contours shown hereon were derived from City of Brenham, Texas data.

OWNER DEDICATION

Garrett Salmans and Ronda Kilburn, owners of the property in the foregoing map of Hell Flower Farm, 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 Hell Flower Farm, 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.

Garrett Salmans

Ronda Kilburn

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____ day of _____, 2024 by Garrett Salmans.

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 _____, 2024 by Ronda Kilburn.

Notary Public
State of Texas

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

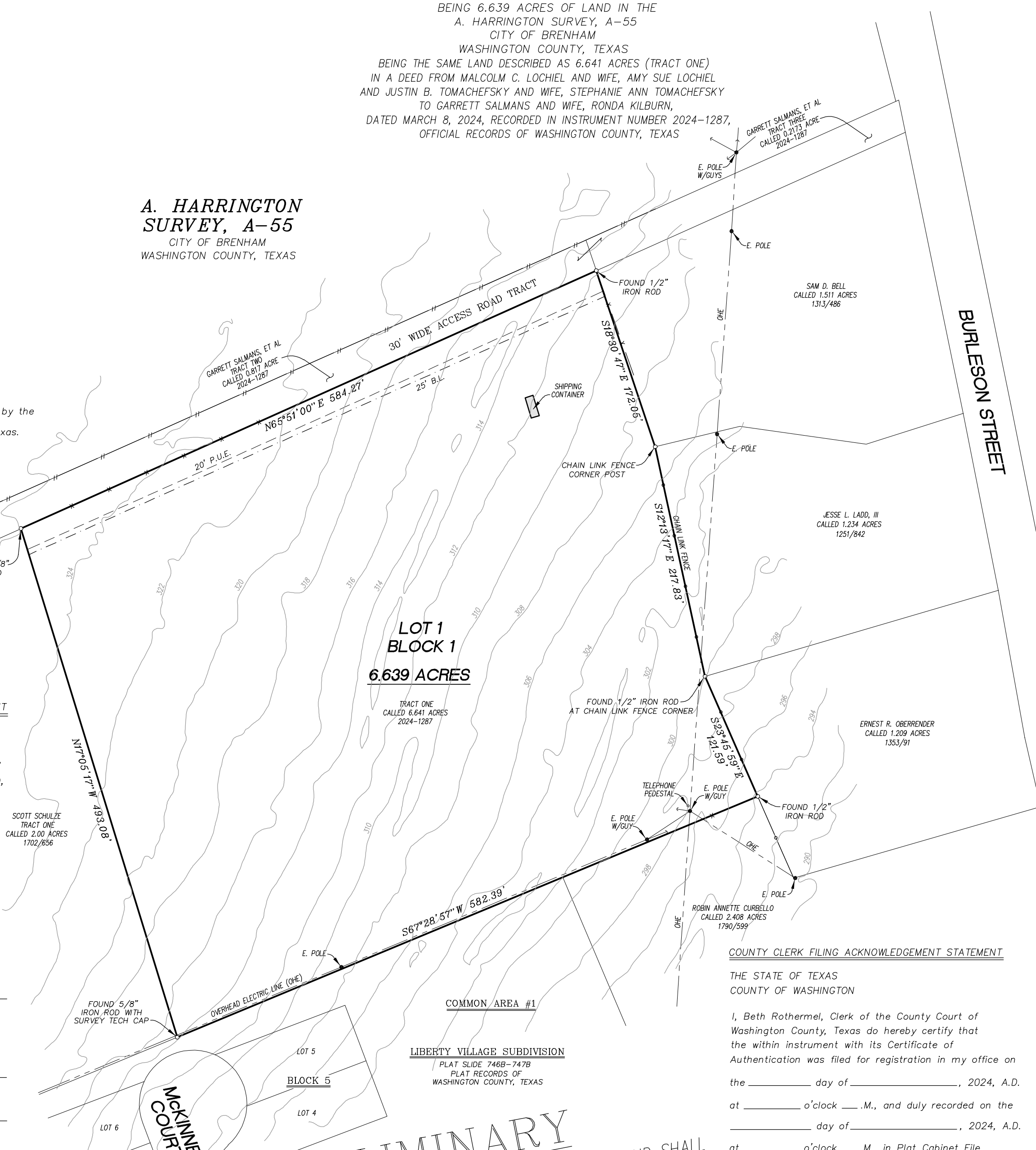
COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

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 _____, 2024, A.D. at _____ o'clock _____ M., and duly recorded on the _____ day of _____, 2024, 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



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
10-1-2024

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS
1408 WEST MAIN STREET
P. O. BOX 2037
BREHMAN, TEXAS 77834
(979) 836-6677
TBPELS FIRM NO. 10040700
WO 4145 414551(PRELIM).DWG 4145SALMANS.CRD



CASE P-24-038

FINAL PLAT: HELL FLOWER FARM SUBDIVISION

STAFF CONTACT: Shauna Laauwe, AICP, City Planner

PLAT TITLE: Hell Flower Farm Subdivision **CITY/ETJ:** City

PLAT TYPE: Final Plat

OWNER/APPLICANT: Garrett Salmans and Ronda Kilburn

ADDRESS/LOCATION: 1733 Burleson Street

LEGAL DESCRIPTION: An approximately 6.639-acre tract of land out of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas (Proposed Lot 1, Block 1 of the Hell Flower Farm Subdivision)

LOT AREA: Approximately 6.639 acres

ZONING DISTRICT: R-1, Single Family Residential District

EXISTING USE: Vacant / Agricultural use

FUTURE LAND USE: Single-Family Residential

REQUEST: A request from Garrett Salmans and Ronda Kilburn for approval of a Final Plat of the Hell Flower Farm Subdivision creating Lot 1, Block 1, being a total of 6.639-acres out of the A. Harrington Survey, A-55, Brenham, Washington County, Texas.

BACKGROUND:

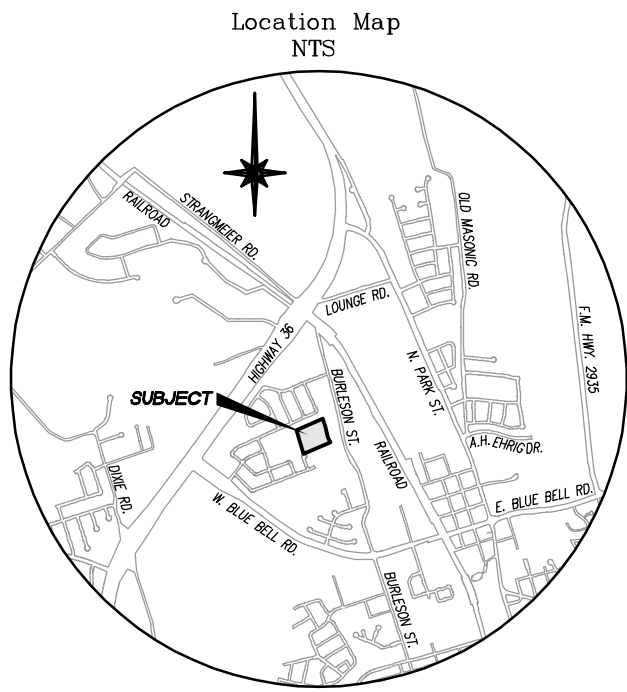
The subject 6.639-acre tract of land is owned by Garrett Salmans and Ronda Kilburn. The property is currently addressed as 1733 Burleson Street and is generally located on the west side of Burleson Street, and south of Legrand Street and north of Autumn Rain Drive. The property is zoned R-1, Single Family Residential and is currently undeveloped. The owners/applicants desire to plat the property for construction of a single family residence. Since the property is currently unplatted, a preliminary and final plat are required. The plat includes the dedication of a 20-foot public utility easement along the north property line adjacent to the 30-foot-wide access road. A subdivision variance was approved by City Council on October 17, 2024, recorded as ordinance O-24-028, to allow the subject property access via the existing recorded access easement rather than the required access to an existing or proposed public street.

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

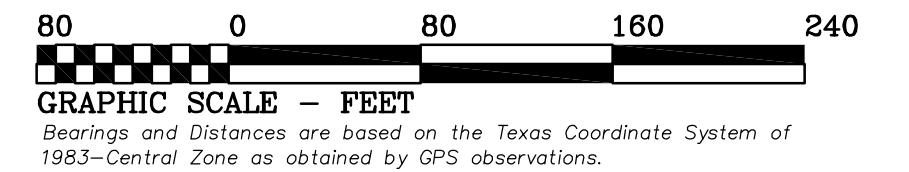
EXHIBITS:

A. Proposed Final Plat

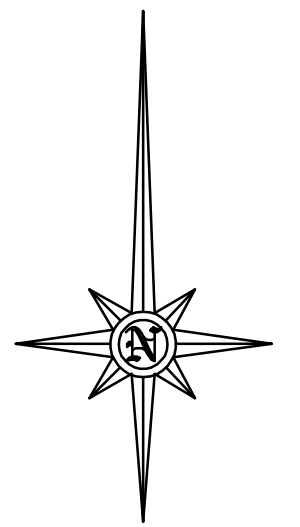


FINAL PLAT CREATING LOT 1, BLOCK 1 OF HELL FLOWER FARM

BEING 6.639 ACRES OF LAND IN THE
A. HARRINGTON SURVEY, A-55
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS
BEING THE SAME LAND DESCRIBED AS 6.641 ACRES (TRACT ONE)
IN A DEED FROM MALCOLM C. LOCHIEL AND WIFE, AMY SUE LOCHIEL
AND JUSTIN B. TOMACHEFSKY AND WIFE, STEPHANIE ANN TOMACHEFSKY
TO GARRETT SALMANS AND WIFE, RONDA KILBURN,
DATED MARCH 8, 2024, RECORDED IN INSTRUMENT NUMBER 2024-1287,
OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS



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



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

Property Owner
Garrett Salmans and Ronda Kilburn
17054 Gleneagle Dr. S.
Conroe, Texas 77385
(713) 562-4376

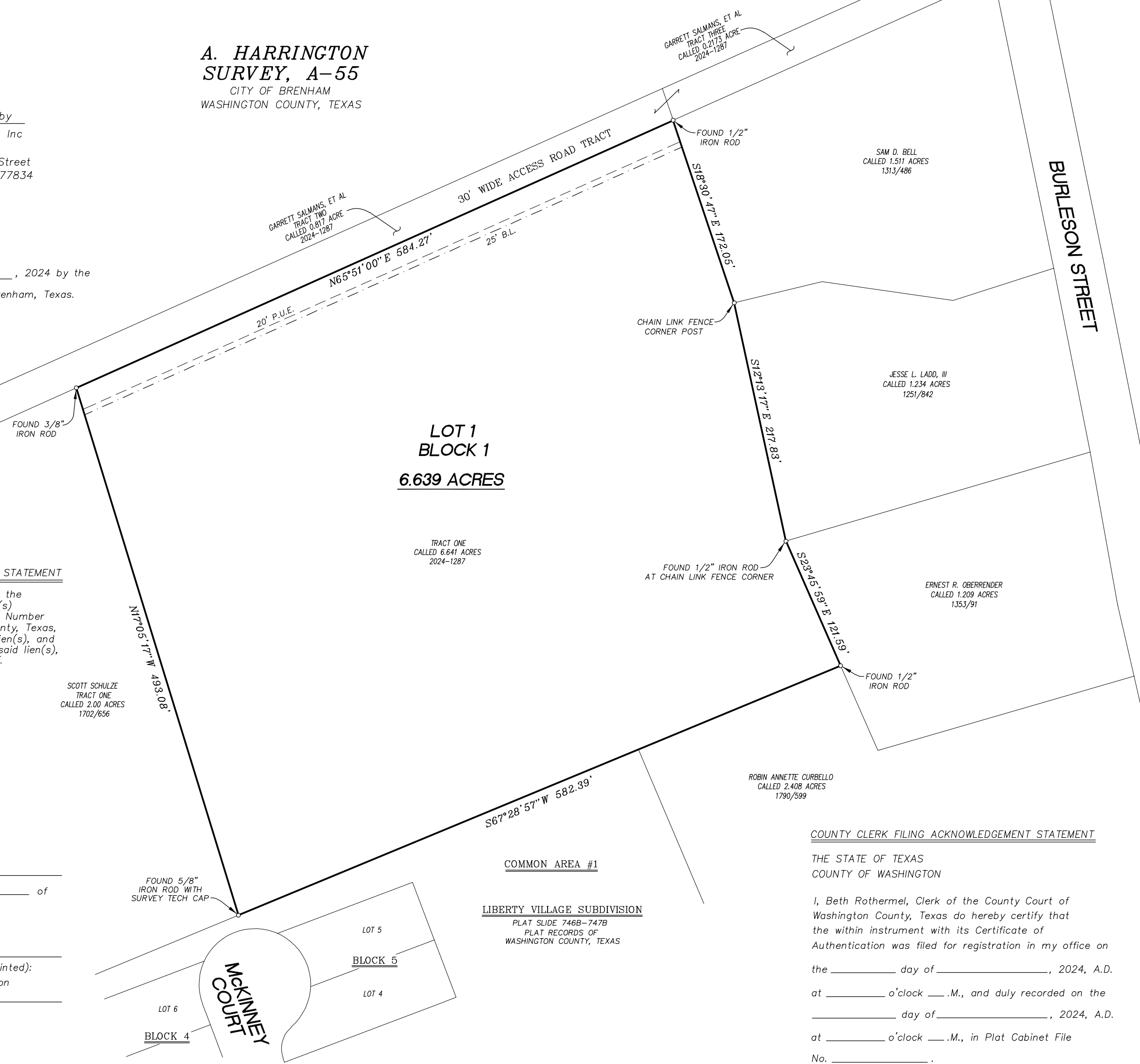
Plat Prepared by
Lampe Surveying, Inc
P.O. Box 2037
1408 West Main Street
Brenham, Texas 77834
(979) 836-6677

PLANNING & ZONING COMMISSION APPROVAL

Approved this _____ day of _____, 2024 by the
City Planning & Zoning Commission of the City of Brenham, Texas.

Chairman

Secretary



- 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.
 - Subdivision variance granted for no road frontage and access via a private access easement on October 17, 2024 by Ordinance No. 0-24-_____.

OWNER DEDICATION
Garrett Salmans and Ronda Kilburn, owners of the property in the foregoing map of Hell Flower Farm, 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 Hell Flower Farm, 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.

Garrett Salmans
Ronda Kilburn

THE STATE OF TEXAS
COUNTY OF WASHINGTON
This instrument was acknowledged before me on the _____ day of _____, 2024 by Garrett Salmans.

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 _____, 2024 by Ronda Kilburn.

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

LIEN HOLDER ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

Prosperity Bank, owner and holder of a lien(s) against the property described in the plat shown hereon, said lien(s) being evidenced by instrument of record in Instrument Number 2024-1289, of the Official Records of Washington County, Texas, do hereby in all things subordinate to said plat said lien(s), and we hereby confirm that we are the present owner of said lien(s), and have not assigned the same nor any part thereof.

Prosperity Bank
By: _____
Printed Name: _____
Title: _____

THE STATE OF TEXAS
COUNTY OF WASHINGTON
This instrument was acknowledged before me on the _____ day of _____, 2024 by _____ of Prosperity Bank.

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 September, 2024.
Donald W. Lampe
R.P.L.S. No. 1732
Lampe Surveying, Inc

COMMON AREA #1

LIBERTY VILLAGE SUBDIVISION
PLAT SLIDE 746B-747B
PLAT RECORDS OF
WASHINGTON COUNTY, TEXAS

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 _____, 2024, A.D. at _____ o'clock _____ M., and duly recorded on the _____ day of _____, 2024, 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

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS
1408 WEST MAIN STREET
P. O. BOX 2037
BRENHAM, TEXAS 77834
(979) 836-6677
TBPELS FIRM NO. 10040700
WO 4145 4145S1(FINAL).DWG 4145SALMANS.CRD



CASE P-24-039
REPLAT: LOT 4 OF THE RIPPETOES ADDITION

STAFF CONTACT: Shauna Laauwe AICP, City Planner

PLAT TITLE: Replat of Lot 4 of the Rippetoe Addition **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

OWNERS: Iglesia Bautista Fuente de Vida

AGENT/APPLICANT: Donald Lampe / Lampe Surveying, Inc.

LOT AREA /LOCATION: 1.462-acres / 307 Martin Luther King Jr. Parkway

PROPOSED LEGAL DESCRIPTION: Lots 4A, 4B, 4C and 4D of the Rippetoe’s Addition in Brenham, Washington County, Texas

ZONING DISTRICT: R-2, Mixed Residential Use District

EXISTING USE: Single-Family Residential / Vacant Land

FUTURE LAND USE: Single-Family Residential Use

REQUEST: A request by Iglesia Bautista Fuente de Vida for approval of Lot 4 of the Rippetoe’s Addition to create Lot 4A containing 0.250-acres, Lot 4B containing 0.250-acres, Lot 4C containing 0.250-acres, and Lot 4D containing 0.712-acres for a total of 1.462-acres, addressed as 307 Martin Luther King Jr. Parkway and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

BACKGROUND:

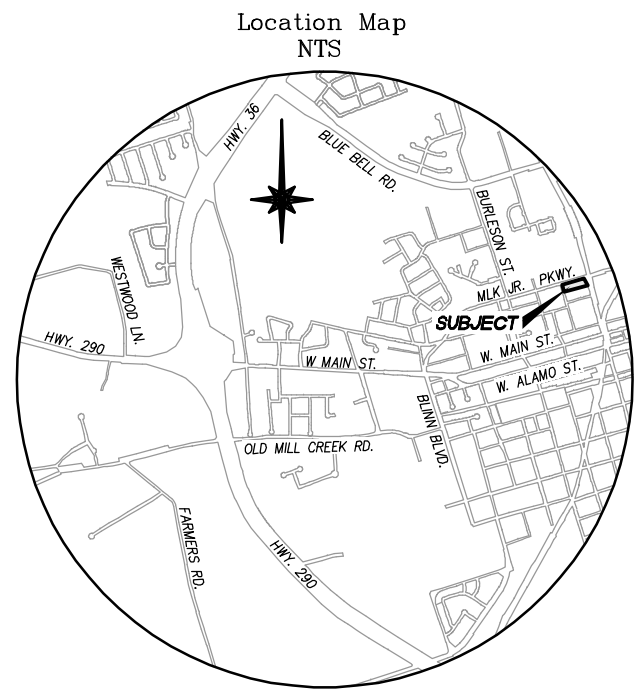
The subject property, identified as Lot 4 of the Rippetoe’s Addition is a 1.462-acre lot addressed as 307 Martin Luther King Jr. Parkway, generally located on the south side of Martin Luther King Jr. Parkway, west of N. Austin Street and east of Baber Street. The property owner is Iglesia Bautista Fuente de Vida, and the applicant/surveyor is Donald Lampe / Lampe Surveying, Inc. The subject property consists of a single-family home and vacant land. The property owner wishes to subdivide the existing lot into four lots for single-family residential development. This plat also dedicates a 20-foot public utility easement on the north side of the property.

STAFF RECOMMENDATION:

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

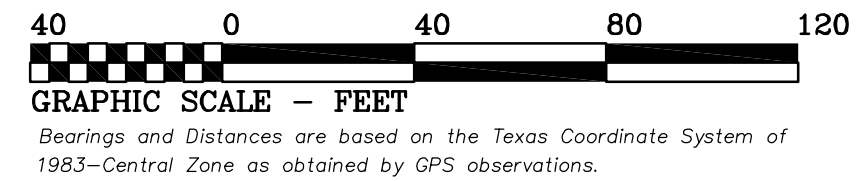
EXHIBITS:

A. Proposed residential Replat.

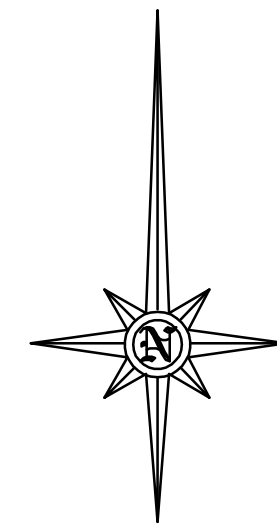


**REPLAT OF
RIPPETOE'S ADDITION LOT NO. 4
TO CREATE
RIPPETOE'S ADDITION
LOTS 4A, 4B, 4C AND 4D**

LOT 4A: 0.250 ACRE
 LOT 4B: 0.250 ACRE
 LOT 4C: 0.250 ACRE
 LOT 4D: 0.712 ACRE
 BEING 1.462 ACRES TOTAL
 A. HARRINGTON SURVEY, A-55
 CITY OF BRENHAM
 WASHINGTON COUNTY, TEXAS



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

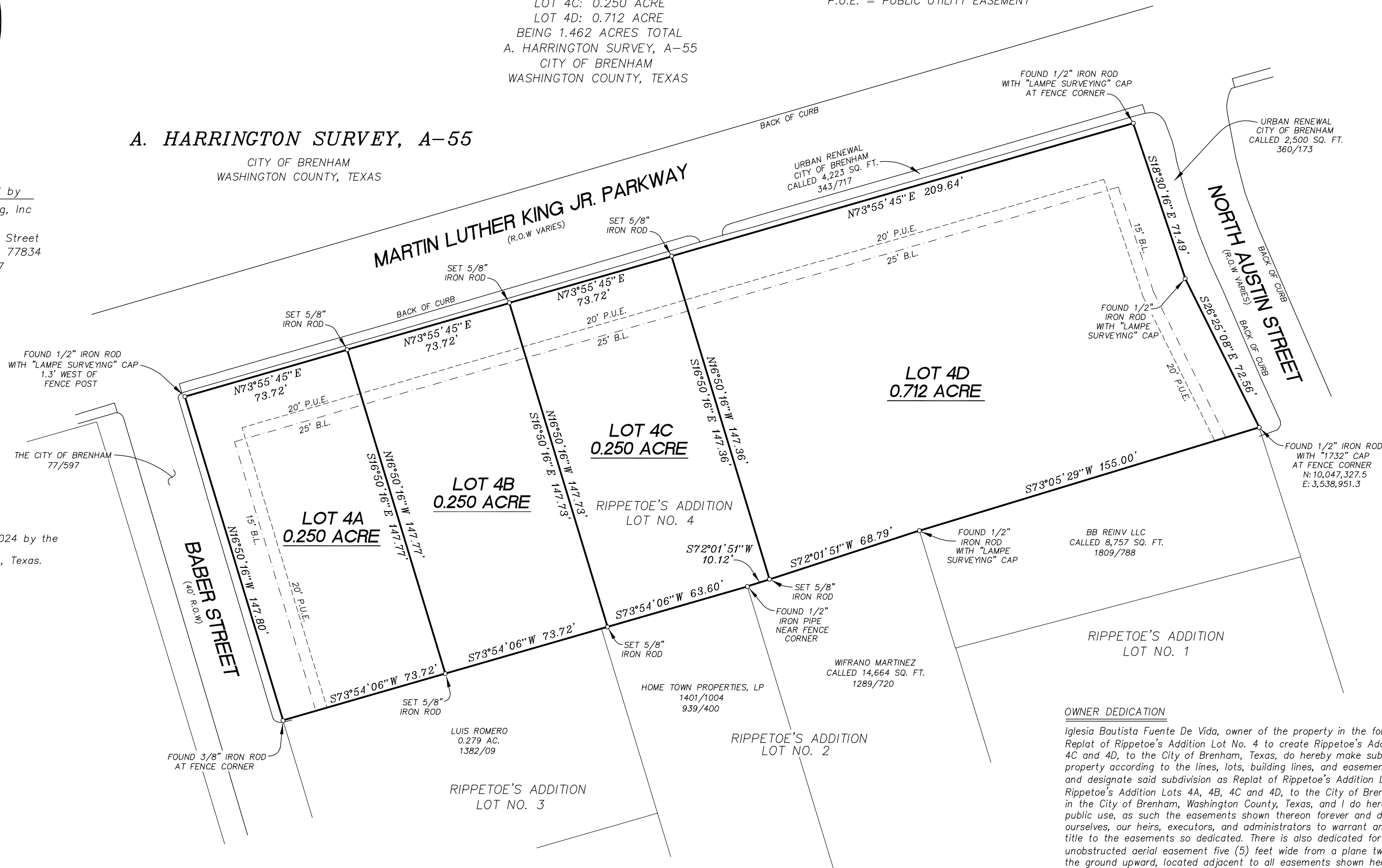


Property Owner
 Iglesia Bautista Fuente De Vida
 307 MLK Jr. Parkway
 Brenham, Texas 77833
 (979) 451-3729

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

A. HARRINGTON SURVEY, A-55

CITY OF BRENHAM
 WASHINGTON COUNTY, TEXAS



PLANNING & ZONING COMMISSION APPROVAL

Approved this _____ day of _____, 2024 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 _____, 2024, A.D. at _____ o'clock _____ M., and duly recorded on the _____ day of _____, 2024, 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 October, 2024. _____
 Donald W. Lampe
 R.P.L.S. No. 1732
 Lampe Surveying, Inc

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".

OWNER DEDICATION

Iglesia Bautista Fuente De Vida, owner of the property in the foregoing map of Replat of Rippetoe's Addition Lot No. 4 to create Rippetoe's Addition Lots 4A, 4B, 4C and 4D, 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 Replat of Rippetoe's Addition Lot No. 4 to create Rippetoe's Addition Lots 4A, 4B, 4C and 4D, 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.

Jose Angel Hernandez, Pastor
 Iglesia Bautista Fuente De Vida

THE STATE OF TEXAS
 COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____ day of _____, 2024 by Jose Angel Hernandez, Pastor of Iglesia Bautista Fuente De Vida.

Notary Public
 State of Texas

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

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS

1408 WEST MAIN STREET
 P. O. BOX 2037
 BRENHAM, TEXAS 77834
 (979) 836-6677
 TBPELS FIRM NO. 10040700
 WO 4140 414051(FINAL).DWG 4140IGLESIA.CRD



CASE P-24-040
REPLAT: PART OF LOT 1 OF THE KEY'S FIRST ADDITION

STAFF CONTACT: Shauna Laauwe AICP, City Planner

PLAT TITLE: Replat of Part of Lot of the Key's First Addition **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

OWNERS: David & Wanda Hermann / Home Town Properties, LP

AGENT/APPLICANT: Michael Blakey / Blakey Surveying

LOT AREA /LOCATION: 0.257-acres / 500 & 502 W. Third Street

PROPOSED LEGAL DESCRIPTION: Lots 1A and 1B of the Key's First Addition in Brenham, Washington County, Texas

ZONING DISTRICT: R-2, Mixed Residential Use District

EXISTING USE: Single-Family Residential

FUTURE LAND USE: Mixed Use Blinn Adjacent

REQUEST: A request by David and Wanda Hermann / Home Town Properties, L.P. for approval of a Replat of Part of Lot 1, Block 9 of the Key's First Addition to create Lot 1A containing 0.1287-acres and Lot 1B containing 0.1289-acres for a total of 0.257-acres, addressed as 500 and 502 W. Third Street and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

BACKGROUND:

The subject property, identified as part of Lot 1, Block 9 of the Key's First Addition is a 0.257-acre lot addressed as 500 and 502 W. Third Street, and generally located on the north side of W. Third Street and west of Key Street. The property owner is David and Wanda Hermann / Home Town Properties, L.P., and the applicant/surveyor is Michael Blakey / Blakey Surveying, LLC. The subject property is currently legally nonconforming as it consists of two-single-family homes on one lot that were constructed before the Subdivision and Zoning Regulations were adopted in 1968. The property owners want to divide the tract so that each of the single-family residences are located on their own separate lot to allow for possible sale and site improvements. To meet the current zoning and subdivision requirements, the subject property did receive variances to the lot size, lot width, and lot depth for each proposed lot by the Zoning Board of Adjustments on August 12, 2024.

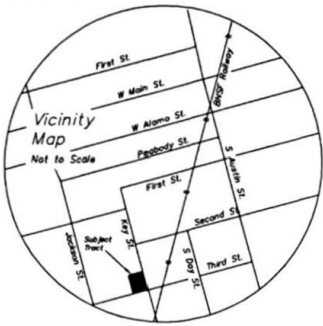
The plat includes the dedication of a 20-foot public utility easement along the south property lines along West Third Street and a 10-foot public utility easement along the east property line of Lot 1B (Key Street).

STAFF RECOMMENDATION:

Development Services staff and Engineering have reviewed the proposed residential Replat for compliance with 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 1 of the Key's First Addition, Block 9 To Form Two Lots: Lot 1A (0.1287 Ac.) and Lot 1B (0.1289) containing 0.257 Acres Total

A. Harrington Survey, Abstract No. 55
City of Brenham, Washington County, Texas



cm = control monument
D.R.W.C. = Deed Records of Washington County, Texas
O.R.W.C. = Official Records of Washington County, Texas

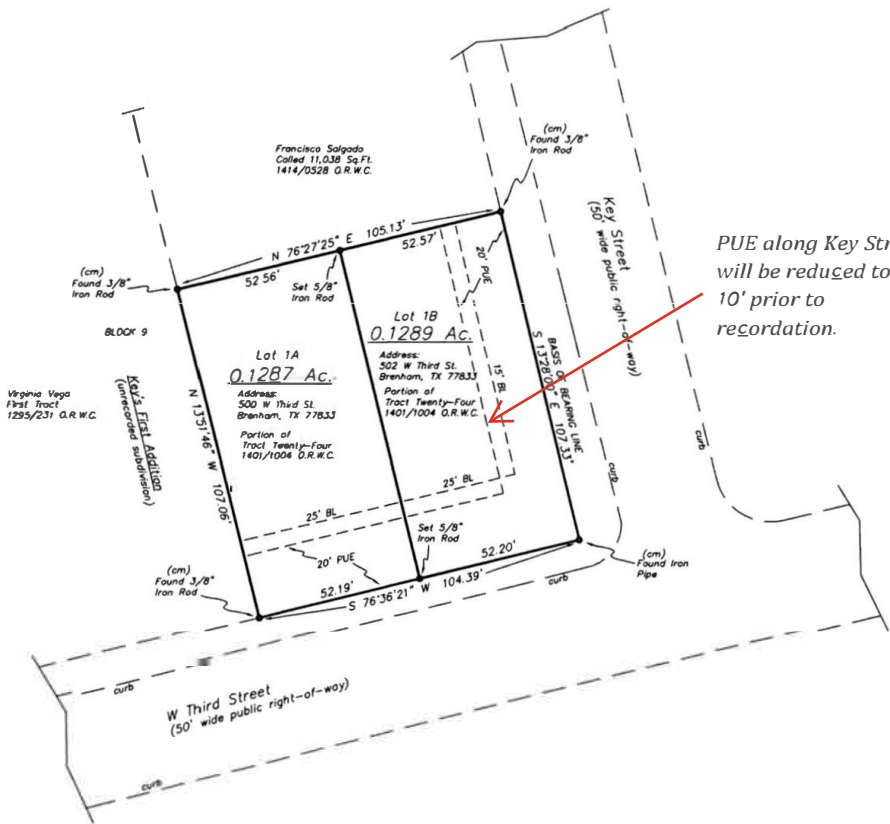
NOTES:
*Bearings shown hereon are based on the record bearing for the East line of the original called 0.258 acre tract (Tract Twenty-Four), recorded in 1401/1004 D.R.W.C.
*A variance from Part 4, Division 2, Section 205(1)(a)(ii) of the City of Brenham Zoning Ordinance was approved by the Board of Adjustment on August 12, 2024, per Case Number B-24-006.

PLANNING AND ZONING COMMISSION APPROVAL

Approved this _____ day of _____, 2024, by the Planning and Zoning Commission of the City of Brenham, Texas.

Chairman _____

Secretary _____



PUE along Key Street will be reduced to 10' prior to recordation.

OWNER'S ACKNOWLEDGEMENT

We, David W. Hermann and Wanda K. Hermann (Home Town Properties, L.P.), owners of the land described hereon and whose name is subscribed hereto, do hereby acknowledge the changes to said property in accordance with the plat shown hereon. The platted property remains subject to existing dedications, covenants, restrictions and easements except as shown or stated hereon.

David Hermann

NOTARY PUBLIC ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on this _____ day of _____, 2024

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

Wanda Hermann

NOTARY PUBLIC ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on this _____ day of _____, 2024

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

COUNTY CLERK FILING ACKNOWLEDGEMENT STATEMENT

I, Beth Rothermel, Clerk of the County Court of Washington County, Texas, do hereby certify that the within instrument was filed with my office on the _____ day of _____, 2024, at _____ o'clock, _____ m., and duly recorded on the _____ day of _____, _____ o'clock, _____ m. in cabinet _____ records of said county.

Beth Rothermel
Clerk of the County Court of Washington County, Texas.

By: _____

KNOW ALL MEN BY THESE PRESENTS: That I, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Brenham, Texas.

Michael J. Blakey
Registered Professional Land Surveyor No. 5633
August 29, 2024



NOTE:

- 1) This plat does not attempt to amend or remove any valid covenants or restrictions.
- 2) Lot 1A received variances for minimum lot size, lot width, lot depth, and east side yard setback. Lot 1B received variances to the minimum lot size, lot width, lot depth, and west side yard setback on August 12, 2024 by the Board of Adjustment, Case No. B-24-006.
- 3) The subject tracts/lots shown hereon do not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0295C, effective date August 16, 2011.
- 4) All oil/gas pipelines or pipeline easements with ownership through subdivision have been shown.
- 5) All oil/gas wells with ownership (plugged, abandoned, and/or active) through the subdivision have been shown.
- 6) No building or structure shall be constructed across any pipeline, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks of a minimum should be 15 (fifteen) feet off centerline of low pressure gas lines, and 30 (thirty) feet off centerline of high pressure gas lines.

Blakey Surveying, LLC
RPLS 4052 RPLS 5935
TEXAS FIRM REGISTRATION NO. 10065000
4850 Wilheim Lane
Brenham, Texas 77833
(797) 877-8548



CASE P-24-041

REPLAT: LOT 6A AND THE RESERVE TRACT, CARLETON ADDITION

STAFF CONTACT: Shauna Laauwe AICP, City Planner

PLAT TITLE: Replat of Lot 6A and the Reserve Tract of the Carleton Addition **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

OWNERS: Joshua Lowry and Monica Mazoch

AGENT/APPLICANT: Reid Ullrich / Kerr Surveying

LOT AREA /LOCATION: 1.372-acres / 1310 Bridge Street

PROPOSED LEGAL DESCRIPTION: Lot 6R of the Carleton Addition in Brenham, Washington County, Texas

ZONING DISTRICT: R-2, Mixed Residential Use District

EXISTING USE: Single-Family Residential / Vacant Land

FUTURE LAND USE: Single-Family Residential Use

REQUEST: A request by Joshua Lowry and Monica Mazoch for approval of a Replat to combine existing Lot 6A and the Reserve Tract of the Carleton Addition to create Lot 6R containing 1.372-acres, addressed as 1310 and 1312 Bridge Street and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

BACKGROUND:

The subject properties, identified as Lot 6A and the Reserve tract of the Carleton Addition are one platted lot and a reserve tract that contain a total of 1.372-acres, currently addressed as 1310 Bridge Street, generally located on the south side of Bridge Street, southeast of its intersection with Johnson Street. The property owners are Joshua Lowry and Monica Mazoch, and the applicant/surveyor is Reid Ullrich / Kerr Surveying. The subject properties consist of vacant land. Prior to 2023, the properties were a single tract; however, in 2023 the previous owner replatted the property into two tracts for future residential development. The current owners desire to replat the properties back into one tract to provide additional area for construction of a single-family residence. The plat includes a 20-foot in width public utility easement along the north property line adjacent to Bridge Street and existing 15-foot public utility easements.

STAFF RECOMMENDATION:

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

EXHIBITS:

A. Proposed residential Replat.

- GENERAL NOTES**
- THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE WASHINGTON COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48477C0295C, EFFECTIVE DATE: 08-16-2011. BY GRAPHICAL PLOTTING ONLY. SURVEYOR MAKES NO GUARANTEE TO THE ACCURACY OF SAID MAP.
 - BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
 - DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00002768934386 (CALCULATED USING GEOID12B).
 - (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
 - (P) INDICATES THE PLAT FILED IN PLAT CABINET FILE NO. 822B, PRWCT.
 - THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY BLUEBONNET ABSTRACT AND TITLE, LLC., GF NO. 24-526-WASH, POLICY DATE: AUGUST 30TH, 2024. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - ITEM 6g: 25' BUILDING LINE AS SHOWN ON PLAT FILED IN PLAT CABINET FILE NO. 822B, PRWCT, AFFECTS AS SHOWN.
 - ITEM 6h: 15' WIDE PUBLIC UTILITY EASEMENT AS SHOWN ON PLAT FILED IN PLAT CABINET FILE NO. 822B, PRWCT, AFFECTS AS SHOWN.
 - ITEM 6i: EXISTING SANITARY SEWER LINES AS SHOWN ON PLAT FILED IN PLAT CABINET FILE NO. 822B, PRWCT, AFFECTS AS SHOWN.
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
 - ALL KNOWN AND APPARENT 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.

OWNER ACKNOWLEDGEMENT

I, JOSHUA LOWRY, A SINGLE PERSON, AND MONICA MAZOCH, A SINGLE PERSON, OWNERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND CONVEYED TO US IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS IN DOCUMENT NO. 2024-4768, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

DATE: _____
 JOSHUA LOWRY
 708 EAST SIXTH STREET
 BRENHAM, TX 77833

DATE: _____
 MONICA MAZOCH
 708 EAST SIXTH STREET
 BRENHAM, TX 77833

NOTARY PUBLIC ACKNOWLEDGEMENT
 STATE OF TEXAS
 COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOSHUA LOWRY AND MONICA MAZOCH, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING DOCUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS STATED HEREON.

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC
 STATE OF TEXAS

CERTIFICATE OF CITY PLANNING COMMISSION
 APPROVED THIS _____ DAY OF _____ BY THE CITY PLANNING COMMISSION OF THE CITY OF BRENHAM, TEXAS.

CHAIRMAN

SECRETARY

COUNTY CLERK FILING ACKNOWLEDGEMENT
 STATE OF TEXAS
 COUNTY OF WASHINGTON

I, BETH ROTHERMEL, CLERK OF THE COUNTY COURT OF WASHINGTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE _____ DAY OF _____, 2024, AT _____ O'CLOCK _____ M. AND DULY RECORDED IN CABINET _____ SHEET _____ OF THE RECORD IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

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


BETH ROTHERMEL
 CLERK OF THE COUNTY COURT
 WASHINGTON COUNTY, TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID POWELL BRISTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6537, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BRENHAM, TEXAS.

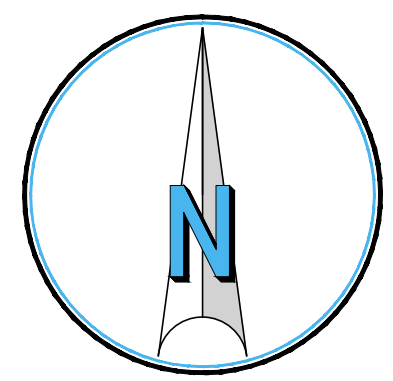
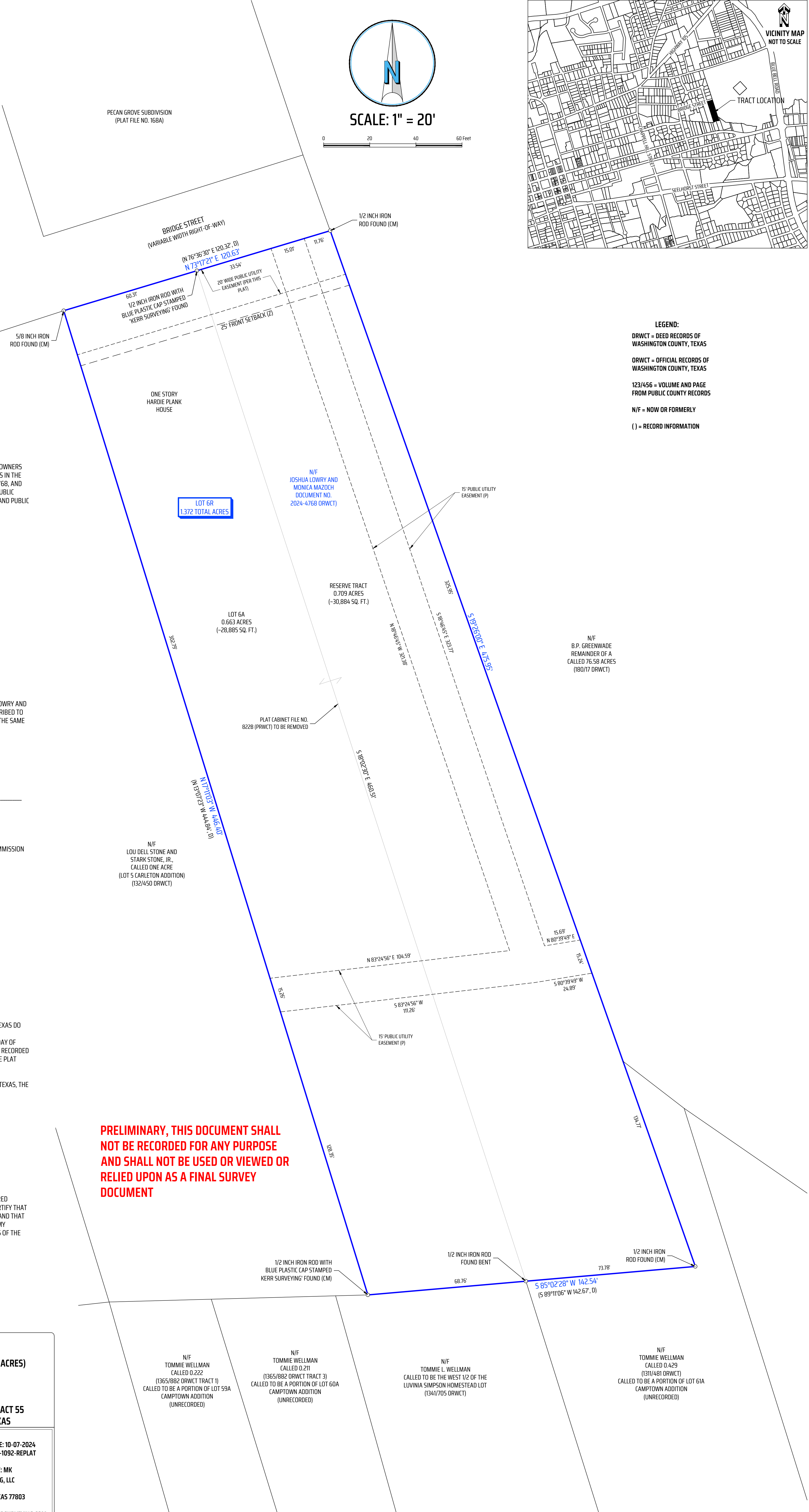
DAVID POWELL BRISTER
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6537

**REPLAT OF
 CARLETON ADDITION
 LOT 6A (0.663 ACRES) AND RESERVE TRACT (0.709 ACRES)
 PLAT CABINET FILE NO. 822B PRWCT
 TO CREATE
 LOT 6R FOR 1.372 TOTAL ACRES
 ARRABELLA HARRINGTON LEAGUE SURVEY, ABSTRACT 55
 CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS**

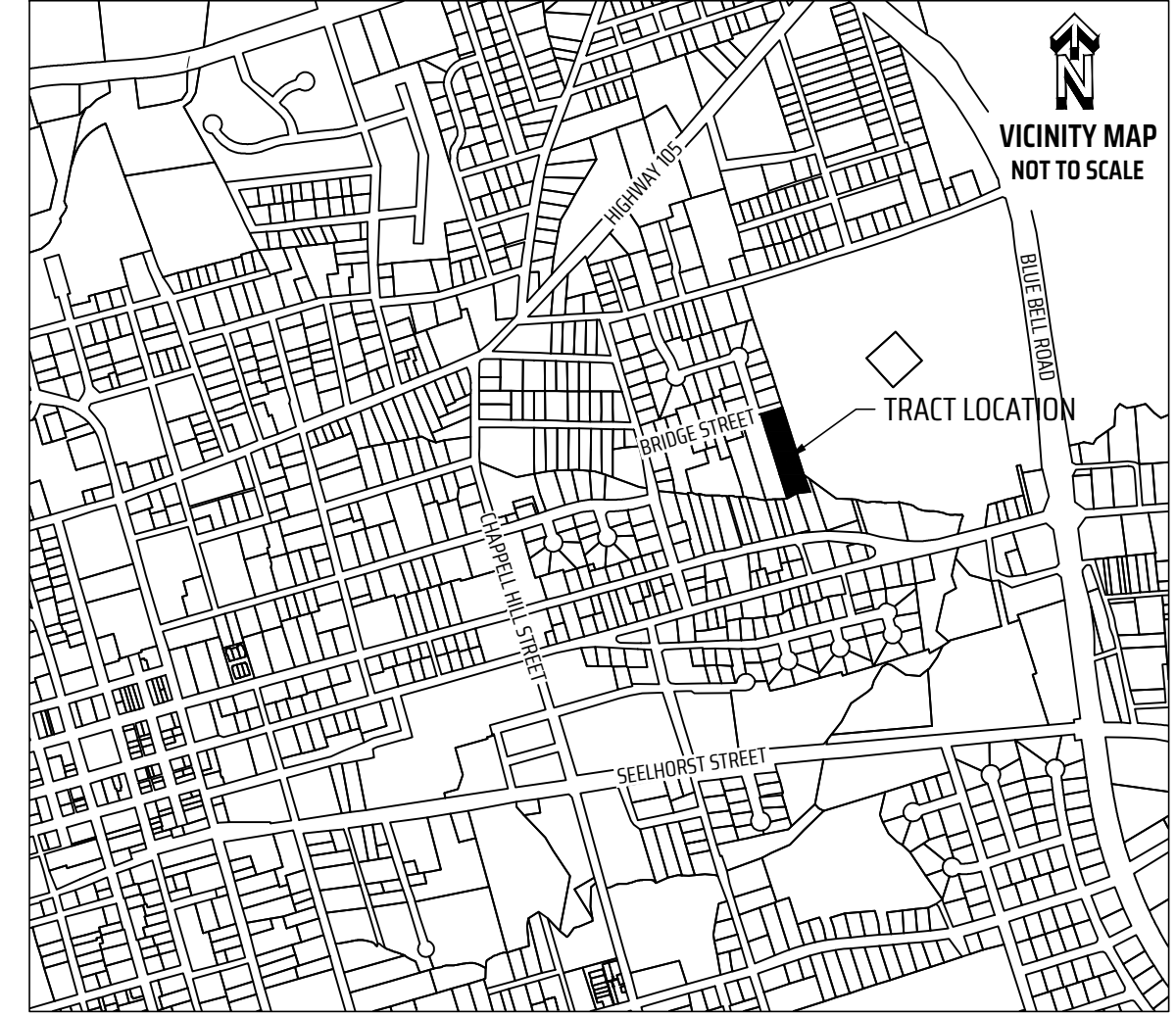
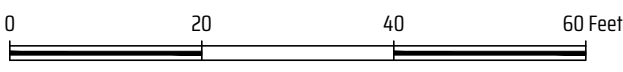


SCALE: 1 INCH = 20 FEET
 SURVEY DATE: 09-24-2024 | PLAT DATE: 10-07-2024
 JOB NUMBER: 24-1092 | CAD NAME: 24-1092-REPLAT
 POINT FILE: 24-1092
 DRAWN BY: RCU CHECKED BY: MK
 PREPARED BY: KERR SURVEYING, LLC
 TBPELS FIRM#10018500
 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
 PHONE: (979) 268-3195
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

"When one person stands to gain over another, the facts must be uncovered"



SCALE: 1" = 20'



- LEGEND:**
- DRWCT = DEED RECORDS OF WASHINGTON COUNTY, TEXAS
 - ORWCT = OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
 - 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
 - N/F = NOW OR FORMERLY
 - () = RECORD INFORMATION

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



CASE P-24-042
REPLAT: LOT 4A, BLOCK H OF THE A.M. LEWIS ADDITION

STAFF CONTACT: Shauna Laauwe AICP, City Planner

PLAT TITLE: Replat of Lot 4A, Block H of the A.M. Lewis Addition **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

OWNERS: Miguel Lino Lara

AGENT/APPLICANT: Donald Lampe / Lampe Surveying, Inc.

LOT AREA /LOCATION: 1.037-acres / 806 Matchett Street

PROPOSED LEGAL DESCRIPTION: Lots 4A-R, and Lot 4C, Block H of the A.M. Lewis Addition in Brenham, Washington County, Texas

ZONING DISTRICT: R-2, Mixed Residential Use District

EXISTING USE: Single-Family Residential / Vacant Land

FUTURE LAND USE: Single-Family Residential Use

REQUEST: A request by Miguel Lino Lara for approval of a Replat of Lot 4A, Block H of the A. M. Lewis Addition to create Lot 4A-R containing 0.671-acres and Lot 4C containing 0.366-acres for a total of 1.037-acres, addressed as 806 Matchett Street and further described as part of the A. Harrington Survey, A-55, in Brenham, Washington County, Texas.

BACKGROUND:

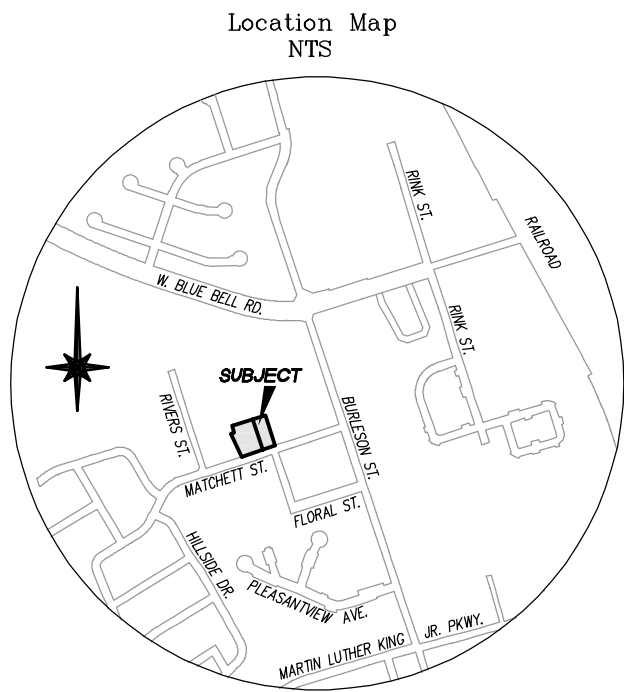
The subject property, identified as Lot 4A, Block H of the A.M. Lewis Addition is a 1.037-acre lot addressed as 806 Matchett Street, is generally located on the north side of Matchett Street, northeast of the intersection of Matchett Street and Watson Street, and east of Rivers Street. The property owner is Miguel Lino Lara, and the applicant/surveyor is Donald Lampe / Lampe Surveying, Inc. The subject property consists of a single-family home and vacant land. The property owner would like to subdivide this tract for future development of proposed Lot 4C. This plat also dedicates a 20-foot public utility easement along the southern property line (Matchett Street).

STAFF RECOMMENDATION:

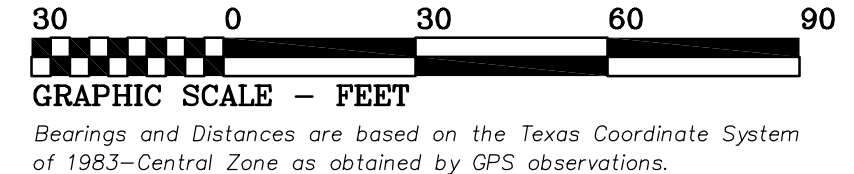
Development Services staff and Engineering have reviewed the proposed residential Replat for compliance with the City of Brenham’s regulations and ordinances and **recommends approval** of the proposed residential Replat as presented.

EXHIBITS:

A. Proposed residential Replat.



**REPLAT OF
LOT 4A, BLOCK H
OF THE A. M. LEWIS ADDITION
TO CREATE
LOT 4A-R AND LOT 4C, BLOCK H
OF THE A. M. LEWIS ADDITION**



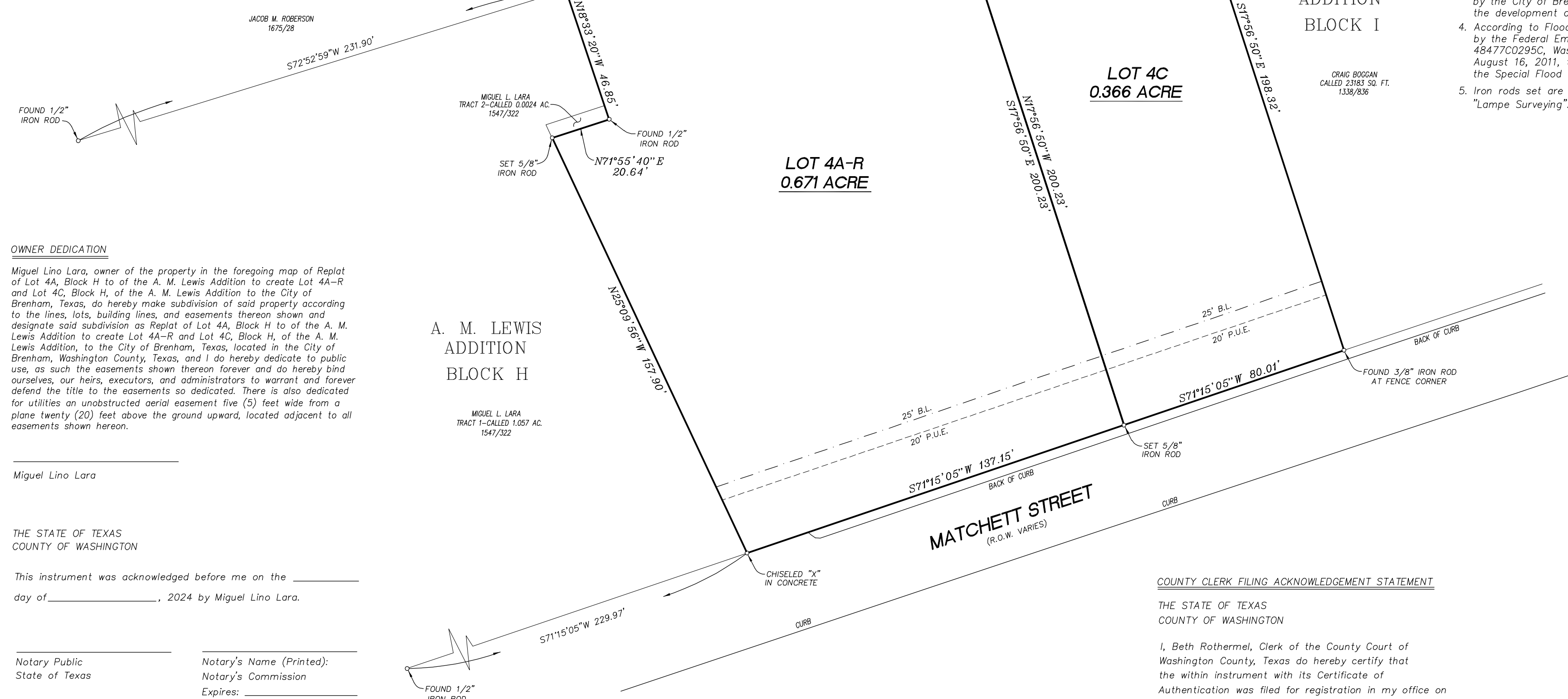
**A. HARRINGTON
SURVEY, A-55**
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS

LOT 4A-R: 0.671 ACRE
LOT 4C: 0.366 ACRE
BEING 1.037 ACRES TOTAL
A. HARRINGTON SURVEY, A-55
CITY OF BRENHAM
WASHINGTON COUNTY, TEXAS

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

Property Owner
Miguel Lino Lara
2403 Progress Drive
Brenham, Texas 77833
(979) 251-6217

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



- 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".

OWNER DEDICATION

Miguel Lino Lara, owner of the property in the foregoing map of Replat of Lot 4A, Block H to of the A. M. Lewis Addition to create Lot 4A-R and Lot 4C, Block H, of the A. M. Lewis Addition 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 Replat of Lot 4A, Block H to of the A. M. Lewis Addition to create Lot 4A-R and Lot 4C, Block H, of the A. M. Lewis Addition, 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.

Miguel Lino Lara

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____ day of _____, 2024 by Miguel Lino Lara.

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 4th day of October, 2024.

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

**A. M. LEWIS
ADDITION
BLOCK H**

MIGUEL L. LARA
TRACT 1-CALLED 1.057 AC.
1547/322

PLANNING & ZONING COMMISSION APPROVAL

Approved this _____ day of _____, 2024 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 _____, 2024, A.D. at _____ o'clock ____ .M., and duly recorded on the _____ day of _____, 2024, 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

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS
1408 WEST MAIN STREET
P. O. BOX 2037
BREHMAN, TEXAS 77834
(979) 836-6677
TBPELS FIRM NO. 10040700
WO 4139 413951(FINAL).DWG 4139LARA.CRD