



**NOTICE OF A REGULAR MEETING
BRENHAM PLANNING AND ZONING COMMISSION
MONDAY, DECEMBER 16, 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 November 25, 2024, Planning and Zoning Commission Meeting.

REGULAR AGENDA

5. Public Hearing, Discussion and Possible Action on Case Number P-24-044: A request by the Estate of Jeannette O. Parry / Russell Noe, Executor, for approval of a Replat of the West Main Street Addition, Lot 5A1A to create Lot 5A1A-1 (0.2578-acres) and Lot 5A1A-2 (0.1660-acres), being a total of 0.4238-acres, currently addressed as 407 West Main Street and further described as part of the Arrabella Harrington Survey, A-55, in Brenham, Washington County, Texas.

6. Public Hearing, Discussion and Possible Action on Case Number P-24-045: A request by Jake Carlile / Arete Property Group for approval of a Replat of the Washington Terrace Addition, Block 16, being Portions of Lots 2, 4, and 6 (0.314-acres) Lot 8, and the south half of Lot 10 (0.2888-acres) to create Lot 2A, being a total of 0.602-acres, currently addressed as 1301 and 1307 N. Park Street and further described as part of the Arrabella Harrington Survey, A-55, in Brenham, Washington County, Texas.

7. Adjourn

CERTIFICATION

I certify that a copy of the December 16, 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 December 12, 2024, at 2:15 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 _____, 2024 at _____.

Signature

Title

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION MINUTES
November 25, 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 November 25, 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
Calvin Kossie

Commissioners absent:

Darren Heine
Cayte Neil
Cyndee Smith

Staff present:

Stephanie Doland, Development Services Director
Shauna Laauwe, City Planner

Citizens/Media present:

Heath Winkelmann
Tom Knodt
Joshua Blaschke, KWHI
Sarah Forsythe, Brenham Banner

1. Call Meeting to Order

Chairman Behrens called the meeting to order at 5:21 pm with a quorum of four (4) Commissioners present.

2. Public Comments

There were no public comments.

3. Reports and Announcements

Stephanie Doland reminded the Board that the Capital Improvements Advisory Committee (CIAC) meeting will be December 16th at 4:00 pm, just prior to the December Planning and Zoning Commission meeting.

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 October 28, 2024, Planning and Zoning Commission Meeting.

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

REGULAR SESSION

5. Public Hearing, Discussion and Possible Action on Case Number P-24-043: A request by Clayton & Kellie Collier / Southern Land of Texas, LLC for approval of a Replat of Reserve "A" of the Wilkins Valley Subdivision, to create the Wilkins Valley Subdivision, Phase 2 consisting of Common Area #3 being 0.118-acres and 41 lots in Blocks 2 and 3, being a total of 7.675-acres, currently addressed as 1402 W. Jefferson Street and further described as part of the Philip Coe Survey, A-31, in Brenham, Washington County, Texas.

Shauna Laauwe, City Planner, presented the staff report for Case No. P-24-043. Ms. Laauwe stated that the property owner and applicant Clayton & Kellie Collier, Southern Land of Texas, LLC and the applicant/surveyor is Daniel Beamon / Beamon Engineering. The subject property, identified as Reserve A of the Wilkins Valley Subdivision, is a 7.675-acre lot currently addressed as 1402 W. Jefferson Street that is generally bounded by the unimproved Right-of Way for Saeger Street to the east, Phase 1 of the Wilkins Valley Subdivision to the immediate south and W. Jefferson Street further to the south, and a tributary of Little Sandy Creek to the west. Furthermore, the subject tract is north of the Meadowpark Subdivision, Sections I and II, and is west of Grace Luthern Church, and east of N. Dixie Street.

The plat for Phase 1 of this development was approved on July 22, 2024 and the subject tract was identified as Reserve A. The applicant is ready to proceed with Phase 2 of the development; therefore, a replat of the Reserve A tract into individual lots is required. This replat creates Lots 20-36 in Block 2, Lots 1-24 in Block 3, and Common Area #3. The plat also includes the dedication of public utility easements and public right-of-way for an interior local street.

A Public Hearing Notice was published in the Banner Press and notices were mailed to property owners within 200-feet of the subject properties on November 7, 2024. Two written citizen comments were received regarding this replat request. Gary Durrenberger was unsure whether he was in support of the request or not and wanted to hear the presentation at the meeting. Terry Schulz stated that he was against the replat but he didn't give any reason as to why. Heath Winkelmann was against the replat due to traffic concerns.

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**.

In response to questions from the Commissioner's, Staff clarified the following:

- The minimum lot size for single-family residential in Brenham is 7,000 square feet; however, this property is part of a Planned Development District which allows for 45-foot-wide lots and overall lot size of 5,400 square feet with an average lot size minimum.
- No homes are planned in the floodway. The floodway is proposed to be used for a common area, park land, and walking trails.
- The proposed plat does meet the Planned Development District Ordinance requirements.
- Since there have been no development inquiries for the extension of Saeger Street, it will dead-end temporarily.

Chairman Behrens closed the regular session and opened the public hearing at 5:31 pm. Gary Durrenberger, who lives at 232 N. Dixie Road, inquired about an access point onto Dixie Road and any setback regulations for the development to ensure the integrity of his property. Stephanie Doland pointed out that while there is currently construction access onto Dixie Road, once completed the development will not have an access point onto Dixie Road. Ms. Doland further stated that there is approximately an 8-acre tract between Mr. Durrenberger’s property and this replat.

Heath Winkelmann, lives at 213 Munz street which is on the corner of Munz Street, expressed concerns about the amount of traffic that will unload onto Jefferson Street and Munz Street stating that Munz wasn’t designed to handle that amount of traffic.

Chairman Behrens closed the public hearing and re-opened the regular session at 5:28 pm.

A motion was made by Commissioner Cangelosi and seconded by Commissioner Kossie to approve the request by Clayton & Kellie Collier / Southern Land of Texas, LLC for approval of a Replat of Reserve “A” of the Wilkins Valley Subdivision, to create the Wilkins Valley Subdivision, Phase 2 consisting of Common Area #3 being 0.118-acres and 41 lots in Blocks 2 and 3, as presented. The motion carried unanimously.

6. Adjourn.

A motion was made by Commissioner Alfred and seconded by Commissioner Kossie to adjourn the meeting at 5:39 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

December 16, 2024
Meeting Date

Attest

Kim Hodde
Staff Secretary

December 16, 2024
Meeting Date



CASE P-24-044
REPLAT: LOT 5A1A, WEST MAIN Addition

STAFF CONTACT: Shauna Laauwe AICP, City Planner

PLAT TITLE: Replat of West Main Subdivision, Lot 5A1A, Block 16 **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

OWNERS: Estate of Jeanette O. Parry / Russell Noe, Executor

AGENT/APPLICANT: Donald Ray Hunter, HLB Services, LLC.

LOT AREA /LOCATION: 0.4238 Acres

PROPOSED LEGAL DESCRIPTION: Lot 5A1a-1 and Lot 5A1a-2, West Main Addition in Brenham, Washington County, Texas

ZONING DISTRICT: R-2, Mixed Residential District

EXISTING USE: Single-Family Residential / Vacant Land

FUTURE LAND USE: Mixed Use Downtown Adjacent

REQUEST: A request by the Estate of Jeannette O. Parry / Russell Noe, Executor, for approval of a Replat of the West Main Street Addition, Lot 5A1A to create Lot 5A1A-1 (0.2578-acres) and Lot 5A1A-2 (0.1660-acres), being a total of 0.4238-acres, currently addressed as 407 West Main Street and further described as part of the Arrabella Harrington Survey, A-55, in Brenham, Washington County, Texas.

BACKGROUND:

The subject property, identified as Lot 5A1A of the West Main Street Addition is a 0.4238-acres lot addressed as 407 West Main Street, is a through and corner lot generally located on the southeast corner of W. Main Street and Seward Street with also having frontage along West Alamo Street to the south. The property owner is the Estate of Jeanette O. Parry / Russell Noe, Executor. The surveyor is Donald Hunter of HLB Services, LLC. The subject property consists of a single-family home and a detached garage with a large portion of vacant land that fronts onto W. Alamo Street. The owner wishes to subdivide the existing lot into two lots for future sale and residential development. The plat creates proposed Lot 5A1A-1 and 5A1A-2, with proposed Lot 5A1A-1 (0.2578-acres) consisting of the existing single-family residence and proposed Lot 5A1A-2 (0.1660-acres) to be sold for residential development. On December 9, 2024, the Board of Adjustments granted a variance to allow proposed Lot 5A1A-1 and Lot 5A1A-2 to have a reduced lot depth of 90 feet and 91 feet, respectively. This plat also dedicates 15-foot public utility easements along the property lines abutting W. Main Street, Seward Street and W. Alamo 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:

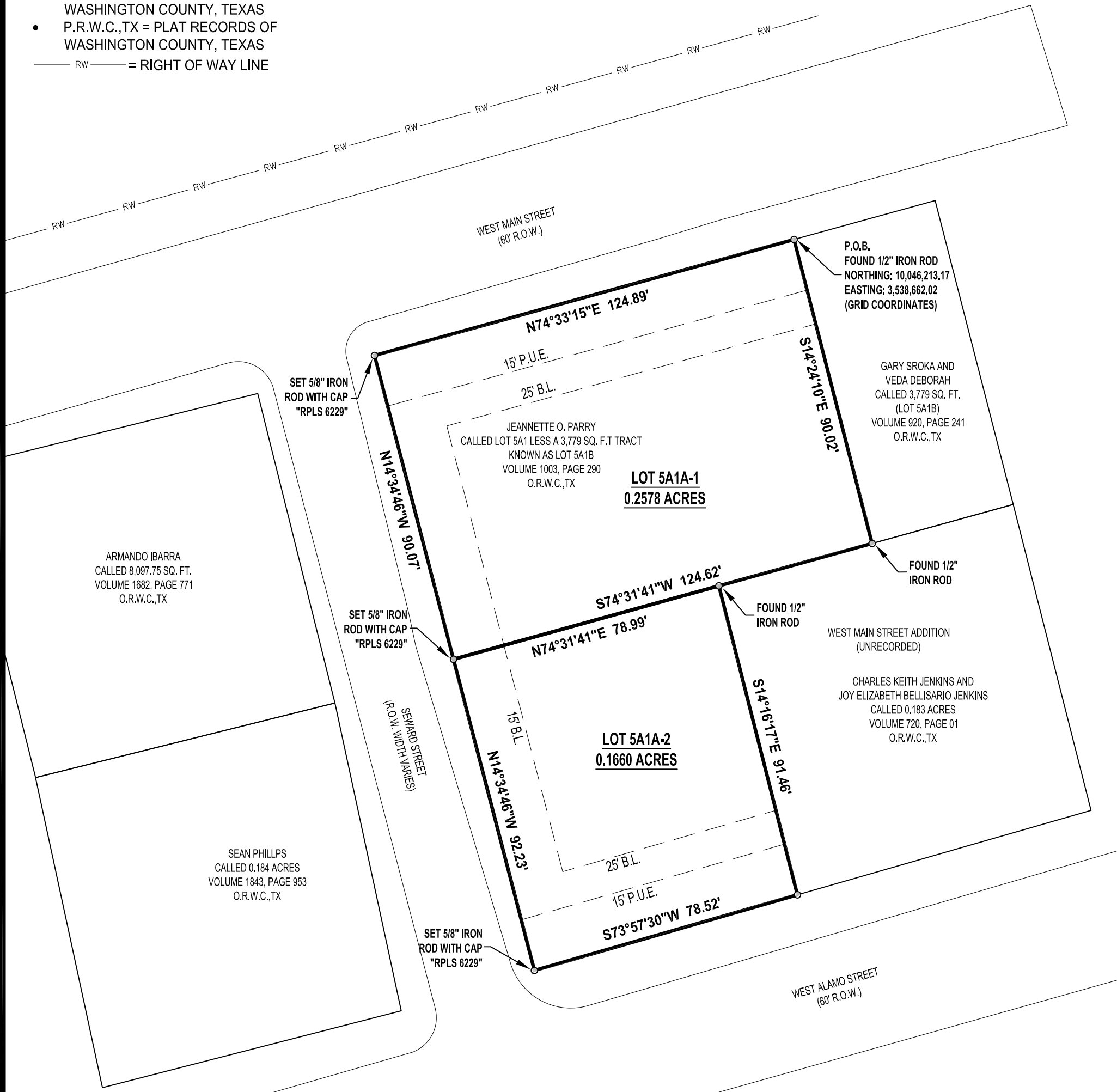
A. Proposed residential Replat.

FINAL PLAT

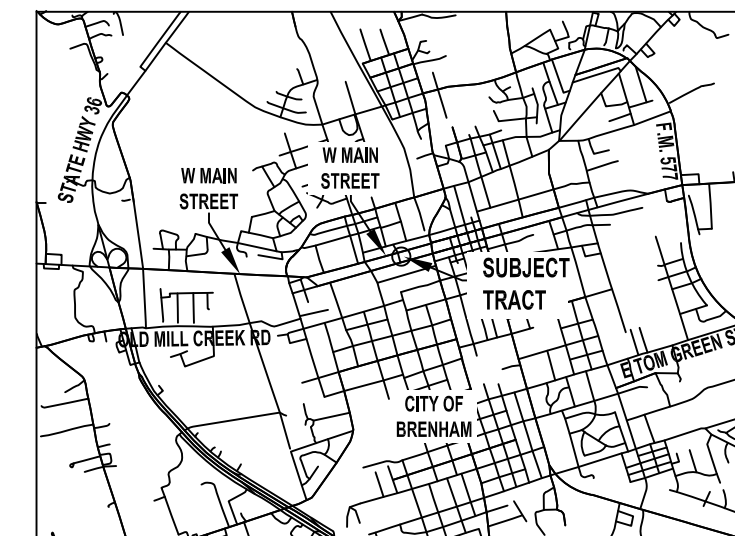
REPLAT OF LOT 5A1A OF THE WEST MAIN STREET ADDITION

LEGEND

- B.L. = BUILDING LINE
- P.U.E. = PUBLIC UTILITY EASEMENT
- O.R.W.C., TX = OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
- P.R.W.C., TX = PLAT RECORDS OF WASHINGTON COUNTY, TEXAS
- RW = RIGHT OF WAY LINE



VICINITY MAP



OWNER ACKNOWLEDGMENT

WE, ESTATE OF JEANNETTE PARRY, RUSSELL NOE EXECUTOR, THE OWNERS OF THE LAND DESCRIBED HEREON AND WHOSE NAMES ARE SUBSCRIBED HERETO, DO HEREBY ACKNOWLEDGE THE CHANGES TO THE 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 AND TITLE)

NOTARY PUBLIC ACKNOWLEDGMENT

THE STATE OF TEXAS
 COUNTY OF _____
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____
 DAY OF _____, 2024
 BY _____

 NOTARY PUBLIC, STATE OF TEXAS
 NOTARY COMMISSION EXPIRES: _____

PLANNING AND ZONING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____, 2024
 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRENHAM,
 TEXAS.

 CHAIRMAN

 SECRETARY

COUNTY CLERK FILING ACKNOWLEDGE STATEMENT

THE STATE OF TEXAS
 COUNTY OF WASHINGTON

I _____, CLERK OF THE COURT OF WASHINGTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE ____ DAY OF _____, 20____, 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, TEAS THE DAY AND DATE LAST ABOVE WRITTEN

 CLERK OF THE COUNTY COURT
 WASHINGTON COUNTY, TEXAS

ORIGINAL SHEET SIZE = 18" X 24"

FINAL PLAT			
REPLAT OF LOT 5A1A			
OF THE WEST MAIN STREET ADDITION TO			
CREATE LOT 5A1A-1 (0.2578ACRES) AND LOT 5A1A-2			
(0.1660 ACRES) FOR A TOTAL OF 0.4238 ACRES			
DRAWN BY: DRH	DATE: 11/15/2024	DWG. NO.	REV.
CHECKED BY: DRH	DATE: 11/18/2024	24-103-01	0
SCALE: 1" = 30'	APP.: DRH		

PREPARED BY: HLS SERVICES, LLC
 15803 ROSE PINE CT., CYPRESS, TX 77429
 PHONE: (832) 690-9007

NOTES:

- BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE, U.S. SURVEY FEET
- 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 NUMBER 48477C0295C, EFFECTIVE AUGUST 16, 2011, CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS
- THIS SURVEY HAS BEEN PREPARED FROM INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY AGENTS WESTCOR LAND TITLE INSURANCE COMPANY REFERENCED IN GF NO. 24-753-WASH EFFECTIVE OCTOBER 11, 2024.
- THIS PLAT DOES NOT INTEND TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS
- SUBJECT TO BUILDING SETBACK LINES AND YARD REQUIREMENTS ACCORDING TO ZONE AND USE AS SET FORTH IN THE CITY OF BRENHAM ZONING ORDINANCE
- 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
- ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN



I, DONALD RAY HUNTER, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6229 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY AND REPLAT OF 2 LOTS OF LAND IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION

DATED THIS ____ DAY OF DECEMBER, 2024 A.D.

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

DONALD RAY HUNTER JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6229

DATE SURVEYED: OCTOBER 24, 2024 BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), CENTRAL ZONE, U.S. SURVEY FEET



CASE P-24-044
REPLAT: WASHINGTON TERRACE ADDITION, BLOCK 16,
PORTIONS OF LOTS 2, 4, & 6, LOT 8, AND SOUTH HALF OF LOT 10

STAFF CONTACT: Shauna Laauwe AICP, City Planner

PLAT TITLE: Replat of Washington Terrace Addition, Block 16, Portions of Lots 2, 4, & 6, Lot 8 and south half of Lot 10 **CITY/ETJ:** City Limits

PLAT TYPE: Residential Replat

OWNERS: Jake Carlile / Arete Property Group

AGENT/APPLICANT: Reid Ullrich / Kerr Surveying

LOT AREA /LOCATION: 0.602-acres / 1301 and 1307 N. Park Street

PROPOSED LEGAL DESCRIPTION: Lot 2A, Block 16, Washington Terrace Addition in Brenham, Washington County, Texas

ZONING DISTRICT: B-1, Local Business/Residential Mixed-Use District

EXISTING USE: Single-Family Residential / Vacant Land

FUTURE LAND USE: Commercial and Single-Family Residential Use

REQUEST: A request by Jake Carlile / Arete Property Group for approval of a Replat of the Washington Terrace Addition, Block 16, being Portions of Lots 2, 4, and 6 (0.314-acres) Lot 8, and the south half of Lot 10 (0.2888-acres) to create Lot 2A, being a total of 0.602-acres, currently addressed as 1301 and 1307 N. Park Street and further described as part of the Arrabella Harrington Survey, A-55, in Brenham, Washington County, Texas.

BACKGROUND:

The subject properties, identified as Washington Terrace Addition, Block 16, being Portions of Lots 2, 4, and 6 (0.314-acres) Lot 8, and the south half of Lot 10 (0.2888-acres), encompass a 0.602-acre parcel currently addressed as 1301 and 1307 N. Park, and are generally located west of N. Park Street, north of Sayles Street, east of Ewing Street and south of McNeese Street. The property owner / applicant is Jake Carlile / Arete Property Group. The surveyor is Kerr Surveying. The subject property consists of a single-family home that will be demolished and vacant land. The property owner / applicant would like to combine these two tracts for future development of proposed Lot 2A for a townhome development. This plat also dedicates a 20-foot public utility easement along the eastern property line (N. Park Street) and dedicates a 15-foot public utility easement along the southern property line (Sayles Street).

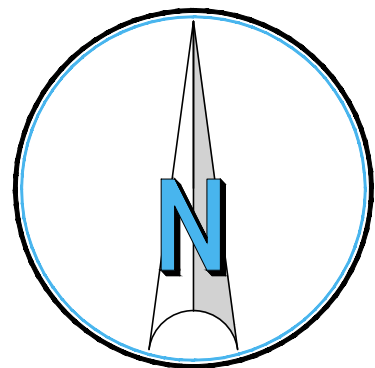
STAFF RECOMMENDATION:

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.

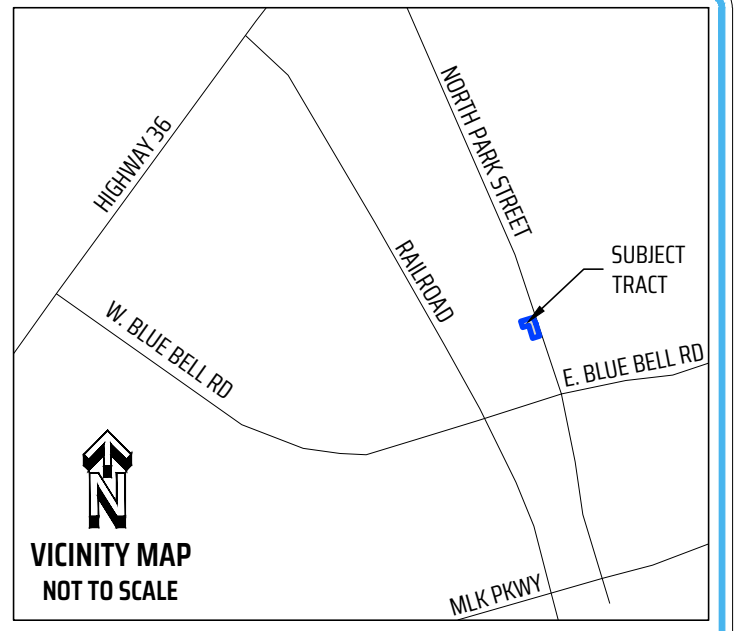
- GENERAL NOTES**
- THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE WASHINGTON COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48477C0295C, EFFECTIVE DATE: 08-16-2011.
 - 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 1.00002675393960 (CALCULATED USING GEOID12B).
 - (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
 - (P) INDICATES THE PLAT FILED IN VOLUME 1, PAGE 7, MRWCT.
 - FOR THE 0.314 ACRE TRACT:
 - THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY BLUEBONNET ABSTRACT AND TITLE, LLC, GF NO. 24-377-WASH, EFFECTIVE DATE: 06/02/2024. NO SURVEY RELATED ITEMS WERE LISTED UNDER SCHEDULE B.
 - FOR THE 0.288 ACRE TRACT:
 - THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY BLUEBONNET ABSTRACT AND TITLE, LLC, GF NO. 24-409-WASH, EFFECTIVE DATE: 06/07/2024. NO SURVEY RELATED ITEMS WERE LISTED UNDER SCHEDULE B.
 - 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.



SCALE: 1" = 20'



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	9,983.63'	79.93'	0°27'31"	S 22°03'18" E	79.93'



- LEGEND:**
- MRWCT = MAP RECORDS OF WASHINGTON COUNTY, TEXAS
 - PRWCT = PLAT 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
 - TC DEV = THUNDERCOCK DEVELOPMENT, LLC

OWNER ACKNOWLEDGEMENT

I, ALVIN JACOB CARLILE, A SINGLE PERSON, FOUNDER OF TC DEV, LLC, AND OWNER 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. 2024-3700 AND 2024-3701, 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: _____
 ALVIN JACOB CARLILE
 4425 ROCK PRAIRIE ROAD
 COLLEGE STATION, TX 77845

NOTARY PUBLIC ACKNOWLEDGEMENT
 STATE OF TEXAS
 COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ALVIN JACOB CARLILE, 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.

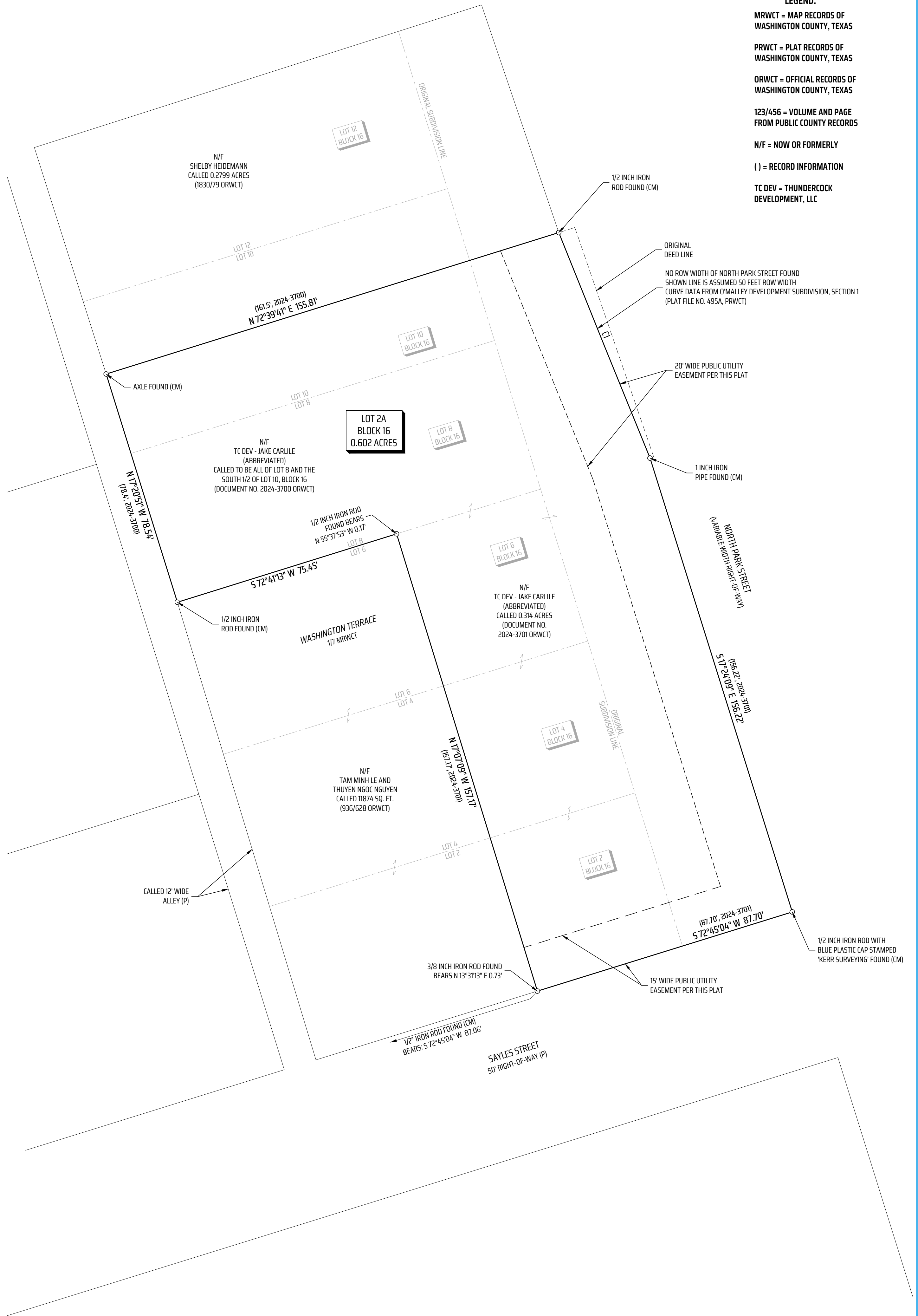
WITNESS MY HAND AND SEAL OF OFFICE, AT BRENHAM, WASHINGTON COUNTY, TEXAS, THE DAY AND DATE LAST WRITTEN ABOVE.

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 WASHINGTON TERRACE ADDITION PORTIONS OF LOTS 2, 4, AND 6, BLOCK 16 (0.314 ACRES) AND LOT 8 AND THE SOUTH 1/2 OF LOT 10, BLOCK 16 (0.288 ACRES) TO CREATE LOT 2A, BLOCK 16 FOR 0.602 ACRES ARRABELLA HARRINGTON LEAGUE SURVEY, ABSTRACT 55 BRENHAM, WASHINGTON COUNTY, TEXAS

KERR SURVEYING
 SCALE: 1 INCH = 20 FEET
 SURVEY DATE: 09-13-2024 | PLAT DATE: 12-12-2024
 JOB NUMBER: 24-1022 | CAD NAME: 24-1022-FINAL
 POINT FILE: 24-1022-ALL
 DRAWN BY: RCU CHECKED BY: DPB
 PREPARED BY: KERR SURVEYING, LLC
 TBPELS FIRM#10018500
 1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
 PHONE: (979) 268-3195
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE