502 W Third Street, Brenham
Texas, AC +/-

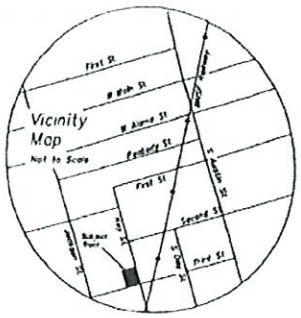


Boundary

The Lindi/Camaron Team
P: 979-451-4645 thelcteam.com 601 Medical Court

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W.O.#2024-3581



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

Showing a survey of 0.257 acres of land, situated in Washington County, Texas, being out of the A. Harrington Survey, Abstract No. 55, in the City of Brenham, and being all or a portion of a called 0.258 acre tract (designated Tract Twenty-Four) described in that deed dated April 20, 2012, from David W. Hermann and Wanda K. Hermann to Home Town Properties, L.P., recorded in Volume 1401, Page 1004 of the Official Records of Washington County, Texas.

Scale 1" = 30'

0' 30' 60' 90'

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 O.R.W.C.

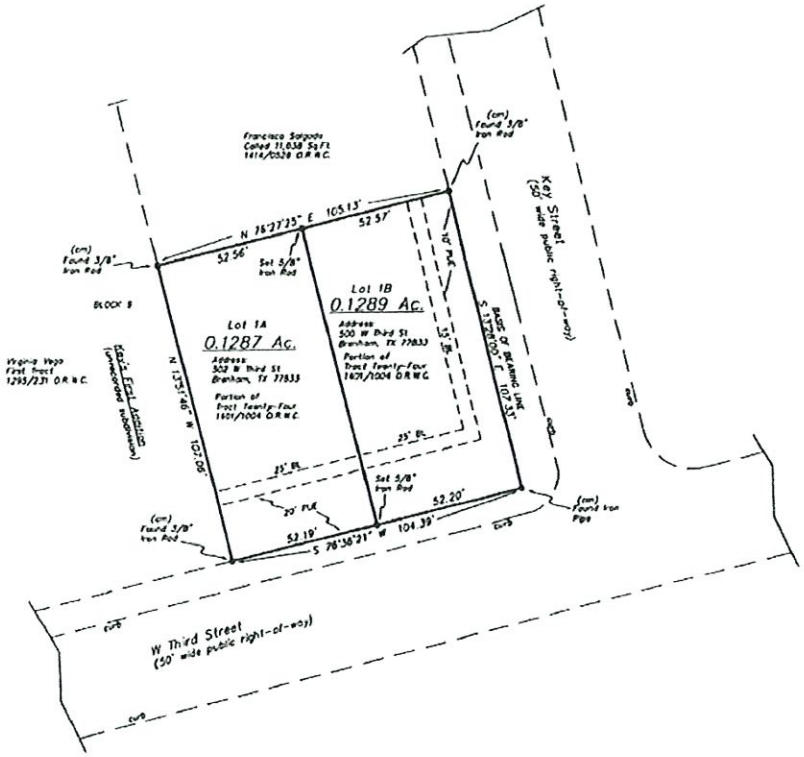
*A variance from Part II, Division 2, Section 2.05(1)(a)(4) of the City of Brenham Zoning Ordinance was approved by the Board of Adjustment on August 12, 2024, per Case Number B-24-006.

PLANNING AND ZONING COMMISSION APPROVAL

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

_____
Chairman

_____
Secretary



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 _____, sheet _____ of the _____ records of said county.

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

By _____

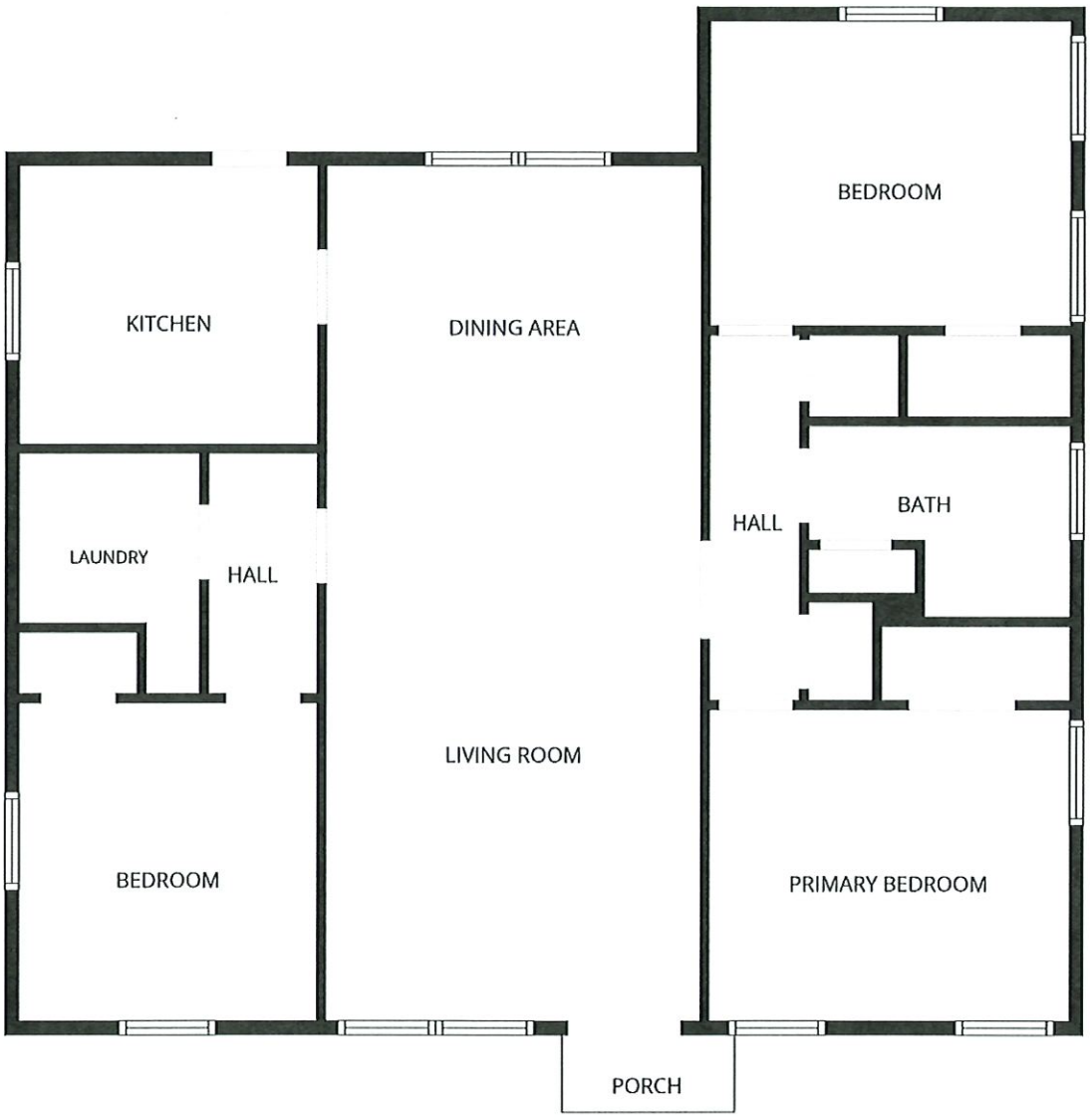
KNOW ALL MEN BY THESE PRESENTS That I, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Brenham, Texas.

MICHAEL J. BLAKEY 6539 REGISTERED PROFESSIONAL LAND SURVEYOR

Michael J. Blakey
Registered Professional Land Surveyor No. 6539 — 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 east 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 18, 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 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 (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. 10085000
4052 Pilkston Lane
Burton, Texas 77835
(979) 877-8549



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.