



**CITY OF WHARTON
SPECIAL CALLED
PLANNING COMMISSION MEETING**

**Tuesday, September 05, 2023
4:30 PM**

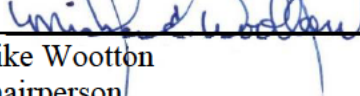
120 E. CANEY ST., WHARTON, TX 77488

**NOTICE OF
CITY OF WHARTON
SPECIAL CALLED
PLANNING COMMISSION MEETING**

Notice is hereby given that a Special Called Planning Commission Meeting will be held on Tuesday, September 05, 2023 at 4:30 PM at the Wharton City Hall, 120 East Caney Street, Wharton, Texas, at which time the following subjects will be discussed to-wit:

SEE ATTACHED AGENDA

Dated this 31 day of August 2023.

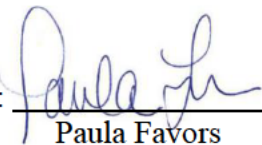
By:  _____
Mike Wootton
Chairperson

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning Commission Meeting is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall of said City in Wharton, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on August 31, 2023, at 4:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

The Wharton City Hall is wheelchair accessible. Access to the building and special parking is available at the primary entrance. Persons with disabilities, who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (979) 532-4811 Ext. 225 or by FAX (979) 532-0181 at least two (2) days prior to the meeting date. BRAILLE IS NOT AVAILABLE.

Dated this 31 day of August 2023.

CITY OF WHARTON

By:  _____
Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Special Called
Planning Commission Meeting
Tuesday, September 05, 2023
City Hall - 4:30 PM

Call to Order.

Roll Call.

Review & Consider:

1. Reading of the minutes from the regular called meeting held July 17, 2023.
2. Request from Ms. Clarice Ward of 3521 Fairway Dr., Country Club Estates, Lot 18, for a 5-foot side building line setback from the required 10-foot setback for construction of a carport/storage building.
3. Request from Ryan Moeckel with McKim & Creed to review the plat for Phase 1 of the Wharton Lakes Subdivision Abstract 36, Tracts 24-1, 24-2, 24-3, 24-5, 24-6 & 24 C.

Adjournment.

City of Wharton
120 E. Caney Street
Wharton, TX 77488

PLANNING COMMISSION

Meeting Date:	9/5/2023	Agenda Item:	Reading of the minutes from the regular called meeting held July 17, 2023.
<p>At this time, the Commission may review and approve the minutes from the regular called meeting held July 17, 2023.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Thursday, August 31, 2023	
Approval:			
Chairperson: Mike Wootton			

**MINUTES
 OF
 CITY OF WHARTON
 PLANNING COMMISSION MEETING
 CITY HALL
 120 EAST CANEY STREET
 WHARTON, TEXAS 77488**

**Monday, July 17, 2023
 4:30 P.M.**

Mike Wootton, Chairperson declared the meeting of the Planning Commission duly open for the transaction of business at 4:30 p.m.

Commissioners present were: Joel Williams, Adraylle Watson, Michael Quinn, Mike Wootton, Johnnie Gonzales and Rob Kolacny.

Commissioners absent were: Marshall Francis.

Staff members present were: Gwyneth Teves, Director of Planning & Development and Claudia Velasquez, Building Official.

Visitors present were: Maurice & Donna Clark, Charlie Nays, Diana DuCroz, Ardurra Group and Lata Krishnarao, Ardurra Group.

Call to Order.

Roll Call.

Review and Consider:

The first item on the agenda was to review and consider the election of officers. Commissioner Joel Williams motioned for the following officers to remain as is. Michael Wootton for chairman. Marshall Francis for vice-chairman and Rob Kolacny for secretary. Michael Quinn, Commissioner seconded the motion. All voted in favor.

The second item on the agenda was to review and consider reading of the minutes from the regular called meeting held May 1, 2023. Joel Williams, Commissioner, moved to approve the minutes as presented. Rob Kolacny, Commissioner, seconded the motion.

Adraylle Watson, Commissioner joined the meeting at 16:35.

The third item on the agenda was to review and consider a request from Mr. Geoffrey Brady for replat of Briargrove, Section 4, Block 1 for development. Rob Kolacny, Commissioner, moved to recommend the replat to the City Council for final approval. Michael Quinn, Commissioner, seconded the motion. All voted in favor.

The fourth item on the agenda was to review and consider a request from Mr. Charlie Nays for replat of William Kincheloe, Block 63, Lots 116, 116A, 117A for development. Joel Williams, Commissioner,

Regular Called Planning Commission Minutes
Monday, July 17, 2023
Page 2 of 2

moved to recommend the replat to the City Council for final approval. Rob Kolacny, Commissioner, seconded the motion. All voted in favor.

The fifth item on the agenda was to review and consider a request from Mr. Greg Hippel of 804 Old Caney Rd., Old Caney Manor, Lot 1, Res. A for a 6-foot side building line setback from the required 15-foot setback for construction of a patio cover. Michael Quinn, Commissioner, moved to recommend the variance request to the City Council for final approval. Joel Williams, Commissioner, seconded the motion. All voted in favor.

The sixth item on the agenda was to review and consider a request from Mr. & Mrs. Clark for a variance to Chapter 38 Manufactured Housing, Mobile Homes and Travel Trailers and Parks, Article 2 Requirements, Division 1 Generally, Section 38-36 Authorized Locations for replacement of an unoccupied mobile home for occupancy. After some discussion Joel Williams, Commissioner, moved to recommend that the variance request be denied and is recommending the request to the City Council for final determination. Johnnie Gonzales, Commissioner, seconded the motion. All voted in favor.

The seventh item on the agenda was to review and consider a presentation and request for input by Ardurra Group, Inc. for the City of Wharton Downtown Master Plan. Ms. Lata Krishnarao and Ms. Diana DuCroz of Ardurra Group gave a presentation on the City of Wharton Downtown Master Plan and solicited feedback from the commissioners and audience and completed a survey for the plan.

Adjournment. The meeting adjourned at 5:41 p.m.

Mike Wootton, Chairperson

Rob Kolacny, Secretary

City of Wharton
 120 E. Caney Street
 Wharton, TX 77488

PLANNING COMMISSION

Meeting Date:	9/5/2023	Agenda Item:	Request from Ms. Clarice Ward of 3521 Fairway Dr., Country Club Estates, Lot 18, for a 5-foot side building line setback from the required 10-foot setback for construction of a carport/storage building.
<p>At this time, the Commission may review and consider a request from Ms. Clarice Ward of 3521 Fairway Dr., Country Club Estates, Lot 18, 5-foot side building line setback from the required 10-foot setback for construction of a carport/storage building on an existing concrete slab. The front setback of 25-feet will be met.</p> <p>Attached are the application, carport details and supporting photos.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Thursday, August 31, 2023	
Approval:			
Chairperson: Mike Wootton			

**CITY OF WHARTON
PLANNING COMMISSION
APPLICATION FOR VARIANCE**

Item-2

NOTE: If variance request is approved by the Planning Commission, the request will then be presented at the next City Council meeting for City Council consideration. Attendance by the applicant requesting the variance is mandatory during the City Council meeting. If applicant fails to attend the meeting, the variance request will not be considered by the City Council at that time. The expiration date for approved variance application will be six months from the date of approval of the variance. If construction has not commenced within that six month period, the applicant must re-apply for the variance.

Clarice A. Ward
Name (Printed)
3521 Fairway Dr
Physical Address
3rd
Legal Address

8/21/23
Date
3521 Fairway Dr
Mailing Address
[Redacted]
Phone

Describe the variance request and the reason for requesting variance:

Install Carport 12' x 25'

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

Clarice Ward
Signature
8/21/23
Date
Planning Commission Meeting: 9/04/23 @ 430p
City Council Meeting: 9/11/23 @ 7pm

Building line setbacks Only
Residential \$100.00
Non-Residential \$150.00
Non-Refundable fee
Effective November 3, 2006

ADJACENT PROPERTY OWNER (S):

Robert Kolacny
Name
Country Club Est lot 19
Legal Address
Bailey & Calista Satek
Name
Country Club Est. Lot 17
Legal Address
Hacienda Services Inc.
Name
Baker # 1, lot 6
Legal Address

Phone
3515 Fairway Drive
Physical Address
Phone
3613 Fairway Drive
Physical Address
Phone
3610 Cline Drive
Physical Address

APPROVAL:

Fresh Teves
Planning Department

Chairman of the Planning Commission

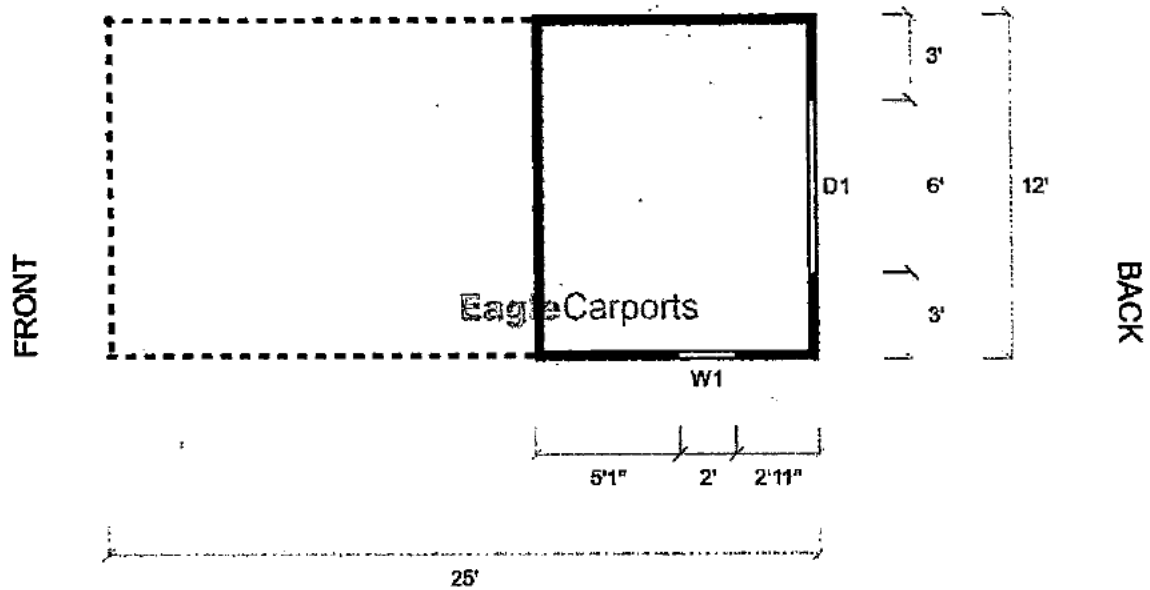
Mayor

8.21.2023
Date

Date

Date

LEFT SIDE



RIGHT SIDE

SYMBOL LEGEND

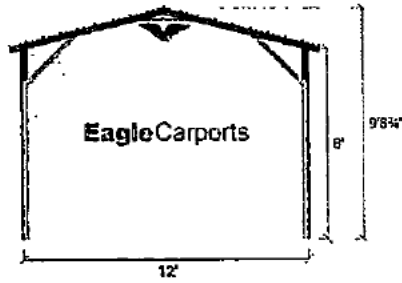
D1	6'x7' Garage Door	W1	24W x 36H Windows
	Closed Wall		Open Wall

CUSTOMER	Clarice Ward		
DEALER ID #	d0011763-main	PHONE #	979-532-3823
STATE	TX	ZIP CODE	77488

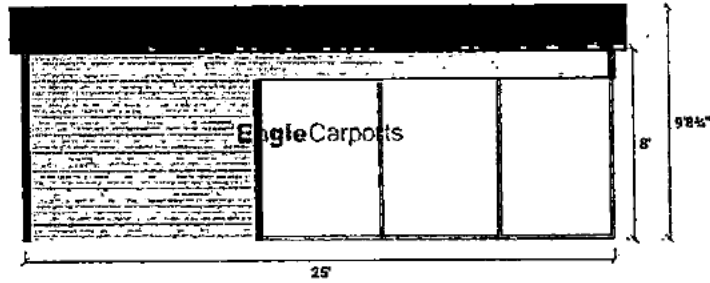
DISCLAIMER
 If building does not meet proper compliance and verification for wind/snow rating, your request will be screened by our team and you will be made aware of the necessary changes.

BUILD # 1692297149438922

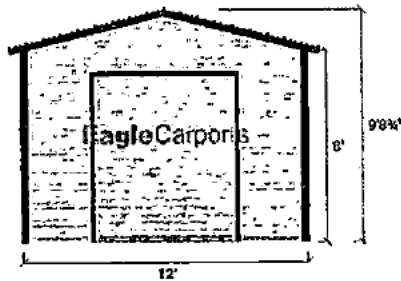
FRONT



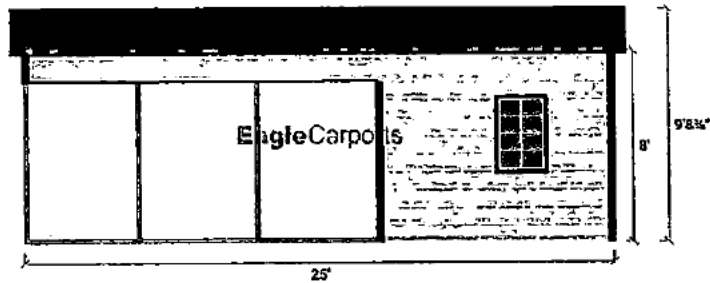
LEFT SIDE



BACK



RIGHT SIDE



BUILD #	1692297149438922	DISCLAIMER			
CUSTOMER	Clarice Ward	If building does not meet proper compliance and verification for wind/snow rating, your request will be screened by our team and you will be made aware of the necessary changes.			
DEALER ID #	d0011763-main			PHONE #	979-532-3823
STATE	TX			ZIP CODE	77488

City of Wharton
 120 E. Caney Street
 Wharton, TX 77488

PLANNING COMMISSION

Meeting Date:	9/5/2023	Agenda Item:	Request from Ryan Moeckel with McKim & Creed to review the plat for Phase 1 of the Wharton Lakes Subdivision Abstract 36, Tracts 24-1, 24-2, 24-3, 24-5, 24-6 & 24 C.
<p>At this time, the Commission may review and consider a request from Ryan Moeckel with McKim & Creed to review the plat for Phase 1 of the Wharton Lakes Subdivision.</p> <p>The full plat was reviewed in May 2023 and several changes were recommended. The developer has corrected the changes and is now submitting Phase 1 of the Wharton Lakes Subdivision to begin the construction/permitting process.</p> <p>Attached is the plat application and draft plat.</p>			
Director of Planning & Development: Gwyneth Teves		Date: Friday, March 3, 2023	
Approval:			
Chairperson: Mike Wootton			



City of Wharton

120 E. Caney • Wharton, TX 77488
Phone (979) 532-2491 • Fax (979) 532-0181

PLAT OR RE-PLAT REQUIREMENTS

- 3 BLUELINES (24x36) (2 – County Clerk’s office, 1-Personal Records)
- 3 MYLARS (24x36) (1-County Clerk’s Office, 1-Surveyor, 1-City Hall)
- 1 REGULAR PAPER (8 ½ x 14-legal size) (1-County Clerk’s Office/City Hall)*For Planning Commission
- 1 PDF Format (can be e-mailed)*For Planning Commission

A single draft of the re-plat may be submitted to the Planning Commission for approval. The Planning Commission meets on the 1st and 3rd Monday of each month at 4:30 P.M. Requests to be placed on the meeting agenda shall be submitted to the Planning Department no later than 12:00 P.M. on the Wednesday prior to the scheduled meeting date.

If approved by the Planning Commission, the request for re-plat will be forwarded to City Council for final approval. A representative/property owner will be required to attend the City Council meeting. Once approved by City Council the complete set of blue-lines and Mylars shall be submitted to the City for necessary signatures along with the Original Tax certificate(s) and filing fees. You can obtain this certificate from Wharton County Tax Office for \$10.00 each. The filing fee is \$121.00, and \$100 for 2nd page same plat, and \$2 for each additional copy other than stated as above and should be made payable to the City of Wharton. City of Wharton Council meets on the 2nd and 4th Monday of each month at 7:00 P.M.

After City Council approval, City staff shall have the documents filed at the Wharton County Clerk’s Office.

The City of Wharton shall retain 1 Mylar (24x36) and 1- 8 ½ x 14 for our records.

Wharton County can scan and make copies for a fee.

CITY OF WHARTON
PLANNING COMMISSION
APPLICATION
FOR
PLAT OR RE-PLAT

NOTE: If plat or re-plat request is approved by the Planning Commission, the request will then be presented at the next City Council meeting for City Council consideration. Attendance by the applicant requesting the variance is mandatory during the City Council meeting. If applicant fails to attend the meeting, the variance request will not be considered by the City Council at that time.

Ryan Moeckel
Name (Printed)
12718 Century Drive, Stafford, Texas 77477
Physical Address
12718 Century Drive, Stafford, Texas 77477
Legal Address

~~2-28-2023~~ 7-20-23
Date
12718 Century Drive, Stafford, Texas 77477
Mailing Address
[REDACTED]
Phone

*ATTACH A PRELIMINARY/FINAL DRAWING OF THE RE-PLAT.
*ATTACH TAX CERTIFICATES.

SIGNATURE OF APPLICANT:

R Moeckel
Signature

7-20-23
Date

Planning commission Meeting: _____
City Council Meeting: _____

ADJACENT PROPERTY OWNER(S):

Name

Legal Address

Name

Legal Address

Name

Legal Address

Phone

Physical Address

Phone

Physical Address

Phone

Physical Address

APPROVAL:

Gwyneth Teves
Planning Department

07/20/2023
Date

Chairman of the Planning Commission

Date

Mayor

Date

STATE OF TEXAS :
COUNTY OF WHARTON:

WE, WHARTON 55, LLC, ACTION HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **WHARTON LAKES SEC 1**, AN ADDITION TO THE CITY OF WHARTON, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE TO THE PUBLIC USE FOREVER, THE STREETS, ALLEY, AND PUBLIC USE AREAS, SHOWN HEREON, AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES INDICATED TO THE PUBLIC USE FOREVER, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREIN. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS ON SAID PLAT. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF WHARTON'S USE THEREOF. THE CITY OF WHARTON AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS. THE CITY OF WHARTON AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY SAID EASEMENT FOR THE PURPOSE OF USING, CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OF PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

WHARTON 55, LLC, DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREETS, ALLEYS, EASEMENTS AND RIGHTS UNTO THE PUBLIC AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF WHARTON.

WITNESS MY HAND THIS ____ DAY OF _____, 2023.

BY: _____
BRIAN JARRARD
OFFICER
WHARTON 55, LLC

STATE OF TEXAS:
COUNTY OF _____:

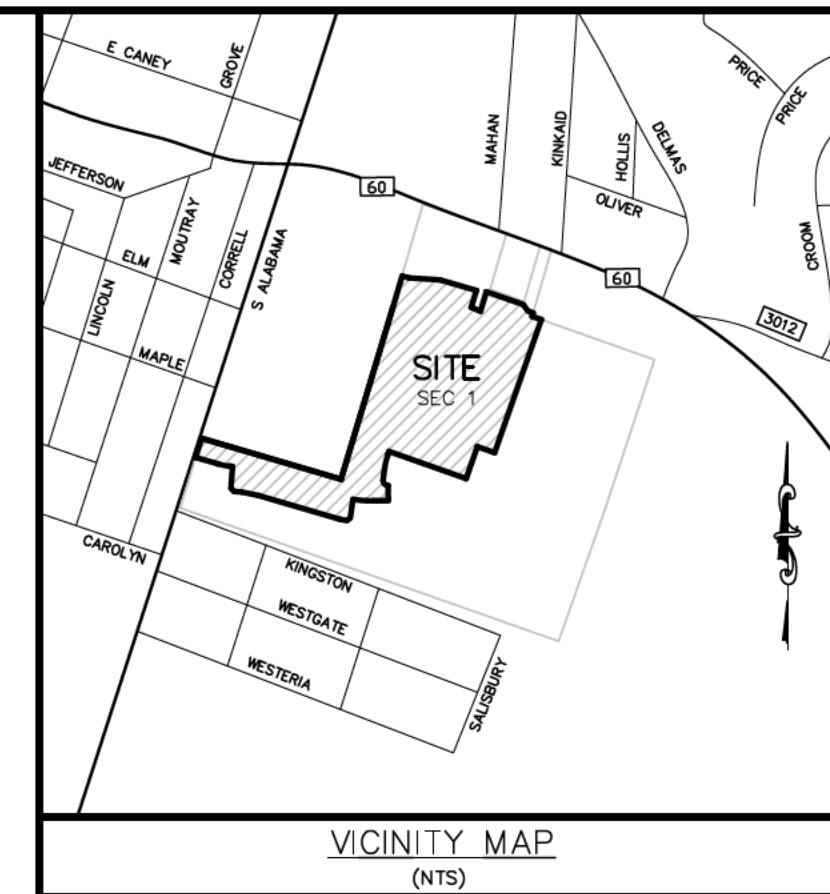
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED BRIAN JARRARD, OFFICER OF WHARTON 55, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR STATE OF TEXAS
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

Table with columns: LINE, BEARING, DISTANCE. Contains lines L1 through L40 with specific bearing and distance measurements.

Table with columns: CURVE, RADIUS, LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Contains curve data for curves C1 through C37.



KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT CHRIS KELLY, DO 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 WHARTON, TEXAS.

ROBERT CHRIS KELLY, R.P.L.S.
TEXAS REGISTRATION NO. 6833



WHARTON LAKES SEC 1

A SUBDIVISION OF A 18.5716 ACRE TRACT
IN THE RANDAL JONES 1/2 LEAGUE,
ABSTRACT NO. 36,
CITY OF WHARTON,
WHARTON COUNTY, TEXAS

99 LOTS 5 BLOCKS 4 RESERVES

~ OWNERS ~

WHARTON 55, LLC
5005 Riverway Drive
Houston, Texas 77056

PHONE: 281.731.1382

~ SURVEYOR ~



ENGINEERS, SURVEYORS, PLANNERS
12718 Century Drive
Stafford, Texas 77477
281.491.2525
www.mckimcreed.com
TBPELS Firm Registration No. 10177600

JOB NO. 09208-0001

JULY 20, 2023

SHEET 1 OF 2

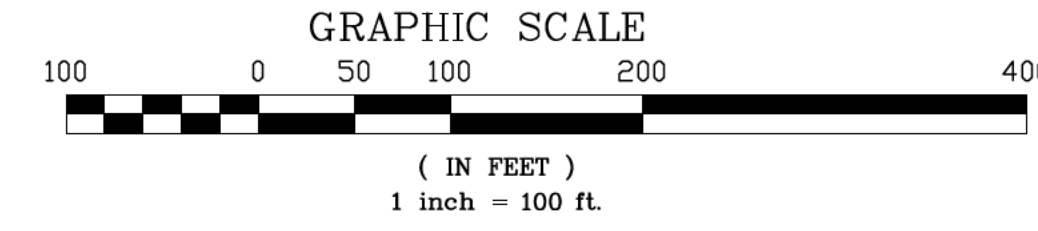
NOTES:
1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986294072.
2.) ALL LOT CORNERS, ANGLE POINTS, AND PC'S HAVE BEEN MARKED WITH A 5/8" IRON ROD WITH CAP STAMPED "MCKIM & CREED", UNLESS OTHERWISE NOTED.
3.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR WHARTON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48481-C-0365F EFFECTIVELY DATED DECEMBER 21, 2017, THIS PROPERTY LIES IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED.
4.) ALL LOTS SHALL HAVE 5 FEET BUILDING SETBACK LINES ON ALL SIDE PROPERTY LINES.
5.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF WHARTON, TEXAS.

APPROVED THIS ____ DAY OF _____, 202__ BY THE CITY PLANNING COMMISSION
OF THE CITY OF WHARTON, TEXAS.

CHAIRMAN _____ SECRETARY _____

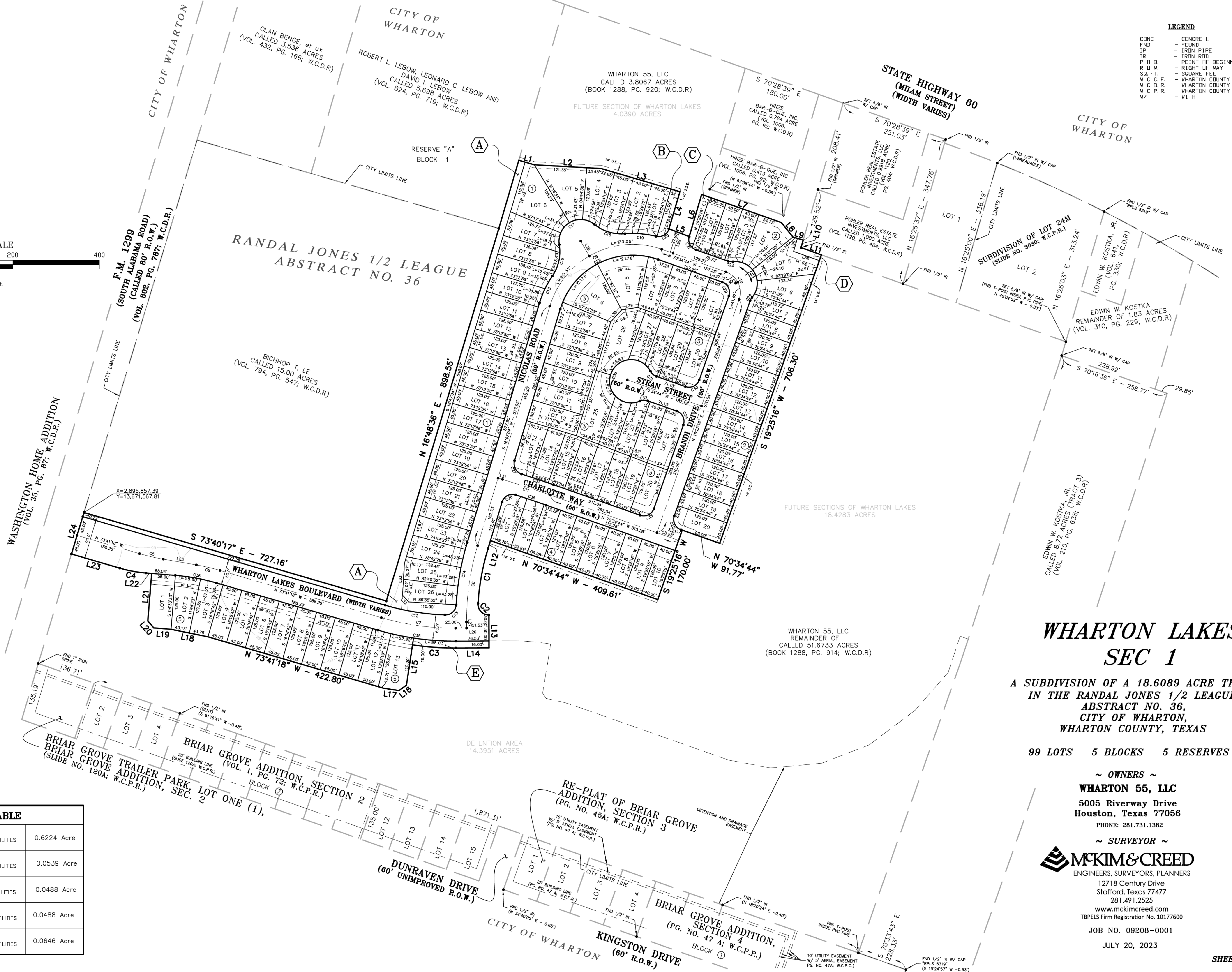
APPROVED THIS ____ DAY OF _____, 202__ BY THE CITY COUNCIL OF THE CITY
OF WHARTON, TEXAS.

MAYOR _____ CITY SECRETARY _____



LEGEND

CONC	- CONCRETE
FND	- FOUND
IP	- IRON PIPE
IR	- IRON ROD
P.D.B.	- POINT OF BEGINNING
R.O.W.	- RIGHT OF WAY
SQ. FT.	- SQUARE FEET
W.C.C.F.	- WHARTON COUNTY CLERK'S FILE
W.C.D.R.	- WHARTON COUNTY DEED RECORDS
W.C.P.R.	- WHARTON COUNTY PLAT RECORDS
W/	- WITH



**RANDAL JONES 1/2 LEAGUE
ABSTRACT NO. 36**

**WHARTON LAKES
SEC 1**

A SUBDIVISION OF A 18.6089 ACRE TRACT
IN THE RANDAL JONES 1/2 LEAGUE,
ABSTRACT NO. 36,
CITY OF WHARTON,
WHARTON COUNTY, TEXAS

99 LOTS 5 BLOCKS 5 RESERVES

~ OWNERS ~
WHARTON 55, LLC
5005 Riverway Drive
Houston, Texas 77056
PHONE: 281.731.1382

~ SURVEYOR ~
MCKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS
12718 Century Drive
Stafford, Texas 77477
281.491.2525
www.mckimcreed.com
TBPELS Firm Registration No. 10177600
JOB NO. 09208-0001
JULY 20, 2023

RESERVE TABLE

RESERVE	RESTRICTION	ACREAGE
A	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES	0.6224 Acre
B	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES	0.0539 Acre
C	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES	0.0488 Acre
D	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES	0.0488 Acre
E	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES	0.0646 Acre

DETENTION AREA
14.3951 ACRES

WHARTON 55, LLC
REMAINDER OF
CALLED 51.6733 ACRES
(BOOK 1288, PG. 914; W.C.D.R.)

FUTURE SECTIONS OF WHARTON LAKES
18.4283 ACRES

RE-PLAT OF BRIAR GROVE
ADDITION, SECTION 3
(PG. NO. 45A; W.C.P.R.)

BRIAR GROVE ADDITION,
SECTION 4
(PG. NO. 47 A; W.C.P.R.)

BRIAR GROVE TRAILER PARK,
LOT ONE (1),
BRIAR GROVE ADDITION, SEC. 2
(SLIDE NO. 120A; W.C.P.R.)

BRIAR GROVE ADDITION, SECTION 2
(VOL. 1, PG. 72; W.C.P.R.)

WASHINGTON HOME ADDITION
(VOL. 35, PG. 87; W.C.D.R.)

F.M. 1299
(SOUTH ALABAMA ROAD)
(CALLED 80' R.O.W.)
(VOL. 802, PG. 787; W.C.D.R.)

BICHOP T. LE
CALLED 15.00 ACRES
(VOL. 794, PG. 547; W.C.D.R.)

OLAN BERGE, et ux
CALLED 3.536 ACRES
(VOL. 432, PG. 166; W.C.D.R.)

ROBERT L. LEBOW, LEONARD C. LEBOW AND
DAVID I. LEBOW
CALLED 5.698 ACRES
(VOL. 824, PG. 719; W.C.D.R.)

WHARTON 55, LLC
CALLED 3.8067 ACRES
(BOOK SECTION OF WHARTON LAKES
4.0390 ACRES)

STATE HIGHWAY 60
(MILAM STREET)
(WIDTH VARIES)

CITY OF WHARTON

RESERVE "A"
BLOCK 1

CITY LIMITS LINE

CITY LIMITS LINE

X=2,895,857.39
Y=13,671,567.81

DETENTION AND DRAINAGE EASEMENT

18' UTILITY EASEMENT
W/ 5' AERIAL EASEMENT
(PG. NO. 47 A; W.C.P.R.)

DUNRAVEN DRIVE
(60' UNIMPROVED R.O.W.)

KINGSTON DRIVE
(60' R.O.W.)

BRIAR GROVE ADDITION,
SECTION 4
(PG. NO. 47 A; W.C.P.R.)

10' UTILITY EASEMENT
W/ 5' AERIAL EASEMENT
(PG. NO. 47A; W.C.P.C.)

FND 1/2" IR W/ CAP
799.5 5319'
(S 1924'27" W -0.537)