



**CITY OF WHARTON
PLANNING COMMISSION MEETING**

**Monday, April 6, 2020
4:30 PM**

**[HTTPS://JOIN.ME/376-106-438](https://join.me/376-106-438)
OR DIAL IN BY PHONE AT 1-720-650-5050
MEETING ID 376-106-438**

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

Notice is hereby given that a Planning Commission Meeting will be held on Monday, April 6, 2020 at 4:30 PM via teleconference and audible 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 3 day of April 2020.


By: /s/ I. O. Coleman, Jr.
I.O. Coleman, Jr., 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 or Town in Wharton, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on April 3, 2020, 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 3 day of April 2020.

CITY OF WHARTON

By: 

Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Planning Commission Meeting
Monday, April 6, 2020
City Hall - 4:30 PM

Pursuant to V.T.C.A. Gov. Code Section 551.001 et seq., the City of Wharton Planning Commission of the City of Wharton, Texas will hold a meeting by Teleconference on Monday, April 6, 2020 at 4:30p.m. at City Hall, 120 E. Caney St., Wharton, Texas 77488.

Join the meeting: join.me/376-106-438

To dial in by phone:

United States - Camden, DE

[+1.302.202.5900](tel:+13022025900)

Conference ID:

376-106-438 #

Call to Order.

Roll Call.

Review & Consider:

1. Reading of the minutes from the special meeting held March 17, 2020.
2. Request by Cynthia Cash on behalf of Patricia Baldwin Estate for Re-Plat of C.W. Wilson Subdivision, Lots 38 & 39.
3. Request by Wharton Partners LLC for replat of 1506 N. Fulton St, Wm. Kincheloe, Blk. 64H and 64I.

Adjournment.

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

PLANNING COMMISSION

Meeting Date:	4/6/2020	Agenda Item:	Reading of the minutes from the special meeting held March 17, 2020.
<p>At this time, the Commission may review and approve the minutes from the special meeting held March 17, 2020.</p>			
Community Development Director: Gwyneth Teves		Date: Friday, April 3, 2020	
Approval:			
Chairman: I. O. Coleman, Jr.			

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

**Tuesday, March 17, 2020
4:30 P.M.**

Chairman I. O. Coleman, Jr. declared the meeting of the Planning Commission duly open for the transaction of business at 04:31 p.m.

Commissioners present were: I. O. Coleman, Jr., Mike Wootton, Rob Kolacny, Michael Quinn and Marshall Francis.

Commissioners absent were: Russell Cenko and Billie Jones.

Staff members present were: Community Development Director Gwyneth Teves and Building Official Ronnie Bollom.

Visitors present were: Brad Hubbard and Scott Vickers.

Call to Order.

Roll Call.

Review and Consider:

The first item on the agenda was to review and consider reading of the minutes from the special meeting held March 6, 2020. Commissioner Marshall Francis moved to approve the minutes as presented. Commissioner Mike Wootton seconded the motion. All voted in favor.

The second item on the agenda was to review and consider request from Shirley Curtis, 817 N. Spanish Camp Rd., Wharton, Block 61, Lot 21B for:

- A. A side property line setback variance of 4' on the east side of the property from the required 5' setback.
- B. A side property line setback variance of 5' on the west side of the property from the required 5' setback.

After a brief discussion, Commissioner Marshall Francis moved to recommend the variances to the City Council for final approval. Commissioner Rob Kolacny seconded the motion. All voted in favor.

The third item on the agenda was to review and consider a from Bernardo & Patricia Estrada, 302 Moutray Ave., Washington Homes, Block 8, Lot 16 for a side property line setback variance of 7' from the required 15' setback. After a brief discussion, Commissioner Rob Kolacny moved to recommend the variance to the City Council for final approval. Commissioner Marshall Francis seconded the motion. All voted in favor.

Adjournment. Chairman I. O. Coleman, Jr. adjourned the meeting at 4:37 p.m.

I. O. Coleman, Jr., Chairman

Billie H. Jones, Secretary

DRAFT

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

PLANNING COMMISSION

Meeting Date:	4/6/2020	Agenda Item:	Request by Cynthia Cash on behalf of Patricia Baldwin Estate for Re-Plat of C.W. Wilson Subdivision, Lots 38 & 39.
<p>At this time, the Commission may review and consider a request by Cynthia Cash on behalf of Patricia Baldwin Estate for Re-Plat of C.W. Wilson Subdivision, Lots 38 & 39.</p> <p>See attached application and Draft Re-Plat.</p>			
Community Development Director: Gwyneth Teves		Date: Friday, April 3, 2020	
Approval:			
Chairman: I. O. Coleman, Jr.			

**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.

Cynthia Cash
Name (Printed)
820 Branch Street
Physical Address
C. W. Wilson, Blk 60, Lots 38 & 39
Legal Address

3-16-2020
Date
1020 West Milam
Mailing Address
979 599 2544
Phone

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

SIGNATURE OF APPLICANT:

Cynthia Cash
Signature

3-16-2020
Date

Planning Commission Meeting: 04/06/2020.
City Council Meeting: 04/13/2020.

ADJACENT PROPERTY OWNER(S):

Magdaleno Ballejo Estate
Name
C. W. Wilson, Blk 60, Lots 40 & 41
Legal Address
Jaqueline Favis
Name
CW Wilson, Blk 60, Lot 37
Legal Address

Phone
117 Lewis
Physical Address
0 Branch St
Phone

Physical Address

Name

Legal Address

Phone

Physical Address

APPROVAL:

Fresh Texas
Planning Department

3-16-2020
Date

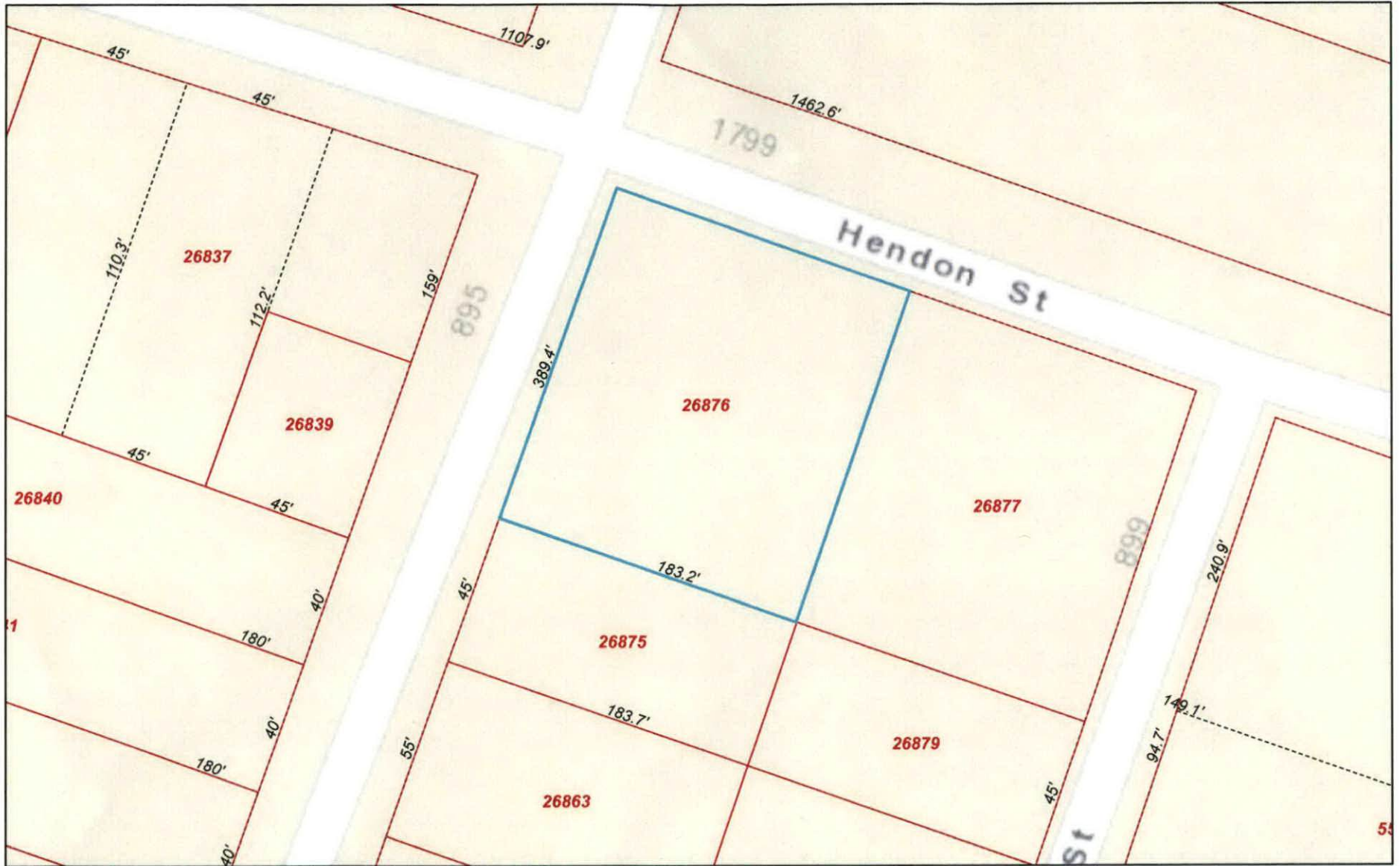
Chairman of the Planning Commission

Date

Mayor

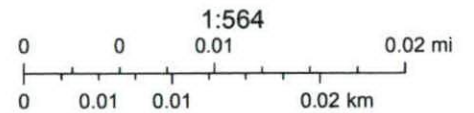
Date

820 Branch St.



3/16/2020, 4:10:37 PM

Parcels Abstracts Lot Lines



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Wharton Central Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Wharton CAD Property Search

Property ID: R026876 For Year 2020

 Map

 Property Details

Account	
Property ID:	R026876
Legal Description:	C.W.WILSON BLOCK 60 LOT 38,39 Acres:0.2443
Geographic ID:	11460-001-380-00
Agent Code:	
Type:	R - REAL PROPERTY
Location	
Address:	820 BRANCH
Map ID:	
Owner	
Name:	BALDWIN PATRICIA LIFE ESTATE
Mailing Address:	820 BRANCH WHARTON, TX 77488-0000
% Ownership:	100.0%
Exemptions:	HS - HOMESTEAD For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	N/A
Improvement Non-Homesite Value:	N/A
Land Homesite Value:	N/A
Land Non-Homesite Value:	N/A
Agricultural Market Valuation:	N/A
Market Value:	N/A
Ag Use Value:	N/A
Appraised Value:	N/A
Homestead Cap Loss: ⓘ	N/A
Assessed Value:	N/A

DISCLAIMER Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
1	CONS GROUNDWATER	N/A	N/A	N/A	N/A	N/A
1	WHARTON COUNTY	N/A	N/A	N/A	N/A	N/A
1	COUNTY JR COLLEGE	N/A	N/A	N/A	N/A	N/A
1	ESD#1	N/A	N/A	N/A	N/A	N/A
1	FM & LR	N/A	N/A	N/A	N/A	N/A
3	ESD#3	N/A	N/A	N/A	N/A	N/A
3	CITY OF WHARTON	N/A	N/A	N/A	N/A	N/A
7	WHARTON ISD	N/A	N/A	N/A	N/A	N/A

Total Tax Rate: N/A Estimated Taxes With Exemptions: N/A Estimated Taxes Without Exemptions: N/A

Property Improvement - Building

Living Area: 1,280.00sqft **Value:** N/A

Type	Description	Year Built	SQFT
RESIDENCE	RESIDENTIAL	1945	1,280.00
OPEN PORCH	OPEN PORCH	1945	140.00
ST-TIN W/FLOOR	ST-TIN W/FLOOR	2009	48.00
PREFAB	PREFAB	2009	96.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
WH-SW	A1 - Res. Single Family - No Ag	0.2443	10,640.00	112.00	95.00	N/A	N/A

Property Roll Value History

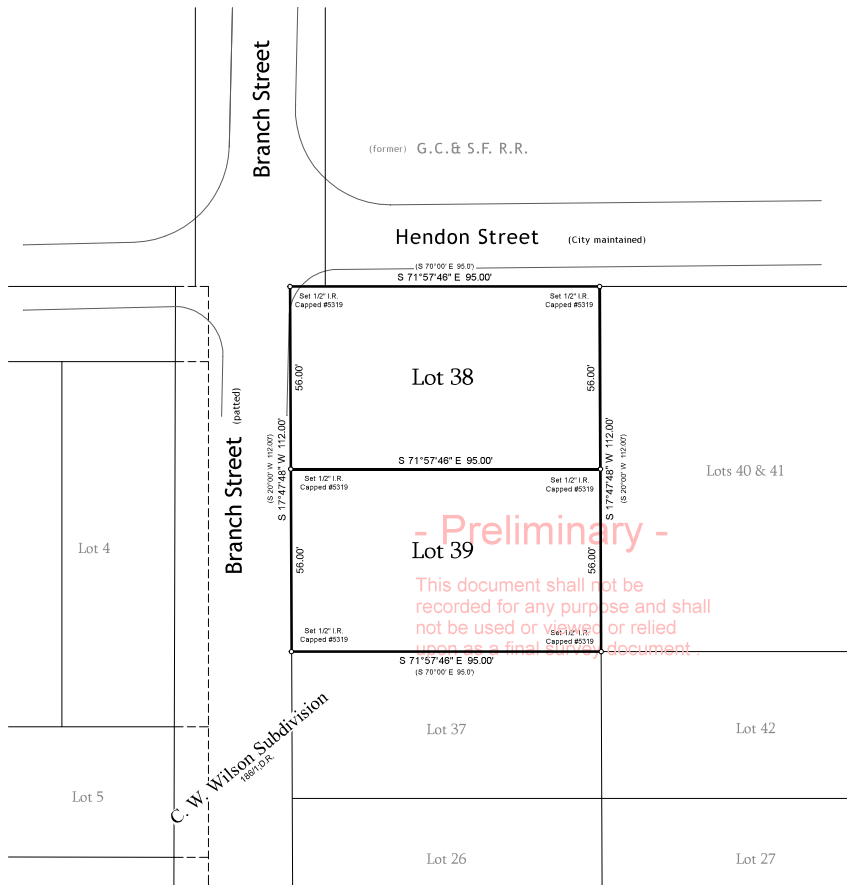
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$34,241	\$2,873	\$0	\$37,114	\$0	\$37,114
2018	\$38,783	\$2,873	\$0	\$41,656	\$0	\$41,656
2017	\$44,461	\$3,192	\$0	\$47,653	\$0	\$47,653
2016	\$36,304	\$3,192	\$0	\$39,496	\$0	\$39,496
2015	\$38,215	\$3,192	\$0	\$41,407	\$0	\$41,407
2014	\$38,215	\$3,192	\$0	\$41,407	\$0	\$41,407
2013	\$38,215	\$3,192	\$0	\$41,407	\$0	\$41,407
2012	\$38,480	\$3,192	\$0	\$41,672	\$0	\$41,672
2011	\$38,480	\$3,192	\$0	\$41,672	\$0	\$41,672

Property Deed History

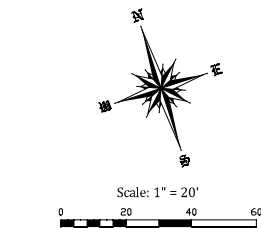
Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/12/2018	18	G	BALDWIN PATRICIA LIFE ESTATE	BALDWIN PATRICIA	1112	66	
10/12/2018	18	G	BALDWIN PATRICIA	BALDWIN PATRICIA LIFE ESTATE	1112	66	
7/19/2016	31	Q	GILES WILLIE	BALDWIN PATRICIA	1029	486	
2/5/2015	46	W	BALDWIN PEARL ESTATE	GILES WILLIE	979	378	
1/1/2003	0			BALDWIN PEARL ESTATE			

DISCLAIMER

DISCLAIMER Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.



- 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.



Note:
 This tract is located wholly within the city limits of the City of Wharton, Wharton County, Texas.

Flood Hazard Boundary Information :

As of this date (March, 2020), the "Re-plot of Lots 38 and 39, C. W. Wilson Subdivision", is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Zone "AE", Community No. 480554, Map No. 48481C0355 F, dated DECEMBER 21, 2017. Property IS in the area subject to inundation by the 1% annual chance flood event, a.k.a. the 100 Year Flood Plain, as designated on FEMA's National Flood Insurance Program Flood Insurance Rate Map. The National Flood Insurance Program FIRM is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources, or all planimetric features outside Special Flood Hazard Areas. This flood statement does not imply that the property and/or structures located thereon will be free from flooding or flood damage. The flood hazard area is subject to change as detailed studies occur and/or watershed or channel conditions change. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

THE STATE OF TEXAS
 COUNTY OF WHARTON
 CITY OF WHARTON

Known all men by these presents:

That Patricia Baldwin Life Estate, owner of the property shown in the above and foregoing map, does hereby make a Plat of said property according to the lines, streets, drives, lots, common areas, building lines and easements therein shown, and designate said property as the "Re-plot of Lots 38 and 39, C. W. Wilson Subdivision", in the City of Wharton, Wharton County, Texas, and does hereby bind himself, his heirs and assigns to warrant and forever defend the title to the land so dedicated.

Witness my hand in Wharton, Wharton County, Texas, this _____ day of _____, 2020

Cassandra Baldwin, Trustee

THE STATE OF TEXAS
 COUNTY OF WHARTON

Before me, the undersigned authority, on this day personally appeared Cassandra Baldwin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that he executed the same for the purposes and considerations therein expressed.

Witness my hand and seal of office this _____ day of _____, 2020.

By _____
 Notary Public in and for the State of Texas

THE STATE OF TEXAS
 COUNTY OF WHARTON
 CITY OF WHARTON

This plat is hereby approved by the Planning Commission of the City of Wharton, Wharton County, Texas. In testimony whereof witness the official signature:

 Chairman, Planning Commission Secretary, Planning Commission

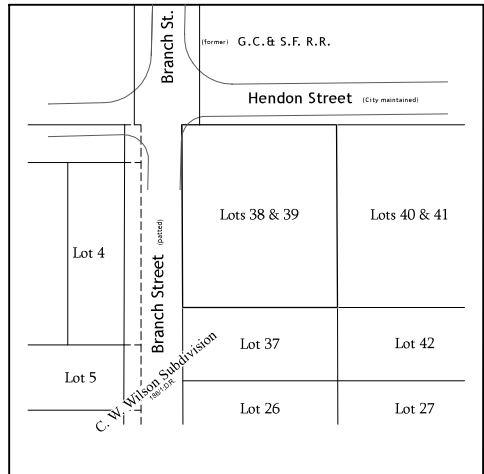
Approved by the Planning Commission
 this _____ day of _____, 2020.

THE STATE OF TEXAS
 COUNTY OF WHARTON
 CITY OF WHARTON

This plat is hereby approved by the City Council of the City of Wharton, Wharton County, Texas. In testimony whereof witness the official signature:

 Mayor City Secretary

Approved by the City Council
 this _____ day of _____, 2020.

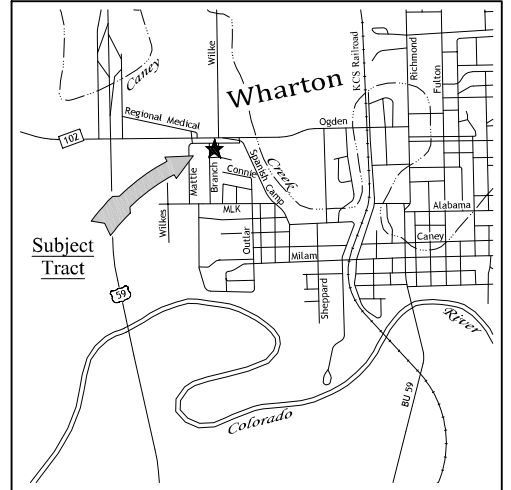


Property before Development
 Scale: 1" = 40'

I, Robert W. Kolacny, am authorized under the laws of the State of Texas to practice the Profession of Land Surveying and hereby certify that the above plat is true and correct; was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron monuments.

Dated: January 30, 2020
 This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Robert W. Kolacny
 Registered Professional Land Surveyor No. 5319
 Ph. (979) 532-8056



Vicinity Map
 No Scale

Preliminary Plat
 of the
 - Preliminary -
 Re-plot of
 Lots 38 and 39
 This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
 C. W. Wilson Subdivision
 City of Wharton
 in the A. Jackson Lg., A-34
 Wharton County, TX

1 Lot 0 Reserves 1 Block 03/16/2020

Developers
 Patricia Baldwin Life Estate
 c/o Cassandra Baldwin, Trustee
 820 Branch St
 Wharton, TX 77488

ROBERT W. KOLACNY
 A PROFESSIONAL LAND SURVEYOR

140 S. HOUSTON STREET | WHARTON, TEXAS 77884 | 979.532.8056
 - Registered Professional Land Surveyors -
 OFFICE (979) 532-8056 - kolacny.survey@gmail.com

FILE: Replot Lots 38, 39 SD.dwg
 PROJECT: W Wharton City Branch
 CSD: Streets.CSD
 BY: PV Aringa

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

PLANNING COMMISSION

Meeting Date:	4/6/2020	Agenda Item:	Request by Wharton Partners LLC for replat of 1506 N. Fulton St, Wm. Kincheloe, Blk. 64H and 64I.
<p>At this time, the Commission may review and consider a request by Wharton Partners LLC for replat of 1506 N. Fulton St, Wm. Kincheloe, Blk. 64H and 64I.</p> <p>See attached application and Draft Re-Plat.</p>			
Community Development Director: Gwyneth Teves		Date: Friday, April 3, 2020	
Approval:			
Chairman: I. O. Coleman, Jr.			

**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.

Wharton Partners, LLC
Name (Printed)
1506 N. Fulton St
Physical Address
Wm. Kincheloe, Blk. 64H - 64I
Legal Address

4-3-20
Date
602 Winston Lane, Sugar Land, TX
Mailing Address
281-660-4875
Phone

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

SIGNATURE OF APPLICANT:

Deep Vullal
Signature

4-3-20
Date

Planning commission Meeting: 4-6-2020 4:30p
City Council Meeting: 4-13-2020 7pm

ADJACENT PROPERTY OWNER(S):

Kenneth ~~Johse~~ Johse
Name
1520 Fulton, Wharton, Tx 77009
Legal Address

(979) 533-2165
Phone

Name

Physical Address

Legal Address

Phone

Name

Physical Address

Legal Address

Phone

Physical Address

APPROVAL:

Fuzh Tewu
Planning Department

4-3-2020
Date

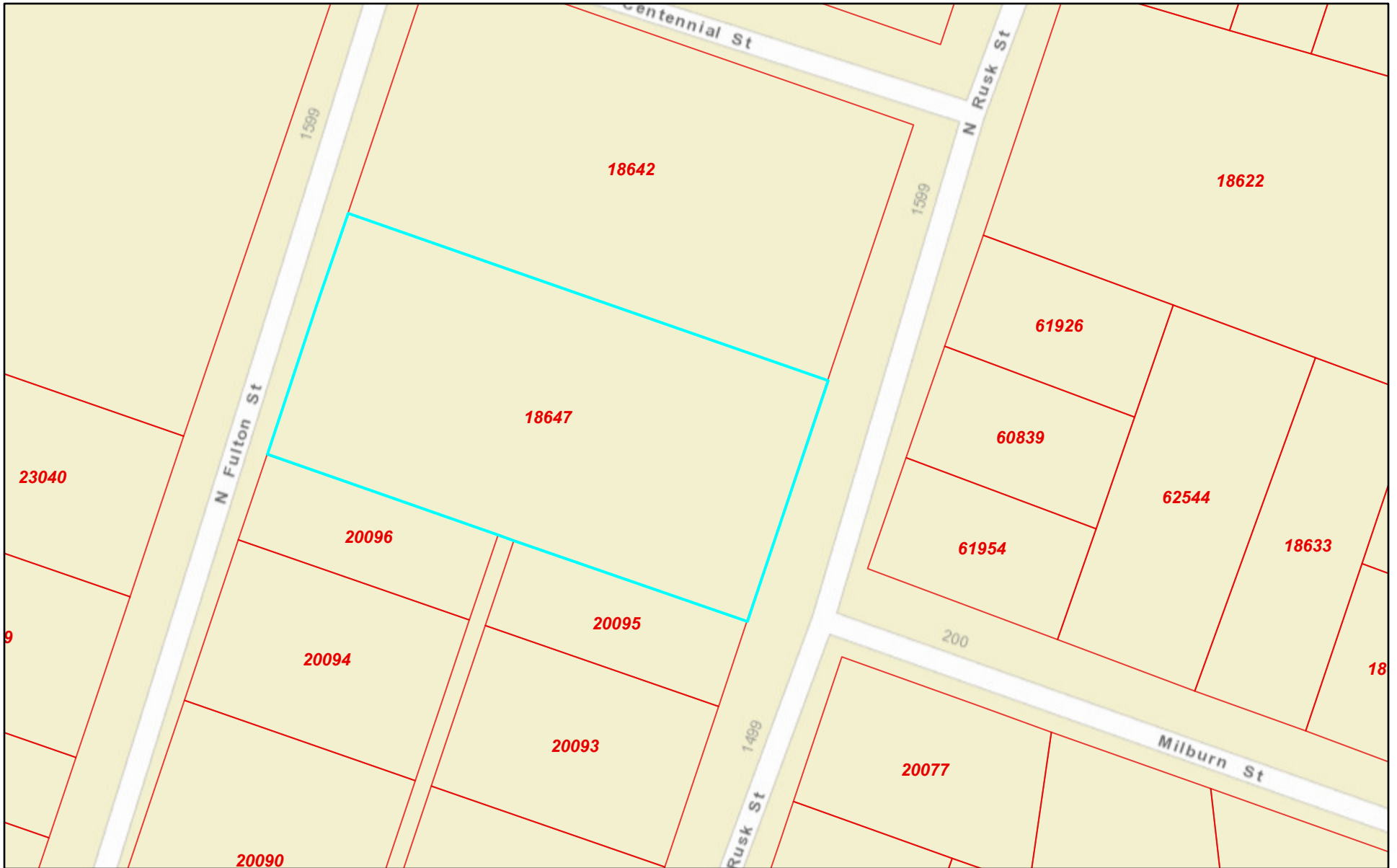
Chairman of the Planning Commission

Date

Mayor


Date

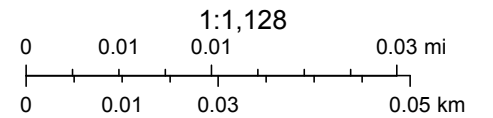
1506 N Fulton



4/3/2020, 1:54:13 PM

 Parcels

 Abstracts



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Wharton Central Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Wharton CAD Property Search

Property ID: R018647 For Year 2020

 Map

 Property Details

Account	
Property ID:	R018647
Legal Description:	WM.KINCHELOE BLOCK 64H,64I Acres:1.0340
Geographic ID:	10745-064-370-00
Agent Code:	
Type:	R - REAL PROPERTY
Location	
Address:	1506 N FULTON
Map ID:	
Owner	
Name:	WHARTON PARTNERS LLC
Mailing Address:	602 WINSTON LANE SUGAR LAND, TX 77479
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	N/A
Improvement Non-Homesite Value:	N/A
Land Homesite Value:	N/A
Land Non-Homesite Value:	N/A
Agricultural Market Valuation:	N/A
Market Value:	N/A
Ag Use Value:	N/A
Appraised Value:	N/A
Homestead Cap Loss: ⓘ	N/A
Assessed Value:	N/A

DISCLAIMER Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
1	CONS GROUNDWATER	N/A	N/A	N/A	N/A	N/A
1	FM & LR	N/A	N/A	N/A	N/A	N/A
1	COUNTY JR COLLEGE	N/A	N/A	N/A	N/A	N/A
1	ESD#1	N/A	N/A	N/A	N/A	N/A
1	WHARTON COUNTY	N/A	N/A	N/A	N/A	N/A
3	ESD#3	N/A	N/A	N/A	N/A	N/A
3	CITY OF WHARTON	N/A	N/A	N/A	N/A	N/A
7	WHARTON ISD	N/A	N/A	N/A	N/A	N/A

Total Tax Rate: N/A Estimated Taxes With Exemptions: N/A Estimated Taxes Without Exemptions: N/A

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
WH-C-1	C1 - Vacant Land - Res. - LE 5 Acres - No Ag	1.034	45,041.04	0.00	0.00	N/A	N/A

Property Roll Value History

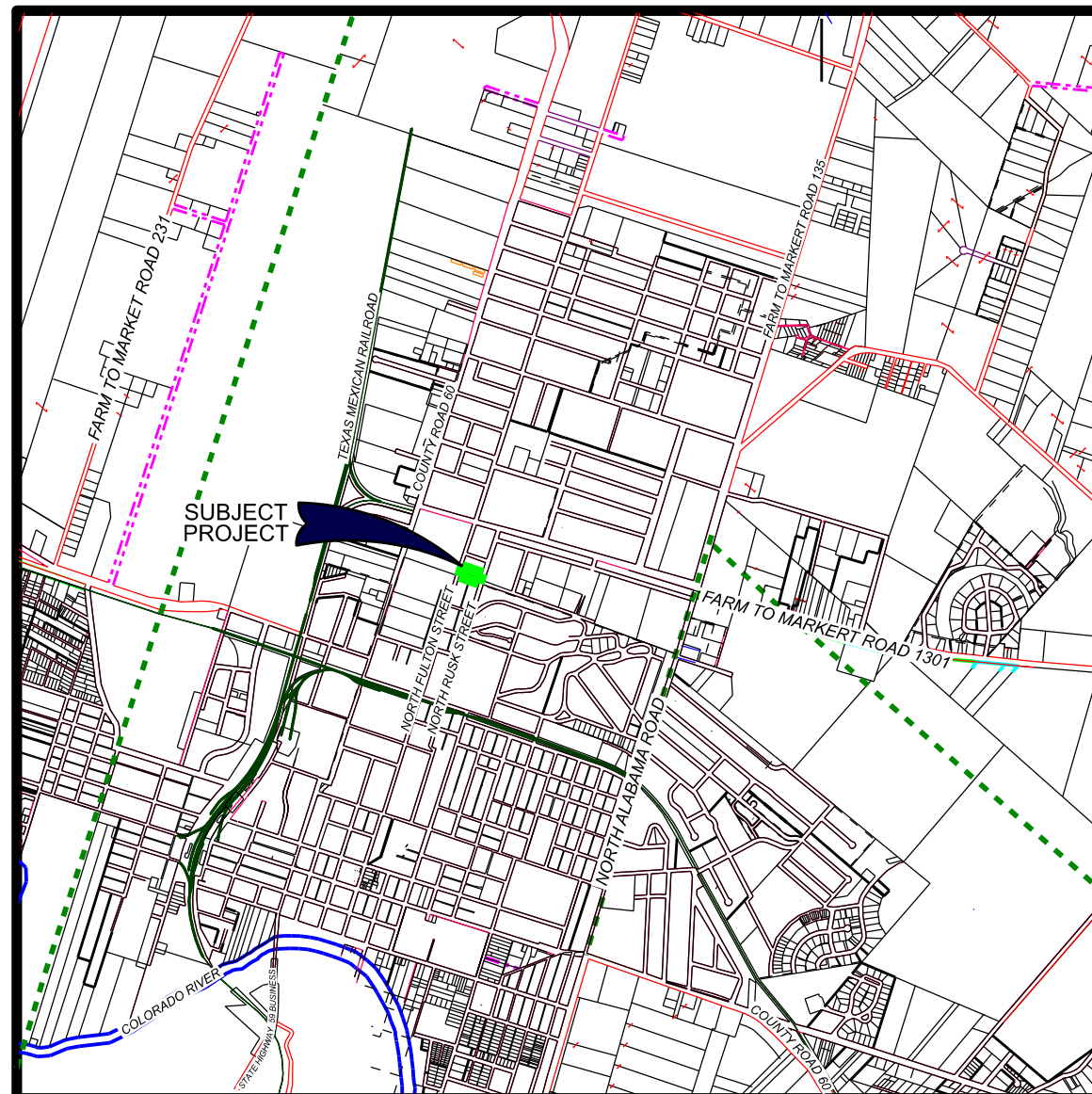
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$0	\$52,698	\$0	\$52,698	\$0	\$52,698
2018	\$0	\$52,698	\$0	\$52,698	\$0	\$52,698
2017	\$0	\$56,752	\$0	\$56,752	\$0	\$56,752
2016	\$0	\$33,781	\$0	\$33,781	\$0	\$33,781
2015	\$0	\$31,529	\$0	\$31,529	\$0	\$31,529
2014	\$0	\$31,529	\$0	\$31,529	\$0	\$31,529
2013	\$0	\$18,016	\$0	\$18,016	\$0	\$18,016
2012	\$0	\$18,016	\$207	\$18,016	\$0	\$207
2011	\$0	\$21,620	\$217	\$21,620	\$0	\$217

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/31/2020	46	W	JOHSE KENNETH R	WHARTON PARTNERS LLC	1161	211	
5/21/2015	46	W	HAWES HUGH R IV TRUST	JOHSE KENNETH R	988	588	
9/24/2012	39	SP	E H V INTERESTS LP	HAWES HUGH R IV TRUST	898	622,647,673,695,711	
1/1/2007	0			E H V INTERESTS LP	13391		

DISCLAIMER

DISCLAIMER Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

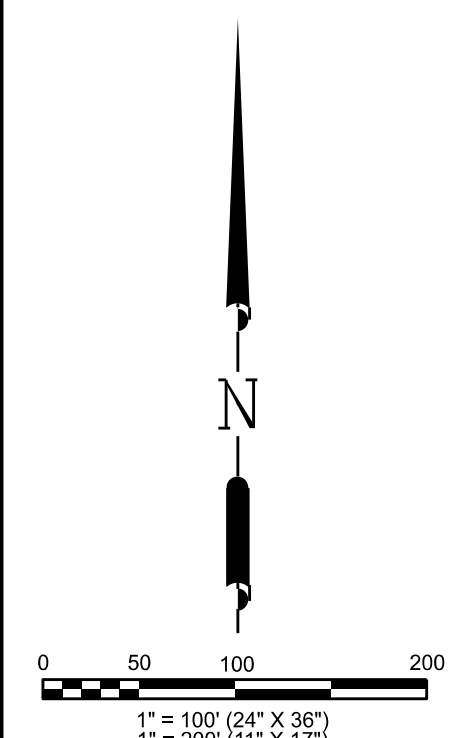


VICINITY MAP
SCALE: 1" = 1/2 MILE

- NOTES:
1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
 2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (S.F. = 0.99986274016)
 3. THIS SURVEY RELIED ON A TITLE COMMITMENT FROM MID-COAST TITLE COMPANY, OF NO. 2019-1251, EFFECTIVE DATE: DECEMBER 6, 2019, ISSUED DATE: DECEMBER 20, 2019, FOR ALL ITEMS OF RECORD.

LEGEND

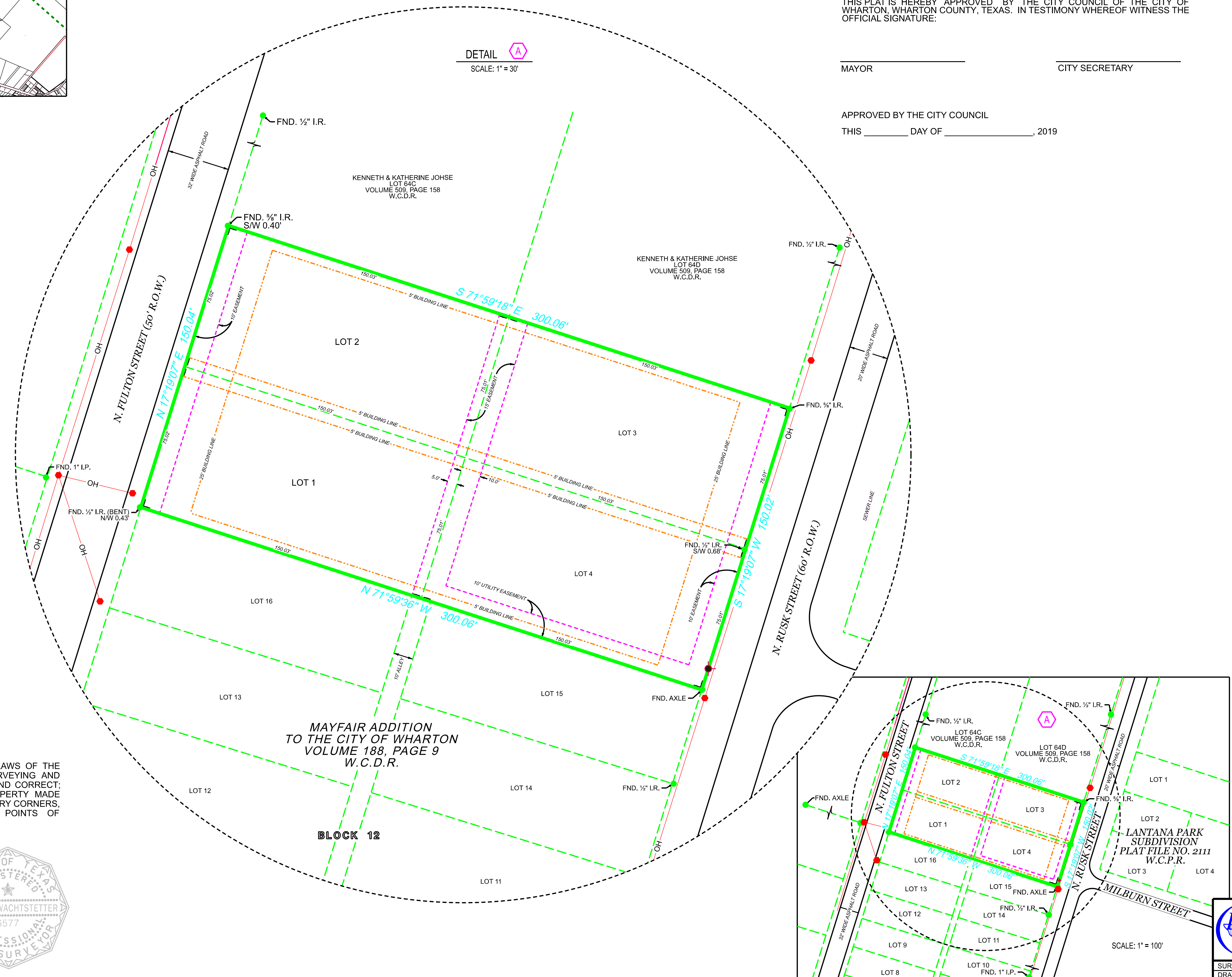
● FOUND IRON PIPE/ROD	— SUBJECT TRACT
○ BEARING PILE/STAKE	— ADJACENT TRACT
● CONTROLLING MONUMENT	— SURVEY LINE
○ MON. OF RECORD DENSITY	— PROP. LOT LINE
□ CONCRETE MONUMENT	— OVERHEAD LINE
— FENCE	— OH
CONC. = CONCRETE	WOODEN = WOODEN
IRON = IRON	CHAINS = CHAINS
B.L. = BUILDING LINE	D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT	H.E. = HERITAGE EASEMENT
D.E. = DRAINAGE EASEMENT	B.A. = BARBECUE
H.E. = HERITAGE EASEMENT	
W.C.D.R. = WHARTON COUNTY DEED RECORDS	
W.C.O.R. = WHARTON COUNTY OFFICIAL RECORDS	
W.C.P.R. = WHARTON COUNTY PLAT RECORDS	



WHARTON COUNTY
TEXAS

FLOOD HAZARD BOUNDARY INFORMATION:

AS OF THIS DATE (FEBRUARY, 2020), THE "FULTON STREET COTTAGES SUBDIVISION" IS LOCATED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, IN FLOOD HAZARD BOUNDARY ZONE "X", COMMUNITY NO. 480654, MAP NO. 48481C0355F, DATED DECEMBER 21, 2017. PROPERTY IS NOT IN THE AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, A.K.A. THE 100 YEAR FLOOD PLAIN, AS DESIGNATED ON FEMA'S NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP. THE NATIONAL FLOOD INSURANCE PROGRAM FIRM IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES, OR ALL PLAINIMETRIC FEATURES OUTSIDE SPECIAL FLOODING OR FLOOD DAMAGES. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



DETAIL A
SCALE: 1" = 30'

STATE OF TEXAS
COUNTY OF WHARTON
CITY OF WHARTON

THIS PLAT IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WHARTON, WHARTON COUNTY, TEXAS. IN TESTIMONY WHEREOF WITNESS THE OFFICIAL SIGNATURE:

CHAIRMAN, PLANNING COMMISSION SECRETARY, PLANNING COMMISSION

APPROVED BY THE CITY COUNCIL
THIS _____ DAY OF _____, 2019

STATE OF TEXAS
COUNTY OF WHARTON
CITY OF WHARTON

THIS PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY OF WHARTON, WHARTON COUNTY, TEXAS. IN TESTIMONY WHEREOF WITNESS THE OFFICIAL SIGNATURE:

MAYOR CITY SECRETARY

APPROVED BY THE CITY COUNCIL
THIS _____ DAY OF _____, 2019

WILLIAM KINCHELOE LEAGUE
ABSTRACT 38

STATE OF TEXAS
COUNTY OF WHARTON
CITY OF WHARTON

I, BARBARA SVATEK, COUNTY CLERK OF WHARTON COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORDATION IN MY OFFICE ON

THIS _____ DAY OF _____, 2020,
AT _____ O'CLOCK _____ M. IN SLIDE NUMBER _____ OF

THE PLAT CABINET RECORDS _____ OF WHARTON COUNTY, TEXAS

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

BARBARA SVATEK
COUNTY CLERK OF
WHARTON COUNTY, TEXAS

BY: DEPUTY

STATE OF TEXAS
COUNTY OF WHARTON
CITY OF WHARTON

WE, WHARTON PARTNERS, LLC, OWNERS OF THE PROPERTY SHOWN IN THE BELOW AND FOREGOING MAP, DOES HEREBY MAKE A PLAT OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, DRIVES, LOTS COMMON AREAS, BUILDING LINES, BUILDING LINES AND EASEMENTS THEREIN SHOWN AND DESIGNATES SAID PROPERTY AS THE KENNETH R. JOHSE LOTS IN THE CITY OF WHARTON, WHARTON COUNTY, TEXAS, AND DOES HEREBY BIND ITSELF, ITS HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN WHARTON, WHARTON COUNTY, TEXAS,

THIS _____ DAY OF _____, 2020

WHARTON PARTNERS, LLC
REPRESENTATIVE

STATE OF TEXAS
COUNTY OF WHARTON

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WHARTON PARTNERS, LLC, KNOWN TO ME TO BE THE REPRESENTATIVE WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGEMENT TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

WITNESS MY HAND IN WHARTON, WHARTON COUNTY, TEXAS,

THIS _____ DAY OF _____, 2020

NOTARY PUBLIC
WHARTON COUNTY, TEXAS

SUBDIVISION PLAT OF
FULTON STREET COTTAGES

BEING ALL THAT CERTAIN WHARTON PARTNERS, LLC CALLED 1.036 ACRE TRACT AS RECORDED IN VOLUME 1161, PAGE 211-214 OF THE WHARTON COUNTY OFFICIAL RECORDS IN THE WILLIAM KINCHELOE LEAGUE ABSTRACT 38 IN WHARTON COUNTY, TEXAS
SUBDIVISION OWNER:
WHARTON PARTNERS, LLC
602 WINSTON LANE, SUGAR LAND, FORT BEND COUNTY, TEXAS 77479

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622 FAX: 979.265.9940 FIRM NO.: 10024500

SURVEYED: TGG 12-16-19	BOOK NO.: WHARTON CO. VOL. 3	PROJ. NO.: 9617-18-03
DRAWN BY: AAN 02-24-20	CHECKED: TTV 03-17-20	REVISED: NONE

USER: User DATE: 4/27/2020 TIME: 3:59:56 PM
 C:\DON\Boulder\Wharton_Co\Wharton\Johnes\Preminary Subdivision Plat - Fulton Street Cottages - Rev1.PDF.dgn

PRELIMINARY

TRAVIS T. WACHTSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6577

