



**CITY OF WHARTON
PLANNING COMMISSION**

**Monday, April 19, 2021
4:30 PM**

120 E. CANEY ST.

**NOTICE OF
CITY OF WHARTON
PLANNING COMMISSION**

Notice is hereby given that a Planning Commission meeting will be held on Monday, April 19, 2021 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 16 day of April 2021.


By: /s/ Mike Wootton
Mike Wootton
Chairperson

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning Commission 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 16, 2021, at 04:30 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 16 day of April 2021.

CITY OF WHARTON

By: 
Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Planning Commission
Monday, April 19, 2021
City Hall - 4:30 PM

Call to Order.

Roll Call.

Review & Consider:

1. Reading of the minutes from the meeting held April 5, 2021.
2. Request by Mr. Matt Mullin on behalf of Alamo Lumber Company for variances building line setbacks for 1106 N. Richmond Rd, TOXEY BLOCK 2 LOT 1,2,3,4,5, 9,10, 203 Armstrong, TOXEY BLOCK 2 LOT 7A,8 and Armstrong @ Davidson S., TOXEY BLOCK 3 LOT 1,2,3,9,10 for construction of Alamo Lumber Facilities:
 - A. 16' variance from 20' required building line setback Toxey, Block 2, Lots 2, 3, 4, & 5 resulting in a 4' setback.
 - B. 10' variance from 35' required building line setback on Richmond Rd., Toxey, Block 2, Lots 2, 3, 4, & 5 resulting in a 25' setback.
3. Request by Mr. Matt Mullin on behalf of Alamo Lumber Company for Re-Plat of 1106 N. Richmond Rd, TOXEY BLOCK 2 LOT 1,2,3,4,5, 9,10, 203 Armstrong, TOXEY BLOCK 2 LOT 7A,8 and Armstrong @ Davidson S., TOXEY BLOCK 3 LOT 1,2,3,9,10 for construction of Alamo Lumber Facilities.
4. Request by Ms. Angela Hammond on behalf of Hacienda Services dba Censeo Homes for Re-Plat of Spanish Camp Rd, Harrison Odd, Block 5 Lot 5b & Spanish Camp Rd., Wharton A. Jackson, Block 52, Lot 2a for residential construction.

Adjournment.

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

PLANNING COMMISSION

Meeting Date:	4/19/2021	Agenda Item:	Reading of the minutes from the meeting held April 5, 2021.
<p>At this time, the Commission may review and approve the minutes from the meeting held April 5, 2021.</p>			
Community Development Director: Gwyneth Teves		Date: Friday, April 16, 2021	
Approval:			
Chairman: Mike Wootton			

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

**Monday, April 5, 2021
4:30 P.M.**

Chairperson Mike Wootton declared the meeting of the Planning Commission duly open for the transaction of business at 04:32 p.m.

Commissioners present were: Mike Wootton, Adraylle Watson, Marshall Francis, Rob Kolacny, Burnell Neal and Michael Quinn.

Commissioners absent were: Russell Cenko.

Staff members present were: Community Development Director Gwyneth Teves.

Visitors present were: Lyle Muegge.

Call to Order.

Roll Call.

Review and Consider:

The first item on the agenda was to review and consider a reading of the minutes from the meeting held October 19, 2020 and January 4, 2021. Commissioner Michael Quinn moved to accept the minutes as presented. Commissioner Marshall Francis seconded the motion. All voted in favor.

The second item on the agenda was to review and consider a request by Mr. Juan Moreno, 208 E Emily St., Hawes, Block 4, Lot 34 for interior side yard setback of 4' from required 5' for a 13' x 10' carport. After a brief discussion, Commissioner Rob Kolacny moved to recommend the variance to the City Council for final approval. Commissioner Michael Quinn seconded the motion. All voted in favor.

The third item on the agenda was to review and consider request by Ms. Laura Clemons on behalf of Mr. Adolfo Fernandez, N. Walnut St., Wharton, Block 21, Lot 4 for front property line setback for placement of a home. After a brief discussion, Commissioner Marshall Francis moved to recommend the variance to the City Council for final approval. Commissioner Michael Quinn seconded the motion. All voted in favor.

The fourth item on the agenda was to review and consider request by Mr. Lyle Muegge on behalf of Haynie Family Trust for Re-Plat of 459 Live Oak Road, Oak Forrest, Block 5, Lots 11 & 12. After a brief discussion, Commissioner Michael Quinn moved to recommend the replat to the City Council for final approval. Commissioner Marshall Francis seconded the motion. All voted in favor.

Adjournment. The meeting adjourned at 4:39 p.m.

Planning Commission Minutes
Monday, April 5, 2021
Page 2 of 2

Marshall Francis, Vice-Chairperson

Rob Kolacny, Secretary

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

PLANNING COMMISSION

Meeting Date:	4/19/2021	Agenda Item:	Request by Mr. Matt Mullin on behalf of Alamo Lumber Company for variances building line setbacks for 1106 N. Richmond Rd, TOXEY BLOCK 2 LOT 1,2,3,4,5, 9,10, 203 Armstrong, TOXEY BLOCK 2 LOT 7A,8 and Armstrong @ Davidson S., TOXEY BLOCK 3 LOT 1,2,3,9,10 for construction of Alamo Lumber Facilities: <ul style="list-style-type: none"> A. 16’ variance from 20’ required building line setback Toxey, Block 2, Lots 2, 3, 4, & 5 resulting in a 4’ setback. B. 10’ variance from 35’ required building line setback on Richmond Rd., Toxey, Block 2, Lots 2, 3, 4, & 5 resulting in a 25’ setback.
At this time, the Commission may review and consider a Request by Mr. Matt Mullin on behalf of Alamo Lumber Company for variances building line setbacks for 1106 N. Richmond Rd, TOXEY BLOCK 2 LOT 1,2,3,4,5, 9,10, 203 Armstrong, TOXEY BLOCK 2 LOT 7A,8 and Armstrong @ Davidson S., TOXEY BLOCK 3 LOT 1,2,3,9,10 for construction of Alamo Lumber Facilities: <ul style="list-style-type: none"> A. 16’ variance from 20’ required building line setback Toxey, Block 2, Lots 2, 3, 4, & 5 resulting in a 4’ setback. B. 10’ variance from 35’ required building line setback on Richmond Rd., Toxey, Block 2, Lots 2, 3, 4, & 5 resulting in a 25’ setback. See attached application and supporting documentation.			
Community Development Director: Gwyneth Teves		Date: Friday, April 16, 2021	
Approval:			
Chairman: Mike Wootton			

CITY OF WHARTON PLANNING COMMISSION APPLICATION FOR VARIANCE

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.

Matt Mullin % Alamo Lumber Company
Name (Printed)

4-08-2021
Date

1106 N Richmond Rd
Physical Address

10800 Sentinel Dr. - San Antonio, TX 78217
Mailing Address

Toxey Block 2 Lot 1,2,3,4,5,9,10, Acres 1.0709
Legal Address

210-352-1345
Phone

Describe the variance request and the reason for requesting variance:

Proposed Alamo Lumber building to encroach over existing 35' and 20' building lines

ATTACH A SITE PLAN WITH DIMENSIONS TO PROPERTY LINES:

SIGNATURE OF APPLICANT:

Jammy Atkinson
Signature

4-08-2021
Date

Planning Commission Meeting: 4/19/2021 @ 4:30pm
City Council Meeting: 4/26/2021 @ 7:00pm

Building line setbacks Only

Residential \$100.00

Non-Residential \$150.00 X

Non-Refundable fee

Effective November 3, 2006

ADJACENT PROPERTY OWNER (S):

Louis and Bobbye Spell
Name

Phone

Toxey, Block 2, Lot 6-7B.
Legal Address

209 Armstrong
Physical Address

Jack in the Box
Name

Phone

Toxey, Block 000, Lot 3A.
Legal Address

1100 N. Richmond.
Physical Address

David Garza
Name

Phone

Toxey, Block 3, Lot 4,5,6,7,8.
Legal Address

117 Armstrong
Physical Address

APPROVAL:

Frank Temo
Planning Department

4.12.2021
Date

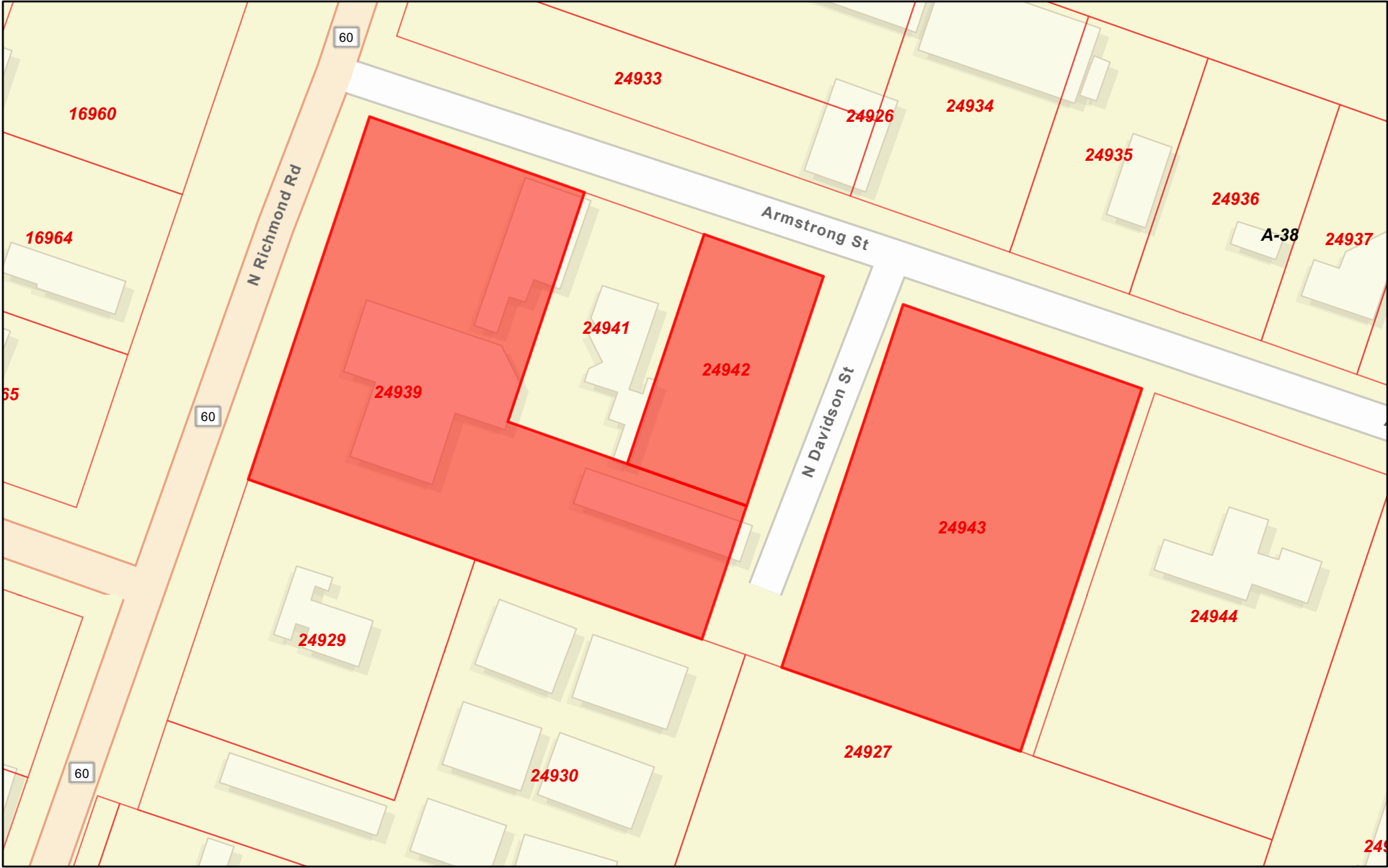
Chairman of the Planning Commission

Date

Mayor

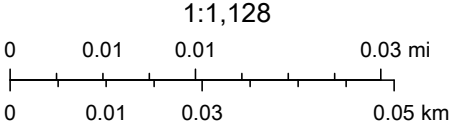
Date

Alamo Lumber



4/16/2021, 3:50:38 PM

Override 1 Parcels Abstracts



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.

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

PLANNING COMMISSION

Meeting Date:	4/19/2021	Agenda Item:	Request by Mr. Matt Mullin on behalf of Alamo Lumber Company for Re-Plat of 1106 N. Richmond Rd, TOXEY BLOCK 2 LOT 1,2,3,4,5, 9,10, 203 Armstrong, TOXEY BLOCK 2 LOT 7A,8 and Armstrong @ Davidson S., TOXEY BLOCK 3 LOT 1,2,3,9,10 for construction of Alamo Lumber Facilities.
<p>At this time, the Commission may review and consider a request by Mr. Matt Mullin on behalf of Alamo Lumber Company for Re-Plat of 1106 N. Richmond Rd, TOXEY BLOCK 2 LOT 1,2,3,4,5, 9,10, 203 Armstrong, TOXEY BLOCK 2 LOT 7A,8 and Armstrong @ Dividson S., TOXEY BLOCK 3 LOT 1,2,3,9,10 for construction of Alamo Lumber Facilities.</p> <p>See attached application and Draft Re-Plat.</p>			
Community Development Director: Gwyneth Teves		Date: Friday, April 16, 2021	
Approval:			
Chairman: Mike Wootton			

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.

Matt Mullin - Alamo Lumber Company 4-08-2021
Name (Printed) Date
1106 N Richmond Rd + 203 Armstrong
Physical Address Mailing Address 10800 Sentinel Dr. San Antonio, TX 78219
Toxey Block 2 Lot 1, 2, 3, 4, 5, 9, 10. Acres 1.0709 + 210-352-1345
Legal Address Toxey Block 2 Lot 7A, 8 Acres 0.2497 Phone

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

SIGNATURE OF APPLICANT:

Jammy Johnson 4-08-2021
Signature Date

Planning commission Meeting: 4/19/2021 @ 4:30pm
City Council Meeting: 4/26/2021 @ 7:00pm

ADJACENT PROPERTY OWNER(S):

Louis and Bobbye Spell _____
Name Phone
Toxey, Block 2, Lot 6-7B 209 Armstrong
Legal Address Physical Address
Jack in the Box _____
Name Phone
Toxey, Block 000, Lot 3A. 1100 N. Richmond Rd.
Legal Address Physical Address
David Garza. _____
Name Phone
Toxey, Block 3, Lot 4, 5, 6, 7, 8. 117. Armstrong
Legal Address Physical Address

APPROVAL:

Josh Tew 4.12.2021
Planning Department Date

Chairman of the Planning Commission Date

Mayor Date

REVISED JA

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.

Matt Mullin - Alamo Lumber Company

Name (Printed)

4-08-2021

Date

1106 N Richmond Rd + 203 Armstrong

Physical Address

10800 Sentinel Dr. San Antonio, TX 78217

Mailing Address

Toxey Block 2 Lot 1, 2, 3, 4, 5, 9, 10. Acres 1.0709 +
Toxey Block 2 Lot 7A, 8 Acres 0.2497

Legal Address

210-352-1345

Phone

+ Toxey Block 3 Lot 1, 2, 3, 9, 10 Acres 0.7851
addressed at Armstrong at
Davidson S

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

*ATTACH TAX CERTIFICATES.

SIGNATURE OF APPLICANT:

Sammy Atkinson
Signature

4-14-2021

Date

Planning commission Meeting: _____
City Council Meeting: _____

ADJACENT PROPERTY OWNER(S):

Name

Phone

Legal Address

Physical Address

Name

Phone

Legal Address

Physical Address

Name

Phone

Legal Address

Physical Address

APPROVAL:

Planning Department

Date

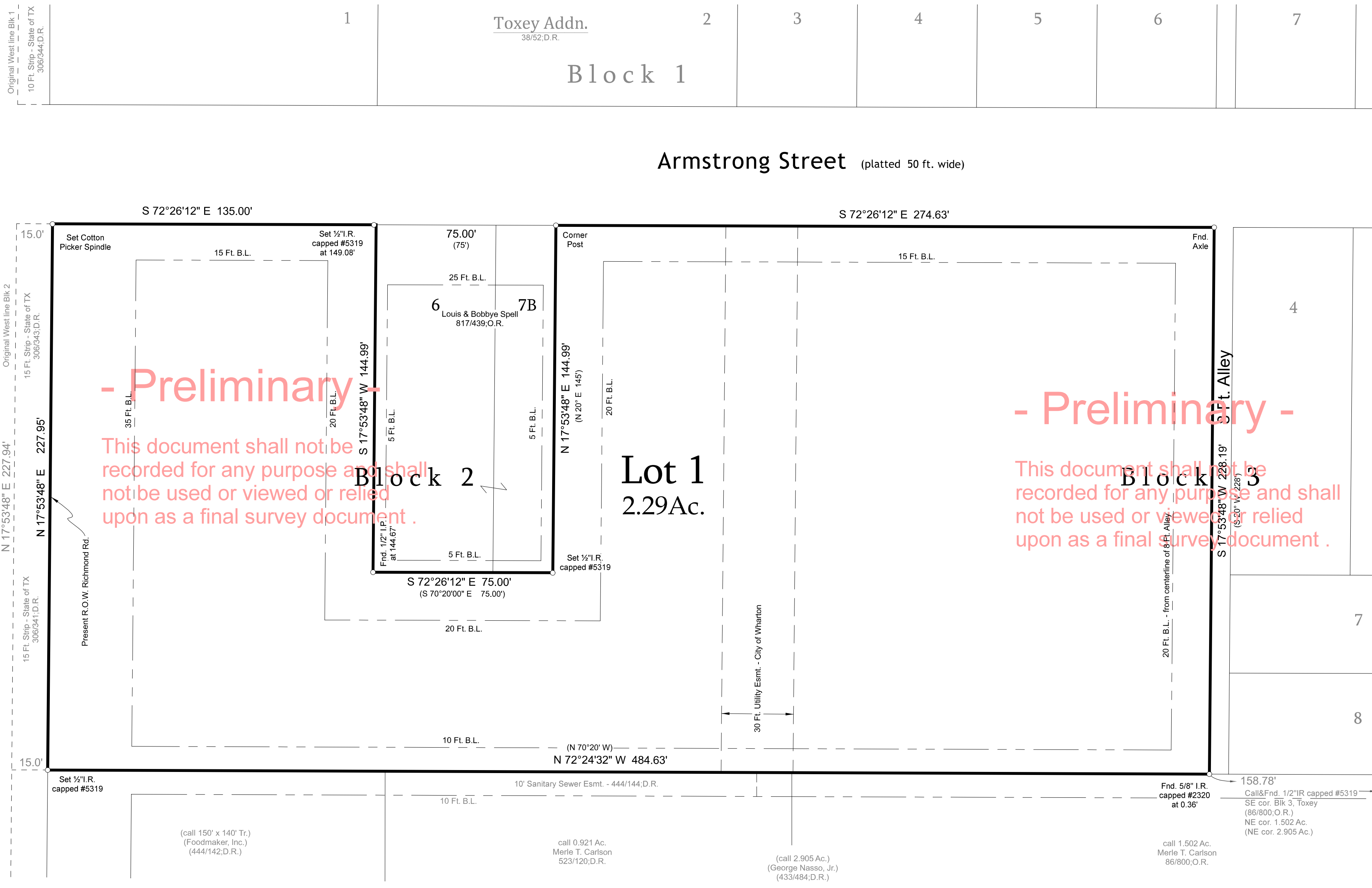
Chairman of the Planning Commission

Date

Mayor

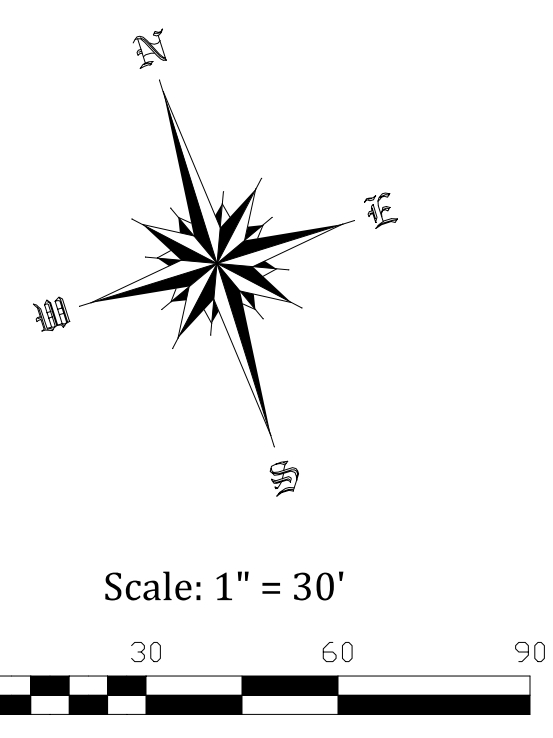
Date

Richmond Road (Business Highway No. 59) (TX - 007)



- 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.

- 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.



- 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 (April, 2021), the "Alamo Lumber Company Subdivision", is located, by scaled map location and graphic plotting only, in Flood Hazard Boundary Zone "AE" and Zone "X", Community No. 480654, Map No. 48481C0355 F, dated December 21, 2017. A portion of the 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.

Known all men by these presents:
 That Alamo Lumber Company, 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 "Alamo Lumber Company Subdivision" 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 _____, 2021.
 Robert L. Vaughan, Chairman & CEO

THE STATE OF TEXAS
 COUNTY OF WHARTON
 CITY OF WHARTON
 Before me, the undersigned authority, on this day personally appeared Robert L. Vaughan, 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 _____, 2021.
 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

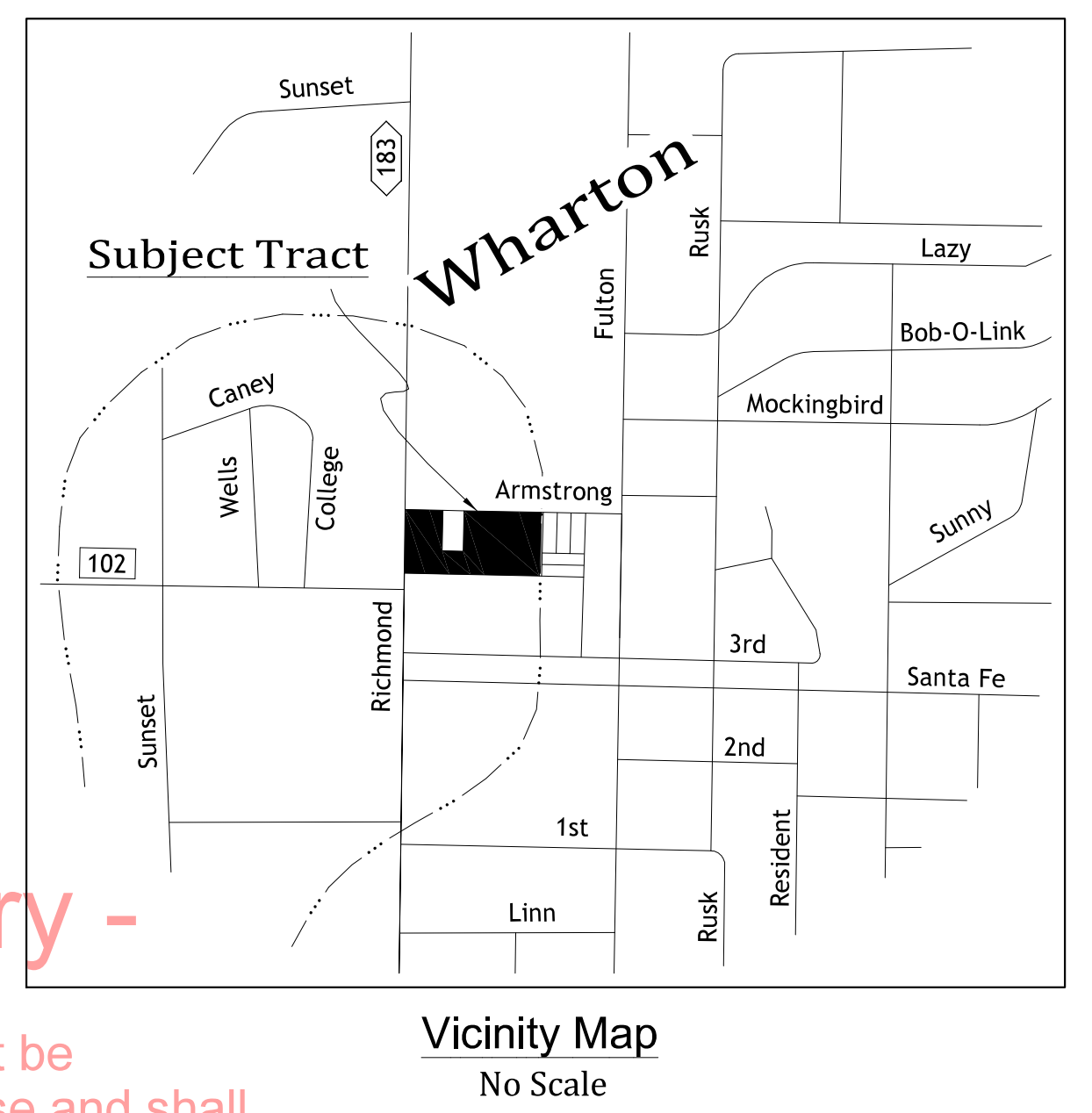
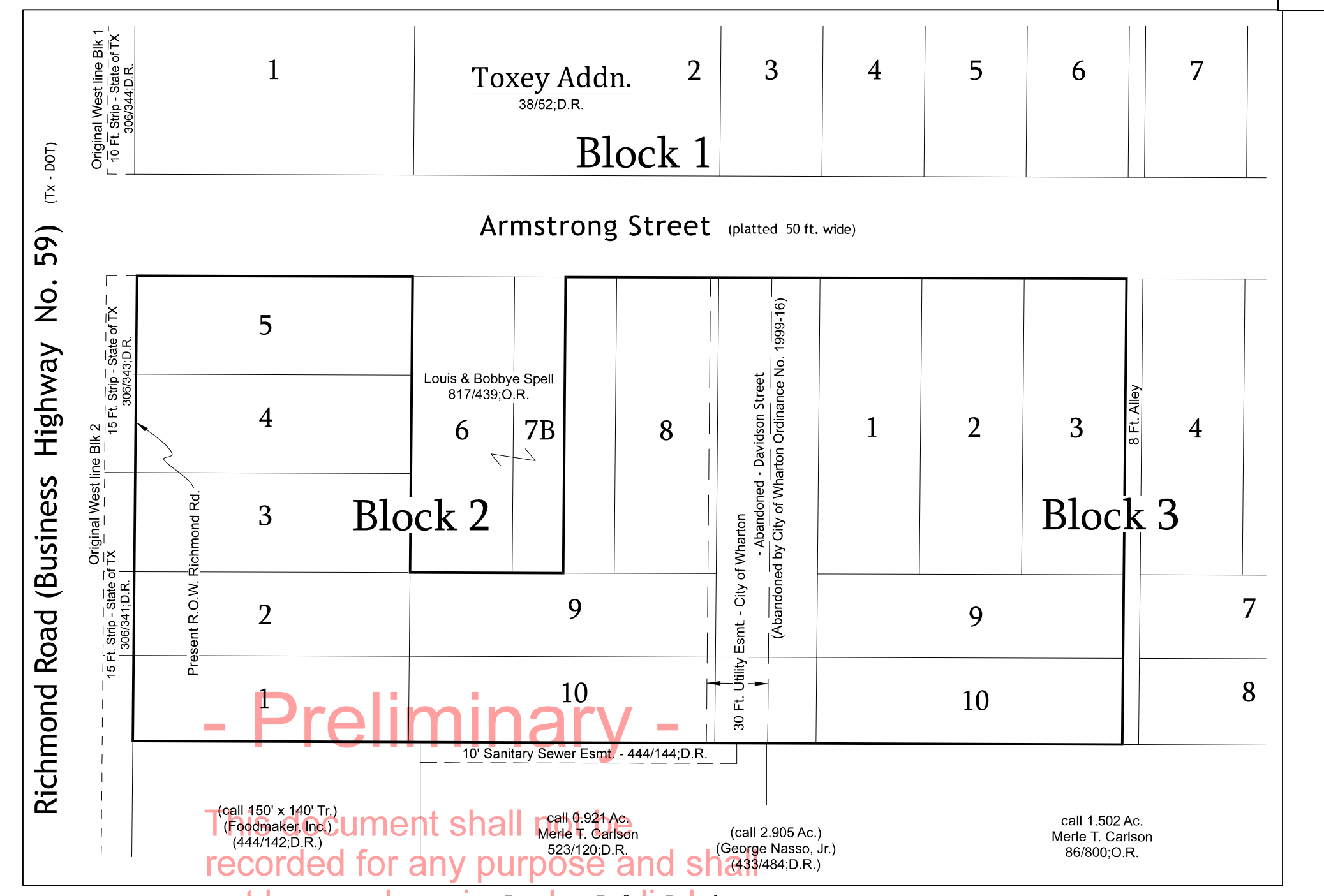
Approved by the Planning Commission this _____ day of _____, 2021.

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 _____, 2021.

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: April 7, 2021
 Robert W. Kolacny
 Registered Professional Land Surveyor No. 5319
 Ph. (979) 532-8056

- 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.



Preliminary Plat of the Alamo Lumber Company Subdivision

in the City of Wharton, William Kincheloe
 League, Abstract No. 38, Wharton County, Texas

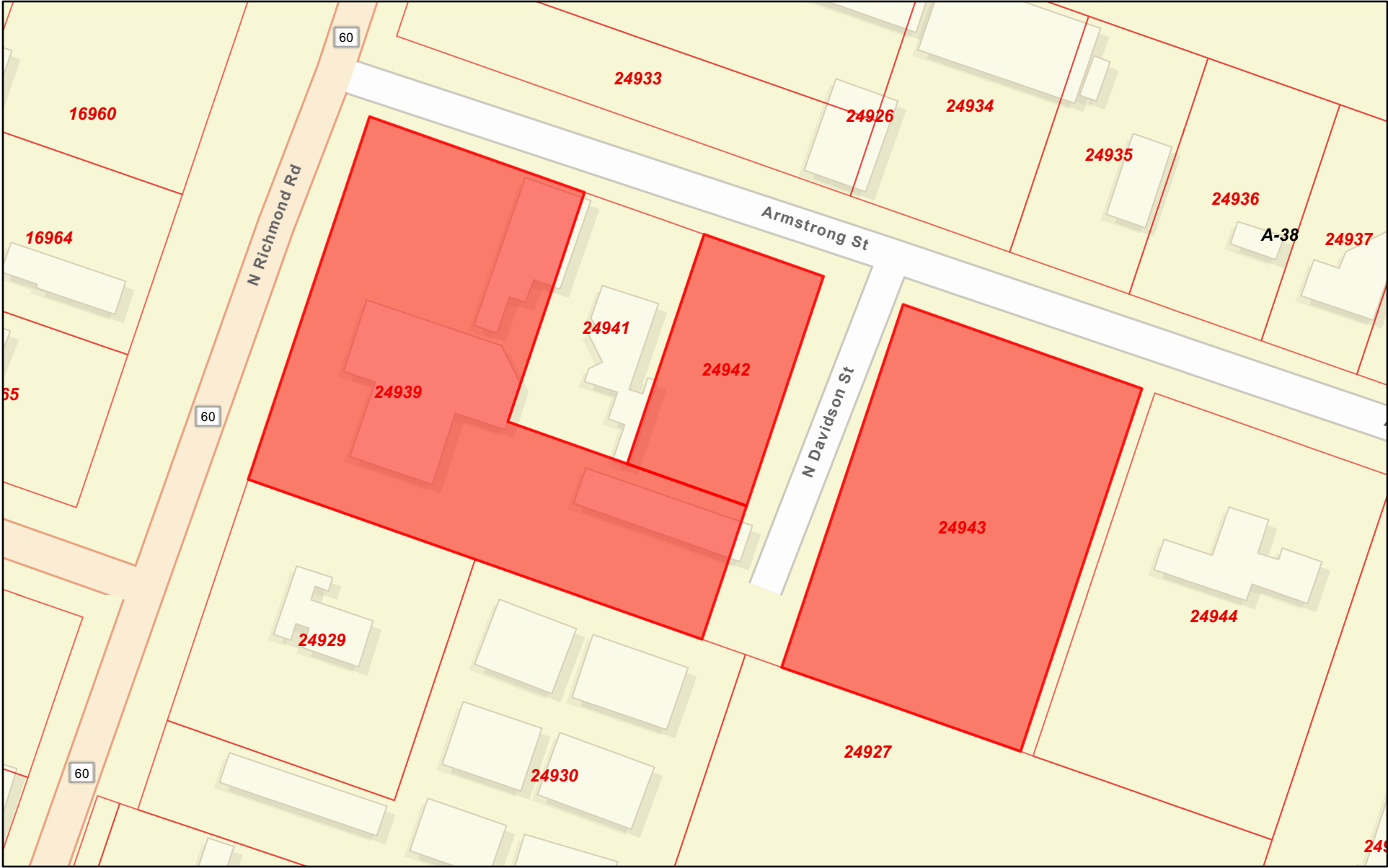
1 Lot 0 Reserves 1 Block 04/07/2021

Developers:
 Alamo Lumber Company
 10800 Sentinel Drive
 San Antonio, TX 78217
 210-352-1300

ROBERT W. KOLACNY AND ASSOCIATES, L.L.C.
 REGISTERED PROFESSIONAL LAND SURVEYORS

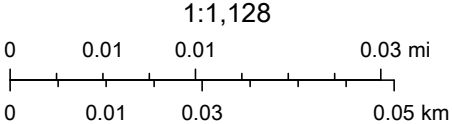
140 S. HOUSTON STREET | WHARTON TEXAS 77486 | 979.532.8056
 - Registered Professional Land Surveyors -
 OFFICE (979) 532-8056 - kolacny.survey@gmail.com

Alamo Lumber



4/16/2021, 3:50:38 PM

Override 1
 Parcels
 Abstracts



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

PLANNING COMMISSION

Meeting Date:	4/19/2021	Agenda Item:	Request by Ms. Angela Hammond on behalf of Hacienda Services dba Censeo Homes for Re-Plat of Spanish Camp Rd, Harrison Odd, Block 5 Lot 5b & Spanish Camp Rd., Wharton A. Jackson, Block 52, Lot 2a for residential construction.
<p>At this time, the Commission may review and consider a request by Ms. Angela Hammond on behalf of Hacienda Services dba Censeo Homes for Re-Plat of Spanish Camp Rd, Harrison Odd, Block 5 Lot 5b & Spanish Camp Rd., Wharton A. Jackson, Block 52, Lot 2a for residential construction.</p> <p>See attached application and Draft Re-Plat.</p>			
Community Development Director: Gwyneth Teves		Date: Friday, April 16, 2021	
Approval:			
Chairman: Mike Wootton			

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

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Hacienda Servicios PBA Censeo/Homes 4-8-21
Name (Printed) 1800 Augusta Drive Ste 340
Physical Address Houston, TX 77057
Henry Hughes Subdivision B1K 5 Lot 5B 832-203-7105
Legal Address Phone

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

SIGNATURE OF APPLICANT:
[Signature] 4-8-21
Signature Date

Planning commission Meeting: 04/19/2021 @ 4:30p.
City Council Meeting: 04/26/2021 @ 7:00p.

ADJACENT PROPERTY OWNER(S):

Harriette Jones _____
Name Phone
Wharton A. Jackson, B/k .52, Lot 2B. _____
Legal Address Physical Address
Lupe & Roy Limas _____
Name Phone
Wharton A. Jackson, Blk. 52, Lot 3 _____
Legal Address Physical Address
Willie Mae Sanders _____
Name Phone
Harrison Oaks, Block 5; Lot 5A-1 _____
Legal Address Physical Address

APPROVAL:
[Signature] 4.13.2021
Planning Department Date

Chairman of the Planning Commission Date

Mayor Date

I, BILL BYE, BEING AN OFFICER OF HACIENDA SERVICES INC., OWNER OF THE 0.526 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF LOT 5B1 SPANISH CAMP SUBDIVISION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF, MY HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, I DO HEREBY DEDICATE FOR PUBLIC UTILITY PURPOSES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

FURTHER, I (OR WE) DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MOBILE HOMES) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, I DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

WITNESS MY (OR OUR) HAND IN THE COUNTY OF , TEXAS, THIS ____ DAY OF _____.

(SIGNATURE OF OWNER OR OWNERS)

(NAMES TO BE PRINTED)

STATE OF TEXAS
COUNTY OF _____

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BILL BYE, OFFICER OF HACIENDA SERVICES INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING CHAIRMAN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

STATE OF TEXAS
CITY OF WHARTON
APPROVED THIS THE ____ DAY OF _____, 20__ BY THE CITY PLANNING COMMISSION OF THE CITY OF WHARTON, TEXAS.

CHAIRMAN

SECRETARY

STATE OF TEXAS
CITY OF WHARTON
APPROVED THIS THE ____ DAY OF _____, 20__ BY THE CITY COUNCIL OF THE CITY OF WHARTON, TEXAS.

MAYOR

CITY SECRETARY

STATE OF TEXAS
COUNTY OF WHARTON
I, _____, COUNTY CLERK OF THE WHARTON COUNTY, TEXAS, DO HEREBY CERTIFY THE FOREGOING PLAT WAS FILED IN MY OFFICE ON THE ____ DAY OF _____, 20__, AT ____ O'CLOCK ____ M., IN THE PLAT RECORDS, PLAT CABINET NO. _____, SLIDE NO. ____ OF WHARTON COUNTY, TEXAS.

COUNTY CLERK

I, DEVIN ROYAL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION 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, ANGLES POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

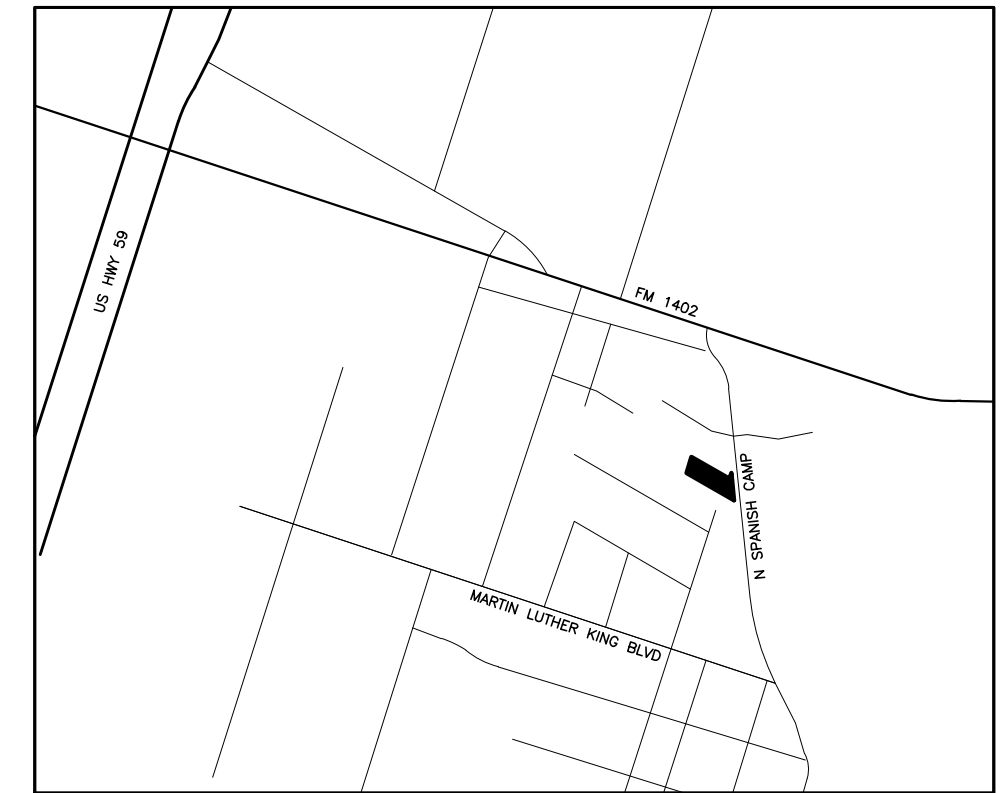
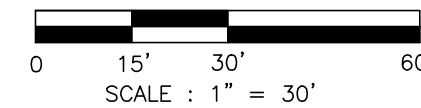
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL DOCUMENT.
FOR REVIEW: 04/13/2021
SIGNED: _____ DATE _____
DEVIN R. ROYAL REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6667

LEGEND

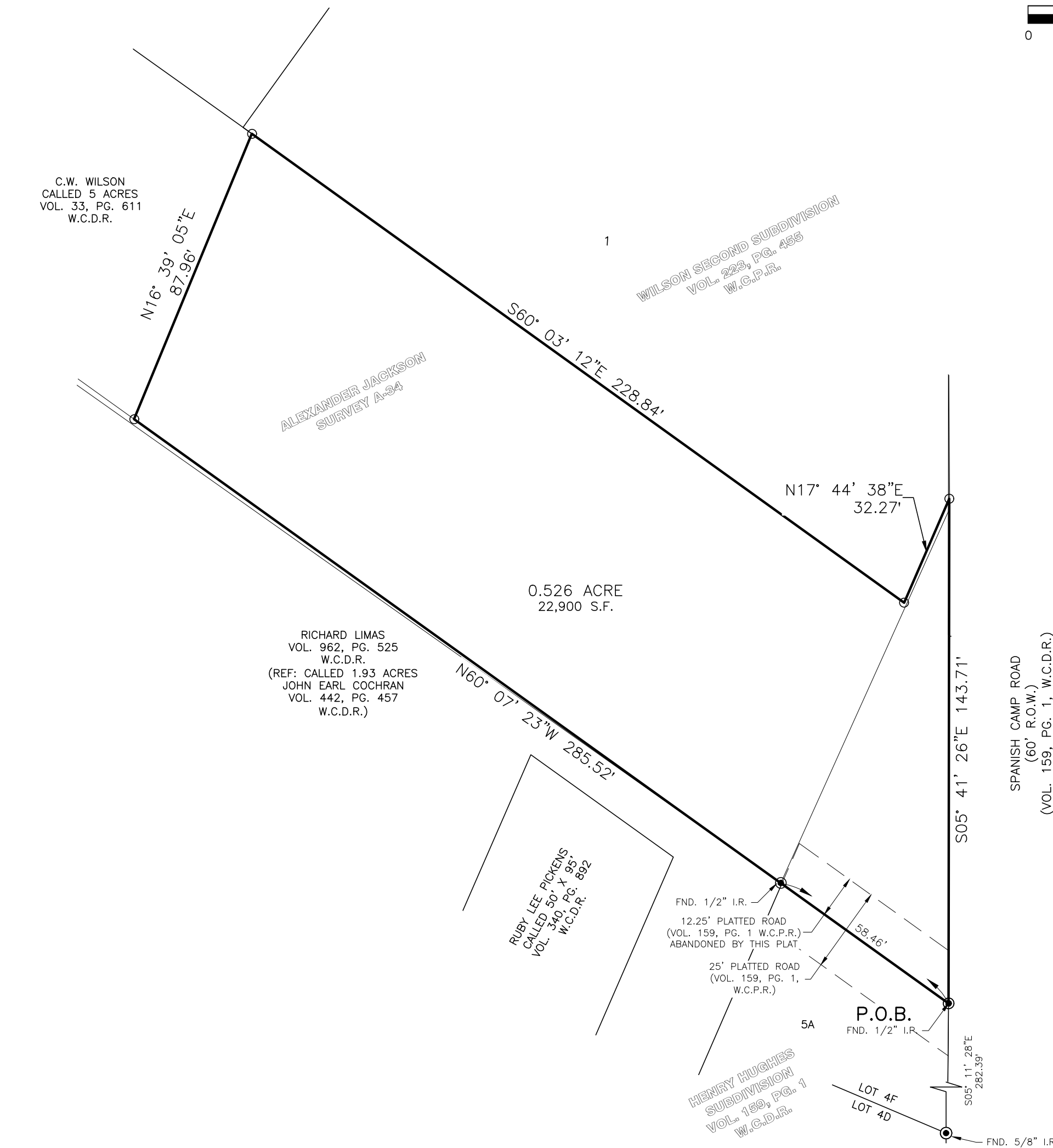
- W.C.C.F. = WHARTON COUNTY CLERK'S FILE
W.C.D.R. = WHARTON COUNTY DEED RECORDS
W.C.P.R. = WHARTON COUNTY PLAT RECORDS
B.L. = BUILDING LINE
D.M.E. = DRAINAGE/MAINTENANCE EASEMENT
FND = FOUND
I.R. = IRON ROD
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
VOL., Pg. = VOLUME, PAGE

SYMBOLS

- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
● = FOUND MONUMENT (AS NOTED)



VICINITY MAP
SCALE 1"=1000'



SURVEYOR'S NOTES:

- 1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY PLATINUM TITLE PARTNERS, LLC, G.F. No. 21-67613-32, EFFECTIVE DATE OF MARCH 9, 2021, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
3. THE TRACT IS SUBJECT TO RESTRICTIONS AND ORDINANCES, IF ANY.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48481C0520E, REVISED DATE OF APRIL 5, 2006, THE SURVEYED PROPERTY LIES WITHIN ZONE "AE". SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATION DETERMINED. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

FIELD NOTES FOR 0.526 ACRE TRACT

Being a tract of land containing 0.526 acres (22,900 square feet), located within the Alexander Jackson Survey, Abstract Number (No.) 34; Said 0.526 acres being all of a called 0.5 acre tract recorded in the name of Dianne Segrest under Wharton County Probate Record 13258 (reference 0.5 acre tract recorded in the name of George Krueger and Virgie C. Krueger under Volume (Vol.) 294, Pg. 144 of the Wharton County Deed Records (W.C.D.R.), and being all of Lot 5B of the Henry Hughes Subdivision recorded under Vol. 159, Pg. 1 W.C.D.R.; Said 0.526 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 1/2-inch iron pipe found on the west right-of-way (R.O.W.) line of Spanish Camp Road (60-foot wide per Vol. 159, Pg. 1 W.C.D.R.), in the centerline of a proposed 25-foot platted road (Vol. 159, Pg. 1 W.C.D.R.), at the northeast corner of Lot 5A of said Henry Hughes Subdivision, for the southeast corner of said Lot 5B, from which a 5/8-inch iron rod found at the common east corner of Lots 4F and 4D of said Henry Hughes Subdivision bears South 05 degrees 11 minutes 28 seconds East, a distance of 282.39 feet;

THENCE, with the common line of said Lots 5B and 5A, being the centerline of said 25-foot platted road, and the north line of a 1.93 acre tract recorded in the name of Richard Limas under Vol. 962, Pg. 525 W.C.D.R., North 60 degrees 07 minutes 23 seconds West, a distance of 285.52 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the south corner of the remainder of a called 5 acre tract recorded in the name of C.W. Wilson under Vol. 33, Pg. 611 of the W.C.D.R., for the west corner of said 0.5 acre tract and the herein described tract;

THENCE, with the east line of said remainder tract and the west line of said 0.5 acre tract, North 16 degrees 39 minutes 05 seconds East, a distance of 87.96 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the southwest line of Lot 1 of the Wilson Second Subdivision recorded under Vol. 223, Pg. 455 W.C.D.R., for the north corner of said 0.5 acre tract and the herein described tract;

THENCE, with the southwest line of said Lot 1, being the northeast line of said 0.5 acre tract, South 60 degrees 03 minutes 12 seconds East, a distance of 228.84 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the west line of said Lot 5B, at the south corner of said Lot 1, for an interior corner of the herein described tract;

THENCE, with the west line of said Lot 5B, being the east line of said Lot 1, North 17 degrees 44 minutes 38 seconds East, a distance of 32.27 feet to an "X" cut in concrete on the west R.O.W. line of said Spanish Camp Road, for the north corner of said Lot 5B and the herein described tract;

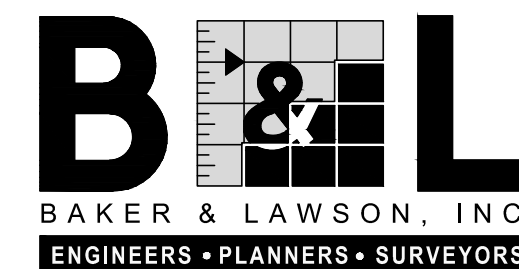
THENCE, with the west R.O.W. line of said Spanish Camp Road, being the east line of said Lot 5B, South 05 degrees 41 minutes 26 seconds East, a distance of 143.71 feet to the POINT OF BEGINNING of the herein described tract.

REVISED:

PRELIMINARY REPLAT
LOT 5B1 SPANISH CAMP SUBDIVISION
A 0.526 ACRE, 1-LOT SUBDIVISION

A 0.5 ACRE TRACT RECORDED IN VOL. 294, PG. 144 W.C.D.R. AND LOT 5B, BLOCK 5, OF HENRY HUGHES SUBDIVISION, VOL. 159, PG. 1 W.C.D.R.

LOCATED IN THE ALEXANDER JACKSON SURVEY, ABSTRACT No. 34 IN WHARTON COUNTY, TEXAS

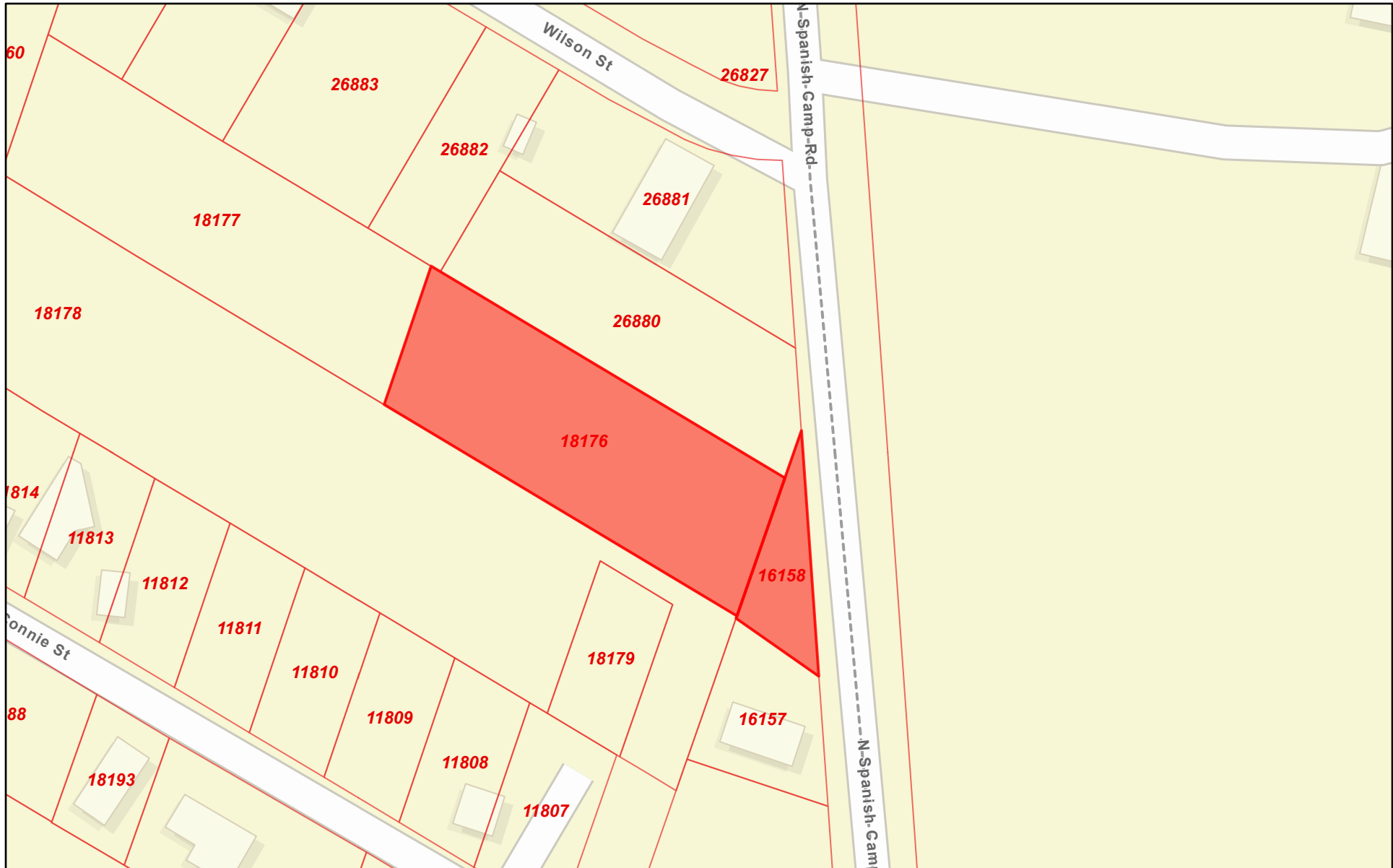


300 EAST CEDAR ST. ANGLETON, TEXAS 77515 OFFICE: (979) 849-6681 TBPELS No. 10052500 REG. NO. F-825

PROJECT NO.: 14604

APRIL 2021

Spanish Camp Rd. Replat



4/16/2021, 3:57:03 PM

Override 1 Parcels Abstracts

1:1,128

