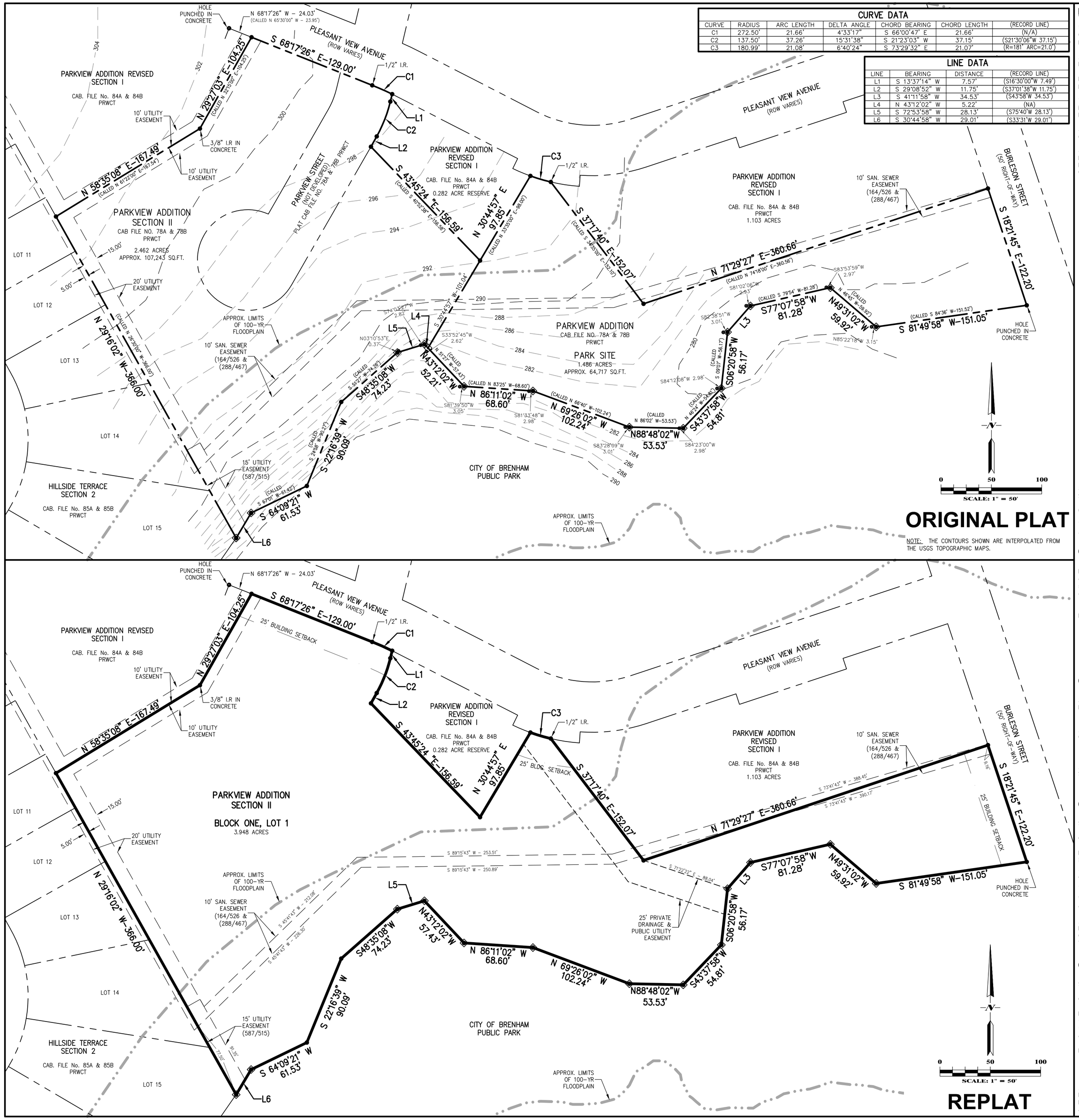


ORIGINAL PLAT

NOTE: THE CONTOURS SHOWN ARE INTERPOLATED FROM THE USGS TOPOGRAPHIC MAPS.

REPLAT

CURVE DATA						
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	(RECORD LINE)
C1	272.50'	21.66'	4°33'17"	S 66°00'47" E	21.66'	(N/A)
C2	137.50'	37.26'	15°31'38"	S 21°23'03" W	37.15'	(S21°30'06"W 37.15')
C3	180.99'	21.08'	6°40'24"	S 73°29'32" E	21.07'	(R=181' ARC=21.0')

LINE DATA			
LINE	BEARING	DISTANCE	(RECORD LINE)
L1	S 13°37'14" W	7.57'	(S16°30'00"W 7.49')
L2	S 29°08'52" W	11.75'	(S37°01'38"W 11.75')
L3	S 41°11'58" W	34.53'	(S43°58'W 34.53')
L4	N 43°12'02" W	5.22'	(NA)
L5	S 72°53'58" W	28.13'	(S75°40'W 28.13')
L6	S 30°44'58" W	29.01'	(S33°31'W 29.01')

REPLAT NOTES:

1. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A.– FIRM COMMUNITY PANEL NO. 48477C 0295C, AUGUST 16, 2011, A PORTION OF THIS TRACT LINES WITHIN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED).

2. BASIS OF BEARING: THIS IS A GRID DRAWING; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON A SURFACE ADJUSTMENT FACTOR OF 1.000013796

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM SMARTNET FOR PAYNE CONTROL POINT 1 (CP1).

TEXAS STATE PLANE COORDINATES:
N 10047425.39
E 3536643.12

3. PROPERTY CORNERS ARE 1/2 INCH IRON ROD SET WITH PLASTIC CAP MARKED 'PAYNE 6064' UNLESS OTHERWISE NOTED.

4. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE REPORT FILE NO. 190540A, DATED JULY 5, 2019 PROVIDED BY WASHINGTON COUNTY ABSTRACT COMPANY. THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.

A. EASEMENT DATED JANUARY 25, 1949, EXECUTED BY J.V. DIETZ AND MRS. ELSIE DIETZ TO THE CITY OF BRENHAM, RECORDED IN VOLUME 164, PAGE 526, DEED RECORDS OF WASHINGTON COUNTY, TEXAS, AND FURTHER DEFINED AND SET FORTH IN INSTRUMENT DATED MARCH 24, 1969, RECORDED IN VOLUME 288, PAGE 467, DEED RECORDS OF WASHINGTON COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF SUCH DOCUMENT. **AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.**

B. SUCH EASEMENTS AND/OR BUILDING LINES AS SET FORTH ON PLAT FILED IN PLAT CABINET FILE NO. 78A AND 78B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND REVISED IN PLAT CABINET FILE NO. 84A AND 84B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS. **AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.**

C. SUBJECT TO AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET (5') WIDE FROM A PLANE TWENTY FEET (20') ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL EASEMENTS AS STATED ON PLAT FILED IN PLAT CABINET FILE NO. 78A AND 78B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND REVISED IN PLAT CABINET FILE NO. 84A AND 84B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS. **AFFECTS SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE ITEMS.**

D. TWENTY-FOOT (20') EASEMENT AS SET FORTH ON PLAT FILED IN PLAT CABINET FILE NO. 78A AND 78B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND REVISED IN PLAT CABINET FILE NO. 84A AND 84B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS. **AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.**

E. TEN-FOOT (10') EASEMENT AS SET FORTH ON PLAT FILED IN PLAT CABINET FILE NO. 78A AND 78B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND REVISED IN PLAT CABINET FILE NO. 84A AND 84B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND AS SHOWN ON SURVEY DATED DECEMBER 6, 2007, PREPARED BY JOHN E. PLEDGER, R.P.L.S. NO. 2183 AND ON SURVEY DATED JANUARY 29, 2008, PREPARED BY JOHN E. PLEDGER, III, R.P.L.S. NO. 2183. **AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.**

F. FIFTEEN FOOT (15') UTILITY EASEMENT AS SET FORTH ON PLAT FILED IN PLAT CABINET FILE NO. 78A AND 78B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND REVISED IN PLAT CABINET FILE NO. 84A AND 84B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AS SHOWN ON SURVEY DATED JANUARY 29, 2008, PREPARED BY JOHN E. PLEDGER, R.P.L.S. NO. 2183 **AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.**

G. TWENTY-FIVE FOOT (25') BUILDING LINE AS SET FORTH ON PLAT FILED IN PLAT CABINET FILE NO. 78A AND 78B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND REVISED IN PLAT CABINET FILE NO. 84A AND 84B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS AND AS SHOWN ON SURVEY DATED JANUARY 29, 2008, PREPARED BY JOHN E. PLEDGER, R.P.L.S. NO. 2183. **AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.**

5. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN. (NONE LISTED IN THE TITLE REPORT, SEE NOTE #4).

6. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.

7. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF BRENHAM CODE OF ORDINANCES AT THE TIME OF THE DEVELOPMENT OF THE PROPERTY.

OWNER ACKNOWLEDGEMENT

I/We, _____, the Owner(s) of the land described hereon and whose names are 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.

By: _____
(Signature)

_____
(Printed Name & Title)

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 _____, 2019, at _____ o'clock _____M. and duly recorded on the _____ day of _____, 2019 at _____ o'clock _____M. 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

CERTIFICATE OF SURVEYOR

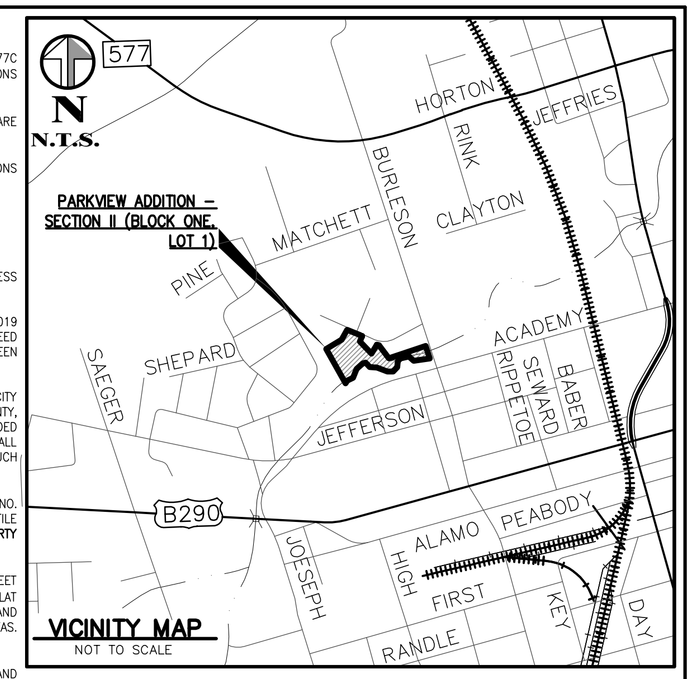
STATE OF TEXAS

COUNTY OF WASHINGTON

I, ERIC J. DANNHEIM Registered Professional Land Surveyor No. 6075, in the State of Texas, hereby certify that 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.

DATE OF SURVEY: JULY 30, 2019

_____
ERIC J. DANNHEIM, RPLS No. 6075
FIRM No. 10194453
Job # 1838-001



VICINITY MAP
NOT TO SCALE

SYMBOL & LINE LEGEND
- ADJOINER PROPERTY LINE
- PROPOSED SUBDIVISION LINE
- EASEMENT LINE
- PROPERTY CORNER FOUND (AS NOTED)
- 5/8" I.R. w/CAP (5197 OR 2183)
- 1/2" I.R. w/CAP (6064)

FINAL PLAT
OF
PARKVIEW ADDITION
SECTION II
BLOCK ONE, LOT ONE
TOTAL: 3.948 ACRES
BEING A MINOR REPLAT OF
PARKVIEW ADDITION SECTION II, PARK SITE & A PORTION OF PARKVIEW STREET
CABINET FILE No. 78A & 78B
HARRINGTON SURVEY, A-55
BRENHAM, WASHINGTON COUNTY, TEXAS

RME Consulting Engineers
POST OFFICE BOX 9253 - COLLEGE STATION, TX 77842
EMAIL: civil@rmengineer.com
OFFICE - (979) 764-0704
TEXAS FIRM REGISTRATION No. F-4695

PAYNE INDUSTRIES
302 W. Hopkins, Ste. 1A, San Marcos, TX 78666
(512) 749-2878 (979) 587-4500 (432) 238-3186

PROPERTY INFORMATION
BOETTCHER BLDG CENTER
c/o BEVERLY LOVE
1702 S. MARKET STREET
BRENHAM, TX 77833
OFF: (936) 825-8901

EMAIL: BBLOVE3808@YAHOO.COM

FILENAME: 0700RP1A	SCALE: 1"=50'
SUBMITTED DATE: 10/21/19	
REVISIONS: 11/5/19	
DRAWN BY: R.A.M.	CHECKED BY:
FIELD BOOK: N/A	PAGES: N/A

RME CONSULTING ENGINEERS
CLIENT NO. – PROJECT NO.
336 – 0700