

BEFORE COMPLETING THE FOLLOWING, READ THE NOTICE TO THE ZONING VARIANCE APPLICANTS - PAGE 1

Which exceptional conditions apply to your property that do not generally apply to other properties in your zoning district:

LACK of CONTAINMENT of ANIMALS

How do the above conditions prevent reasonable use of your land under the term of the Zoning Ordinance?

Liability, CONTROL of PERIMETER

How will the variance improve your use of the property?

CONTAINMENT of ANIMALS

Are there other properties in your area that have a similar type of improvement?

yes

Will the granting of a variance in the form requested be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance?

yes

Application for Zoning Request

OTHER LAND USE CONSIDERATIONS:

Is the request the least modification possible of the Zoning Ordinance which are in question?
No ___ Yes If yes, explain why the alternative solutions are not feasible:

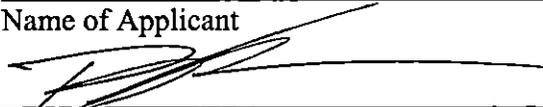
NO OTHER ALTERNATIVE

I (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate to the best of my knowledge and belief. The work within the request must be carried out within one year of the public hearing or the variance becomes null and void..

I also hereby give permission for the members of the City of Richwood Board of Adjustments and City Staff to access the property in question for the purpose of gathering information to make an informed decision on this variance request.

Burke Pleason

Name of Applicant



Signature of Applicant

10/26/25

Date

IMPORTANT:

A drawing, including all dimensions and structures, must be attached along with the applicable fee, to be considered. Failure to include both will result in automatic denial of application.

SEE ATTACHED Drawing + HOA Approval

Oakwood Shores Property Owners Association, Inc.

September 13, 2024

Burke & Christine Pleason
59 Sunrose Ct
Lake Jackson, TX 77566

**Architectural Submittal for: 31518 Bayou Bend
Account: 44696328**

Dear Burke & Christine Pleason

This letter shall serve as receipt of your application determined in compliance with the architectural review process for the construction and/or placement of the proposed improvement referenced above.

Your application has been reviewed as to conform with the architectural restrictions set forth in the Declaration, such guidelines adopted by the Association, and demonstrate harmony with the external design and location with respect to adjacent structures and the overall community. The Committee's review and conclusions are detailed below:

APPROVAL is granted for the construction of **Fence** per your application subject to compliance with the governing documents of the Association.

This approval is solely granted to the modification specifically requested in the application submitted for **Fence**. Should you choose to incorporate additional modifications to your project, you are required to submit an application with all required supporting documentation.

This approval is not in lieu of any jurisdictional regulations, current or future, which are or may be imposed by any other governmental authority. This is valid for up to six (6) months from the date of this letter.

In the event it is determined that improvement(s) are made without compliance to specific standards provided by the Committee or in contrast to the specifications provided within an application that has been approved, those improvements may be subject to reconstruction and/or the request to remove such improvements. All costs related to the enforcement of this shall be the sole expense of the Owner in violation. The Committee recommends that you retain this correspondence and your request form permanently should a need arise to produce documentation of our communications regarding noted improvement(s).

Should you have any questions, please reach out to our office through your Owner Portal at <https://home.inframark.com>. You can submit a message to this architectural record by selecting Requests, selecting the open architectural request, and clicking in the Send Message field to send your response. Your community support and cooperation is very much appreciated, as is your cooperation toward maintaining property values within your community.

Sincerely,
Oakwood Shores Property Owners Association, Inc.

approval of plans shall not constitute a representation, warranty, or guarantee that such plans and specifications comply with engineering design practices or zoning and building ordinances, or other governmental agency regulations or restrictions. The Committee shall not be responsible for reviewing, nor shall its approval of any plans or design, be deemed approved from the standpoint of structural safety or conformance with building or other codes. By approving such plans and specifications, neither the Committee, the Members thereof, the Association, any Member thereof, their Board of Directors, any Members thereof, or the Declarant assumes any liability or responsibility therefore or for any defect in the construction or improvement from such plans or specifications. As provided in the CC&R's neither the Committee, the Association, the Board of Directors or the Association or any Members thereof, not the Declarant or Developer shall be liable to any Member, Owner, Occupant, or other person or entity for any damage, loss or prejudice suffered or claimed on account of (1) the approval or disapproval of any plans, drawings, or specifications, whether or not defective, or (2) the construction or performance of any work whether or not pursuant to the approved plans, drawings, or specifications.

2002 West Grand Parkway North Suite 100 | Katy, TX 77449 | (281) 870-0585
<<Company Website>

Your Community is Professionally Managed by Inframark



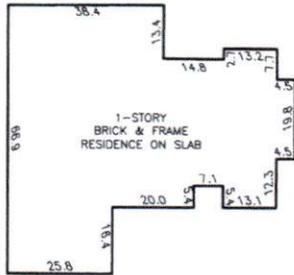
FIRM REGISTRATION NO. 10156700

Surveying & Mapping, LLC

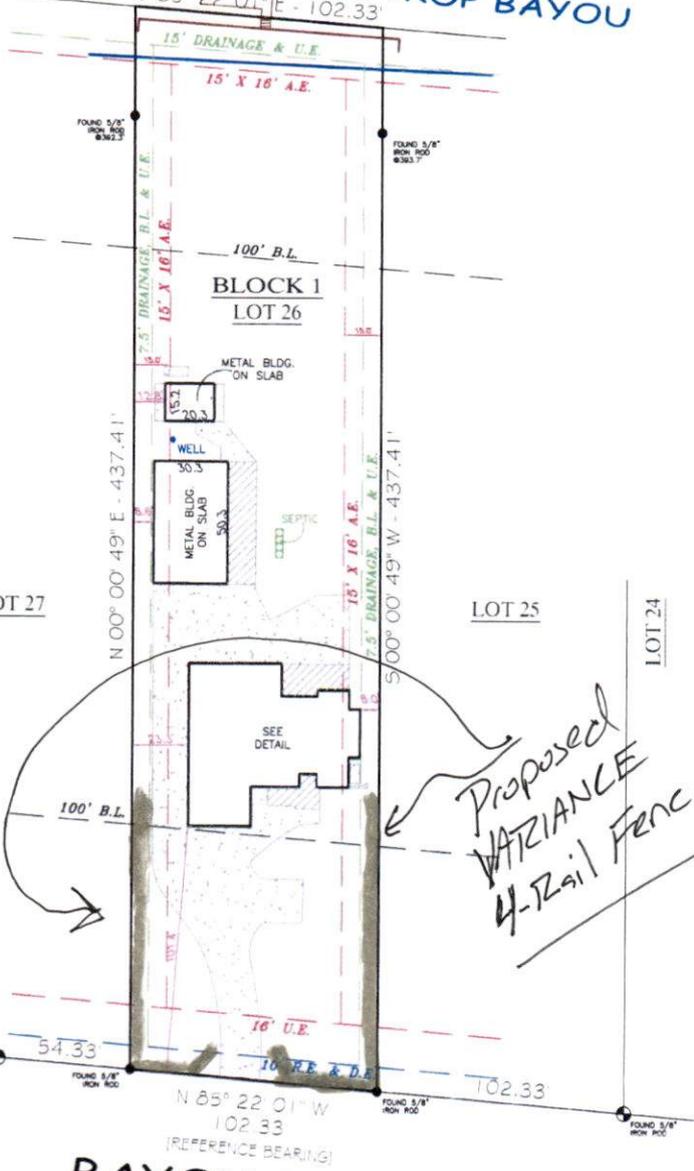
P.O. BOX 3344, LAKE JACKSON, TEXAS, 77566 (979) 299-3373

HOUSE DETAIL

NOT DRAWN TO SCALE



BASTROP BAYOU
S 85° 22' 01" E - 102.33'



Proposed VARIANCE 4-rail Fence

BAYOU BEND
(70' R.O.W., C.C.F.N. 2008-019216)

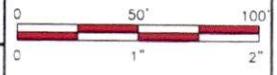
OAKWOOD SHORES S/D

COMMUNITY NO. 485458 PANEL NO. 0610 SUPPL. K_ZONE AE DEPTH 12" MAP REVISED 12/30/20
 I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it is in a designated flood hazard area. The plot herein is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plot, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or protrusions, except as shown.

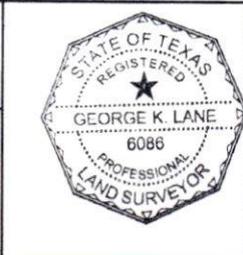
ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: GREAT AMERICAN TITLE
 THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT, G.F. NO. 116386-GAT81 DATE: 10/21/2021

NOTES: PROPERTY SUBJECT TO RECORDD RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY) INCLUDING THOSE IN THE CITY OF RICHWOOD.
 1) SUBJECT TO UNDERGROUND EASEMENT TO CENTERPOINT PER COFN 2008-033199, O.R.B.C.
 2) SUBJECT TO FREIGHT E.U. EASEMENT PER COFN 2007-008486, O.R.B.C.
 3) 15' SIDE B.L. CHANGED TO 7.5' SIDE B.L. ALONG BASTROP BAYOU WITH 100' ROAD FRONTAGE PER CITY OF RICHWOOD MINUTES DATED JUNE 9, 2008.
 4) BEARINGS ARE BASED ON THE SOUTH LINE OF LOTS 25 THRU 27, BEING N 85° 22' 01" W.

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER BEFORE COMMENCING CONSTRUCTION.



PREPARED EXCLUSIVELY FOR: HERITAGE HOMES
 This is to certify that I have made an on the ground survey of the property located at: 31518 BAYOU BEND IN THE CITY OF RICHWOOD, TEXAS, Lot 26, Block 1, OAKWOOD SHORES, according to the map or plat thereof, recorded in Deeds, Plat No. 2008-019216 of the Official Records, Brazoria County, Texas.



Borrower(s): BURKE PLEASON
CHRIS PLEASON

Drawn by: ASMF
 Job No.: 2025-0109
 Request: HERITAGE
 Book No.: PPO216
 Scale: 1" = 50'
 Date: 02/28/2024

LEGEND	
	DRIVEWAY
	CHAIN-LINK
	COVERED
	CONCRETE
	7.5' DRAINAGE, B.L. & U.E.
	15' X 16' A.E.
	TREE TRUNK
	CONTROLLING MONUMENT
	U.E. UTILITY EASEMENT
	A.E. AERIAL EASEMENT
	B.L. BUILDING LINE
	R.E. ROAD EASEMENT
	D.E. DRAINAGE EASEMENT
	I.R. IRON ROD
	I.P. IRON PIPE

George K. Lane, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086