

VELASCO DRAINAGE DISTRICT

VELASCO DRAINAGE DISTRICT ACCEPTED THIS THE ___ DAY OF ___, 2024. THE BOARD OF SUPERVISORS OF THE VELASCO DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT, OR GUARANTEE:

- 1. THAT THE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.
2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF VELASCO DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE VELASCO DRAINAGE DISTRICT.
4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION, OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE OF THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER.

THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR IT'S PRINCIPALS AND AGENTS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WE, DEMETRIO M. CELEDON AND ANA MARIA CELEDON, OWNERS OF LOT 4A OF THE REPLAT OF LOTS 4 AND 5, BLOCK 1 OF THE HAVENWOOD SUBDIVISION, AS RECORDED IN VOLUME 7, PAGES 59-60 OF THE BRAZORIA COUNTY PLAT RECORDS, IN THE JARED E. GROCE SURVEY, ABSTRACT 66, BRAZORIA COUNTY, AND BEING THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING REPLAT OF LOTS 4 AND 5, BLOCK 1 AND DO HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON, FOR THEIR USE FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS OR ALLEYS, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE OF THE LAND SO DEDICATED.

WITNESS MY HAND IN ___ COUNTY, TEXAS, THIS THE ___ DAY OF ___, 2024.

DEMETRIO M. CELEDON

ANA MARIA CELEDON

NOTARY PUBLIC STATE OF TEXAS COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DEMETRIO M. CELEDON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF ___, 2024.

NOTARY PUBLIC BRAZORIA COUNTY, TEXAS DATE

NOTARY PUBLIC STATE OF TEXAS COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ANA MARIA CELEDON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF ___, 2024.

NOTARY PUBLIC BRAZORIA COUNTY, TEXAS DATE

GENERAL NOTES:

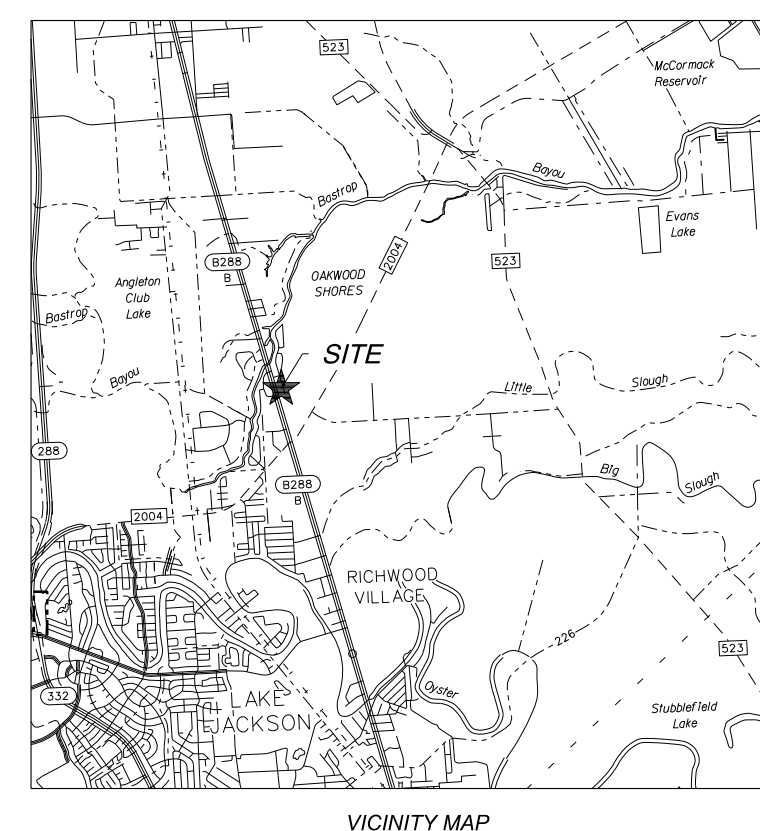
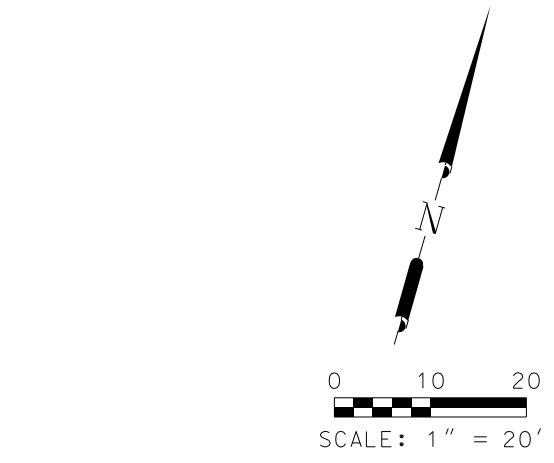
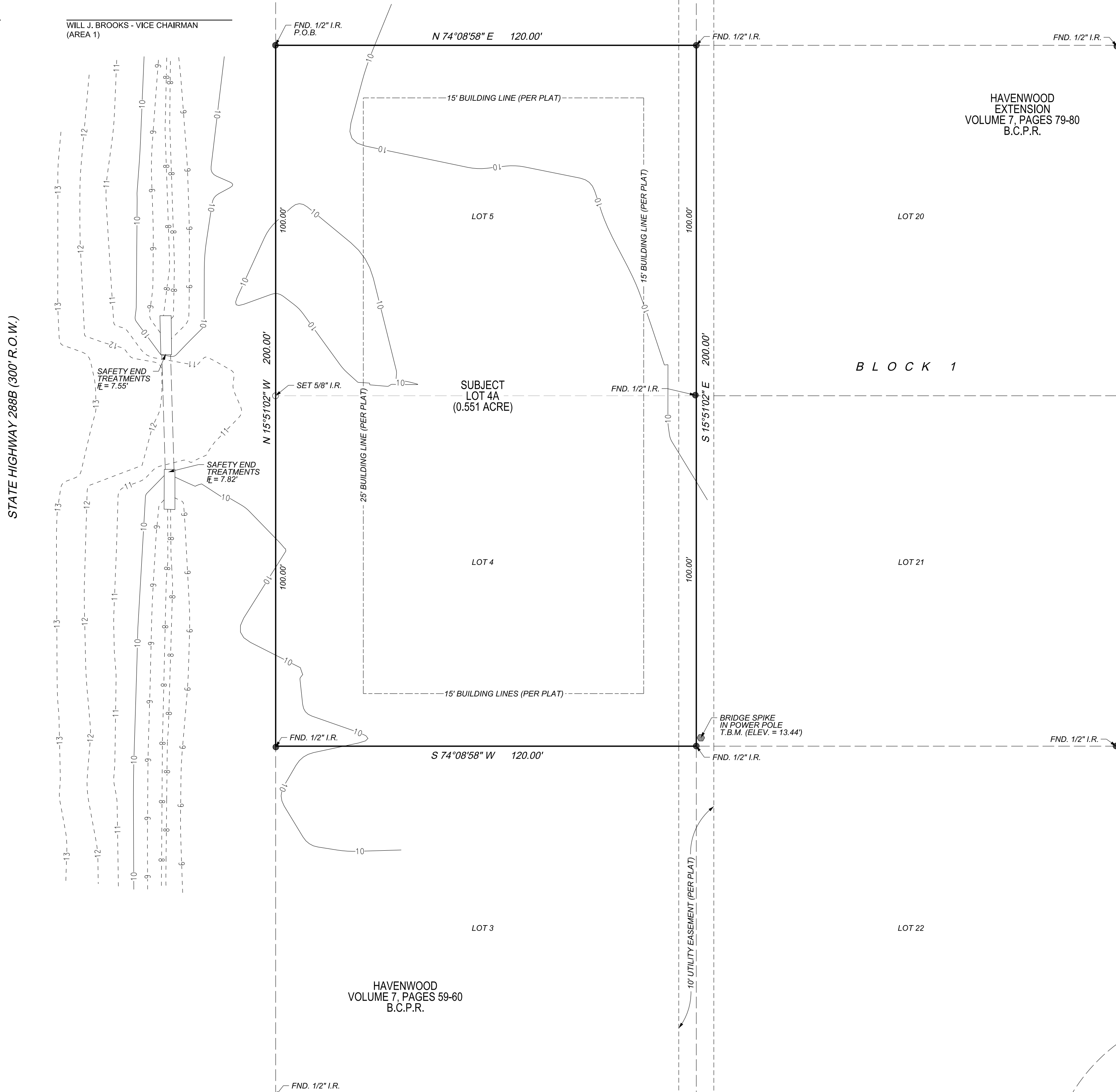
- 1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
2. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL SURFACE LEVEL LENGTHS. (S.F. = 0.999872891)
3. THE SUBJECT TRACT IS LOCATED WITHIN THE LIMITS OF ZONE "AE", SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION DETERMINED TO BE 12 FEET, AS SHOWN ON FLOOD INSURANCE MAP NUMBER 48039C0610K, DATED: DECEMBER 30, 2020.
4. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY. THERE MAY BE ITEMS OF RECORD WHICH AFFECT THIS PROPERTY, NOT SHOWN HEREON.
5. THE EASEMENTS AND BUILDING LINES SHOWN HEREON ARE AS THEY APPEAR ON THE PLAT OF HAVENWOOD SUBDIVISION, AS RECORDED IN VOLUME 7, PAGES 59-60 B.C.P.R., HOWEVER, THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, BUILDING LINES, RESTRICTIONS AND COVENANTS DEFINED IN VOLUME 660, PAGE 330 AND VOLUME 663, PAGE 446 B.C.D.R.
6. ALL DRAINAGE AND MAINTENANCE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS, TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITIES. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
7. ALL DRAINAGE FACILITIES WITHIN DRAINAGE AND DETENTION EASEMENTS AND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/OR ADJACENT LOT OWNERS, HOWEVER, ANY GOVERNMENTAL ENTITY MAY ENTER ONTO THE EASEMENTS TO MAINTAIN THESE DRAINAGE FACILITIES IF NECESSARY.
8. THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 4 AND 5, BLOCK 1 OF THE HAVENWOOD SUBDIVISION INTO ONE LOT (LOT 4A).
9. THERE IS NO EVIDENCE OF A WATER WELL LOCATED ON THE SUBJECT PROPERTY.
10. ALL ELEVATIONS ARE RELATIVE TO THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) AND REFERENCED TO N.G.S. MONUMENT "LJN A" AT ELEVATION 23.00 FEET.
11. BENCHMARK: SET BRIDGE SPIKE IN A POWER POLE, NEAR THE EAST CORNER OF LOT 4, BLOCK 1, HAVENWOOD SUBDIVISION AT ELEVATION 13.44 FEET.

STUART HERBST - CHAIRMAN (AREA 3)

WILL J. BROOKS - VICE CHAIRMAN (AREA 1)

BILLY P. CRAIN - SECRETARY (AREA 2)

STATE HIGHWAY 288B (300' R.O.W.)



ALL THAT CERTAIN 0.551 ACRE of land being composed of Lot 4 and Lot 5, Block 1 of Havenwood Subdivision as recorded in Volume 7, Pages 59-60 of the Brazoria County Plat Records and being those same lots conveyed to Demetrio M. Celedon and Ana Maria Celedon in County Clerk's File 2019025434 of the Brazoria County Official Records and situated in the Jared E. Groce Survey, Abstract 66, Brazoria County Texas and being more particularly described by metes and bounds, using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD83), in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths as follows:

BEGINNING at a found 1/2" iron rod in the northeast right-of-way line of State Highway 288 Business (300' wide right-of-way) and marking the west corner of the aforementioned Lot 5, same being the south corner of Lot 6, Block 1 of said Havenwood Subdivision;

THENCE coincident with the common line of said Lots 5 and 6, Block 1, a distance of 120.00 feet to a found 1/2" iron rod for corner marking the south corner of Lot 19, Block 1 of the Havenwood Extension recorded in Volume 7, Pages 79-80 of the Brazoria County Plat Records, same being the west corner of Lot 20, Block 1 of said Havenwood Extension;

THENCE South 15°51'02" East, coincident with the common line of said Lots 5 and 20, Block 1, at a distance of 100.00 feet pass a found 1/2" iron rod marking the north corner of said Lot 4, same being the west corner of Lot 21, Block 1 of said Havenwood Extension and continue to a total distance of 200.00 feet to a found 1/2" iron rod for corner marking the north corner of Lot 3, Block 1 of said Havenwood Subdivision, same being the west corner of Lot 22 of said Havenwood Extension;

THENCE South 74°08'58" West, coincident with the common line of said Lots 3 and 4, Block 1, a distance of 120.00 feet to a found 1/2" iron rod for corner in the northeast right-of-way line of State Highway 288 Business;

THENCE North 15°51'02" West, along the northeast right-of-way line of State Highway 288 Business, same being the southwest line of said Lot 4, Block 1, at a distance of 100.00 feet pass a set 5/8" iron rod marking the south corner of said Lot 5, Block 1 and continue to a total distance of 200.00 feet to the POINT OF BEGINNING, containing 0.551 acre of land, more or less.

REPLAT OF LOTS 4 AND 5, BLOCK 1 OF THE HAVENWOOD SUBDIVISION AS RECORDED IN VOLUME 7, PAGES 59-60 OF THE BRAZORIA COUNTY PLAT RECORDS IN THE JARED E. GROCE SURVEY ABSTRACT 66 CITY OF RICHWOOD BRAZORIA COUNTY, TEXAS JULY 2024

CITY COUNCIL I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING REPLAT OF LOTS 4 AND 5, BLOCK 1, HAVENWOOD SUBDIVISION WAS APPROVED THIS THE ___ DAY OF ___, 20___, BY THE CITY COUNCIL OF RICHWOOD. MAYOR SAID SUBDIVISION SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE CODE OF ORDINANCES OF THE CITY OF RICHWOOD, TEXAS. WITNESS MY HAND THIS THE ___ DAY OF ___, 20___ CITY SECRETARY

CITY PLANNING COMMISSION I HEREBY CERTIFY THAT THE ABOVE AN FOREGOING REPLAT OF LOTS 4 AND 5, BLOCK 1, HAVENWOOD SUBDIVISION WAS APPROVED THIS THE ___ DAY OF ___, 20___, BY THE CITY PLANNING COMMISSION OF RICHWOOD. CHAIRMAN WITNESS MY HAND THIS THE ___ DAY OF ___, 20___ CITY SECRETARY

OWNER: DEMETRIO M. & ANA MARIA CELEDON 215 STRATTON RIDGE ROAD TRLR 85 CLUTE, TEXAS 77531 (979) 480-6309

SURVEYOR: DOYLE & WACHTSTETTER, INC. 131 COMMERCE STREET CLUTE, TEXAS 77531 (979) 265-3622

