

OWNER'S PLAT DEDICATION AND CERTIFICATION
I, Ramior Celedon, owner of the property subdivided in the above and foregoing map of Celedon Acres, do hereby make subdivision of said property according to the lines, streets, alleys, parks, and easements therein shown, and designate said subdivision as Celedon Acres, in the Jared E. Groce 5 League Grant, Abstract 66, Brazoria County, Texas; and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys, dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades and do hereby bind myself, my such heirs and assigns to Warrant and Forever Defend the title to the land so dedicated. We have also complied with all regulations hereto before adopted by the Commissioner's Court of Brazoria County, Texas.

WITNESS MY HAND IN THE CITY OF BRAZORIA COUNTY, TEXAS, THIS THE DAY OF 2025.

RAMIOR CELEDON OWNER

NOTARY PUBLIC STATE OF TEXAS COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared, Ramior 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 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

STATE OF TEXAS COUNTY OF BRAZORIA

I, Joyce Hudman, Clerk of the County Court of Brazoria County, Texas, do hereby certify that the written instrument with its certificate of authentication was filed for registration in my office on 2025, at o'clock, a.m./p.m., Clerk's File Number 2025- of the Official Records of said Brazoria County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE, at the day and date of last above written.

JOYCE HUDMAN COUNTY CLERK

DEPUTY

VELASCO DRAINAGE DISTRICT

VELASCO DRAINAGE DISTRICT ACCEPTED THIS DAY OF 2025. 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's 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 for the overall responsibility and/or decision-making power of the party submitting the plat or plan herein, their or its principals and agents.

STUART HERBST CHARMAN (AREA 3) WILL J. BROOKS VICE CHAIRMAN (AREA 1)

R.E. GARTMAN SECRETARY (AREA 2)

CITY COUNCIL CERTIFICATION

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF RICHWOOD, TEXAS HAS APPROVED THIS PLAN AND SUBDIVISION OF RAMIOR CELEDON'S, CELEDON ACRES, AS SHOWN HEREIN

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURES OF THE MAYOR, CITY COUNCIL MEMBERS, AND CITY SECRETARY OF THE CITY OF RICHWOOD, TEXAS, THIS DAY OF 2025.

MICHAEL DURHAM MAYOR MIKE JOHNSON, POSITION 2

PAUL STALLBERG, POSITION 1 AMANDA REYNOLDS, POSITION 3

JEREMY FOUNTAIN, POSITION 5 KIRSTEN GARCIA, CITY SECRETARY

CITY PLANNING AND ZONING COMMISSION'S CERTIFICATION

This is to certify that the Planning and Zoning Commission of the City of Richwood, Texas, has approved this plat and subdivision of Celedon Acres as shown herein.

IN TESTIMONY WHEREOF, witness the official signatures of the Chairman and the City Secretary of the Planning and Zoning Commission, this day of 2025.

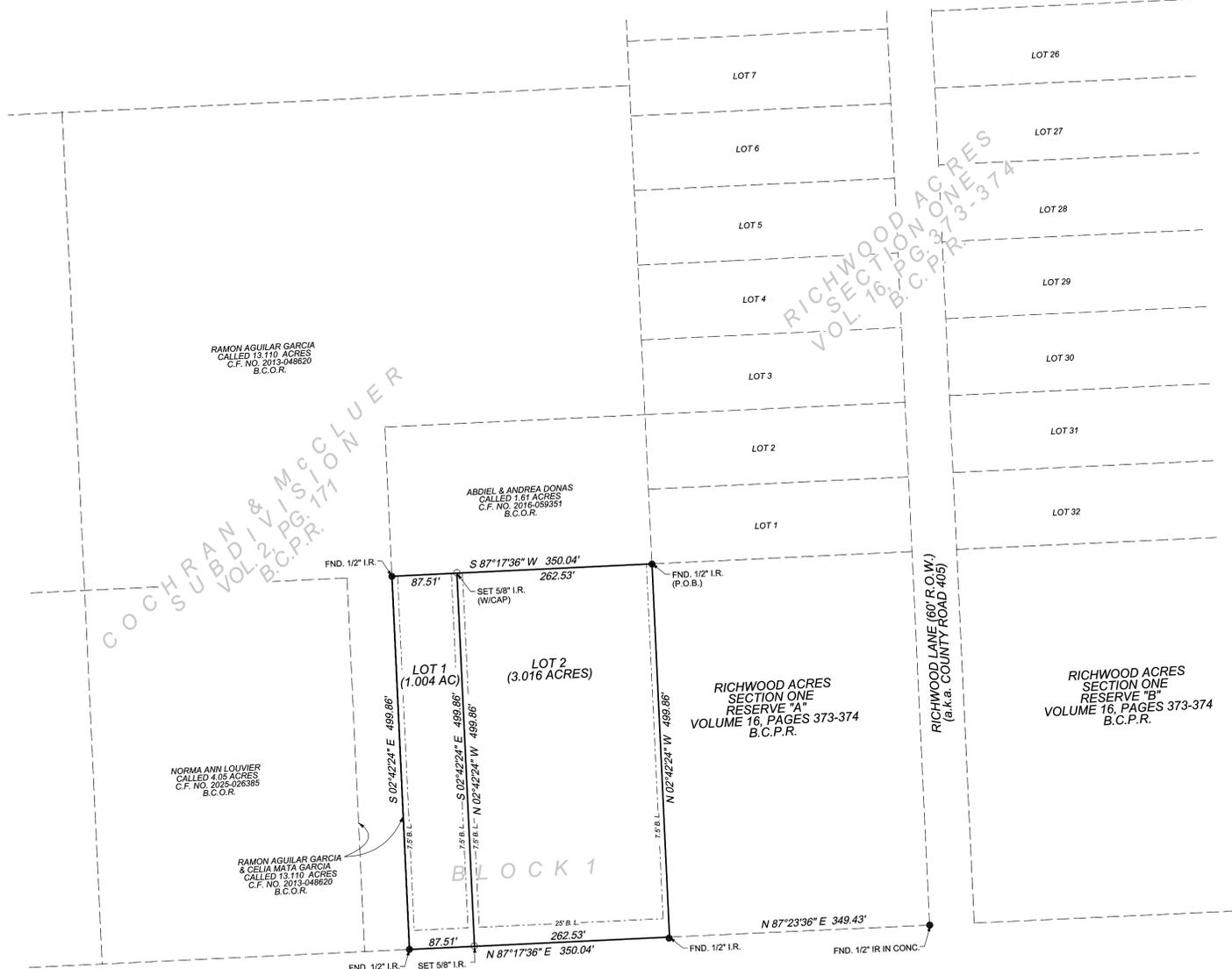
, CHAIRMAN

KIRSTEN GARCIA, CITY SECRETARY

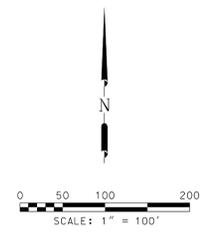
COMMISSIONER'S COURT CERTIFICATION

APPROVED AND ACCEPTED by the Commissioner's Court of Brazoria County, Texas this day of 2025.

MATT SEBASTIA, JR. COUNTY JUDGE



VICINITY MAP (N.T.S.) 1" = 2 MILES



METES & BOUNDS:

ALL THAT CERTAIN 4.020 acres, out of Lot 5, Block 26 of the Cochran and McCluer Subdivision as recorded in Volume 2, Page 171, of the Plat Records of Brazoria County, Texas in the Jared E. Groce 5 League Grant, Abstract 66, Brazoria County, Texas, and said called 4.020 acre tract being the same tract as described in Clerk's File No. 2018-010582 of the Official Records of Brazoria County, Texas, and more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone, NAD 83;

Beginning at a found 1/2" iron rod with cap for the Northeast corner of said called 4.020 acre tract, same being the Southeast corner of a called 1.61 acre tract, conveyed to Abdjel and Andrea Donas, as described in Clerk's File No. 2016-059351 of the Official Records of Brazoria County, Texas;

Thence South 87°17'36" West coincident with the Northerly line of said called 4.020 acre tract, and the Southerly line of said called 1.61 acre tract, a distance of 350.04 feet to a found 1/2" iron rod for the Northwest corner of herein described 4.020 acre tract;

Thence South 02°42'24" East, coincident with a called 13.110 acre tract, conveyed to Ramon Aguilar and Celia Mata Garcia, as described in Clerk's File No. 2013-048620 of the Official Records of Brazoria County, Texas, a distance of 499.86 feet to a found 1/2" iron rod (bent) for the Southwest corner of herein described 4.020 acre tract, same being the most Southerly Southeast corner of said called 13.110 acre tract, and being located in the Northerly right-of-way line of County Road 223, a 200' R.O.W. (a.k.a. W. BIG SLOUGH ROAD).

Thence North 87°17'36" East, coincident with the Northerly right-of-way line of said County Road 223, a distance of 350.04 feet to a found 1/2" iron rod for the Southeast corner of herein described 4.020 acre tract and being the Southwest corner of the final plat of Richwood Acres - Section One as recorded in Volume 16, Page 373-374 of the Plat Records of Brazoria County, Texas and being the Southeast corner of the herein described tract;

Thence North 02°42'24" West, coincident with Richwood Acres, Section One Reserve "A", as recorded in Volume 16, Pages 373-374 of the Plat Records of Brazoria County, Texas, a distance of 499.86 feet to the PLACE OF BEGINNING and containing 4.020 acres of land more or less.

CELEDON ACRES

BEING A REPLAT OF A

CALLED 4.020 ACRE TRACT

AND TO BE REPLATTED AS

2 LOTS, 1 BLOCK

SAD CALLED 4.020 ACRE TRACT BEING A PART OF

LOT 5, BLOCK 26

OF

COCHRAN AND McCLUER SUBDIVISION

AS RECORDED IN VOL. 2, PG. 171

PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

AND BEING THE SAME TRACT AS RECORDED IN

CLERK'S FILE NO. 2018-010582

OF THE

BRAZORIA COUNTY OFFICIAL RECORDS

IN THE

JARED E. GROCE 5 LEAGUE GRANT ABSTRACT 66

CITY OF RICHWOOD

BRAZORIA COUNTY, TEXAS

DECEMBER 2025

GENERAL NOTES

- 1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83), NORTH ARROW SHOWN IS A GRAPHIC REPRESENTATION OF TEXAS STATE PLANE GRID NORTH.
2. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL SURFACE LEVEL LENGTHS. (S.F. = 0.99987700886)
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. THIS SURVEY RELIES ON A TITLE REPORT FROM SOUTH-LAND TITLE, FILE NO. TP25109788, WITH AN EFFECTIVE DATE OF NOVEMBER 12, 2025, AND A CITY PLANNING LETTER DATE OF DECEMBER 1, 2025.
5. 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.
6. ALL DRAINAGE FACILITIES WITHIN DRAINAGE AND DETENTION EASEMENTS AND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/OR ADJACENT LOT OWNERS. HOWEVER, ANY GOVERNMENTAL ENTITY MAY ENTER ONTO THE EASEMENTS TO MAINTAIN THESE DRAINAGE FACILITIES IF NECESSARY.
7. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE 4.020 ACRE TRACT INTO TWO LOTS.
8. THERE ARE NO KNOWN WATER WELLS ON SUBJECT PROPERTY.
9. SUBJECT PROPERTY TO BE USED AS SINGLE - FAMILY DWELLINGS ON RESIDENTIAL LOTS.
10. ● DENOTES A FOUND IRON PIPE/ROD.
11. ○ SET 1/2" I.R. W/ TRS CAP.

"THIS IS TO CERTIFY THAT I, TERRY SINGLETARY, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL LOTS, ARE, OR WILL BE UPON COMPLETION OF CONSTRUCTION, PROPERLY MARKED WITH ONE-HALF INCH IRON RODS (FOUND), AND FIVE-EIGHTHS IRON RODS (SET), AND THAT ALL BOUNDARY CORNERS AND TANGENTS ARE PROPERLY MARKED AS SHOWN; AND THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY BY ME."



OWNER: RAMIOR CELEDON 78 ARTIC ANGLETON, TEXAS 77515

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



OFFICE: 979.265.3622 FIRM: 1002490 FAX: 979.265.9940