

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: WE, DAISY AND MICHAEL VASU, OWNERS OF LOT 111 & 112, BLOCK 3, OF THE OAKWOOD SHORES SUBDIVISION, AS RECORDED IN CLERK'S FILE NO. 2008-019216 OF THE BRAZORIA COUNTY OFFICIAL RECORDS, IN THE JARED E. GROCE SURVEY, ABSTRACT 66, BRAZORIA COUNTY, DO HEREBY DEDICATE TO PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS 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 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 OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN THIS THE DAY OF 20

DAISY VASU MICHAEL VASU

NOTARY PUBLIC STATE OF COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAISY VASU, 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 20

NOTARY PUBLIC DATE

NOTARY PUBLIC STATE OF COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL VASU, 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 20

NOTARY PUBLIC DATE

CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING REPLAT OF LOTS 111 & 112, BLOCK 3, OF THE OAKWOOD SHORES 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

GENERAL NOTES:

- 1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD83) NORTH ARROW SHOWN IS A GRAPHIC REPRESENTATION OF TEXAS STATE PLANE GRID NORTH. 2. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL SURFACE LEVEL LENGTHS (S.L. = 0.99971079). 3. THE SUBJECT TRACT IS LOCATED WITHIN THE LIMITS OF ZONE "AE" SPECIAL FLOOD HAZARD AREAS WITH A BASE FLOOD ELEVATION DETERMINED TO BE 12 FEET AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 48039C0610K, DATED: DECEMBER 30, 2020. 4. THIS SURVEY RELIED ON A TITLE COMMITMENT OF LOT 111, BLOCK 3, OF THE OAKWOOD SHORES SUBDIVISION FROM STEWART TITLE COMPANY, S.F. NO. 2713970, EFFECTIVE DATE: AUGUST 19, 2025, ISSUED DATE: AUGUST 29, 2025, AND LOT 112, BLOCK 3, OF THE OAKWOOD SHORES SUBDIVISION FROM STEWART TITLE COMPANY, S.F. NO. 2528453-CLHD, EFFECTIVE DATE: AUGUST 6, 2025, ISSUED DATE: AUGUST 13, 2025, FOR ALL ITEMS OF RECORD. 5. THE EASEMENTS AND BUILDING LINES SHOWN HEREON ARE AS THEY APPEAR ON THE PLAT OF OAKWOOD SHORES, AS RECORDED IN CLERK'S FILE NO. 2008-019216 OF THE B.C.O.R., HOWEVER, THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, BUILDING LINES, RESTRICTIONS AND COVENANTS DEFINED IN CLERK'S FILE NO. 2008-02301, 2008-03878, 2011-01107, 2011-04107, 2011-04324, 2013-03295, 2013-061375, 2015-014180, 2017-045299, 2017-065320, 2017-027617, 2018-040233, 2019-016322, 2019-016334, 2021-060370, 2022-011271, 2022-011779, 2022-054032, AND 2023-023588 OF THE B.C.O.R. AND REFERENCED IN ITEM 10. b. AND c. OF SCHEDULE 'B' OF THE TITLE COMMITMENT. BUILDING RESTRICTIONS AND REQUIREMENTS ARE SUBJECT TO THE CITY OF RICHWOOD CODE OF ORDINANCES. 6. THIS PROPERTY IS SUBJECT TO AN UNOBSERVED AERIAL EASEMENT AS DEFINED IN NOTE 11. OF THE PLAT OF OAKWOOD SHORES, AS RECORDED IN CLERK'S FILE NO. 2008-019216 OF THE B.C.O.R. 7. THIS PROPERTY MAY BE SUBJECT TO THE AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE RECORDED IN CLERK'S FILE NO. 2008-033199 OF THE B.C.O.R. AND REFERENCED IN ITEM 10. c. OF SCHEDULE 'B' OF THE TITLE COMMITMENT. (FILE 2713970) 8. THIS PROPERTY MAY BE SUBJECT TO THE AGREEMENT FOR DOW HYDROCARBONS AND RESOURCES LLC AND MADELYN INTERESTS LTD RECORDED IN CLERK'S FILE NO. 2017-045299 OF THE B.C.O.R. AND REFERENCED IN ITEM 10. g. OF SCHEDULE 'B' OF THE TITLE COMMITMENT. (FILE 2713970) 9. ALL DRAINAGE AND MAINTENANCE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF ALL 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. 10. ALL DRAINAGE FACILITIES WITHIN DRAINAGE AND DETENTION EASEMENTS AND RESERVOIRS SHOWN ON THIS PLAT MAY BE OPERATED 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. 11. A TEMPORARY BENCHMARK WAS ESTABLISHED ON SITE. A BRIDGE SPIKE WAS SET IN A POWER POLE AT ELEVATION 11.00 FEET, NAVD 88 BASED ON NGS BENCHMARK LJA.A.

CURVE TABLE with columns: CURVE #, DELTA, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Includes curves C1, C2, and C3.

VELASCO DRAINAGE DISTRICT

THE BOARD OF SUPERVISORS OF THE VELASCO DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:

- 1) THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THIS SUBDIVISION ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED ON THIS PLAT. 2) THAT DRAINAGE FACILITIES DESCRIBED IN THIS SUBDIVISION ARE ADEQUATE FOR RAINFALL IN EXCESS OF VELASCO DRAINAGE DISTRICT MINIMUM REQUIREMENTS (10 YEAR FREQUENCY). 3) THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE VELASCO DRAINAGE DISTRICT. 4) THAT THE DISTRICT ASSUMES RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT REVIEW IS SOLELY BASED ON THE DOCUMENTATION SUBMITTED FOR REVIEW AND A RELIANCE ON SUBMISSION OF THE REPORT BY THE TEXAS PROFESSIONAL ENGINEER. THE DISTRICT'S REVIEW IS NOT INTENDED AND SHALL NOT SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY MAKING THE PLAN OR PLAT HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

CITY COUNCIL

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING REPLAT OF LOTS 111 & 112, BLOCK 3, OF THE OAKWOOD SHORES SUBDIVISION WAS APPROVED THIS THE DAY OF 20 BY THE CITY COUNCIL OF RICHWOOD.

MAYOR

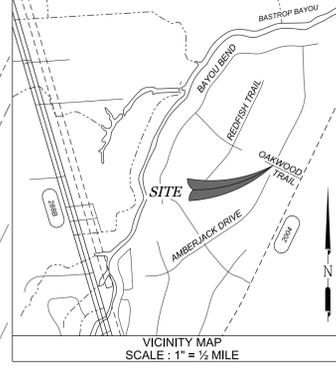
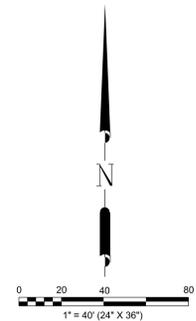
SAID REPLAT SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE CODE OF ORDINANCES OF THE CITY OF RICHWOOD, TEXAS.

WITNESS MY HAND THIS THE DAY OF 20

CITY SECRETARY

STUART HERBST, CHAIRMAN (AREA 3) WILL J. BROOKS, VICE CHAIRMAN (AREA 1) R. E. GARTMAN, SECRETARY (AREA 2) DATE:

LOT 109



METES AND BOUNDS DESCRIPTION

ALL THAT CERTAIN 4.288 ACRE TRACT OF LAND LYING AND SITUATED IN THE JARED E. GROCE SURVEY, ABSTRACT 66, BRAZORIA COUNTY, TEXAS, BEING ALL THAT CERTAIN LOTS 111 AND 112, BLOCK 3, OF THE OAKWOOD SHORES SUBDIVISION, SAID SUBDIVISION BEING RECORDED IN CLERK'S FILE NO. 2008-019216 OF THE BRAZORIA COUNTY OFFICIAL RECORDS (B.C.O.R.), SAID LOT 111 BEING CONVEYED TO DAISY AND MICHAEL VASU IN CLERK'S FILE NO. 2025-046294 OF THE B.C.O.R. AND SAID LOT 112 BEING CONVEYED TO DAISY AND MICHAEL VASU IN CLERK'S FILE NO. 2025-042710 OF THE B.C.O.R. SAID 4.288 ACRE TRACT OF LAND 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 (S.F. = 0.999871579) AS FOLLOWS: BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF THE OAKWOOD TRAIL, CUL-DE-SAC MARKING THE SOUTHWEST CORNER OF SAID LOT 112, SAME BEING THE SOUTHWEST CORNER OF LOT 113, BLOCK 3 OF THE SAID OAKWOOD SHORES SUBDIVISION; THENCE NORTH 15°09'24" WEST, COINCIDENT WITH THE COMMON LINE BETWEEN SAID LOTS 112 AND 113, AT A DISTANCE OF 452.27 FEET PASS A FOUND 1/2" IRON ROD FOR REFERENCE AND CONTINUE TO A TOTAL DISTANCE OF 505.42 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF AN 80 FEET WIDE DRAINAGE EASEMENT; THENCE SOUTH 63°58'11" EAST, COINCIDENT WITH THE COMMON LINE BETWEEN SAID LOT 112 AND THE SOUTHWEST LINE OF LOT 110, BLOCK 3 OF THE SAID OAKWOOD SHORES SUBDIVISION, SAME BEING THE CENTERLINE OF THE SAID 80 FEET WIDE DRAINAGE EASEMENT, AT 417.83 FEET PASS THE NORTH CORNER OF SAID LOT 111 AND CONTINUE TO A TOTAL DISTANCE OF 645.50 FEET TO A POINT FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY OF AMBERJACK DRIVE; THENCE SOUTH 26°01'49" WEST, COINCIDENT WITH THE NORTHWEST RIGHT-OF-WAY LINE OF AMBERJACK DRIVE, SAME BEING THE SOUTHWEST LINE OF SAID LOT 111, AT A DISTANCE OF 40.00 FEET PASS A FOUND 1/2" IRON ROD FOR REFERENCE AND CONTINUE TO A TOTAL DISTANCE OF 373.00 FEET TO A FOUND 1/2" IRON ROD WITH SURVEY CAP FOR CORNER, MARKING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" FOR AN ARC LENGTH OF 38.27 FEET TO A FOUND 1/2" IRON ROD FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF OAKWOOD TRAIL (THE CHORD OF SAID CURVE HAVING A BEARING OF SOUTH 71°01'49" WEST AND A DISTANCE OF 35.36 FEET); THENCE NORTH 63°58'11" WEST, COINCIDENT WITH THE NORTHEAST RIGHT-OF-WAY LINE OF OAKWOOD TRAIL, SAME BEING THE SOUTHWEST LINE OF SAID LOT 111, AT A DISTANCE OF 202.67 FEET TO A FOUND 3/8" IRON ROD FOR CORNER MARKING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 45°05'36" FOR AN ARC LENGTH OF 19.67 FEET TO A FOUND 1/2" IRON ROD FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF THE OAKWOOD TRAIL, CUL-DE-SAC (THE CHORD OF SAID CURVE HAVING A BEARING OF NORTH 41°24'49" WEST AND A DISTANCE OF 19.17 FEET); THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 89°30'43" FOR AN ARC LENGTH OF 72.79 FEET TO THE POINT OF BEGINNING, CONTAINING 4.288 ACRES OF LAND, MORE OR LESS, (THE CHORD OF SAID CURVE HAVING A BEARING OF NORTH 53°37'28" WEST AND A DISTANCE OF 68.41 FEET).

LIEN HOLDER'S ACKNOWLEDGEMENT

WE, CENTRAL NATIONAL BANK, HOLDERS OF TWO LIENS AGAINST THE PROPERTY DESCRIBED IN THE REPLAT OF LOTS 111 AND 112, BLOCK 3 OAKWOOD SHORES SUBDIVISION, AN BEING EVIDENCED BY A GENERAL WARRANTY DEED RECORDED IN COUNTY CLERK'S FILE 2025046294 AND A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN COUNTY CLERK'S FILE 2025042710 OF THE BRAZORIA COUNTY OFFICIAL RECORDS, DO HEREBY SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

WITNESS MY HAND IN COUNTY, TEXAS THIS THE DAY OF 20

REPRESENTATIVE CENTRAL NATIONAL BANK

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, REPRESENTATIVE OF CENTRAL NATIONAL BANK, 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 20

NOTARY PUBLIC STATE OF COUNTY OF

NOTARY PUBLIC DATE

REPLAT OF LOTS 111 AND 112, BLOCK 3, OAKWOOD SHORES SUBDIVISION

BEING COMPOSED OF LOTS 111 AND 112, BLOCK 3, OAKWOOD SHORES SUBDIVISION, AS RECORDED IN CLERK'S FILE NO. 2008-019216 OF THE BRAZORIA COUNTY OFFICIAL RECORDS IN THE JARED E. GROCE SURVEY, ABSTRACT 66 BRAZORIA COUNTY, TEXAS

PROPERTY OWNER: MICHAEL VASU AND DAISY VASU 2811 OAKWOOD TRAIL RICHWOOD, TX 77531

OCTOBER 2025

PREPARED BY:

Doyle & Wachtstetter, Inc. Surveying and Mapping GPS/GIS 131 COMMERCE STREET, CLUTE, TEXAS 77531 OFFICE: 979.265.3622 FAX: 979.265.9940 FIRM NO.: 10024500

I, CHARLES D. WACHTSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES OR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN, DATE SURVEYED: SEPTEMBER 18, 2025

PRELIMINARY stamp and surveyor information for Charles D. Wachtstetter, Registered Professional Land Surveyor, Texas Registration Number 4547.