

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, JAMES R. GELTEMEYER, OWNER OF LOT 90A, OF THE REPLAT OF LOTS 90 AND 91, BLOCK 1 OF THE OAKWOOD SHORES SUBDIVISION, SECTION 1, AS RECORDED IN CLERK'S FILE NO. 2021018070 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 LOT 90A, 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 MYSELF, MY 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.

JAMES R. GELTEMEYER

NOTARY PUBLIC STATE OF TEXAS COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JAMES R. GELTEMEYER, 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

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.

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

BILLY P. CRAIN - SECRETARY (AREA 2)

ALL THAT CERTAIN 2.185 ACRES of land being composed of Lot 90 and Lot 91, Block 1 of Oakwood Shores, Section 1 as recorded in County Clerk's File 2008019216 of the Brazoria County Plat Records and being that same Lot 90A, Block 1 of the Replat of Lots 90 & 91 of Oakwood Shores Subdivision, Section 1 as recorded in County Clerk's File 2021018070 of the Brazoria County Plat Records and conveyed to James R. Geltemeyer in County Clerk's File 2024007772 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 5/8" iron rod with survey cap in the west right-of-way line of Bayou Bend (70' wide right-of-way) and marking the northeast corner of the aforementioned Lot 90, same being the northeast corner of said Lot 90A, same being the southeast corner of Lot 89, Block 1 of said Oakwood Shores Subdivision, Section 1;

THENCE along the west right-of-way of Bayou Bend, same being the east line of said Lot 90, same being the east line of said Lot 90A, along a curve to the left have a radius of 535.00 feet and central angle of 16°17'34" at an arc length of 76.06 feet pass a found 5/8" iron rod marking the northeast corner of the aforementioned Lot 91, and continue to a total arc length of 152.12 feet to a found 5/8" iron rod for corner marking the northeast corner of Lot 92, Block 1 of said Oakwood Shores Subdivision, Section 1;

THENCE North 85°36'30" West, coincident with the south line of said Lot 91, same being the south line of said 90A, same being the north line of said Lot 92, at a distance of 423.60 feet pass a found 5/8" iron rod for reference and continue to a total distance of 461.53 feet to a point for corner at the water's edge of Bastrop Bayou;

THENCE North 17°32'18" East, along the water's edge of Bastrop Bayou, same being the west line of said Lot 91, same being the west line of said Lot 90A, at a distance of 141.75 feet pass a point marking the southwest corner of said Lot 90 and continue to a total distance of 279.99 feet to a point for corner marking the southwest corner of the aforementioned Lot 89;

THENCE South 69°18'58" East, coincident with the north line of said Lot 90, same being the north line of said Lot 90A, same being the south line of said Lot 89, at a distance of 50.94 feet pass a found 5/8" iron rod for reference and continue to a total distance of 436.87 feet to the POINT OF BEGINNING, containing 2.185 acres of land, more or less.

STATE OF TEXAS COUNTY OF BRAZORIA I, CHRISTOPHER C. WACHTSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE REPLAT OF LOT 90A, BLOCK 1, OF THE JARED E. GROCE SURVEY, ABSTRACT 66, BRAZORIA COUNTY, TEXAS, WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

CHRISTOPHER C. WACHTSTETTER REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NUMBER 6587

CITY COUNCIL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING REPLAT OF LOT 90A, BLOCK 1, OF THE OAKWOOD SHORES 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 LOT 90A, BLOCK 1, OAKWOOD SHORES 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

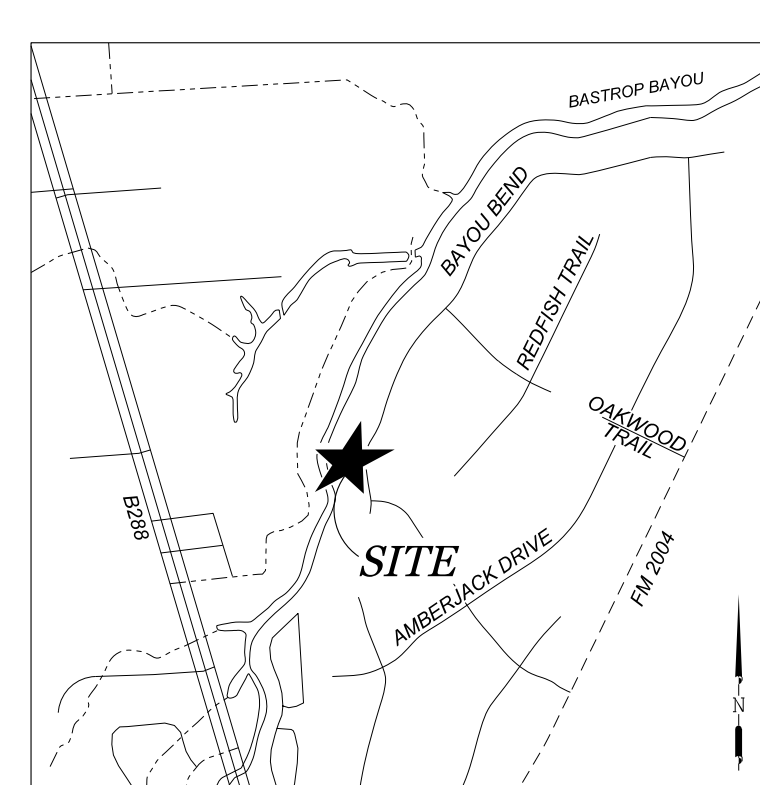
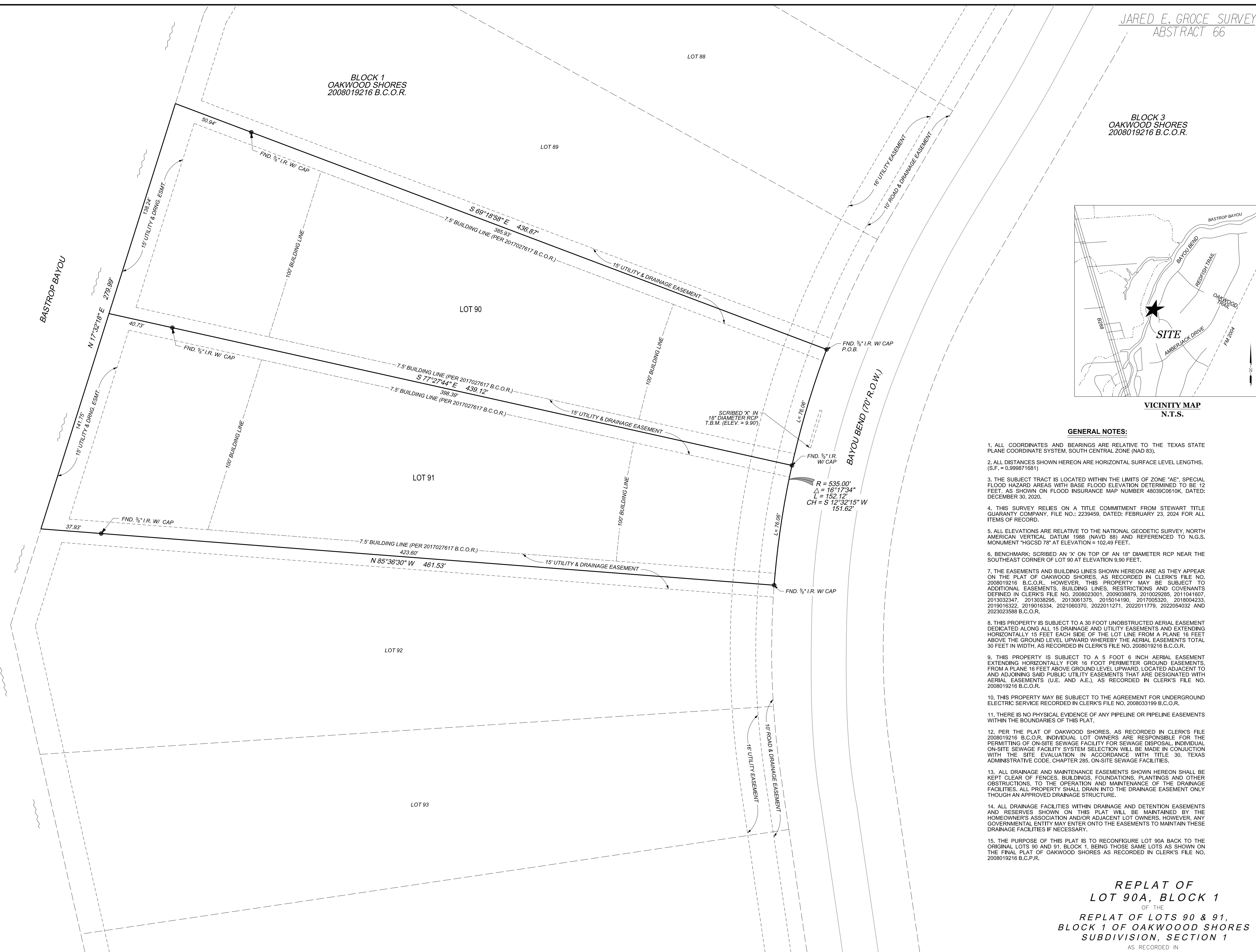
SURVEYOR: DOYLE & WACHTSTETTER, INC. 131 COMMERCE STREET CLUTE, TEXAS 77531 (979) 265-3622

OWNER: JAMES R. GELTEMEYER 203 ROSEHEART SAN ANTONIO, TEXAS 78259 (210) 323-9928

SCALE: 1" = 30'

Doyle & Wachtstetter, Inc. Surveying and Mapping GPS/GIS OFFICE: 979.265.3622 FIRM: 10024500 FAX: 979.265.9940

USER: Untitled Workspace TIME: 2/4/2024 7:17 PM DATE: 5/31/2024 G:\G:\NAN\Boundary\Richwood\Oakwood Shores\Blk1\Lot90A\Subdivision\Subdivision Plat - Replat of Lot 90A - Rev1.dgn



- 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. = 0.999871681) 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 COMMITMENT FROM STEWART TITLE GUARANTY COMPANY, FILE NO.: 2239459, DATED: FEBRUARY 23, 2024 FOR ALL ITEMS OF RECORD. 5. ALL ELEVATIONS ARE RELATIVE TO THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) AND REFERENCED TO N.G.S. MONUMENT 'HCCSD 79' AT ELEVATION = 102.6 FEET. 6. BENCHMARK: SCRIBED AN 'X' ON TOP OF AN 18" DIAMETER RCP NEAR THE SOUTHEAST CORNER OF LOT 90 AT ELEVATION 9.90 FEET. 7. THE EASEMENTS AND BUILDING LINES SHOWN HEREON ARE AS THEY APPEAR ON THE PLAT OF OAKWOOD SHORES, AS RECORDED IN CLERK'S FILE NO. 2008019216 B.C.O.R., HOWEVER, THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, BUILDING LINES, RESTRICTIONS AND COVENANTS DEFINED IN CLERK'S FILE NO. 2008023001, 2009038879, 2010029285, 2011041607, 2013032347, 2013032925, 2013061375, 2015014190, 2017005320, 2018004233, 2019016322, 2019016334, 2021060370, 2022011271, 2022011779, 2022054032 AND 2023023588 B.C.O.R. 8. THIS PROPERTY IS SUBJECT TO A 30 FOOT UNOBSTRUCTED AERIAL EASEMENT DEDICATED ALONG ALL 15 DRAINAGE AND UTILITY EASEMENTS AND EXTENDING HORIZONTALLY 15 FEET EACH SIDE OF THE LOT LINE FROM A PLANE 16 FEET ABOVE THE GROUND LEVEL UPWARD WHEREBY THE AERIAL EASEMENTS TOTAL 30 FEET IN WIDTH, AS RECORDED IN CLERK'S FILE NO. 2008019216 B.C.O.R. 9. THIS PROPERTY IS SUBJECT TO A 5 FOOT 6 INCH AERIAL EASEMENT EXTENDING HORIZONTALLY FOR 16 FOOT PERMETER GROUND EASEMENTS, FROM A PLANE 16 FEET ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (I.E. AND A.E.), AS RECORDED IN CLERK'S FILE NO. 2008019216 B.C.O.R. 10. THIS PROPERTY MAY BE SUBJECT TO THE AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE RECORDED IN CLERK'S FILE NO. 2009031919 B.C.O.R. 11. THERE IS NO PHYSICAL EVIDENCE OF ANY PIPELINE OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT. 12. PER THE PLAT OF OAKWOOD SHORES, AS RECORDED IN CLERK'S FILE 2008019216 B.C.O.R., INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR THE PERMITTING OF ON-SITE SEWAGE FACILITY FOR SEWAGE DISPOSAL, INDIVIDUAL ON-SITE SEWAGE FACILITY SYSTEM SELECTION WILL BE MADE IN CONJUNCTION WITH THE SITE EVALUATION IN ACCORDANCE WITH TITLE 30, TEXAS ADMINISTRATIVE CODE, CHAPTER 285, ON-SITE SEWAGE FACILITIES. 13. 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. 14. 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. 15. THE PURPOSE OF THIS PLAT IS TO RECONFIGURE LOT 90A BACK TO THE ORIGINAL LOTS 90 AND 91, BLOCK 1, BEING THOSE SAME LOTS AS SHOWN ON THE FINAL PLAT OF OAKWOOD SHORES AS RECORDED IN CLERK'S FILE NO. 2008019216 B.C.P.R.

REPLAT OF LOT 90A, BLOCK 1 OF THE REPLAT OF LOTS 90 & 91, BLOCK 1 OF OAKWOOD SHORES SUBDIVISION, SECTION 1 AS RECORDED IN CLERK'S FILE NO. 2021018070 OF THE BRAZORIA COUNTY PLAT RECORDS IN THE JARED E. GROCE SURVEY ABSTRACT 66 CITY OF RICHWOOD BRAZORIA COUNTY, TEXAS APRIL 2024