

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF BRAZORIA

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, RAMOR CELEDON, OWNER OF A CALLED 4.02 ACRE TRACT, OUT OF LOT 5, BLOCK 26 OF THE COCHRAN AND McCLURE SUBDIVISION (UNRECORDED), IN THE JARED E. GROCE 5 LEAGUE GRANT, BRAZORIA COUNTY, TEXAS, CITY OF RICHWOOD, BEING EVIDENCED BY THAT CERTAIN DEED AS RECORDED IN CLERK'S FILE NO. 2018-010569 OF THE BRAZORIA COUNTY OFFICIAL RECORDS, 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 THE CITY OF _____, BRAZORIA COUNTY, TEXAS, THIS THE ____ DAY OF _____, 2025.

RAMOR CELEDON
OWNER

NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, RAMOR 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 IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____, 20__.

METES & BOUNDS:

ALL THAT CERTAIN 4.02 acres, out of Lot 5, Block 26 of the Cochran and McClure Subdivision (Unrecorded), in the Jared E. Groce 5 League Grant, Abstract 66, Brazoria County, Texas, and said called 4.02 acre tract being the same tract as described in Clerk's File No. 2018-010569 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 at the Northeast corner of said called 4.02 acre tract, same being the Southeast corner of a called 1.61 acre tract, conveyed to Abdjel & Andrea Donas, as described in Clerk's File No. 2016059351 of the Official Records of Brazoria County, Texas;

Thence South 87°17'36" West coincident with the North line of said called 4.02 acre tract, and 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 4.02 acre tract;

Thence South 02°42'24" East, coincident with a called 13.11 acre tract, conveyed to Ramon Aguilar & 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 (pent) for the Southwest corner of herein described 4.02 acre tract, same being the Southeast corner of said called 13.11 acre tract, and being located in the North right-of-way line of County Road 233;

Thence North 87°17'36" East, coincident with the North right-of-way line of said County Road 233, a distance of 350.04 feet to a found 1/2" iron rod for the Southeast corner of herein described 4.02 acre tract;

Thence North 02°42'24" West, coincident with Richwood Acres, Section One, as described 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 4.02 acres more or less.

VELASCO DRAINAGE DISTRICT

VELASCO DRAINAGE DISTRICT ACCEPTED THIS THE ____ 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 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)

I, TERRY SINGLETARY, 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 NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN. DATE SURVEYED: SEPTEMBER 12, 2022.

Terry Singletary
TERRY SINGLETARY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4808

RAMON AGUILAR GARCIA & CELIA MATA GARCIA
CALLED 13.11 ACRES
C.F. NO. 2013-048620
B.C.O.R.

ABDJEL & ANDREA DONAS
CALLED 1.61 ACRES
C.F. NO. 2016-059351
B.C.O.R.

(NORMA LOUVIER)
HOWARD H. LOUVIER
CALLED 4.05 ACRES
C.F. NO. 2009-056712
B.C.O.R.

RICHWOOD ACRES
SECTION ONE
VOLUME 16, PAGES 373-374
B.C.P.R.
LOT 1

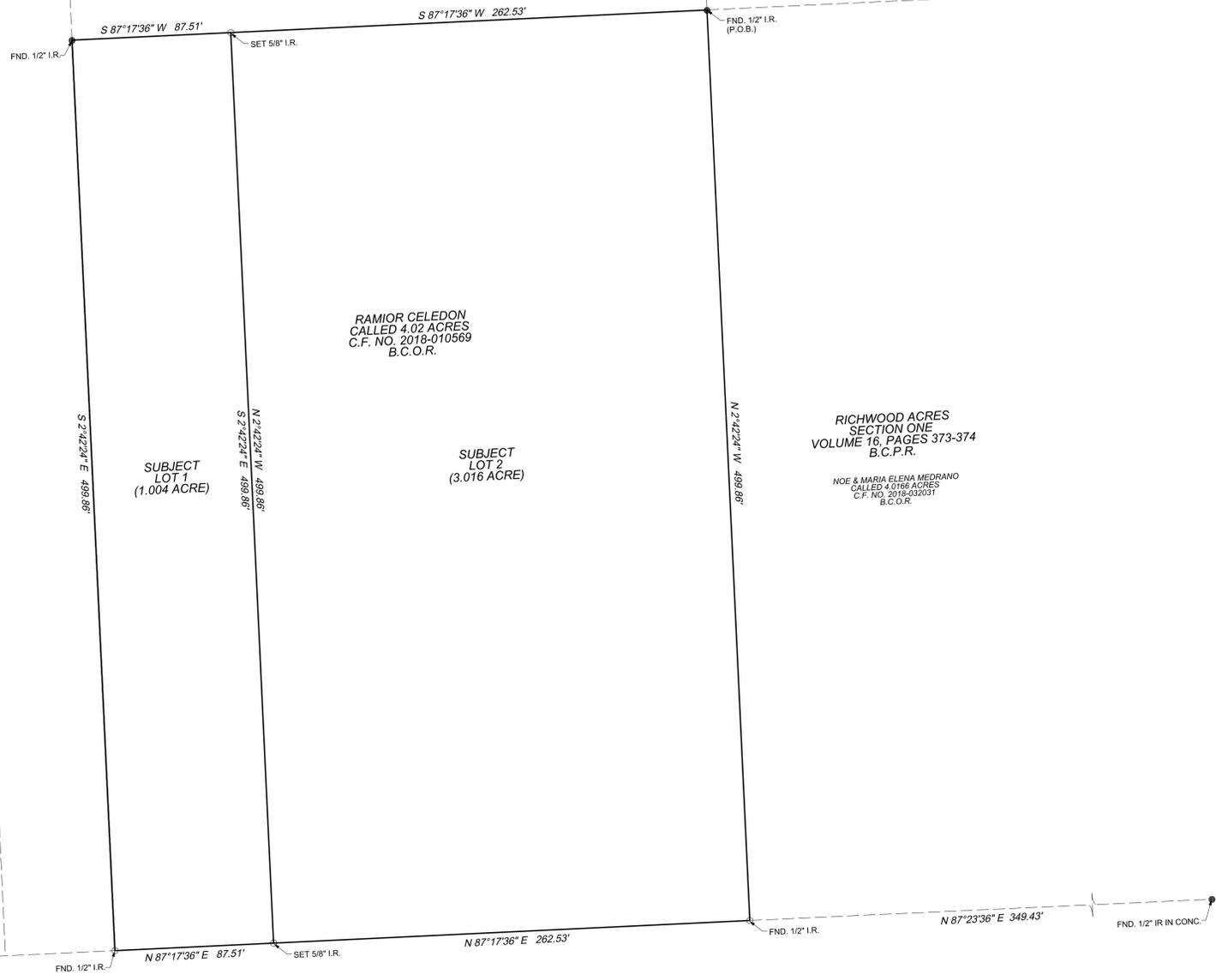
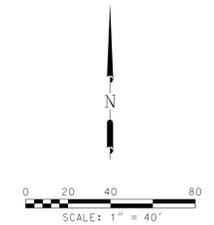
RAMOR CELEDON
CALLED 4.02 ACRES
C.F. NO. 2018-010569
B.C.O.R.

SUBJECT
LOT 1
(1.004 ACRE)

SUBJECT
LOT 2
(3.016 ACRE)

RICHWOOD ACRES
SECTION ONE
VOLUME 16, PAGES 373-374
B.C.P.R.

NOE & MARIA ELENA MEDRANO
CALLED 4.0166 ACRES
C.F. NO. 2019-032031
B.C.O.R.



COUNTY ROAD 223

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 48039C0010K, 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. 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 DIVIDE THE 4.02 ACRE TRACT INTO TWO LOTS.
8. ● DENOTES A FOUND IRON PIPE/ROD.
9. ○ SET 5/8" I.R. W/ TRS CAP.

CITY COUNCIL
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING REPLAT OF A CALLED 4.02 ACRE TRACT, 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

CITY PLANNING COMMISSION
I HEREBY CERTIFY THAT THE ABOVE AN FOREGOING REPLAT OF A CALLED 4.02 ACRE TRACT, 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

CELEDON ACRES
BEING A REPLAT OF A
CALLLED 4.02 ACRE TRACT

AND TO BE REPLATED AS
2 LOTS, 1 BLOCK
SAID CALLED 4.02 ACRE TRACT BEING A PART OF
LOT 5, BLOCK 26
OF
**COCHRAN AND McCLURE
SUBDIVISION (UNRECORDED)**

AND BEING THAT SAME TRACT AS RECORDED AND DESCRIBED IN
COUNTY CLERK'S FILE NO. 2018-010569
OF THE
BRAZORIA COUNTY OFFICIAL RECORDS
IN THE
**JARED E. GROCE 5 LEAGUE GRANT
ABSTRACT 66**
CITY OF RICHWOOD
BRAZORIA COUNTY, TEXAS

JUNE 2025

