

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF BRAZORIA

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WE, WILLIAM NEIL SKINNER AND STEPHANIE LYN SKINNER, OWNERS OF LOTS 30 & 31, BLOCK 1 OF OAKWOOD SHORES, 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, CITY OF RICHWOOD, AND BEING THOSE SAME LOTS AS RECORDED IN COUNTY CLERK'S FILE NO. 2020-039043 OF THE BRAZORIA COUNTY OFFICIAL RECORDS, AND THE SUBJECT PROPERTIES OF THIS REPLAT, 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 2023.

WILLIAM NEIL SKINNER STEPHANIE LYN SKINNER

NOTARY PUBLIC STATE OF TEXAS COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, WILLIAM NEIL SKINNER, 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 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES 20

NOTARY PUBLIC STATE OF TEXAS COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, STEPHANIE LYN SKINNER, 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 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES 20

VELASCO DRAINAGE DISTRICT

VELASCO DRAINAGE DISTRICT ACCEPTED THIS THE DAY OF 2023. 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 DISTRICTS 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 ITS PRINCIPALS AND AGENTS.

STUART HERBST - CHAIRMAN (AREA 3) CORY LACHANCE - VICE CHAIRMAN (AREA 1)

CHRIS OLDHAM - SECRETARY (AREA 2)

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

OWNER: WILLIAM NEIL SKINNER STEPHANIE LYN SKINNER 103 SCARLET OAK STREET LAKE JACKSON, TEXAS 77566

CITY COUNCIL I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING REPLAT OF LOTS 30 & 31, 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

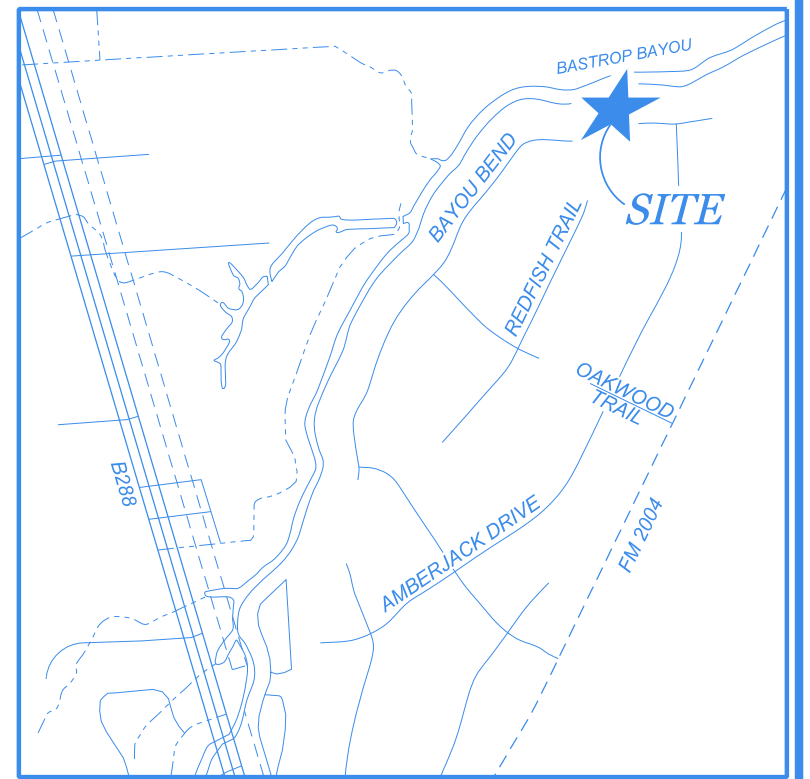
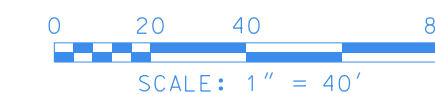
CITY PLANNING COMMISSION I HEREBY CERTIFY THAT THE ABOVE AN FOREGOING REPLAT OF LOTS 30 & 31, BLOCK 1, OAKWOOD SHORES WAS APPROVED THIS THE DAY OF 20 BY THE CITY PLANNING COMMISSION OF RICHWOOD.

CHAIRMAN WITNESS MY HAND THIS THE DAY OF 20

CITY SECRETARY

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. = 0.99987514569)
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. A TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY BY ALAMO TITLE COMPANY, FILE NO. 20086609-01, DATE OF POLICY, JULY 20, 2020. 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. 2008-023001, 2010-02985, 2011-041607, 2013-032247, 2013-038295, 2013-061375, 2015-014190, 2017-005520, 2018-004233, 2019-016322 AND 2019-016334 OF THE B.C.O.R..
6. THIS PROPERTY IS SUBJECT TO AN UNOBSTRUCTED AERIAL EASEMENT, 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..
8. 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.
9. 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.
10. ● DENOTES A FOUND IRON PIPE/ROD.
11. ○ SET 3/4" I.R. W/ TRS CAP.



ALL THAT CERTAIN 2.092 ACRE TRACT of land lying and situated in the Jared E. Survey, Abstract 66, Brazoria County, Texas, known as Lots 30 and 31, Block 1, of Oakwood Shores, as recorded in Clerk's File No. 2020039043 of the Brazoria County Official Records, and being those same lots as recorded in Clerk's File No. 2020-039043 of the Brazoria County Official Records, said 2.092 acre tract of land hereby conveyed 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.= 0.99987481108) as follows:

BEGINNING at a 3/4" iron rod with survey cap found marking the Southeast corner of said Lot 30, being the Southwest corner of all that certain Lot 29, Block 1, of said Oakwood Shores Subdivision, same being a point on the Northwestern right-of-way boundary line of the 70 foot wide Bayou Bend, as delineated on the plat of said Oakwood Shores Subdivision, and POINT OF BEGINNING of the herein described 2.092 acre tract, located at Texas State Plane coordinate position X=3119225.81 and Y=13605037.37;

THENCE South 71°49'57" West, coincident with the Northwestern right-of-way line of said Bayou Bend (70' R.O.W.), a distance of 190.16 feet to a found 5/8" iron rod for the Southwest corner of said Lot 31, same being the Southeast corner of Lot 32, Block 1 of said Oakwood Shores;

THENCE North 18°08'13" West, coincident with said Lot 32, Block 1, at 393.34 feet pass a found 5/8" iron rod for high bank, and continue for a total distance of 436.10 feet to a point for corner at the waters edge of Bastrop Bayou;

THENCE North 71°50'41" East, continuing along the water's edge of Bastrop Bayou, being the North Northwestern boundary line of said Lots 30 and 31, Block 1, a distance of 228.21 feet to a point for corner being the Northeast corner of said Lot 30;

THENCE South 13°09'04" East, coincident with said Lot 29, at a distance of 44.26 feet pass a 3/4" iron rod with survey cap found marking a point on line for reference, and continuing for a total distance of 437.71 feet to the POINT OF BEGINNING, containing 2.092 acre of land, more or less.

REPLAT OF LOT 30A, BLOCK 1

BEING 2.092 ACRES AND FORMERLY KNOWN AS LOTS 30 & 31, BLOCK 1 OF OAKWOOD SHORES

AS RECORDED IN COUNTY CLERK'S FILE NO. 2008-019216 OF THE BRAZORIA COUNTY OFFICIAL RECORDS IN THE JARED E. GROCE SURVEY ABSTRACT 66 CITY OF RICHWOOD BRAZORIA COUNTY, TEXAS

MAY 2023

Doyle & Wachtstetter, Inc. Surveying and Mapping GIS/GIS 131 COMMERCE STREET, CLUTE, TEXAS 77531 OFFICE: 979.265.3622 FIRM: 800.459.0 FAX: 979.265.9940

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