

METES AND BOUNDS DESCRIPTION

ALL THAT CERTAIN 4.002 ACRE TRACT OF LAND LYING AND SITUATED IN THE JARED E. GROCE SURVEY, ABSTRACT 66, BRAZORIA COUNTY, TEXAS, BEING ALL THAT CERTAIN LOT 22, 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 22 BEING THE SAME LAND CONVEYED BY WARRANTY DEED ON APRIL 1, 2002 FROM JARROD AND KIMBERLY STREETS TO BRANDAN WHITE, AS RECORDED IN CLERK'S FILE NO. 2022-020252 OF THE B.C.O.R., AND BEING THAT CERTAIN LOT 23, BLOCK 3, OF SAID OAKWOOD SHORES SUBDIVISION, BEING THE SAME LAND CONVEYED BY WARRANTY DEED ON NOVEMBER 15, 2024 FROM BILLY AND LINDA WHITE TO BRANDAN WHITE, AS RECORDED IN CLERK'S FILE NO. 2024-020624 OF THE B.C.O.R., SAID 4.002 ACRE TRACT OF LAND HEREBY CONVEYED BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS USING SURVEY TECHNOLOGY 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.L. = 0.99987515551) AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD WITH SURVEY CAP MARKED "TIV RPLS 6577" SET FOR THE EAST CORNER OF SAID LOT 23, BEING THE NORTHWESTERN CORNER OF ALL THAT CERTAIN LOT 24, BLOCK 3, OF SAID OAKWOOD SHORES SUBDIVISION, SAME BEING A POINT ON THE SOUTHWESTERN RIGHT-OF-WAY BOUNDARY LINE OF THE 70 FOOT WIDE BAYOU VIEW COURT, AS DEDICATED ON THE PLAT OF SAID OAKWOOD SHORES SUBDIVISION, FOR THE EAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED 4.002 ACRE TRACT, LOCATED AT TEXAS STATE PLANE COORDINATE POSITION X=3116954.76 AND Y=13602620.37:

THENCE SOUTH 46°16'35" WEST, COINCIDENT WITH THE SOUTHEASTERN BOUNDARY LINE OF SAID LOT 23, BEING THE NORTHWESTERN BOUNDARY LINE OF SAID LOT 24, AT A DISTANCE OF 359.76 FEET PASS A 3/4" IRON ROD FOUND MARKING A POINT ON LINE FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 899.91 FEET TO THE SOUTH CORNER OF SAID LOT 23, BEING THE WEST CORNER OF SAID LOT 24, BEING A POINT ON THE NORTHEASTERN BOUNDARY LINE OF ALL THAT CERTAIN LOT 21, BLOCK 3, OF SAID OAKWOOD SHORES SUBDIVISION, SAME BEING THE CENTERLINE OF AN 80 FOOT WIDE DRAINAGE EASEMENT, AS DEDICATED ON THE PLAT OF SAID OAKWOOD SHORES SUBDIVISION, FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED 4.002 ACRE TRACT:

THENCE NORTH 43°44'25" WEST, COINCIDENT WITH THE SOUTHWESTERN BOUNDARY LINE OF SAID LOT 23, BEING THE NORTHEASTERN BOUNDARY LINE OF SAID LOT 21, SAME BEING THE CENTERLINE OF SAID 80 FOOT WIDE DRAINAGE EASEMENT, AT A DISTANCE OF 217.98 FEET PASS THE WEST CORNER OF SAID LOT 23, BEING THE SOUTH CORNER OF SAID LOT 22, AND CONTINUING FOR A TOTAL DISTANCE OF 425.99 FEET TO THE WEST CORNER OF SAID LOT 22, BEING A POINT ON THE SOUTHEASTERN RIGHT-OF-WAY BOUNDARY LINE OF THE 70 FOOT WIDE BAYOU BEND, AS DEDICATED ON THE PLAT OF SAID OAKWOOD SHORES SUBDIVISION, BEING A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2365.00 FEET, FOR THE WEST CORNER OF THE HEREIN DESCRIBED 4.002 ACRE TRACT:

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT, COINCIDENT WITH THE NORTHEASTERN BOUNDARY LINE OF SAID LOT 22, BEING THE SOUTHEASTERN RIGHT-OF-WAY BOUNDARY LINE OF SAID BAYOU BEND, AT AN ARC LENGTH OF 40.30 FEET PASS A 3/4" IRON ROD FOUND MARKING THE NORTHERN CORNER OF SAID 80 FOOT WIDE DRAINAGE EASEMENT, CONTINUING ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2365.00 FEET, A CENTRAL ANGLE OF 5°59'02", A TOTAL ARC LENGTH OF 246.31 FEET AND A CHORD BEARING OF NORTH 14°15'30" EAST, A DISTANCE OF 246.19 FEET TO A 3/4" IRON ROD WITH SURVEY CAP FOUND MARKING THE POINT OF TANGENCY IN THE NORTHWESTERN BOUNDARY LINE OF SAID LOT 22, FOR THE POINT OF TANGENCY IN THE NORTHWESTERN BOUNDARY LINE OF THE HEREIN DESCRIBED 4.002 ACRE TRACT:

THENCE NORTH 46°18'09" EAST, COINCIDENT WITH THE NORTHWESTERN BOUNDARY LINE OF SAID LOT 22, BEING THE SOUTHEASTERN RIGHT-OF-WAY BOUNDARY LINE OF SAID BAYOU BEND, AT A DISTANCE OF 129.12 FEET TO A 3/4" IRON ROD WITH SURVEY CAP FOUND MARKING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, FOR A POINT OF CURVATURE IN THE NORTHWESTERN BOUNDARY LINE OF THE HEREIN DESCRIBED 4.002 ACRE TRACT:

THENCE IN AN EASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT, COINCIDENT WITH THE NORTHERN BOUNDARY LINE OF SAID LOT 22, BEING AT THE INTERSECTION OF THE SOUTHEASTERN RIGHT-OF-WAY BOUNDARY LINE OF SAID BAYOU BEND AND THE SOUTHWESTERN RIGHT-OF-WAY BOUNDARY LINE OF SAID BAYOU VIEW COURT, ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'49", AN ARC LENGTH OF 39.23 FEET, AND A CHORD BEARING OF SOUTH 88°42'57" WEST, A DISTANCE OF 35.34 FEET TO THE POINT OF TANGENCY IN THE NORTHEASTERN BOUNDARY LINE OF SAID LOT 22, FOR THE POINT OF TANGENCY IN THE NORTHEASTERN BOUNDARY LINE OF THE HEREIN DESCRIBED 4.002 ACRE TRACT:

THENCE SOUTH 43°44'03" EAST, COINCIDENT WITH THE NORTHEASTERN BOUNDARY LINE OF SAID LOT 22, BEING THE SOUTHWESTERN RIGHT-OF-WAY BOUNDARY LINE OF SAID BAYOU VIEW COURT, AT A DISTANCE OF 198.00 FEET PASS A 3/4" IRON ROD WITH SURVEY CAP FOUND MARKING THE EAST CORNER OF SAID LOT 22, BEING THE NORTH CORNER OF SAID LOT 23, AND CONTINUING FOR A TOTAL DISTANCE OF 413.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.002 ACRES OF LAND, MORE OR LESS.

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. = 0.99987515551)
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 FLOOD INSURANCE RATE MAP NUMBER 48039C0610K, DATED: DECEMBER 30, 2020.
4. THIS SURVEY RELIED ON A TITLE COMMITMENT FROM GREAT AMERICAN TITLE COMPANY, S.F. NO. 122625-GAT81, POLICY DATE: APRIL 1, 2022, 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, 2009-038875, 2010-029280, 2011-041601, 2013-032347, 2013-038294, 2013-061375, 2015-014190, 2017-005320, 2018-004235, 2018-016332, 2018-016334, 2022-036570, 2022-011071, AND 2022-011775 OF THE B.C.O.R. AND REFERENCED IN ITEM 6, 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 UNOBSTRUCTED 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. 2008-031199 OF THE B.C.O.R. AND REFERENCED IN ITEM 6, I, OF SCHEDULE 'B' OF THE TITLE COMMITMENT.
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 SHOWN ON THIS PLAN WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/OR ADJACENT LOT OWNERS, HOWEVER, ANY GOVERNMENT ENTITY MAY ENTER ONTO THE EASEMENTS TO MAINTAIN THESE DRAINAGE FACILITIES IF NECESSARY.
10. LOCAL SITE BENCHMARK IS A RAILROAD SPIKE SET IN THE WEST SIDE OF A POWER POLE NEAR THE NORTH CORNER OF LOT 21, SAME BEING THE EAST CORNER OF LOT 22, CALLED TBM 'A' AT ELEVATION = 11.98 FEET (NAVD88).
I, TRAVIS T. WACHTSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE UNDER MY SUPERVISION. DATE SURVEYED: DECEMBER 9, 2024

BRAZORIA COUNTY TEXAS

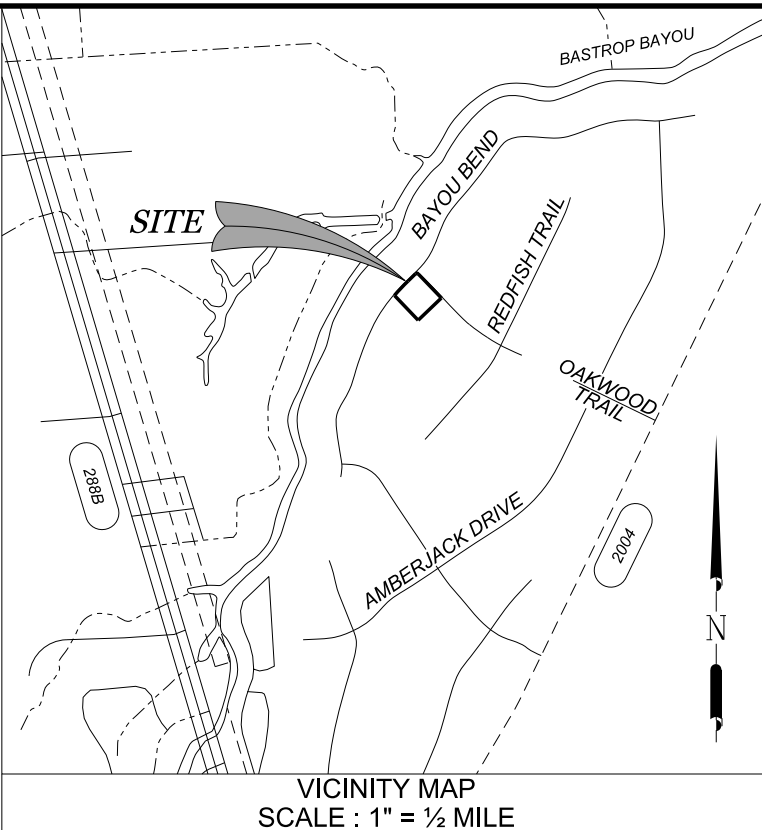
REPLAT OF LOTS 22 & 23, BLOCK 3 OAKWOOD SHORES SUBDIVISION

JARED E. GROCE SURVEY ABSTRACT 66

VELASCO DRAINAGE DISTRICT

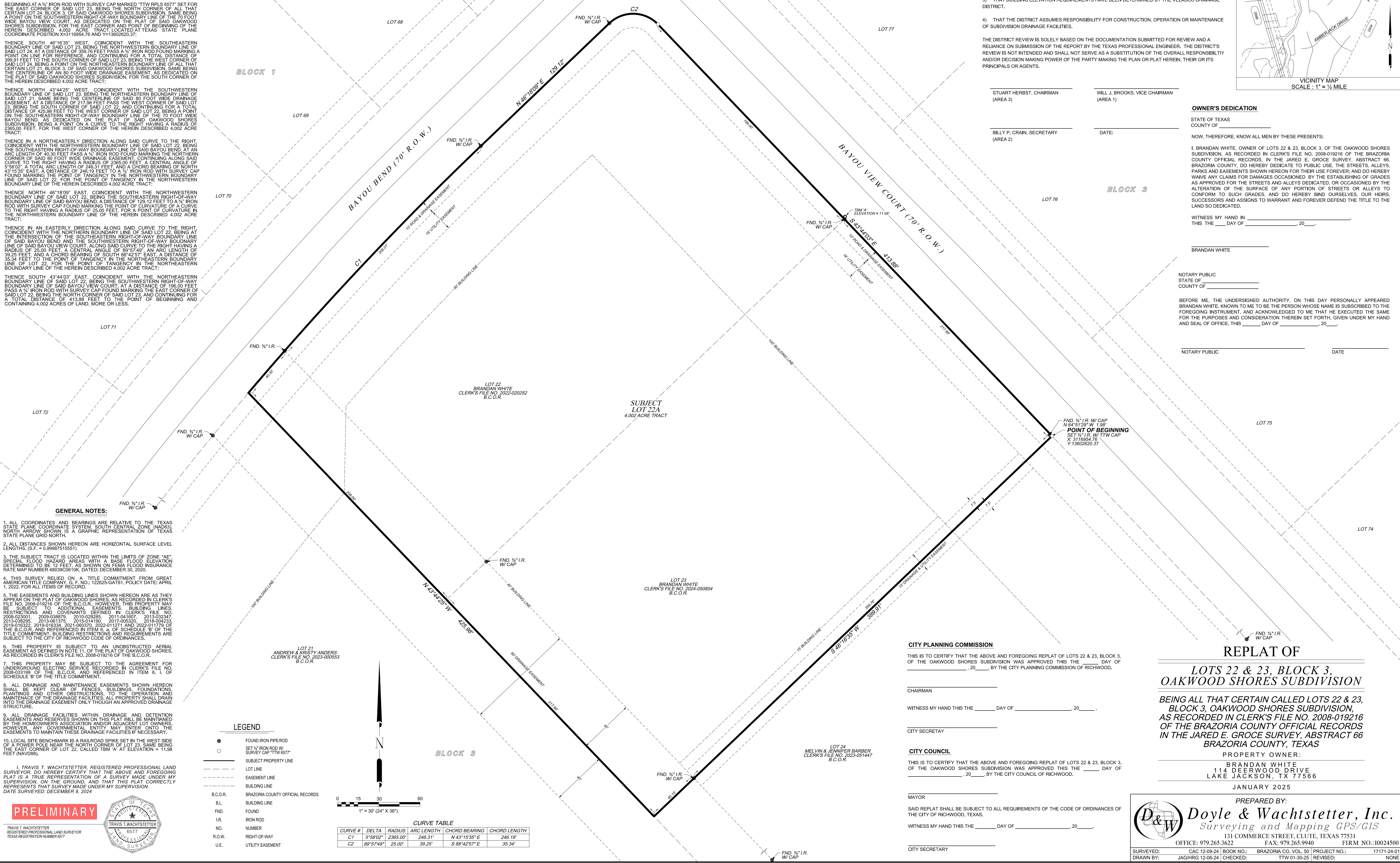
THE BOARD OF SUPERVISORS OF THE VELASCO DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE.
1) THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THIS SUBDIVISION ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED ON THIS PLAT.
2) THAT DRAINAGE FACILITIES DESCRIBED IN THIS SUBDIVISION 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.



OAKWOOD SHORES SUBDIVISION CLERK'S FILE NO. 2008-019216 B.C.O.R.

OAKWOOD SHORES SUBDIVISION CLERK'S FILE NO. 2008-019216 B.C.O.R.



LEGEND

- FOUND IRON PIPE/ROD
○ SET 3/4" IRON ROD W/ SURVEY CAP - TIV 6577
--- SUBJECT PROPERTY LINE
--- LOT LINE
--- EASEMENT LINE
--- BUILDING LINE
B.C.O.R. BRAZORIA COUNTY OFFICIAL RECORDS
B.L. BUILDING LINE
FND. FOUND
I.R. IRON ROD
NO. NUMBER
R.O.W. RIGHT-OF-WAY
U.E. UTILITY EASEMENT

CURVE TABLE with columns: CURVE #, DELTA, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Includes data for Curve C1 and C2.

REPLAT OF LOTS 22 & 23, BLOCK 3, OAKWOOD SHORES SUBDIVISION

BEING ALL THAT CERTAIN CALLED LOTS 22 & 23, 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: BRANDAN WHITE, 114 DEERWOOD DRIVE, LAKE JACKSON, TX 77566

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
SURVEYED: CAC 12-09-24 BOOK NO.: BRAZORIA CO. VOL. 50 PROJECT NO.: 17171-24-01
DRAWN BY: JAGHRG 12-06-24 CHECKED: TTV 01-30-25 REVISED: NONE

CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING REPLAT OF LOTS 22 & 23, 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

CITY COUNCIL

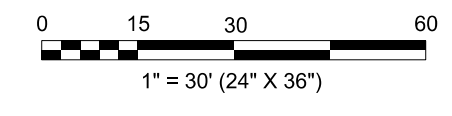
THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING REPLAT OF LOTS 22 & 23, BLOCK 3, OF THE OAKWOOD SHORES SUBDIVISION WAS APPROVED THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_\_, BY THE CITY COUNCIL OF RICHWOOD.

MAYOR

WITNESS MY HAND THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_\_.

CITY SECRETARY

PRELIMINARY



USER: Unfiled WorkSpace DATE: 1/30/2025 G:\DGN\Boundary\_Richwood\Oakwood\_Shores\Bk3\_Lot22\Preliminary\_Subdivision\_Replat\_Oakwood\_Shores\Block\_3\_Lots\_22\_&\_23.dgn