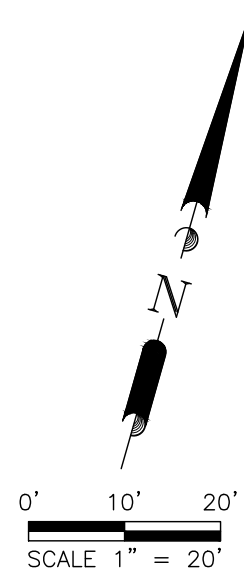
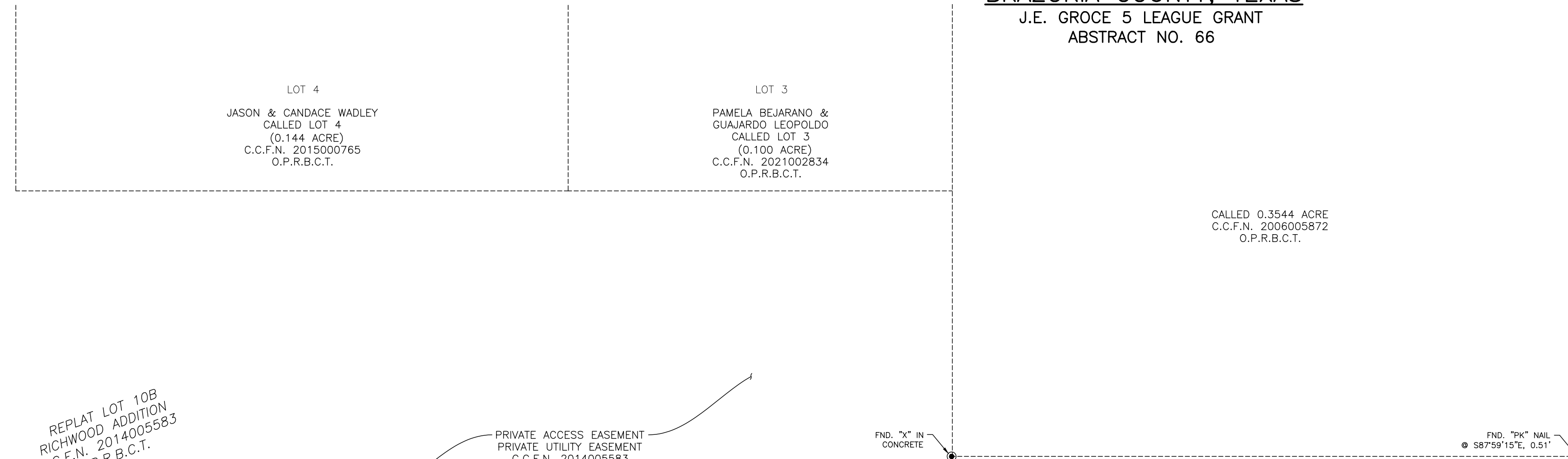


BRAZORIA COUNTY, TEXAS
J.E. GROCE 5 LEAGUE GRANT
ABSTRACT NO. 66



LEGEND

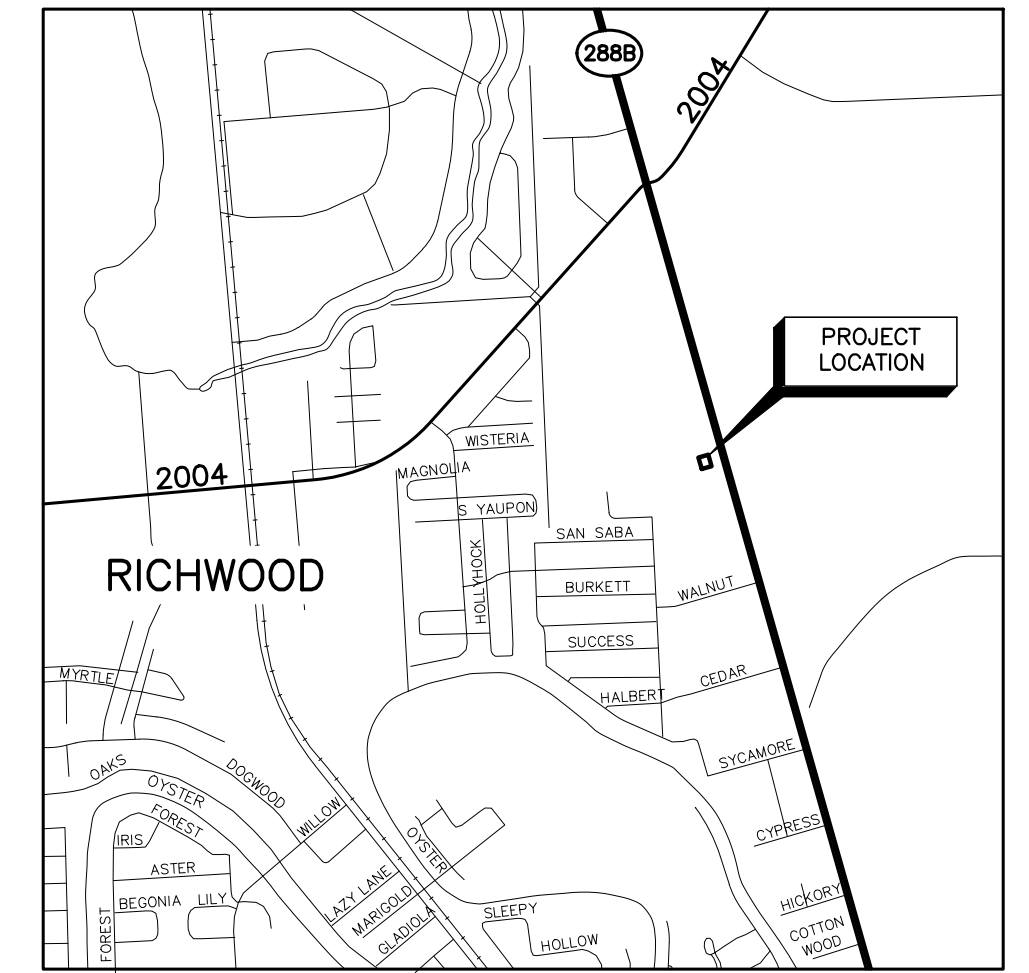
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS
- C.C.F.N. = COUNTY CLERK'S FILE NUMBER
- = 5/8" I.R.C. SET "BAKER & LAWSON"
- = FOUND MONUMENT (AS NOTED)
- I.R. = IRON ROD
- I.R.C. = IRON ROD W/CAP
- X = X IN CONCRETE
- P.O.B. = POINT OF BEGINNING
- U.E. = UTILITY EASEMENT
- B.L. = BUILDING LINE
- R.O.W. = RIGHT-OF-WAY

REPLAT LOT 10B
 RICHWOOD ADDITION
 C.C.F.N. 2014005583
 O.P.R.B.C.T.

PRIVATE ACCESS EASEMENT
 PRIVATE UTILITY EASEMENT
 C.C.F.N. 2014005583
 O.P.R.B.C.T.

FND. "X" IN CONCRETE

FND. "PK" NAIL
 @ S87°59'15"E, 0.51'



VICINITY MAP
 SCALE 1" = 2,500'

FIELD NOTES FOR 0.475 ACRE

DESCRIPTION OF A 0.475 ACRE TRACT OF LAND, LOCATED WITHIN THE J.E. GROCE FIVE LEAGUE GRANT, ABSTRACT NO. 66, BRAZORIA COUNTY TEXAS, BEING ALL OF LOTS 1 AND LOT 7 OF THE REPLAT OF LOT 10B OF THE RICHWOOD ADDITION AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2014005583 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), SAID 0.475 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT A 5/8-INCH IRON ROD FOUND FOR THE EAST CORNER OF THE AFOREMENTIONED LOT 7, SAME BEING LOCATED IN THE NORTHWEST LINE OF A CALLED 0.769 ACRE TRACT AS RECORDED IN C.C.F.N. 2014042052 AND BEING A SOUTHEASTERLY CORNER OF A CALLED PRIVATE ACCESS EASEMENT AS RECORDED IN C.C.F.N. 2014005583 OF THE O.P.R.B.C.T.;

THENCE SOUTH 74°07'49" WEST, ALONG THE SOUTHEAST LINE OF SAID LOT 7, SAME BEING THE NORTHWEST LINE OF SAID 0.769 ACRE TRACT, A DISTANCE OF 134.03 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID LOT 7, SAME BEING A SOUTHWESTERLY CORNER OF SAID PRIVATE ACCESS EASEMENT;

THENCE NORTH 15°50'38" WEST, ALONG THE SOUTHWEST LINE OF SAID LOT 7 AND THE SOUTHWEST LINE OF SAID LOT 1, PASSING AT A DISTANCE OF 89.25 FEET A 5/8-INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID LOT 7 AND THE SOUTH CORNER OF SAID LOT 1, CONTINUING A TOTAL DISTANCE OF 154.55 FEET TO AN "X" IN CONCRETE FOUND FOR THE WEST CORNER OF SAID LOT 1, SAME BEING AN INTERIOR CORNER OF SAID PRIVATE ACCESS EASEMENT;

THENCE NORTH 74°09'22" EAST, ALONG THE NORTHWEST LINE OF SAID LOT 1, SAME BEING A SOUTHEAST LINE OF SAID PRIVATE ACCESS EASEMENT, A DISTANCE OF 134.03 FEET TO AN "X" FOUND FOR THE NORTH CORNER OF SAID LOT 1, SAME BEING AN INTERIOR CORNER OF SAID PRIVATE ACCESS EASEMENT;

THENCE SOUTH 15°50'38" EAST, ALONG THE NORTHEAST LINE OF SAID LOT 1 AND THE NORTHEAST LINE OF SAID LOT 7, PASSING AT A DISTANCE OF 65.30 FEET A 5/8-INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID LOT 1 AND THE NORTH CORNER OF SAID LOT 7, CONTINUING A TOTAL DISTANCE OF 154.49 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 0.475 ACRE OF LAND, MORE OR LESS.

THENCE SOUTH 74°07'49" WEST, ALONG THE SOUTHEAST LINE OF SAID LOT 7, SAME BEING THE NORTHWEST LINE OF SAID 0.769 ACRE TRACT, A DISTANCE OF 134.03 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID LOT 7, SAME BEING A SOUTHWESTERLY CORNER OF SAID PRIVATE ACCESS EASEMENT;

THENCE NORTH 15°50'38" WEST, ALONG THE SOUTHWEST LINE OF SAID LOT 7 AND THE SOUTHWEST LINE OF SAID LOT 1, PASSING AT A DISTANCE OF 89.25 FEET A 5/8-INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID LOT 7 AND THE SOUTH CORNER OF SAID LOT 1, CONTINUING A TOTAL DISTANCE OF 154.55 FEET TO AN "X" IN CONCRETE FOUND FOR THE WEST CORNER OF SAID LOT 1, SAME BEING AN INTERIOR CORNER OF SAID PRIVATE ACCESS EASEMENT;

THENCE NORTH 74°09'22" EAST, ALONG THE NORTHWEST LINE OF SAID LOT 1, SAME BEING A SOUTHEAST LINE OF SAID PRIVATE ACCESS EASEMENT, A DISTANCE OF 134.03 FEET TO AN "X" FOUND FOR THE NORTH CORNER OF SAID LOT 1, SAME BEING AN INTERIOR CORNER OF SAID PRIVATE ACCESS EASEMENT;

THENCE SOUTH 15°50'38" EAST, ALONG THE NORTHEAST LINE OF SAID LOT 1 AND THE NORTHEAST LINE OF SAID LOT 7, PASSING AT A DISTANCE OF 65.30 FEET A 5/8-INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID LOT 1 AND THE NORTH CORNER OF SAID LOT 7, CONTINUING A TOTAL DISTANCE OF 154.49 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 0.475 ACRE OF LAND, MORE OR LESS.

THENCE SOUTH 74°07'49" WEST, ALONG THE SOUTHEAST LINE OF SAID LOT 7, SAME BEING THE NORTHWEST LINE OF SAID 0.769 ACRE TRACT, A DISTANCE OF 134.03 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID LOT 7, SAME BEING A SOUTHWESTERLY CORNER OF SAID PRIVATE ACCESS EASEMENT;

THENCE NORTH 15°50'38" WEST, ALONG THE SOUTHWEST LINE OF SAID LOT 7 AND THE SOUTHWEST LINE OF SAID LOT 1, PASSING AT A DISTANCE OF 89.25 FEET A 5/8-INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID LOT 7 AND THE SOUTH CORNER OF SAID LOT 1, CONTINUING A TOTAL DISTANCE OF 154.55 FEET TO AN "X" IN CONCRETE FOUND FOR THE WEST CORNER OF SAID LOT 1, SAME BEING AN INTERIOR CORNER OF SAID PRIVATE ACCESS EASEMENT;

THENCE NORTH 74°09'22" EAST, ALONG THE NORTHWEST LINE OF SAID LOT 1, SAME BEING A SOUTHEAST LINE OF SAID PRIVATE ACCESS EASEMENT, A DISTANCE OF 134.03 FEET TO AN "X" FOUND FOR THE NORTH CORNER OF SAID LOT 1, SAME BEING AN INTERIOR CORNER OF SAID PRIVATE ACCESS EASEMENT;

THENCE SOUTH 15°50'38" EAST, ALONG THE NORTHEAST LINE OF SAID LOT 1 AND THE NORTHEAST LINE OF SAID LOT 7, PASSING AT A DISTANCE OF 65.30 FEET A 5/8-INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID LOT 1 AND THE NORTH CORNER OF SAID LOT 7, CONTINUING A TOTAL DISTANCE OF 154.49 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 0.475 ACRE OF LAND, MORE OR LESS.

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

I, JONATHAN KIRK, RESPECTIVELY OF JONATHAN KIRK ENTERPRISES LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE REPLAT OF LOT 1A RICHWOOD ADDITION, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF JONATHAN KIRK ENTERPRISES, ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS REPLAT OF LOT 1A RICHWOOD ADDITION IN THE J.E. GROCE 5 LEAGUE GRANT, BRAZORIA COUNTY, TEXAS; AND ON BEHALF OF JONATHAN KIRK ENTERPRISES, LLC, DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN THEREON 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, SUCH HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED. THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED EASEMENT, FIFTEEN FEET WIDE AS SHOWN HEREON. WE HAVE ALSO COMPLIED WITH ALL REGULATIONS HERETO BEFORE ADOPTED BY THE COMMISSIONER'S COURT OF BRAZORIA COUNTY, TEXAS.

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JONATHAN KIRK
 JONATHAN KIRK ENTERPRISES, LLC

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JONATHAN KIRK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN STATED, GIVEN

UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC
 STATE OF TEXAS

SURVEYORS NOTES

- THE REASON FOR THIS REPLAT IS TO RELOCATE THE PROPERTY LINE BETWEEN LOTS 1 & 7 OF REPLAT OF LOT 10B OF THE RICHWOOD ADDITION AS RECORDED IN C.C.F.N. 2014005583.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CITY PLANNING LETTER WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAYS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THE SURVEYOR, ANY OF THESE ITEMS MAY EXIST THAT ARE NOT SHOWN HEREON.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48039C0610K, REVISED DECEMBER 30, 2020, THE SURVEYED PROPERTY LIES WITHIN ZONE "AE" BASE FLOOD ELEVATION 11.9 FEET.
- AN AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EASEMENTS OR OVERHEAD UTILITIES.
- THIS SURVEY PLAT HAS BEEN PREPARED ALONG WITH A METES & BOUNDS DESCRIPTION OF SUBJECT TRACT.

FOR: JONATHAN KIRK ENTERPRISES

TITLE COMPANY: CHARTER TITLE COMPANY
 ISSUED DATE: APRIL 19, 2024

CITY PLANNING LETTER NOTES:

15' UTILITY EASEMENT AS RECORDED IN C.C.F.N. 2014005583 O.P.R.B.C.T.
 - PLOTTED AND SHOWN HERON.

7.5' BUILDING LINES AS RECORDED IN C.C.F.N. 2014005583 O.P.R.B.C.T.
 - PLOTTED AND SHOWN HERON.

15' BUILDING LINES AS RECORDED IN C.C.F.N. 2014005583 O.P.R.B.C.T.
 - PLOTTED AND SHOWN HERON.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.

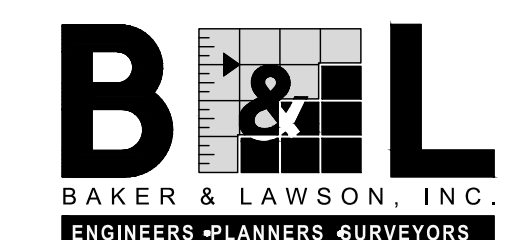
PRELIMINARY
 NOT TO BE RECORDED
 FOR ANY PURPOSE
 DATE: 4/24/2024

DARREL HEDRICH
 REGISTERED PROFESSIONAL LAND SURVEYOR
 LAND SURVEYOR NO. 5378

**REPLAT OF
 LOT 1A RICHWOOD ADDITION
 A 0.475 ACRE
 1 LOT 1 BLOCK SUBDIVISION**

**BEING ALL OF
 LOTS 1 & 7 OF THE
 REPLAT OF LOT 10B RICHWOOD ADDITION
 C.C.F.N. 2014005583
 O.P.R.B.C.T.**

**J. E. GROCE 5 LEAGUE GRANT
 ABSTRACT NO. 66
 CITY OF RICHWOOD
 BRAZORIA COUNTY, TEXAS**



Baker & Lawson Inc.
 4005 Technology Dr., Suite 1530
 Angleton, TX 77515
 Phone # 979-849-6681
 www.bakerlawson.com
 Licensed Surveying Firm No. 10052500

OWNER:
 JONATHAN KIRK
 ENTERPRISES, LLC
 105 WEST ROAD
 LAKE JACKSON TX, 77566

JOB NO.: 15738	SCALE: 1" = 20'	DRAWN BY: AD	CKED BY: AH
DRAWING NO.: 15738 RICHWOOD REPLAT 1A	DATE: 4/24/2024	REV. NO. 0	

VELASCO DRAINAGE DISTRICT

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

- THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THIS SUBDIVISION ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED ON THIS PLAT.
- THAT DRAINAGE FACILITIES DESCRIBED IN THIS SUBDIVISION ARE ADEQUATE FOR RAINFALL IN EXCESS OF VELASCO DRAINAGE DISTRICT MINIMUM REQUIREMENTS (10 YEAR FREQUENCY).
- THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE VELASCO DRAINAGE DISTRICT.
- 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.

STUART HERBST - CHAIRMAN DATE: _____
 WILL BROOKS - VICE CHAIRMAN DATE: _____
 BILLY P. CRAIN - SECRETARY DATE: _____

CITY COUNCIL APPROVALS:

I CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE REPLAT OF LOT 1A RICHWOOD ADDITION WAS APPROVED

THIS THE ____ DAY OF _____, 20____.

MICHAEL DURHAM, MAYOR AMANDA REYNOLDS - POSITION 3
 MIKE JOHNSON - POSITION 1 RORY ESCALANTE - POSITION 4
 MIKE CHALLENGER - POSITION 2 JEREMY FOUNTAIN - POSITION 5

PLANNING AND ZONING COMMISSION APPROVALS

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF RICHWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF THE REPLAT OF LOT 1A RICHWOOD ADDITION, AS SHOWN HEREIN. IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURES OF THE CHAIRMAN AND SECRETARY OF THE PLANNING AND ZONING COMMISSION,

THIS THE ____ DAY OF _____, 20____.

CHAIRMAN SECRETARY

LAUREN LACOUNT
 CALLED LOT 11A
 (0.769 ACRE)
 C.C.F.N. 2014042052
 O.P.R.B.C.T.

STATE HIGHWAY 288 BUSINESS
 BRAZOSPORT BLVD. NORTH
 200' R.O.W.