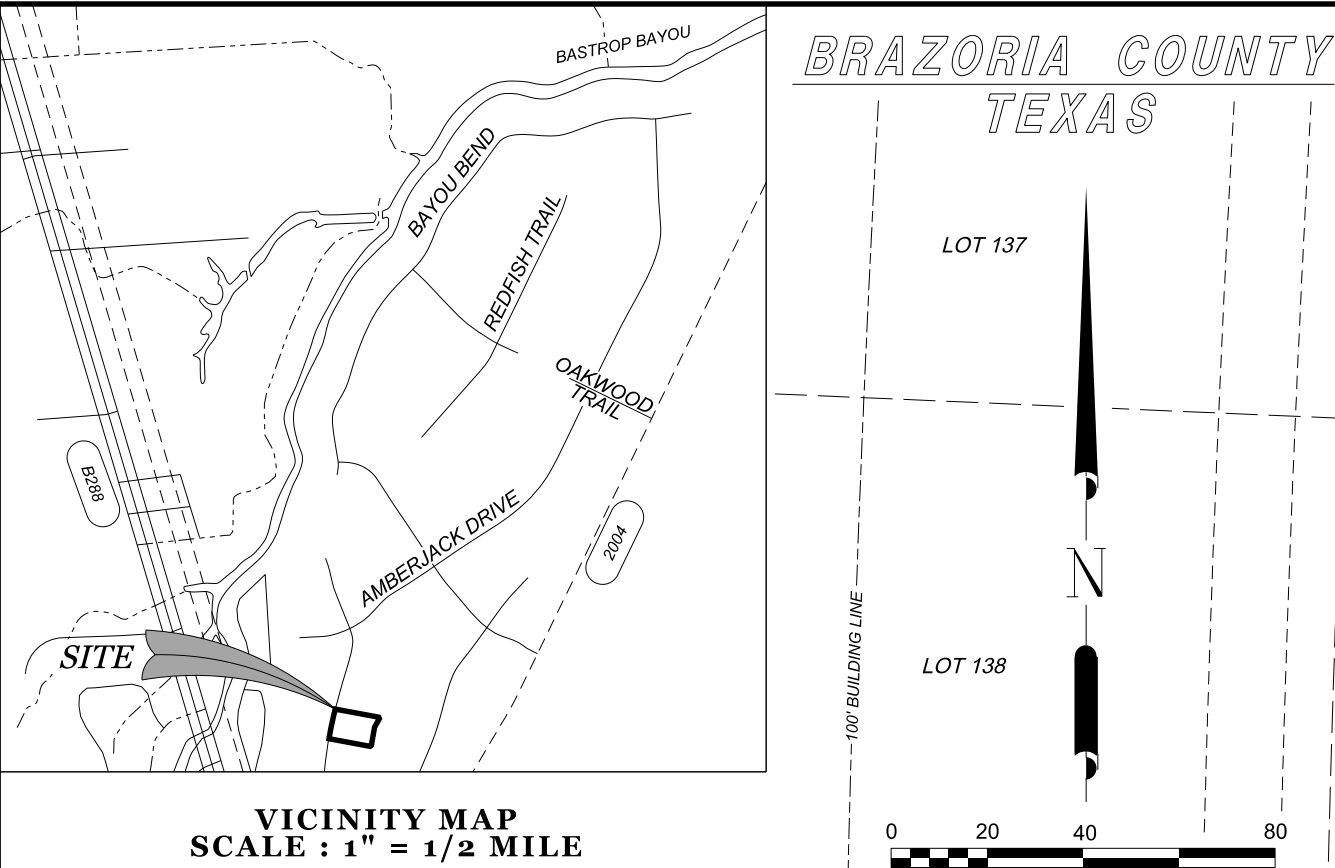


USER: Untitled Workspace  
DATE: 1/27/2022  
TIME: 11:56:10 PM  
G:\DGN\Boundary\Richwood\Oakwood\Oakwood\Shores\Bk1\Lot156-157.Preliminary Survey Replat, Oakwood Shores, Block 1, Lots 156 & 157.dgn



**VICINITY MAP**  
SCALE : 1" = 1/2 MILE

ALL THAT CERTAIN 5.26 ACRE TRACT of land lying and situated in the Jared E. Groce Survey, Abstract 66, Brazoria County, Texas, being all that certain Lots 156 and 157, Block 1, of the Oakwood Shores Subdivision, as recorded in Clerk's File No. 2008-019216 of the Brazoria County Official Records (B.C.O.R.), being the same tract of land conveyed by warranty deed on October 29, 2021 from David and Amanda Robbins to Jason and Tamara Ricketson, as recorded in Clerk's File No. 2021-072135 of the B.C.O.R., said 5.26 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.= 0.99987644317) as follows:

**BEGINNING** at a 3/4" iron rod with survey cap found marking the southwest corner of said Lot 156, being the northwest corner of all that certain Lot 155, Block 1, of said Oakwood Shores Subdivision, same being a point on the eastern right-of-way boundary line of the 70 foot wide Blue Marlin Drive, as dedicated on the plat of said Oakwood Shores Subdivision, for the southwest corner and **POINT OF BEGINNING** of the herein described 5.26 acre tract, at position X=3115449.03 and Y=13595324.25;

**THENCE** North 2°42'49" West, coincident with the western boundary line of said Lot 156, being the eastern right-of-way boundary line of said Blue Marlin Drive, a distance of 74.72 feet to a 3/4" iron rod with survey cap found marking the point of curvature for a curve to the right having a radius of 4965.00 feet, being a point of curvature in the western boundary line of said Lot 156, for a point of curvature in the western boundary line of the herein described 5.26 acre tract, at position X=3115449.49 and Y=13595398.88;

**THENCE** in a northeasterly direction along said curve to the right, coincident with the western boundary line of said Lot 156, being the eastern right-of-way boundary line of said Blue Marlin Drive, along said curve to the right having a radius of 4965.00 feet, a central angle of 3°45'21" and a chord bearing of North 0°50'09" West, a distance of 325.41 feet, at an arc length of 97.29 feet pass the northwest corner of said Lot 156, being the southwest corner of said Lot 157, at an arc length of 295.40 feet pass a 3/4" iron rod with survey cap found marking the southwest corner of a 60 foot drainage easement, as dedicated on said plat of Oakwood Shores Subdivision, and continuing for a total arc length of 325.47 feet to the centerline of said 60 foot drainage easement, being the northwest corner of said Lot 157, being the southwest corner of all that certain Lot 158, Block 1, of said Oakwood Shores Subdivision, same being a point on the eastern right-of-way boundary line of said Blue Marlin Drive, for the northwest corner of the herein described 5.26 acre tract, at position X=3115444.75 and Y=13595724.21;

**THENCE** North 87°11'54" East, coincident with the centerline of said 60 foot drainage easement, being the northern boundary line of said Lot 157, being the southern boundary line of said Lot 158, a distance of 602.66 feet to the northeast corner of said Lot 157, being the southeast corner of said Lot 158, being a point in the centerline of a 150 foot drainage easement, as dedicated on said plat of Oakwood Shores Subdivision, same being a point on the western boundary line of all that certain Lot 189, Block 1, of said Oakwood Shores Subdivision, for northeast corner of the herein described 5.26 acre tract, at position X=3116046.61 and Y=13595753.67;

**THENCE** South 15°45'09" West, coincident with the centerline of said 150 foot drainage easement, being the eastern boundary line of said Lot 157, being the western boundary line of said Lot 189, a distance of 146.83 feet to an angle corner in the eastern boundary line of said Lot 157, being the southwest corner of said Lot 189, same being the northwest corner of all that certain Lot 190, Block 1, of said Oakwood Shores Subdivision, for an angle corner in the eastern boundary line of the herein described 5.26 acre tract, at position X=3116006.76 and Y=13595612.37;

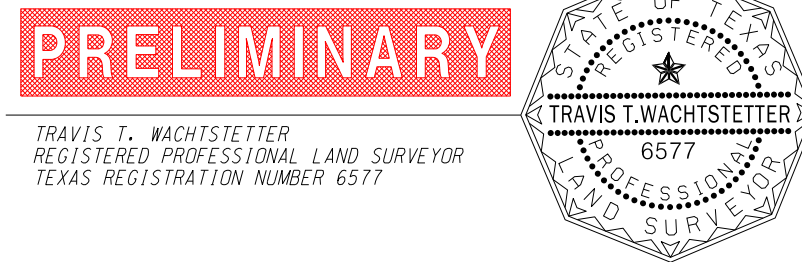
**THENCE** South 2°42'49" East, continuing coincident with the centerline of said 150 foot drainage easement, being the eastern boundary line of said Lot 157, being the western boundary line of said Lot 190, at a distance of 89.60 feet pass the southeast corner of said Lot 157, being the northeast corner of said Lot 156, and continuing for a total distance 261.61 feet to the southeast corner of said Lot 156, being the northeast corner of said Lot 155, same being a point on the western boundary line of said Lot 190, for the southeast corner of the herein described 5.26 acre tract, at position X=3116019.14 and Y=13595351.08;

**THENCE** South 87°17'11" West, coincident with the southern boundary line of said Lot 156, being the northern boundary line of said Lot 155, at a distance of 75.37 feet pass a 1/2" iron rod with survey cap found 0.79 feet right of line, and continuing for a total distance of 566.82 feet to the **POINT OF BEGINNING**, containing 5.26 acres of land, more or less.

LEGEND	
* SOME ELEMENTS MAY NOT BE USED ON SURVEY	
● FOUND IRON PIPEROOD	— SUBJECT TRACT
○ SET 3/4" IRON ROD W/ TYPED SURVEY CAP	--- ADJACENT TRACT
■ CONCRETE MONUMENT	--- EASEMENT LINE
--- CONTOUR LINES	--- BUILDING LINE
--- 50' MAJOR	--- FENCE
--- 50.5' INTERVAL	--- HOG WIRE
--- 51' MINOR	--- CHAINLINK
	--- BARB WIRE
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS	
B.C.O.R. = BRAZORIA COUNTY OFFICIAL RECORDS	
B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS	

I, TRAVIS T. WACHSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING REPLAT 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 THEREON.

DATE SURVEYED: JANUARY 12, 2022



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

#### OWNER'S DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZORIA

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WE, JASON & TAMARA RICKETSON, OWNERS OF LOTS 156 & 157, BLOCK 1, OF THE 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, 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 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 BRAZORIA COUNTY, TEXAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

JASON RICKETSON

TAMARA RICKETSON

NOTARY PUBLIC  
STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JASON RICKETSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC  
BRAZORIA COUNTY, TEXAS

DATE

NOTARY PUBLIC  
STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, TAMARA RICKETSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC  
BRAZORIA COUNTY, TEXAS

DATE

CURVE TABLE					
CURVE NO.	RADIUS	ARC ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	4965.00'	3°45'21"	325.47'	N 0°50'09" W	325.41'

## REPLAT OF LOTS 156 & 157, BLOCK 1 OAKWOOD SHORES SUBDIVISION

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

#### LIEN HOLDER'S DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZORIA

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

TEXAS DOW EMPLOYEES CREDIT UNION, HOLDER OF A LIEN ON LOTS 156 & 157, BLOCK 1, OF THE OAKWOOD SHORES SUBDIVISION, DO HEREBY RATEIFY AND CONFIRM SAID SUBDIVISION AND DEDICATION AND DO HEREBY IN ALL THINGS SUBORDINATE TO SAID SUBDIVISION AND DEDICATION THE LIEN AGAINST SAID LAND OWNED AND HELD BY SAID TEXAS DOW EMPLOYEES CREDIT UNION.

WITNESS MY HAND IN BRAZORIA COUNTY, TEXAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

REPRESENTATIVE  
TEXAS DOW EMPLOYEES CREDIT UNION

### JARED E. GROCE SURVEY ABSTRACT 66

#### VELASCO DRAINAGE DISTRICT

VELASCO DRAINAGE DISTRICT ACCEPTED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022. THE BOARD OF SUPERVISORS OF THE VELASCO DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT, OR GUARANTEE;

- THAT THE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.
- THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF VELASCO DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
- THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE VELASCO DRAINAGE DISTRICT.
- 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 ITS PRINCIPALS AND AGENTS.

LOUIS H. JONES - CHAIRMAN

F. ROBERT HAMLET - VICE CHAIRMAN

FRED ORIZ - SECRETARY

CITY PLANNING COMMISSION

I HEREBY CERTIFY THAT THE ABOVE AN FOREGOING REPLAT OF LOTS 156 & 157, BLOCK 1, 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

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING REPLAT OF LOTS 156 & 157, BLOCK 1, OF THE OAKWOOD SHORES SUBDIVISION 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

#### GENERAL NOTES:

- 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.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL SURFACE LEVEL LENGTHS. (S.F. = 0.99987644317)
- 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 FEMA FLOOD INSURANCE RATE MAP NUMBER 48039C02610K, DATED: DECEMBER 30, 2020.
- THIS SURVEY DID NOT RELY ON A CURRENT TITLE COMMITMENT. THE INFORMATION CONTAINED ON THIS SURVEY WAS COMPILED FROM DATA BOTH PRIVATE AND PUBLIC FROM THE BRAZORIA COUNTY COURTHOUSE. RESEARCHED BY AUTHOR. IT DOES NOT REPRESENT A COMPLETE DEED RESEARCHED AND THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENT, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 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, 2013-032347, 2013-032825, 2013-081375, 2015-014190, 2017-005520, 2018-004233, 2019-016322 AND 2019-016334 OF THE B.C.O.R.
- 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.
- 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.
- 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.
- 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.

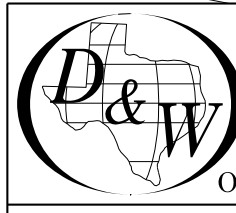
## REPLAT OF LOTS 156 & 157, BLOCK 1, OAKWOOD SHORES SUBDIVISION

BEING A REPLAT OF ALL THAT CERTAIN  
LOTS 156 & 157, 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

OWNER:

JASON & TAMARA RICKETSON  
2881 VIA ROMA,  
LEAGUE CITY, TEXAS 77573

SURVYOR:



**Doyle & Wachstetter, Inc.**  
Surveying and Mapping GPS/GIS  
131 COMMERCE STREET, CLUTE, TEXAS 77531

OFFICE: 979.265.3622 FAX: 979.265.9940 FIRM NO.: 10024500

SURVEYED: NVS 01-12-22 BOOK NO.: BRAZ. CO. VOL. 35 PROJECT NO.: 13784-22-01  
DRAWN BY: AAN 01-07-22 CHECKED: TTV 01-27-22 REVISED: NONE