

SURVEYORS NOTES

BEING A 2.014 ACRE TRACT OF LAND LOCATED WITHIN THE J.E. GROCE SURVEY, ABSTRACT NO. 66, BRAZORIA COUNTY, TEXAS, BEING ALL OF LOTS 65 AND 66, BLOCK 1, OF THE OAKWOOD SHORES SUBDIVISION, AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2008019216 OF THE OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS (O.P.R.B.C.T.), REFERRED TO HEREINAFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 2.014 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 WITH CAP STAMPED "1973" FOUND FOR CORNER, BEING THE SOUTH CORNER OF SAID LOT 66, SAME BEING THE EAST CORNER OF LOT 67 OF SAID OAKWOOD SHORES SUBDIVISION, SAME BEING ON THE NORTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF BAYOU BEND (60' R.O.W.);

THENCE NORTH 43°45'18" WEST, ALONG THE SOUTH LINE OF SAID LOT 66, SAME BEING THE NORTH LINE OF SAID LOT 67, PASSING AT A DISTANCE OF 405.74 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "1943" FOUND FOR REFERENCE, CONTINUING FOR A TOTAL DISTANCE OF 436.00 FEET TO A POINT FOR CORNER, BEING ON THE EAST EDGE OF BASTROP BAYOU;

THENCE NORTH 46°14'42" EAST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE EAST EDGE OF BASTROP BAYOU, A DISTANCE OF 10.06 FEET TO A POINT FOR CORNER;

THENCE NORTH 40°17'24" EAST, CONTINUING ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE EAST EDGE OF BASTROP BAYOU, A DISTANCE OF 138.74 FEET TO A POINT FOR CORNER, BEING THE NORTH CORNER OF SAID LOT 65, SAME BEING THE WEST CORNER OF LOT 64 OF SAID OAKWOOD SHORES SUBDIVISION;

THENCE SOUTH 57°12'20" EAST, ALONG THE NORTH LINE OF SAID LOT 65, SAME BEING THE SOUTH LINE OF SAID LOT 64, PASSING AT A DISTANCE OF 435.88 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "1943" FOUND FOR CORNER, BEING THE EAST CORNER OF SAID LOT 65, SAME BEING THE SOUTH CORNER OF SAID LOT 64, SAME BEING ON THE NORTHWEST R.O.W. LINE OF SAID BAYOU BEND;

THENCE, ALONG THE SOUTHEAST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE NORTHWEST R.O.W. LINE OF SAID BAYOU BEND, SAME BEING A NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 226.55 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "1943" FOUND FOR CORNER, SAID CURVE HAVING A RADIUS OF 964.71 FEET, A CENTRAL ANGLE OF 01°27'18", A CHORD WHICH BEARS SOUTH 39°31'10" WEST A DISTANCE OF 226.03 FEET;

THENCE SOUTH 46°14'42" WEST, CONTINUING ALONG THE SOUTHEAST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE NORTHWEST R.O.W. LINE OF SAID BAYOU BEND, A DISTANCE OF 24.97 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF AND CONTAINING 2.014 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS THAT:

I, KENNETH WAYBRIGHT AND ALLYSON COOPER OWNERS OF THE PROPERTY IN THE FOREGOING REPLAT OF LOTS 65 & 66, OAKWOOD SHORES, BLOCK 1, AS RECORDED IN C.C.F.N. 2008019216 OF THE O.P.R.B.C.T., DO HEREBY MAKE PLAT ACCORDING TO THE LOT LINES, STREETS AND EASEMENTS SHOWN HEREON AND DESIGNATE SAID AND DO HEREBY DEDICATE TO THE PUBLIC USE OF ALL STREETS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON FOR THEIR USE FOREVER, AND BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__.

KENNETH WAYBRIGHT

ALLYSON COOPER

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KENNETH WAYBRIGHT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALLYSON COOPER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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.

STUART HERBST - CHAIRMAN DATE: _____

WILL BROOKS - VICE CHAIRMAN DATE: _____

CHRIS OLDHAM - SECRETARY DATE: _____

CITY COUNCIL APPROVALS

I CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE REPLAT OF LOTS 65 & 66, OAKWOOD SHORES, BLOCK 1, WAS APPROVED THIS THE ____ DAY OF _____, 20__ BY THE CITY COUNCIL OF THE CITY OF RICHWOOD, TEXAS.

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 (OR THE CITY COUNCIL IF THERE IS NO PLANNING AND ZONING COMMISSION) OF THE CITY OF RICHWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF THE REPLAT OF LOTS 65 & 66, OAKWOOD SHORES, BLOCK 1, 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

BRAZORIA COUNTY, TEXAS

JARED E. GROCE SURVEY
ABSTRACT NO. 66

CHARLES AND ANNA JOHNS
CALLED 1.00 ACRE
C.C.F.N. 1998025298
O.P.R.B.C.T.

KYLE AND MARY PURVIS
JOHN AND JAN KENNY
LOT 63
C.C.F.N. 2008038964
O.P.R.B.C.T.

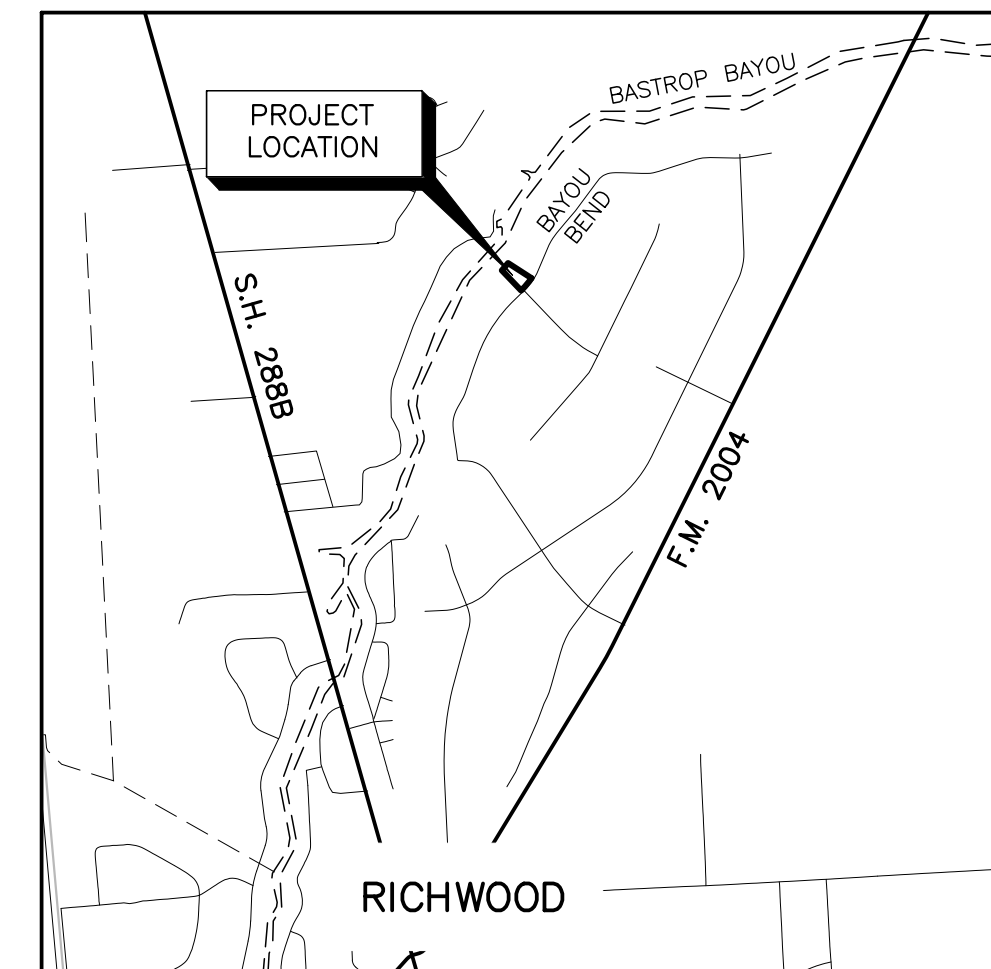
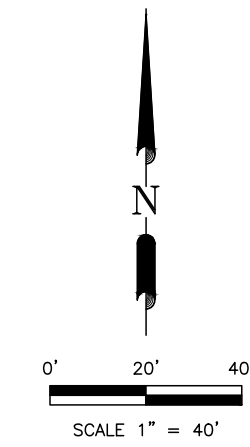
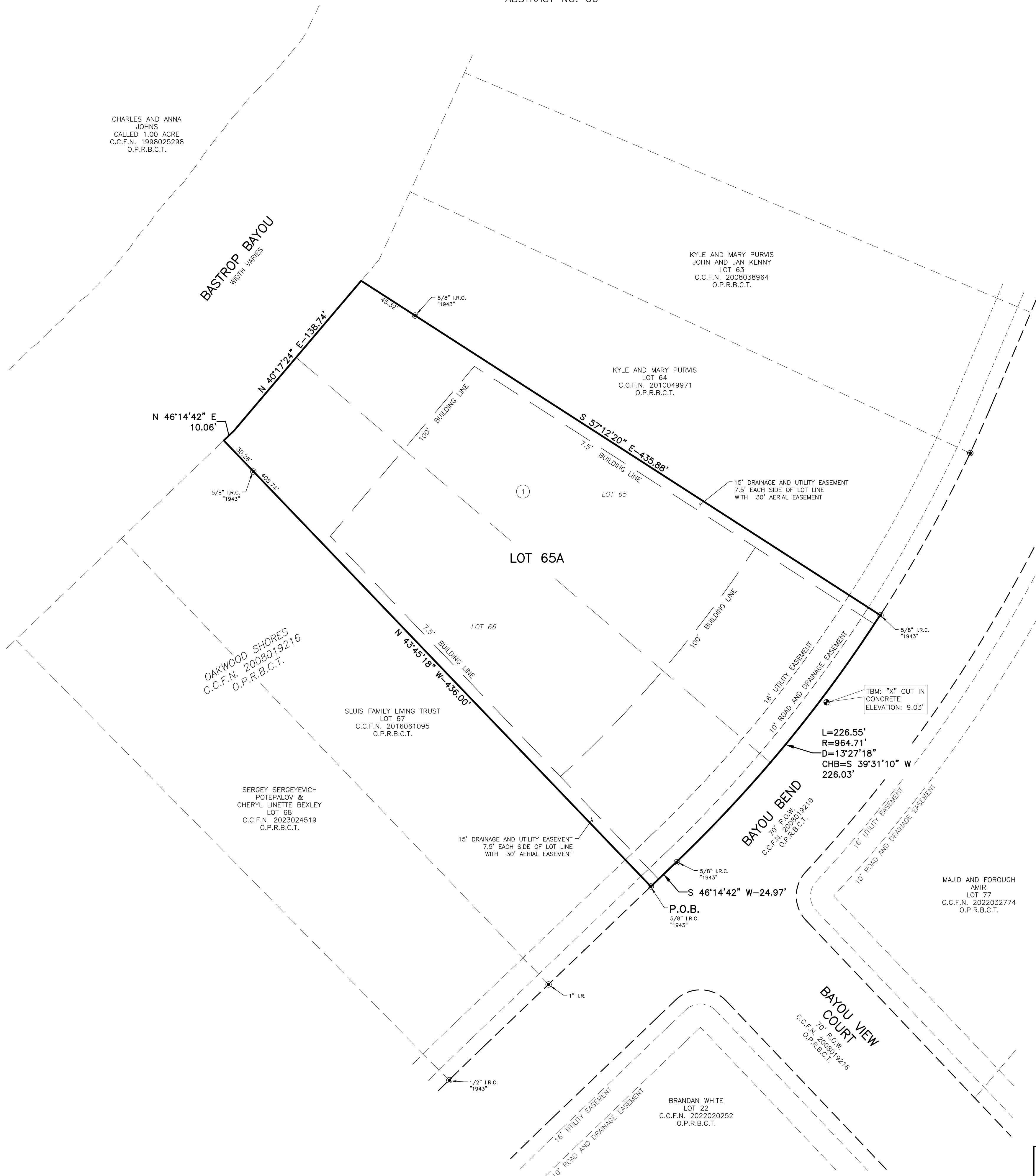
KYLE AND MARY PURVIS
LOT 64
C.C.F.N. 2010049971
O.P.R.B.C.T.

SLUIS FAMILY LIVING TRUST
LOT 67
C.C.F.N. 2016061095
O.P.R.B.C.T.

SERGEY SERGEYEVICH
POTEPALOV &
CHERYL LINETTE BEXLEY
LOT 68
C.C.F.N. 2023024519
O.P.R.B.C.T.

MAJID AND FORUGH
AMIRI
LOT 77
C.C.F.N. 2022032774
O.P.R.B.C.T.

BRANDAN WHITE
LOT 22
C.C.F.N. 2022020252
O.P.R.B.C.T.



VICINITY MAP
SCALE: 1"=2,500'

LEGEND

- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS
D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY, TEXAS
P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY, TEXAS
C.C.F.N. = COUNTY CLERK'S FILE NUMBER
FND = FOUND
I.R. = IRON ROD
I.R.C. = IRON ROD WITH CAP
I.P. = IRON PIPE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT-OF-WAY
VOL., PG. = VOLUME, PAGE
o = SET 5/8" I.R. W/CAP
"BAKER & LAWSON" = FOUND MONUMENT (AS NOTED)

CITY PLANNING LETTER NOTES

- 1. 10' ROAD EASEMENT AND DRAINAGE EASEMENT ALONG THE FRONT PROPERTY LINE, C.C.F.N. 2008019216, O.P.R.B.C.T. - PLOTTED HEREON.
2. 16' UTILITY EASEMENT ADJACENT TO 10 FOOT ROAD AND DRAINAGE EASEMENT ALONG THE FRONT PROPERTY LINE, C.C.F.N. 2008019216, O.P.R.B.C.T. - PLOTTED HEREON.
3. 7.5' DRAINAGE AND UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES, WITH A 30 FOOT AERIAL EASEMENT, EXTENDING HORIZONTALLY 15 FEET ON EACH SIDE OF THE LOT LINE FROM A PLANE 16 FEET ABOVE THE GROUND LEVEL UPWARD, C.C.F.N. 2008019216, O.P.R.B.C.T. - PLOTTED HEREON.
4. 100' BUILDING SETBACK LINE, ALONG THE FRONT AND REAR PROPERTY LINES, C.C.F.N. 2008019216, O.P.R.B.C.T. - PLOTTED HEREON.
5. 15' BUILDING SETBACK LINE ALONG THE SIDE PROPERTY LINES, C.C.F.N. 2008019216, O.P.R.B.C.T. - DOES NOT APPLY. SEE ITEM NO. 6.
6. MINUTES OF RICHWOOD CITY COUNCIL RECORDED, C.C.F.N. 2017027617, O.P.R.B.C.T., CHANGED SIDE BUILDING LINES TO 7.5' - PLOTTED HEREON.
7. 25' BUILDING SETBACK LINE, ALONG THE REAR PROPERTY LINE, C.C.F.N. 2008019216, O.P.R.B.C.T., DOES NOT APPLY AS THIS IS A NOTE IN PLAT DEDICATION (NOTE NO. 9), THE FACE OF PLAT SHOWS A 100' BUILDING SETBACK LINE.
8. AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE, CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, C.C.F.N. 2008033199 OF THE O.P.R.B.C.T. - NOT PLOTTABLE.

SURVEYORS NOTES

- 1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE 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.
2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
3. 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".
4. AN AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EASEMENTS OR OVERHEAD UTILITIES.
5. REASON FOR RE-PLAT: COMBINE 2 LOTS INTO 1 LOT.
6. ELEVATION NAVD88, REF BM: NGS MONUMENT: TXAG REF MON 1 (PID: DR8248)

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.



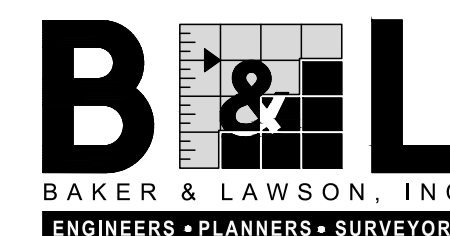
DARREL HEIDRICH DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5378

REPLAT
OF LOTS 65 & 66
BLOCK 1
OAKWOOD SHORES

AS RECORDED IN
C.C.F.N. 2008019216
O.P.R.B.C.T.

J. E. GROCE SURVEY
ABSTRACT NO. 66
BRAZORIA COUNTY, TEXAS

OWNER:
KENNETH WAYBRIGHT
AND ALLYSON COOPER
32234 BAYOU BEND
RICHWOOD, TX 77531



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

Table with 4 columns: JOB NO., SCALE, DRAWN BY, CHECKED BY. Values: 15779, 1" = 40', NO, AH.

Table with 4 columns: DRAWING NO., DATE, REVISION NO. Values: 15779 REPLAT, 11/17/2023, --.