



VICINITY MAP
SCALE : 1" = 1/2 MILE

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	78°54'41"	34.43'	S 36°40'45" W	31.77'
C2	1471.83'	8°44'33"	224.58'	S 80°30'23" W	224.36'
C3	1471.83'	6°45'55"	173.79'	S 79°31'03" W	173.69'
C4	1471.83'	1°58'38"	50.79'	S 83°53'20" W	50.79'

ALL THAT CERTAIN 2.0828 ACRE TRACT of land lying and situated in the Jared E. Groce 5 League Grant, Abstract 66, Brazoria County, Texas, being all that certain called 0.623 acre tract of land conveyed by warranty deed on May 27, 1987 from George A. Dingee, Sr. to George A. Dingee, Jr. and David N. Dingee, recorded in Volume 90-805, Page 725 of the Brazoria County Official Records (B.C.O.R.) and all that certain called 2.09066 acre tract of land conveyed by warranty deed on May 27, 1987 from George A. Dingee, Sr. to George A. Dingee, Jr. and David N. Dingee, recorded in Volume 90-805, Page 729 of the B.C.O.R., same being all that West Reserve Tract of the Tamarind Woods Subdivision, as recorded in Volume 15, Page 151-152 of the Brazoria County Plat Records (B.C.P.R.), said 2.0828 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.= 0.99987773285) as follows:

BEGINNING at a 1/2" iron rod found marking the northeast corner of said George A. Dingee, Jr. and David N. Dingee called 2.09066 acre tract and the northeast corner of West Reserve Tract of said Tamarind Woods Subdivision, same being the southeast corner of Lot 43, Block 1 of said Tamarind Woods Subdivision and being located in the western right-of-way boundary line of the 60 foot wide Tamarind Street, as dedicated on the plat of said Tamarind Woods Subdivision, for the northeast corner of the herein described 2.0828 acre tract, located at Texas State Plane coordinate position X=3111123.49 and Y=13589013.10;

THENCE South 2°46'36" East, coincident with the eastern boundary line of said George A. Dingee, Jr. and David N. Dingee called 2.09066 acre tract and the eastern boundary line of West Reserve Tract of said Tamarind Woods Subdivision, same being the western right-of-way boundary line of said Tamarind Street, a distance of 264.68 feet to a 3/4" iron rod with survey cap set for the point of curvature to the right, having a radius of 25.00 feet, for the most easterly southeast corner of the herein described 2.0828 acre tract;

THENCE in a southwesterly direction along said curve to the right, coincident with the southeastern boundary line of said George A. Dingee, Jr. and David N. Dingee called 2.09066 acre tract and the southeastern boundary line of West Reserve Tract, same being the northwestern transition right-of-way boundary line from Tamarind Street to Texas State Highway FM 2004, said curve to the right having a radius of 25.00 feet, a central angle of 78°54'41", an arc length of 34.43 feet, a chord bearing of South 36°40'45" West and chord distance of 31.77 feet to a 3/4" iron rod with survey cap set for the point of compound curve to the right, having a radius of 1471.83 feet in the northwestern right-of-way boundary line of the 300 foot wide Texas State Highway FM 2004, for the most southerly southeast corner of the herein described 2.0828 acre tract;

THENCE in a westerly direction along said curve to the right, coincident with the southern boundary line of said George A. Dingee, Jr. and David N. Dingee called 2.09066 acre tract and the southern boundary line of West Reserve Tract, same being the northern right-of-way boundary line of Texas State Highway FM 2004, said curve to the right having a radius of 1471.83 feet, a central angle of 8°44'33", an arc length of 224.58 feet, a chord bearing of South 80°30'23" West and chord distance of 224.36 feet to a 3/4" iron rod with survey cap set for the point of tangency corner of the herein described 2.0828 acre tract;

THENCE South 84°52'39" West, coincident with the southern boundary line of said George A. Dingee, Jr. and David N. Dingee called 2.09066 acre tract and the southern boundary line of West Reserve Tract, same being the northern right-of-way boundary line of Texas State Highway FM 2004, a distance of 55.20 feet to a 3/4" iron rod with survey cap set at the southeast corner of all that certain called 0.49 acre tract of land conveyed by warranty deed on August 13, 2012 from Douglas M. Johnson to Ashley Business Ventures, Inc., as recorded in Clerk's File No. 2012-043459 of the B.C.O.R., for the southwest corner of the herein described 2.0828 acre tract;

THENCE North 2°46'36" West, coincident with the western boundary line of said George A. Dingee, Jr. and David N. Dingee called 2.09066 acre tract and the western boundary line of West Reserve Tract, same being the eastern boundary line of said Ashley Business Ventures, Inc. called 0.49 acre tract, a distance of 317.73 feet to a 3/4" iron rod with survey cap set at the southwest corner of Lot 42, Block 1 of said Tamarind Woods Subdivision, for the northwest corner of the herein described 2.0828 acre tract;

THENCE North 87°13'24" East, coincident with the northern boundary line of said George A. Dingee, Jr. and David N. Dingee called 2.09066 acre tract and the northern boundary line of West Reserve Tract, same being the southern boundary line of Lot 42 and Lot 43, Block 1 of said Tamarind Woods Subdivision, a distance of 295.28 feet to the POINT OF BEGINNING, containing 2.0828 acre of land, more or less.

I, Mr. PATRICK DOYLE, 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 THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN HEREON.

DATE SURVEYED: OCTOBER 13, 2021



BRAZORIA COUNTY TEXAS

TOBY NATHAN TYLER
CALLED 0.496 ACRE TRACT
CLERK'S FILE NO. 2014-018953
B.C.O.R.

THE EASTON FAMILY TRUST
CALLED 0.49 ACRE TRACT
CLERK'S FILE NO. 2019-038573
B.C.O.R.

CHRISTOPHER SALAZAR
CALLED 0.488 ACRE TRACT
CLERK'S FILE NO. 2019-016358
B.C.O.R.

ASHLEY BUSINESS VENTURES, INC.
CALLED 0.49 ACRE TRACT
CLERK'S FILE NO. 2012-043459
B.C.O.R.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF BRAZORIA

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WE, GEORGE A. DINGEE, JR. & DAVID N. DINGEE, OWNERS OF A CALLED 2.09066 ACRE TRACT, AS RECORDED IN VOLUME (90) 805, PAGE 729 & A CALLED 0.623 ACRE TRACT, AS RECORDED IN VOLUME (90) 805, PAGE 725 OF THE BRAZORIA COUNTY OFFICIAL RECORDS, SAME BEING THE WESTERN RESERVE OF THE TAMARIND WOODS SUBDIVISION, AS RECORDED IN VOLUME 15, PAGE 151-152 OF THE BRAZORIA COUNTY PLAT 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 THE ___ DAY OF ___, 2022.

GEORGE A. DINGEE, JR.

DAVID N. DINGEE

NOTARY PUBLIC
BRAZORIA COUNTY, TEXAS

TAMARIND WOODS SUBDIVISION
BLOCK 1
VOL. 15, PG. 151 & 152
B.C.P.R.

LOT 42

WEST 1/2 LOT 43

EAST 1/2 LOT 43

LOT 1
0.7662 ACRES

GEORGE A. DINGEE, JR.
& DAVID N. DINGEE
CALLED 0.623 ACRE TRACT
VOL. 90-805, PG. 725
B.C.O.R.

LOT 2
1.3166 ACRES

GEORGE A. DINGEE, JR.
& DAVID N. DINGEE
CALLED 2.09066 ACRE TRACT
VOL. 90-805, PG. 729
B.C.D.R.

WEST
RESERVE
TRACT

TEXAS STATE HIGHWAY F.M. #2004 (300' R.O.W.)

NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, GEORGE A. DINGEE, JR., 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
STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DAVID N. DINGEE, 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.

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:

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 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 THE WEST RESERVE OF TAMARIND WOODS SUBDIVISION WAS APPROVED THIS THE ___ DAY OF ___, 2022, 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 THE WEST RESERVE OF TAMARIND WOODS SUBDIVISION WAS APPROVED THIS THE ___ DAY OF ___, 2022, 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:

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.
3. THE SUBJECT TRACT IS LOCATED WITHIN THE LIMITS OF ZONE "AE", SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION DETERMINED TO BE 14 FEET, AS SHOWN ON FLOOD INSURANCE MAP NUMBER 48039C0510K, DATED: DECEMBER 30, 2020.
4. THIS SURVEY DID NOT RELY ON A CURRENT TITLE COMMITMENT. THE INFORMATION CONTAINED IN 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 RESEARCH AND THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. THE EASEMENTS SHOWN HEREON ARE AS THEY APPEAR ON THE PLAT OF TAMARIND WOODS SUBDIVISION, AS RECORDED IN VOLUME 15, PAGE 151-152 OF THE B.C.P.R. HOWEVER, THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, BUILDING LINES, RESTRICTIONS AND COVENANTS DEFINED IN VOLUME 1206, PAGE 943 OF THE B.C.D.R.
6. THIS PROPERTY IS SUBJECT TO AN UNOBSTRUCTED AERIAL EASEMENT AS DEFINED IN NOTE 5, OF THE PLAT OF TAMARIND WOODS SUBDIVISION, AS RECORDED IN VOLUME 15, PAGE 151-152 OF THE B.C.P.R.
7. ALL BUILDING SETBACK LINES FOLLOW THE CITY OF RICHWOOD ZONING ORDINANCE, WHICH IS UPDATED FROM TIME TO TIME.

REPLAT OF 2.0828 ACRE WEST RESERVE TAMARIND WOODS SUBDIVISION

BEING A REPLAT OF ALL THAT CERTAIN
CALLED 2.09066 ACRE TRACT
AS RECORDED IN
VOLUME (90) 805, PAGE 729
AND CALLED 0.623 ACRE TRACT
AS RECORDED IN
VOLUME (90) 805, PAGE 725
OF THE
BRAZORIA COUNTY OFFICIAL RECORDS
SAME BEING THE WESTERN RESERVE
OF THE
TAMARIND WOODS SUBDIVISION
AS RECORDED IN
VOLUME 15, PAGE 151-152
OF THE
BRAZORIA COUNTY PLAT RECORDS
IN THE
JARED E. GROCE SURVEY, ABSTRACT 66
BRAZORIA COUNTY, TEXAS

OWNER:

DAVID N. DINGEE & GEORGE A. DINGEE, JR.
1410 FM 2004,
RICHWOOD, TEXAS 77566

SURVEYOR:



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: JAP 10-13-21 | BOOK NO.: BRAZ. CO. VOL. 32 | PROJECT NO.: 3657-21-01
DRAWN BY: WPD 1-04-22 | CHECKED: WPD 2-02-22 | REVISED: WPD 3-13-22