

THE STATE OF TEXAS
COUNTY OF BRAZORIA

I, JAN PROPERTY, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND SHOWN ON MAP OF THE JAN PROPERTY SUBDIVISION, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS JAN PROPERTY SUBDIVISION IN THE CITY OF HOUSTON, COUNTY OF BRAZORIA, STATE OF TEXAS; AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS IN THE SHOWN SUBDIVISION, AND TO CONFIRM THE GRADATIONS AND DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE GRADES AND ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO THE GRADATIONS; AND DO HEREBY BIND MYSELF, MY SUCR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED. THERE IS ALSO A RESERVE FOR LOT 10, 11 AND 12, BEING 1.00 ACRES OF LAND, BEING A PORTION OF A PLANE TWENTY (20) FEET ABOVE THE GRADE UPWARD LOCATED AS SHOWN ON THE MAP HAVE BEEN MADE, AND THE SAME ARE HEREBY SO BEING ADOPTED BY THE COMMISSIONER'S COURT OF BRAZORIA COUNTY, TEXAS.

JAN PETTEY, OWNER

NOTARY PUBLIC
BRAZORIA COUNTY, TEXAS

DATE

STATE OF TEXAS
COUNTY OF BRAZORIA

I, CHRISTOPHER C. WACHSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE JAN PETEY SUBDIVISION, OUT OF THE JARED E. GROCE SURVEY, ABSTRACT 66, BRAZORIA COUNTY TEXAS, WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

CHRISTOPHER C. WACHTSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6587

LOT 4

NICHOLAS BALDERAS
AND STAPHANY MARTINEZ
CALLED 0.65 ACRE
2015035703 B.C.O.R.

MICHAEL GARRETT
AND SHERRIE GARRETT
CALLED 0.61 ACRE
2007000377 B.C.O.R.

DAVIDSON SLATER PLACE
(UNRECORDED)
B L O C K 1 3

LOT 1
(1.796 ACRE)

B L O C K 1

JACKIE EARL HENDRIX
CALLED 1.516 ACRE
1992002062 B.C.O.R.

CITY COUNCIL

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURES OF THE MAYOR, CITY COUNCIL AND CITY SECRETARY OF THE CITY OF RICHWOOD, TEXAS, THIS THE _____ DAY OF _____, 2025.

MICHAEL DURHAM, MAYOR

AMANDA REYNOLD, POSITION 3

PAUL STALLBERG, POSITION 1

WILLIAM YEARSIN, POSITION 4

MIKE JOHNSON, POSITION

JEREMY FOUNTAIN, POSITION 5

KRISTEN GARCIA,
CITY SECRETARY

CITY PLANNING COMMISSION

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURES OF THE CHAIRMAN AND SECRETARY OF THE PLANNING AND ZONING COMMISSION, THIS THE _____ DAY OF _____, 2025.

CHAIRMAN

CITY SECRETARY

COUNTY CLERK

I, JOYCE HUDMAN, CLERK OF THE COUNTY OF BRAZORIA, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 20_____, AT _____ O'CLOCK AND IN COUNTY CLERK'S FILE _____ OF THE BRAZORIA COUNTY PLAT RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT ANGLETON, THE DAY AND DATE LAST ABOVE WRITTEN.

JOYCE HUDMAN
COUNTY CLERK

VELASCO DRAINAGE DISTRICT

VELASCO DRAINAGE DISTRICT ACCEPTED THIS THE _____ DAY OF _____, 2025.
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.

STUART HERBST - CHAIRMAN
(AREA 3)

WILL J. BROOKS - VICE CHAIRMAN
(AREA 1)

BILLY P. CRAIN - SECRETARY
(AREA 2)

GENERAL NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
2. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL SURFACE LENGTHS. (S.F. = 0.9999957160)
3. THE SUBJECT TRACT IS LOCATED WITHIN THE LIMITS OF ZONE "X" (SHADED), AS SHOWN ON FLOOD INSURANCE MAP NUMBER 48030C020K, DATED: DECEMBER 30, 2010.
4. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY, THERE MAY BE ITEMS OF RECORD WHICH AFFECT THIS PROPERTY, NOT SHOWN HEREON.
5. THIS PROPERTY MAY BE SUBJECT TO BUILDING RESTRICTIONS RECORDED IN VOLUME 769, PAGE 358 B.C.D.P., VOLUME 4, PAGE 88 B.C.P.R. AND THE CITY OF RICHMOND.
6. THIS PROPERTY MAY BE SUBJECT TO A WIDE EASEMENT ALONG THE NORTH, EAST AND WEST BOUNDARY LINES OF LOT 1, BLOCK 13, DAVIDSON SLATER PLACE, WITH THE USUAL ADJACENT LONGRESS AND GREGG, FOR THE PURPOSE OF PLACING, MAINTAINING AND SERVING UTILITIES PER VOLUME 769, PAGE 358 B.C.D.P.
7. 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 THOUGH AN APPROVED DRAINAGE STRUCTURE.
8. ALL DRAINAGE FACILITIES WITHIN DRAINAGE AND DETENTION EASEMENTS AND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE HOMEOWNERS OF THE ADJACENT LOT OWNERS. HOWEVER, ANY NECESSARY MAINTENANCE OR REPAIRS TO THE DRAINAGE FACILITIES OR ANY NECESSARY MAINTENANCE OR REPAIRS TO THE DRAINAGE FACILITIES MAY ENTER ONTO THE EASEMENTS TO MAINTAIN THESE DRAINAGE FACILITIES IF NECESSARY.
9. THE PURPOSE OF THIS PLAT IS TO COMBINE A CALLED 0.67 ACRE TRACT AND A CALLED 1.15 ACRE TRACT INTO ONE LOT (LOT 1A).
10. THERE IS NO EVIDENCE OF A WATER WELL LOCATED ON THE SUBJECT PROPERTY.
11. ALL ELEVATIONS ARE RELATIVE TO THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN DATUM AT ELEVATION 298.00 (NAVD 88) AND REFERENCED TO N.G.S. MONUMENT "LJA" AT ELEVATION 298.00 FEET.
12. BENCHMARK: SET BRIDGE SPIKE IN A POWER POLE, NEAR THE NORTHWEST CORNER OF LOT 1, BLOCK 13, DAVIDSON SLATER PLACE AT ELEVATION 290.00 FEET.

JULY 2025
1 LOT - 1 BLOCK

SURVEYOR:

DOYLE & WACHTSTETTER, INC.
131 COMMERCE STREET
CLUTE, TEXAS 77531
(979) 265-3622

OWNER:

JAN PETTEY
101 W. MAHAN STREET
RICHWOOD, TEXAS 77531
(979) 292-9474



Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979 265 3622 FIRM: 1003 4500 FAX: 979 265 0000

OFFICE: 979.265.3622 FIRM: 10024500 FAX: 979.265.9941

USER: Untitled Workspace
DATE: 8/15/2025 TIME: 7:00:07 AM
G:\DGN\Boundary\Richwood\Davidson Sister Place\Blk13 Lot1\Subdivision Plot - Rev1.dgn