



1800 Brazosport Blvd
Richwood, TX 77531
(979)265-2082 (979)265-7345 (fax)

APPLICATION FOR REPLAT REQUEST

PLEASE NOTE: The following questions must be answered completely. If additional space is needed, attach extra pages to the application. Contact the City of Richwood at (979) 265-2082 for clarification of terms or for specific zone district requirements.

DATA ON APPLICANT AND OWNER:

Name: Allyson Cooper & Kenneth Waybright Date: 09/25/23

Address: 32234 Bayou Bend, Richwood, Texas 77531

Home Phone: 979-299-1010 Business Phone: _____

SUBJECT PROPERTY:

Address of property in question: 32234 & 32242 Bayou Bend, Richwood, Texas

Legal Description of property: Oakwood Shores (A0030-A0333) Richwood, Blk 1, Lot 65 & 66

Current Zone: R4

Zone being requested: R4

PURPOSE OF THE REPLAT (be specific): _____

Combine 2 lots into 1 lot to build a home

I (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate to the best of my knowledge and belief. I also hereby give permission for the members of the City of Richwood Planning and Zoning and City Staff to access the property in question for the purpose of gathering information to make an informed decision on this request.

Allyson Cooper

Name of Applicant

Allyson Cooper

Signature of Applicant

09/26/2023

Date

IMPORTANT:

A drawing, including all dimensions and structures, must be attached along with the applicable fee, to be considered. Failure to include both will result in automatic denial of application.

Charter Title Company

845 Texas Avenue, Suite 3910, Houston, Texas 77002
(713) 222-6060

CITY PLANNING SEARCH REPORT

August 29, 2023

City of Richwood
1800 Brazosport Blvd N
Richwood, Texas 77531

We, Charter Title Company duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records BRAZORIA County, Texas, as of August 23, 2023, insofar as they pertain to:

REPLAT OF LOTS 65 & 66, BLOCK 1, OF OAKWOOD SHORES, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER CLERK'S FILE NO. 2008019216 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

And find the following:

RECORD TITLE APPEARS TO BE VESTED IN:

ALLYSON COOPER

EASEMENTS AND OTHER ENCUMBRANCES:

Road Easement and Drainage Easement 10 feet wide along the front property line, as set forth by plat recorded in/under Clerk's File No. 2008019216 of the Official Public Records of Brazoria County, Texas.

Utility easement 16 feet wide Northwesterly of, adjacent to and adjoining the above described 10 foot road and drainage easement along the front property line, as set forth by plat recorded in/under Clerk's File No. 2008019216 of the Official Public Records of Brazoria County, Texas.

Drainage and Utility easement 7.5 feet wide along the side and rear lot lines, together 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 as set forth by plat recorded in/under Clerk's File No.

2008019216 of the Plat Records of Brazoria County, Texas. (Note No. 11)
Building setback line, 100 feet in width, along the front and rear property lines, as set forth on the recorded plat and dedication.

Building setback line, 15 feet in width, along the side property line, as set forth on the recorded plat and dedication. (Note No. 9)

As effected by Minutes of Richwood City Council recorded under Clerk's File No. 2017027617 of the Official Public Records of Brazoria County, Texas. Said Minutes state that the 15 foot side building line is changed to a 7.5 foot side building line.

Building setback line, 25 feet in width, along the rear property line, as set forth on the recorded plat and dedication. (Note No. 9)

That portion of Bastrop Bayou lying within subject property along the rear property line as reflected by the recorded plat.

Agreement for the installation, operation and maintenance of an underground/overhead electrical service distribution system, as set forth in instrument recorded in/under Clerk's File No. 2008033199 of the Official Public Records of Brazoria County, Texas.

Affidavit recorded in/under Clerk's File No. 2020015655 of the Official Public Records of Brazoria County, Texas, giving notice of on-site sewage facilities located on the subject property and the terms and conditions pertaining thereto.

RESTRICTIONS:

Those recorded in/under Clerk's File No.(s) 2008019216 (PLAT), 2008023001, 2009038879, 2010029285, 2011041607, 2013032347, 2013038295, 2013061375, 2015014190, 2011005320, 2018004233, 2019016322, 2019016334, 2021060370, 2022011271, 2022011779, 2022054032 and 2023023588 of the Official Public Records of Brazoria County, Texas;

LIENS:

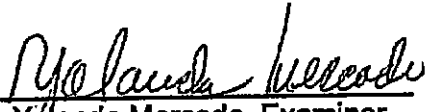
None of Record.

No examination has been made as to Abstract of Judgments, state or federal tax liens, the status of taxes, tax suits, or paving assessments.

This certificate is issued for the use of and shall inure to the benefit of City of Richmond; and liability of Charter Title Company hereunder for mistakes and/or errors in this certificate is limited to the cost of said certificate.

This company does not undertake to give or express any opinion as to the validity of the title to the property above described, nor the validity or effect of the instruments listed, and this certificate is neither a guaranty nor warranty of title.

Prepared by:
Charter Title Company

BY: 
Yojanda Mercado, Examiner.

August 29, 2023

Oakwood Shores Property Owners Association, Inc.

ARCHITECTURAL REVIEW RESPONSE

2002 W Grand Parkway N, Ste. 100

Katy TX 77449

281-870-0585

modifications@inframark.com

October 23, 2023

Allyson Cooper
32234 Bayou Bend
Richwood TX 77531

RE: Inframark IMS
Architectural Submittal for 32234 Bayou Bend
Combining of Lots - CONDITIONAL APPROVAL

Dear Homeowner,

This letter shall evidence receipt of your application in compliance with the architectural review process for the construction and/or placement of the proposed improvement(s) referenced above.

Your application has been reviewed as to conformity with the architectural restrictions set forth in the Declaration, and guidelines adopted by the Association, and harmony of the external design and location with respect to adjacent structures and the overall community. The Committee's review and conclusions are detailed below:

CONDITIONAL APPROVAL is granted for the construction of **Combining of Lots** per your application subject to it complying with the documents of the Association as well as the following condition(s):

Condition(s):

CONDITIONAL APPROVAL IS GRANTED FOR THE LOT CONSOLIDATION AT SECTION 1, BLOCK 1, LOTS 65-66 AFTER RECEIVING APPROVAL FROM THE CITY OF RICHWOOD. PLEASE RETURN A COPY OF THE PERMIT TO INFRAMARK FOR OUR RECORDS. PLEASE BE AWARE THAT THE ASSESSMENT FEE FOR EACH ORIGINAL LOT IS STILL REQUIRED TO BE PAID EACH YEAR.

This conditional approval is solely granted to the modification specifically requested in the application submitted for Combining of Lots. Should you choose to incorporate additional modifications to your project, you are required to submit an application with all required supporting documentation.

This approval is not in lieu of any other jurisdictional regulations, current or future, which are or may be imposed by any other governmental authority. This is valid for up to six (6) months from the date of this letter.

In the event it is determined that improvement(s) are made without compliance to specific standards provided by the Committee or in contrast to the specifications provided within an application that has been approved, those improvements may be subject to reconstruction and/or the request to remove such improvements. All costs related to the enforcement of this shall be the sole expense of the Owner in violation. The Committee recommends that you retain this correspondence and your request form permanently should a need arise to produce documentation of our communications regarding noted improvement(s).

Should you have any questions, please do not hesitate to contact our office. Your community support and cooperation is very much appreciated, as is your cooperation toward maintaining property values within your community.

• - - Best regards,

Oakwood Shores Property Owners Association, Inc.
ARCHITECTURAL REVIEW COMMITTEE