

City of Richwood — TEXAS —

PLANNING AND ZONING COMMISSION MEETING AGENDA

Monday, January 12, 2026 at 6:00 PM

Richwood City Hall, 1800 Brazosport Blvd. N.

BE IT KNOWN that the PLANNING AND ZONING COMMISSION of the City of Richwood will meet in Planning and Zoning Commission on Monday, January 12, 2026 at 6:00 PM at 1800 N. Brazosport Blvd., Richwood, TX 77531 at the Richwood City Hall in the Council Chambers with the following agenda:

- I. CALL TO ORDER
- II. INVOCATION
- III. PLEDGES OF ALLEGIANCE
- IV. ROLL CALL OF COUNCIL MEMBERS
- V. PUBLIC COMMENTS
- VI. CONSENT AGENDA
 - A. Approval of minutes from called meeting held March 10, 2025.
 - B. Approval of minutes from called meeting held October 13, 2025.
- VII. DISCUSSION AND ACTION ITEMS
 - A. Discuss and consider preliminary approval of a replat request submitted by Doyle & Wachstetter, Inc., on behalf of the property owner, to combine Lots 111 and 112, Block 3, Oakwood Shores, located at 2802 and 2810 Oakwood Trail, into one residential lot, to be known as Lot 111A, subject to compliance with applicable regulations.
 - B. Discuss and consider preliminary approval of a replat request submitted by Ramiro Celedon to divide an approximately 4.02-acre residential tract, legally described as part of Lot 5, Block 2, Cochran & McClure, Abstract 66, located on County Road 223, into two residential tracts, subject to compliance with applicable regulations.
- VIII. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (979) 265-2082 or FAX (979) 265-7345 for further information.

I, Kirsten Garcia, do hereby certify that I did, on January 6, 2026 at 5:00 PM post this notice of meeting on the bulletin board at 1800 N. Brazosport Blvd., Richwood, TX, in compliance with the Texas Open Meetings Law.

Kirsten Garcia, City Secretary
City of Richwood

MINUTES

RICHWOOD PLANNING AND ZONING COMMISSION MEETING

Monday, March 10, 2025 at 6:00 PM

BE IT KNOWN that the PLANNING AND ZONING COMMISSION of the City of Richwood will meet in Planning and Zoning Commission on Monday, March 10, 2025 at 6:00 PM at 1800 N. Brazosport Blvd., Richwood, TX 77531 at the Richwood City Hall in the Council Chambers with the following agenda:

I. CALL TO ORDER

Mayor Michael Durham call the meeting to order at 6:01 PM.

II. INVOCATION

Finance Director, Tricia Ditto, led the invocation.

III. PLEDGES OF ALLEGIANCE

Mayor Durham led the pledges.

IV. ROLL CALL OF COUNCIL MEMBERS

PRESENT

Present:

Mayor Michael Durham
 Councilmember Paul Stallberg
 Councilmember Mike Challenger
 Councilmember Amanda Reynolds
 Councilmember William Yearsin
 Councilmember Jeremy Fountain

A quorum was present.

Others present: Eric Foerster, City Manager; Clif Custer, Public Works Director; Kirsten Garcia, City Secretary; Tricia Ditto, Finance Director; Stephen Mayer, Chief of Police; and Matt Allen, City Attorney.

V. PUBLIC COMMENTS

There were no public comments.

VI. CONSENT AGENDA

A. Approval of minutes from meeting held August 12, 2024.

A motion was made by Council Member Amanda Reynolds and seconded by Council Member Mike Challenger to approve the minutes as presented.

Voting Yea: Stallberg, Challenger, Reynolds, Yearsin, Fountain
Motion carried.

VII. DISCUSSION AND ACTION ITEMS

A. Preliminary review and action on re-plat of lots 22 & 23, block 3 of Oakwood Shores Subdivision section 1.

Staff presented the replat request for review. The Council discussed the proposed replat and its compliance with applicable regulations.

A motion was made by Council Member Amanda Reynolds and seconded by Council Member Mike Challenger to approve the preliminary replat of Lots 22 and 23, Block 3, Oakwood Shores Subdivision, Section 1.

Voting Yea: Stallberg, Challenger, Reynolds, Yearsin, Fountain
Motion carried.

VIII. ADJOURNMENT

With no further business, the meeting was adjourned at 6:05 p.m.

These minutes were read and approved on January 12, 2026.

Mayor

ATTEST:

City Secretary

MINUTES

RICHWOOD PLANNING AND ZONING COMMISSION MEETING

Monday, October 13, 2025 at 6:00 PM

BE IT KNOWN that the PLANNING AND ZONING COMMISSION of the City of Richwood will meet in Planning and Zoning Commission on Monday, October 13, 2025 at 6:00 PM at 1800 N. Brazosport Blvd., Richwood, TX 77531 at the Richwood City Hall in the Council Chambers with the following agenda:

I. CALL TO ORDER

The meeting was called to order at 6:00 PM by Mayor Michael Durham.

II. INVOCATION

The invocation was led by Tricia Ditto, Finance Director.

III. PLEDGES OF ALLEGIANCE

The Pledges of Allegiance were led by Mayor Michael Durham

IV. ROLL CALL OF COUNCIL MEMBERS

Present:

- Mayor Michael Durham
- Councilmember Paul Stallberg
- Councilmember Mike Johnson
- Councilmember Jeremy Fountain

Absent:

- Councilmember Amanda Reynolds
- Councilmember William Yearsin

A quorum was present.

Others present: Eric Foerster, City Manager; Clif Custer, Public Works Director; Kirsten Garcia, City Secretary; Tricia Ditto, Finance Director; Stephen Mayer, Chief of Police; and Matt Allen, City Attorney.

V. PUBLIC COMMENTS

There were no public comments.

VI. DISCUSSION AND ACTION ITEMS

- A. Consider approval of a replat of Lot 36, being 1.16 acres in the J.E. Groce Survey, Abstract 66, City of Richwood, Brazoria County, Texas.

Staff presented the replat request for review. The Council discussed the request and its compliance with applicable regulations.

A motion was made by Council Member Jeremy Fountain and seconded by Council Member Mike Johnson to approve the replat of Lot 36, being 1.16 acres in the J.E. Groce Survey, Abstract 66, City of Richwood, Brazoria County, Texas.

Voting Yea: Stallberg, Johnson, Fountain

Motion carried.

VII. ADJOURNMENT

With no further business, the meeting was adjourned at 6:03 PM.

These minutes were read and approved on January 12, 2026.

Mayor

ATTEST:

City Secretary



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: Doyle & Wachtstetter, Inc. Date: 10-23-2025

Address: 131 Commerce Street, Clute, TX 77534

Home Phone: _____ Business Phone: 979-265-3622 (Ext 1001)

SUBJECT PROPERTY:

Address of property in question: 2802 & 2810 Oakwood Trail

Legal Description of property: Oakwood Shores, Block 3, Lots 111 & 112

Current Zone: Residential

Zone being requested: Residential

PURPOSE OF THE REPLAT (be specific): The purpose of this replat is to combine

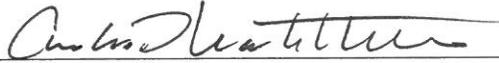
Lots 111 & 112, Block 3, of Oakwood Shore into one lot, Lot 111A.

Owner : Michael & Daisy Vasu, 2810 Oakwood Trail, Richwood, TX 77531

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.

Charles D. Wachtstetter, RPLS 4547
Doyle & Wachtstetter, Inc.

Name of Applicant



Signature of Applicant

10-23-25

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.

OWNER'S DEDICATION STATE OF TEXAS COUNTY OF

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: WE, DAISY AND MICHAEL VASU, OWNERS OF LOT 111 & 112, BLOCK 3, OF THE OAKWOOD SHORES SUBDIVISION...

WITNESS MY HAND IN THIS THE DAY OF 20

DAISY VASU MICHAEL VASU

NOTARY PUBLIC STATE OF COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAISY VASU, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...

NOTARY PUBLIC STATE OF COUNTY OF

NOTARY PUBLIC STATE OF COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL VASU, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...

NOTARY PUBLIC STATE OF COUNTY OF

CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING REPLAT OF LOTS 111 & 112, BLOCK 3, 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

GENERAL NOTES:

- 1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD83) 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 A BASE FLOOD ELEVATION DETERMINED TO BE 12 FEET... 4. THIS SURVEY RELIED ON A TITLE COMMITMENT OF LOT 111, BLOCK 3, OF THE OAKWOOD SHORES SUBDIVISION FROM STEWART TITLE COMPANY... 5. THE EASEMENTS AND BUILDING LINES SHOWN HEREON ARE AS THEY APPEAR ON THE PLAT OF OAKWOOD SHORES... 6. THIS PROPERTY IS SUBJECT TO AN UNOBSERVED AERIAL EASEMENT AS DEFINED IN NOTE 11 OF THE PLAT OF OAKWOOD SHORES... 7. THIS PROPERTY MAY BE SUBJECT TO THE AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE... 8. THIS PROPERTY MAY BE SUBJECT TO THE AGREEMENT FOR DOW HYDROCARBONS AND RESOURCES LLC AND MADELEY INTERESTS LTD... 9. ALL DRAINAGE AND MAINTENANCE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF ALL BUILDINGS, FOUNDATION PLANTINGS AND OTHER OBSTRUCTIONS... 10. ALL DRAINAGE FACILITIES WITHIN DRAINAGE AND DETENTION EASEMENTS AND RESERVOIRS SHOWN ON THIS PLAT MAY BE OPERATED BY THE HOMEOWNER'S ASSOCIATION AND/OR ADJACENT LOT OWNERS... 11. A TEMPORARY BENCHMARK WAS ESTABLISHED ON SITE...

CURVE TABLE with columns: CURVE #, DELTA, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Includes curves C1, C2, and C3.

VELASCO DRAINAGE DISTRICT

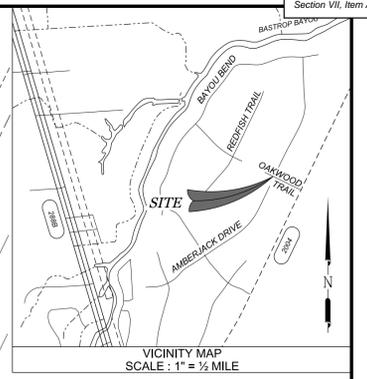
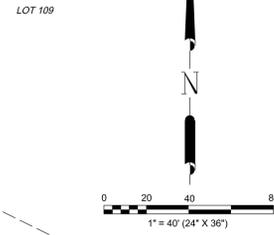
THE BOARD OF SUPERVISORS OF THE VELASCO DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:

- 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...

STUART HERBST, CHAIRMAN (AREA 3) WILL J. BROOKS, VICE CHAIRMAN (AREA 1) R. E. GARTMAN, SECRETARY (AREA 2) DATE:

CITY COUNCIL THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING REPLAT OF LOTS 111 & 112, BLOCK 3, OF THE OAKWOOD SHORES SUBDIVISION WAS APPROVED THIS THE DAY OF 20 BY THE CITY COUNCIL OF RICHWOOD. MAYOR SAID REPLAT 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



METES AND BOUNDS DESCRIPTION

ALL THAT CERTAIN 4.288 ACRE TRACT OF LAND LYING AND SITUATED IN THE JARED E. GROCE SURVEY, ABSTRACT 66, BRAZORIA COUNTY, TEXAS, BEING ALL THAT CERTAIN LOTS 111 AND 112, BLOCK 3, OF THE OAKWOOD SHORES SUBDIVISION... BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF THE OAKWOOD TRAIL... THENCE NORTH 15°09'24" WEST, COINCIDENT WITH THE COMMON LINE BETWEEN SAID LOTS 112 AND 113 AT A DISTANCE OF 452.27 FEET... THENCE SOUTH 63°58'11" EAST, COINCIDENT WITH THE COMMON LINE BETWEEN SAID LOT 112 AND THE SOUTHWEST LINE OF LOT 110... THENCE SOUTH 26°01'49" WEST, COINCIDENT WITH THE NORTHWEST RIGHT-OF-WAY LINE OF AMBERJACK DRIVE... THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" FOR AN ARC LENGTH OF 38.27 FEET... THENCE NORTH 63°58'11" WEST, COINCIDENT WITH THE NORTHEAST RIGHT-OF-WAY LINE OF OAKWOOD TRAIL... THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 45°05'36" FOR AN ARC LENGTH OF 19.67 FEET... THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 89°30'43" FOR AN ARC LENGTH OF 127.75 FEET...

LIEN HOLDER'S ACKNOWLEDGEMENT

WE, CENTRAL NATIONAL BANK, HOLDERS OF TWO LIENS AGAINST THE PROPERTY DESCRIBED IN THE REPLAT OF LOTS 111 AND 112, BLOCK 3 OAKWOOD SHORES SUBDIVISION... WITNESS MY HAND IN COUNTY, TEXAS THIS THE DAY OF 20

REPRESENTATIVE CENTRAL NATIONAL BANK

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, REPRESENTATIVE OF CENTRAL NATIONAL BANK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...

NOTARY PUBLIC STATE OF COUNTY OF

NOTARY PUBLIC STATE OF COUNTY OF

PROPERTY OWNER: MICHAEL VASU AND DAISY VASU 2811 OAKWOOD TRAIL RICHWOOD, TX 77531

REPLAT OF LOTS 111 AND 112, BLOCK 3, OAKWOOD SHORES SUBDIVISION

BEING COMPOSED OF LOTS 111 AND 112, BLOCK 3, OAKWOOD SHORES SUBDIVISION, AS RECORDED IN CLERK'S FILE NO. 2008-019216 OF THE BRAZORIA COUNTY OFFICIAL RECORDS, ABSTRACT 66, BRAZORIA COUNTY, TEXAS

OCTOBER 2025

PREPARED BY: 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

PRELIMINARY CHARLES D. WACHTSTETTER REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NUMBER 4547



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: Ramior Celedon Date: 7-1-25

Address: 76 Artic Angleton, Tx. 77515

Home Phone: 979-319-9232 Business Phone: _____

SUBJECT PROPERTY:

Address of property in question: County Road 223, Richwood, Tx

Legal Description of property: Part Lot 5, Blk. 2, Cochran + McClure, Ab. 66

Current Zone: Residential

Zone being requested: Residential

PURPOSE OF THE REPLAT (be specific): _____

To divide subject 4.02 Acre tract
into two Tracts

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.

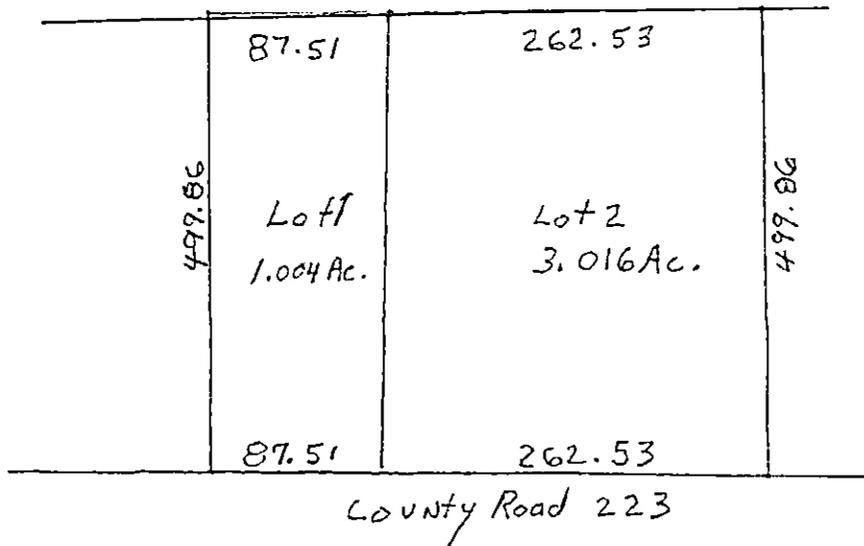
Ramior Celedon
Name of Applicant

Ramior M. Celedon
Signature of Applicant

7-3-2025
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.



OWNER'S PLAT DEDICATION AND CERTIFICATION
I, Ramior Celedon, owner of the property subdivided in the above and foregoing map of Celedon Acres, do hereby make subdivision of said property according to the lines, streets, alleys, parks, and easements therein shown, and designate said subdivision as Celedon Acres, in the Jared E. Groce 5 League Grant, Abstract 66, Brazoria County, Texas; and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys, dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades and do hereby bind myself, my such heirs and assigns to Warrant and Forever Defend the title to the land so dedicated. We have also complied with all regulations hereto before adopted by the Commissioner's Court of Brazoria County, Texas.

WITNESS MY HAND IN THE CITY OF BRAZORIA COUNTY, TEXAS, THIS THE DAY OF 2025.

RAMIOR CELEDON OWNER

NOTARY PUBLIC STATE OF TEXAS COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared, Ramior Celedon, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

STATE OF TEXAS COUNTY OF BRAZORIA

I, Joyce Hudman, Clerk of the County Court of Brazoria County, Texas, do hereby certify that the written instrument with its certificate of authentication was filed for registration in my office on 2025, at o'clock, a.m./p.m., Clerk's File Number 2025- of the Official Records of said Brazoria County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE, at the day and date of last above written.

JOYCE HUDMAN COUNTY CLERK

DEPUTY

VELASCO DRAINAGE DISTRICT

VELASCO DRAINAGE DISTRICT ACCEPTED THIS 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's 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 for 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 CHARMAN (AREA 3) WILL J. BROOKS VICE CHAIRMAN (AREA 1)

R.E. GARTMAN SECRETARY (AREA 2)

CITY COUNCIL CERTIFICATION

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF RICHWOOD, TEXAS HAS APPROVED THIS PLAN AND SUBDIVISION OF RAMIOR CELEDON'S, CELEDON ACRES, AS SHOWN HEREIN

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

MICHAEL DURHAM MAYOR MIKE JOHNSON, POSITION 2

PAUL STALLBERG, POSITION 1 AMANDA REYNOLDS, POSITION 3

JEREMY FOUNTAIN, POSITION 5 KIRSTEN GARCIA, CITY SECRETARY

CITY PLANNING AND ZONING COMMISSION'S CERTIFICATION

THIS IS TO CERTIFY THAT THE Planning and Zoning Commission of the City of Richwood, Texas, has approved this plat and subdivision of Celedon Acres as shown herein.

IN TESTIMONY WHEREOF, witness the official signatures of the Chairman and the City Secretary of the Planning and Zoning Commission, this day of 2025.

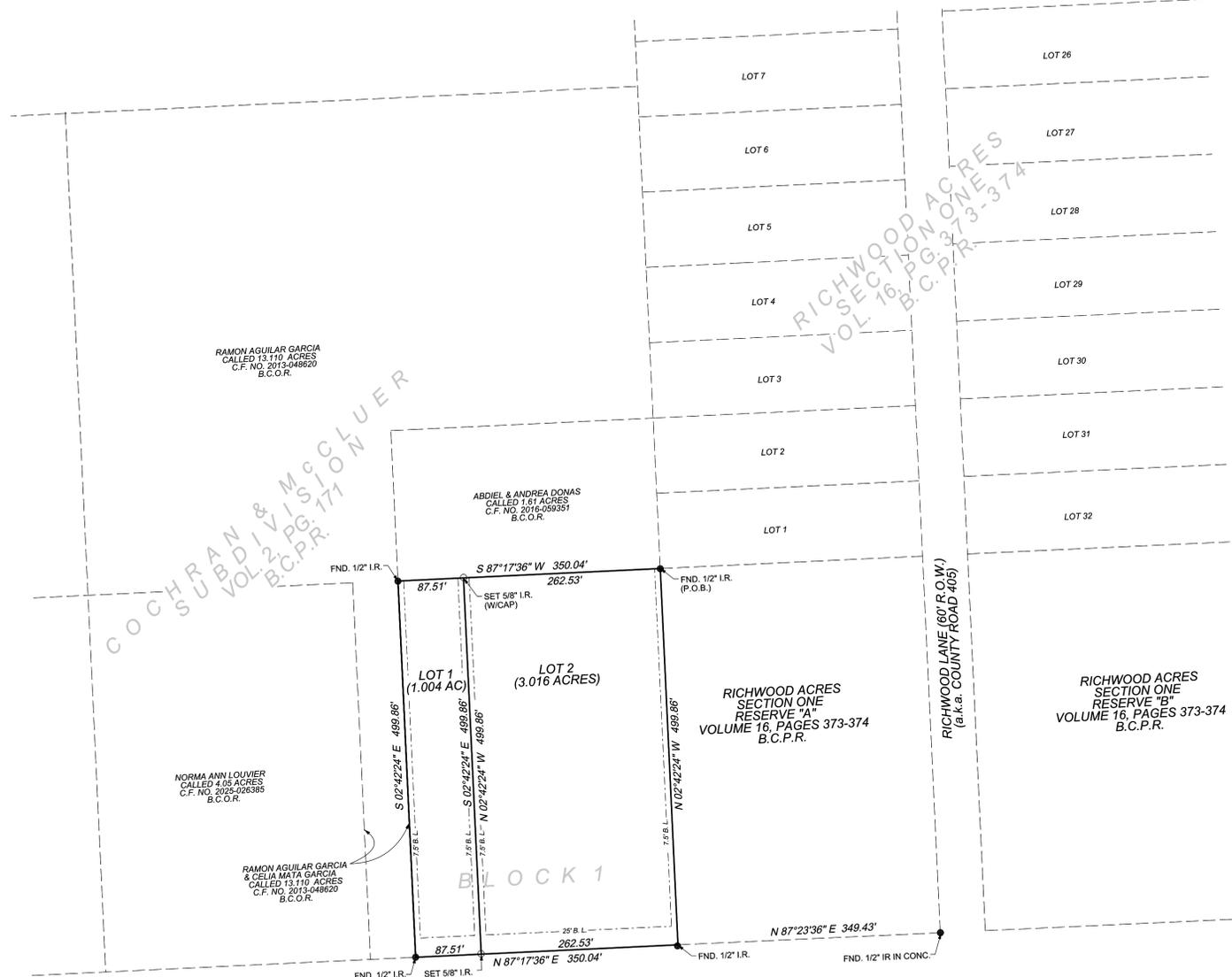
, CHAIRMAN

KIRSTEN GARCIA, CITY SECRETARY

COMMISSIONER'S COURT CERTIFICATION

APPROVED AND ACCEPTED BY the Commissioner's Court of Brazoria County, Texas this day of 2025.

MATT SEBESTA, JR. COUNTY JUDGE



COCHRAN & McCLUER VOL. 16, PAGES 373-374 B.C.P.R.

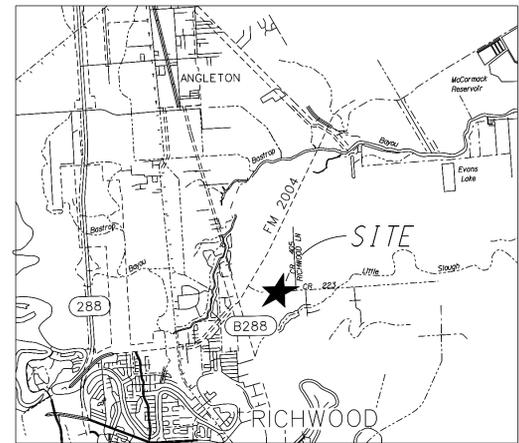
RICHWOOD ACRES SECTION ONE RESERVE "A" VOL. 16, PAGES 373-374 B.C.P.R.

RAMON AGUILAR GARCIA CALLED 13.110 ACRES C.F. NO. 2013-048620 B.C.O.R.

ABDIEL & ANDREA DONAS CALLED 1.61 ACRES C.F. NO. 2016-059351 B.C.O.R.

NORMA ANN LOUVIER CALLED 4.02 ACRES C.F. NO. 2025-026385 B.C.O.R.

RAMON AGUILAR GARCIA & CELIA MATA GARCIA CALLED 13.110 ACRES C.F. NO. 2013-048620 B.C.O.R.



VICINITY MAP (N.T.S.) 1" = 2 MILES



METES & BOUNDS: ALL THAT CERTAIN 4.020 acres, out of Lot 5, Block 26 of the Cochran and McCluer Subdivision as recorded in Volume 2, Page 171, of the Plat Records of Brazoria County, Texas in the Jared E. Groce 5 League Grant, Abstract 66, Brazoria County, Texas, and said called 4.020 acre tract being the same tract as described in Clerk's File No. 2018-010582 of the Official Records of Brazoria County, Texas, and more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone, NAD 83;

Beginning at a found 1/2" iron rod with cap for the Northeast corner of said called 4.020 acre tract, same being the Southeast corner of a called 1.61 acre tract, conveyed to Abdriel and Andrea Donas, as described in Clerk's File No. 2016-059351 of the Official Records of Brazoria County, Texas;

Thence South 87°17'36" West coincident with the Northerly line of said called 4.020 acre tract, and the Southerly line of said called 1.61 acre tract, a distance of 350.04 feet to a found 1/2" iron rod for the Northwest corner of herein described 4.020 acre tract;

Thence South 02°42'24" East, coincident with a called 13.110 acre tract, conveyed to Ramon Aguilar and Celia Mata Garcia, as described in Clerk's File No. 2013-048620 of the Official Records of Brazoria County, Texas, a distance of 499.86 feet to a found 1/2" iron rod (bent) for the Southwest corner of herein described 4.020 acre tract, same being the most Southerly Southeast corner of said called 13.110 acre tract, and being located in the Northerly right-of-way line of County Road 223, a 200' R.O.W. (a.k.a. W. BIG SLOUGH ROAD);

Thence North 87°17'36" East, coincident with the Northerly right-of-way line of said County Road 223, a distance of 350.04 feet to a found 1/2" iron rod for the Southeast corner of herein described 4.020 acre tract and being the Southwest corner of the final plat of Richwood Acres - Section One as recorded in Volume 16, Page 373-374 of the Plat Records of Brazoria County, Texas and being the Southeast corner of the herein described tract;

Thence North 02°42'24" West, coincident with Richwood Acres, Section One Reserve "A", as recorded in Volume 16, Pages 373-374 of the Plat Records of Brazoria County, Texas, a distance of 499.86 feet to the PLACE OF BEGINNING and containing 4.020 acres of land more or less.

CELEDON ACRES BEING A REPLAT OF A CALLED 4.020 ACRE TRACT

AND TO BE REPLATTED AS

2 LOTS, 1 BLOCK SAID CALLED 4.020 ACRE TRACT BEING A PART OF

LOT 5, BLOCK 26 OF

COCHRAN AND McCLUER SUBDIVISION

AS RECORDED IN VOL. 2, PG. 171

PLAT RECORDS OF BRAZORIA COUNTY, TEXAS AND BEING THE SAME TRACT AS RECORDED IN

CLERK'S FILE NO. 2018-010582

OF THE BRAZORIA COUNTY OFFICIAL RECORDS

IN THE JARED E. GROCE 5 LEAGUE GRANT ABSTRACT 66

CITY OF RICHWOOD BRAZORIA COUNTY, TEXAS

DECEMBER 2025

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. (S.F. = 0.99987700886)
3. THE SUBJECT TRACT IS LOCATED WITHIN THE LIMITS OF ZONE "AE", SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION DETERMINED TO BE 12 FEET, AS SHOWN ON FLOOD INSURANCE MAP NUMBER 48039C0610K, DATED: DECEMBER 30, 2020.
4. THIS SURVEY RELIES ON A TITLE REPORT FROM SOUTH-LAND TITLE, FILE NO. TP25109788, WITH AN EFFECTIVE DATE OF NOVEMBER 12, 2025, AND A CITY PLANNING LETTER DATE OF DECEMBER 1, 2025.
5. 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.
6. ALL DRAINAGE FACILITIES WITHIN DRAINAGE AND DETENTION EASEMENTS AND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/OR ADJACENT LOT OWNERS. HOWEVER, ANY GOVERNMENTAL ENTITY MAY ENTER ONTO THE EASEMENTS TO MAINTAIN THESE DRAINAGE FACILITIES IF NECESSARY.
7. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE 4.020 ACRE TRACT INTO TWO LOTS.
8. THERE ARE NO KNOWN WATER WELLS ON SUBJECT PROPERTY.
9. SUBJECT PROPERTY TO BE USED AS SINGLE - FAMILY DWELLINGS ON RESIDENTIAL LOTS.
10. ● DENOTES A FOUND IRON PIPE/ROD.
11. ○ SET 3/8" I.R. W TRS CAP.

OWNER: RAMIOR CELEDON 78 ARTIE ANGLETON, TEXAS 77515

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

Doyle & Wachtstetter, Inc. Surveying and Mapping GPS/GIS OFFICE: 979.265.3622 FIRM: 1002490 FAX: 979.265.9940

"THIS IS TO CERTIFY THAT I, TERRY SINGLETARY, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL LOTS, ARE, OR WILL BE UPON COMPLETION OF CONSTRUCTION, PROPERLY MARKED WITH ONE-HALF INCH IRON RODS (FOUND), AND FIVE-EIGHTHS IRON RODS (SET), AND THAT ALL BOUNDARY CORNERS AND TANGENTS ARE PROPERLY MARKED AS SHOWN; AND THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY BY ME."

