

City of Richwood — TEXAS —

PLANNING AND ZONING COMMISSION MEETING AGENDA

Monday, March 10, 2025 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, 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

II. INVOCATION

III. PLEDGES OF ALLEGIANCE

IV. ROLL CALL OF COUNCIL MEMBERS

V. PUBLIC COMMENTS

VI. CONSENT AGENDA

[A.](#) Approval of minutes from meeting held August 12, 2024.

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.

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 March 7, 2025 at 2:00 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, August 12, 2024 at 6:05 PM

BE IT KNOWN that the PLANNING AND ZONING COMMISSION of the City of Richwood will meet in Planning and Zoning Commission on Monday, August 12, 2024 at 6:05 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 6:07 PM

II. ROLL CALL OF COUNCIL MEMBERS

Michael Durham, Mayor:	Present
Paul Stallberg, Position 1:	Present
Mike Challenger, Position 2:	Present
Amanda Reynolds, Position 3:	Present
William Yearsin, Position 4:	Present
Jeremy Fountain, Position 5:	Present

Others present: Eric Foerster, City Manager; Clif Custer, Public Works Director; Kirsten Garcia, City Secretary; Tricia Ditto (virtual), Finance Director; Police Chief, Stephen Mayer.

III. PUBLIC COMMENTS

There was no public comment.

IV. CONSENT AGENDA

- A. Approval of minutes from meeting held May 13, 2024.
- B. Approval of minutes from meeting held June 10, 2024.

Motion to approve consent agenda.

Motion made by William Yearsin, Seconded by Mike Challenger.

Voting Yea: Paul Stallberg, Mike Challenger, Amanda Reynolds, William Yearsin, Jeremy Fountain

Motion carried.

V. DISCUSSION AND ACTION ITEMS

- A. Preliminary review and action on re-plat of lots 4 & 5, Block 1, of the Havenwood Subdivision (A066 J.E.Groce) in the extraterritorial jurisdiction of the City of Richwood.

Motion to approve.

Motion made by Amanda Reynolds, Seconded by William Yearsin.

Voting Yea: Paul Stallberg, Mike Challenger, Amanda Reynolds, William Yearsin, Jeremy Fountain

Motion carried.

- B. Public hearing to consider rezoning Lots 7 through 18, MARQUIS AT MAGNOLIA (REPLAT) (A0066 J E GROCE) (RICHWOOD), from R-1 Single-Family Residential to R-2 Two-Family Residential.

Barry Kluge—303 Wisteria—Mr. Kluge advised his property backs up to the new subdivision. He stated that the developer made many promises that he did not keep and that we have been in this situation before. He was in opposition to the request to rezone.

Discussion held on upkeep and issues current.

Bridget Simmons - 308 Wisteria - Spoke regarding the disturbance caused by the community.

Benny Howard - 314 N Yaupon - Mr. Howard spoke against the request.

Discussion held on pest control.

Discussion held on the plan if this doesn't go through.

Discussion held on maintenance responsibility.

Public hearing only, no action taken.

VI. ADJOURNMENT

Being there no further business, the meeting adjourned at 6:50.

These minutes were read and approved on the 11th day of March 2025.

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: 1-30-2025

Address: 131 Commerce Street, Clute, TX 77534

Home Phone: _____ Business Phone: 979-265-3622 (Ext 1026)

SUBJECT PROPERTY:

Address of property in question: 3111 & 3119 Bayou View Court

Legal Description of property: Oakwood Shores, Block 3, Lots 22 & 23

Current Zone: Residential

Zone being requested: Residential

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

Lots 22 & 23, Block 3, of Oakwood Shore into one lot, Lot 22A.

Owner : Brandan White, 114 Deerwood Drive, Lake Jackson, TX 77566

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.

Travis T. Wachtstetter, RPLS 6577

Doyle & Wachtstetter, Inc.

Name of Applicant

Travis T. Wachtstetter

Signature of Applicant

1-30-2025

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.

METES AND BOUNDS DESCRIPTION

ALL THAT CERTAIN 4.002 ACRE TRACT OF LAND LYING AND SITUATED IN THE JARED E. GROCE SURVEY, ABRAZIA COUNTY, TEXAS, BEING ALL THAT CERTAIN LOT 22, BLOCK 3, OF THE OAKWOOD SHORES SUBDIVISION, SAID SUBDIVISION BEING RECORDED IN CLERK'S FILE NO. 2008-019216 OF THE BRAZORIA COUNTY OFFICIAL RECORDS (B.C.O.R.), SAID LOT 22 BEING THE SAME LAND CONVEYED BY WARRANTY DEED ON APRIL 1, 2002 FROM JARROD AND KIMBERLY STREETS TO BRANDAN WHITE, AS RECORDED IN CLERK'S FILE NO. 2022-020252 OF THE B.C.O.R. AND BEING THAT CERTAIN LOT 23, BLOCK 3, OF SAID OAKWOOD SHORES SUBDIVISION, BEING THE SAME LAND CONVEYED BY WARRANTY DEED ON NOVEMBER 15, 2024 FROM BILLY AND LINDA WHITE TO BRANDAN WHITE, AS RECORDED IN CLERK'S FILE NO. 2024-020624 OF THE B.C.O.R. SAID 4.002 ACRE TRACT OF LAND HEREBY CONVEYED BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS USING SURVEY TECHNOLOGY 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. = 0.99997515551) AS FOLLOWS:

BEGINNING AT A 1/4" IRON ROD WITH SURVEY CAP MARKED "T1W RPLS 6577" SET FOR THE EAST CORNER OF SAID LOT 23, BEING THE NORTHWESTERN CORNER OF ALL THAT CERTAIN LOT 24, BLOCK 3, OF SAID OAKWOOD SHORES SUBDIVISION, SAME BEING A POINT ON THE SOUTHWESTERN RIGHT-OF-WAY BOUNDARY LINE OF THE 70 FOOT WIDE BAYOU VIEW COURT, AS DEDICATED ON THE PLAT OF SAID OAKWOOD SHORES SUBDIVISION, FOR THE EAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED 4.002 ACRE TRACT, LOCATED AT TEXAS STATE PLANE COORDINATE POSITION X=3116954.76 AND Y=13602620.37;

THENCE SOUTH 46°16'35" WEST, COINCIDENT WITH THE SOUTHEASTERN BOUNDARY LINE OF SAID LOT 23, BEING THE NORTHWESTERN BOUNDARY LINE OF SAID LOT 24, AT A DISTANCE OF 359.76 FEET PASS A 1/4" IRON ROD FOUND MARKING A POINT ON LINE FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 899.91 FEET TO THE SOUTH CORNER OF SAID LOT 23, BEING THE WEST CORNER OF SAID LOT 24, BEING A POINT ON THE NORTHEASTERN BOUNDARY LINE OF ALL THAT CERTAIN LOT 21, BLOCK 3, OF SAID OAKWOOD SHORES SUBDIVISION, SAME BEING THE CENTERLINE OF AN 80 FOOT WIDE DRAINAGE EASEMENT, AS DEDICATED ON THE PLAT OF SAID OAKWOOD SHORES SUBDIVISION, FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED 4.002 ACRE TRACT;

THENCE NORTH 43°44'25" WEST, COINCIDENT WITH THE SOUTHWESTERN BOUNDARY LINE OF SAID LOT 21, BEING THE NORTHEASTERN BOUNDARY LINE OF SAID LOT 23, BEING THE CENTERLINE OF SAID 80 FOOT WIDE DRAINAGE EASEMENT, AT A DISTANCE OF 217.98 FEET PASS THE WEST CORNER OF SAID LOT 23, BEING THE SOUTH CORNER OF SAID LOT 22, AND CONTINUING FOR A TOTAL DISTANCE OF 425.98 FEET TO THE WEST CORNER OF SAID LOT 22, BEING A POINT ON THE SOUTHEASTERN RIGHT-OF-WAY BOUNDARY LINE OF THE 70 FOOT WIDE BAYOU BEND, AS DEDICATED ON THE PLAT OF SAID OAKWOOD SHORES SUBDIVISION, BEING A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2365.00 FEET, FOR THE WEST CORNER OF THE HEREIN DESCRIBED 4.002 ACRE TRACT;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT, COINCIDENT WITH THE NORTHEASTERN BOUNDARY LINE OF SAID LOT 22, BEING THE SOUTHEASTERN RIGHT-OF-WAY BOUNDARY LINE OF SAID BAYOU BEND, AT AN ARC LENGTH OF 40.30 FEET PASS A 1/4" IRON ROD FOUND MARKING THE NORTHERN CORNER OF SAID 80 FOOT WIDE DRAINAGE EASEMENT, CONTINUING ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2365.00 FEET, A CENTRAL ANGLE OF 5°59'02", A TOTAL ARC LENGTH OF 246.31 FEET AND A CHORD BEARING OF NORTH 14°13'30" EAST, A DISTANCE OF 246.19 FEET TO A 1/4" IRON ROD WITH SURVEY CAP FOUND MARKING THE POINT OF TANGENCY IN THE NORTHWESTERN BOUNDARY LINE OF SAID LOT 22, FOR THE POINT OF TANGENCY IN THE NORTHWESTERN BOUNDARY LINE OF THE HEREIN DESCRIBED 4.002 ACRE TRACT;

THENCE NORTH 46°18'09" EAST, COINCIDENT WITH THE NORTHWESTERN BOUNDARY LINE OF SAID LOT 22, BEING THE SOUTHEASTERN RIGHT-OF-WAY BOUNDARY LINE OF SAID BAYOU BEND, A DISTANCE OF 129.12 FEET TO A 1/4" IRON ROD WITH SURVEY CAP FOUND MARKING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, FOR A POINT OF CURVATURE IN THE NORTHWESTERN BOUNDARY LINE OF THE HEREIN DESCRIBED 4.002 ACRE TRACT;

THENCE IN AN EASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT, COINCIDENT WITH THE NORTHERN BOUNDARY LINE OF SAID LOT 22, BEING AT THE INTERSECTION OF THE SOUTHEASTERN RIGHT-OF-WAY BOUNDARY LINE OF SAID BAYOU BEND AND THE SOUTHWESTERN RIGHT-OF-WAY BOUNDARY LINE OF SAID BAYOU VIEW COURT, ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'49", AN ARC LENGTH OF 35.34 FEET, AND A CHORD BEARING OF SOUTH 88°42'57" WEST, A DISTANCE OF 35.34 FEET TO THE POINT OF TANGENCY IN THE NORTHEASTERN BOUNDARY LINE OF SAID LOT 22, FOR THE POINT OF TANGENCY IN THE NORTHEASTERN BOUNDARY LINE OF THE HEREIN DESCRIBED 4.002 ACRE TRACT;

THENCE SOUTH 43°44'03" EAST, COINCIDENT WITH THE NORTHEASTERN BOUNDARY LINE OF SAID LOT 22, BEING THE SOUTHWESTERN RIGHT-OF-WAY BOUNDARY LINE OF SAID BAYOU VIEW COURT, AT A DISTANCE OF 198.00 FEET PASS A 1/4" IRON ROD WITH SURVEY CAP FOUND MARKING THE EAST CORNER OF SAID LOT 22, BEING THE NORTH CORNER OF SAID LOT 23, AND CONTINUING FOR A TOTAL DISTANCE OF 413.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.002 ACRES OF LAND, MORE OR LESS.

BRAZORIA COUNTY TEXAS

REPLAT OF LOTS 22 & 23, BLOCK 3 OAKWOOD SHORES SUBDIVISION

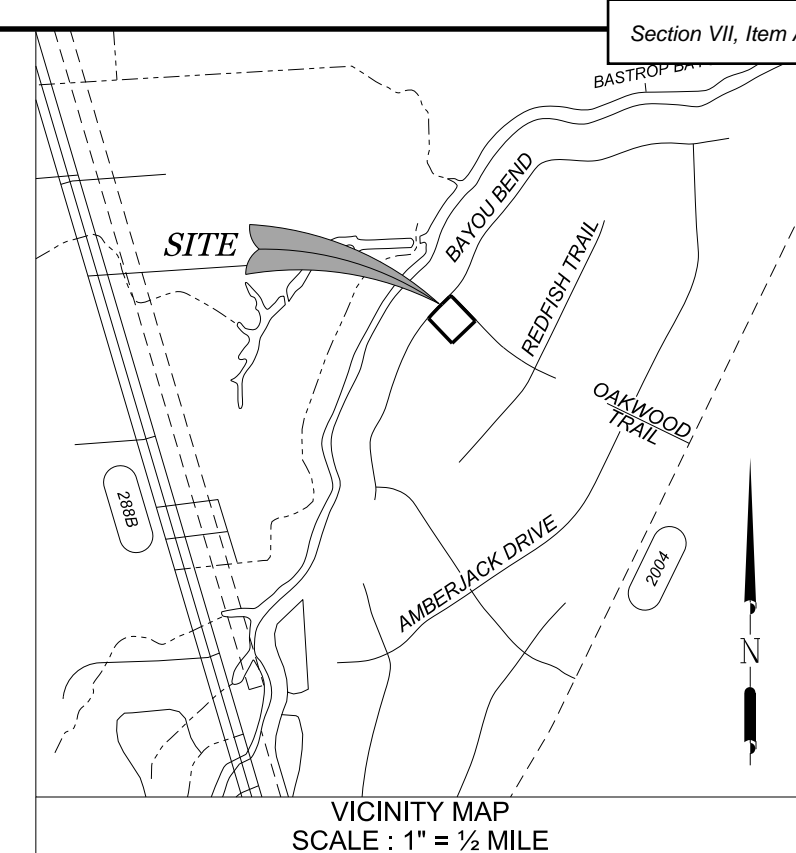
JARED E. GROCE SURVEY ABSTRACT 66

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 (AREA 3)

WILL J. BROOKS, VICE CHAIRMAN (AREA 1)

BILLY P. CRAIN, SECRETARY (AREA 2)

DATE:

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, BRANDAN WHITE, OWNER OF LOTS 22 & 23, BLOCK 3, OF THE OAKWOOD SHORES SUBDIVISION, AS RECORDED IN CLERK'S FILE NO. 2008-019216 OF THE BRAZORIA COUNTY OFFICIAL RECORDS, IN THE JARED E. GROCE SURVEY, ABSTRACT 66, BRAZORIA COUNTY, DO HEREBY DEDICATE TO PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOR THEIR USE 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 OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

BRANDAN WHITE

NOTARY PUBLIC STATE OF _____ COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANDAN WHITE, 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 _____, 20__.

NOTARY PUBLIC DATE

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. (S.F. = 0.99997515551)
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, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 48039C0610K, DATED: DECEMBER 30, 2020.
4. THIS SURVEY RELIED ON A TITLE COMMITMENT FROM GREAT AMERICAN TITLE COMPANY, S.F. NO.: 122625-GAT81, POLICY DATE: APRIL 1, 2022, FOR ALL ITEMS OF RECORD.
5. THE EASEMENTS AND BUILDING LINES SHOWN HEREON ARE AS THEY APPEAR ON THE PLAT OF OAKWOOD SHORES, AS RECORDED IN CLERK'S FILE NO. 2008-019216 OF THE B.C.O.R. HOWEVER, THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, BUILDING LINES, RESTRICTIONS AND COVENANTS DEFINED IN CLERK'S FILE NO. 2008-023001, 2009-038875, 2010-029280, 2011-041601, 2013-032347, 2013-038294, 2013-061375, 2015-014190, 2017-005320, 2018-004235, 2018-016332, 2018-016334, 2022-036570, 2022-011071, AND 2022-011775 OF THE B.C.O.R. AND REFERENCED IN ITEM 6, OF SCHEDULE 'B' OF THE TITLE COMMITMENT. BUILDING RESTRICTIONS AND REQUIREMENTS ARE SUBJECT TO THE CITY OF RICHWOOD CODE OF ORDINANCES.
6. THIS PROPERTY IS SUBJECT TO AN UNOBSTRUCTED AERIAL EASEMENT AS DEFINED IN NOTE 11, OF THE PLAT OF OAKWOOD SHORES, AS RECORDED IN CLERK'S FILE NO. 2008-019216 OF THE B.C.O.R.
7. THIS PROPERTY MAY BE SUBJECT TO THE AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE RECORDED IN CLERK'S FILE NO. 2008-03199 OF THE B.C.O.R. AND REFERENCED IN ITEM 6, I, OF SCHEDULE 'B' OF THE TITLE COMMITMENT.
8. 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.
9. ALL DRAINAGE FACILITIES WITHIN DRAINAGE AND DETENTION EASEMENTS AND SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/OR ADJACENT LOT OWNERS, HOWEVER, ANY GOVERNMENT ENTITY MAY ENTER ONTO THE EASEMENTS TO MAINTAIN THESE DRAINAGE FACILITIES IF NECESSARY.
10. LOCAL SITE BENCHMARK IS A RAILROAD SPIKE SET IN THE WEST SIDE OF A POWER POLE NEAR THE NORTH CORNER OF LOT 21, SAME BEING THE EAST CORNER OF LOT 22, CALLED TBM 'A' AT ELEVATION = 11.98 FEET (NAVD88).

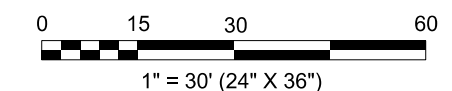
I, TRAVIS T. WACHTSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE UNDER MY SUPERVISION. DATE SURVEYED: DECEMBER 9, 2024

PRELIMINARY



LEGEND

- FOUND IRON PIPE/ROD
○ SET 1/4" IRON ROD W/ SURVEY CAP - T1W 6577
--- SUBJECT PROPERTY LINE
--- LOT LINE
--- EASEMENT LINE
--- BUILDING LINE
B.C.O.R. BRAZORIA COUNTY OFFICIAL RECORDS
B.L. BUILDING LINE
FND. FOUND
I.R. IRON ROD
NO. NUMBER
R.O.W. RIGHT-OF-WAY
U.E. UTILITY EASEMENT



CURVE TABLE

Table with 5 columns: CURVE #, DELTA, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Row 1: C1, 5°59'02", 2365.00', 246.31', N 43°15'35" E, 246.19'. Row 2: C2, 89°57'49", 25.00', 35.25', S 88°42'57" E, 35.34'

SUBJECT LOT 22A 4.002 ACRE TRACT

CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING REPLAT OF LOTS 22 & 23, 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

CITY COUNCIL

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING REPLAT OF LOTS 22 & 23, BLOCK 3, OF THE OAKWOOD SHORES SUBDIVISION WAS APPROVED THIS THE ____ DAY OF _____, 20__, BY THE CITY COUNCIL OF RICHWOOD.

MAYOR

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

CITY SECRETARY

REPLAT OF

LOTS 22 & 23, BLOCK 3, OAKWOOD SHORES SUBDIVISION

BEING ALL THAT CERTAIN CALLED LOTS 22 & 23, BLOCK 3, OAKWOOD SHORES SUBDIVISION, AS RECORDED IN CLERK'S FILE NO. 2008-019216 OF THE BRAZORIA COUNTY OFFICIAL RECORDS IN THE JARED E. GROCE SURVEY, ABSTRACT 66 BRAZORIA COUNTY, TEXAS

PROPERTY OWNER:

BRANDAN WHITE 114 DEERWOOD DRIVE LAKE JACKSON, TX 77566

JANUARY 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

SURVEYED: CAC 12-09-24 BOOK NO.: BRAZORIA CO. VOL. 50 PROJECT NO.: 17171-24-01 DRAWN BY: JAGHRG 12-06-24 CHECKED: T1W 01-30-25 REVISED: NOM