

City of Richwood — TEXAS —

PLANNING AND ZONING COMMISSION MEETING AGENDA

Monday, December 11, 2023 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, December 11, 2023 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 14, 2023.

VII. DISCUSSION AND ACTION ITEMS

[A.](#) Preliminary review and action on re-plat of lots 65 & 66; block 1 of Oakwood Shores Subdivision section 1, also known as 32234 Bayou Bend.

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 December 8, 2023 at 10:00 AM 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 14, 2023 at 6:00 PM

BE IT KNOWN that the PLANNING AND ZONING COMMISSION of the City of Richwood will meet on Monday, August 14, 2023 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 p.m.

II. INVOCATION

Tricia Ditto, Finance Director, led the invocation.

III. PLEDGES OF ALLEGIANCE

Mayor Durham led the pledges.

IV. ROLL CALL OF COUNCIL MEMBERS

Michael Durham, Mayor:	Present
Mike Johnson, Position 1:	Absent
Mike Challenger, Position 2:	Present
Amanda Reynolds, Position 3:	Present
Rory Escalante, Position 4:	Present
Jeremy Fountain, Position 5:	Present

Others present: Eric Foerster, City Manager; Kirsten Garcia, City Secretary; Nadia Nelson, Police Department; Tricia Ditto, Finance Director; Clif Custer, Public Works Director; Phillip Knop, City Attorney.

V. PUBLIC COMMENTS

There were no public comments.

VI. CONSENT AGENDA

A. Approval of minutes from called meeting held August 8, 2022.

Motion to approve consent agenda.

Motion made by Rory Escalante, seconded by Amanda Reynolds.

Voting Yea: Mike Challenger, Amanda Reynolds, Rory Escalante, Jeremy Fountain

Motion carried.

VII. DISCUSSION AND ACTION ITEMS

A. Preliminary review and action on re-plat of lots 30 & 31; block 1 of Oakwood Shores Subdivision section 1, also known as 31702 Bayou Bend.

Motion to approve re-plat of lots 30 & 31; block 1 of Oakwood Shores Subdivision section 1, also known as 31702 Bayou Bend.

Motion made by Mike Challenger, Seconded by Amanda Reynolds.

Voting Yea: Mike Challenger, Amanda Reynolds, Rory Escalante, Jeremy Fountain

Motion carried.

- B. Preliminary review and action on re-plat of lots 14, 15 & 16; block 2 of the Havenwood Subdivision, also known as 15637 Edgewater.

Motion to approve re-plat of lots 14, 15 & 16; block 2 of the Havenwood Subdivision, also known as 15637 Edgewater.

Motion made by Amanda Reynolds, Seconded by Mike Challenger.

Voting Yea: Mike Challenger, Amanda Reynolds, Rory Escalante, Jeremy Fountain

Motion carried.

VIII. ADJOURNMENT

Being there no further business, the meeting was adjourned at 6:10 p.m.

These minutes were read and approved on this 11th day of December 2023.

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: 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: *Yolanda Mercado*
Yolanda 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

Section VII, Item A.

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

Section VII, Item A.

BRAZORIA COUNTY, TEXAS

JARED E. GROCE SURVEY
ABSTRACT NO. 66

SURVEYORS NOTES

BEING A 2.014 ACRE TRACT OF LAND LOCATED WITHIN THE J.E. GROCE SURVEY, ABSTRACT NO. 66, BRAZORIA COUNTY, TEXAS, BEING ALL OF LOTS 65 AND 66, BLOCK 1, OF THE OAKWOOD SHORES SUBDIVISION, AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2008019216 OF THE OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS (O.P.R.B.C.T.), REFERRED TO HEREINAFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 2.014 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "1973" FOUND FOR CORNER, BEING THE SOUTH CORNER OF SAID LOT 66, SAME BEING THE EAST CORNER OF LOT 67 OF SAID OAKWOOD SHORES SUBDIVISION, SAME BEING ON THE NORTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF BAYOU BEND (60' R.O.W.);

THENCE NORTH 43°45'18" WEST, ALONG THE SOUTH LINE OF SAID LOT 66, SAME BEING THE NORTH LINE OF SAID LOT 67, PASSING AT A DISTANCE OF 405.74 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "1943" FOUND FOR REFERENCE, CONTINUING FOR A TOTAL DISTANCE OF 436.00 FEET TO A POINT FOR CORNER, BEING ON THE EAST EDGE OF BASTROP BAYOU;

THENCE NORTH 46°14'42" EAST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE EAST EDGE OF BASTROP BAYOU, A DISTANCE OF 10.06 FEET TO A POINT FOR CORNER;

THENCE NORTH 40°17'24" EAST, CONTINUING ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE EAST EDGE OF BASTROP BAYOU, A DISTANCE OF 138.74 FEET TO A POINT FOR CORNER, BEING THE NORTH CORNER OF SAID LOT 65, SAME BEING THE WEST CORNER OF LOT 64 OF SAID OAKWOOD SHORES SUBDIVISION;

THENCE SOUTH 57°12'20" EAST, ALONG THE NORTH LINE OF SAID LOT 65, SAME BEING THE SOUTH LINE OF SAID LOT 64, PASSING AT A DISTANCE OF 45.32 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "1943" FOUND FOR REFERENCE, CONTINUING FOR A TOTAL A DISTANCE OF 435.88 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "1943" FOUND FOR CORNER, BEING THE EAST CORNER OF SAID LOT 65, SAME BEING THE SOUTH CORNER OF SAID LOT 64, SAME BEING ON THE NORTHWEST R.O.W. LINE OF SAID BAYOU BEND;

THENCE, ALONG THE SOUTHEAST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE NORTHWEST R.O.W. LINE OF SAID BAYOU BEND, SAME BEING A NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 226.55 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "1943" FOUND FOR CORNER, SAID CURVE HAVING A RADIUS OF 964.71 FEET, A CENTRAL ANGLE OF 01°27'18", A CHORD WHICH BEARS SOUTH 39°31'10" WEST A DISTANCE OF 226.03 FEET;

THENCE SOUTH 46°14'42" WEST, CONTINUING ALONG THE SOUTHEAST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE NORTHWEST R.O.W. LINE OF SAID BAYOU BEND, A DISTANCE OF 24.97 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF AND CONTAINING 2.014 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS THAT:

I, KENNETH WAYBRIGHT AND ALLYSON COOPER OWNERS OF THE PROPERTY IN THE FOREGOING REPLAT OF LOTS 65 & 66, OAKWOOD SHORES, BLOCK 1, AS RECORDED IN C.C.F.N. 2008019216 OF THE O.P.R.B.C.T., DO HEREBY MAKE PLAT ACCORDING TO THE LOT LINES, STREETS AND EASEMENTS SHOWN HEREON AND DESIGNATE SAID AND DO HEREBY DEDICATE TO THE PUBLIC USE OF ALL STREETS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON FOR THEIR USE FOREVER, AND BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

KENNETH WAYBRIGHT

ALLYSON COOPER

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KENNETH WAYBRIGHT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALLYSON COOPER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 DATE: _____

WILL BROOKS - VICE CHAIRMAN DATE: _____

CHRIS OLDHAM - SECRETARY DATE: _____

CITY COUNCIL APPROVALS

I CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE REPLAT OF LOTS 65 & 66, OAKWOOD SHORES, BLOCK 1, WAS APPROVED THIS THE ____ DAY OF _____, 20__ BY THE CITY COUNCIL OF THE CITY OF RICHWOOD, TEXAS.

MICHAEL DURHAM, MAYOR AMANDA REYNOLDS - POSITION 3

MIKE JOHNSON - POSITION 1 RORY ESCALANTE - POSITION 4

MIKE CHALLENGER - POSITION 2 JEREMY FOUNTAIN - POSITION 5

PLANNING AND ZONING COMMISSION APPROVALS

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION (OR THE CITY COUNCIL IF THERE IS NO PLANNING AND ZONING COMMISSION) OF THE CITY OF RICHWOOD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF THE REPLAT OF LOTS 65 & 66, OAKWOOD SHORES, BLOCK 1, AS SHOWN HEREIN, IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURES OF THE CHAIRMAN AND SECRETARY OF THE PLANNING AND ZONING COMMISSION, THIS THE ____ DAY OF _____, 20__.

CHAIRMAN SECRETARY

CHARLES AND ANNA JOHNS
CALLED 1.00 ACRE
C.C.F.N. 1998025298
O.P.R.B.C.T.

KYLE AND MARY PURVIS
JOHN AND JAN KENNY
LOT 63
C.C.F.N. 2008038964
O.P.R.B.C.T.

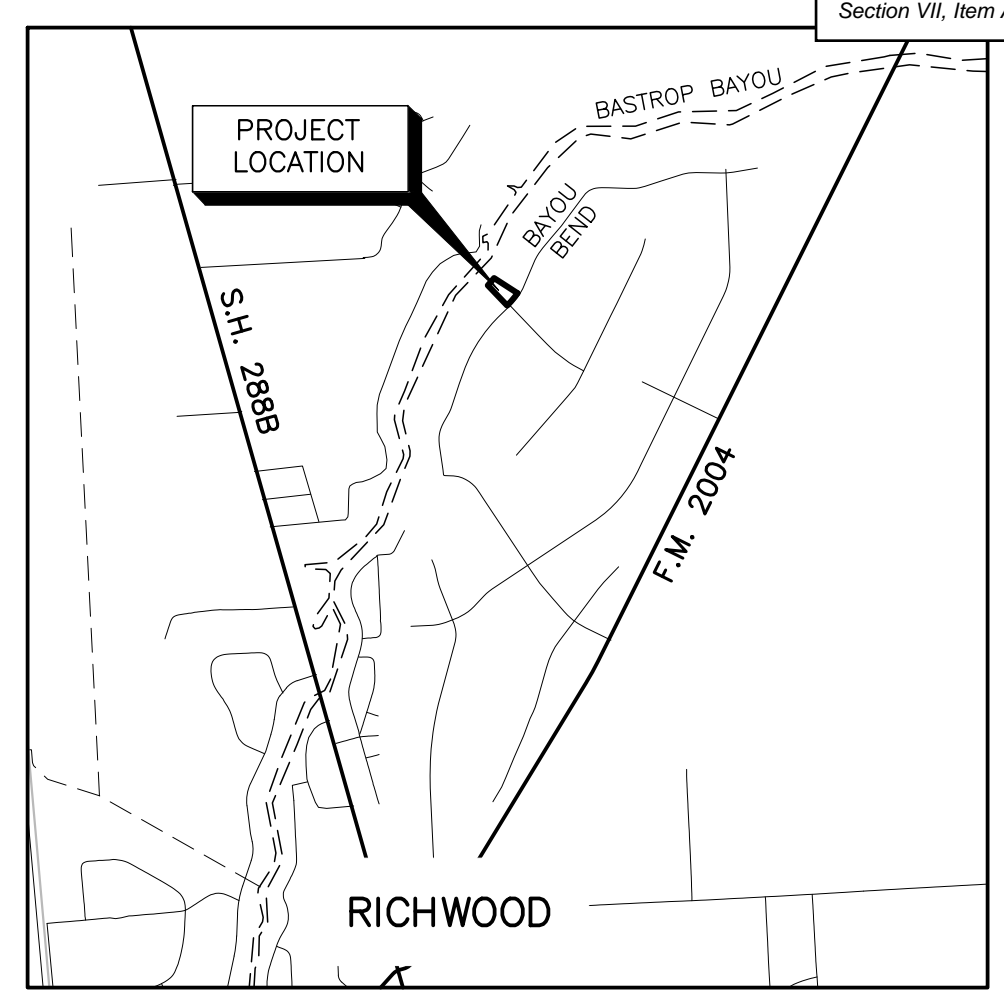
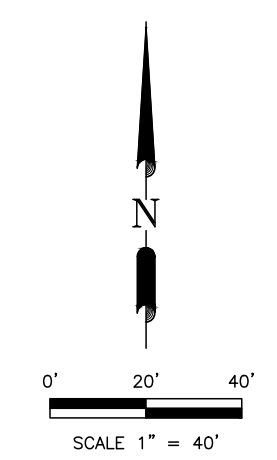
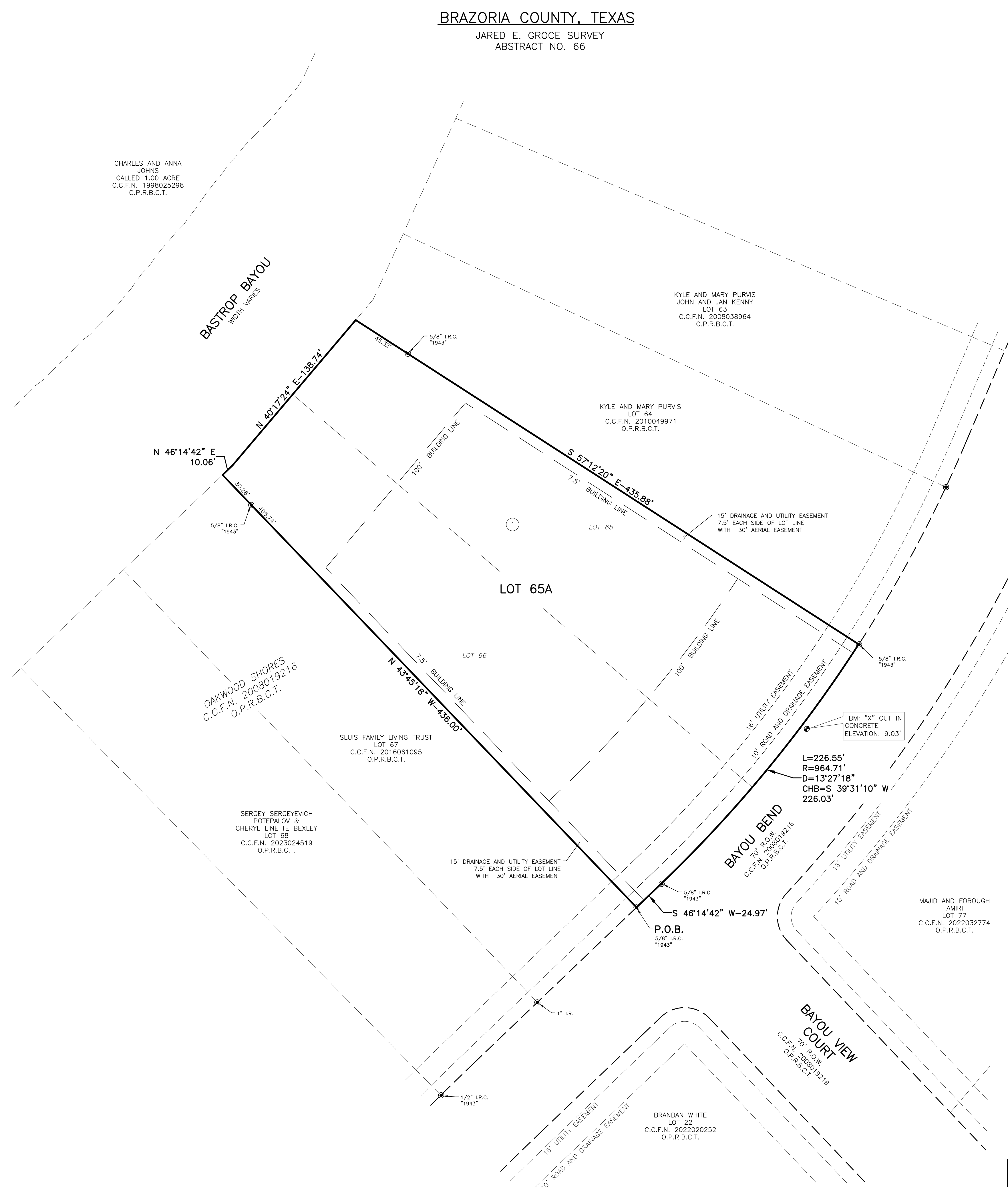
KYLE AND MARY PURVIS
LOT 64
C.C.F.N. 2010049971
O.P.R.B.C.T.

SLUIS FAMILY LIVING TRUST
LOT 67
C.C.F.N. 2016061095
O.P.R.B.C.T.

SERGEY SERGEYEVICH
POTEPALOV &
CHERYL LINETTE BEXLEY
LOT 68
C.C.F.N. 2023024519
O.P.R.B.C.T.

MAJID AND FORUGH
AMIRI
LOT 77
C.C.F.N. 2022032774
O.P.R.B.C.T.

BRANDAN WHITE
LOT 22
C.C.F.N. 2022020252
O.P.R.B.C.T.



VICINITY MAP
SCALE: 1"=2,500'

LEGEND

- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS
D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY, TEXAS
P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY, TEXAS
C.C.F.N. = COUNTY CLERK'S FILE NUMBER
FND = FOUND
I.R. = IRON ROD
I.R.C. = IRON ROD WITH CAP
I.P. = IRON PIPE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT-OF-WAY
VOL., PG. = VOLUME, PAGE
o = SET 5/8" I.R. W/CAP
"BAKER & LAWSON" = FOUND MONUMENT (AS NOTED)

CITY PLANNING LETTER NOTES

- 1. 10' ROAD EASEMENT AND DRAINAGE EASEMENT ALONG THE FRONT PROPERTY LINE, C.C.F.N. 2008019216, O.P.R.B.C.T. - PLOTTED HEREON.
2. 16' UTILITY EASEMENT ADJACENT TO 10 FOOT ROAD AND DRAINAGE EASEMENT ALONG THE FRONT PROPERTY LINE, C.C.F.N. 2008019216, O.P.R.B.C.T. - PLOTTED HEREON.
3. 7.5' DRAINAGE AND UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES, 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, C.C.F.N. 2008019216, O.P.R.B.C.T. - PLOTTED HEREON.
4. 100' BUILDING SETBACK LINE, ALONG THE FRONT AND REAR PROPERTY LINES, C.C.F.N. 2008019216, O.P.R.B.C.T. - PLOTTED HEREON.
5. 15' BUILDING SETBACK LINE ALONG THE SIDE PROPERTY LINES, C.C.F.N. 2008019216, O.P.R.B.C.T. - DOES NOT APPLY. SEE ITEM NO. 6.
6. MINUTES OF RICHWOOD CITY COUNCIL RECORDED, C.C.F.N. 2017027617, O.P.R.B.C.T., CHANGED SIDE BUILDING LINES TO 7.5' - PLOTTED HEREON.
7. 25' BUILDING SETBACK LINE, ALONG THE REAR PROPERTY LINE, C.C.F.N. 2008019216, O.P.R.B.C.T., DOES NOT APPLY AS THIS IS A NOTE IN PLAT DEDICATION (NOTE NO. 9), THE FACE OF PLAT SHOWS A 100' BUILDING SETBACK LINE.
8. AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE, CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, C.C.F.N. 2008033199 OF THE O.P.R.B.C.T. - NOT PLOTTABLE.

SURVEYORS NOTES

- 1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAYS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THE SURVEYOR, ANY OF THESE ITEMS MAY EXIST THAT ARE NOT SHOWN HEREON.
2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48039C0610K, REVISED DECEMBER 30, 2020, THE SURVEYED PROPERTY LIES WITHIN ZONE "AE".
4. AN AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EASEMENTS OR OVERHEAD UTILITIES.
5. REASON FOR RE-PLAT: COMBINE 2 LOTS INTO 1 LOT.
6. ELEVATION NAVD88, REF BM: NGS MONUMENT: TXAG REF MON 1 (PID: DR8248)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.



DARREL HEIDRICH DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5378

REPLAT
OF LOTS 65 & 66
BLOCK 1
OAKWOOD SHORES

AS RECORDED IN
C.C.F.N. 2008019216
O.P.R.B.C.T.

J. E. GROCE SURVEY
ABSTRACT NO. 66
BRAZORIA COUNTY, TEXAS

OWNER:
KENNETH WAYBRIGHT
AND ALLYSON COOPER
32234 BAYOU BEND
RICHWOOD, TX 77531



Baker & Lawson, Inc.
4005 Technology Dr., Suite 1530
Angleton, TX 77515
Phone # 979-849-6681
www.bakerlawson.com
Licensed Surveying Firm No. 10052500

Table with 4 columns: JOB NO., SCALE, DRAWN BY, CHECKED BY, DRAWING NO., DATE, REVISION NO.