

AGENDA

BE IT KNOWN THAT, a City of Richwood City Council will meet Monday, March 22, 2021, beginning at 7:00 PM at Richwood City Hall located at 1800 Brazosport Blvd. N., Richwood, Texas 77531 with the following agenda:

- I. CALL TO ORDER
- II. INVOCATION
- III. PLEDGES OF ALLEGIANCE 2
- IV. ROLL CALL OF COUNCIL MEMBERS
- V. PUBLIC COMMENTS
- VI. WORKSHOP
 - A. Discussion concerning drainage and detention maintenance in the Oakwood Shores subdivision. 3
- VII. CITY MANAGER'S REPORT
- VIII. COUNCIL MEMBER COMMENTS & REPORTS
- IX. MAYOR'S REPORT
- X. ADJOURNMENT

The City Council may go into Executive Session on any item listed on the Agenda in accordance with Section 551.071 of the Government Code (attorney-client privilege).

I, Kirsten Garcia, do hereby certify that I did, on _____ at _____ 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

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.

Discussion and deliberation concerning drainage and detention maintenance in the Oakwood Shores subdivision. Staff is seeking a permanent answer to move forward from this issue.

History: There has been some previous discussion about who is supposed to maintain the drainage located within the Oakwood Shores subdivision. There has been no real resolution as to who actually is responsible for the maintenance of the open drainage, outfall ditches, and detention basins within the Oakwood Shores.

It appears on the abstract filed as the Final Plat filed on 03/25/2008, that this responsibility belongs to the homeowner's association:

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.

We, Oakwood Shores, LLC, a Delaware Limited Liability Company authorized to do business in the State of Texas, acting through Timothy D Smith, Treasurer of American Land Partners, Inc., as Manager of National Timber Partners, LLC, as Manager of NTP Timber Properties, LLC, as Manager of Oakwood Shores, LLC, Owners of the property subdivided in this plat of Oakwood Shores, do hereby make subdivision of said property for and on behalf of said company, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks, and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single-family residential dwelling units thereon and shall be restricted for some under the terms and conditions of such restrictions filed separately.

FURTHER, we have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional five feet, six inches (5' 6") for sixteen foot (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easements total twenty one feet, six inches (21' 6") in width.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road, or alley, or any drainage ditch, either directly or indirectly.

IN TESTIMONY WHEREOF, Oakwood Shores, LLC, has caused these presents to be signed by Timothy D Smith, Treasurer of American Land Partners, Inc., as Manager of National Timber Partners, LLC, as Manager of NTP Timber Properties, LLC, as Manager of Oakwood Shores, LLC, thereunto authorized and its common seal hereunto affixed this 29th day of March, 2008.

Oakwood Shores, LLC, a Delaware Limited Liability Company by American Land Partners, Inc. as Manager of National Timber Partners, LLC, as Manager of NTP Timber Properties, LLC, as Manager of Oakwood Shores, LLC

By: *Timothy D Smith*
Timothy D Smith, Treasurer
American Land Partners, Inc.

STATE OF MASSACHUSETTS
COUNTY OF BERKSHIRE

BEFORE ME, the undersigned authority, on this day personally appeared Timothy D Smith, 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 considerations therein expressed and in the capacity therein and herein set out and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25th day of March, 2008.

Notary Public in and for
the State of Massachusetts *Robert Sweet*
My Commission Expires: 02/06/2015

We, NTP TIMBER PLUS+ FUND 1, LP, a limited partnership, acting through Timothy D Smith, Treasurer of American Land Partners, Inc., as Manager of National Timber Partners, LLC, as Manager of National Timber Asset Management, LLC, as General Partner of NTP TIMBER PLUS+ FUND 1, LP, Owners and Holders of a lien against the property described in the plat known as Oakwood Shores, being evidenced by instruments of record in Brazoria County Clerk's File No. 2007037519 and 2007042877 of the Official Records of Brazoria County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

NTP TIMBER PLUS+ FUND 1, LP, a limited partnership by American Land Partners, Inc. as Manager of National Timber Partners, LLC, as Manager of National Timber Asset Management, LLC, as General Partner of NTP TIMBER PLUS+ FUND 1, LP

By: *Timothy D Smith*
Timothy D Smith, Treasurer
American Land Partners, Inc.

STATE OF MASSACHUSETTS
COUNTY OF BERKSHIRE

BEFORE ME, the undersigned authority, on this day personally appeared Timothy D Smith, 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 considerations therein expressed and in the capacity therein and herein set out and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25th day of March, 2008.

Notary Public in and for
the State of Massachusetts *Robert Sweet*
My Commission Expires: 02/06/2015

RICHWOOD CITY COUNCIL

This is to certify that the City Council of the City of Richwood, Texas, acting as the Planning and Zoning Commission of the City of Richwood, Texas, has approved this plat and subdivision of Oakwood Shores as shown hereon.

IN TESTIMONY WHEREOF, witness the official signatures of the Mayor, City Council and City Secretary of the City of Richwood this the 14th day of April, 2008.

Sandra Boykin
Sandra Boykin, Mayor

Tim Seidler
Tim Seidler, Council Member - Position 1

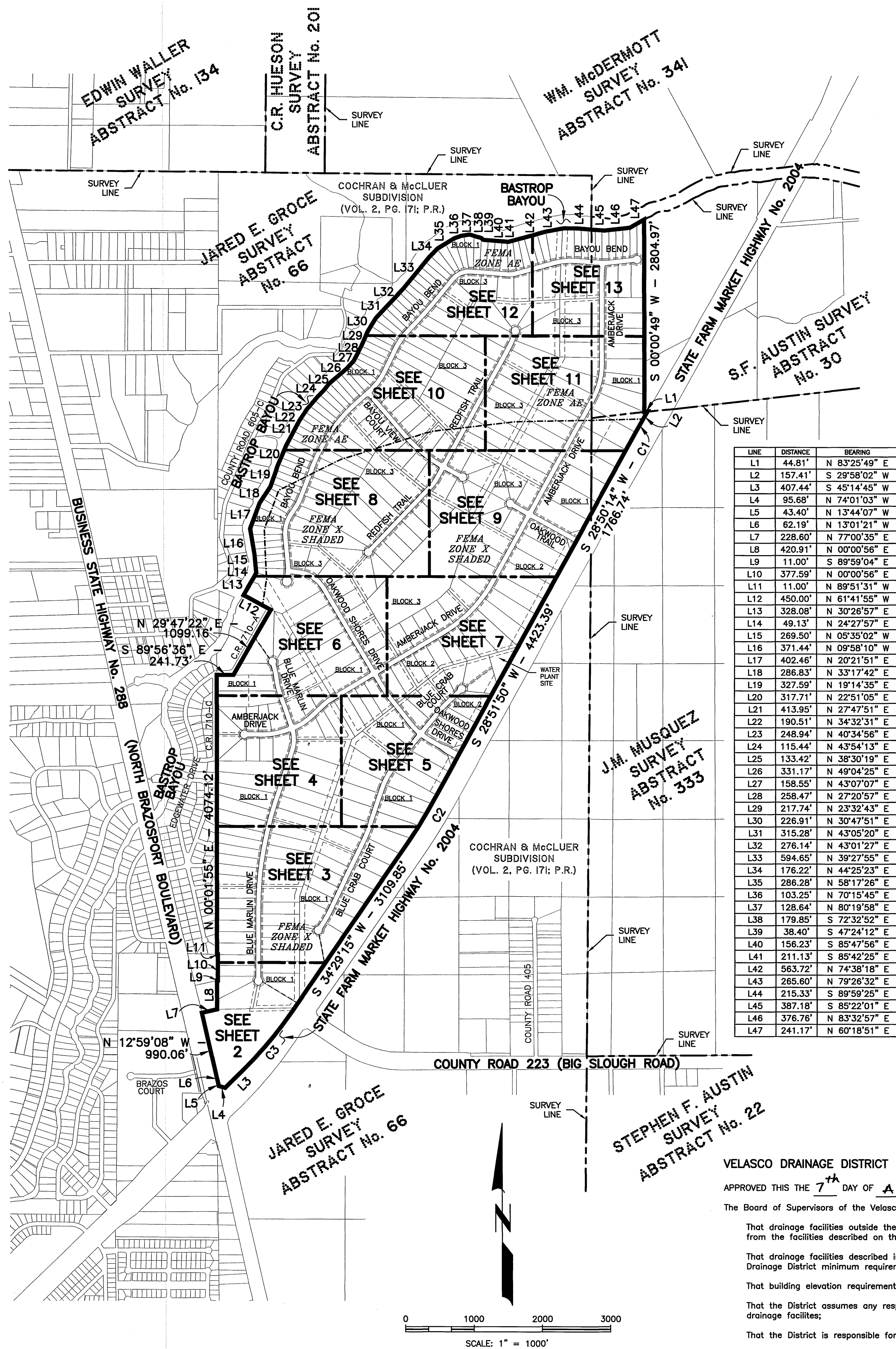
John Pitts
John Pitts, Council Member - Position 2

Lee Bryant
Lee Bryant, Council Member - Position 3

Charles Petley
Charles Petley, Council Member - Position 4

Hank Pajean
Hank Pajean, Council Member - Position 5

Karen B. Schrom
Karen B. Schrom, City Secretary



CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	11609.20	00°59'54"	202.28	101.14	S 29°03'36" W	202.28
C2	5736.63	05°29'46"	550.29	275.35	S 31°36'14" W	550.08
C3	5729.65	10°37'08"	1061.90	532.48	S 39°50'18" W	1060.38

LEGEND:

R.O.W. - DENOTES RIGHT-OF-WAY
C.R. - DENOTES BRAZORIA COUNTY ROAD
AC - DENOTES ACRE
VOL. - DENOTES VOLUME
PAGE - DENOTES PAGE
D.R. - DENOTES BRAZORIA COUNTY DEED RECORDS
B.C.C.F. - DENOTES BRAZORIA COUNTY CLERK'S FILE
B.C.C.D. - DENOTES BRAZORIA COUNTY CLERK'S DOCUMENT
P.R. - DENOTES BRAZORIA COUNTY PLAT RECORDS

SUBDIVISION NOTES

- EXCEPT AS SHOWN HEREON, NO VISIBLE EVIDENCE OF PIPELINE EASEMENTS AND/OR PIPELINES WAS FOUND WITHIN THE LIMITS OF THIS SUBDIVISION.
- THIS PLAT WAS PREPARED TO MEET THE REQUIREMENTS OF THE CITY OF RICHWOOD, TEXAS.
- AS PER THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD SUBDIVISION MAP FOR BRAZORIA COUNTY, TEXAS, AND INCORPORATED AREAS (MAP NUMBER 48039C0810H; MAP REVISED JUNE 5, 1989) IT APPEARS THAT A PORTION OF THIS SUBDIVISION LIES WITHIN ZONE X SHADED - AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. A PORTION OF THIS SUBDIVISION LIES WITHIN ZONE AE - BASE FLOOD ELEVATIONS DETERMINED, AND THE PORTION OF THIS SUBDIVISION WITHIN THE BANKS OF BASTROP BAYOU LIES WITHIN FLOODWAY AREAS IN ZONE AE.
- THIS RURAL SUBDIVISION EMPLOYS A NATURAL DRAINAGE SYSTEM WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SUBDIVISION THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PREDEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
- ALL DRAINAGE & 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.
- 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.
- THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE TWO AND EIGHT/TENTHS FOOT (2.8') ABOVE THE BASE FLOOD ELEVATION OR TWO FEET (2'0") ABOVE FINISHED GRADE OF LOTS, WHICHEVER IS HIGHER.
- INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR THE PERMITTING OF ON-SITE SEWAGE FACILITY FOR SEWAGE DISPOSAL. INDIVIDUAL ON-SITE SEWAGE FACILITY SYSTEM SELECTION WILL BE MADE IN CONJUNCTION WITH THE SITE EVALUATION IN ACCORDANCE WITH TITLE 30, TEXAS ADMINISTRATIVE CODE, CHAPTER 285, ON-SITE SEWAGE FACILITIES.
- UNLESS OTHERWISE NOTED, ALL SIDE LOT BUILDING SETBACK LINES SHALL BE FIFTEEN (15) FEET AND ALL REAR LOT BUILDING LINES SHALL BE TWENTY-FIVE (25) FEET. ON THOSE LOTS WHERE AN EASEMENT(S) EXTEND(S) BEYOND THE REQUIRED BUILDING LINE, THEN THE OUTERMOST EASEMENT LINE SHALL BE CONSIDERED THE BUILDING SETBACK LINE.
- IN THE EVENT THAT THE TITLE TO ANY ADJACENT LOTS WITHIN THE SUBDIVISION ARE RECORDED IN THE NAME OF ONE PERSON OR ENTITY, AND PROVIDED EACH SAID ADJACENT LOTS IS OTHERWISE ENCUMBERED BY A COMBINED USE UTILITY AND DRAINAGE EASEMENT, THEN SUCH EASEMENT AND ANY BUILDING SETBACK LINES EXISTING ON THE COMMON PROPERTY LINE OF SAID ADJACENT LOTS, SHALL BE AUTOMATICALLY AND PERMANENTLY EXTINGUISHED AND ABANDONED AT THE TIME OF SUCH RECORDED TITLE, SO AS TO PERMIT THE CONSTRUCTION OF IMPROVEMENTS OF SAID ADJACENT LOTS AS ONE BUILDING SITE. EASEMENTS OTHER THAN THOSE DEDICATED BY SUBDIVISION NOTE 11 BELOW SHALL BE EXEMPT FROM SUCH EXTINGUISHMENT AND ABANDONMENT.

- THERE IS HEREBY DEDICATED A 15 FOOT DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE AND REAR LOT LINE (7.5 FEET EACH SIDE OF THE LOT LINE) ON ALL LOTS, EXCEPT WHEN OTHER EASEMENTS ARE SHOWN AND DEDICATED ON THE FACE OF THIS PLAT. A 30 FOOT UNOBSTRUCTED AERIAL EASEMENT IS HEREBY DEDICATED ALONG ALL 15 FOOT DRAINAGE AND UTILITY EASEMENTS CREATED BY THIS NOTE. THESE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY FIFTEEN FEET (15' 0") EACH SIDE OF THE LOT LINE FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD WHEREBY THE AERIAL EASEMENTS TOTAL THIRTY FEET (30' 0") IN WIDTH.
- THE LOTS IN THIS DEVELOPMENT MAY CONTAIN FILL DIRT.

- ALL BUILDING LINE TRANSITIONS ARE AT 45 DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
- THIS PLAT WAS PREPARED RELYING ON A CITY PLANNING LETTER PROVIDED BY AMERICAN TITLE COMPANY OF HOUSTON (GF No. 1506-08-1066, ISSUED MARCH 7, 2008. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

- ALL RESIDENTIAL LOTS SIDING OR BACKING ON STATE FARM MARKET HIGHWAY No. 2004, ON BRAZORIA COUNTY ROAD 710-C (CARDINAL STREET), AND ON BRAZORIA COUNTY ROAD No. 710-A (PRIVATE) ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO SAID ROADS.
- ELEVATION REFERENCE & TEMPORARY BENCHMARKS:

ELEVATION REFERENCE: N.G.S. K-1143 (1959) - FOUND DISK IN CONCRETE ABUTMENT AT NORTHWEST CORNER OF BRAZORIA COUNTY ROAD No. 288 BRIDGE OVER BASTROP BAYOU, APPROXIMATELY 0.5 MILE NORTH OF F.M. 2004
ELEVATION = 14.37' (NAVD88)

TEMPORARY BENCHMARK No. 1 (T.B.M. No. 1) - FOUND "O" ON TOP OF CONCRETE HEADWALL AT CENTERLINE OF WEST END OF 2 - 2'x5' BOX CULVERTS UNDER F.M. 2004 AT BRAZORIA COUNTY ROAD No. 223.
ELEVATION = 8.94'

TEMPORARY BENCHMARK No. 2 (T.B.M. No. 2) - FOUND "I" ON TOP OF CONCRETE HEADWALL AT CENTERLINE OF WEST END OF 2 - 4'x6' BOX CULVERTS UNDER F.M. 2004 AT 700' NORTH OF BRAZORIA COUNTY ROAD No. 223.
ELEVATION = 8.16'

VELASCO DRAINAGE DISTRICT

APPROVED THIS 7th DAY OF APRIL, 2008.

The Board of Supervisors of the Velasco Drainage District does not warrant, represent, or guarantee:

That drainage facilities outside the boundaries of this subdivision are available to receive runoff from the facilities described on this plat;

That drainage facilities described in this subdivision are adequate for rainfall in excess of Velasco Drainage District minimum requirements;

That building elevation requirements have been determined by the Velasco Drainage District;

That the District assumes any responsibility for construction, operation or maintenance of subdivision drainage facilities;

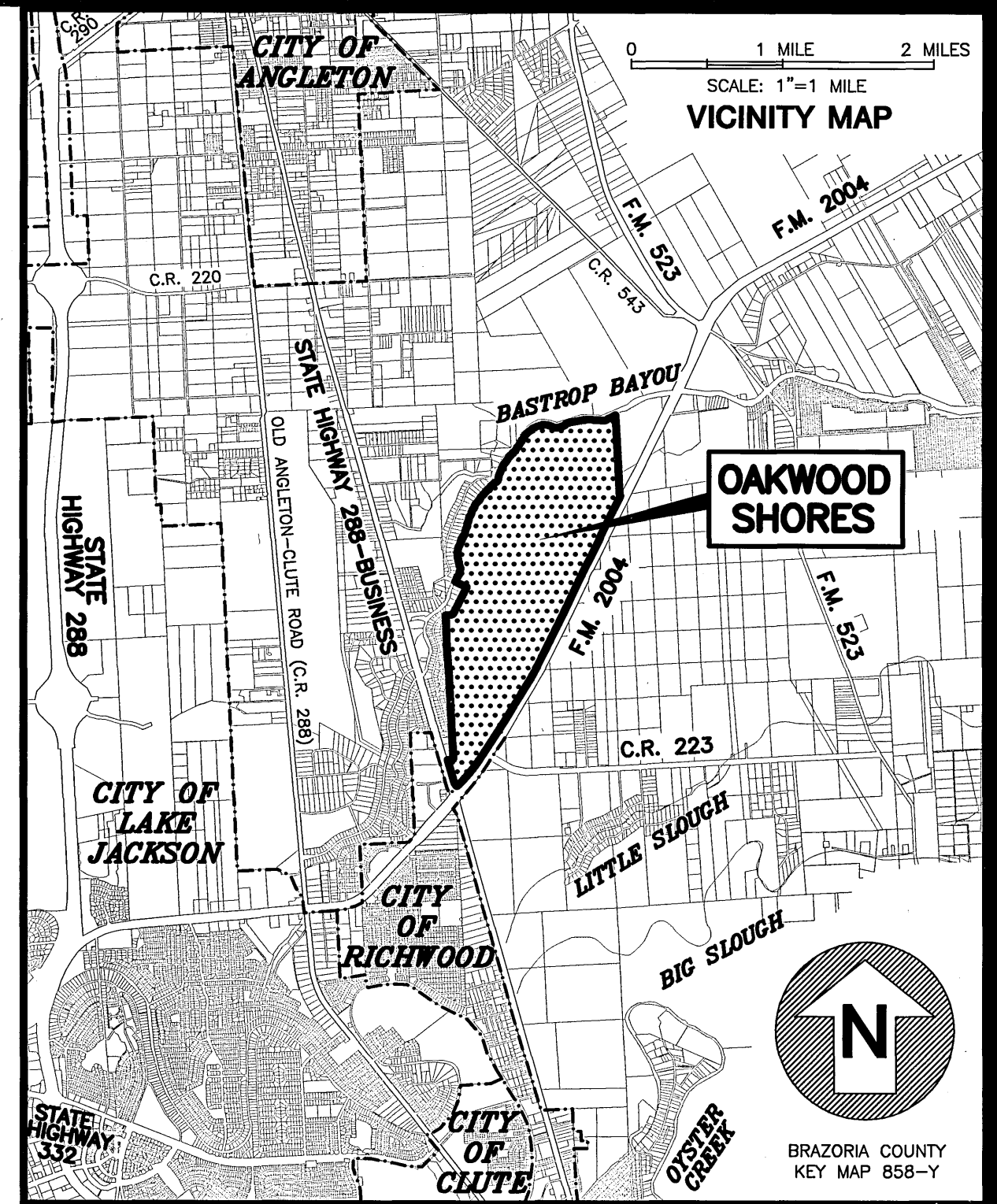
That the District is responsible for floodplain administration or the issuance of FEMA development permits.

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 nor will 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 principles or agents.

ABSENT
George Tidwell, Chairman

Tom Swinnea
Tom Swinnea

Keith Wood
Keith Wood, Vice Chairman



Doc# 2008019216

I, C. Tim Griffith, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby state that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angle points, points of curvature and other points of reference except as noted hereon have been set with 5/8 inch diameter iron rods not less than 2 feet long.



C. Tim Griffith
C. Tim Griffith
Registered Professional Land Surveyor
Texas Registration No. 4349

FINAL PLAT OF

OAKWOOD SHORES

A Subdivision of 958.808 Acres of Land being a call 958.80 Acre Tract (Brazoria County Clerk's Document No. 2007037518) being a portion of the Cochran and McCluer Subdivision (Volume 2, Page 171; Plat Records of Brazoria County, Texas) being in the Jared E. Groce Survey, Abstract No. 66, in the S.F. Austin Survey, Abstract No. 30, and in the J.M. Musquez Survey, Abstract No. 333, City of Richwood, Brazoria County, Texas.

360 LOTS 8 RESERVES 3 BLOCKS

OWNER
OAKWOOD SHORES, LLC
20351 HIGHWAY 6
MANYEL, TEXAS 77578
PHONE: 713-651-2200

SURVEYOR AND ENGINEER
KELLY R. KALUZA & ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
3014 AVENUE I
ROSENBERG, TEXAS 77471
(281) 341-0808

MARCH 24, 2008



MATCHLINE —
SEE SHEET 3

LOT 2
BLOCK 25
COCHRAN &
LUER SUBDIVISION
(VOL. 2,
P.G. 171; P.R.)

R.A.W. DENOTES RIGHT-OF-WAY
A.C. DENOTES ACRES
R.D. DENOTES RADIUS
VOL. DENOTES VOLUME
PAGE. DENOTES PAGE
D.R. DENOTES BRAZORIA COUNTY DEED RECORDS
B.C.C.F. DENOTES BRAZORIA COUNTY CLERK'S FILE
B.C.C.D. DENOTES BRAZORIA COUNTY CLERK'S DOCUMENT
P.R. DENOTES BRAZORIA COUNTY PLAT RECORDS
D.E. DENOTES DRAINAGE EASEMENT
R.E. DENOTES ROAD EASEMENT
U.E. DENOTES UTILITY EASEMENT
A.E. DENOTES AERIAL EASEMENT
C.E. DENOTES CENTERPOINT ENERGY EASEMENT
W. DENOTES WEST
S.C.E. DENOTES SANITARY CONTROL EASEMENT
M.E. DENOTES MAINTENANCE EASEMENT
B.L. DENOTES BLOOD
SET 5/8" IRON ROD WITH CAP

9.0 - ORIGINAL NATURAL GROUND ELEVATION CONTOUR

LOT 6
BLOCK 25
COCHRAN &
McCLUER SUBDIVISION
(VOL. 2, PG. 171; P.R.)

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C3	5729.65	10°37'08"	1061.90	532.48	N 39°50'18" E	1060.38
C42	25.00	45°05'57"	19.68	10.38	S 22°40'10" W	19.17
C43	60.00	27°01'54"	282.95	-59.79	S 89°52'48" E	84.71
C44	60.00	55°30'10"	58.12	31.57	N 17°13'40" W	55.88
C45	60.00	91°03'32"	95.36	61.12	N 56°03'11" E	85.63
C46	60.00	85°51'32"	89.91	55.81	S 35°29'17" W	81.73
C47	60.00	37°46'40"	39.56	20.53	N 26°19'49" E	38.85
C48	25.00	45°05'57"	19.68	10.38	N 22°25'46" W	19.17

LINE	DISTANCE	BEARING
L4	95.68'	N 74°01'03" W
L5	43.40'	N 13°44'07" W
L6	62.19'	N 13°01'21" W
L9	11.00'	S 89°59'04" E

FINAL PLAT OF
OAKWOOD SHORES
SHEET 2 OF 13
MARCH 17, 2008

JARED E. GROCE
SURVEY
ABSTRACT No. 66

ORIGINAL CALL 4018.17 AC
(VOL. 267, PG. 242; D.R.)

CALL 19.71 AC.
(B.C.C.F. No. 04-024407)

RESTRICTED RESERVE A

BRAZOS CROSSING
SECTION 1 ~ REPLAT No. 1
(B.C.C.D. No. 2007001249)

BRAZOS COURT - (60' R.O.W.)

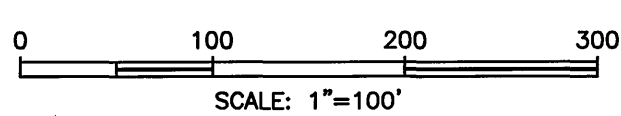
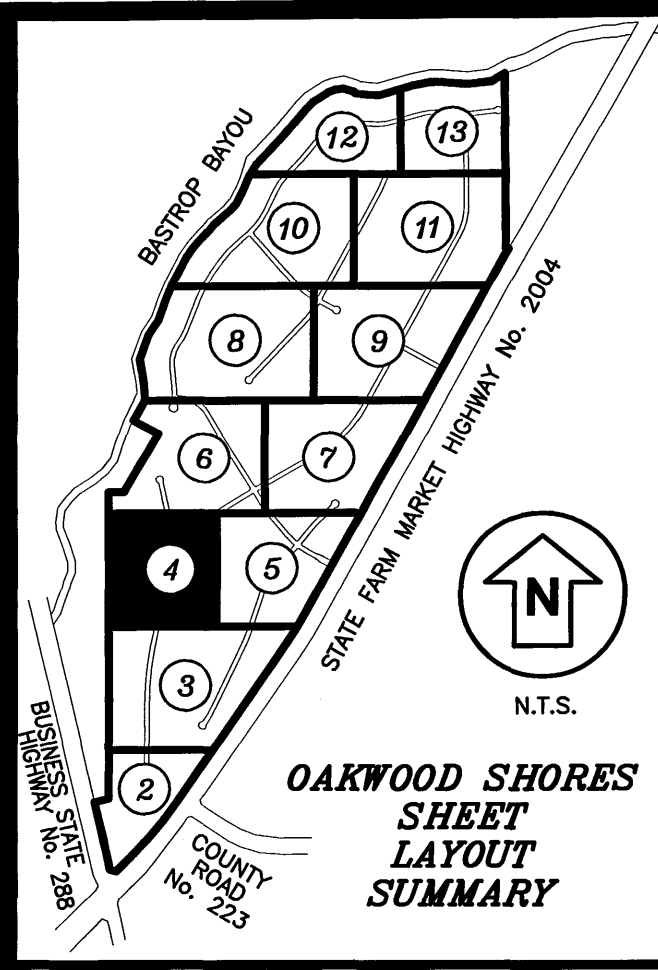
BRAZOS CROSSING
SECTION 1 ~ REPLAT No. 1
(B.C.C.D. No. 2007001249)

(B.C.C.F. No. 01-057787)
(B.C.C.F. No. 01-057789)

CALL 0.479 AC
(B.C.C.F. No.
04-051352)

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C2	5736.63	05°29'46"	550.29	275.35	N 31°36'14" E	550.08
C9	5000.00	17°58'16"	1568.28	790.63	N 09°06'20" E	1561.85
C33	2000.00	10°14'12"	357.33	179.14	S 30°44'44" W	356.85
C34	1000.00	07°02'28"	122.89	61.52	N 22°06'24" E	122.81
C41	5736.63	01°58'02"	196.96	98.49	N 33°22'06" E	196.96
C49	5035.00	17°58'16"	1579.25	796.16	N 09°06'20" E	1572.79
C50	5035.00	01°45'51"	155.03	77.52	N 01°00'07" E	155.02
C51	5035.00	01°56'16"	170.29	85.15	N 02°51'11" E	170.28
C52	5035.00	01°28'49"	130.08	65.05	N 04°33'43" E	130.08
C53	5035.00	01°33'42"	137.23	68.62	S 06°04'59" W	137.23
C54	5035.00	01°30'49"	133.01	66.51	N 07°37'14" E	133.01
C55	5035.00	01°28'45"	129.99	65.00	S 09°07'02" W	129.98
C56	5035.00	01°28'46"	130.01	65.01	N 10°35'47" E	130.01
C57	5035.00	01°28'46"	130.01	65.01	N 12°04'33" E	130.01
C58	5035.00	01°56'05"	170.02	85.02	S 13°46'58" W	170.01
C61	4965.00	17°58'16"	1557.30	785.10	N 09°06'20" E	1550.92
C62	4965.00	01°07'21"	97.27	48.64	N 04°40'53" E	97.27
C63	4965.00	02°37'58"	228.14	114.10	N 02°33'32" E	228.13
C64	4965.00	02°53'59"	251.28	126.66	N 05°19'31" E	251.25
C65	4965.00	02°09'24"	186.89	93.46	S 07°51'12" W	186.88
C66	4965.00	02°07'05"	183.54	91.78	S 09°59'26" W	183.53
C67	4965.00	02°00'17"	173.72	86.87	N 12°03'08" E	173.71
C68	4965.00	02°17'18"	198.30	99.16	S 14°11'55" W	198.29
C295	965.00	07°02'28"	118.59	59.37	N 22°06'24" E	118.51
C296	1035.00	07°02'28"	127.19	63.68	N 22°06'24" E	127.14
C297	1965.00	08°29'07"	291.01	145.77	N 29°52'12" E	290.71
C298	1965.00	07°39'41"	262.75	131.57	N 30°16'55" E	262.56
C299	1965.00	00°49'26"	28.26	14.13	N 26°02'21" E	28.26
C300	2035.00	08°32'14"	303.22	151.89	S 29°53'45" W	302.94
C301	2035.00	02°43'26"	96.74	48.38	S 32°25'08" W	96.73
C302	2035.00	05°48'48"	206.48	103.33	N 28°32'02" E	206.39
C303	25.00	45°58'53"	20.06	10.61	N 57°06'12" E	19.53
C304	60.00	27°01'07"	282.94	-59.81	S 54°59'55" E	84.72
C305	60.00	66°12'39"	69.34	39.12	N 46°59'19" E	65.54
C306	60.00	114°25'35"	119.83	93.15	S 43°19'46" E	100.88
C307	60.00	89°32'53"	93.77	59.53	N 34°40'56" E	84.52
C308	25.00	44°15'20"	19.31	10.17	N 12°02'11" E	18.83

FINAL PLAT OF
OAKWOOD SHORES
SHEET 3 OF 13
MARCH 17, 2008



CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C20	1000.00	19°05'26"	333.19	168.16	N 80°29'12" E	331.65
C21	800.00	25°16'10"	352.83	179.33	N 58°18'24" E	349.98
C22	800.00	13°33'31"	189.31	95.10	N 52°27'05" E	188.87
C30	500.00	37°08'59"	324.19	168.02	N 00°29'01" W	318.54
C58	5035.00	01°56'05"	170.02	85.02	S 13°46'58" W	170.01
C59	5035.00	01°56'04"	169.99	85.01	N 15°43'03" E	169.99
C60	5035.00	01°24'23"	123.59	61.80	S 17°23'17" W	123.59
C68	4965.00	02°17'18"	198.30	99.16	S 14°11'55" W	198.29
C69	4965.00	02°08'05"	184.99	92.50	N 16°24'37" E	184.97
C70	4965.00	00°36'49"	53.17	26.59	S 17°47'03" W	53.18
C71	465.00	29°18'44"	237.89	121.61	N 03°26'06" E	235.31
C72	535.00	31°11'37"	291.27	149.34	S 02°29'40" W	287.69
C73	535.00	18°16'34"	170.65	86.06	S 08°57'11" W	169.93
C74	535.00	12°55'03"	120.62	60.56	N 06°38'37" W	120.36
C75	25.00	97°50'15"	42.69	28.68	N 60°08'24" W	37.69
C76	1035.00	19°05'26"	344.85	174.04	S 80°29'12" W	343.26
C77	1035.00	09°02'52"	163.44	81.89	S 85°30'29" W	163.27
C78	1035.00	10°02'34"	181.41	90.94	N 75°57'46" E	181.18
C79	965.00	19°05'26"	321.53	162.27	S 80°29'12" W	320.05
C80	965.00	08°27'32"	142.47	71.36	S 85°48'09" W	142.34
C81	965.00	10°37'54"	179.06	89.79	N 76°15'26" E	178.81
C82	25.00	45°05'57"	19.68	10.38	S 67°28'57" W	19.17
C83	60.00	27°01'15"	282.95	-59.79	N 00°01'55" E	84.71
C84	60.00	15°05'57"	15.81	7.95	S 52°28'57" W	15.77
C85	60.00	60°00'02"	62.83	34.64	S 89°58'04" E	60.00
C86	60.00	59°59'58"	62.83	34.64	N 29°58'04" W	60.00
C87	60.00	60°00'02"	62.83	34.64	N 30°01'56" E	60.00
C88	60.00	59°59'58"	62.83	34.64	S 89°58'04" E	60.00
C89	60.00	15°05'57"	15.81	7.95	N 52°28'07" W	15.77
C90	25.00	45°05'57"	19.68	10.38	N 67°25'07" E	19.17
C91	25.00	90°00'00"	39.27	25.00	N 25°56'29" E	35.36
C93	1035.00	02°23'25"	43.18	21.59	N 17°51'48" W	43.18
C113	25.00	80°14'42"	35.01	21.07	N 27°01'12" E	32.22
C114	835.00	21°28'15"	312.90	158.31	N 56°24'26" E	311.08
C115	25.00	94°39'03"	41.30	27.12	N 66°23'02" W	36.76
C116	765.00	20°37'07"	275.30	139.15	N 55°58'53" E	273.81
C117	765.00	14°29'19"	193.45	97.24	S 59°02'47" W	192.94
C118	765.00	06°07'48"	81.85	40.96	N 48°44'13" E	81.81
C119	835.00	13°33'31"	197.60	99.26	N 52°27'05" E	197.14
C120	765.00	13°33'31"	181.03	90.94	N 52°27'05" E	180.61

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 - B.L. - DENOTES BUILDING LINE
 - SET 5/8" IRON ROD WITH CAP
 - 9.0 - ORIGINAL NATURAL GROUND ELEVATION CONTOUR

LINE	DISTANCE	BEARING
L66	257.24'	S 89°58'05" E
L67	118.80'	S 70°56'29" W
L68	198.48'	N 45°40'19" E
L69	805.10'	N 18°05'28" E
L90	541.91'	N 19°03'31" W
L103	54.69'	S 70°56'29" W
L104	58.80'	N 70°56'29" E

JARED E. GROCE
SURVEY
ABSTRACT No. 66

MATCHLINE -
SEE SHEET 3

COUNTY ROAD 710-C (CARDINAL STREET)

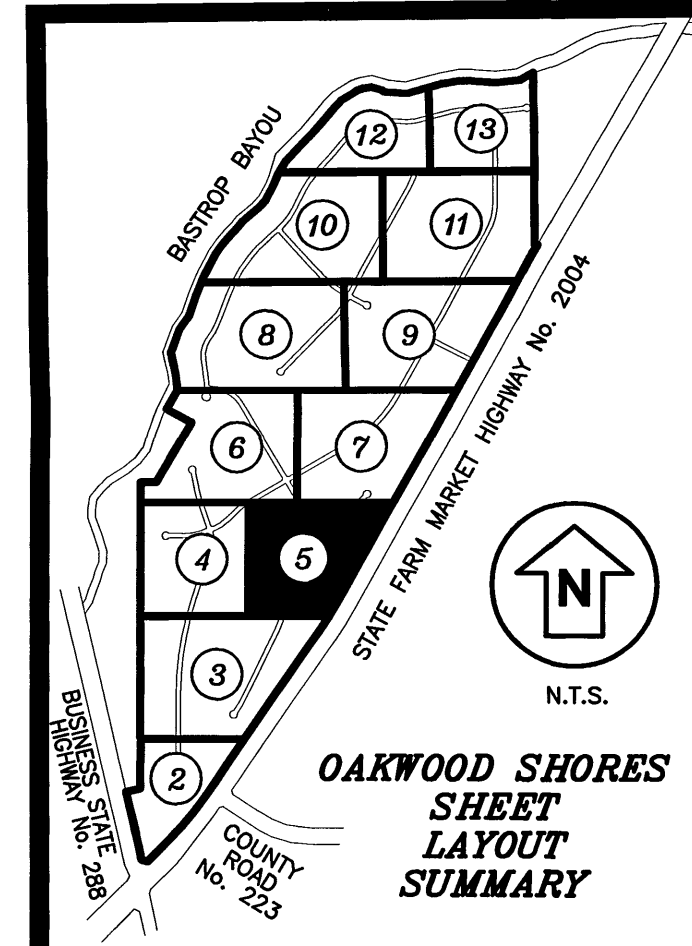
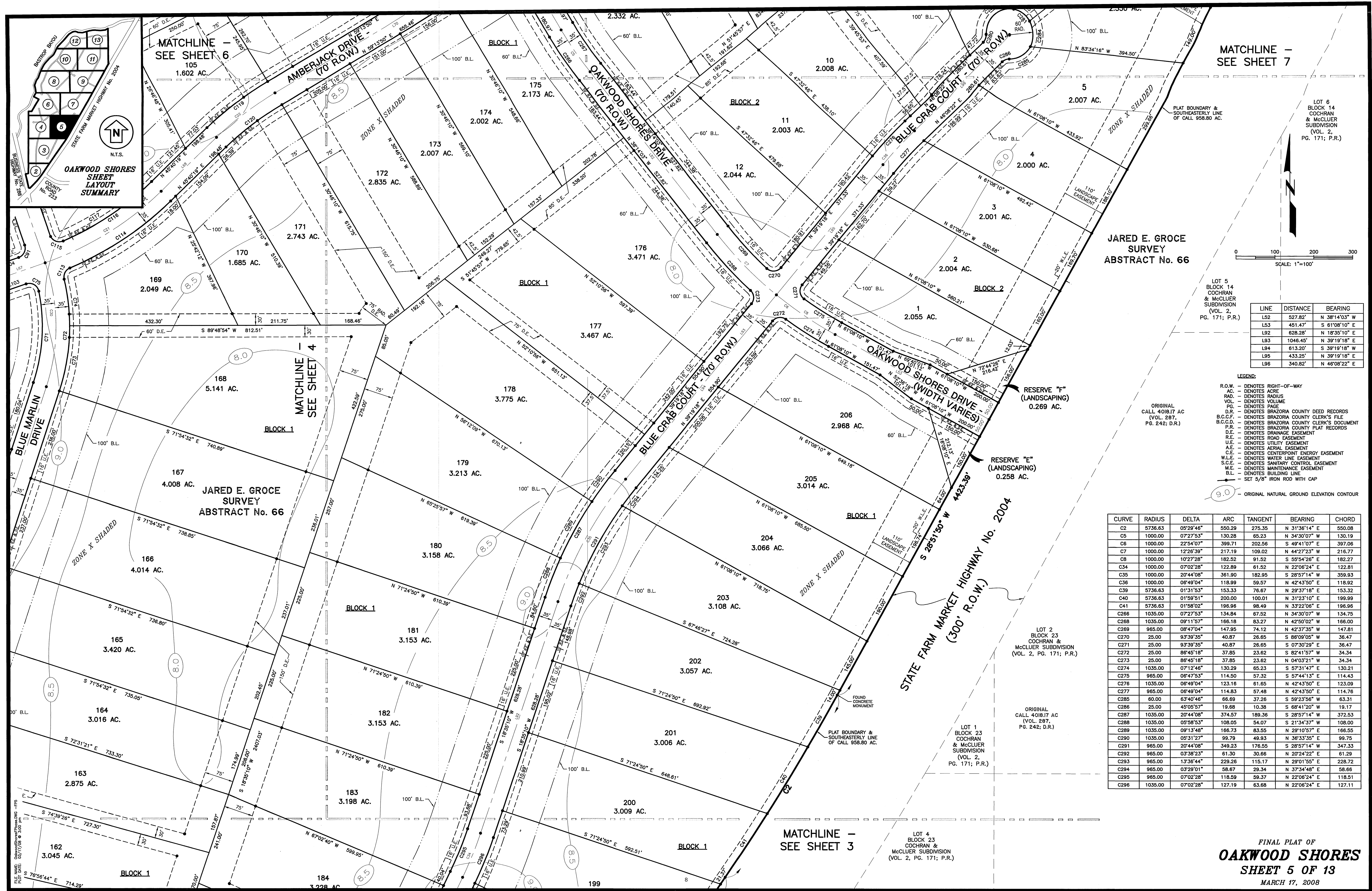
(RAVEN STREET)

COUNTY ROAD 710-B

N 00°01'55" E 4074.12'

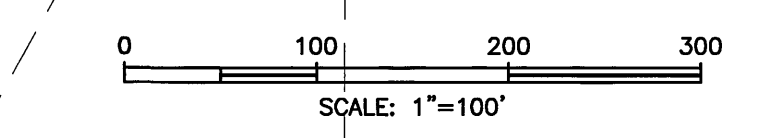
N 00°01'55" E 4074.12'

FINAL PLAT OF
OAKWOOD SHORES
SHEET 4 OF 13
MARCH 17, 2008



MATCHLINE —
SEE SHEET 7

LOT 6
BLOCK 14
COCHRAN & MCCLUER
SUBDIVISION
(VOL. 2,
PG. 171; P.R.)



LOT 5
BLOCK 14
COCHRAN & MCCLUER
SUBDIVISION
(VOL. 2,
PG. 171; P.R.)

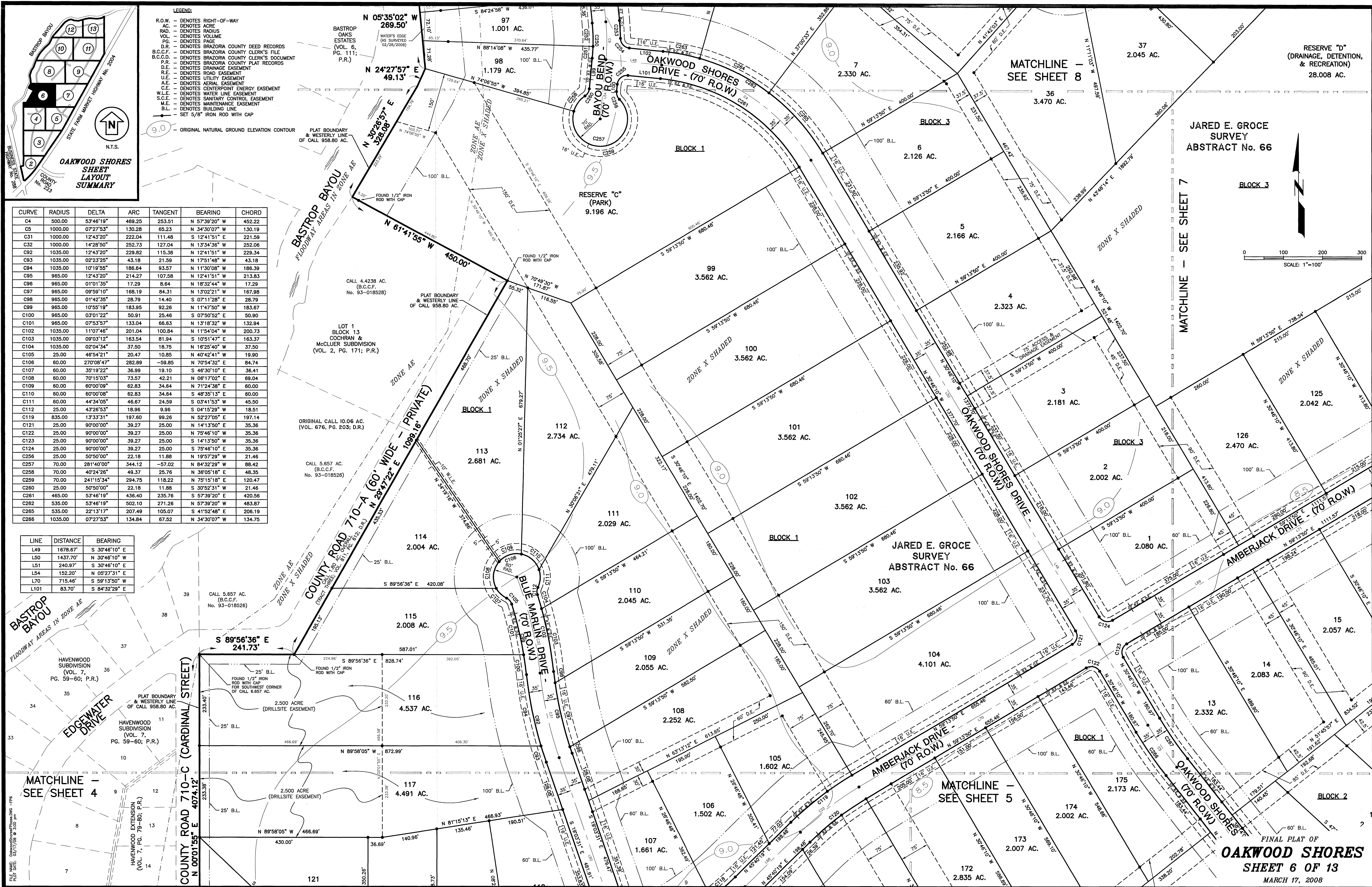
LINE	DISTANCE	BEARING
L52	527.82'	N 38°14'03" W
L53	451.47'	S 61°08'10" E
L92	628.28'	N 18°35'10" E
L93	1046.45'	N 39°19'18" E
L94	613.20'	S 39°19'18" W
L95	433.25'	N 39°19'18" E
L96	340.82'	N 46°08'22" E

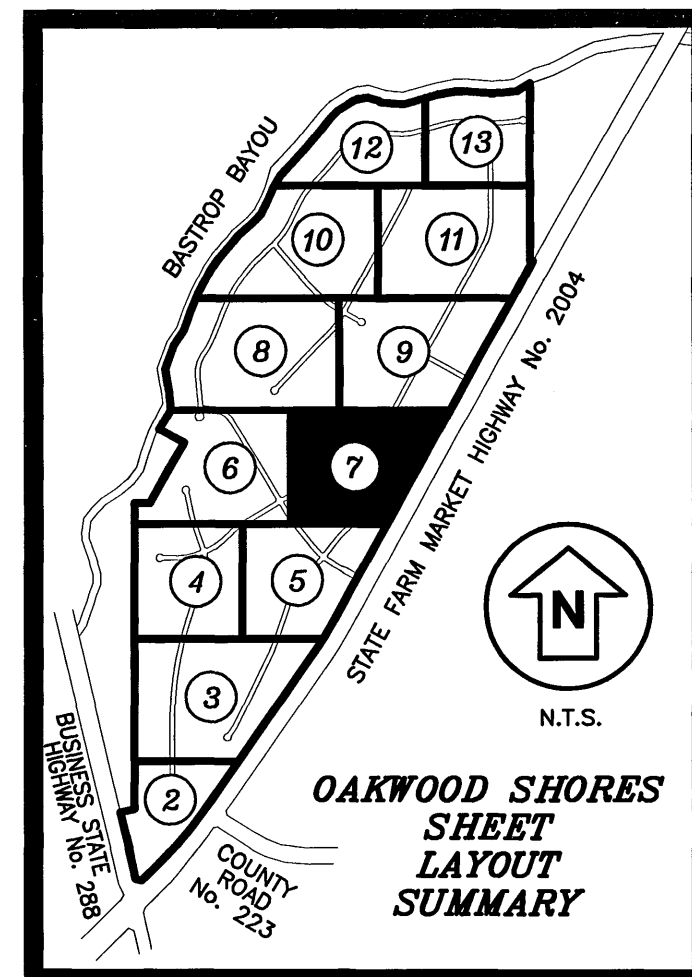
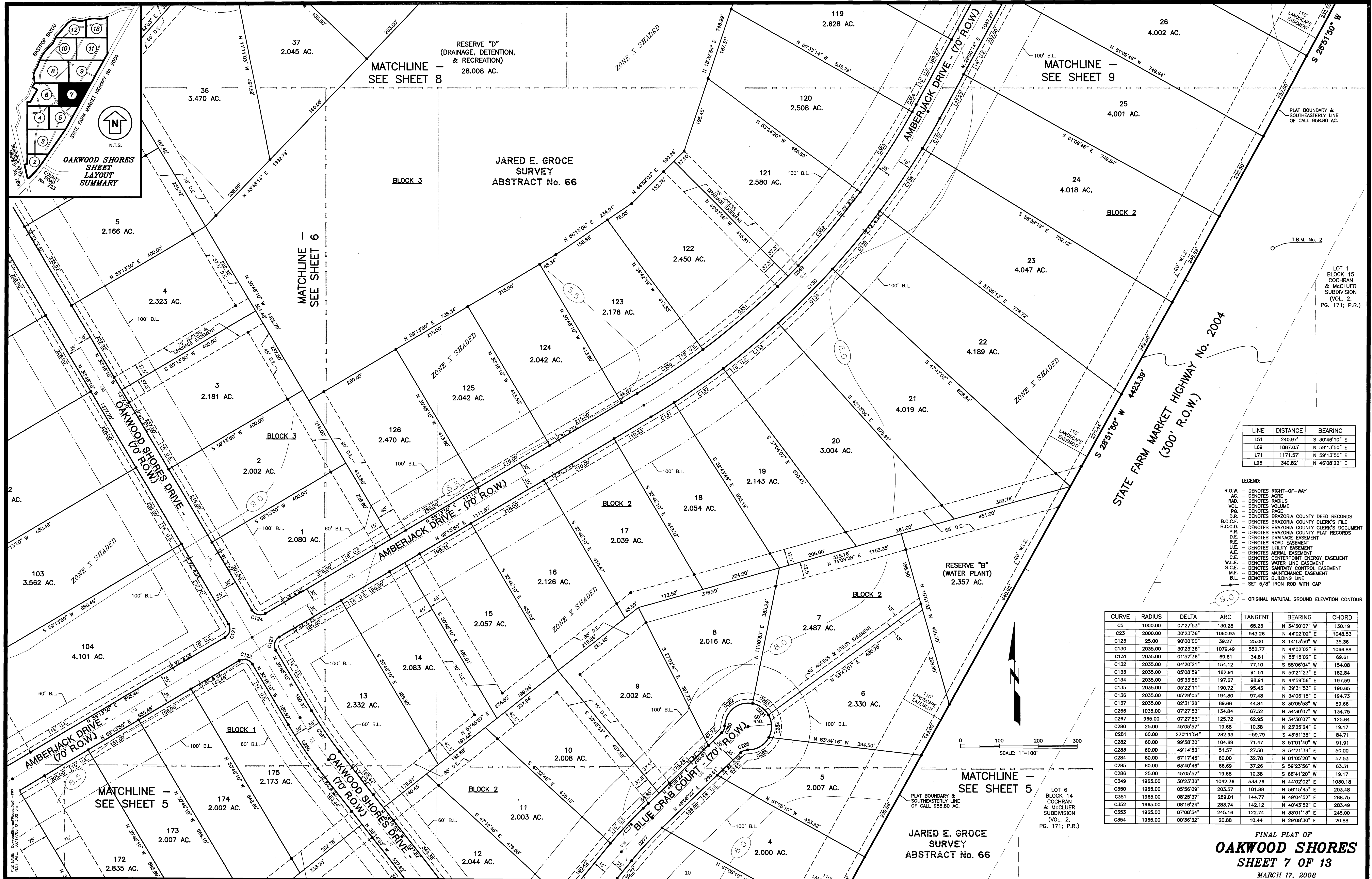
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 - B.L. — DENOTES BUILDING LINE
 - SET 5/8" IRON ROD WITH CAP

— ORIGINAL NATURAL GROUND ELEVATION CONTOUR

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C2	5736.63	05°29'46"	550.29	275.35	N 31°36'14" E	550.08
C5	1000.00	07°27'53"	130.28	65.23	N 34°30'07" W	130.19
C6	1000.00	22°54'07"	399.71	202.56	S 49°41'07" E	397.06
C7	1000.00	12°26'39"	217.19	109.02	N 44°27'23" W	216.77
C8	1000.00	10°27'28"	182.52	91.52	S 55°54'26" E	182.27
C34	1000.00	07°02'28"	122.89	61.62	N 22°06'24" E	122.81
C35	1000.00	20°44'08"	361.90	182.95	S 28°57'14" W	359.93
C36	1000.00	06°49'04"	118.99	59.57	N 42°43'50" E	118.92
C39	5736.63	01°31'53"	153.33	76.67	N 29°37'18" E	153.32
C40	5736.63	01°59'51"	200.00	100.01	N 31°23'10" E	199.99
C41	5736.63	01°58'02"	196.96	98.49	N 33°22'06" E	196.96
C266	1035.00	07°27'53"	134.84	67.52	N 34°30'07" W	134.75
C268	1035.00	09°11'57"	166.18	83.27	N 42°50'02" W	166.00
C269	965.00	08°47'04"	147.95	74.12	N 42°37'35" W	147.81
C270	25.00	93°39'35"	40.87	26.65	S 86°09'05" W	36.47
C271	25.00	93°39'35"	40.87	26.65	S 07°30'29" E	36.47
C272	25.00	86°45'18"	37.85	23.62	S 82°41'57" W	34.34
C273	25.00	86°45'18"	37.85	23.62	N 04°03'21" W	34.34
C274	1035.00	07°12'46"	130.29	65.23	S 57°31'47" E	130.21
C275	965.00	06°47'53"	114.50	57.32	S 57°44'13" E	114.43
C276	1035.00	06°49'04"	123.16	61.65	N 42°43'50" E	123.09
C277	965.00	06°49'04"	114.83	57.48	N 42°43'50" E	114.76
C285	80.00	63°40'46"	66.89	37.26	S 59°23'56" W	63.31
C286	25.00	45°05'57"	19.88	10.38	S 68°41'20" W	19.17
C287	1035.00	20°44'08"	374.57	189.36	S 28°57'14" W	372.53
C288	1035.00	05°58'53"	108.05	54.07	S 21°34'37" E	108.00
C289	1035.00	09°13'48"	166.73	83.55	N 29°10'57" E	166.55
C290	1035.00	05°31'27"	99.79	49.93	N 36°33'35" E	99.75
C291	965.00	20°44'08"	349.23	176.55	S 28°57'14" W	347.33
C292	965.00	03°38'23"	61.30	30.66	N 20°24'22" E	61.29
C293	965.00	13°36'44"	229.26	115.17	N 29°01'55" E	228.72
C294	965.00	03°29'01"	58.67	29.34	N 37°34'48" E	58.66
C295	965.00	07°02'28"	118.59	59.37	N 22°06'24" E	118.51
C296	1035.00	07°02'28"	127.19	63.68	N 22°06'24" E	127.11

FINAL PLAT OF
OAKWOOD SHORES
SHEET 5 OF 13
MARCH 17, 2008



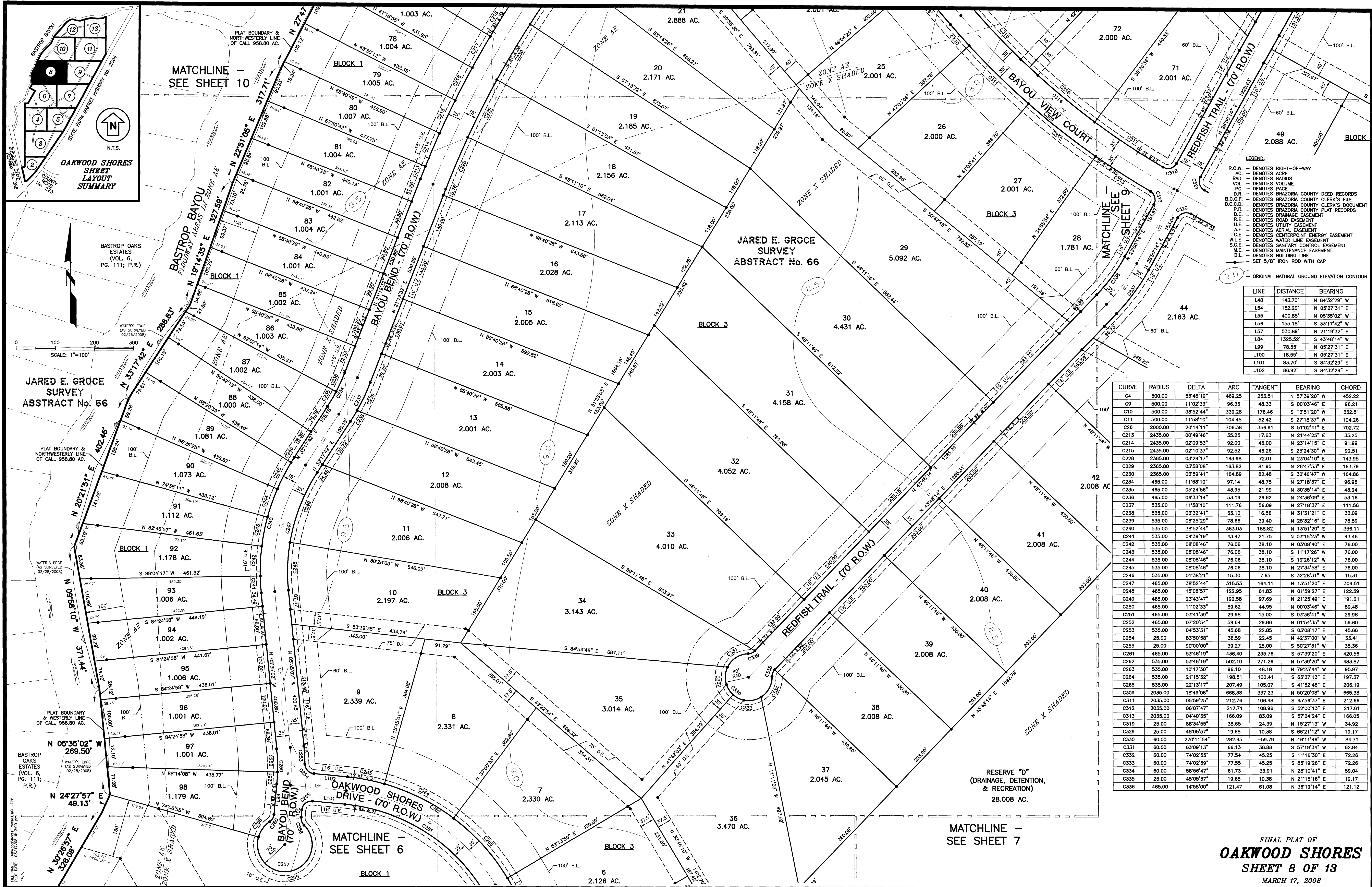


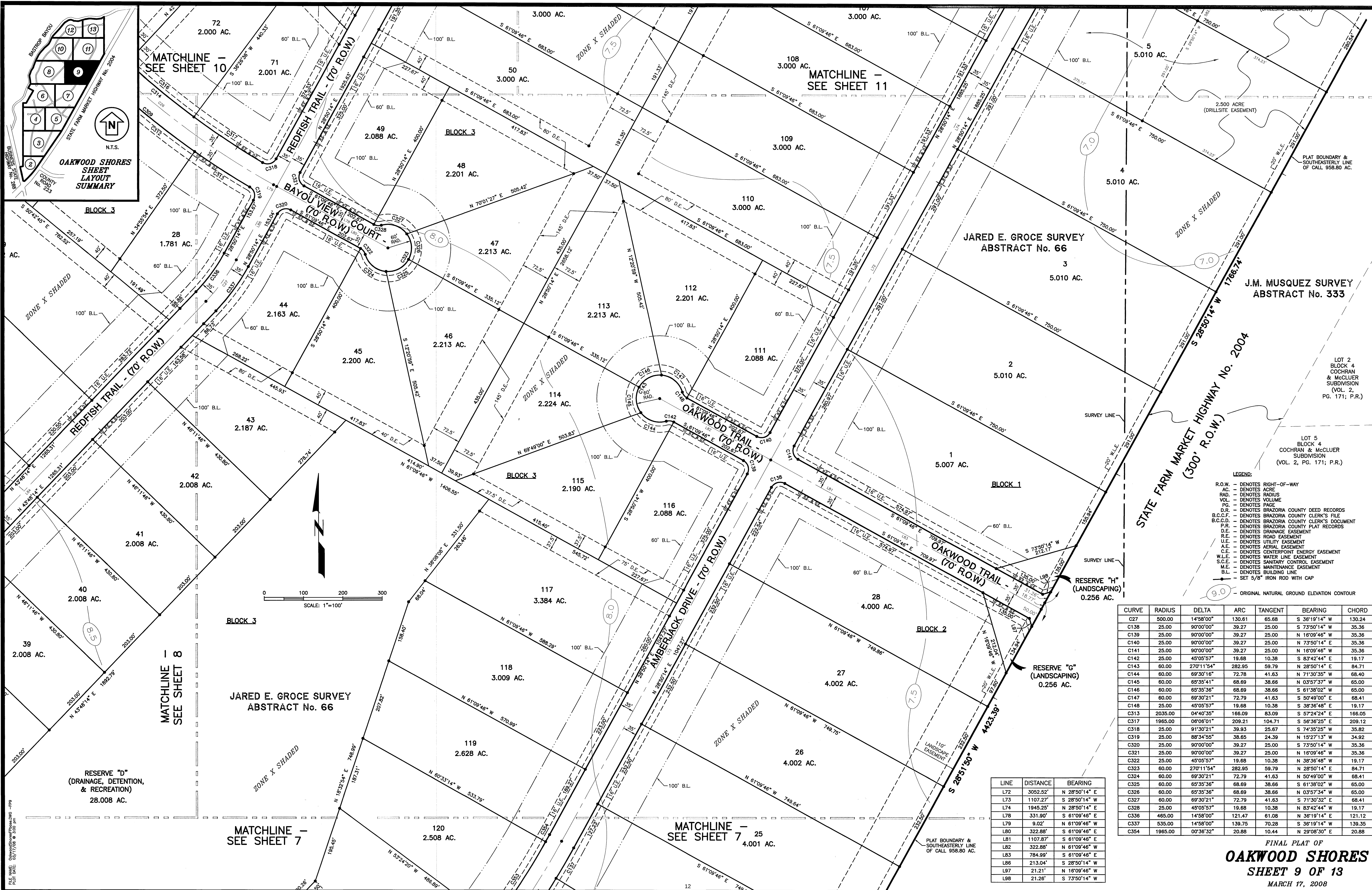
LINE	DISTANCE	BEARING
L51	240.97'	S 30°46'10" E
L69	1887.03'	N 59°13'50" E
L71	1171.57'	N 59°13'50" E
L96	340.82'	N 46°08'22" E

- LEGEND:
- R.O.W. - DENOTES RIGHT-OF-WAY
 - AC. - DENOTES ACRE
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 - 9.0 - ORIGINAL NATURAL GROUND ELEVATION CONTOUR

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C5	1000.00	07°27'53"	130.28	65.23	N 34°30'07" W	130.19
C23	2000.00	30°23'36"	1060.93	543.26	N 44°02'02" E	1048.53
C123	25.00	90°00'00"	39.27	25.00	S 14°13'50" W	35.36
C130	2035.00	30°23'36"	1079.49	552.77	N 44°02'02" E	1066.88
C131	2035.00	01°57'36"	69.61	34.81	N 58°15'02" E	69.61
C132	2035.00	04°20'21"	154.12	77.10	S 55°06'04" W	154.08
C133	2035.00	05°08'59"	182.91	91.51	N 50°21'23" E	182.84
C134	2035.00	05°33'56"	197.67	98.91	N 44°59'56" E	197.59
C135	2035.00	05°22'11"	190.72	95.43	N 39°31'53" E	190.65
C136	2035.00	05°28'05"	194.80	97.48	N 34°06'15" E	194.73
C137	2035.00	02°31'28"	89.66	44.84	S 30°05'58" W	89.66
C266	1035.00	07°27'53"	134.84	67.52	N 34°30'07" W	134.75
C267	985.00	07°27'53"	125.72	62.95	N 34°30'07" W	125.64
C280	25.00	45°05'57"	19.68	10.38	N 23°35'24" E	19.17
C281	60.00	27°01'15"	282.95	-59.79	S 43°51'38" E	84.71
C282	60.00	98°58'30"	104.69	71.47	S 51°01'40" W	91.91
C283	60.00	49°14'53"	51.57	27.50	S 54°21'39" E	50.00
C284	60.00	57°17'45"	60.00	32.78	N 01°05'20" W	57.53
C285	60.00	63°40'46"	66.89	37.26	S 59°23'56" W	63.31
C286	25.00	45°05'57"	19.68	10.38	S 68°41'20" W	19.17
C349	1965.00	30°23'36"	1042.36	533.76	N 44°02'02" E	1030.18
C350	1965.00	05°58'09"	203.57	101.88	N 56°15'45" E	203.48
C351	1965.00	08°25'37"	289.01	144.77	N 49°04'52" E	288.75
C352	1965.00	08°16'24"	283.74	142.12	N 40°43'52" E	283.49
C353	1965.00	07°08'54"	245.16	122.74	N 33°01'13" E	245.00
C354	1965.00	00°36'32"	20.88	10.44	N 29°08'30" E	20.88

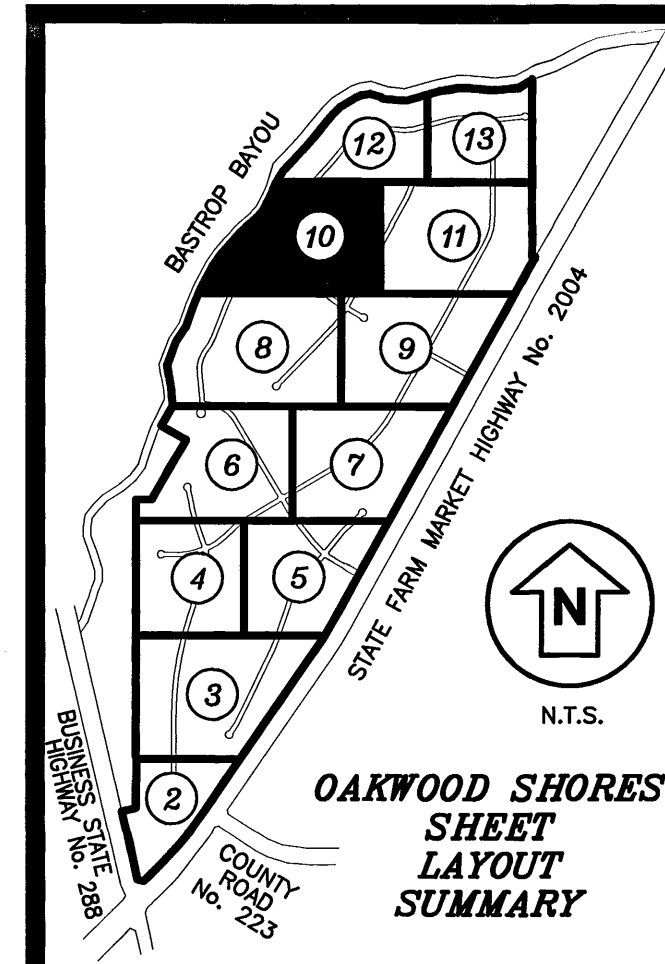
FINAL PLAT OF
OAKWOOD SHORES
SHEET 7 OF 13
MARCH 17, 2008





CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C27	500.00	14°58'00"	130.61	65.88	S 36°19'14" W	130.24
C138	25.00	90°00'00"	39.27	25.00	S 73°50'14" W	35.36
C139	25.00	90°00'00"	39.27	25.00	N 16°09'46" W	35.36
C140	25.00	90°00'00"	39.27	25.00	N 73°50'14" E	35.36
C141	25.00	90°00'00"	39.27	25.00	N 16°09'46" W	35.36
C142	25.00	45°05'57"	19.68	10.38	S 83°42'44" E	19.17
C143	60.00	27°01'15"	282.95	59.79	N 28°50'14" E	84.71
C144	60.00	69°30'16"	72.78	41.63	N 71°30'35" W	68.40
C145	60.00	65°35'41"	68.69	38.66	N 03°57'37" W	65.00
C146	60.00	65°35'36"	68.69	38.66	S 61°38'02" W	65.00
C147	60.00	69°30'21"	72.79	41.63	S 50°49'00" E	68.41
C148	25.00	45°05'57"	19.68	10.38	S 38°36'48" E	19.17
C313	2035.00	04°40'35"	166.09	83.09	S 57°24'24" E	166.05
C317	1965.00	06°06'01"	209.21	104.71	S 56°36'25" E	209.12
C318	25.00	91°30'21"	39.93	25.67	S 74°35'25" W	35.82
C319	25.00	88°34'55"	38.65	24.39	N 15°27'13" W	34.92
C320	25.00	90°00'00"	39.27	25.00	S 73°50'14" W	35.36
C321	25.00	90°00'00"	39.27	25.00	N 16°09'46" W	35.36
C322	25.00	45°05'57"	19.68	10.38	N 38°36'48" W	19.17
C323	60.00	27°01'15"	282.95	59.79	N 28°50'14" E	84.71
C324	60.00	69°30'21"	72.79	41.63	S 50°49'00" W	68.41
C325	60.00	65°35'36"	68.69	38.66	S 61°38'02" W	65.00
C326	60.00	65°35'36"	68.69	38.66	N 03°57'34" W	65.00
C327	60.00	69°30'21"	72.79	41.63	S 71°30'32" E	68.41
C328	25.00	45°05'57"	19.68	10.38	N 83°42'44" W	19.17
C336	485.00	14°58'00"	121.47	61.08	S 36°19'14" E	121.12
C337	535.00	14°58'00"	139.75	70.28	S 36°19'14" W	139.35
C354	1965.00	00°36'32"	20.88	10.44	N 29°08'30" E	20.88

LINE	DISTANCE	BEARING
L72	3052.52'	N 28°50'14" E
L73	1107.27'	S 28°50'14" W
L74	1945.25'	N 28°50'14" E
L78	331.90'	S 61°09'46" E
L79	9.02'	N 61°09'46" W
L80	322.88'	S 61°09'46" E
L81	1107.87'	S 61°09'46" E
L82	322.88'	N 61°09'46" W
L83	784.99'	S 61°09'46" E
L86	213.04'	S 28°50'14" W
L97	21.21'	N 16°09'46" W
L98	21.26'	S 73°50'14" W

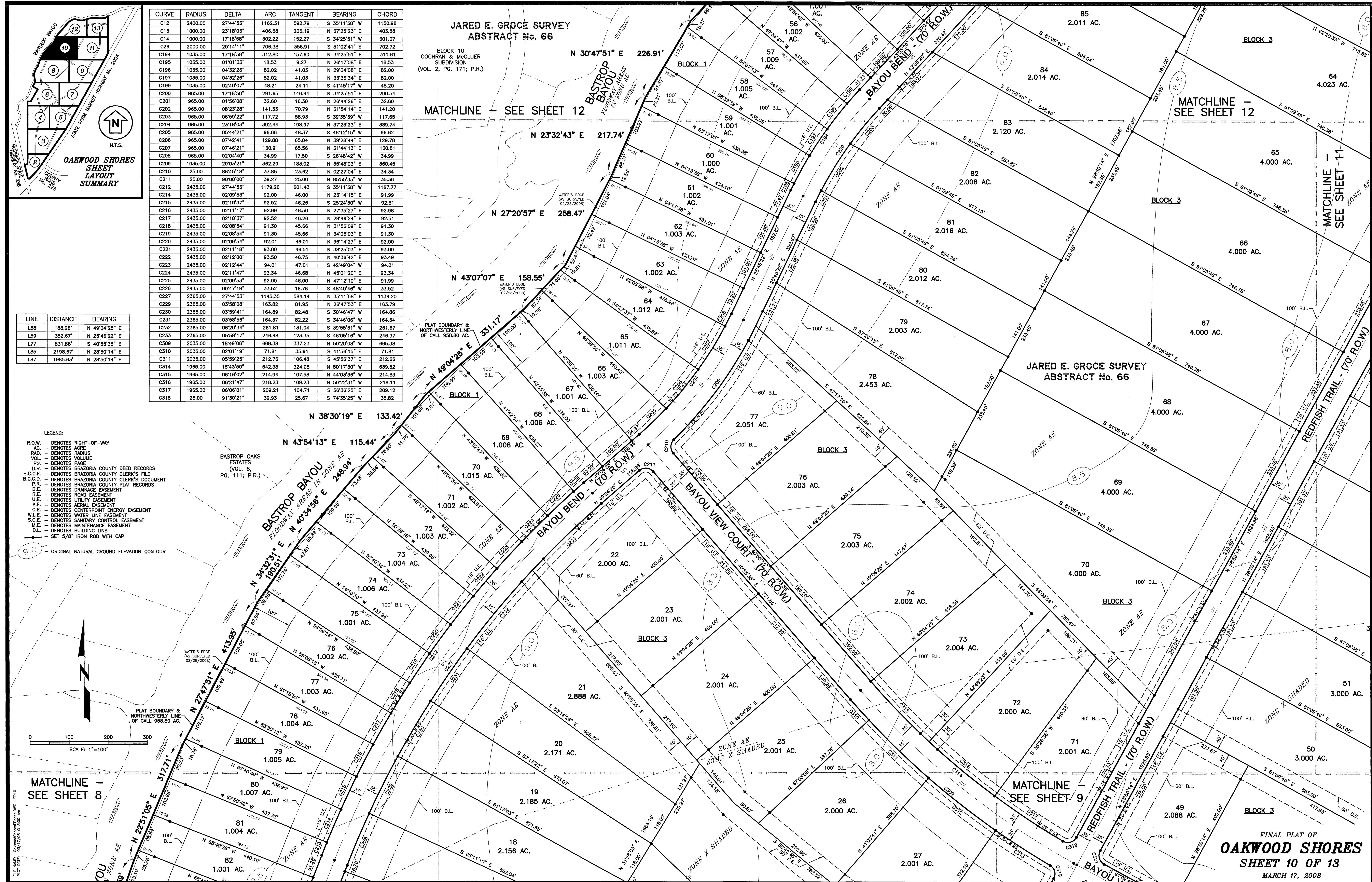


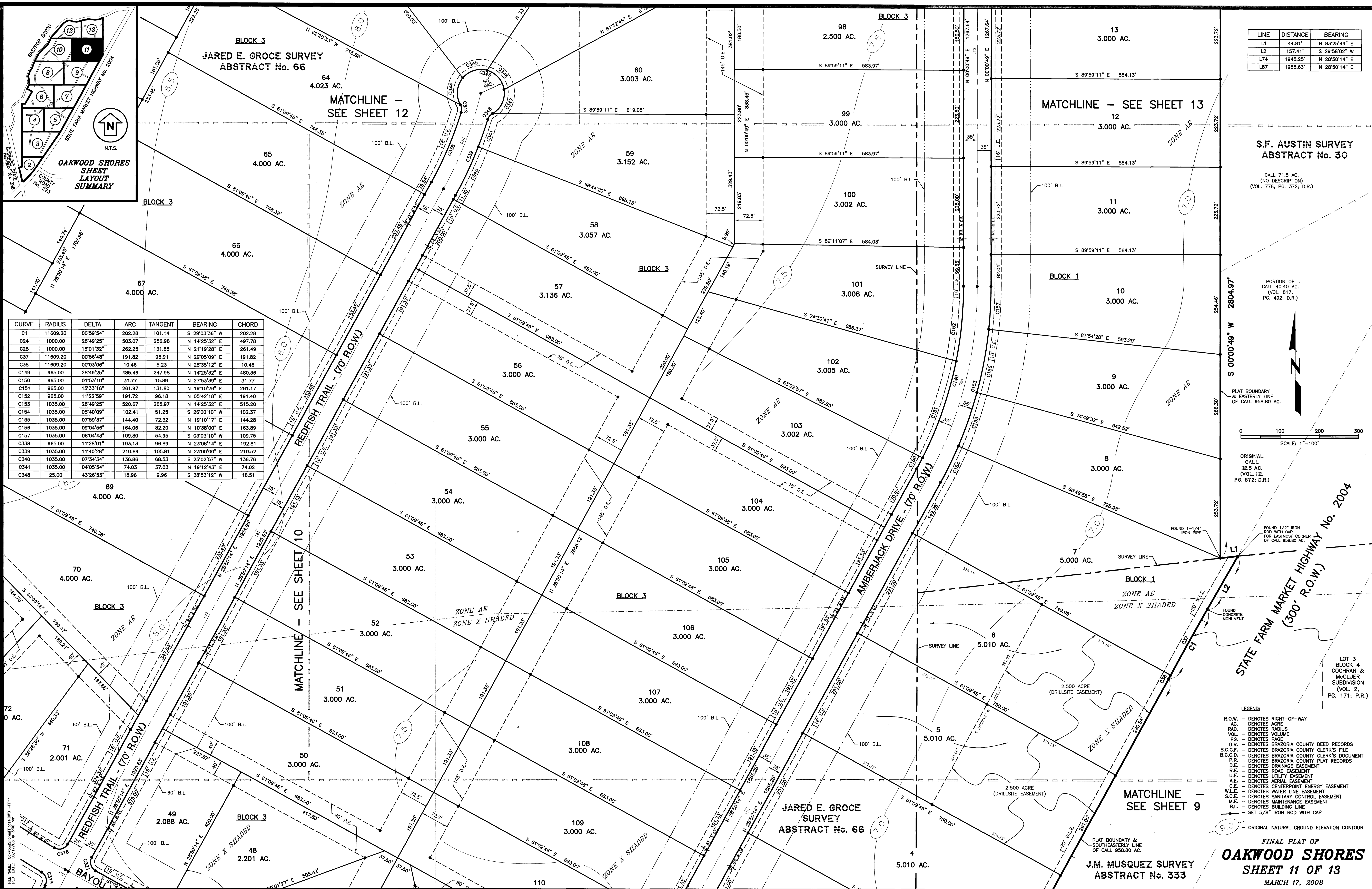
CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C12	2400.00	27°44'53"	1162.31	592.79	S 35°11'58" W	1150.98
C13	1000.00	23°18'03"	406.68	206.19	N 37°25'23" E	403.88
C14	1000.00	17°18'58"	302.22	152.27	S 34°25'51" W	301.07
C26	2000.00	20°14'11"	706.38	356.91	S 51°02'41" E	702.72
C194	1035.00	17°18'58"	312.80	157.60	N 34°25'51" E	311.61
C195	1035.00	01°01'33"	18.53	9.27	N 26°17'08" E	18.53
C196	1035.00	04°32'26"	82.02	41.03	N 29°04'08" E	82.00
C197	1035.00	04°32'26"	82.02	41.03	N 33°36'34" E	82.00
C199	1035.00	02°40'07"	48.21	24.11	S 41°45'17" W	48.20
C200	965.00	17°18'58"	291.65	146.94	N 34°25'51" E	290.54
C201	965.00	01°56'08"	32.60	16.30	N 26°44'26" E	32.60
C202	965.00	08°23'28"	141.33	70.79	N 31°54'14" E	141.20
C203	965.00	06°59'22"	117.72	58.93	S 39°35'39" W	117.65
C204	965.00	23°18'03"	392.44	198.97	N 37°25'23" E	389.74
C205	965.00	05°44'21"	96.66	48.37	S 46°12'15" W	96.62
C206	965.00	07°42'41"	129.88	65.04	N 39°28'44" E	129.78
C207	965.00	07°46'21"	130.91	65.56	N 31°44'13" E	130.81
C208	965.00	02°04'40"	34.99	17.50	S 26°48'42" W	34.99
C209	1035.00	20°03'21"	362.29	183.02	N 35°48'03" E	360.45
C210	25.00	86°45'18"	37.85	23.62	N 02°27'04" E	34.34
C211	25.00	90°00'00"	39.27	25.00	N 85°55'35" W	35.36
C212	2435.00	27°44'53"	1179.26	601.43	S 35°11'58" W	1167.77
C214	2435.00	02°09'53"	92.00	46.00	N 23°14'15" E	91.99
C215	2435.00	02°10'37"	92.52	46.26	S 25°24'30" W	92.51
C216	2435.00	02°11'17"	92.99	46.50	N 27°35'27" E	92.98
C217	2435.00	02°10'37"	92.52	46.26	N 29°46'24" E	92.51
C218	2435.00	02°08'54"	91.30	45.66	N 31°56'09" E	91.30
C219	2435.00	02°08'54"	91.30	45.66	N 34°05'03" E	91.30
C220	2435.00	02°09'54"	92.01	46.01	N 36°14'27" E	92.00
C221	2435.00	02°11'18"	93.00	46.51	N 38°25'03" E	93.00
C222	2435.00	02°12'00"	93.50	46.75	N 40°36'42" E	93.49
C223	2435.00	02°12'44"	94.01	47.01	S 42°49'04" W	94.01
C224	2435.00	02°11'47"	93.34	46.68	N 45°01'20" E	93.34
C225	2435.00	02°09'53"	92.00	46.00	N 47°12'10" E	91.99
C226	2435.00	00°47'19"	33.52	16.76	S 48°40'46" W	33.52
C227	2365.00	27°44'53"	1145.35	584.14	N 35°11'58" E	1134.20
C229	2365.00	03°58'08"	163.82	81.95	N 26°47'53" E	163.79
C230	2365.00	03°59'41"	164.89	82.48	S 30°46'47" W	164.86
C231	2365.00	03°58'56"	164.37	82.22	S 34°46'06" W	164.34
C232	2365.00	06°20'34"	261.81	131.04	S 39°55'51" W	261.67
C233	2365.00	05°58'17"	246.48	123.35	S 46°05'16" W	246.37
C309	2035.00	18°49'06"	668.38	337.23	N 50°20'08" E	665.38
C310	2035.00	02°01'19"	71.81	35.91	S 41°56'15" E	71.81
C311	2035.00	05°59'25"	212.76	106.48	S 45°56'37" E	212.66
C314	1965.00	18°43'50"	642.38	324.08	N 50°17'30" W	639.52
C315	1965.00	06°16'02"	214.94	107.58	N 44°03'36" W	214.83
C316	1965.00	06°21'47"	218.23	109.23	N 50°22'31" W	218.11
C317	1965.00	06°06'01"	209.21	104.71	S 56°36'25" E	209.12
C318	25.00	91°30'21"	39.93	25.67	S 74°35'25" W	35.82

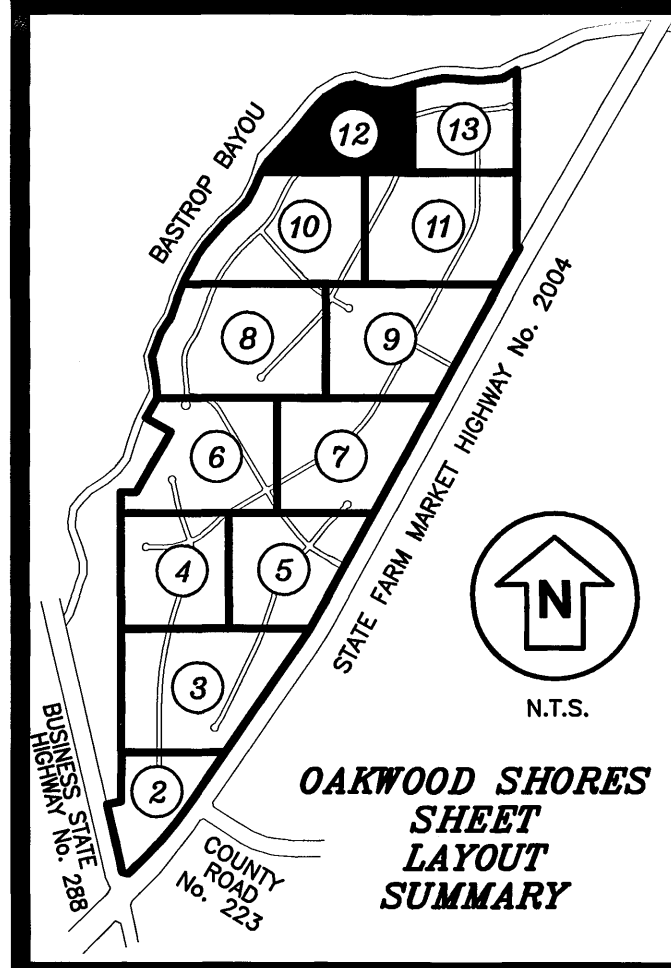
LINE	DISTANCE	BEARING
L58	188.96'	N 49°04'25" E
L59	352.67'	N 25°46'22" E
L77	831.86'	S 40°55'35" E
L85	2198.67'	N 28°50'14" E
L87	1985.63'	N 28°50'14" E

LEGEND:

- R.O.W. - DENOTES RIGHT-OF-WAY
 AC. - DENOTES ACRE
 RAD. - DENOTES RADIUS
 VOL. - DENOTES VOLUME
 PG. - DENOTES PAGE
 D.R. - DENOTES BRAZORIA COUNTY DEED RECORDS
 B.C.C.F. - DENOTES BRAZORIA COUNTY CLERK'S FILE
 B.C.C.D. - DENOTES BRAZORIA COUNTY CLERK'S DOCUMENT
 P.R. - DENOTES BRAZORIA COUNTY PLAT RECORDS
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 R.E. - DENOTES ROAD EASEMENT
 U.E. - DENOTES UTILITY EASEMENT
 A.E. - DENOTES AERIAL EASEMENT
 C.E. - DENOTES CENTERPOINT ENERGY EASEMENT
 W.L.E. - DENOTES WATER LINE EASEMENT
 S.C.E. - DENOTES SANITARY CONTROL EASEMENT
 M.E. - DENOTES MAINTENANCE EASEMENT
 B.L. - DENOTES BUILDING LINE
 - SET 5/8" IRON ROD WITH CAP
 9.0 - ORIGINAL NATURAL GROUND ELEVATION CONTOUR





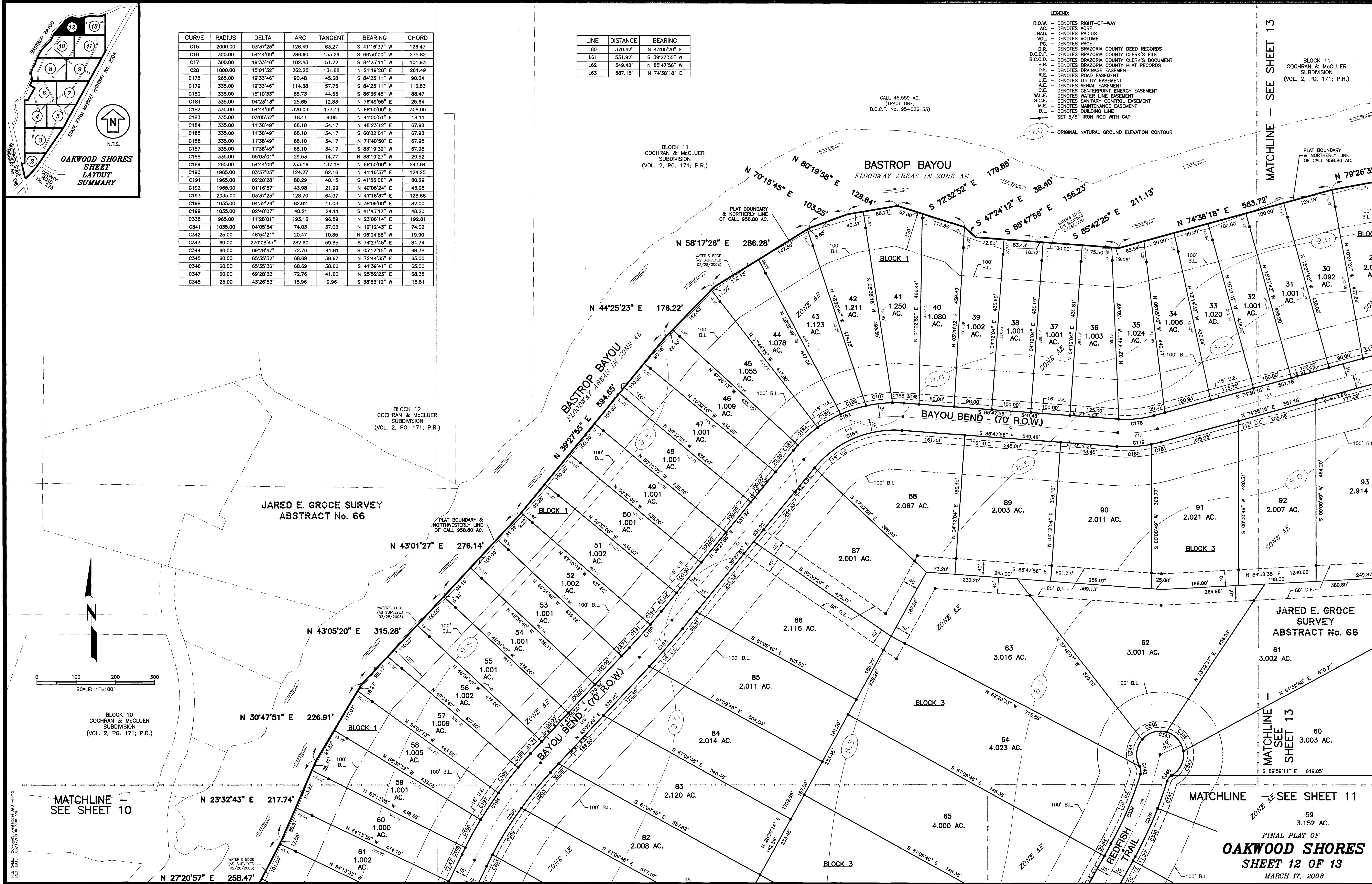


CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C15	2000.00	03°37'25"	126.49	63.27	S 41°16'37" W	126.47
C16	300.00	54°44'09"	286.60	155.29	S 66°50'00" W	275.82
C17	300.00	19°33'46"	102.43	51.72	S 84°25'11" W	101.93
C28	1000.00	15°01'32"	262.25	131.88	N 21°19'28" E	261.49
C178	265.00	19°33'46"	90.48	45.68	S 84°25'11" W	90.04
C179	335.00	19°33'46"	114.38	57.75	S 84°25'11" W	113.83
C180	335.00	15°10'33"	88.73	44.63	S 86°36'48" W	88.47
C181	335.00	04°23'13"	25.65	12.83	N 76°49'55" E	25.64
C182	335.00	54°44'09"	320.03	173.41	N 66°50'00" E	308.00
C183	335.00	03°05'52"	18.11	9.06	N 41°00'51" E	18.11
C184	335.00	11°38'49"	68.10	34.17	N 48°23'12" E	67.98
C185	335.00	11°38'49"	68.10	34.17	S 60°02'01" W	67.98
C186	335.00	11°38'49"	68.10	34.17	N 71°40'50" E	67.98
C187	335.00	11°38'49"	68.10	34.17	S 83°19'39" W	67.98
C188	335.00	05°03'01"	29.53	14.77	N 88°19'27" W	29.52
C189	265.00	54°44'09"	253.16	137.18	N 66°50'00" E	243.64
C190	1965.00	03°37'25"	124.27	62.16	N 41°16'37" E	124.25
C191	1965.00	02°20'28"	80.29	40.15	S 41°55'06" W	80.29
C192	1965.00	01°16'57"	43.98	21.99	N 40°06'24" E	43.98
C193	2035.00	03°37'25"	128.70	64.37	N 41°16'37" E	128.68
C198	1035.00	04°32'26"	82.02	41.03	N 38°09'00" E	82.00
C199	1035.00	02°40'07"	48.21	24.11	S 41°45'17" W	48.20
C338	965.00	11°28'01"	193.13	96.89	N 23°06'14" E	192.81
C341	1035.00	04°05'54"	74.03	37.03	N 19°12'43" E	74.02
C342	25.00	48°54'21"	20.47	10.85	N 06°04'58" W	19.90
C343	60.00	27°08'47"	282.90	59.85	S 74°27'45" E	84.74
C344	60.00	69°28'47"	72.76	41.61	S 05°12'15" W	68.38
C345	60.00	65°35'52"	68.69	38.67	N 72°44'35" E	65.00
C346	60.00	65°35'36"	68.69	38.66	S 41°39'41" E	65.00
C347	60.00	69°28'32"	72.76	41.60	N 25°52'23" E	68.38
C348	25.00	43°26'53"	18.96	9.96	S 38°53'12" W	18.51

LINE	DISTANCE	BEARING
L60	370.42'	N 43°05'20" E
L61	531.92'	S 39°27'55" W
L62	549.48'	N 85°47'56" W
L63	587.18'	N 74°38'18" E

CALL 45,559 AC.
(TRACT ONE;
B.C.C.F. No. 95-026133)

- LEGEND:
- R.O.W. - DENOTES RIGHT-OF-WAY
 - AC. - DENOTES ACRE
 - RAD. - DENOTES RADIUS
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 - SET 5/8" IRON ROD WITH CAP
 - ORIGINAL NATURAL GROUND ELEVATION CONTOUR



MATCHLINE -
SEE SHEET 10

MATCHLINE - SEE SHEET 13

MATCHLINE -
SEE SHEET 11

FINAL PLAT OF
OAKWOOD SHORES
SHEET 12 OF 13
MARCH 17, 2008

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C18	1000.0	19°59'41"	348.97	176.28	S 84°38'09" W	347.21
C19	300.0	11°05'02"	58.04	29.11	N 89°05'28" E	57.94
C25	1000.0	04°37'10"	80.62	40.33	S 02°19'24" W	80.60
C158	1035.0	04°37'10"	83.45	41.75	N 02°19'24" E	83.42
C159	965.0	04°37'10"	77.80	38.92	S 02°19'24" W	77.78
C160	25.0	90°00'00"	39.27	25.00	N 40°22'01" W	35.36
C161	25.0	80°24'21"	35.08	21.13	N 44°50'10" E	32.27
C162	335.0	01°29'23"	8.71	4.36	S 84°17'39" W	8.71
C163	265.0	11°05'02"	51.26	25.71	S 89°05'28" W	51.18
C164	25.0	45°05'57"	19.68	10.38	S 73°54'05" E	19.17
C165	60.0	270°11'54"	282.95	-59.79	N 06°27'03" W	84.71
C166	60.0	128°38'05"	134.70	124.77	S 64°19'51" W	108.14
C167	60.0	90°00'00"	94.25	60.00	N 44°59'11" W	84.85
C168	60.0	51°33'49"	54.00	28.98	S 64°13'55" W	52.19
C169	25.0	45°05'57"	19.68	10.38	S 60°59'59" W	19.17
C170	1035.0	19°59'41"	361.19	182.45	N 84°38'09" E	359.36
C171	1035.0	06°35'21"	119.03	59.58	S 77°55'58" W	118.96
C172	1035.0	10°45'09"	194.23	97.40	N 86°36'13" E	193.95
C173	1035.0	02°39'11"	47.93	23.97	N 88°41'37" W	47.92
C174	965.0	19°59'41"	336.76	170.11	N 84°38'09" E	335.05
C175	965.0	05°48'28"	97.82	48.95	N 77°32'32" E	97.78
C176	965.0	12°15'45"	206.53	103.66	N 86°34'39" E	206.14
C177	965.0	01°55'28"	32.41	16.21	N 86°19'45" W	32.41
C346	60.0	65°35'36"	66.89	38.66	S 41°39'41" E	65.00
C347	60.0	69°28'32"	72.76	41.60	N 25°52'23" E	68.38

LINE	DISTANCE	BEARING
L63	587.18'	N 74°38'18" E
L64	376.44'	N 85°22'01" W
L65	445.40'	S 83°32'57" W
L75	1267.64'	N 00°00'49" E
L76	132.08'	S 04°37'59" W
L105	44.74'	N 89°59'11" W

Doc# 2008019216
Pages 13
04/15/2008 3:55PM
Official Public Records of
Brazoria County
Joyce Hudman
County Clerk
Fees \$687.00

Office Memorandum

300

STATE FARM MARKET HIGHWAY No. 2004
(300' R.O.W.)

ORIGINAL

ORIGINAL
CALL
112.5 AC.
(VOL. 112,
PG. 572: D.B.

PORTION OF
CALL 40.40 AC.
(VOL. 817,
PG. 492: D.R.)

FINAL PLAT OF
OAKWOOD SHORES
SHEET 13 OF 13
MARCH 17, 2008



AGENDA MEMORANDUM

ITEM- OAKWOOD SHORES DRAINAGE INFRASTRUCTURE AND CONTINUATION OF THE STORMWATER MASTER PLAN DISCUSSION

CONTACT: Eric Foerster-City Manager

SUBJECT: #1-To set a time and date for the discussion and resolution of drainage infrastructure and maintenance responsibilities in Oakwood Shores.

#2- To set a time and date to bring all parties to the table to discuss the stormwater master plan. This includes OWS HOA, Velasco Drainage, The City of Richwood Staff, and Strand Associates.

ISSUE: There is an ongoing discussion about Oakwood Shores drainage infrastructure, maintenance, and legal responsibility. This causes concern for staff based on varied responses from the city in the past. We are now faced with approving a Stormwater Master Plan, and this is now an issue that should be addressed with some definitive resolution to move forward in a unified manner.

FISCAL IMPACT: None currently.

RECOMMENDATION: Council to set a time date for a workshop to reach a resolution regarding Oakwood Shores drainage easements and maintenance. Discuss and evaluate the stormwater master plan impact on all areas of the city.



January 21, 2020

City of Richwood
c/o Mr. Clif Custer, Public Works Director
1800 N. Brazosport Blvd.
Richwood, Texas 77531

Sent Via Email: ccuster@richwoodtx.gov

Re: CONFIDENTIAL ATTORNEY COMMUNICATION; and
Opinion regarding maintenance of drainage easements and reserves in Oakwood Shores.

Dear Mr. Custer:

Per your request you asked this firm to review Declaration of Covenants, Conditions and Restrictions for Oakwood Shores subdivision (the "Deed Restrictions"), and review whether the property owner's association was responsible for maintenance of drainage easements. In rendering this opinion, we have relied on the facts and information available through a narrowly tailored search of the official records of Brazoria County, Texas. Please allow this correspondence to provide our opinion and recommendation moving forward.

As you are aware, the Deed Restrictions do address drainage easements. Specifically, Section 8.03, states, in part:

...The Association shall be responsible for maintaining the right-of -way of all Drainage Reserves., Landscape Reserves, Water Well Reserves and Easements as shown on the Plat of the Subdivision or referenced thereon. The associate shall also be responsible for Maintenance of all Reserves in the Subdivision commencing upon the transfer of such Reserves from the Developer to the Association.¹

The Deed Restrictions identify the Oakwood Shores Property Owners Association ("POA") as being responsible for maintenance of drainage easements and reserves in Oakwood Shores; however, the Deed Restrictions may be amended at any time with a two-thirds (2/3rds) vote of the property owners.² Moreover, the Deed Restrictions are not an agreement with the City of Richwood (the "City"), but rather the rules and covenants by which property owners may use their property. Therefore, the existence of the Deed Restrictions do not indicate an agreement between the parties as to maintenance of the drainage easements.

¹ Declaration of Covenants, Conditions and Restrictions for Oakwood Shores, Article VIII., Duties and Powers of the Property Owner's Association, Section 8.03, Page 13.

² *Id.* Article IX., General Provisions, Section 9.02, Page 14

With that said, the Final Plat of Oakwood Shores (the “Plat”) filed under Clerk’s File No. 2008019216, does address the responsibility of maintenance of drainage easements and reserves. Pursuant to Number 6, of the “Subdivision Notes” contained in the Plat, the POA is responsible for maintenance of drainage facilities:

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.

As of now, the Plat specifically sets for the responsibilities as they pertain to drainage easements and the maintenance thereof. Moreover, the Plat was approved with the restrictions set forth in the subdivision notes.

DISCUSSION AND RECOMMENDATION

Based upon and subject to the foregoing, and the documents researched in the Official Records of Brazoria County, it is this firm’s opinion the POA is responsible for maintenance of drainage easements and reserves. If desired to be changed, an amendment of the Plat would need to adhere to the specific rules as they are set forth in the Texas Local Government Code. Additional, the Deed Restrictions would need to be amended by 2/3 of the property owners of Oakwood Shores in order to coincide with any amended plat.

We express no opinion as to, or the effect or applicability of, any laws other than the law cited herein. Our opinion is limited to the specific issues addressed herein and are limited in all respects to laws and facts existing on the date hereof. By rendering this opinion, we do not undertake to advise you of any changes in such laws or facts, which may occur after the date hereof. There may be details unknown to our firm, which could significantly alter this opinion. We look forward to any additional questions.

Sincerely,

CORDOBA LAW FIRM, PLLC