

C. BREEN SURVEY
ABSTRACT NO. 46

LOT 4

LOT 5

N 62°17'07" E 814.13'

LOT 6
6.743 ACRES

— PIPELINE PER
RAILROAD
COMMISSION
DATABASE

POND

DITCH

60' PIPELINE
EASEMENT TRACT 1
VOL. 460, PG. 229

DETENTION RESERVE

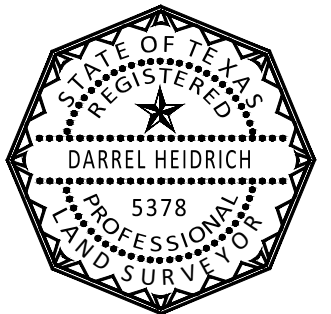
L=25.81'
R=144.00'
D=10°16'05"
CHB=N 22°17'12" W
CHD=25.77'

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. AN AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EASEMENTS OR OVERHEAD UTILITIES.
4. EASEMENTS AND BUILDING LINES SHOWN HEREON ARE PER RECORDED PLAT.
2. PIPELINES SHOWN HEREON ARE PER THE TEXAS RAILROAD COMMISSION DATABASE AND HAVE NOT BEEN FIELD LOCATED OR VERIFIED.

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
VOL. PG. = VOLUME, PAGE
I.R.C. = IRON ROD W/CAP
○ = 5/8" I.R.C. SET
"BAKER & LAWSON"
● = FOUND MONUMENT
(AS NOTED)
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
⊕ = FIRE HYDRANT
● = POWERPOLE
⊗ = WATER VALVE
⊔ = SIGN UTILITY
— OH — = OVERHEAD WIRE
— x — x — = FENCE

CALLED 62.296 ACRES
C.C.F.N. 20250068958
O.P.R.B.C.T.

I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS AS FOUND.



Darrel Heidrich 8/12/2025
DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378

**SURVEY PLAT
LOT 6**

**REPLAT OF THE
SWEENEY ECONOMIC DEVELOPMENT PARK
C.C.F.N. 2024009862
O.P.R.B.C.T.**

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ABSTRACT NO. 46
BRAZORIA COUNTY, TEXAS**



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Licensed Surveying Firm No. 10052500

DRAWING NO.: 15541 LOT 6 BDY

DRAWN BY: DH

DATE: 8/12/2025

CHECKED BY: AH

REV. NO. 0