

VICINITY MAP
SCALE 1"=2500'

NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO REPLAT THE FINAL PLAT OF THE SWEENY ECONOMIC DEVELOPMENT PARK INTO 9 LOTS AND 2 RESERVES. LOT 3 WAS RECONFIGURED.
- 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. 48039C0565K, REVISED DATE OF DECEMBER 30, 2020, THE SURVEYED PROPERTY LIES WITHIN ZONE "X", UNSHADED.
- 4. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 5. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 11, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
- 6. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #11.
- 7. SITE BENCHMARK: TEMPORARY BENCHMARK "A" 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER AND LAWSON" ±165' NORTH OF COUNTY ROAD 542 IN THE MEDIAN OF CALVIE BROWN ROAD. ELEVATION 34.02 FEET (NGVD88) BASED ON GPS OBSERVATION.
- 8. ABOVE GROUND EVIDENCE OF PIPELINES ARE AS SHOWN. NO UNDERGROUND RESEARCH OR PROBING WAS CONDUCTED DURING FIELD SURVEYING
- 9. A METES AND BOUNDS DESCRIPTION OF THE SURVEYED PROPERTY WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS SURVEY.

CITY PLANNING LETTER NOTES:

THE SUREVEYOR HAS RELIED UPON THE CITY PLANNING LETTER ISSUED BY ABSTRACT SERVICES OF HOUSTON, G.F. NO. 7910-23-2659, DATED JUNE 13, 2023 WITH REGARD TO ANY EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHERS MATTERS OF RECORD HAVE BEEN PERFORMED BY THE SURVEYOR.

PIPELINE EASEMENT VOL. 304, PG. 357 D.R.B.C.T. DOES NOT AFFECT SUBJECT TRACT

PIPELINE EASEMENT VOL. 375, PG. 19 D.R.B.C.T. BLANKET EASEMENT, NOT PLOTTABLE

PIPELINE EASEMENT VOL. 443, PG. 83 D.R.B.C.T. BLANKET EASEMENT, NOT PLOTTABLE

PIPELINE EASEMENT VOL. 449, PG. 234 D.R.B.C.T. DOES NOT AFFECT THE SUBJECT TRACT

PIPELINE EASEMENT VOL. 460, PG. 229 D.R.B.C.T.

TRACT 1 PLOTTED AND SHOWN, TRACT 2 NOT PLOTTABLE TRACT 3 DOES NOT AFFECT THE SUBJECT TRACT

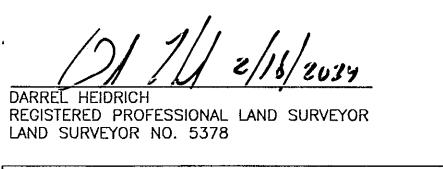
PIPELINE EASEMENT VOL. 493, PG. 632 D.R.B.C.T.

BLANKET EASEMENT, NOT PLOTTABLE
PIPELINE EASEMENT VOL. 854, PG. 671 D.R.B.C.T.

HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE

RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION ON THE 5TH DAY OF MAY, 2023.

BLANKET EASEMENT, NOT PLOTTABLE





REPLAT OF THE SWEENY ECONOMIC DEVELOPMENT PARK

A 67.263 ACRE
9 LOTS 2 RESERVES SUBDIVISION

BEING ALL OF THE SWEENY ECONOMIC DEVELOPMENT PARK AS RECORDED IN C.C.F.N. 2023029981 OF THE O.P.R.B.C.T.

LOCATED IN THE
C. BREEN SURVEY
ABSTRACT NO. 46
CITY OF SWEENY, BRAZORIA COUNTY, TEXAS



4005 TECHNOLOGY DR., SUITE 1530 ANGLETON, TEXAS 77515 OFFICE: (979) 849-6681 TBPELS No. 10052500 REG. NO. F-825

PROJECT NO: 15541

OFFICE: (979) 849-6681
LAWSON, INC.
TBPELS No. 10052500 REG. NO. F-8:
LANNERS · SURVEYORS

DRAWING NO: 15541 _REPLAT SWDVPRK REV 1

 SCALE: 1" = 150'
 DRAWN BY: AD

 DATE: 2/15/2024
 CHECKED BY: DH