

BRAZORIA COUNTY, TEXAS

IMLA KEEP SURVEY, A-79

REPLAT CRESTMONT ADDITION
C.C.F.N. 2015034683
O.P.R.B.C.T.

CALLED 0.30 ACRE
C.C.F.N. 2009020353
O.P.R.B.C.T.

FILE 3/8" LP
NO. 5/8" L.R.
8-147747, 0.1

N 35°58'26" E 43.18'

N 42°26'20" E 86.00'

FILE 1/2" L.R.

FILE 1/2" L.R.

FILE 5/8" L.R.

N 42°28'01" W 145.81'

CALLED 0.145 AC
C.C.F.N. 1980045647
O.P.R.B.C.T.

LOT 8
BLOCK 1
CRESTMONT ADDITION
VOL. 8, PG. 3
O.P.R.B.C.T.

LOT 6A
0.431 ACRE

CALLED 0.148 ACRE
C.C.F.N. 1980045648
O.P.R.B.C.T.

S 47°33'40" E 145.60'

DEED NOTES FOR 0.431 ACRE

DESCRIPTION OF A 0.431 AC
79' BRAZORIA COUNTY, TEX.
VOLUME 8, PAGE 3 OF THE
0.145 ACRE TRACT AS RE-
PUBLIC RECORDS OF BRAZOR
REFERENCED TRACT OF LAND
AND BOUNDS AS FOLLOWS
SOUTH CENTRAL ZONE, PER
BEGINNING AT A 3/8-INCH
REFERENCED TRACT OF LAND
(10.81) SAME BEING THE "N
THENCE SOUTH 42°28'20"
SAME BEING THE NORTHWEST
CORNER BEING THE SOUTH
QUARTER SECTION 13, T12N
THENCE SOUTHWESTERLY, 2
HAVING A RADIUS OF 28
35°45'00" WEST, A DISTANCE
ABOVE REFERENCED TRACT
DISTANCE OF 1.8 FEET,
THENCE NORTH 42°28'01"
SAME BEING THE NORTHEAST
CORNER OF THE O.P.R.B.C.T. A DE
OF THE WEST CORNER OF THE
A CALLED 0.30 ACRE TRACT
NORTH CORNER OF SAID
THENCE NORTH 35°58'26"
SAME BEING THE SOUTH
3/8 INCH IRON PIPE FOR
42°26'20" EAST, A DISTANCE
TRACT, SAME BEING THE
IN E.C.F.N. 2015034683
THENCE NORTH 42°26'20"
TRACT OF LAND, SAME
ADDITION, A DISTANCE 8
CORNER, BEING THE NE
CORNER OF LOT 7 BY
THENCE SOUTH 47°33'40"
SAME BEING THE SOUTHWEST
CORNER OF THE SAID

CITY COUNCIL APPROVED

CITY OF BRAZORIA, TEXAS
THIS 11th DAY OF MARCH, 2016

BY: MAYOR, DAVID

BY: CLERK, JENNIFER

BY: JORDAN B. COX

P.O.B.

S 42°26'20" W 86.00'

FILE 1/2" L.R.
6137347, 1.8

L=43.47'
R=281.16'
D=8°51'24"
CHB=S 35°45'03" W
43.42'

AVENUE B
60' R.O.W.
VOL. 8, PG. 3
O.P.R.B.C.T.

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BRAZORIA

THE OWNER OF LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

VICTORIA J. COX

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED VICTORIA J. COX, 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 11th DAY OF March, 2016

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

11-18-2016
MY COMMISSION EXPIRES



OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BRAZORIA

THE OWNER OF LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

JORDAN B. COX

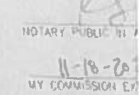
STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JORDAN B. COX, 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 11th DAY OF March, 2016

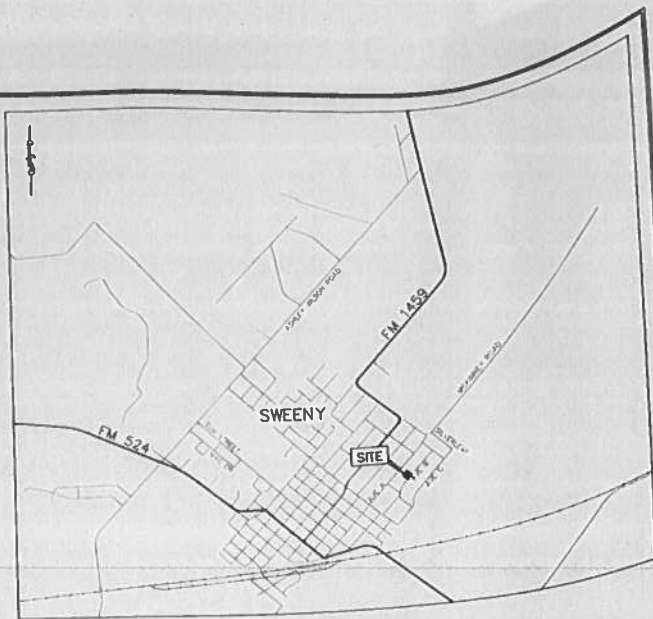
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

11-18-2016
MY COMMISSION EXPIRES



LOT 2

FND 1/2" C.I.R
"PINPOINT"



VICINITY MAP
SCALE 1"=2500'

FIELD NOTES FOR 0.431 ACRE

DESCRIPTION OF A 0.431 ACRE TRACT OF LAND, LOCATED WITHIN THE IMLA KEEP SURVEY, ABSTRACT NO. 79, BRAZORIA COUNTY, TEXAS, BEING ALL OF LOT 6 OF THE CRESTMONT ADDITION, AS RECORDED IN VOLUME 8, PAGE 3 OF THE PLAT RECORDS, BRAZORIA COUNTY, TEXAS (P.R.B.C.T.) AND ALL OF A CALLED 0.145 ACRE TRACT, AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 1996045047 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS (O.P.R.B.C.T.), REFERRED TO HEREINAFTER AT THE ABOVE REFERENCED TRACT OF LAND, SAID 0.431 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 3/8-INCH IRON ROD FOUND FOR CORNER, BEING THE EAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING LOCATED IN THE NORTHWEST R.O.W. LINE OF AVENUE B (60 R.O.W.) SAME BEING THE SOUTH CORNER OF LOT 7 OF SAID CRESTMONT ADDITION.

THENCE SOUTH 42°26'20" EAST, ALONG THE SOUTHEAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTHWEST R.O.W. LINE OF SAID AVENUE B, A DISTANCE OF 86.00 FEET TO A POINT FOR CORNER, BEING THE SOUTH CORNER OF SAID LOT 6, SAID POINT BEING IN THE ARC OF A CURVE TO THE LEFT, FROM WHICH A 1-1/2 INCH IRON PIPE BEARS NORTH 47°34' WEST, A DISTANCE OF 0.5 FOOT.

THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 43.47 FEET, SAID CURVE HAVING A RADIUS OF 281.18 FEET, A CENTRAL ANGLE OF 08°51'24", A CHORD WHICH BEARS SOUTH 35°45'03" WEST, A DISTANCE OF 43.42 FEET TO A POINT FOR CORNER, BEING THE SOUTH CORNER OF THE ABOVE REFERENCED TRACT OF LAND, FROM WHICH A 1/2-INCH IRON ROD BEARS SOUTH 39°54' EAST, A DISTANCE OF 1.8 FEET.

THENCE NORTH 47°28'01" WEST, ALONG THE SOUTHWEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTHEAST LINE OF A CALLED 0.145 ACRE TRACT, AS RECORDED IN C.C.F.N. 1996045048 OF THE O.P.R.B.C.T., A DISTANCE OF 145.81 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER, BEING THE WEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING ON THE SOUTHEAST LINE OF A CALLED 0.30 ACRE TRACT, AS RECORDED IN C.C.F.N. 2009032353 OF THE O.P.R.B.C.T. SAME BEING THE NORTH CORNER OF SAID CALLED 0.145 ACRE TRACT.

THENCE NORTH 35°59'26" EAST, ALONG THE NORTHWEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTHEAST LINE OF SAID CALLED 0.30 ACRE TRACT, A DISTANCE OF 43.16 FEET TO A 3/8-INCH IRON PIPE FOUND FOR CORNER, FROM WHICH A 5/8-INCH IRON ROD WITH CAP BEARS NORTH 42°26' EAST, A DISTANCE OF 0.1 FOOT, SAME BEING THE EAST CORNER OF SAID CALLED 0.30 ACRE TRACT, SAME BEING THE SOUTH CORNER OF LOT 1 OF THE REPLAT OF CRESTMONT ADDITION, AS RECORDED IN C.C.F.N. 2015034683 OF THE O.P.R.B.C.T.;

THENCE NORTH 42°26'20" EAST, CONTINUING ALONG THE NORTHWEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTHEAST LINE OF LOT 1 & LOT 2 OF SAID REPLAT OF CRESTMONT ADDITION, A DISTANCE OF 86.00 FEET TO A 1/2-INCH CAPPED IRON ROD STAMPED "PINPOINT" FOUND FOR CORNER, BEING THE NORTH CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE WEST CORNER OF LOT 7 OF SAID CRESTMONT ADDITION;

THENCE SOUTH 47°33'40" EAST, ALONG THE NORTHEAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTHWEST LINE OF SAID LOT 7, A DISTANCE OF 145.80 FEET TO THE POINT OF BEGINNING OF THE ABOVE REFERENCED TRACT OF LAND, CONTAINING 0.431 ACRE OF LAND, MORE OR LESS.

CITY COUNCIL APPROVALS

I CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF COX ESTATES, WAS APPROVED THIS THE _____ DAY OF _____ 20____ BY THE CITY COUNCIL OF THE CITY OF SWEENEY, TEXAS

JEFF FARLEY, MAYOR

MARK MORGAN JR., COUNCIL POSITION 1

BILL HAYES, COUNCIL POSITION 2

BRIAN BROOKS, COUNCIL POSITION 3

JOHN RAMBO, COUNCIL POSITION 4

TIM PETTIGREW, COUNCIL POSITION 5

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO PLAT LOT 6 OF THE CRESTMONT ADDITION AND A CALLED 0.145 ACRE TRACT INTO 1 LOT.
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. THIS PROPERTY LIES WITHIN THE CITY LIMITS OF SWEENEY, TEXAS.
5. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
6. ALL COORDINATES AND DISTANCES SHOWN ARE U.S. SURVEY FEET GRID AND CAN BE CONVERTED TO SURFACE BY MULTIPLYING THE COMBINED SCALE FACTOR OF 1.0001206.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION ON THE 7TH DAY OF FEBRUARY, 2023.

DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5772



**PLAT
COX ESTATES**

A 0.431 ACRE
1 LOT 1 BLOCK SUBDIVISION
ALL OF LOT 6
CRESTMONT ADDITION
VOL. 8, PG. 3 P.R.B.C.T.
AND
A CALLED 0.145 ACRE TRACT
C.C.F.N. 1996045047
O.P.R.B.C.T.

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

COX ESTATES

BY AUTHORIZED
ALLEYS, PARKS,
THE PURPOSE