

BRAZORIA COUNTY, TEXAS
C. GREEN SURVEY, A-46

- LEGEND**
- O.P.R.B.C.T. - OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS
 - D.S.O.C.T. - DEED RECORDS BRAZORIA COUNTY TEXAS
 - C.C.F.N. - COUNTY CLERK'S FILE NUMBER
 - P.L.R.C.T. - PLAT RECORDS BRAZORIA COUNTY TEXAS
 - F.I.D. - FILING
 - C.I.L. - CAPPED IRON ROD
 - S.O.N. - SPOKE AND NAIL
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - S.O.A. - SURVEYOR'S OFFICE ADDRESS
 - V.O.L. - VERIFICATION PAGE
 - S.L. - SURVEY LINE
 - U.S. - UTILITY DOCUMENT
- SYMBOLS**
- 3/8" IR. W/ 1/2" STAMP & LAMSON
 - 4" IR. W/ 1/2" STAMP & LAMSON
 - 5/8" IR. W/ 1/2" STAMP & LAMSON
 - 6" IR. W/ 1/2" STAMP & LAMSON

LINE TABLE

Line No.	Length	Direction
L1	178.26'	N87°36'27"W
L2	183.02'	S14°20'41"W
L3	41.78'	N89°09'42"W
L4	135.64'	S27°37'29"W
L5	192.13'	S47°43'33"W
L6	185.21'	N42°01'24"W
L7	79.19'	N87°36'27"W
L8	743.20'	N82°23'39"W

LINE TABLE

Line No.	Length	Direction
L9	82.71'	N19°15'21"W
L10	30.83'	S87°17'04"W
L11	60.00'	N27°31'42"W
L12	120.00'	N62°17'07"E
L13	60.00'	S27°52'35"E
L14	91.99'	N87°17'07"W
L15	84.52'	N19°15'21"E
L16	14.00'	S24°46'57"E
L17	100.00'	S89°13'03"W
L18	50.00'	N24°46'57"W
L19	100.00'	N87°17'07"W
L20	15.00'	S24°46'57"E
L21	141.21'	N89°09'42"E
L22	41.00'	N48°08'54"E
L23	74.67'	S88°03'26"E
L24	27.85'	S27°31'12"E
L25	291.00'	N82°28'48"E
L26	225.90'	S27°43'02"E

CURVE TABLE

Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	139.72'	1000.00'	6°00'18"	N13°02'15"E	139.50'
C2	181.00'	320.00'	32°24'30"	N00°50'54"W	178.50'
C3	15.05'	84.00'	10°18'05"	N22°17'12"W	15.03'
C4	25.81'	144.00'	10°18'05"	S22°17'12"E	25.77'

FIELD NOTES FOR 67.263 ACRES

DESCRIPTION OF A 67.263 ACRE TRACT OF LAND, LOCATED WITHIN THE C. GREEN SURVEY, ABSTRACT NO. 46 BEING A PORTION OF THE REMAINDER OF A CALLED 77.74 ACRE TRACT AS RECORDED IN COUNTY CLERK'S FILE NO. 2023010283 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), REFERRED TO HERINAFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 67.263 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BOUNDARIES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR A SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE INTERSECTION OF SAID 67.263 ACRE TRACT AS RECORDED IN C.C.F.N. 2023010283 OF THE O.P.R.B.C.T. AND THE NORTHWEST CORNER OF RESTRICTED RESERVE "F" SWENTY DEVELOPMENT PARK AS RECORDED IN C.C.F.N. 201401790 OF THE O.P.R.B.C.T.;

THENCE NORTH 07°36'27" EAST, ALONG A SOUTHERLY LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID 24.5936 ACRE TRACT, A DISTANCE OF 138.59 FEET TO A 4-INCH CAP IN CONCRETE FOUND FOR AN INTERIOR CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF SAID 24.5936 ACRE TRACT;

THENCE NORTH 81°43'17" WEST, CONTINUING ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, A DISTANCE OF 44.51 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND FOR CORNER, SAME BEING THE NORTHWEST CORNER OF SAID 24.5936 ACRE TRACT;

THENCE SOUTH 44°50'41" WEST, CONTINUING ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTHWEST LINE OF SAID 24.5936 ACRE TRACT, A DISTANCE OF 185.05 FEET TO A 4-INCH CAP IN CONCRETE FOUND FOR THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE WEST LINE OF SAID 24.5936 ACRE TRACT AND THE WEST CORNER OF A CALLED 14.44 ACRE TRACT AS RECORDED IN C.C.F.N. 2021059222 OF THE O.P.R.B.C.T.;

THENCE NORTH 25°07'58" WEST, ALONG THE SOUTHWEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTHWEST LINE OF SAID 14.44 ACRE TRACT, THE NORTHWEST LINE OF A CALLED 18.25 ACRE TRACT AS RECORDED IN C.C.F.N. 2023020915 OF THE O.P.R.B.C.T. AND THE SOUTHWEST LINE OF A CALLED 39 ACRE TRACT AS RECORDED IN C.C.F.N. 201501804 OF THE O.P.R.B.C.T., A DISTANCE OF 1,193.56 FEET TO A 4-INCH CAP IN CONCRETE FOUND FOR THE WEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH LINE OF A CALLED 115.7 ACRE TRACT AS RECORDED IN C.C.F.N. 2020049392 OF THE O.P.R.B.C.T. FOR THE NORTH CORNER OF SAID 17.82 ACRE TRACT;

THENCE NORTH 42°03'11" EAST, ALONG THE NORTHWEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTHWEST LINE OF SAID 115.7 ACRE TRACT, THE SOUTHWEST LINE OF A CALLED 76.58 ACRE TRACT AS RECORDED IN C.C.F.N. 2023020915 OF THE O.P.R.B.C.T. AND THE SOUTHWEST LINE OF A CALLED 39 ACRE TRACT AS RECORDED IN C.C.F.N. 201501804 OF THE O.P.R.B.C.T., A DISTANCE OF 1,631.29 FEET TO A 4-INCH CAP IN CONCRETE FOUND FOR THE NORTH CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE WEST CORNER OF A CALLED 429 ACRE TRACT AS RECORDED IN C.C.F.N. 2000031361 OF THE O.P.R.B.C.T. FOR THE EAST CORNER OF SAID 30 ACRE TRACT;

THENCE SOUTH 49°04'13" EAST, ALONG THE NORTHEAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTHWEST LINE OF SAID 4.78 ACRE TRACT, A DISTANCE OF 854.58 FEET TO A 3/8-INCH IRON PIPE FOUND FOR CORNER, SAME BEING THE WEST CORNER OF SAID 4.78 ACRE TRACT AS RECORDED IN C.C.F.N. 2023020915 OF THE O.P.R.B.C.T. AND THE SOUTH CORNER OF SAID 4.78 ACRE TRACT;

THENCE SOUTH 47°33'16" EAST, CONTINUING ALONG THE NORTHEAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTHWEST LINE OF SAID 3.55 ACRE TRACT, A DISTANCE OF 270.85 FEET TO A 4-INCH CAP IN CONCRETE FOUND FOR THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH CORNER OF A CALLED 7.96 ACRE TRACT AS RECORDED IN C.C.F.N. 201401790 OF THE O.P.R.B.C.T.;

THENCE SOUTH 03°35'37" WEST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE WEST LINE OF SAID 7.96 ACRE TRACT, A DISTANCE OF 1,192.14 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER, SAME BEING THE NORTHEAST CORNER OF A CALLED 24.25 ACRE TRACT AS RECORDED IN C.C.F.N. 2012049392 OF THE O.P.R.B.C.T. AND THE SOUTH CORNER OF SAID 7.96 ACRE TRACT;

THENCE SOUTH 02°43'08" WEST, CONTINUING ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE WEST LINE OF SAID 7.96 ACRE TRACT, A DISTANCE OF 1,192.14 FEET TO A 1/2-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER, SAME BEING THE NORTHEAST CORNER OF A CALLED 24.25 ACRE TRACT AS RECORDED IN C.C.F.N. 2012049392 OF THE O.P.R.B.C.T. AND THE SOUTH CORNER OF SAID 7.96 ACRE TRACT;

THENCE NORTH 82°08'42" WEST, A DISTANCE OF 41.70 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "CONV", FOUND FOR CORNER;

THENCE SOUTH 27°37'29" WEST, A DISTANCE OF 135.64 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "CONV", FOUND FOR CORNER;

THENCE SOUTH 47°43'33" WEST, A DISTANCE OF 192.13 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "CONV", FOUND FOR CORNER, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF CALVE BROWN ROAD (80 FEET WIDE) AND 20 FEET AND A CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, ALONG THE CURVE TO THE RIGHT, AN ARC DISTANCE OF 129.72 FEET, SAID CURVE HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 02°46'19", A CHORD WHICH BEARS NORTH 13°02'15" WEST, A DISTANCE OF 139.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER;

THENCE NORTH 73°01'24" WEST, CONTINUING ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, OVER AND ACROSS SAID CALVE BROWN ROAD AND ALONG THE NORTH LINE OF SAID RESTRICTED RESERVE "F" A DISTANCE OF 185.21 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR INTERIOR CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF SAID RESERVE "F";

THENCE NORTH 42°03'11" WEST, CONTINUING ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF SAID RESTRICTED RESERVE "F", A DISTANCE OF 243.20 FEET TO THE POINT OF BEGINNING OF THE ABOVE REFERENCED TRACT OF LAND, CONTAINING 67.263 ACRES OF LAND, MORE OR LESS.

I CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SWEENEY ECONOMIC DEVELOPMENT PARK SUBDIVISION, WAS APPROVED

THIS THE 26th DAY OF February, 2024, BY THE CITY COUNCIL OF THE CITY OF SWEENEY, TEXAS.

[Signatures]

DAVID HEDRICH
 REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 5378

OWNER ACKNOWLEDGEMENT

I, *Devin Lemon*, AN AUTHORIZED AGENT OF SWEENEY ECONOMIC DEVELOPMENT CORPORATION, OWNER OF LAND SHOWN ON THIS PLAT, BECOMES TO THE PUBLIC RECORDS FOR PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

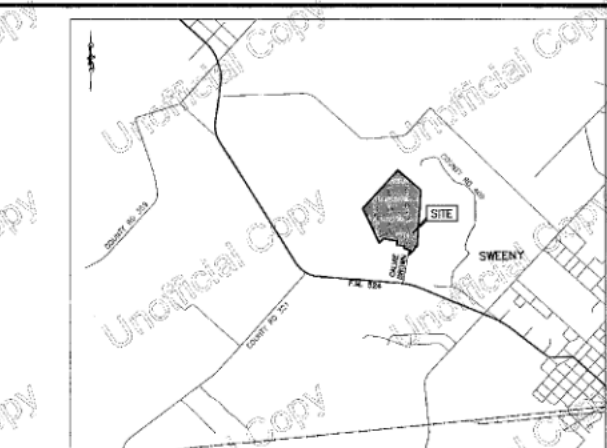
NAME: SWEENEY ECONOMIC DEVELOPMENT CORPORATION

DATE: 5 DAY OF March, 2024

ADDRESS: FM 524 SPUR 7 SWEENEY, TEXAS 77480

OWNER: SWEENEY ECONOMIC DEVELOPMENT CORPORATION
 1111 3RD STREET SWEENEY, TX 77480

DATE: 11/8/2024



VICINITY MAP
 SCALE: 1" = 2500'

NOTES:

- THE PURPOSE OF THIS PLAT IS TO REPEAT THE FINAL PLAT OF THE SWEENEY ECONOMIC DEVELOPMENT PARK AND 2 RESERVES, LOT 3 AND RECORDS (RECORDED).
- ALL STAIRWAYS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 4903000506K, REVISED DATE OF DECEMBER 30, 2020, THE SURVEYED PROPERTY LIES WITHIN ZONE "X", UNSHADED.
- ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE BASIN ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL DRAINAGE FACILITIES AND DETENTION POND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, THAT COMMERCIAL, INDUSTRIAL, MANUFACTURING, MINING, LUMBER, LOGGING, COUNTY, TEXAS AND BRAZORIA COUNTY UNIFORM DISTRICT # 11, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE DRAINAGE FACILITIES TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
- THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY UNIFORM DISTRICT #11.
- SEE FENCE MARK: TEMPORARY FENCE MARK "AT" 5/8" INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" 1105' NORTH OF COUNTY ROAD 542 IN THE MIDDLE OF CALVE BROWN ROAD. ELEVATION 34.02 FEET (NAD83) BASED ON GPS OBSERVATIONS.
- ALL CHAIN SURVEY EVIDENCE OF PIPELINES ARE AS SHOWN. NO UNDERGROUND RESERVING OR FLOODING WAS CONDUCTED DURING FIELD SURVEYING.
- A METES AND BOUNDS DESCRIPTION OF SAID SURVEYED PROPERTY WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS SURVEY.

CITY PLANNING DEPARTMENT

THE SURVEYOR HAS REVIEWED THE CITY PLANNING DEPARTMENT RECORDS OF REVISIONS APPROVED BY THE CITY OF SWEENEY, TEXAS, DATED JUNE 13, 2023 WITH REGARD TO ANY FENCE MARKS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY, AND ADDITIONAL REVISIONS APPROVED BY THE CITY OF SWEENEY, TEXAS, OR OTHER AGENCIES OF RECORD HAVE BEEN PERFORMED BY THE SURVEYOR.

FILED: LAMSON VOL. 304, PG. 357 O.P.R.B.C.T. DOES NOT AFFECT SUBJECT TRACT

FILED: FASHEM VOL. 375, PG. 19 O.P.R.B.C.T. DOES NOT AFFECT SUBJECT TRACT

FILED: LAMSON VOL. 443, PG. 83 O.P.R.B.C.T. DOES NOT AFFECT SUBJECT TRACT

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REPLAT
OF THE SWEENEY ECONOMIC DEVELOPMENT PARK
A 67.263 ACRE
9 LOTS 2 RESERVES SUBDIVISION
BEING ALL OF THE SWEENEY ECONOMIC DEVELOPMENT PARK
AS RECORDED IN C.C.F.N. 202302981
OF THE O.P.R.B.C.T.

LOCATED IN THE C. GREEN SURVEY ABSTRACT NO. 46 CITY OF SWEENEY, BRAZORIA COUNTY, TEXAS

4005 TECHNOLOGY DR., SUITE 1530 ANGLETON, TEXAS 77515 OFFICE: (979) 849-6881
 TBPELS NO. 10052500 REG. NO. F-825

B & L
 BAKER & LAWSON, INC.
 REGISTERED PROFESSIONAL LAND SURVEYORS

PROJECT NO: 15541 SCALE: 1" = 150' DRAWN BY: AD
 DRAWING NO: 15541_REPLAT_SWEENEY_PARK_REV 1 DATE: 2/15/2024 CHECKED BY: OH