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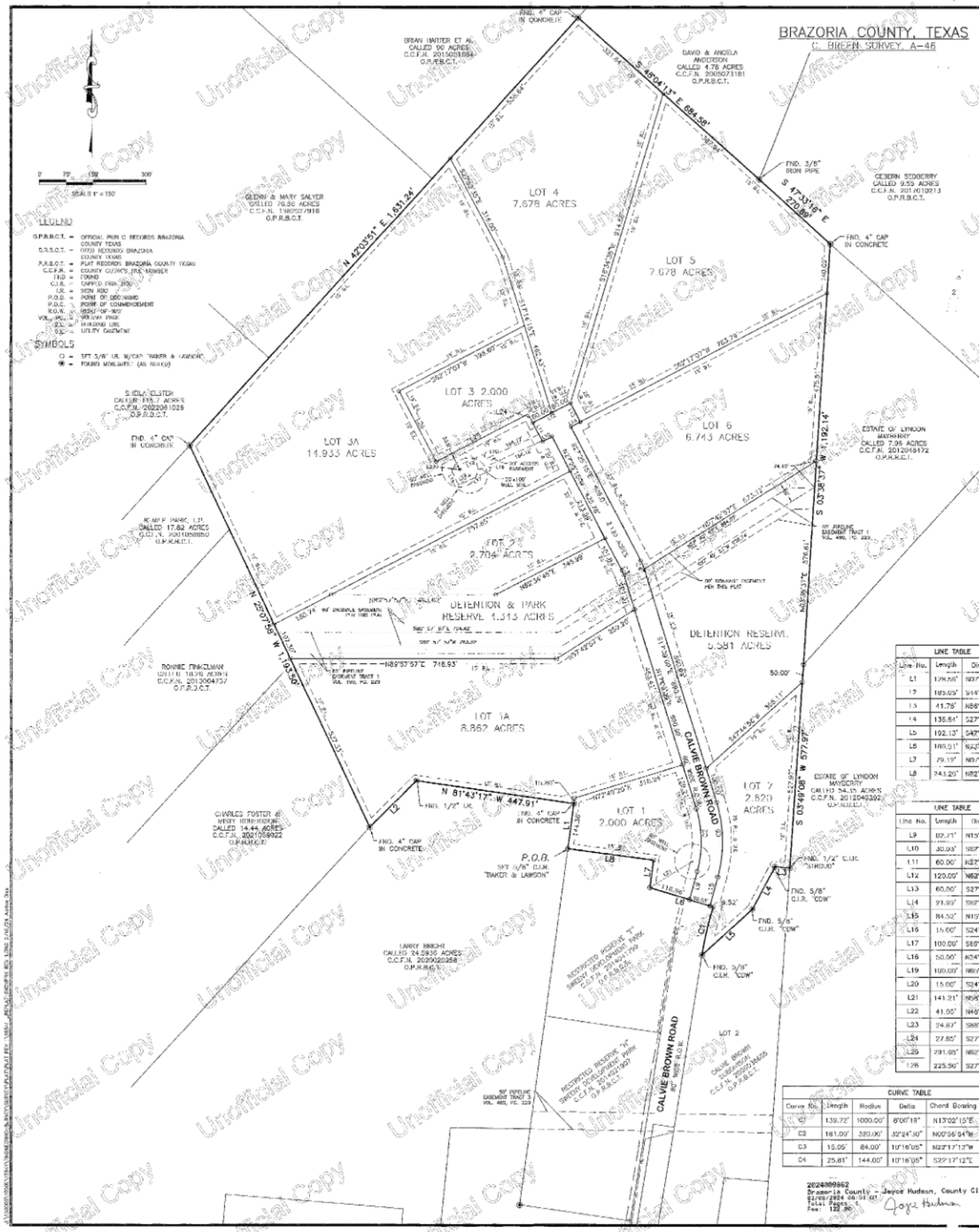
BRAZORIA COUNTY, TEXAS
C. BREEN SURVEY, A-46



LEGEND

O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS
O.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
FND = FOUND
C.I.R. = CAPPED IRON ROD
I.R. = IRON ROD
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT-OF-WAY
VOL., PG. = VOLUME, PAGE
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT

SYMBOLS

○ = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
⊗ = FOUND MONUMENT (AS NOTED)

LINE TABLE		
Line No.	Length	Direction
L1	126.66'	N07°36'22"W
L2	185.09'	S14°50'41"W
L3	41.76'	N86°09'42"W
L4	136.64'	S27°37'20"W
L5	192.13'	S42°43'33"W
L6	186.91'	N32°01'24"W
L7	79.19'	N07°36'22"W
L8	243.20'	N82°23'38"W

LINE TABLE		
Line No.	Length	Direction
L9	82.71'	N15°15'21"E
L10	30.93'	S85°17'39"E
L11	60.00'	N27°31'12"W
L12	120.00'	N62°17'07"E
L13	60.00'	S27°52'36"E
L14	91.99'	S85°17'07"W
L15	84.52'	N15°15'21"E
L16	15.00'	S24°46'57"E
L17	100.00'	S65°13'03"W
L18	50.00'	N24°46'57"W
L19	100.00'	N65°13'03"E
L20	15.00'	S24°46'57"E
L21	141.21'	N58°08'43"E
L22	41.00'	N48°08'54"E
L23	24.67'	S88°03'26"E
L24	27.85'	S27°31'12"E
L25	291.65'	N62°28'48"E
L26	225.50'	S27°43'02"E

CURVE TABLE					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	139.72'	1000.00'	8°00'19"	N13°02'15"E	139.60'
C2	181.00'	320.00'	32°24'30"	N00°56'54"E	178.60'
C3	15.05'	84.00'	10°16'05"	N22°17'12"W	15.03'
C4	25.81'	144.00'	10°16'05"	S22°17'12"E	25.77'

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FIELD NOTES FOR 67.263 ACRES

DESCRIPTION OF A 67.263 ACRE TRACT OF LAND, LOCATED WITHIN THE C. BREEN 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. (C.C.F.N.) 2019031363 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), REFERRED TO HEREINAFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 67.263 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 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR A SOUTHERLY CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN THE EAST LINE OF A CALLED 24.5936 ACRE TRACT AS RECORDED IN C.C.F.N. 2020020258 OF THE O.P.R.B.C.T. AND THE NORTHWEST CORNER OF RESTRICTED RESERVE "B" SWEENY DEVELOPMENT PARK AS RECORDED IN C.C.F.N. 2014041799 OF THE O.P.R.B.C.T.;

THENCE NORTH 07°36'22" 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 126.66 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 447.91 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 A NORTHWEST LINE OF SAID 24.5936 ACRE TRACT, A DISTANCE OF 185.09 FEET TO A 4-INCH CAP IN CONCRETE FOUND FOR THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN THE WEST LINE OF SAID 24.5936 ACRE TRACT AND THE EAST CORNER OF A CALLED 14.44 ACRE TRACT AS RECORDED IN C.C.F.N. 2021059022 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 NORTHEAST LINE OF SAID 14.44 ACRE TRACT, THE NORTHEAST LINE OF A CALLED 18.25 ACRE TRACT AS RECORDED IN C.C.F.N. 2013004757 OF THE O.P.R.B.C.T. AND THE NORTHEAST LINE OF A CALLED 17.82 ACRE TRACT AS RECORDED IN C.C.F.N. 2004008650 OF THE O.P.R.B.C.T., A DISTANCE OF 1,193.50 FEET TO A 4-INCH CAP IN CONCRETE FOUND FOR THE WEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN THE SOUTH LINE OF A CALLED 115.7 ACRE TRACT AS RECORDED IN C.C.F.N. 2022061026 OF THE O.P.R.B.C.T. FOR THE NORTH CORNER OF SAID 17.82 ACRE TRACT;

THENCE NORTH 42°03'51" EAST, ALONG THE NORTHWEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTHEAST LINE OF SAID 115.7 ACRE TRACT, THE SOUTHEAST LINE OF A CALLED 76.56 ACRE TRACT AS RECORDED IN C.C.F.N. 1982027916 OF THE O.P.R.B.C.T. AND THE SOUTHEAST LINE OF A CALLED 90 ACRE TRACT AS RECORDED IN C.C.F.N. 2015051084 OF THE O.P.R.B.C.T., A DISTANCE OF 1,831.24 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 4.78 ACRE TRACT AS RECORDED IN C.C.F.N. 2005073181 OF THE O.P.R.B.C.T. FOR THE EAST CORNER OF SAID 90 ACRE TRACT;

THENCE SOUTH 45°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 684.59 FEET TO A 3/8-INCH IRON PIPE FOUND FOR CORNER, SAME BEING THE WEST CORNER OF A CALLED 9.55 ACRE TRACT AS RECORDED IN C.C.F.N. 2017010213 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 9.55 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. 2012049392 OF THE O.P.R.B.C.T.;

THENCE SOUTH 03°38'37" 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 03°49'08" WEST, CONTINUING ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE WEST LINE OF SAID 24.25 ACRE TRACT, A DISTANCE OF 577.97 FEET TO A 1/2-INCH CAPPED IRON ROD, STAMPED "STRAUGHN" FOUND FOR THE SOUTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF THE CALVIE BROWN SUBDIVISION AS RECORDED IN C.C.F.N. 2005078455 OF THE O.P.R.B.C.T.;

THENCE SOUTHWESTERLY, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE NORTH LINE OF SAID CALVIE BROWN SUBDIVISION, THE FOLLOWING COURSES AND DISTANCES:

THENCE NORTH 86°09'42" WEST, A DISTANCE OF 41.76 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "COW", FOUND FOR CORNER;

THENCE SOUTH 27°37'20" WEST, A DISTANCE OF 136.64 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "COW", FOUND FOR CORNER;

THENCE SOUTH 42°43'33" WEST, A DISTANCE OF 192.13 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "COW", FOUND FOR CORNER, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF CALVIE BROWN ROAD (80 FEET WIDE) AND IN THE ARC OF A CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 139.72 FEET, SAID CURVE HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 08°00'19", A CHORD WHICH BEARS NORTH 13°02'15" EAST, A DISTANCE OF 139.60 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 CALVIE BROWN ROAD AND ALONG THE NORTH LINE OF SAID RESTRICTED RESERVE "B" A DISTANCE OF 186.91 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER, SAME BEING AN INTERIOR CORNER OF SAID RESERVE "B";

THENCE NORTH 07°36'22" EAST, CONTINUING ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF SAID RESTRICTED RESERVE "B", A DISTANCE OF 79.19 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR AN INTERIOR CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING A NORTHEAST CORNER OF SAID RESERVE "B";

THENCE NORTH 82°23'38" WEST, CONTINUING ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF SAID RESERVE "B", A DISTANCE OF 243.20 FEET TO THE POINT OF BEGINNING OF THE ABOVE REFERENCED TRACT OF LAND, CONTAINING 67.263 ACRE OF LAND, MORE OR LESS.

CITY COUNCIL ACCEPTANCE

I CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SWEENY ECONOMIC DEVELOPEMENT PARK SUBDIVISION, WAS APPROVED

THIS THE 20th DAY OF February, 20 24, BY THE CITY COUNCIL OF THE CITY OF SWEENY, TEXAS.

RUSTY T JENNINGS
MAYOR

MARK MORGAN JR.
POSITION NO.1

JULIA COOK
POSITION NO. 2

JUAN MENDEZ
POSITION NO. 3

JACOB "JAKE" PFLUGRUM
POSITION NO. 4

TIM HETTRICH
POSITION NO. 5

OWNER ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Devin Lemon 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 5 DAY OF March 20 24

NOTARY PUBLIC FOR THE STATE OF TEXAS
NOTARY EXPIRES: 11/10/2026

Devin Lemon
AN AUTHORIZED AGENT OF SWEENY ECONOMIC DEVELOPMENT CORPORATION, OWNER OF LAND SHOWN ON THIS PLAT, DEDICATE 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.

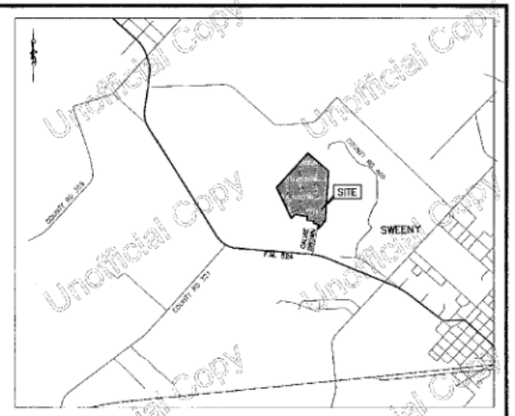
NAME

SWEE ECONOMIC DEVELOPMENT CORPORATION

ADDRESS:
FM 524 SPUR 7
SWEENY, TEXAS 77480

OWNER:
SWEENY ECONOMIC DEVELOPMENT CORPORATION
111 W 3RD STREET
SWEENY, TX 77480

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon, or photo-copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.



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. 48039C0355K, REVISED DATE OF DECEMBER 30, 2020, THIC 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 OWNER; PROVIDED, HOWEVER, THAT 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" 115' 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 THIS SURVEYED PROPERTY WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS SURVEY.

CITY PLANNING LETTER NOTES:

THE SURVEYOR HAS RELIED UPON THE CITY PLANNING LETTER ISSUED BY AUSTIN SERVICES OF HOUSTON, LLC NO. 7810-23-2899, DATED JUNE 13, 2023 WITH REGARD TO ANY EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE FOOTPRINT OF EASEMENTS, RESTRICTIONS, OR OTHERS MATTERS OF RECORD HAVE BEEN PERFORMED BY THE SURVEYOR.

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

PIPELINE EASEMENT VOL. 375, PG. 19 O.R.M.D.T.
BLANKET EASEMENT, NOT PLOTTABLE

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

PIPELINE EASEMENT VOL. 449, PG. 259 O.R.B.C.T.
DOES NOT AFFECT THE SUBJECT TRACT

PIPELINE EASEMENT VOL. 465, PG. 229 O.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 O.R.M.D.T.
BLANKET EASEMENT, NOT PLOTTABLE

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

I 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.

DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378

2/15/2024

STATE OF TEXAS
DARREL HEIDRICH
5378
REGISTERED PROFESSIONAL LAND SURVEYOR

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

BAKER & LAWSON, INC.
ENGINEERS · PLANNERS · SURVEYORS
4005 TECHNOLOGY DR., SUITE 1530
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPELS No. 10052500 REG. NO. F-825

PROJECT NO: 15541	SCALE: 1" = 150'	DRAWN BY: AO
DRAWING NO: 15541 _REPLAT SWDPDK REV 1	DATE: 2/15/2024	CHECKED BY: DH