01 057639

PLAT RECORDS
Vol. 22 Page 251-258

NO. OF LOTS: 2
BLOCKS: 1
MINIMUM ACREAGE: 2.92 ACRES

OWNER: BERNIE AND CONNIE McADA
P.O. BOX 906
SWEENY, TEXAS 77480
979-798-4468

SURVEYOR: RANDY L. STROUD, P.E.
R.P.L.S. 2112
201 SOUTH VELASCO
ANGLETON, TEXAS 77515
979-849-3141

NOTES:
1. ALL LOT CORNERS ARE MARKED WITH A 1/2" IRON ROD WITH CAP STAMPED "R. STROUD R.P.L.S. 2112" UNLESS NOTED OTHERWISE
2. PLAT BOUNDARY IS DESIGNATED BY A BOLD LINE.
3. THIS PROPERTY IS LOCATED IN ZONE "X" AND IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP OF BRAZORIA COUNTY, TEXAS. CONTACT THE CITY OF SWEENY FOR SPECIFIC BUILDING REQUIREMENTS.

DEDICATION
WE, BERNIE McADA AND CONNIE McADA, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF McADA SUBDIVISION, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS, BUILDING LINES AND EASEMENTS SHOWN HEREON AND DEDICATE FOR PUBLIC USE THE EASEMENTS SHOWN HEREON, FOREVER, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS, OUR HAND IN Sweeny (CITY), BRAZORIA COUNTY, TEXAS, THIS 2 DAY OF December 2001.

Bernie McAda
BERNIE McADA

Connie McAda
CONNIE McADA

NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF BRAZORIA

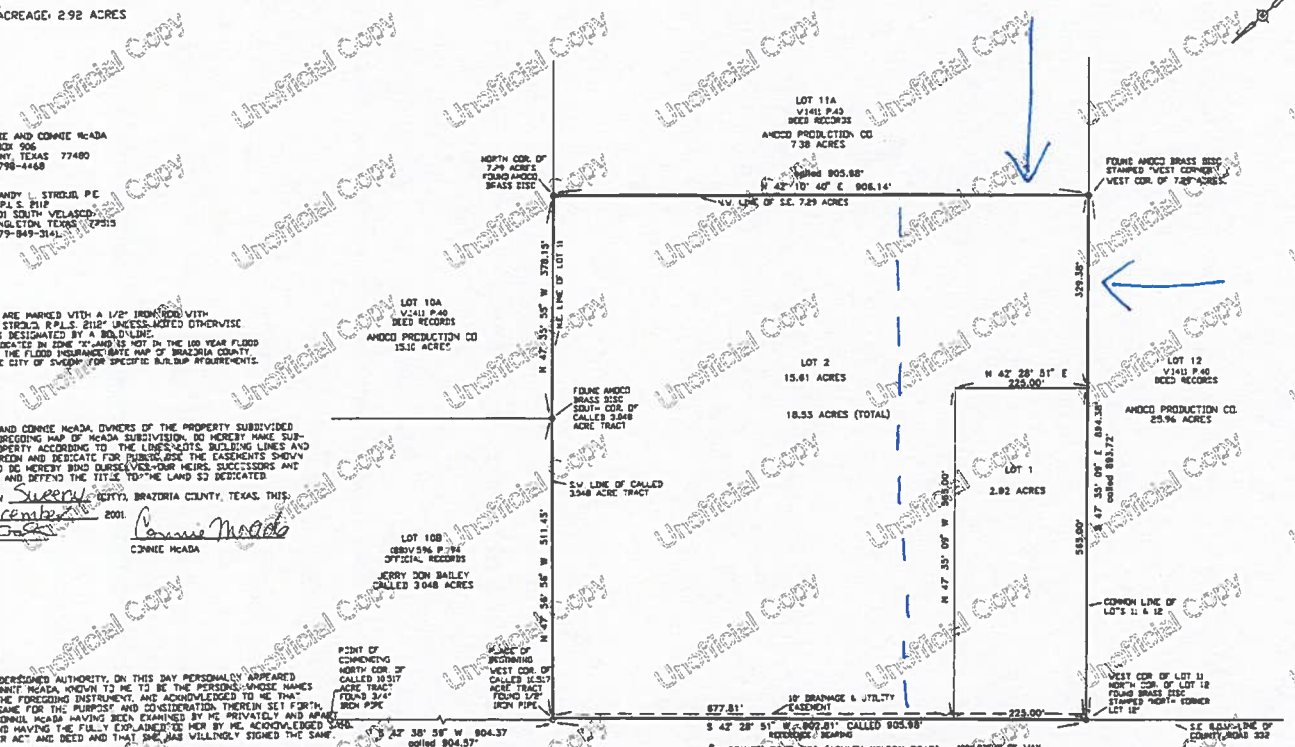
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BERNIE McADA AND CONNIE McADA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED SAME FOR THE PURPOSE AND CONSIDERATION THEREIN SET FORTH, AND THE SAME SAID CONNIE McADA HAVING BEEN EXAMINED BY ME PRIVATELY AND APART FROM HER HUSBAND AND HAVING THE FULLY EXPLAINED TO HER BY ME, ACKNOWLEDGED SAID INSTRUMENT TO BE HER ACT AND DEED AND THAT SHE HAS WILLINGLY SIGNED THE SAME.

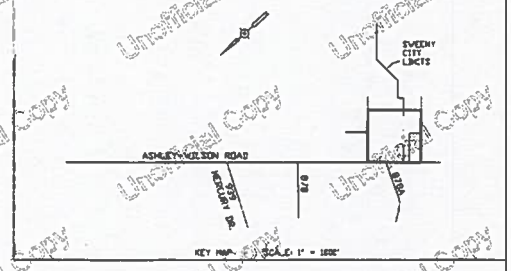
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2 DAY OF December 2001.

NOTARY PUBLIC
IN AND FOR Brazoria COUNTY, TEXAS.

CERTIFICATE OF SURVEYOR
THIS IS TO CERTIFY THAT I, RANDY L. STROUD, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL LOT CORNERS HAVE BEEN SET, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

RANDY L. STROUD, P.E.
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 2112





FIELD NOTES OF AN 18.53 ACRE TRACT OUT OF LOT 11, BLOCK "A" OF THE INDUSTRIAL LAND COMPANY SUBDIVISION IN THE I.M.A. KEEP SURVEY, ABSTRACT 79, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF IN VOLUME 2, PAGE 94 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. SAID 18.53 ACRE TRACT BEING PART OF A 51.48 ACRE TRACT, RETAINED BY THE ESTATE OF JOHN RANDOLPH SMITH, DECEASED, IN THAT CERTAIN PARTITION DEED DATED AUG. 31, 1978, AND RECORDED IN VOLUME 411, PAGE 48 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND SAID 18.53 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 3/4" iron pipe found in the Southeast right-of-way line of County Road 332 (Ashley Wilson Road) said pipe marking the North corner of a called 10.517 acre tract as described in Volume 1615, Page 96 of the Deed Records of Brazoria County, Texas, said pipe also marking the North corner of a 2.75 acre tract conveyed to Harry E. Boone by deed dated June 26, 1995, and recorded in County Clerk's File No. 1953022199 of the Official Records of Brazoria County, Texas;

THENCE South 42° 38' 58" West (Reference Bearing) 904.37 feet (called 904.57 feet), along the Southeast right-of-way line of County Road 332 (Ashley Wilson Road), to a 1/2" iron pipe found for the Place of Beginning of the herein described tract, said pipe marking the West corner of said called 10.517 acre tract, and also marking the West corner of a called 3.048 acre tract conveyed to Jerry Don Bailey and wife, Sherri Gay Bailey by deed dated September 29, 1988, and recorded in Volume 0803596, Page 794 of the Official Records of Brazoria County, Texas;

THENCE South 42° 28' 51" West, 902.81 feet (called 905.98 feet), along the Southeast right-of-way line of County Road 332 (Ashley Wilson Road), to a brass disc stamped "NORTH CORNER LOT 12" found for corner, said disc marking the West corner of said Lot 11 and the North corner of Lot 12 of the Industrial Land Company Subdivision;

THENCE South 47° 35' 09" East 894.38 feet (called 893.72 feet), along the common line of said Lots 11 and 12, to a brass disc stamped "WEST CORNER 7.29 ACRES" found for corner;

THENCE North 42° 10' 48" East 906.14 feet (called 905.98 feet), along the Northwest line of said Southeast 7.29 acres, to a brass disc found for corner in Northwest line of said Lot 11, said disc being stamped "NORTH CORNER 7.29 ACRES";

THENCE North 47° 35' 55" West 378.15 feet, along the Northeast line of Lot 11, to a brass disc found for corner, said disc marking the South corner of said called 3.048 acre tract;

THENCE North 47° 56' 36" West 511.45 feet, along the Southwest line of said called 3.048 acre tract, to the Place of Beginning.

Said tract thereon containing 18.53 Acres of Land.

SWEENY CITY COUNCIL
APPROVED THIS 18th DAY OF December, 2001.

LARRY PIPER - MAYOR
DONNA BAILEY
DAN ELLIS
RITA McMILLAN
WAYNE FORTENBERRY
LEO FINLEY

WEST BRAZORIA COUNTY DRAINAGE DISTRICT
APPROVED THIS 10th DAY OF December, 2001.

BOBBY HENDERSON - PRECINCT #1
MARVIN LESHER - PRECINCT #2
VINK BOWLING - PRECINCT #3
JOHN PHILLIPS - PRECINCT #4
HERBERT WINKLE - PRECINCT #5

APPROVAL BY PLAT ROOM RECORDER
VOLUME PAGE
HELEN PATTERSON DATE

STATE OF TEXAS
COUNTY OF BRAZORIA
I, JOYCE HUDMAN, COUNTY CLERK IN AND FOR BRAZORIA COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE DATE AND AT THE TIME STAMPED HEREON BY ME AND WAS DULY RECORDED IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.
JOYCE HUDMAN
COUNTY CLERK

FILED FOR RECORD
2001 DEC 19 AM 9:41
JOYCE HUDMAN
COUNTY CLERK

McADA SUBDIVISION

A SUBDIVISION OF AN 18.53 ACRE TRACT OUT OF LOT 11, BLOCK "A" OF THE INDUSTRIAL LAND COMPANY SUBDIVISION IN THE I.M.A. KEEP SURVEY, ABSTRACT 79, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF IN VOLUME 2, PAGE 94 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

SCALE: 1" = 100' 4T 22,236 10-31-01

0 50 100 200 300
1 2 3

35-F 01-3080