

DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT C & D DEVELOPMENT, LLC, THROUGH ITS PRESIDENT DOUG KIRK, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF NORTHLAND ESTATES SUBDIVISION, DO HEREBY PLAT SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS AND BUILDING LINES AND EASEMENTS AS SHOWN HEREON, AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON, FOREVER, AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND TITLE TO THE LAND SO DEDICATED.

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.

DOUG KIRK, PRESIDENT
C & D DEVELOPMENT, LLC

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DOUG KIRK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT 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 THE ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

CITY COUNCIL APPROVALS

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

DUSTY HOPKINS, MAYOR; NEAL BESS JR., POSITION 1

JOHN RAMBO, POSITION 2; BRIAN BROOKS, POSITION 3

SANDRA BLAINE, POSITION 4; DANIEL "SHAUN" MASSEY, POSITION 5

R.C. "CHARLIE" STEVENSON, CITY ATTORNEY; KAYDI SMITH, CITY SECRETARY

LIENHOLDER ACKNOWLEDGEMENT

I LONNIE KEY, FIRST STATE BANK, OWNER AND HOLDER OF A LIEN (OR LIENS) AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS NORTHLAND ESTATES, SAID LIEN (OR LIENS) BEING EVIDENCED BY INSTRUMENT OF RECORD IN DOCUMENT C.C.F.N. 2025006858 O.P.R.B.C.T., OF THE REAL PROPERTY RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN (OR LIENS), AND I (OR WE) HEREBY CONFIRM THAT I AM (OR WE ARE) THE PRESENT OWNER (OR OWNERS) OF SAID LIEN (OR LIENS) AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF. THE LIENHOLDER ACKNOWLEDGES THAT A FORECLOSURE OF SAID LIEN WILL REQUIRE THE PREPARATION OF A SUBDIVISION PLAT IF THE FORECLOSURE RESULTS IN A DIVISION OF A TRACT OF LAND, PURSUANT TO APPLICABLE STATE, COUNTY, AND MUNICIPAL REGULATIONS. THE LIENHOLDER ALSO ACKNOWLEDGES THAT THE FORECLOSED TRACT MAY NOT COMPLY WITH APPLICABLE SUBDIVISION REGULATIONS WITHOUT SIGNIFICANT MODIFICATION, ADDITIONAL ACCESS, OR OTHER REQUIREMENTS.

BY: _____ SIGNATURE OF LIENHOLDER(S)

(NAME(S) AND TITLE PRINTED)

STATE OF _____ §
COUNTY OF _____ §

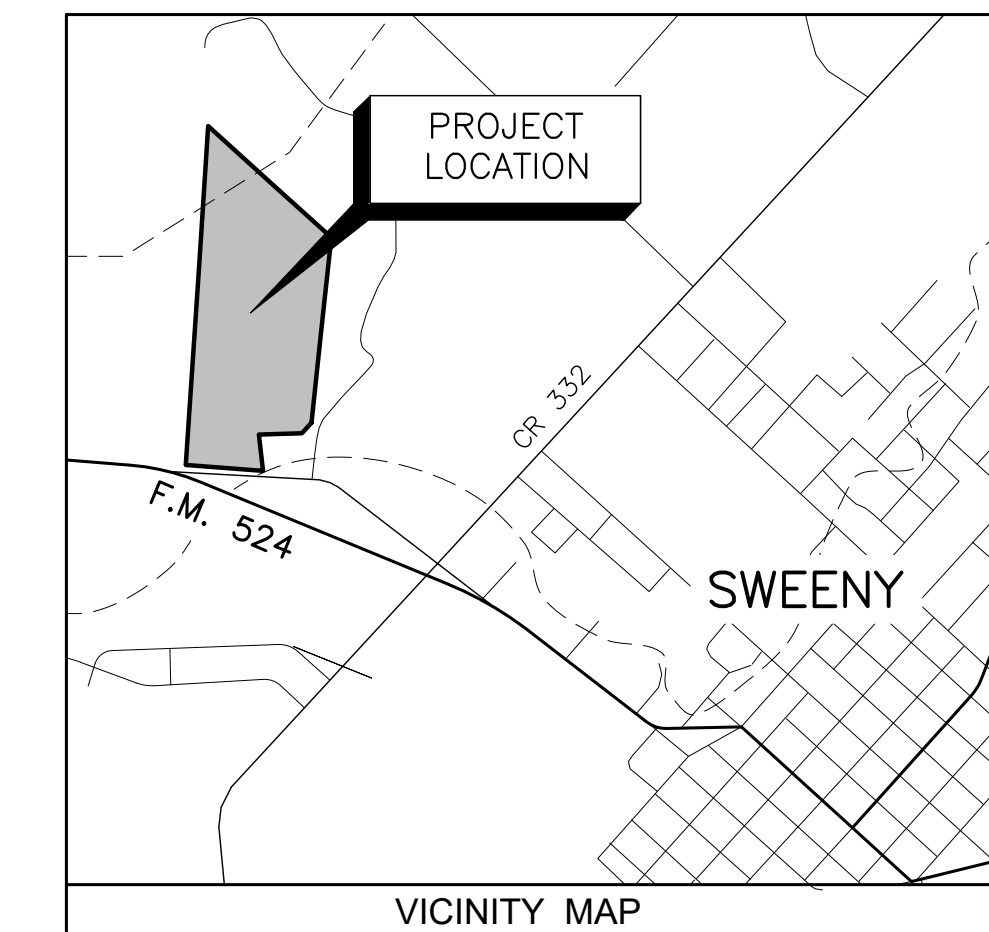
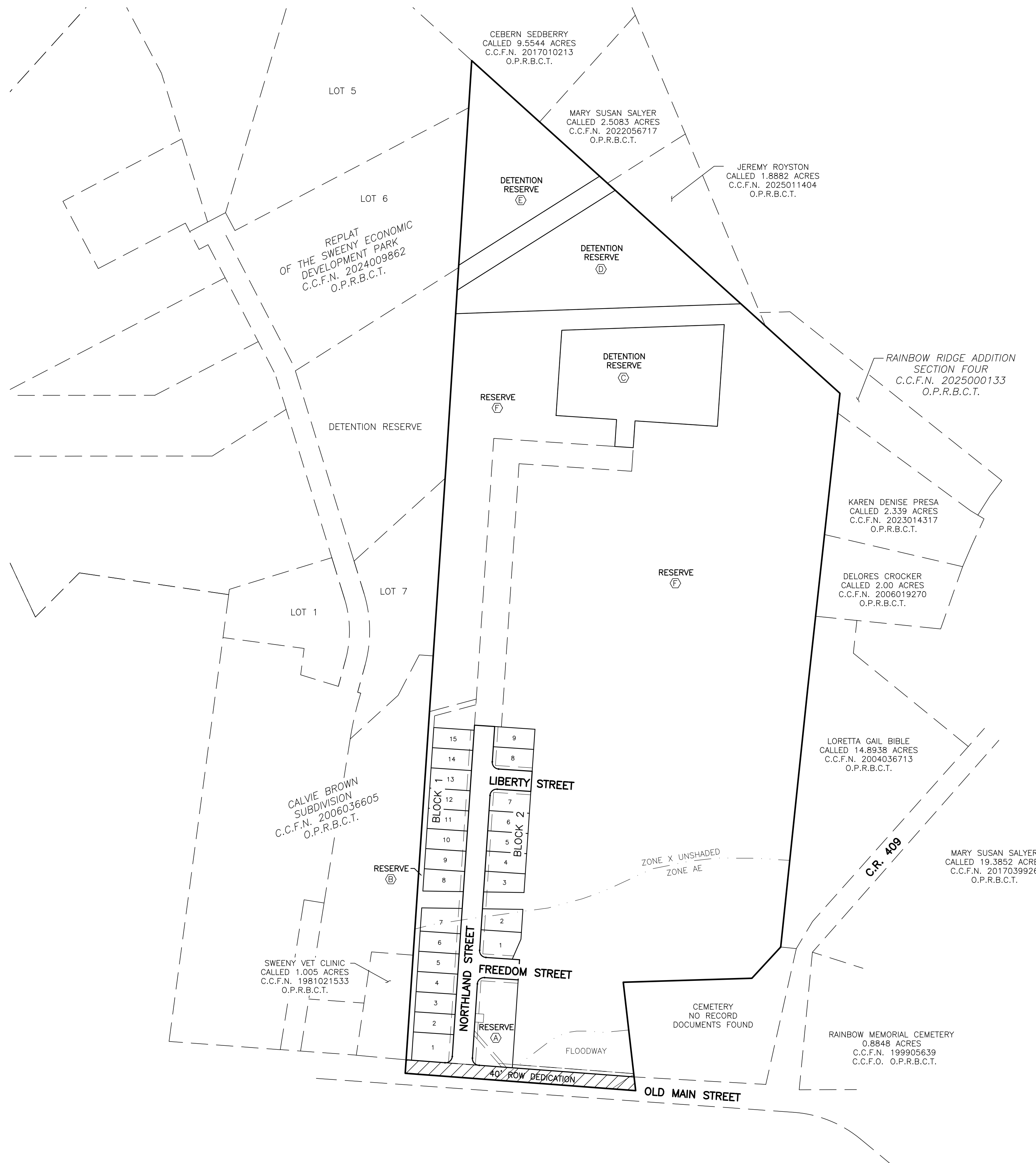
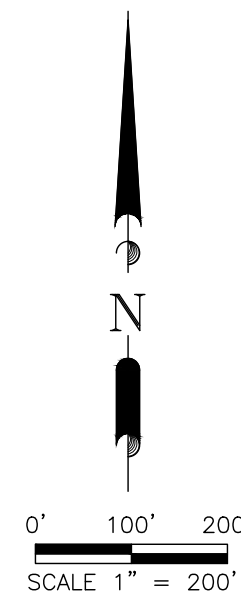
SWORN TO AND SUBSCRIBED BEFORE ME BY _____
ON THE ____ DAY OF _____, 20____

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO PLAT THE 62.296 ACRE TRACT INTO 2 BLOCKS, 24 LOTS & 4 RESERVES.
2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
4. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 4803902056K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS WITHIN ZONE "X" (UNSHADED), ZONE AE, & ZONE AE FLOODWAY.
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.

BRAZORIA COUNTY, TEXAS

CHARLES BREEN LEAGUE
ABSTRACT NO. 46



DESCRIPTION OF 62.296 ACRES

BEING A 62.296 ACRE TRACT OF LAND LOCATED WITHIN THE CHARLES BREEN LEAGUE, ABSTRACT NO. 46, BRAZORIA COUNTY, TEXAS, BEING ALL OF A CALLED 62.296 ACRE TRACT, AS RECORDED IN COUNTY CLERKS FILE NO. (C.C.F.N.) 2025006858 OF THE OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS (O.P.R.B.C.T.), REFERRED TO HEREINAFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 62.296 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 CONCRETE MONUMENT WITH BRASS CAP FOUND FOR THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT, SAME BEING AN INTERIOR CORNER OF RAINBOW RIDGE ADDITION, SECTION FOUR, AS RECORDED IN C.C.F.N. 2025000133 OF THE O.P.R.B.C.T.

THENCE SOUTH 06°14'06" WEST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE WEST LINE OF A CALLED 2.339 ACRE TRACT, AS RECORDED IN C.C.F.N. 2023014317 OF THE O.P.R.B.C.T., THE WEST LINE OF A CALLED 2.00 ACRE TRACT, AS RECORDED IN C.C.F.N. 2006019270 OF THE O.P.R.B.C.T., THE WEST LINE OF A CALLED 14.8938 ACRE TRACT, AS RECORDED IN C.C.F.N. 2004036713 OF THE O.P.R.B.C.T., A DISTANCE OF 880.87 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE SOUTH 05°57'35" WEST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE WEST LINE OF SAID CALLED 14.8938 ACRE TRACT, A DISTANCE OF 771.50 FEET TO A CONCRETE MONUMENT FOUND FOR THE NORTHERLY SOUTHEAST CORNER OF THE ABOVE REFERENCED TRACT;

THENCE SOUTH 42°41'27" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE NORTH LINE OF A CEMETERY TRACT, NO RECORD DOCUMENTS FOUND, A DISTANCE OF 126.18 FEET TO A 1-INCH IRON PIPE FOUND FOR A SOUTHERLY CORNER OF THE ABOVE REFERENCED TRACT;

THENCE SOUTH 88°13'38" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE NORTH LINE OF SAID CEMETERY TRACT, A DISTANCE OF 381.96 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "TERRANCE MISH" FOUND FOR A SOUTHERLY INTERIOR CORNER OF THE ABOVE REFERENCED TRACT;

THENCE SOUTH 06°31'29" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE WEST LINE OF SAID CEMETERY TRACT, PASSING A 1/2-INCH IRON PIPE FOUND AT A DISTANCE OF 282.71 FEET, CONTINUING FOR A TOTAL DISTANCE OF 323.74 FEET TO THE SOUTHEAST CORNER OF THE ABOVE REFERENCED TRACT, BEING IN THE RIGHT-OF-WAY (R.O.W.) OF OLD MAIN STREET;

THENCE NORTH 85°41'20" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT, SAME BEING IN THE R.O.W. OF SAID OLD MAIN STREET, A DISTANCE OF 685.93 FEET TO THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT;

THENCE NORTH 03°50'25" EAST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT, PASSING A CONCRETE MONUMENT FOUND AT A DISTANCE OF 40.00 FEET, CONTINUING ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT, AND SAME BEING THE EAST LINE OF THE CALVIE BROWN SUBDIVISION, AS RECORDED IN C.C.F.N. 2006036605 OF THE O.P.R.B.C.T., A DISTANCE OF 1,819.16 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER;

THENCE NORTH 03°37'58" EAST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT, A DISTANCE OF 1,192.09 FEET TO A 5/8-INCH IRON ROD WITH ALUMINUM CAP FOUND FOR THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT, SAME BEING THE NORTHEAST CORNER OF THE REPLAT OF THE SWEENEY ECONOMIC DEVELOPMENT PARK, AS RECORDED IN C.C.F.N. 2024009862 OF THE O.P.R.B.C.T.,

THENCE SOUTH 47°55'17" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT, THE SOUTH LINE OF A CALLED 9.5544 ACRE TRACT, AS RECORDED IN C.C.F.N. 2017010213 OF THE O.P.R.B.C.T., THE SOUTH LINE OF A CALLED 2.5083 ACRE TRACT, AS RECORDED IN C.C.F.N. 2022056717 OF THE O.P.R.B.C.T., THE SOUTH LINE OF A CALLED 1.8882 ACRE TRACT, AS RECORDED IN C.C.F.N. 2016021905 OF THE O.P.R.B.C.T., A DISTANCE OF 741.38 FEET TO A CONCRETE MONUMENT FOUND IN A 48" LIVE OAK TREE;

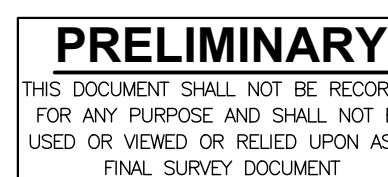
THENCE SOUTH 47°54'08" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT, THE SOUTH LINE OF SAID CALLED 1.8882 ACRE TRACT, THE SOUTH LINE OF SAID RAINBOW RIDGE ADDITION, SECTION FOUR, A DISTANCE OF 731.35 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, AND CONTAINING 62.296 ACRES OF LAND, MORE OR LESS.

RESERVE TABLE			
SYMBOL	RESERVE TYPE	RESERVE USE	AREA
(A)	UNRESTRICTED	COMMERCIAL	0.715 AC
(B)	RESTRICTED	DRAINAGE & DETENTION	0.428 AC
(C)	RESTRICTED	DRAINAGE & DETENTION	5.271 AC
(F)	UNRESTRICTED	REMAINDER	42.555 AC

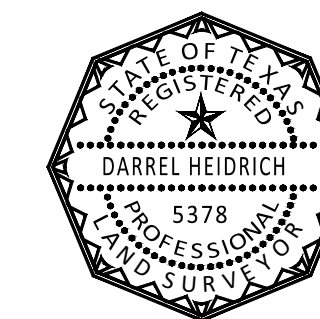
STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

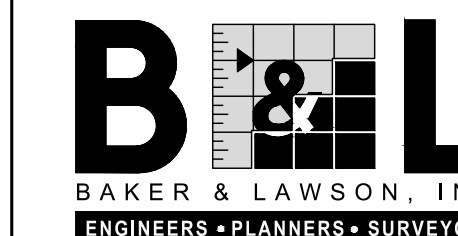
THAT I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.



DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378



OWNER & DEVELOPER:
DOUG KIRK, PRESIDENT
C & D DEVELOPMENT, LLC
34 NELSON COURT
JONES CREEK, TX 77541



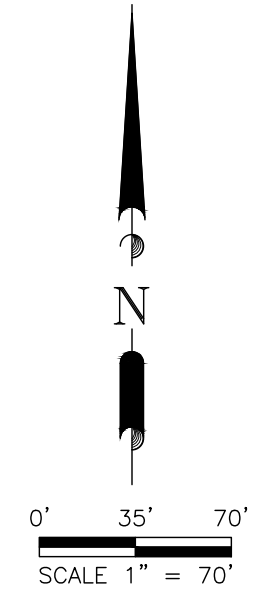
Baker & Lawson Inc.
4005 Technology Dr., Suite 1530
Angleton, TX 77515
Phone # 979-849-6681
www.bakerlawson.com
Licensed Surveying Firm No. 10052500

SHEET 1 OF 3

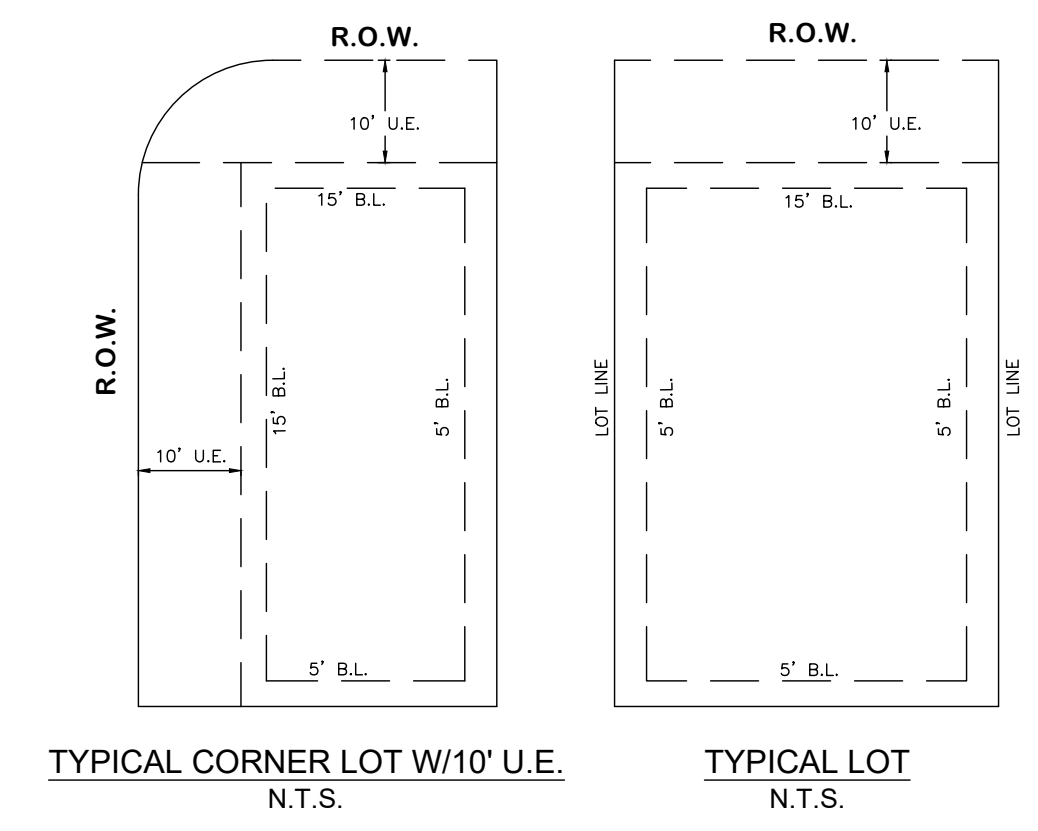
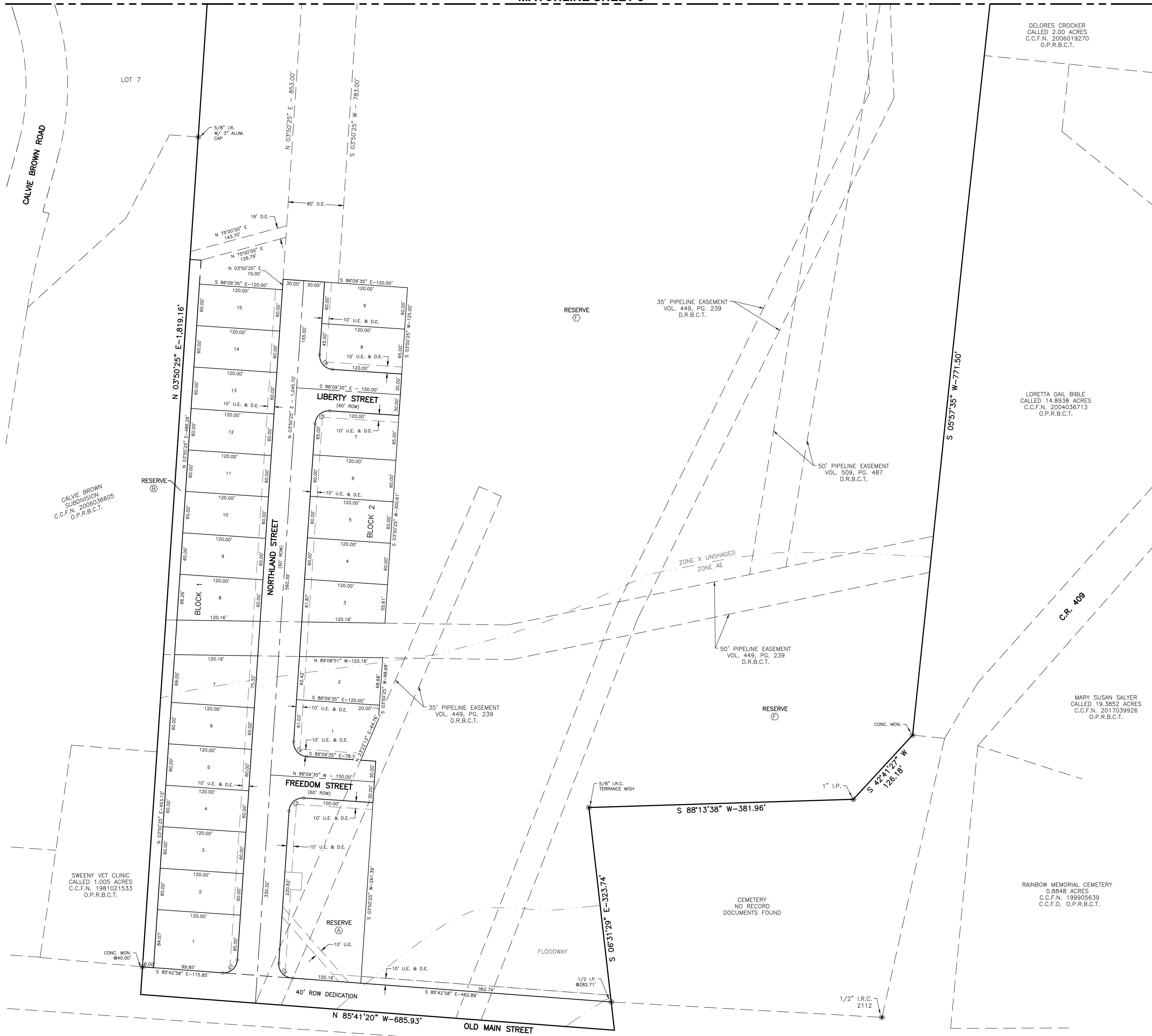
DRAWING NO.: 16273 PLAT	DATE: 12/5/25	CHECKED BY: AH	REV. NO. 0
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MATCHLINE SHEET 3



- LEGEND**
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS
 - BRAZORIA COUNTY, TEXAS
 - D.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
 - VOL. PG. = VOLUME, PAGE
 - A.E. = AERIAL EASEMENT
 - B.L. = BUILDING LINE
 - D.E. = DRAINAGE EASEMENT
 - E.E. = ELECTRIC EASEMENT
 - U.E. = UTILITY EASEMENT
 - I.R. = IRON ROD
 - I.R.C. = IRON ROD W/CAP
 - I.P. = IRON PIPE
 - 5/8" I.R.C. SET = 5/8" I.R.C. SET
 - BAKER & LAWSON = BAKER & LAWSON
 - = FOUND MONUMENT (AS NOTED)



CURVE TABLE

Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	31.57'	20.00'	90°26'37"	N49°03'43"E	28.39'
C2	31.26'	20.00'	89°33'23"	S40°56'17"E	28.17'
C3	31.42'	20.00'	90°00'00"	S48°50'25"W	28.28'
C4	31.42'	20.00'	90°00'00"	S41°09'35"E	28.28'
C5	31.42'	20.00'	90°00'00"	S48°50'25"W	28.28'
C6	31.42'	20.00'	90°00'00"	S41°09'35"E	28.28'

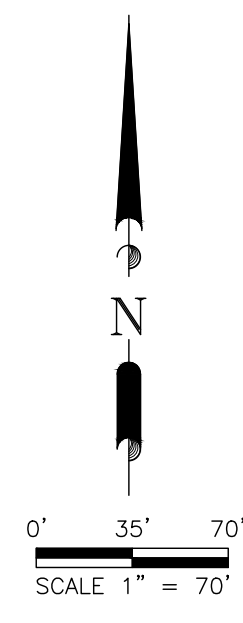
**PRELIMINARY PLAT
NORTHLAND ESTATES
SUBDIVISION**

CHARLES BREEN LEAGUE
ABSTRACT NO. 46
BRAZORIA COUNTY, TEXAS

B & L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS

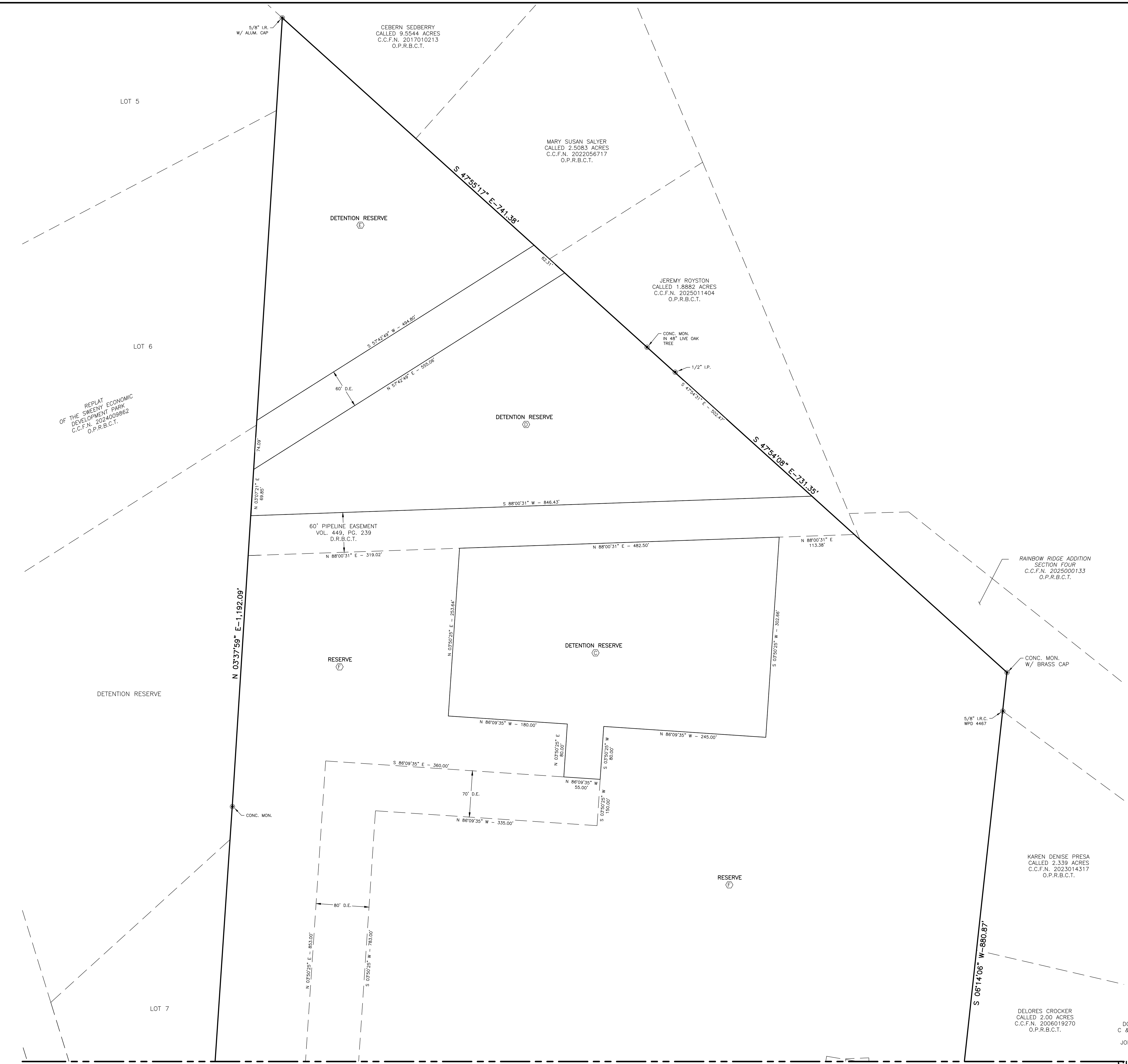
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LEGEND

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**PRELIMINARY PLAT
 NORTHLAND ESTATES
 SUBDIVISION**
 CHARLES BREEN LEAGUE
 ABSTRACT NO. 46
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 JONES CREEK, TX 77541

DELORES CROCKER
 CALLED 2.00 ACRES
 C.C.F.N. 2006019270
 O.P.R.B.C.T.

KAREN DENISE PRESA
 CALLED 2.339 ACRES
 C.C.F.N. 2023014317
 O.P.R.B.C.T.

RAINBOW RIDGE ADDITION
 SECTION FOUR
 C.C.F.N. 2025000133
 O.P.R.B.C.T.

MATCHLINE SHEET 2

SHEET 3 OF 3

DRAWING NO.: 16273 PLAT

DRAWN BY: DH	DATE: 12/5/25	CHECKED BY: AH	REV. NO. 0
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