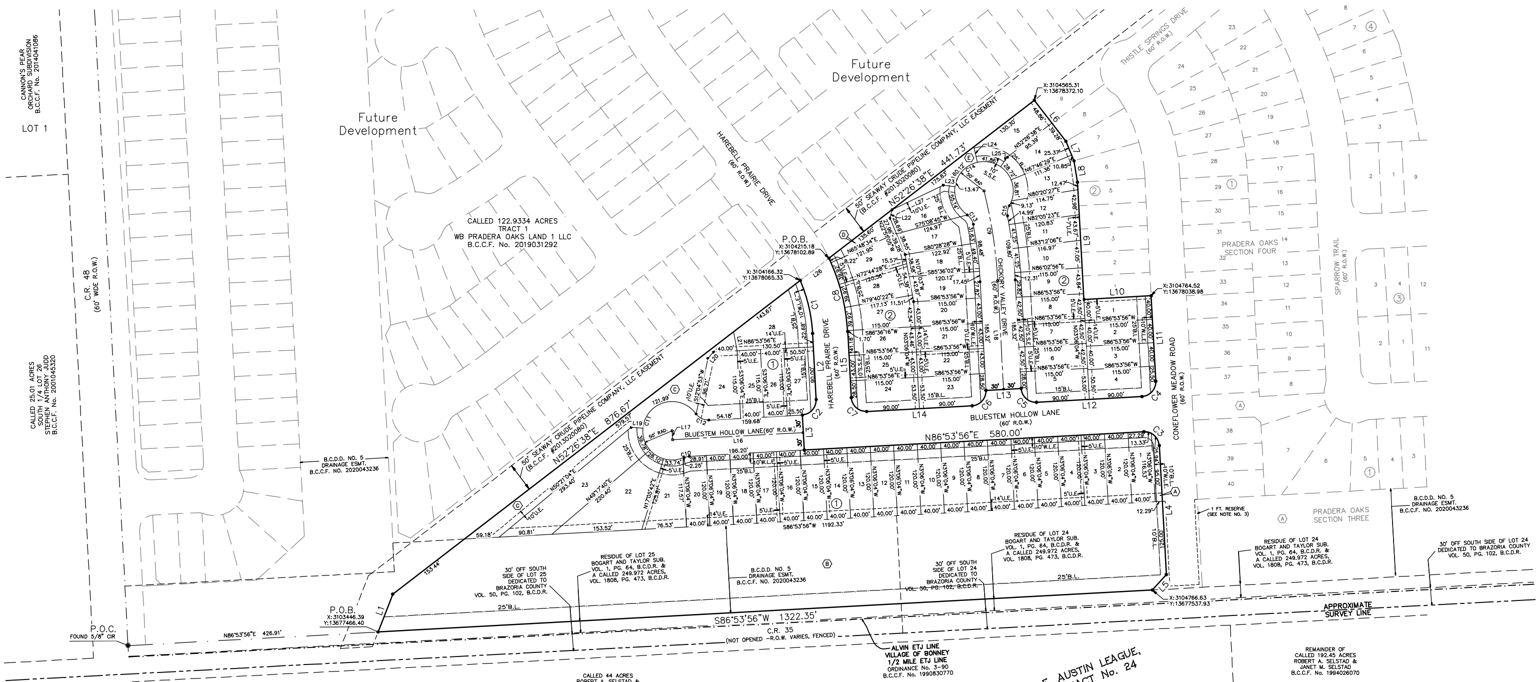


CR	Street Name	Width	Length (Ft.)	Length (Mi.)
1308	Bluestem Hollow Lane (ext)	60'	238.12 ft.	.045 mile
1313	Chickory Valley Drive	60'	340.48 ft.	.064 mile

BLOCK 1 LOT	MINIMUM FINISHED FLOOR FOR STRUCTURE
1	42.80
2	42.70
3	42.60
4	42.70
5	42.80
6	43.00
7	43.00
8	42.90
9	42.80
10	42.70
11	42.60
12	42.70
13	42.90
14	43.10
15	43.00
16	42.90
17	42.70
18	42.60
19	42.50
20	42.60
21	42.80
22	43.00
23	43.20
24	42.70
25	42.80
26	42.90
27	42.90
28	42.90

BLOCK 2 LOT	MINIMUM FINISHED FLOOR FOR STRUCTURE
1	42.60
2	42.60
3	42.70
4	42.90
5	42.90
6	42.70
7	42.70
8	42.80
9	43.00
10	42.90
11	42.80
12	42.70
13	43.00
14	43.20
15	43.40
16	43.00
17	42.70
18	42.90
19	43.00
20	42.80
21	42.70
22	42.70
23	42.90
24	42.90
25	42.80
26	42.70
27	42.70
28	42.90
29	43.20

Line Table

Line	Length	Direction
L1	69.32	N21°10'29"E
L2	112.68	S03°06'04"E
L3	60.00	S03°06'04"E
L4	220.00	S03°06'04"E
L5	35.36	S41°53'56"W
L6	88.14	S37°33'22"E
L7	36.22	S22°41'59"E
L8	36.86	S09°10'57"E
L9	200.00	S03°06'04"E
L10	115.00	N86°53'56"E
L11	145.50	S03°06'04"E
L12	180.00	S86°53'56"W
L13	60.00	S86°53'56"W
L14	180.00	S86°53'56"W
L15	112.68	N03°06'04"W
L16	223.12	S86°53'56"W
L17	15.00	N03°06'04"W
L18	185.32	N03°06'04"W
L19	20.00	S85°07'15"E
L20	14.14	N41°53'56"E
L21	33.13	S09°55'51"E
L22	14.83	S14°14'44"W
L23	20.00	S82°00'08"E
L24	26.90	S13°06'25"E
L25	20.00	S34°51'52"W
L26	61.63	N52°26'38"E
L27	97.07	N64°20'59"E

Curve Table

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	93.35	270.00	19°48'32"	S13°00'20"E	92.88
C2	39.27	25.00	90°00'00"	S41°53'56"W	35.36
C3	39.27	25.00	90°00'00"	S48°06'04"E	35.36
C4	39.27	25.00	90°00'00"	S41°53'56"W	35.36
C5	39.27	25.00	90°00'00"	N48°06'04"W	35.36
C6	39.27	25.00	90°00'00"	S41°53'56"W	35.36
C7	39.27	25.00	90°00'00"	N48°06'04"W	35.36
C8	129.68	330.00	22°30'56"	N14°21'32"W	128.85
C9	155.16	800.00	11°06'46"	N08°39'27"W	154.92
C10	9.18	25.00	21°02'22"	S76°22'45"W	9.13
C11	225.85	50.00	258°48'31"	S15°15'49"W	77.27
C12	25.21	25.00	57°46'09"	S64°13'00"E	24.15
C13	19.53	25.00	44°45'35"	N32°48'31"W	19.04
C14	231.78	50.00	265°36'14"	S77°36'49"W	73.37
C15	17.93	25.00	41°05'47"	S09°52'02"W	17.55

LOT AREAS

BLOCK-LOT	SQ. FT.
B1-L1	4786
B1-L2	4800
B1-L3	4800
B1-L4	4800
B1-L5	4800
B1-L6	4800
B1-L7	4800
B1-L8	4800
B1-L9	4800
B1-L10	4800
B1-L11	4800
B1-L12	4800
B1-L13	4800
B1-L14	4800
B1-L15	4800
B1-L16	4800
B1-L17	4800
B1-L18	4800
B1-L19	4800
B1-L20	4791

LOT AREAS

BLOCK-LOT	SQ. FT.
B1-L21	6401
B1-L22	11964
B1-L23	13698
B1-L24	7105
B1-L25	4600
B1-L26	4600
B1-L27	5673
B1-L28	9989
B2-L1	4600
B2-L2	4600
B2-L3	4600
B2-L4	5673
B2-L5	5961
B2-L6	4887
B2-L7	4888
B2-L8	4888
B2-L9	4943
B2-L10	5112
B2-L11	5033
B2-L12	4949

LOT AREAS

BLOCK-LOT	SQ. FT.
B2-L13	5314
B2-L14	5521
B2-L15	6466
B2-L16	5975
B2-L17	5551
B2-L18	5349
B2-L19	5168
B2-L20	4945
B2-L21	4945
B2-L22	4945
B2-L23	6018
B2-L24	6018
B2-L25	4945
B2-L26	4964
B2-L27	5450
B2-L28	5569
B2-L29	5767

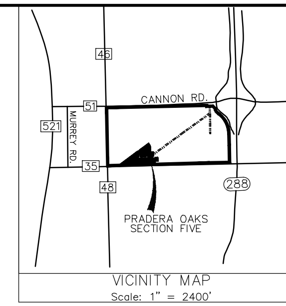
LEGEND

- AC. = ACRE
- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- C.R. = COUNTY ROAD
- ESMT. = EASEMENT
- F.C. = FILM CODE
- G.B.L. = GARAGE BUILDING LINE
- B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
- B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
- B.C.M.R. = BRAZORIA COUNTY MAP RECORDS
- B.D.D. = BRAZORIA DRAINAGE DISTRICT
- ESMT = EASEMENT
- No. = NUMBER
- PG. = PAGE
- R = RADIUS
- R.O.W. = RIGHT-OF-WAY
- SQ.FT. = SQUARE FEET
- S.S.E = SANITARY SEWER EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- VOL. = VOLUME
- W.L.E. = WATER LINE EASEMENT
- U.V.E. = UNOBSTRUCTED VISIBILITY EASEMENT
- X = EASTING COORDINATE
- Y = NORTHING COORDINATE
- ① = BLOCK NUMBER
- ◉ = FOUND 5/8" IRON ROD (UNLESS OTHERWISE NOTED)
- ● = SET 5/8" IRON ROD WITH "MSG" CAP (UNLESS OTHERWISE NOTED)
- ↗ = INDICATES STREET NAME CHANGE

SYMBOL	DESCRIPTION	RESERVE USE	AREA
Ⓐ	RESTRICTED RESERVE "A"	LANDSCAPE/OPEN SPACE	0.0311 AC. – 1,355 S.F.
Ⓑ	RESTRICTED RESERVE "B"	DRAINAGE/DENTENTION	4.4361 AC. – 193,237 S.F.
Ⓒ	RESTRICTED RESERVE "C"	LANDSCAPE/OPEN SPACE	0.3646 AC. – 15,881 S.F.
Ⓓ	RESTRICTED RESERVE "D"	LANDSCAPE/OPEN SPACE	0.0650 AC. – 2,831 S.F.
Ⓔ	RESTRICTED RESERVE "E"	LANDSCAPE/OPEN SPACE	0.0635 AC. – 2,768 S.F.
TOTAL			4.9603 AC. – 216,072 S.F.

100' 50' 0 100' 200' 300'

SCALE IN FEET



VICINITY MAP
Scale: 1" = 2400'

GENERAL NOTES:

1.) "B.L." INDICATES BUILDING LINE.

2.) "U.E." INDICATES UTILITY EASEMENT.

3.) "1' RES." INDICATES ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS ASSIGNS, OR SUCCESSORS.

4.) THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALED FACTOR NO 0.999865229328.

5.) PROJECT BENCHMARK: NGS MONUMENT N 692 RESET (AW4049)
BEING A BRASS DISK STAMPED "N 692 RESET 1958" ON THE TOP OF A CONCRETE HEADWALL ON THE WEST SIDE OF F.M. 521, BEING ±40 FEET NORTHWEST ON THE CENTERLINE INTERSECTION OF F.M. 521 AND C.R. 35 (A.K.A. TIGNER ROAD) BEING ON THE SOUTH END OF THE WEST CULVERT HEADWALL
ELEVATION: 45.80 NAVD88

6.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48039C0275K, REVISED DATE OF DECEMBER 30, 2020, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

7.) STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN MUST BE ELEVATED TO THE F.E.M.A. BASE FLOOD ELEVATION. NO BUILDING PERMITS WILL BE ISSUED IN A FLOODWAY BELOW THE BASE FLOOD ELEVATION (B.F.E.) CONTACT THE FLOOD PLAIN ADMINISTRATOR'S OFFICE FOR SPECIFIC INFORMATION.

8.) LOT WIDTH IS THE DISTANCE MEASURED ALONG THE BUILDING SETBACK LINES BETWEEN THE TWO (2) SIDE PROPERTY LINES OF A LOT. KNUCKLE AND CUL DE-SAC LOTS ARE A MINIMUM OF 40' AT THE BUILDING LINE.

9.) FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATLEY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF PRADERA OAKS SECTION FIVE WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

10.) BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.

11.) SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.

FINAL PLAT OF PRADERA OAKS SECTION FIVE

A SUBDIVISION OF
13.16 ACRES OF LAND
LOCATED IN THE
WARREN D.C. HALL LEAGUE, A-69
BRAZORIA COUNTY, TEXAS

2 BLOCKS 57 LOTS 5 RESERVES

DATE: APRIL 29, 2021 SCALE: 1" = 100'

OWNER:
WB PRADERA OAKS LAND 1 LLC
5210 SPRUCE STREET
BELLAIRE, TEXAS, 77401
TINGFU QIAO
713-219-9400

ENGINEER
DANNENBAUM ENGINEERING CORPORATION
www.dannenbaum.com
3100 W. ALABAMA
HOUSTON, TEXAS 77098
713-527-6464
TEXAS FIRM NO. 392

SURVEYOR
MILLER SURVEY★GROUP
www.millersurvey.com
1760 WEST SAM HOUSTON PARKWAY NORTH
HOUSTON, TEXAS 77043
PHONE 713-413-1900 ★ FAX 713-413-1944
TEXAS FIRM REGISTRATION No. 10047100

BRIAN E. WILSON, R.P.L.S.

STATE OF TEXAS }
COUNTY OF HARRIS }

I, TINGFU QIAO, OF WB PRADERA OAKS LAND 1 LLC, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF PRADERA OAKS SECTION FIVE, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BE-ALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNEE TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN HOUSTON, HARRIS COUNTY, TEXAS, THIS 8th DAY OF February, 2022

WB PRADERA OAKS LAND 1 LLC

BY: _____
TINGFU QIAO, MANAGER

NOTARY PUBLIC
STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TINGFU QIAO, OF WB PRADERA OAKS LAND 1 LLC, KNOWN TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID COMPANY, FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITIES THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 8 DAY OF February 2022

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DANTING LI
Notary Public, State of Texas
Comm. Expires 09-24-2024
Notary ID 132698074

THIS IS TO CERTIFY THAT I ANTHONY R. PEACOCK, 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 BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

ANTHONY R. PEACOCK, R.P.L.S.
TEXAS REGISTRATION NO. 5047

STATE OF TEXAS
ANTHONY R. PEACOCK
5047
PROFESSIONAL LAND SURVEYOR

APPROVED BY THE VILLAGE OF BONNEY CITY COUNCIL MEMBERS THIS _____ DAY OF _____, 20____.

RAYMOND CANTU
MAYOR

TONY GONZALEZ
ALDERMAN, POSITION 1

ALDERMAN, POSITION 2

MANUEL CANTU,JR.
ALDERMAN, POSITION 3

JENNIFER WINANS
ALDERMAN, POSITION 4

ANGELA WALTERS
ALDERMAN, POSITION 5

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

LEE WALDEN, P.E. — DATE 2/7/22
PRESIDENT

BRANDON MIDDLETON — DATE 3/7/22
SECRETARY/TREASURER

KERRY OSBORN — DATE 3/7/22
VICE PRESIDENT

JARROD ADEN — DATE 3/7/22
DISTRICT ENGINEER

NOTE: PROJECT FIELD STARTUP WILL START WITHIN 365 CALENDAR DAYS FROM DATE HERE SHOWN. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED.

BCOO 5 I.D. # B200036

BRAZORIA DRAINAGE DISTRICT NO. 5 NOTES

1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, 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.
5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT #5.
6. THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR ON THE SITE TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
7. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 75%. THE DRAINAGE AND /OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
8. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
9. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
10. DEDICATED DRAINAGE EASEMENT(S) GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 FOR DRAINAGE MAINTENANCE PURPOSES SHALL INCLUDE 45 FEET TOP OF BANK, PLUS THE SUM (FOOTAGE) OF BOTH DITCH SIDE SLOPES AND CHANNEL BOTTOM AND 45 FEET OF BANK ON THE OPPOSITE BANK.
11. DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.
12. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
13. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
14. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
15. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A "RECORDED DOCUMENT NUMBER" AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.
16. IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 "DEDICATED" DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT.
17. PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1, INTRODUCTION; SUB -SECTION 1.5. PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTIND-UP APPROVED PROJECTS.

FIELD NOTES FOR A 8.93 ACRE TRACT
BLOCK 1

BEING A TRACT OF LAND CONTAINING 8.93 ACRES LOCATED IN THE WARREN D.C. HALL LEAGUE SURVEY, A-69 IN BRAZORIA COUNTY, TEXAS; SAID 8.93 ACRE TRACT BEING OUT OF A CALLED 122.9334 ACRE TRACT (TRACT 1), RECORDED IN THE NAME OF WB PRADERA OAKS LAND 1 LLC , UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2019031292; SAID 8.93 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.):

COMMENCING AT A 5/8-INCH IRON ROD WITH A CAP STAMPED "GEOSURV" FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD (C.R.) 48 (60 FEET WIDE AS MONUMENTED) AND THE NORTHERLY R.O.W. LINE OF C.R. 35 (UNIMPROVED, 95 FEET WIDE AS FENCED), MARKING THE SOUTHWEST CORNER OF SAID 122.9334 ACRE TRACT, FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "GEOSURV" FOUND FOR THE NORTHWEST CORNER OF SAID 122.9334 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 123.9372 ACRE TRACT (TRACT 1), RECORDED IN THE NAME OF WB PRADERA OAKS LAND 1 LLC, UNDER B.C.C.F. NO. 2019031293, BEARS NORTH 03 DEGREES 01 MINUTES 12 SECONDS WEST, A DISTANCE OF 967.12 FEET;

THENCE, WITH THE SOUTH LINE OF SAID 122.9334 ACRE TRACT AND THE NORTH R.O.W. LINE OF SAID C.R. 35, NORTH 86 DEGREES 53 MINUTES 56 SECONDS EAST, A DISTANCE OF 426.91 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY GROUP (M.S.G.) CAP SET ON THE SOUTHEASTERLY LINE OF A 50 FEET WIDE SEAWAY CRUDE PIPELINE COMPANY, LLC EASEMENT RECORDED IN B.C.C.F. NO. 2013020080; FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EAST LINE OF SAID SEAWAY CRUDE PIPELINE EASEMENT, THE FOLLOWING TWO (2) COURSES:

1. NORTH 21 DEGREES 10 MINUTES 29 SECONDS EAST, A DISTANCE OF 69.32 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
2. NORTH 52 DEGREES 26 MINUTES 38 SECONDS EAST, A DISTANCE OF 876.67 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 122.9334 ACRE TRACT, THE FOLLOWING EIGHT (8) COURSES:

1. 93.35 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 19 DEGREES 48 MINUTES 32 SECONDS, AND A CHORD THAT BEARS SOUTH 13 DEGREES 00 MINUTES 20 SECONDS EAST, A DISTANCE OF 92.88 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE POINT OF TANGENCY;
2. SOUTH 03 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 112.68 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
3. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 41 DEGREES 53 MINUTES 56 SECONDS WEST, A DISTANCE OF 35.36 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
4. SOUTH 03 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
5. NORTH 86 DEGREES 53 MINUTES 56 SECONDS EAST, A DISTANCE OF 580.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
6. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 48 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 35.36 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE POINT OF TANGENCY;
7. SOUTH 03 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 220.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
8. NORTH 41 DEGREES 53 MINUTES 56 SECONDS EAST, A DISTANCE OF 35.36 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SETON THE LINE COMMON TO SAID122.9334 ACRE TRACT AND SAID C.R.35 FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE LINE COMMON TO SAID 122.9334 ACRE TRACT AND SAID C.R. 35, SOUTH 86 DEGREES 53 MINUTES 56 SECONDS WEST, A DISTANCE OF 1322.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.93 ACRES OF LAND.

FIELD NOTES FOR A 4.23 ACRE TRACT
BLOCK 2

BEING A TRACT OF LAND CONTAINING 4.23 ACRES LOCATED IN THE WARREN D.C. HALL LEAGUE SURVEY, A-69 IN BRAZORIA COUNTY, TEXAS; SAID 4.23 ACRE TRACT BEING OUT OF A CALLED 122.9334 ACRE TRACT ("TRACT 1), RECORDED IN THE NAME OF WB PRADERA OAKS LAND 1 LLC , UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2019031292; SAID 4.23 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.):

COMMENCING AT A 5/8-INCH IRON ROD WITH A CAP STAMPED "GEOSURV" FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WA" (R.O.W.) LINE OF COUNTY ROAD (C.R.) 48 (60 FEET WIDE AS MONUMENTED) AND THE NORTHERLY R.O.W. LINE OF C.R. 35 (UNIMPROVED, 95 FEET WIDE AS FENCED), MARKING THE SOUTHWEST CORNER OF SAID 122.9334 ACRE TRACT, FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "GEOSURV" FOUND FOR THE NORTHWEST CORNER OF SAID 122.9334 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 123.9372 ACRE TRACT (TRACT 1), RECORDED IN THE NAME OF WB PRADERA OAKS LAND 1 LLC, UNDER B.C.C.F. NO. 2019031293, BEARS NORTH 03 DEGREES 01 MINUTES 12 SECONDS WEST, A DISTANCE OF 967.12 FEET;

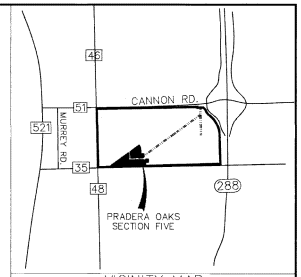
THENCE, WITH THE SOUTH LINE OF SAID 122.9334 ACRE TRACT AND THE NORTH R.O.W. LINE OF SAID C.R. 35, NORTH 86 DEGREES 53 MINUTES 56 SECONDS EAST, A DISTANCE OF 426.91 FEET TO AN ANGLE POINT ON THE SOUTHEASTERLY LINE OF A 50 FEET WIDE SEAWAY CRUDE PIPELINE COMPANY, LLC EASEMENT RECORDED IN B.C.C.F. NO. 2013020080;

THENCE, WITH THE EAST LINE OF SAID SEAWAY CRUDE PIPELINE EASEMENT, THE FOLLOWING THREE (3) COURSES:

1. NORTH 21 DEGREES 10 MINUTES 29 SECONDS EAST, A DISTANCE OF 69.32 FEET TO AN ANGLE POINT;
2. NORTH 52 DEGREES 26 MINUTES 38 SECONDS EAST, A DISTANCE OF 938.30 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;
3. NORTH 52 DEGREES 26 MINUTES 38 SECONDS EAST, A DISTANCE OF 441.73 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 122.9334 ACRE TRACT, THE FOLLOWING FIFTEEN (15) COURSES:

1. SOUTH 37 DEGREES 33 MINUTES 22 SECONDS EAST, A DISTANCE OF 88.14 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
2. SOUTH 22 DEGREES 41 MINUTES 59 SECONDS EAST, A DISTANCE OF 35.22 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
3. SOUTH 09 DEGREES 10 MINUTES 57 SECONDS EAST, A DISTANCE OF 35.86 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
4. SOUTH 03 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
5. NORTH 86 DEGREES 53 MINUTES 56 SECONDS EAST, A DISTANCE OF 115.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
6. SOUTH 03 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 145.50 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
7. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 41 DEGREES 53 MINUTES 56 SECONDS WEST, A DISTANCE OF 35.36 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE POINT OF TANGENCY;
8. SOUTH 86 DEGREES 53 MINUTES 56 SECONDS WEST, A DISTANCE OF 180.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
9. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 48 DEGREES 06 MINUTES 04 SECONDS WEST, A DISTANCE OF 35.36 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
10. SOUTH 86 DEGREES 53 MINUTES 56 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
11. 39.27 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 41 DEGREES 53 MINUTES 56 SECONDS WEST, A DISTANCE OF 35.36 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE POINT OF TANGENCY;
12. SOUTH 86 DEGREES 53 MINUTES 56 SECONDS WEST, A DISTANCE OF 180.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
13. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 48 DEGREES 06 MINUTES 04 SECONDS WEST, A DISTANCE OF 35.36 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE POINT OF TANGENCY;
14. NORTH 03 DEGREES 06 MINUTES 04 SECONDS WEST, A DISTANCE OF 112.68 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
15. 129.68 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 22 DEGREES 30 MINUTES 56 SECONDS, AND A CHORD THAT BEARS NORTH 14 DEGREES 21 MINUTES 32 SECONDS WEST, A DISTANCE OF 128.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.23 ACRES OF LAND.



VICINITY MAP
Scale: 1" = 2400'

FINAL PLAT OF
PRADERA OAKS SECTION FIVE

A SUBDIVISION OF
13.16 ACRES OF LAND
LOCATED IN THE
WARREN D.C. HALL LEAGUE, A-69
BRAZORIA COUNTY, TEXAS

2 BLOCKS 57 LOTS 5 RESERVES

DATE: APRIL 29, 2021 SCALE: 1" = 100'

OWNER:
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TINGFU QIAO
713-219-9400

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BRIAN E. WILSON, R.P.L.S.