





- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- FIRST INDICATES ONE FOOT SESSIVE DEDICATIO TO THE PUBLIC IN FEE AS A BUFFER SEPARATION FOR THE OFFICE OF THE THE WAY ADMINISTRATION FOR THE SERVICE OF THE SERVICE OF THE SERVICE AND ADMINISTRATION FOR THE SERVICE OF THE SERVICE OF
- CONDINANTS AND BEARNING SHATIN HERETON ARE THAN SCITTLE CENTERS FORE NO. 4204 STATE FLAN GRID COORDINATES (NADES) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALED FACTOR NO. 0.998855229328.

- LILYANDE SED MANDE

  A) ACCORDED TO THE FEBRUAL REGISTROY MANACORDET RECITOR (TRUM) FLODO ROSERANCE BATE MAY NO

  ACCORDED TO THE FEBRUAL REGISTROY MANACORDET ACCOUNT FOR THE A
- WIDTH IS THE DISTANCE MEASURED ALONG THE BUILDING SETRACK 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.
- UNC.

  HER, OMUSS DO HERBEY CERTEY THAT WE ARE THE OWNERS OF ALL PROPERTY
  MEDICARTY ADJACON TO THE BOSODARES OF THE ABOVE AND FOREIGNESS SUPPOSSON OF
  MEDICARTY ADJACON TO THE BOSODARES OF THE ABOVE AND
  CONTINUE ARE TO BE CITABULUED ONTOTHE THE BOSODARES OF THE ABOVE AND
  LINES
  AND DEDICATE TO THE USE OF THE PUBLIC, ALL PARILIC UTILITY EXSENSTS SYONN IN SAD
  ADMOCHIN ADDRESS.
- 10.) BULDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROV
- 11.) SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.

- BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES

  1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FIN
- ALL DRAINAGE FASEMENTS 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.

- DISTRICT PS.

  OSTRICT PS.

  OSTR
- 8. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BIOUNDARIES OF THIS PLAT.
- ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" LD. OR EQUAL.

- 12. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRIC RESOLUTION NO 2007-08).
- PIPEUNES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- SO THE RECORD APPROVAL AND PRINTING PRICK TO CONSTRUCTION.

  SALE DESCRIPTION WATER DESIDENCE #5 BY THE REPORTETY OWER WILL BE MINIATED AND
  BRAZDAN COUNTY DRAWANG DESTROY #5 BY THE REPORTETY OWER WILL BE MINIATED AND
  DOCUMENT MANUFER FATTERS TO SHE ACCESSATION FROM TO THAN PROJECT APPROVAL GRANITED
  BE BRAZDAN COUNTY DRAWANGE DESTROY #5 BORDON OF COMMISSIONERS.

  III THAIL BE THE PROPERTY OWERS REL COMMISSIONERS.

  FOR THE PROPERTY OF THE RELOCATION FROM THE PROPERTY OF THE PRO
- 17. PROJECT INDIA STATE-UP WILL STATE WHITH JOS CALEDONA DAYS FROM DET SHOWN HERE. CONTINUOUS AND READWARD FROM THE STATE WHITH JOS CALEDONA DAYS FROM ACQUITY DRAINAGE PELLO SIE WORK IS EMPLICIBLE. SEE READMA COUNTY DRAINAGE PROFESS. AND READWARD FROM THE PROJECT OF THE UNIT FOR APPROVIA AND BRAZDAY COUNTY DRAINAGE DISTINCT # 9 RESOLUTION 2011—1, ALLOWARLE TIME(S) AND PROCEDURES FOR STATEMEN—OF PROPROJECT FOR STATEMEN—OF THE PROPROJECT FOR STATEMEN FOR THE PROPROJECT FOR STATEMENT FOR THE PROPROJECT FOR STATEMENT FOR THE PROPROJECT FOR THE PROPROJET FOR THE PROPROJECT FOR THE PROPROJECT FOR THE PROPROJECT FOR

## FINAL PLAT OF PRADERA OAKS SECTION EIGHT

A SUBDIVISION OF 19.82 ACRES OF LAND LOCATED IN THE WARREN D.C. HALL LEAGUE, A—69 BRAZORIA COUNTY, TEXAS

2 BLOCKS 80 LOTS 6 RESERVES DATE: JUNE 16, 2022 SCALE: 1" = 100"

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

# DANNENBAUM



www.millersurvey.com 1760 WEST SAM HOUSTON PARKWAY NORTH HOUSTON, TEXAS 77043 PHOR. 713-413-1909 FAX 713-413-1944 TEXAS FIRM REGISTRATION No. 10047100

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

L	E	Ε	N	
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LEGEND				
AC.		ACRE		
A.E.	=	AERIAL EASEMENT		
		BUILDING LINE		
		BRAZORIA COUNTY CLERK'S FILE		
		BRAZORIA COUNTY DEED RECORDS		
		BRAZORIA COUNTY MAP RECORDS		
		BRAZORIA DRAINAGE DISTRICT		
C.R.	=	COUNTY ROAD		
		EASEMENT		
		FILM CODE		
		GARAGE BUILDING LINE		
L.R.		LANDSCAPE RESERVE		
	-	NUMBER		
		PAGE		
R		RADIUS		
		RIGHT-OF-WAY		
		SQUARE FEET		
		SANITARY SEWER EASEMENT		
TM.S.E.		STORM SEWER EASEMENT		
		UTILITY EASEMENT		
VOL.		VOLUME		
W.L.E.	-	WATER LINE EASEMENT		

0.04 AC. - 1,605 S.F.

5.58 AC. - 243,277 S.F. 0.48 AC. - 20,949 S.F.

1.62 AC. - 70,654 S.F.

0.04 AC. - 1,605 S.F. 8.21 AC. - 357.656 S.F.

WALER UND EAGURETY

WASTING COORDINATE

EASTING COORDINATE

BLOCK NUMBER

FOUND 5/8" IRON ROD

(UNLESS OTHERWISE NOTED)

SET 5/8" IRON ROD WITH "MSG"

(UNLESS OTHERWISE NOTED)

LANDSCAPE/OPEN SPACE

CR# Street Name 1279 Late Boneset Drive (ext) ROW 60'

Length (Ft.) 1,412.36 ft.

Length (Mi.) .267 mi.

HOUSTON, HARRIS COUNTY, TEXAS, THIS \_ The DAY OF Christing . 20.22



THE CAPACITIES THEREIN STATED.

SEAL OF OFFICE, THIS STATED.

SEAL OF OFFICE, THIS STATED.







STHIS ZP DAY OF June 20 72

EMIFER HIBANS

angela Walters

N. d. well 12x 7/7/22 Bent Middle 3/7/22 Kerry Allen 3/2/22 RERNT UNDURN VICE PRESIDENT

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

BCDD 5 I.D. # B210006

VICINITY MAP

### FIELD NOTES FOR A 14.18 ACRE TRACT

TRACT OF LAND CONTAINING 14.18 AGRES LOCATED IN THE WARREN D.C. MALL LEAGUE SURVEY, A-60 IN BRAZDOR DEVELOPED A 14.18 AGRE TRACT BIBLE A PORTION OF A CALLED 12.2333 AGRE TRACT (TRACT) IN RECORDED IN THE STATE OF THE PROPERTY OF THE PROP

C, WITI THE WEST LINE OF SAID 122.3334 AGRE TRACT, SAID 123.0372 AGRE TRACT AND THE EAST ROW, LINE OF SAID OR NEW OS GEGRESS OF MANUTE 12.95COMOS WEST, A DISTANCE OF 25.00 FEET TO A 5/8-ROH BOX ROW WITH WILLES SURVEY (W.S.C.) CAN SET FOR THE FORT) OF ECOROMIC AND SOUTHWEST COMPACE OF THE HESTIN DESCRIPT TRACTS.

THERECE, WITH THE WEST LINE OF SAIO 122,9334 ACRE TRACT, SAID 123,9372 ACRE TRACT AND THE EAST R.O.W. LINE OF SAID C.K. 48, NORTH OS DECREES OF MINUTES 12 SECONDS WEST, A DISTANCE OF 1,192.72 FEET TO A 5/8—NICH IRON ROD WITH MILLER SURPEY RODULP M.S.C.) ACR SET FOR THE NORTHWEST CONFRIE OF THE HEREN DESCRIBED TRACT;

MONEY GROUP (M.S.G.) CAP SET FOR THE NORTHWEST CORNER OF THE HEREN DESCRIBED TRACT;

PHOLOS, THROUGH HON ARBODS SHID 122.9334 ACRE TRACT AND SHID 123.9372 ACRE TRACT, THE FOLLOWING DIGHT (8) COURSES:

1 NORTH HAS REPORTES AS MINUTES 35 SECONDS EAST. A DISTANCE OF 30.00 FEET TO A 5/8-HICH IRON RCD WITH M.S.G. CAP SET
FOR NA MAIGE POINT;

2.NORTH 41 DEGREES 58 MINUTES 48 SECONDS EAST, A DISTANCE OF 35.36 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT.

3.NORTH 86 DEGREES 58 MINUTES 48 SECONDS EAST, A DISTANCE OF 65.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.C. CAP SET AT THE RECONNING OF A CURVE TO THE RIGHT:

4. 39.27 FECT ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES ON UNIVERS OD SECONDS, AND A CHORD THAT BEAMS SOUTH 46 DEGREES OF UNIVERS 12 SECONDS EAST, A DISTANCE OF 30.00 TEST TO A 5/90-NRIGHT ON THOS WITH MEACH CAPPETT FOR A MAKE POWER.

5.NORTH 86 DECREES 58 MINUTES 48 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; 6.NORTH 03 DEGREES OF MINUTES 12 SECONDS WEST, A DISTANCE OF 221.08 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A CURNE 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 DECREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 41 DEGREES 55 MINUTES 46 SECONDS EAST, A DISTANCE OF 35.35 FEET TO a 5.76-MICH IRON ROO WITH M.S.C. CAP SET AT THE POINT OF TAMACENTO.

BANGEH BB DEGREES SB MANUTES 48 SECONOS EAST, A DISTANCE OF 2000 FEET TO A 5/8-MCH BION ROD WITH M.S.C. CAP SET ON THE EAST LINE OF A B.C.D.D. NO. S DRANAGE EASEMENT RECORDED IN B.C.C.F. NO. 2020043236, FOR THE NORTHEAST COMERCO FOR DECEMBED DESCRIPED TRACTS

THENCE, WITH THE EAST LINE OF SAID B.C.D.D. NO. 5 DRAINAGE EASEMENT, SOUTH 03 DEGREES 01 MINUTES 12 SECONDS EAST, A DISTANCE OF 1,338.05 FEET TO A 5/8-NOKI BRON BOO WITH M.S.G. CAP SET ON THE NORTHWEST LINE OF A 50 FEET WIDE SEAWAY CRUIDE PHELDER, COMPANY, LULE SAMENIN RECORDED IN B.C.C.F. NO. 2013020000 FOR AN ANCIE POINT; THENCE, WITH THE NORTHWEST LINES OF SAID SEAWAY CRUDE PIPELINE COMPANY, LLC EASEMENT THE FOLLOWING THREE (3)

1. SOUTH 52 DEGREES 26 MINUTES 38 SECONDS WEST, A DISTANCE OF 54.08 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;

3.THENCE, WITH THE SOUTH LINE OF SAID 122.9334 ACRE TRACT AND THE NORTH R.O.W. LINE OF SAID C.R. 35, SOUTH 86 DECREES 53 MINUTES 56 SECONDS WEST, A DISTANCE OF 347.06 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN

THENCE, WITH THE SOUTH LINE OF SAID 122-9334 ACRE TRACT AND THE NORTH R.O.W. LINE OF SAID C.R. 35, NORTH 48 DEGREES 03 MINUTES 38 SECONDS WEST, A DISTANCE OF 33.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.18 ACRES OF LAND.

## FIELD NOTES FOR A 5.64 ACRE TRACT BLOCK 2

BLOCK 2

BEING A TRACT OF LAND CONTAINING 5.64 ACRES LOCATION IN THE WANTED D.C. HALL LEADLE SURVEY, A.-ER IN BRAZORIA COULTY,
PROCEEDING LINES LAND T. LLL., WINDER PROCEDURA COUNTY CACHE (SOCIET) THE JOSEPH SOCIETY CONTROL OF THE THREE PROCEDURA COUNTY CACHE (SOCIET) THE JOSEPH SOCIETY CONTROL OF THE THREE PROCEDURA COUNTY CACHE (SOCIETY) THREE JOSEPH SOCIETY CONTROL OF THE THREE PROCEDURAL STREET OF THE THREE PROCEDURAL CONTROL OF THE SOCIETY CONTROL OF

THENCE, WITH THE WEST LINE OF SAID 122.9334 ACRE TRACT, SAID 123.9372 ACRE TRACT AND THE EAST R.O.W. LINE OF SAID CR. 48. MCRHT OJ DIGREES OI MINUTES 12 SECONDS WEST. A DISTANCE OF 1.327.72 FEET TO A 5/54-NCH RCON RCO WITH MILLER SYRREY CROUP (4.6.6.) CAP SET FOR THE POINT OF BEGINNION AND THE SOUTHWEST CORNER OF THE MERCHIN ESCRIBED TRACE.

THENCE, CONTINUING WITH THE WEST LINE OF SAID 123.9372 ACRE TRACT AND THE EAST R.O.W. LINE OF SAID C.R. 48, NORTH 03 DEGREES OF MINUTES 12 SECONDS WEST, A DISTANCE OF 005.00 TECT TO A 5/8 HIGH MON ROD WITH MILLER SURVEY CROUP (N.S.G.) CAP SET FOR THE NORTHWEST CORNER OF THE HERRIN DESCRIBED TRACE).

THENCE, THROUGH AND ACROSS SAID 123,9372 ACRE TRACT, NORTH 86 DEGREES 58 MINUTES 35 SECONDS EAST, A DISTANCE OF 460.00 FEET TO A 5/4-MICH IRON ROD WITH M.S.G. CAP SET ON THE EAST LINE OF A B.C.D.D. NO. 5 DRAINAGE EASEMENT RECORDED N.B.C.F. NO. 2020-04326, FOR THE MORTHEAST CORRED OF THE HEREN DESCRIBED TRACT;

THENCE, WITH THE EAST LINE OF A CAND D.C.D.D. NO. 5 DRAINAGE EASEMENT, SOUTH OS DECREES OF MINUTES 12 SECONDS EAST, A DISTANCE OF 471.03 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR THE SOUTHEAST CORNER OF THE HEREN DESCRIBED TRACE!

THENCE, THROUGH AND ACROSS SAID 123.9372 ACRE TRACT, THE FOLLOWING EIGHT (8) COURS

1.SOUTH 86 DEGREES 58 MINUTES 48 SECONDS WEST, A DISTANCE OF 230.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT:

2.39.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES OU MUNITES OF SECONDS, AND A CHORD THAT BEARST HORTH 48 DEGREES OF MINUTES 12 SECONDS WEST, A DISTANCE OF 35.36 FEET TO A 5.76-MICH RIGH RIGH WITH HAGE, CAP SET LOVE AN ARCAL FORM;

3.SOUTH 86 DEGREES 58 MINUTES 48 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE FORMT; 4.SOUTH 0.3 DEGREES 01 MINUTES 12 SECONDS EAST, A DISTANCE OF 221.08 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A CURVE TO THE ROBH!

5. 38.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAWING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DECREES OO MINUTES OO SECONDS, AND A CHORD THAT BEARS SOUTH 41 DECREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 36.34 FEET OA 5,69—NOT INCOM POOR TOO AND CO. AS DET FOR AN ANGLE POINT. 6. SOUTH 86 DECREES 58 MINUTES 48 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;

7. NORTH 48 DEGREES 01 MINUTES 12 SECONDS WEST, A DISTANCE OF 35.36 FEET TO A 5/8-INCH IRON ROD WITH M.S.C. CAP SET FOR AN ANGLE POINT:

8. SOUTH 60 EGRRES 58 MINUTES 35 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 564 ACRES OF LAND.

## FINAL PLAT OF PRADERA OAKS SECTION EIGHT

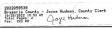
A SUBDIVISION OF 19.82 ACRES OF LAND LOCATED IN THE WARREN D.C. HALL LEAGUE, A-69 BRAZORIA COUNTY, TEXAS

2 BLOCKS 80 LOTS 6 RESERVES

DATE: DECEMBER 8, 2021 SCALE: 1" = 100' OWNER:

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

DANNENBAUM ENGINEERING CORPORATION





www.millersurvey.com 1760 WEST SAM HOUSTON PARKWAY NORT HOUSTON, TEXAS 77043 PHONE 713-413-190 % FAX 713-413-194 TEXAS FIRM REGISTRATION No. 10047

BRIAN E. WLSON, R.P.L.S. SHEET