

October 10, 2023
THE COMMISSIONERS COURT OF BRAZORIA COUNTY
REGULAR SESSION

ORDER NO. 7.H.3

RE: Final Acceptance of Roads – Pradera Oaks Section Zero – Abstract 69 (Precinct 4)

Whereas, the plat of Pradera Oaks Section Zero, Abstract 69 (Precinct 4), was approved by the Commissioners Court Order No. 6.E.1 dated July 14, 2020 and said tract has entered into a Developers Agreement with Brazoria County Court Order 6.G.14 dated on April 14, 2020; and

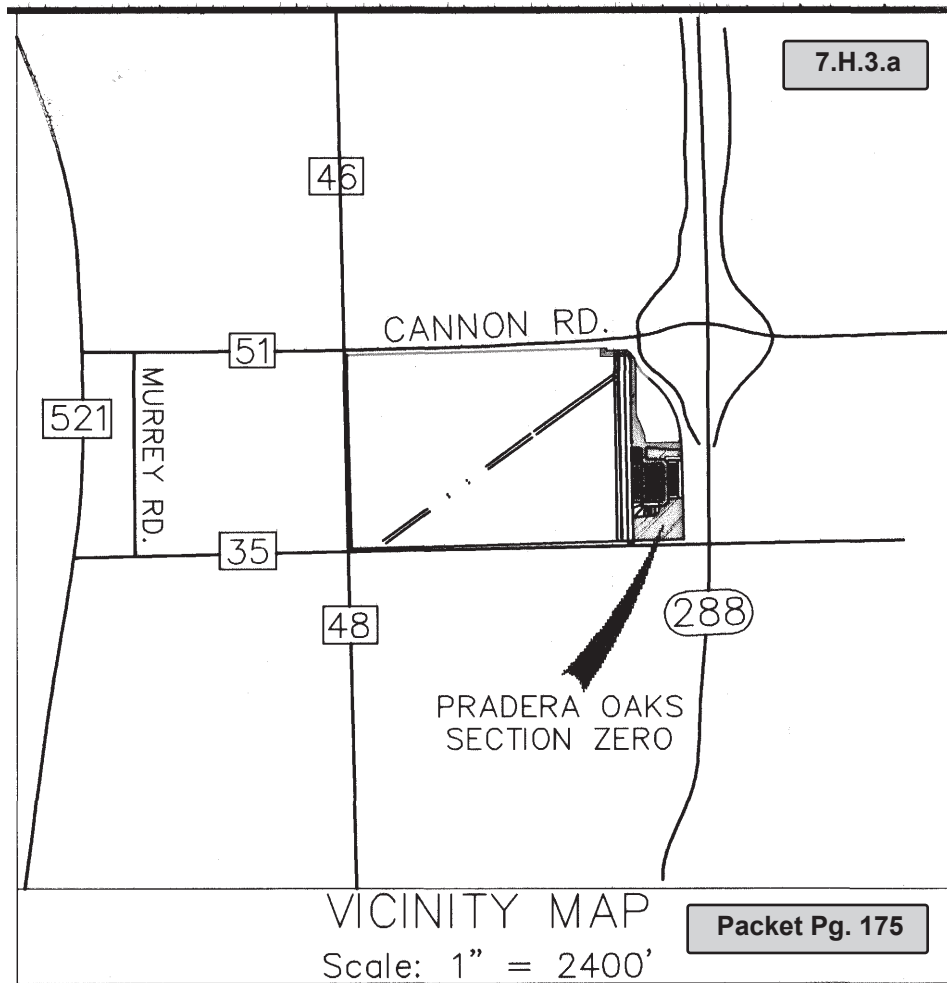
Whereas, this plat meets applicable criteria established by Commissioners Court Order 6.P.2 dated February 9, 2021 for consideration under Brazoria County Subdivision Regulations adopted by Commissioners Court Order No. 49 dated October 24, 2006; and

Whereas, the roads serving this section have now been constructed in accordance with the Brazoria County Subdivision Regulations; and

Whereas the period of Maintenance has been successfully completed, said roads shall be accepted into the County Road System for maintenance beginning this day October 10, 2023.

<u>CR #</u>	<u>Street Name</u>	<u>ROW</u>	<u>Length (Ft.)</u>	<u>Length (Mi.)</u>
1269	Pradera Meadows Loop	60'	1101.02 ft.	.209 mile
1270	Sunflower View Lane	60'	150.00 ft.	.028 mile

Further, that a certified copy of this order be furnished to the County Engineer for distribution to all parties involved.



Engineer's Certificate of Completion

Name of Project: Water, Sewer, Drainage and Paving Improvements to Serve Pradera Oaks Section 0

Owner of Project: WB Pradera Oaks Land I, LLC on behalf of Brazoria County Municipal Utility District No. 44

Owner's Address: 5210 Spruce Street
Bellaire, TX 77401

Type of Facilities Constructed: Water, Sewer, Drainage and Paving Improvements to Serve Pradera Oaks Section 0

Contractor's Name: Unitas Construction, Inc.
17515 Spring Cypress Rd, C-707
Cypress, TX 77429

Consulting Engineer: Dannenbaum Engineering Company, LLC.

Engineer's Address: 3100 West Alabama
Houston, TX 77098

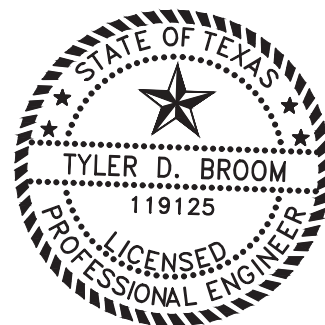
I certify this project was completed on the **10th day of November 2020**; that the project was under observation during construction; that the project observation was performed under periodic supervision; and that, to the best of my knowledge, the project was constructed in accordance with and includes all items in the plans and specifications approved by all authorities having jurisdiction, and "as-built" drawings will be furnished to the office of Brazoria County Drainage District #5 and Brazoria County Engineer's Office within 15 calendar days of the date this certification is signed.

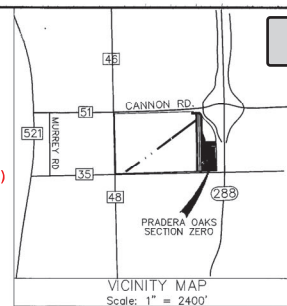
Signature and Title: _____

Tyler Broom
Tyler Broom, P.E.
Project Manager

Date: _____

11-10-2020





- [illegible]

[illegible]

FINAL PLAT OF RADERA OAKS SECTION ZERO

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

4 BLOCKS 4 LOTS 3 RESERVES

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
KAS FIRM REGISTRATION No 10047101

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

Curve Table					
Curve	Length	Radius	Delta	Chir Direction	Chir Length
C1	56.68	4880.00	4.45 49°	S55.9415°E	56.63
C2	169.87	8270.00	11.25 32°	S110.043°E	169.72
C3	192.74	8400.00	13.00 33°	S114.153°E	191.45
C4	96.66	895.00	66.50 97°	S33.026°E	91.66
C5	39.64	42.00	160.22 42°	S67.442°E	35.47
C6	13.82	620.00	1.93 05°	N105.943°E	13.82
C7	86.38	295.00	2.16 94°	N10.918°E	86.74
C8	86.38	295.00	90.00 00°	S47.310°E	77.78
C9	86.38	295.00	180.00 00°	S47.310°E	77.78
C10	86.38	295.00	270.00 00°	S47.310°E	77.78
C11	39.27	25.00	90.00 07°	S47.310°E	35.36
C12	133.52	85.00	90.00 07°	S47.310°E	120.21
C13	133.52	85.00	90.00 07°	N42.284°E	120.21
C14	39.27	25.00	90.00 07°	S42.284°E	35.36
C15	39.27	25.00	90.00 07°	S47.310°E	35.36

SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	LAKE	2 2925 AC - 98,556 S.F.
(B)	RESTRICTED RESERVE "B"	DRAINAGE/DETENTION	6.2850 AC - 273,773 S.F.
(C)	UNRESTRICTED RESERVE "C"	OPEN SPACE	3 1290 AC - 136,300 S.F.
TOTAL			11.6765 AC - 508,629 S.F.

STATE OF TEXAS |
COUNTY OF HARRIS |

I, TINGFU QIAO, of WB Pradera Oaks Land 1 LLC, owner of the property subdivided, in this plot of PRADERA OAKS SECTION ZERO, do hereby make subdivision of said property for and on behalf of said corporation, according to the lines, lots, building lines, streets, ditches, ponds and easements as shown herein and dedicate for public use, the streets, ditches, ponds and easements shown herein 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 assigns to warrant and defend the title to the land so dedicated.

Witness my hand in Houston, Harris County, Texas, this 20 day of July, 2020

WB Pradera Oaks Land 1 LLC

By: [Signature]
Tingfu Qiao, Manager

Notary Public
STATE OF TEXAS |
COUNTY OF HARRIS |

BEFORE ME, the undersigned 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 he 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 20 DAY OF July, 2020

[Signature]
Notary Public in and for the State of Texas



This is to certify that I, Anthony R. Peacock, a Registered Professional Land Surveyor of the State of Texas, have plotted 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 have been set, and that the survey and that this plot correctly represents that survey made by me.

[Signature]
Anthony R. Peacock, P.L.S.
Texas Registration No. 5047



I, Matt Hanks, P.E., County Engineer of Brazoria County, do hereby certify that the plat of this subdivision conforms with all existing rules and regulations of this office, as adopted by Commissioners' Court of Brazoria County, Texas.

[Signature]
Matt Hanks, P.E.
County Engineer

8/11/20
Date

APPROVED BY the Commissioners Court of Brazoria County, Texas, this 11 day of August, 2020

[Signature]
Donald "Duke" Payne
Commissioner, Precinct 2
[Signature]
Daisy Adams
Commissioner, Precinct 3

[Signature]
L. M. "Matt" Sebastia, Jr.
County Judge
[Signature]
Ryan Cole
Commissioner, Precinct 2
[Signature]
David Linder
Commissioner, Precinct 4

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

[Signature] 8/3/20
LEE WALDEN, P.E.
PRESIDENT
[Signature] 8/3/2020
SECRETARY/TREASURER

[Signature] 8/3/20
JERRY L. COBBIN
VICE PRESIDENT
[Signature] 8/3/2020
JARRID D. ADAM, P.E., C.F.E.
DISTRICT ENGINEER

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

BCDD 510 # B100022

I, Joyce Hudman, Clerk of Brazoria County, do hereby certify that the within instrument with this certificate of authentication was filed for registration in my office on 20 day of August at o'clock and in Volume Page of the Brazoria County Plat Records.

Witness my hand and seal of office, at Angleton, the day and date last above written.

[Signature]
Joyce Hudman
County Clerk

FIELD NOTES FOR A 18.14 ACRE TRACT

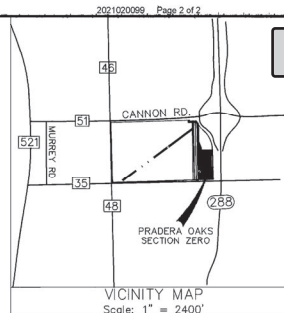
Being a tract of land containing 18.14 acres located within the Warren D.C. Hall League, Abstract Number (No.) 588, in Brazoria County, Texas. Said 18.14 acre tract being a portion of a called 123.9372 acre tract recorded in the name of WB Pradera Oaks Land 1 LLC, in Brazoria County, Texas. Said 18.14 acre tract being a portion of a called 123.9372 acre tract recorded in the name of WB Pradera Oaks Land 1 LLC as B.C.C.F. No. 2019031292. Said 18.14 acre tract being more particularly described by metes and bounds as follows: (All bearings are based on the Texas Coordinate System of 1983 (NAD83), South Central Zone).

BEGINNING at a 5/8-inch iron rod with a cap stamped "GeoSurf" found at the northeast end of a R.O.W. boundary setback line from the southerly R.O.W. line of said County Road 51 also known as Cannon Road (60 feet wide as monumented) to the westerly R.O.W. line of Texas State Highway 288 (width varies) recorded on Volume 115, Pg. 870 Brazoria County Deed Records marking a northeasterly corner of said 123.9372 acre tract and the herein described tract.

Thence, South 44 degrees 59 minutes 14 seconds East, a distance of 134.72 feet to a 5/8-inch iron rod with a cap stamped "GeoSurf" found for an angle point marking an easterly corner of said 123.9372 acre tract and the herein described tract.

Thence, through and across said 123.9372 and said 122.9334 acre tracts, the following thirty six (36) courses:

1. South 09 degrees 17 minutes 09 seconds East, a distance of 160.25 feet to the beginning of a curve to the right.
2. 56.66 feet along the arc of said curve to the right, having a radius of 480.00 feet, a central angle of 56 degrees 45 minutes 49 seconds and a chord that bears South 05 degrees 54 minutes 15 seconds East, a distance of 56.63 feet to a point of tangency.
3. South 02 degrees 31 minutes 20 seconds East, a distance of 474.25 feet to the beginning of a curve to the left.
4. 189.87 feet along the arc of said curve to the left, having a radius of 420.00 feet, a central angle of 23 degrees 10 minutes 25 seconds and a chord that bears South 14 degrees 06 minutes 33 seconds East, a distance of 188.72 feet to a point of tangency.
5. South 25 degrees 41 minutes 48 seconds East, a distance of 95.00 feet to the beginning of a curve to the right.
6. 192.74 feet along the arc of said curve to the right, having a radius of 480.00 feet, a central angle of 23 degrees 00 minutes 23 seconds and a chord that bears South 14 degrees 11 minutes 34 seconds East, a distance of 191.45 feet to an angle point.
7. North 87 degrees 05 minutes 57 seconds East, a distance of 470.50 feet to an angle point in said westerly R.O.W. line of Texas State Highway 288 (width varies).
8. South 02 degrees 54 minutes 03 seconds East, a distance of 195.65 feet with said westerly R.O.W. line of Texas State Highway 288 (width varies) to an angle point.
9. South 87 degrees 28 minutes 40 seconds West, a distance of 214.29 feet departing said westerly R.O.W. line of Texas State Highway 288 (width varies) to an angle point.
10. South 22 degrees 18 minutes 32 seconds East, a distance of 40.00 feet to the beginning of a curve to the right.
11. 96.68 feet along the arc of said curve to the right, having a radius of 85.00 feet, a central angle of 85 degrees 10 minutes 07 seconds and a chord that bears South 14 degrees 06 minutes 33 seconds East, a distance of 91.55 feet to a point of tangency.
12. South 02 degrees 31 minutes 20 seconds East, a distance of 436.56 feet to an angle point.
13. North 87 degrees 28 minutes 40 seconds East, a distance of 186.45 feet to an angle point in said westerly R.O.W. line of Texas State Highway 288 (width varies).
14. South 03 degrees 10 minutes 56 seconds East, a distance of 518.60 feet with said westerly R.O.W. line of Texas State Highway 288 (width varies) to an angle point from which a 1/2-inch iron pipe with a cap stamped "MPLS 2506" found bears South 03 degrees 10 minutes 56 seconds East, a distance of 52.44 feet.
15. South 11 degrees 58 minutes 33 seconds West, a distance of 36.03 with said westerly R.O.W. line of Texas State Highway 288 (width varies) to an angle point on the south line of said 122.9334 acre tract.
16. North 86 degrees 53 minutes 56 seconds West, a distance of 637.24 feet with the southerly line of the herein described tract to an angle point in the east line of a called 70' drainage easement recorded in Volume 1150, Page 790 of the Brazoria County Deed Records (B.C.D.R.) and B.C.C.F. No. 73022107.
17. North 02 degrees 31 minutes 20 seconds West, a distance of 308.68 feet to an angle point.
18. North 81 degrees 30 minutes 18 seconds East, a distance of 236.22 feet to an angle point.
19. North 87 degrees 28 minutes 40 seconds East, a distance of 33.06 feet to an angle point.
20. North 55 degrees 56 minutes 49 seconds East, a distance of 84.40 feet to an angle point.
21. North 02 degrees 31 minutes 20 seconds West, a distance of 135.86 feet to an angle point.
22. South 87 degrees 28 minutes 40 seconds West, a distance of 339.94 feet to an angle point.
23. North 02 degrees 31 minutes 20 seconds West, a distance of 501.00 feet to an angle point.
24. North 87 degrees 28 minutes 40 seconds East, a distance of 120.00 feet to an angle point.
25. North 02 degrees 31 minutes 20 seconds West, a distance of 195.42 feet to the beginning of a curve to the left.
26. 39.44 feet along the arc of said curve to the left, having a radius of 25.00 feet, a central angle of 90 degrees 22 minutes 42 seconds and a chord that bears North 47 degrees 42 minutes 42 seconds West, a distance of 35.47 feet to a point of tangency.
27. South 87 degrees 05 minutes 57 seconds West, a distance of 94.83 feet to an angle point on the east line of said drainage easement.
28. North 02 degrees 31 minutes 20 seconds West, a distance of 1086.64 feet with said east line of drainage easement to the beginning of a curve to the left.
29. 13.82 feet along the arc of said curve to the left, departing the east line of said drainage easement, having a radius of 420.00 feet, a central angle of 01 degrees 53 minutes 05 seconds and a chord that bears North 19 degrees 09 minutes 34 seconds West, a distance of 13.82 feet to a point of tangency.
30. North 15 degrees 56 minutes 06 seconds West, a distance of 96.31 feet to the beginning of a curve to the right.
31. 45.94 feet along the arc of said curve to the right, having a radius of 505.00 feet, a central angle of 05 degrees 12 minutes 42 seconds and a chord that bears North 14 degrees 19 minutes 45 seconds West, a distance of 45.92 feet to an angle point.
32. South 86 degrees 58 minutes 35 seconds West, a distance of 361.31 feet to an angle point.
33. North 02 degrees 38 minutes 27 seconds West, a distance of 104.00 feet to an angle point in the northerly line of said 123.9372 acre tract and the southerly R.O.W. line of said County Road 51.
34. North 86 degrees 58 minutes 35 seconds East, a distance of 85.00 feet with the lines common to the northerly line of said 123.9372 acre tract and the southerly R.O.W. line of said County Road 51 to a 5/8-inch iron rod with a cap stamped "GeoSurf" found for an angle point.
35. South 02 degrees 38 minutes 27 seconds East, a distance of 321.11 feet to a 5/8-inch iron rod with a cap stamped "GeoSurf" found for an angle point.
36. North 86 degrees 53 minutes 01 seconds East, a distance of 269.88 feet to the POINT OF BEGINNING and containing 18.14 acres of land.



FINAL PLAT OF PRADERA OAKS SECTION ZERO

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

4 BLOCKS 4 LOTS 3 RESERVES

DATE JULY 14, 2020 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

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PHONE 713-413-1900 * FAX 713-413-1944
TEXAS FIRM REGISTRATION NO. 10047100

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

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