CR	Street Name	Width	Length (Ft.)	Length (Mi.)
1275	Lantana Thicket Way (ext)	60'	120.50 ft.	.023 mile
1278	Verbena Hills Lane (ext)	60'	108.70 ft.	.021 mile
1305	Sparrow Trail	60'	828.59 ft.	.157 mile
1306	Thistle Springs Drive	60'	277.39 ft.	.053 mile
1307	Coneflower Meadow Road	60'	895.27 ft.	.170 mile
1308	Bluestem Hollow Lane	60'	635.00 ft.	.120 mile
1309	Harebell Prairie Drive	60'	1,356.67 ft.	.257 mile
1310	Verbena Lake Drive	60'	717.50 ft.	.136 mile
1311	Late Boneset Drive	60'	331.08 ft.	.063 mile
1312	Star Thistle Lane	60'	145.00 ft.	.027 mile

FINAL PLAT OF PRADERA OAKS SECTION FOUR

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

4 BLOCKS 65 LOTS 3 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
713-527-0464
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.

SHEET 1 OF 2

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 FOUR, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF 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 ASSIGNED TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN HOUSTON, HARRIS COUNTY, TEXAS, THIS 8th DAY OF February, 20 22

WB PRADERA OAKS LAND 1 LLC

BY: [signature]
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 8th DAY OF February 2022

[signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DANTING LI
Notary Public, State of Texas
Comm. Expires 09-24-2024
Notary ID 132695074

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

STATE OF TEXAS
REGISTERED
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. 7/2/22
PRESIDENT DATE

KERRY OSBURN 3/7/22
VICE PRESIDENT DATE

BRANDON MIDDLETON 3/7/22
SECRETARY/TREASURER DATE

JARROD ADEN 3/7/22
DISTRICT ENGINEER DATE

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. # B200029

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 STARTING-UP APPROVED PROJECTS.

FIELD NOTES FOR A 15.55 ACRE TRACT

BEING A TRACT OF LAND CONTAINING 15.55 ACRES LOCATED IN THE WARREN D.C. HALL LEAGUE SURVEY, A-69 IN BRAZORIA COUNTY, TEXAS; SAID 15.55 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 AND A CALLED 123.9372 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. 2019031293; SAID 15.55 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 1749.26 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY GROUP (M.S.G.) CAP SET FOR THE SOUTHERLY SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 122.9334 ACRE TRACT AND SAID 123.9372 ACRE TRACT, THE FOLLOWING TWENTY EIGHT (28) COURSES:

1. 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 SET FOR AN ANGLE POINT
2. NORTH 03 DEGREES 06 MINUTES 04 SECONDS WEST, A DISTANCE OF 220.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP AT THE BEGINNING OF A CURVE TO THE LEFT;
3. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, 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;
4. SOUTH 86 DEGREES 53 MINUTES 56 SECONDS WEST, A DISTANCE OF 580.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
5. NORTH 03 DEGREES 06 MINUTES 04 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 LEFT;
6. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS 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 SET AT THE POINT OF TANGENCY;
7. 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;
8. 162.36 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 34 DEGREES 27 MINUTES 18 SECONDS, AND A CHORD THAT BEARS NORTH 20 DEGREES 19 MINUTES 43 SECONDS WEST, A DISTANCE OF 159.93 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE POINT OF TANGENCY;
9. NORTH 37 DEGREES 33 MINUTES 22 SECONDS WEST, A DISTANCE OF 76.73 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
10. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 82 DEGREES 33 MINUTES 22 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;
11. NORTH 37 DEGREES 33 MINUTES 22 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 LEFT;
12. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 57 SECONDS, AND A CHORD THAT BEARS NORTH 07 DEGREES 26 MINUTES 40 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;
13. NORTH 37 DEGREES 33 MINUTES 22 SECONDS WEST, A DISTANCE OF 182.26 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
14. 514.91 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 615.00 FEET, A CENTRAL ANGLE OF 47 DEGREES 58 MINUTES 16 SECONDS, AND A CHORD THAT BEARS NORTH 13 DEGREES 34 MINUTES 14 SECONDS WEST, A DISTANCE OF 500.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE POINT OF REVERSE CURVATURE;
15. 39.25 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 57 MINUTES 15 SECONDS, AND A CHORD THAT BEARS NORTH 34 DEGREES 33 MINUTES 43 SECONDS WEST, A DISTANCE OF 35.34 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE POINT OF COMPOUND CURVATURE;
16. 135.86 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 13 DEGREES 39 MINUTES 22 SECONDS, AND A CHORD THAT BEARS NORTH 86 DEGREES 11 MINUTES 31 SECONDS WEST, A DISTANCE OF 135.54 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE POINT OF TANGENCY;
17. SOUTH 86 DEGREES 58 MINUTES 48 SECONDS WEST, A DISTANCE OF 42.21 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
18. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, 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 58 MINUTES 48 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;
19. 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 AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
20. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, 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 01 MINUTES 12 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;
21. SOUTH 86 DEGREES 58 MINUTES 48 SECONDS WEST, A DISTANCE OF 310.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
22. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, 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 58 MINUTES 48 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;
23. SOUTH 03 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 FOR AN ANGLE POINT;
24. 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 AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
25. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, 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 01 MINUTES 12 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;
26. SOUTH 86 DEGREES 58 MINUTES 48 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT AN ANGLE POINT;
27. SOUTH 41 DEGREES 58 MINUTES 48 SECONDS WEST, A DISTANCE OF 35.36 FEET TO A 5/8-INCH IRON WITH M.S.G. CAP SET AT AN ANGLE POINT;
28. SOUTH 86 DEGREES 56 MINUTES 35 SECONDS WEST, A DISTANCE OF 30.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET ON THE EAST R.O.W. LINE OF C.R. 48 (60 FEET WIDE R.O.W.) FOR THE WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EAST R.O.W. LINE OF SAID C.R. 48, NORTH 03 DEGREES 01 MINUTES 12 SECONDS WEST, A DISTANCE OF 110.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;

THENCE, THROUGH AND ACROSS SAID 123.9372 ACRE TRACT, THE FOLLOWING THIRTY SIX (36) COURSES:

1. NORTH 86 DEGREES 58 MINUTES 35 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
2. SOUTH 48 DEGREES 01 MINUTES 12 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.G. CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
4. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS 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 AT THE POINT OF TANGENCY;
5. NORTH 03 DEGREES 01 MINUTES 12 SECONDS WEST, A DISTANCE OF 221.08 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
6. NORTH 86 DEGREES 58 MINUTES 48 SECONDS EAST, 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 LEFT;
7. 39.27 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, 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 01 MINUTES 12 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;
8. NORTH 86 DEGREES 58 MINUTES 48 SECONDS EAST, A DISTANCE OF 310.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
9. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS 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;
10. NORTH 86 DEGREES 58 MINUTES 48 SECONDS EAST, 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 LEFT;
11. 39.27 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, 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 01 MINUTES 12 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;
12. NORTH 86 DEGREES 58 MINUTES 48 SECONDS EAST, A DISTANCE OF 42.21 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
13. 158.97 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 14 DEGREES 27 MINUTES 27 SECONDS, AND A CHORD THAT BEARS SOUTH 85 DEGREES 47 MINUTES 29 SECONDS EAST, A DISTANCE OF 158.55 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE POINT OF REVERSE CURVATURE;
14. 35.40 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81 DEGREES 08 MINUTES 05 SECONDS, AND A CHORD THAT BEARS NORTH 60 DEGREES 52 MINUTES 12 SECONDS EAST, A DISTANCE OF 32.52 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
15. SOUTH 69 DEGREES 41 MINUTES 50 SECONDS EAST, 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 LEFT;
16. 560.45 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 555.00 FEET, A CENTRAL ANGLE OF 57 DEGREES 51 MINUTES 32 SECONDS, AND A CHORD THAT BEARS SOUTH 08 DEGREES 37 MINUTES 36 SECONDS EAST, A DISTANCE OF 536.94 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE POINT OF TANGENCY;
17. SOUTH 37 DEGREES 33 MINUTES 22 SECONDS EAST, A DISTANCE OF 182.26 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
18. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 82 DEGREES 33 MINUTES 22 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;
19. SOUTH 37 DEGREES 33 MINUTES 22 SECONDS EAST, 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 LEFT;
20. 39.27 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 07 DEGREES 26 MINUTES 38 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;
21. SOUTH 37 DEGREES 33 MINUTES 22 SECONDS EAST, A DISTANCE OF 76.73 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
22. 198.45 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 34 DEGREES 27 MINUTES 18 SECONDS, AND A CHORD THAT BEARS SOUTH 20 DEGREES 19 MINUTES 43 SECONDS EAST, A DISTANCE OF 195.47 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE POINT OF TANGENCY;
23. 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 LEFT;
24. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, 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;
25. NORTH 86 DEGREES 53 MINUTES 56 SECONDS EAST, 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 LEFT;
26. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS 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 SET AT THE POINT OF TANGENCY;
27. NORTH 86 DEGREES 53 MINUTES 56 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
28. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, 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;
29. NORTH 86 DEGREES 53 MINUTES 56 SECONDS EAST, 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 LEFT;
30. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS 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 SET AT THE POINT OF TANGENCY;
31. NORTH 03 DEGREES 06 MINUTES 04 SECONDS WEST, A DISTANCE OF 145.50 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
32. SOUTH 86 DEGREES 53 MINUTES 56 SECONDS WEST, A DISTANCE OF 115.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
33. NORTH 03 DEGREES 06 MINUTES 04 SECONDS WEST, A DISTANCE OF 200.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
34. NORTH 09 DEGREES 10 MINUTES 57 SECONDS WEST, A DISTANCE OF 36.86 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
35. NORTH 22 DEGREES 41 MINUTES 59 SECONDS WEST, A DISTANCE OF 36.22 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
36. NORTH 37 DEGREES 33 MINUTES 22 SECONDS WEST, A DISTANCE OF 88.14 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT ON THE SOUTHEASTERLY LINE OF A 2050 FEET WIDE SEAWAY CRUDE PIPELINE COMPANY, LLC EASEMENT RECORDED IN B.C.C.F. NO. 2013020080;

THENCE, WITH THE SOUTHEASTERLY LINE OF SAID SEAWAY CRUDE PIPELINE EASEMENT, NORTH 52 DEGREES 26 MINUTES 38 SECONDS EAST, A DISTANCE OF 400.04 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, THROUGH AND ACROSS SAID 122.9334 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:

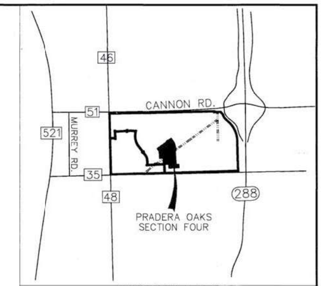
1. 18.47 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 42 DEGREES 20 MINUTES 17 SECONDS, AND A CHORD THAT BEARS NORTH 16 DEGREES 23 MINUTES 17 SECONDS WEST, A DISTANCE OF 18.06 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
2. NORTH 52 DEGREES 26 MINUTES 38 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
3. SOUTH 37 DEGREES 33 MINUTES 22 SECONDS EAST, A DISTANCE OF 16.84 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT ON THE SOUTHEASTERLY LINE OF SAID SEAWAY CRUDE PIPELINE EASEMENT;

THENCE, WITH THE SOUTHEASTERLY LINE OF SAID SEAWAY CRUDE PIPELINE EASEMENT, NORTH 52 DEGREES 26 MINUTES 38 SECONDS EAST, A DISTANCE OF 123.47 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT AND NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 122.9334 ACRE TRACT, THE FOLLOWING ELEVEN (11) COURSES:

1. SOUTH 35 DEGREES 07 MINUTES 41 SECONDS EAST, A DISTANCE OF 166.62 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
2. SOUTH 24 DEGREES 28 MINUTES 19 SECONDS EAST, A DISTANCE OF 138.03 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
3. SOUTH 13 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 91.96 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
4. SOUTH 10 DEGREES 15 MINUTES 49 SECONDS EAST, A DISTANCE OF 78.22 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
5. SOUTH 86 DEGREES 53 MINUTES 56 SECONDS WEST, A DISTANCE OF 30.62 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 470.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
7. NORTH 86 DEGREES 53 MINUTES 56 SECONDS EAST, A DISTANCE OF 91.20 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
8. SOUTH 03 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT AND SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
9. SOUTH 86 DEGREES 53 MINUTES 56 SECONDS WEST, A DISTANCE OF 471.70 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
10. SOUTH 03 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
11. SOUTH 48 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 35.36 FEET TO A 5/8-IRON ROD WITH M.S.G. CAP SET ON THE LINE COMMON TO SAID 122.9334 ACRE TRACT AND SAID C.R. 35;

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 110.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.55 ACRES OF LAND.



VICINITY MAP
Scale: 1" = 2400'

FINAL PLAT OF
PRADERA OAKS SECTION FOUR

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

4 BLOCKS 65 LOTS 3 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

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