

Line	Length	Direction
L1	149.64	S86°53'56"W
L2	120.00	S86°53'56"W
L3	5.50	N03°06'04"W
L4	60.00	S86°53'56"W
L5	90.00	N03°06'04"W
L6	90.50	S86°53'56"W
L7	78.22	N10°15'49"W
L8	91.96	N13°48'56"W
L9	138.03	N24°28'19"W
L10	166.62	N30°07'41"W
L11	144.02	N82°30'59"E
L12	60.00	N50°02'31"E
L13	39.41	N87°05'57"E
L14	54.23	N86°38'16"E
L15	14.14	S48°06'04"E
L16	14.92	N38°37'08"E
L17	35.46	N80°21'21"E
L18	36.38	N68°36'43"E
L19	36.38	N58°10'33"E
L20	71.50	N42°39'37"E

Line	Length	Direction
L21	35.42	N07°16'59"E
L22	36.38	N16°59'08"E
L23	35.59	N09°13'22"E
L24	14.93	N46°57'02"E

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	0.36	380.00	0°03'16"	S86°52'18"W	0.36
C2	516.51	530.00	55°01'01"	S69°33'53"E	496.31
C3	271.08	270.00	57°31'31"	S68°43'19"E	259.84
C4	41.19	25.00	94°23'58"	N07°14'30"E	36.69
C5	153.90	270.00	32°39'29"	N70°46'13"E	151.62
C6	91.09	300.00	17°23'51"	N31°19'34"W	90.74
C7	668.65	350.00	109°27'34"	N31°10'09"E	571.51
C8	35.86	25.00	82°11'42"	S07°18'24"E	32.87
C9	18.69	25.00	42°50'00"	S68°49'10"E	18.26
C10	231.84	50.00	265°40'01"	N41°35'45"E	73.33
C11	18.69	25.00	42°50'00"	N26°59'15"W	18.26
C12	35.86	25.00	82°11'42"	N89°30'06"W	32.87
C13	39.27	25.00	90°00'00"	S41°53'56"W	35.36
C14	39.27	25.00	90°00'00"	N48°06'04"W	35.36
C15	176.58	100.00	101°10'22"	N49°54'15"E	154.52
C16	178.07	600.00	17°00'16"	S87°59'18"W	177.42
C17	244.41	120.00	116°41'43"	S42°09'58"E	204.30
C18	64.47	500.00	7°23'16"	S19°52'31"W	64.43

BLOCK 1 LOT	MINIMUM FINISHED FLOOR FOR STRUCTURE
1	42.40
2	42.50
3	42.50
4	42.50
5	42.40
6	42.50
7	42.70
8	42.60
9	42.50
10	42.30
11	42.80
12	43.20
13	43.40
14	43.50
15	43.60
16	43.40
17	43.40
18	43.10
19	42.90
20	42.90
21	42.50
22	42.40

BLOCK 2 LOT	MINIMUM FINISHED FLOOR FOR STRUCTURE
1	42.80
2	42.50
3	42.50
4	42.50
5	42.70

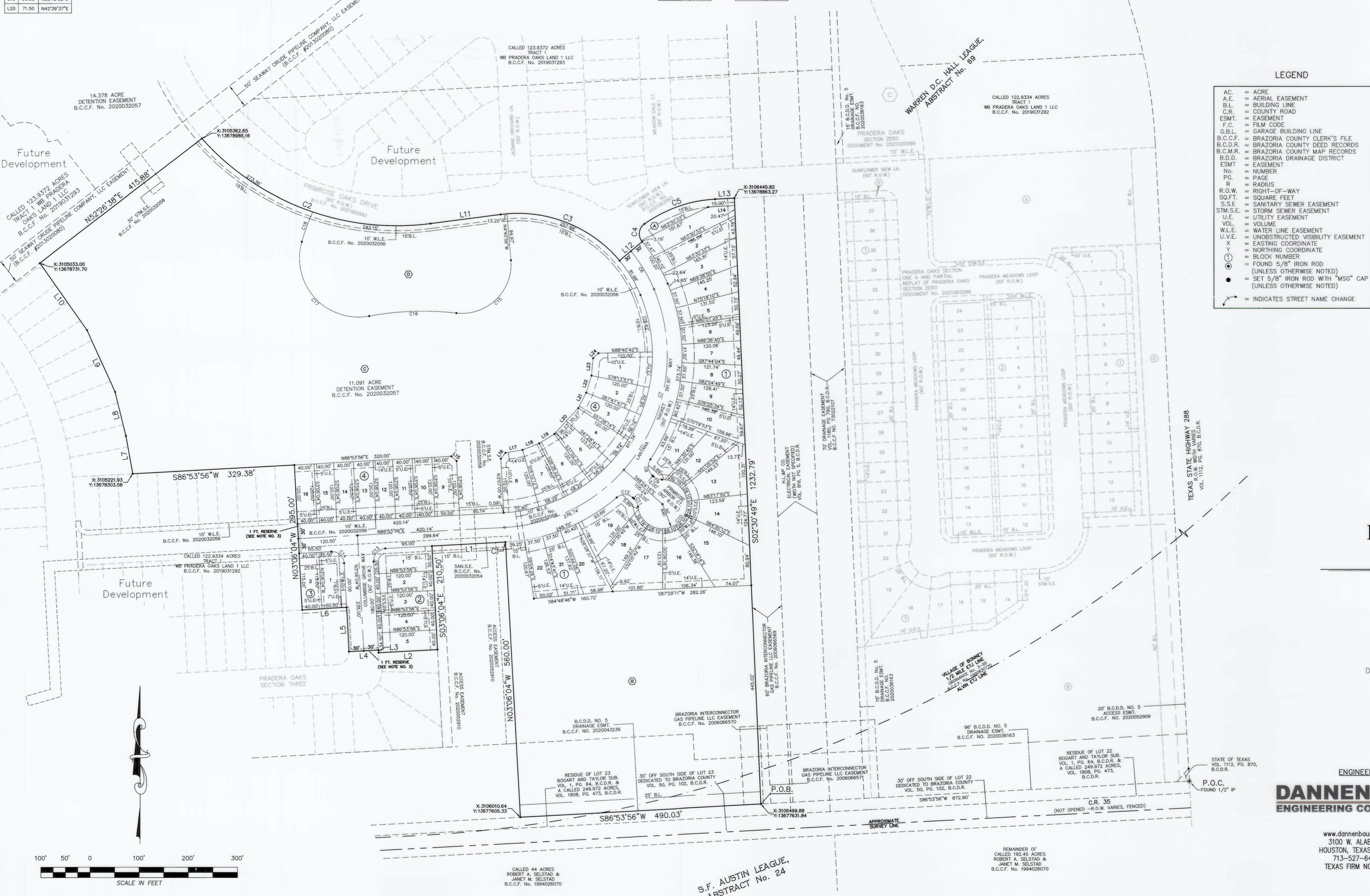
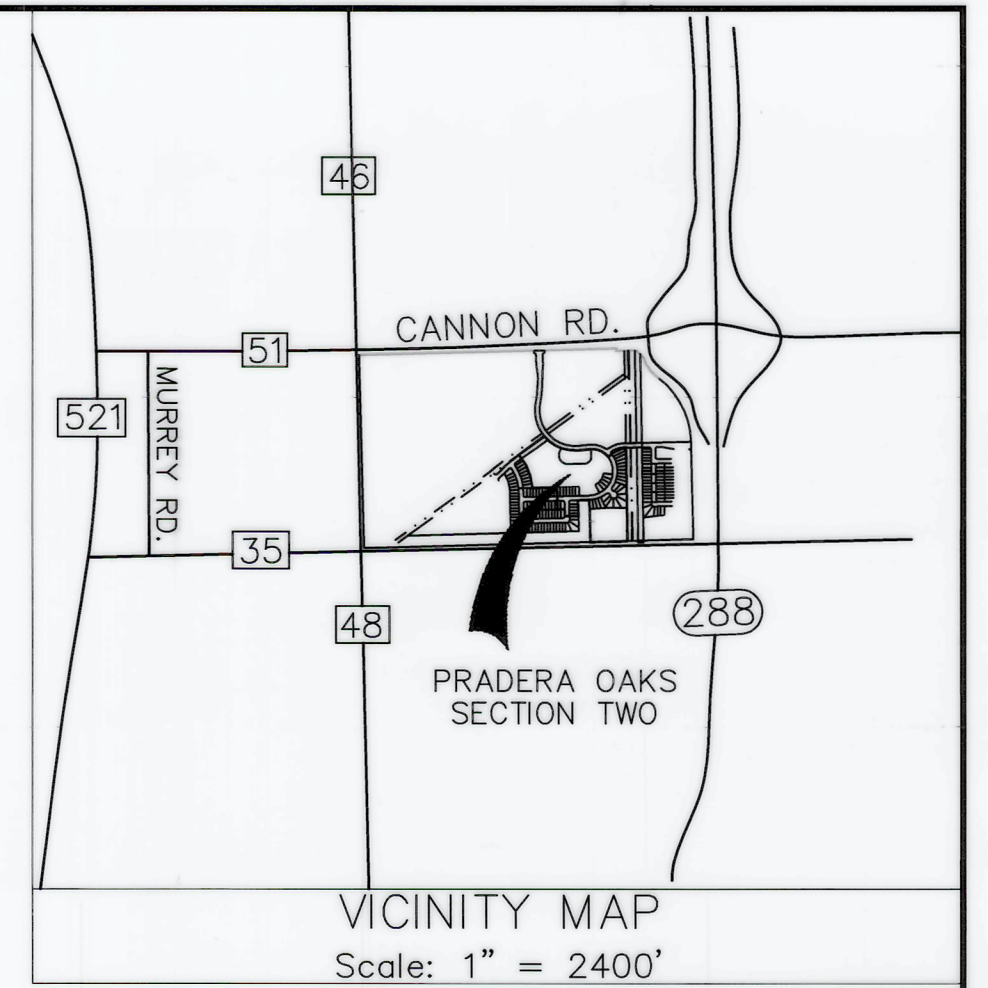
BLOCK 4 LOT	MINIMUM FINISHED FLOOR FOR STRUCTURE
1	42.60
2	42.50
3	42.50
4	42.50
5	42.40
6	42.50
7	42.20
8	42.50
9	42.60
10	42.70
11	42.80
12	42.90
13	43.00
14	43.00
15	42.80
16	42.60

LOT AREAS	BLOCK-LOT	SQ. FT.
B1-L1	7296	
B1-L2	7021	
B1-L3	7064	
B1-L4	6111	
B1-L5	5557	
B1-L6	5272	
B1-L7	5235	
B1-L8	5441	
B1-L9	5908	
B1-L10	7236	
B1-L11	7298	
B1-L12	6647	
B1-L13	9152	
B1-L14	8368	
B1-L15	12713	
B1-L16	8498	
B1-L17	8952	
B1-L18	6646	
B1-L19	7298	
B1-L20	7051	

LOT AREAS	BLOCK-LOT	SQ. FT.
B1-L21	5791	
B1-L22	5368	
B2-L1	5926	
B2-L2	4800	
B2-L3	4800	
B2-L4	4800	
B2-L5	4800	
B3-L1	5673	
B3-L2	4600	
B4-L1	7118	
B4-L2	5703	
B4-L3	5551	
B4-L4	5607	
B4-L5	5761	
B4-L6	5703	
B4-L7	5703	
B4-L8	7097	
B4-L9	5950	
B4-L10	4800	
B4-L11	4800	

LOT AREAS	BLOCK-LOT	SQ. FT.
B4-L12	4800	
B4-L13	4800	
B4-L14	4800	
B4-L15	4800	
B4-L16	4800	

SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	LANDSCAPE/OPEN SPACE	0.1116 AC. - 4,862 S.F.
(B)	RESTRICTED RESERVE "B"	W.W.T.P.	5,159 AC. - 224,729 S.F.
(C)	RESTRICTED RESERVE "C"	LAKE/DETENTION	11.091 AC. - 483,109 S.F.
(D)	RESTRICTED RESERVE "D"	PARK	1,739 AC. - 75,766 S.F.
TOTAL			18,1006 AC. - 788,466 S.F.



FINAL PLAT OF PRADERA OAKS SECTION TWO

A SUBDIVISION OF 26.65 ACRES OF LAND LOCATED IN THE WARREN D.C. HALL LEAGUE, A-69 BRAZORIA COUNTY, TEXAS

4 BLOCKS 45 LOTS 4 RESERVES
DATE: MARCH 4, 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 TWO, 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.

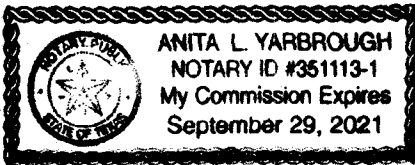
WITNESS MY HAND IN HOUSTON, HARRIS COUNTY, TEXAS, THIS 5th DAY OF April, 2021

WB PRADERA
BY: Tingfu Qiao
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 5th DAY OF April, 2021

Anita L. Yarbrough
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 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



APPROVED BY THE VILLAGE OF BONNEY CITY COUNCIL MEMBERS THIS 19 DAY OF July, 2021

Raymond Cantu
RAYMOND CANTU
MAYOR

Tom Gonzalez
TOM GONZALEZ
ALDERMAN, POSITION 1

Beverly Dyer
BEVERLY DYER
ALDERMAN, POSITION 2

Manuel Cantu Jr.
MANUEL CANTU JR.
ALDERMAN, POSITION 3

Jennifer Wiggins
JENNIFER WIGGINS
ALDERMAN, POSITION 4

ANGELA WALTERS
ALDERMAN, POSITION 5

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

Lee Wallen 4/5/21
LEE WALLEN, P.E. DATE
PRESIDENT

Brandon Middleton 4/5/21
BRANDON MIDDLETON DATE
SECRETARY/TREASURER

Kerry Osburn 4/5/21
KERRY OSBURN DATE
VICE PRESIDENT

Jarrold Aden 4/5/21
JARROLD ADEN DATE
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 5 I.D. # B200019

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES

- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 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.
- THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- 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.
- 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.
- OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- 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.
- DEDICATED INGRESS/EGRESS ACCESSSES 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.
- PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
- PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- 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.
- 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.
- 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 26.65 ACRE TRACT

BEING A TRACT OF LAND CONTAINING 26.65 ACRES LOCATED WITHIN THE WARREN D.C. HALL LEAGUE, ABSTRACT NUMBER (NO.) 69, IN BRAZORIA COUNTY, TEXAS, SAID 26.65 ACRE TRACT BEING A PORTION OF A CALLED 122.9334 ACRE TRACT (TRACT 1) AND A PORTION OF A CALLED 0.2008 ACRE TRACT (TRACT 6) RECORDED IN THE NAME OF WB PRADERA OAKS LAND 1 LLC IN BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2019031282; SAID 26.65 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):

COMMENCING AT A 1/2-INCH IRON ROD WITH A CAP STAMPED "RPLS 2508" FOUND FOR THE SOUTHEAST CORNER OF SAID 122.994 ACRE TRACT IN THE WESTERLY R.O.W. LINE OF TEXAS STATE HIGHWAY 288 (WIDTH VARIES) RECORDED IN VOLUME 1112, PG. 870 BRAZORIA COUNTY DEED RECORDS;

THENCE, WITH THE LINE COMMON TO THE SOUTH LINE OF SAID 122.9334 ACRE TRACT, SOUTH 86 DEGREES 53 MINUTES 56 SECONDS WEST, A DISTANCE OF 872.90 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY GROUP (M.S.G.) CAP SET ON THE WEST LINE OF A 60 FEET WIDE BRAZORIA INTERCONNECTOR GAS PIPELINE EASEMENT, RECORDED IN B.C.C.F. NO. 200805959 FOR THE SOUTHEAST CORNER OF AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

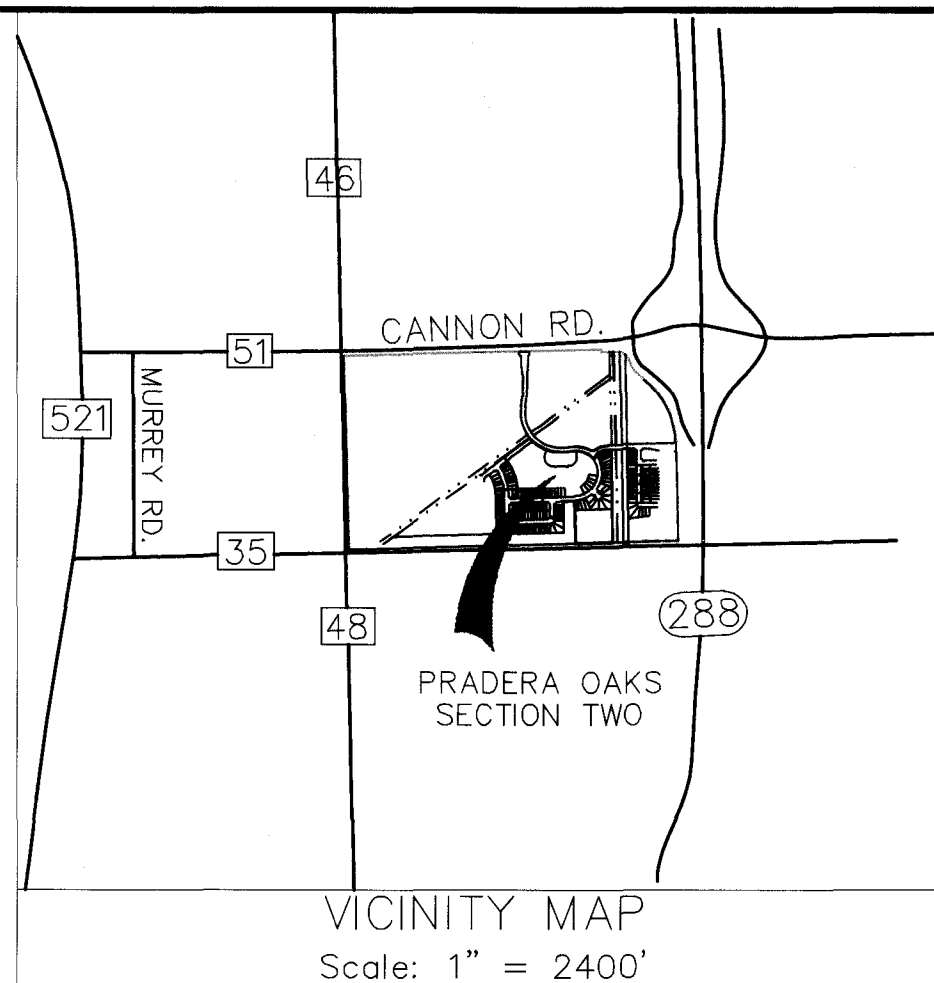
THENCE, CONTINUING ALONG THE LINE COMMON TO SAID 0.2008 ACRE TRACT AND SAID 121.9334 ACRE TRACT, SOUTH 86 DEGREES 53 MINUTES 56 SECONDS WEST, A DISTANCE OF 490.03 FEET TO A 5/8-INCH IRON ROD WITH A MILLER SURVEY GROUP CAP (M.S.G.) SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

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

- NORTH 03 DEGREES 06 MINUTES 04 SECONDS WEST, A DISTANCE OF 560.00 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;
 - 2.0.36 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 03 MINUTES 16 SECONDS AND A CHORD THAT BEARS SOUTH 86 DEGREES 52 MINUTES 18 SECONDS WEST, A DISTANCE OF 0.36 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT A POINT OF TANGENCY;
 - 3.SOUTH 86 DEGREES 53 MINUTES 56 SECONDS WEST, A DISTANCE OF 149.64 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
 - 4.SOUTH 03 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 210.50 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
 - 5.SOUTH 86 DEGREES 53 MINUTES 56 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
 6. NORTH 03 DEGREES 06 MINUTES 04 SECONDS WEST, A DISTANCE OF 5.50 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
 - 7.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 FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
 - 8.NORTH 03 DEGREES 06 MINUTES 04 SECONDS WEST, A DISTANCE OF 90.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
 - 9.SOUTH 86 DEGREES 53 MINUTES 56 SECONDS WEST, A DISTANCE OF 90.50 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
 - 10.NORTH 03 DEGREES 06 MINUTES 04 SECONDS WEST, A DISTANCE OF 295.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
 11. SOUTH 86 DEGREES 53 MINUTES 56 SECONDS WEST, A DISTANCE OF 329.38 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR THE WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
 - 12.NORTH 10 DEGREES 15 MINUTES 49 SECONDS WEST, A DISTANCE OF 78.22 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
 - 13.NORTH 13 DEGREES 48 MINUTES 56 SECONDS WEST, A DISTANCE OF 91.96 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
 14. NORTH 24 DEGREES 28 MINUTES 19 SECONDS WEST, A DISTANCE OF 138.03 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
 15. NORTH 35 DEGREES 07 MINUTES 41 SECONDS WEST, A DISTANCE OF 166.62 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET ON THE SOUTHERLY LINE OF 50 FEET WIDE SEAWAY CRUDE PIPELINE COMPANY, LLC EASEMENT, RECORDED IN B.C.C.F. NO. 2013020080 FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
- THENCE, WITH THE SOUTHEASTERLY LINE OF SAID SEAWAY CRUDE PIPELINE COMPANY, LLC EASEMENT, NORTH 52 DEGREES 26 MINUTES 38 SECONDS EAST, A DISTANCE OF 415.88 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 TRACTS, THE FOLLOWING SEVEN (7) COURSES:

- 1.516.51 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 55 DEGREES 50 MINUTES 16 SECONDS AND A CHORD THAT BEARS SOUTH 69 DEGREES 33 MINUTES 53 SECONDS EAST, A DISTANCE OF 496.31 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT A POINT OF TANGENCY;
 - 2.NORTH 82 DEGREES 30 MINUTES 59 SECONDS EAST, A DISTANCE OF 144.02 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
 - 3.271.08 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 57 DEGREES 31 MINUTES 31 SECONDS AND A CHORD THAT BEARS SOUTH 68 DEGREES 43 MINUTES 15 SECONDS EAST, A DISTANCE OF 259.84 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
 - 4.NORTH 50 DEGREES 02 MINUTES 31 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 RIGHT;
 - 5.411.19 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 94 DEGREES 23 MINUTES 58 SECONDS AND A CHORD THAT BEARS NORTH 07 DEGREES 14 MINUTES 30 SECONDS EAST, A DISTANCE OF 36.69 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT A POINT OF COMPOUND CURVATURE;
 - 6.153.90 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 32 DEGREES 39 MINUTES 29 SECONDS AND A CHORD THAT BEARS NORTH 70 DEGREES 46 MINUTES 13 SECONDS EAST, A DISTANCE OF 151.82 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT A POINT OF TANGENCY;
 - 7.NORTH 87 DEGREES 05 MINUTES 57 SECONDS EAST, A DISTANCE OF 39.41 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET ON THE WEST LINE OF SAID BRAZORIA INTERCONNECTOR GAS PIPELINE EASEMENT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 02 DEGREES 30 MINUTES 49 SECONDS WEST, A DISTANCE OF 1,232.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.65 ACRES OF LAND.



FINAL PLAT OF PRADERA OAKS SECTION TWO

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

4 BLOCKS 45 LOTS 4 RESERVES

DATE: MARCH 4, 2021 SCALE: 1" = 100'

OWNER:

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

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

2022025430
Brazoria County - Joyce Hudman, County Clerk
04/27/2022 10:54 AM
Total Fee: \$123.80
Fee: 123.80

Joyce Hudman