

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 THREE, 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 17th DAY OF June, 2021

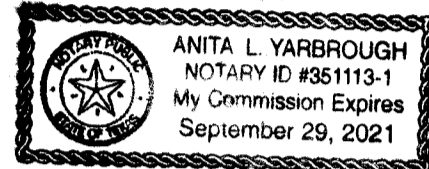
WB PRADERA OAKS LAND 1 LLC
BY: *[Signature]*
TINGFU QIAO

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 17th DAY OF June, 2021

[Signature]
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.

[Signature]
ANTHONY R. PEACOCK, R.L.S.
TEXAS REGISTRATION NO. 5047



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

[Signature]
RAYMOND CANTU
MAYOR

[Signature]
TONY GONZALEZ
ALDERMAN, POSITION 1

[Signature]
BRENDA STAP
BRENDA STAP
ALDERMAN, POSITION 2

[Signature]
MANUEL CANTU, JR.
ALDERMAN, POSITION 3

[Signature]
JIMMY WILSON
ALDERMAN, POSITION 4

ANGELA WALTERS
ALDERMAN, POSITION 5

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

[Signature] 6/17/21
LEE WILSON, P.E.
PRESIDENT

[Signature] 6/17/21
KERRY JOHNSON
VICE PRESIDENT

[Signature] 6/17/21
BRIAN WILSON
SECRETARY/TREASURER

[Signature] 6/17/21
MARIO AGEN
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. # 0220024

BRAZORIA COUNTY 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 RESERVOIRS 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 WITH 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. THIS, DURING LARGE STORM EVENTS, FLOODING OF WATER SHOULD BE EXPECTED TO OCCUR ON THE SITE TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH FLOODING 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 1.3, PLAT AND PLAN APPROVAL PROCESS; AND DRAINAGE ACCEPTANCE PROCEDURES-THE 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 11.47 ACRE TRACT

BEING A TRACT OF LAND CONTAINING 11.47 ACRES LOCATED IN THE WARREN D.C. HALL LEAGUE SURVEY, A-69 IN BRAZORIA COUNTY, TEXAS; SAID 11.47 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 11.47 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 OPS OBSERVATIONS):

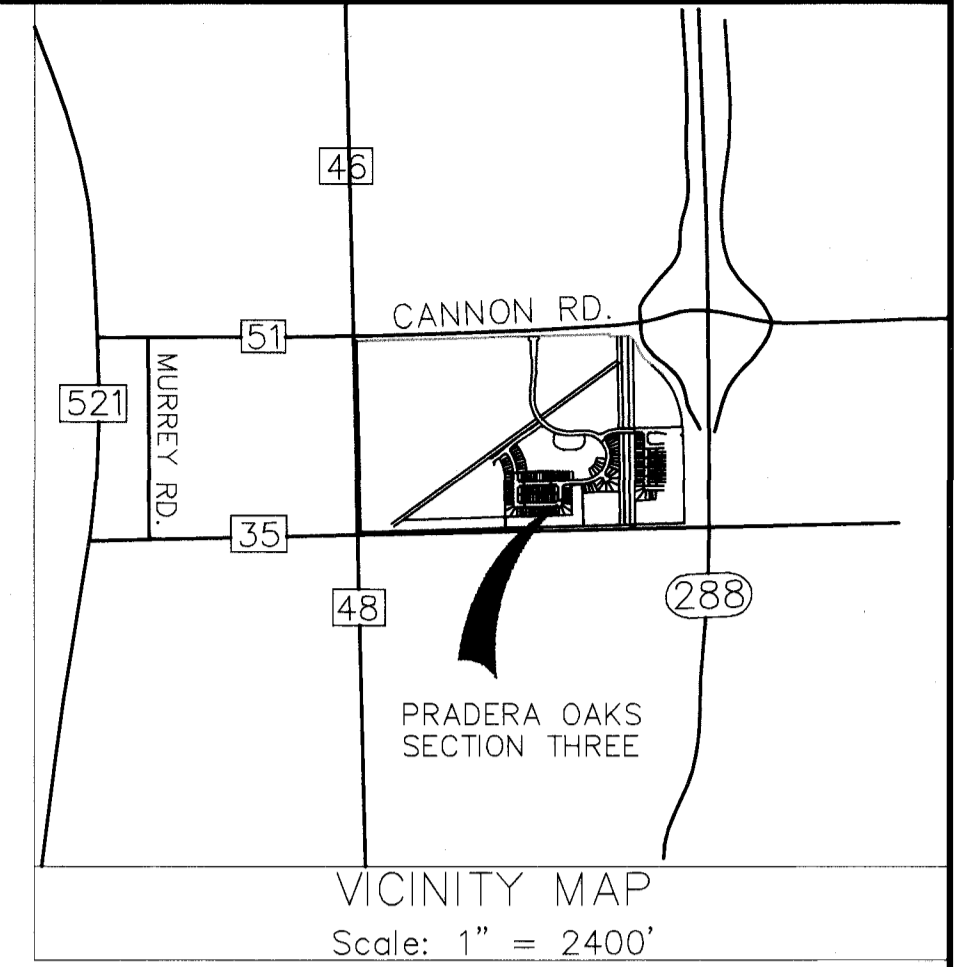
COMMENCING AT A 5/8-INCH IRON ROD WITH A CAP STAMPED "SECURITY FOUND" AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD (C.R.) 48 (60 FEET WIDE AS MONUMENTED) AND THE NORTHERLY R.O.W. LINE OF C.R. 35 (UNIMPROVED, 95 FEET WIDE AS F.O.W.), MARKING THE SOUTHWEST CORNER OF SAID 122.9334 ACRE TRACT, FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "SECURITY FOUND" FOR THE NORTHWEST CORNER OF SAID 122.9334 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 123.9373 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 58 SECONDS EAST, A DISTANCE OF 1859.28 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY GROUP (M.S.G.) CAP SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 122.9334 ACRE TRACT, THE FOLLOWING SEVENTEEN (17) COURSES:

- 1. 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;
- 2. NORTH 03 DEGREES 06 MINUTES 04 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
- 3. NORTH 86 DEGREES 53 MINUTES 56 SECONDS EAST, A DISTANCE OF 471.70 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
- 4. NORTH 03 DEGREES 06 MINUTES 04 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;
- 5. SOUTH 86 DEGREES 53 MINUTES 56 SECONDS WEST, A DISTANCE OF 91.20 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
- 6. NORTH 03 DEGREES 06 MINUTES 04 SECONDS WEST, A DISTANCE OF 470.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
- 7. NORTH 86 DEGREES 53 MINUTES 56 SECONDS EAST, A DISTANCE OF 360.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
- 8. SOUTH 03 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 295.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
- 9. NORTH 86 DEGREES 53 MINUTES 56 SECONDS EAST, A DISTANCE OF 90.50 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 90.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
- 11. NORTH 86 DEGREES 53 MINUTES 56 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;
- 12. SOUTH 03 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 5.50 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
- 13. NORTH 86 DEGREES 53 MINUTES 56 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;
- 14. NORTH 03 DEGREES 06 MINUTES 04 SECONDS WEST, A DISTANCE OF 210.50 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
- 15. NORTH 86 DEGREES 53 MINUTES 56 SECONDS EAST, A DISTANCE OF 149.64 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
- 16. 0.36 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 03 MINUTES 16 SECONDS, AND A CHORD THAT BEARS NORTH 86 DEGREES 02 MINUTES 18 SECONDS EAST, A DISTANCE OF 0.36 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
- 17. SOUTH 03 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 560.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET ON THE NORTH R.O.W. OF SAID C.R. 35 FOR THE SOUTHWEST 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 1136.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.47 ACRES OF LAND.

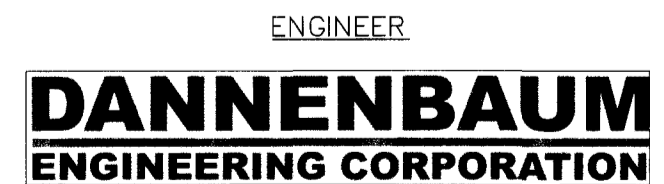


PRADERA OAKS SECTION THREE

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

42 LOTS 3 BLOCKS 1 RESERVE
DATE: MARCH 4, 2021 SCALE: 1" = 60'

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



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



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.

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Brazoria County - Joyce Hudman, County Clerk
04/27/2022 11:00 AM
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