

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 EIGHT, 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, 2022

WB PRADERA OAKS LAND 1 LLC

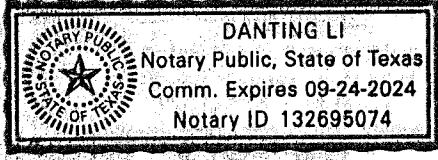
BY: Tingfu Qiao
TINGFU QIAO, MANAGER

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.

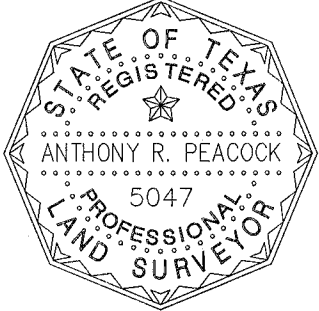
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 8th DAY OF February, 2022

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 20 DAY OF June, 2022

Raymond Cantu
RAYMOND CANTU
MAYOR

Tom Gonzalez
TOM GONZALEZ
ALDERMAN, POSITION 1

ALDERMAN, POSITION 2

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

Jennifer Williams
JENNIFER WILLIAMS
ALDERMAN, POSITION 4

Angela Walters
ANGELA WALTERS
ALDERMAN, POSITION 5

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

Lee Walden, P.E. 7/18/22
LEE WALDEN, P.E.
PRESIDENT

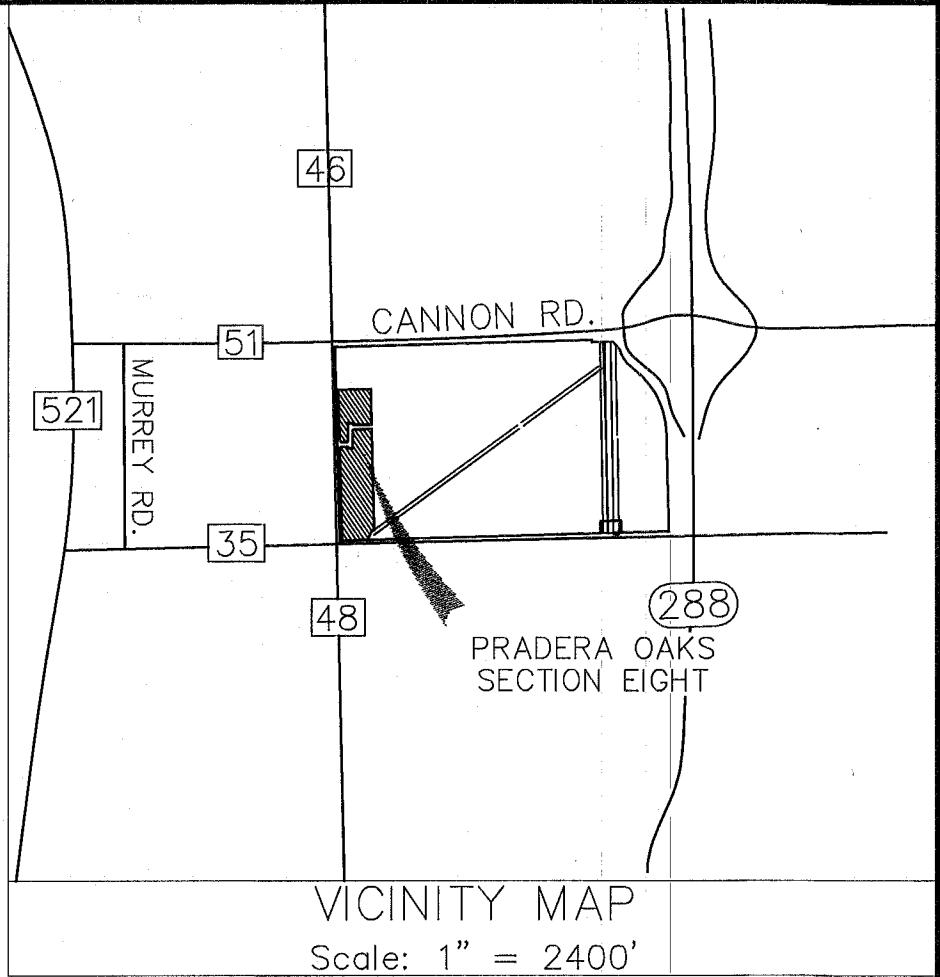
Kerry Osburn 3/7/22
KERRY OSBURN
VICE PRESIDENT

Brandon Middleton 3/7/22
BRANDON MIDDLETON
SECRETARY/TREASURER

Jarrold Aden 3/7/22
JARROLD ADEN
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. # B210006



FIELD NOTES FOR A 14.18 ACRE TRACT
BLOCK 1

BEING A TRACT OF LAND CONTAINING 14.18 ACRES LOCATED IN THE WARREN D.C. HALL LEAGUE SURVEY, A-69 IN BRAZORIA COUNTY, TEXAS; SAID 14.18 ACRE TRACT BEING A PORTION 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 PORTION OF 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 14.18 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 AND THE HEREIN DESCRIBED 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 WEST LINE OF SAID 122.9334 ACRE TRACT, SAID 123.9372 ACRE TRACT AND THE EAST R.O.W. LINE OF SAID C.R. 48, NORTH 03 DEGREES 01 MINUTES 12 SECONDS WEST, A DISTANCE OF 25.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY GROUP (M.S.G.) CAP SET FOR THE POINT OF BEGINNING AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

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 C.R. 48, NORTH 03 DEGREES 01 MINUTES 12 SECONDS WEST, A DISTANCE OF 1,192.72 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY GROUP (M.S.G.) CAP SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 122.9334 ACRE TRACT AND SAID 123.9372 ACRE TRACT, THE FOLLOWING EIGHT (8) 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. 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.G. CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
4. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, 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 FOR AN ANGLE POINT;
5. 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 FOR AN ANGLE POINT;
6. 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 AT THE BEGINNING OF A CURVE 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 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;
8. NORTH 86 DEGREES 58 MINUTES 48 SECONDS EAST, A DISTANCE OF 230.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET ON THE EAST LINE OF A B.C.D.D. NO. 5 DRAINAGE EASEMENT RECORDED IN B.C.C.F. NO. 2020043236, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

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 1,336.05 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET ON THE NORTHWEST LINE OF A 50 FEET WIDE SEAWAY CRUDE PIPELINE COMPANY, LLC EASEMENT RECORDED IN B.C.C.F. NO. 2013020080 FOR AN ANGLE POINT;

THENCE, WITH THE NORTHWEST LINES OF SAID SEAWAY CRUDE PIPELINE COMPANY, LLC EASEMENT THE FOLLOWING THREE (3) COURSES:

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;
 2. SOUTH 21 DEGREES 10 MINUTES 29 SECONDS WEST, A DISTANCE OF 105.86 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET ON THE SOUTH LINE OF SAID 122.9334 ACRE TRACT AND THE NORTH R.O.W. LINE OF SAID C.R. 35 FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
 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 96 DEGREES 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 ANGLE POINT;
- 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 35.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.18 ACRES OF LAND.

FIELD NOTES FOR A 5.64 ACRE TRACT
BLOCK 2

BEING A TRACT OF LAND CONTAINING 5.64 ACRES LOCATED IN THE WARREN D.C. HALL LEAGUE SURVEY, A-69 IN BRAZORIA COUNTY, TEXAS; SAID 5.64 ACRE TRACT BEING A PORTION OF 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 5.64 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 A CALLED 122.9334 ACRE TRACT (TRACT 1), RECORDED IN THE NAME OF WB PRADERA OAKS LAND 1 LLC, UNDER B.C.C.F. NO. 2019031292, 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 SAID 123.9372 ACRE TRACT, BEARS NORTH 03 DEGREES 01 MINUTES 12 SECONDS WEST, A DISTANCE OF 967.12 FEET;

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 C.R. 48, NORTH 03 DEGREES 01 MINUTES 12 SECONDS WEST, A DISTANCE OF 1,327.72 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY GROUP (M.S.G.) CAP SET FOR THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

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 01 MINUTES 12 SECONDS WEST, A DISTANCE OF 667.08 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY GROUP (M.S.G.) CAP SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 123.9372 ACRE TRACT, NORTH 86 DEGREES 58 MINUTES 35 SECONDS EAST, A DISTANCE OF 480.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET ON THE EAST LINE OF A B.C.D.D. NO. 5 DRAINAGE EASEMENT RECORDED IN B.C.C.F. NO. 2020043236, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EAST LINE OF A SAID B.C.D.D. NO. 5 DRAINAGE EASEMENT, SOUTH 03 DEGREES 01 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 HEREIN DESCRIBED TRACT;

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

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 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 FOR AN ANGLE POINT;
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 POINT;
4. 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 AT THE BEGINNING OF A CURVE TO THE RIGHT;
5. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, 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;
6. 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 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.G. CAP SET FOR AN ANGLE POINT;
8. SOUTH 86 DEGREES 58 MINUTES 35 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.64 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 QIAO
713-219-9400

ENGINEER

DANNENBAUM
ENGINEERING CORPORATION

www.dannenbaum.com
3100 W. ALABAMA
HOUSTON, TEXAS 77098
713-527-8464
TEXAS FIRM NO. 392

SURVEYOR

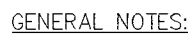
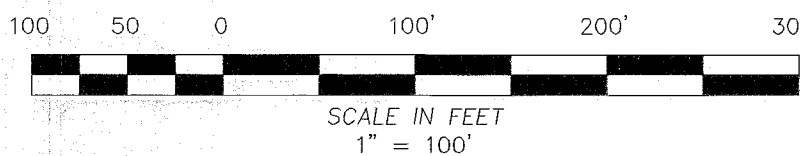
MILLER
SURVEY GROUP

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 2 OF 2

2022059539 Conformed Copy
Brazoria County - Joyce Hudman, County Clerk
19/29/2022 10:53 AM
Total Pages: 2
Fee: 225.00



- BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES

- | Lot Area | Table |
|-------------|---------|
| BLOCK - LOT | SQ. FT. |
| B1 - L1 | 4145 |
| B1 - L2 | 4200 |
| B1 - L3 | 4200 |
| B1 - L4 | 4200 |
| B1 - L5 | 4200 |
| B1 - L6 | 4200 |
| B1 - L7 | 4200 |
| B1 - L8 | 4200 |
| B1 - L9 | 4200 |
| B1 - L10 | 4200 |
| B1 - L11 | 4200 |
| B1 - L12 | 4200 |
| B1 - L13 | 4200 |
| B1 - L14 | 4200 |
| B1 - L15 | 4200 |
| B1 - L16 | 4200 |
| B1 - L17 | 4200 |
| B1 - L18 | 4200 |
| B1 - L19 | 4200 |
| B1 - L20 | 4200 |

Lot	Area	Table
B1 - L21		4200
B1 - L22		4200
B1 - L23		4200
B1 - L24		4200
B1 - L25		4200
B1 - L26		4200
B1 - L27		4200
B1 - L28		4200
B1 - L29		4200
B1 - L30		4200
B1 - L31		5800
B1 - L32		4461
B1 - L33		4165
B1 - L34		4200
B1 - L35		4200
B1 - L36		4200
B1 - L37		4200
B1 - L38		4200
B1 - L39		4200
B1 - L40		4200

Lot Area	Table
B1 - L41	4200
B1 - L42	4200
B1 - L43	4200
B1 - L44	4200
B1 - L45	4200
B1 - L46	4200
B1 - L47	4357
B1 - L48	4357
B1 - L49	4357
B1 - L50	4357
B1 - L51	4357
B1 - L52	4357
B1 - L53	4357
B1 - L54	4357
B1 - L55	4357
B1 - L56	4358
B1 - L57	4358
B1 - L58	4274
B2 - L1	4453
B2 - L2	4515

Lot Area Table	
BLOCK - LOT	SQ. FT.
B2 - L3	4515
B2 - L4	4515
B2 - L5	4465
B2 - L6	4150
B2 - L7	4200
B2 - L8	4200
B2 - L9	5747
B2 - L10	4477
B2 - L11	4203
B2 - L12	4818
B2 - L13	7798
B2 - L14	8581
B2 - L15	5093
B2 - L16	4194
B2 - L17	4200
B2 - L18	4200
B2 - L19	4200
B2 - L20	4200
B2 - L21	4200
B2 - L22	4145







BOOK LOT	MINIMUM FINISHED FLOOR FOR STRUCTURE
1	4.67
2	4.66
3	4.674
4	4.65
5	4.68
6	4.67
7	4.60
8	4.552
9	4.34
10	4.35
11	4.49
12	4.63
13	4.78
14	4.92
15	4.06
16	4.05
17	4.06
18	4.58
19	4.23
20	4.23
21	4.64
22	4.6
23	4.68
24	4.50
25	4.01
26	4.01
27	4.44
28	4.63
29	4.44
30	4.34
31	4.50
32	4.34
33	4.12
34	4.25
35	4.64
36	4.45
37	4.67
38	4.57
39	4.49
40	4.49
41	4.49
42	4.63
43	4.78
44	4.67
45	4.63
46	4.74
47	4.65
48	4.57
49	4.53
50	4.03
51	4.89
52	4.46
53	4.62
54	4.45
55	4.42
56	4.64
57	4.35
58	4.78

BLOCK 2 LOT	MINIMUM FINISHED FLOOR FOR STRUCTURE
1	44.78
2	44.65
3	44.51
4	44.49
5	44.49
6	44.61
7	44.45
8	44.29
9	44.21
10	45.13
11	45.26
12	45.26
13	45.12
14	44.91
15	44.69
16	44.40
17	44.23
18	44.12
19	44.45
20	44.61
21	44.61
22	44.49

Line Table	
Line	Length Direction
L1	30.00 N86°58'33" S
L2	35.36 N41°58'46" E
L3	65.00 N86°58'48" E
L4	60.00 N86°58'48" E
L5	54.08 S52°26'38" E
L6	105.85 S21°0'29" W
L7	30.00 N86°58'35" E
L8	35.36 N48°01'12" E
L9	65.00 S86°58'48" E
L10	60.00 S86°58'48" E
L11	15.00 S86°58'48" E
L12	11.62 S32°44'25" E
L13	25.00 N86°58'35" S
L14	20.00 N86°58'35" S
L15	61.01 N86°58'35" S
L16	80.00 N86°58'48" E
L17	26.05 S03°01'12" E
L18	93.34 N86°58'48" E
L19	14.15 S48°01'05" E
L20	74.41 S71°40'22" E
L21	27.65 S30°12'12" E

	Line Table	
	Length	Direction
L2	110.73	N47°30'4"
L23	194.52	N85°58'4"
L24	104.49	N85°58'4"
L25	14.12	N48°03'38"
L26	16.26	N41°58'48"
L27	89.54	N85°58'48"
L28	91.93	N85°58'48"
L29	14.14	N49°01'12"
L30	14.14	N41°58'20"
L31	95.00	N85°58'48"
L32	95.00	N85°58'48"
L33	14.14	S49°01'18"
L34	20.00	N55°58'31"
L35	20.00	S48°35'38"
L36	106.00	S03°01'22"
L37	16.82	N85°58'33"
L38	14.14	S41°58'12"
L39	93.34	N85°58'48"
L40	26.04	N03°01'12"
L41	80.00	S85°58'48"
L42	35.33	N48°03'38"

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	39.27	25.00	90°00'00"	S48°01'12"E	35.36
C2	39.27	25.00	90°00'00"	N41°56'48"E	35.36
C3	39.27	25.00	90°00'00"	S41°04'48"E	35.36
C4	39.27	25.00	90°00'00"	N48°01'12"W	35.36
C5	78.54	25.00	90°00'13"	N48°01'12"W	70.71
C6	25.21	25.00	57°46'09"	S31°54'16"E	24.15
C7	225.85	25.00	258°43'11"	N68°36'55"E	77.27
C8	9.18	25.00	21°02'22"	N07°29'59"E	9.13
C9	39.27	25.00	90°00'00"	N48°01'12"E	35.36
C10	157.08	25.00	186°00'00"	S03°01'25"E	100.00
C11	98.70	25.00	113°06'02"	S08°28'37"E	83.44
C12	10.08	25.00	23°05'36"	N32°31'36"E	10.01

SYMBOL	DESCRIPTION	RESERVE USE	AREA
	RESTRICTED RESERVE "A"	LANDSCAPE/OPEN SPACE	0.04 AC. – 1,605 S.F.
	RESTRICTED RESERVE "B"	DRAINAGE/DETENTION	5.58 AC. – 243,277 S.F.
	RESTRICTED RESERVE "C"	LANDSCAPE	0.48 AC. – 20,949 S.F.
	RESTRICTED RESERVE "D"	LANDSCAPE/OPEN SPACE	0.45 AC. – 19,566 S.F.
	RESTRICTED RESERVE "E"	LANDSCAPE/OPEN SPACE	1.62 AC. – 70,654 S.F.
	RESTRICTED RESERVE "F"	LANDSCAPE/OPEN SPACE	0.04 AC. – 1,605 S.F.
TOTAL			8.21 AC. – 357,656 S.F.

A SUBDIVISION OF
19.82 ACRES OF LAND
LOCATED IN THE
WARREN D.C. HALL LEAGUE, A
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

ENGINEER

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

SHEET 1 OF 2