FIELD NOTES FOR A 8.93 ACRE TRACT BLOCK 1

COUNTY, TEXAS; SAID LAND 1 LLC , UNDER METES AND BOUNDS

521

CANNON-RD

400

MURREY RD.

75

MITHIN 365 CALENDAR DAYS FROM DATE HERE SHOWN RK IS EXPECTED.

rebruary

NOTESSIONAL LAND SURVEYOR AL SURVEY ON THE GROUND; UMENTS HAVE BEEN SET, THA ND THAT THIS PLAT CORRECT



Sou My Millian

Day

H:\A JOB FOLDER\3961.05-PRADERA OAKS SEC 5\PLATTING\3961.05-PRADERA OAKS SEC 5V2.DWG 1/18/22 John Camaril

-) PIPELINE EASEMENTS OR PIPELINES WITHIN THE
- ÆRTS, TILES OR OTHER (INCLUDING DRIVEWAY
- GRANTED TO BRAZORIA CC 2007-06 & NO 2007-07). DRAINAGE DISTRICT # 5'S LOCK COUNTY DRAINAGE
- TER/SEWER APPLICATIONS (DISTRICT POLICY). NM WATER/SEWER APPLICATIONS (SEE DISTRICT
- SIBILITY TO VERIFY IF A NAGE EASEMENTS ARE LL COMPLY AS STATED

- IMITED TO AN AVERAGE IMPERVIOUSNESS OF NO DETENTION SYSTEM HAS BEEN DESIGNED WITH CENT, IMPERVIOUSNESS WILL NOT BE EXCEEDED. REPLAT AND/OR REDESIGN OF THE SYSTEM MAY

- ID/OR ACCESS EASEMENTS TO BE GRANTED TO BY THE PROPERTY OWNER WILL BE INITIATED AND NSE, IN BRAZORIA COUNTY, TEXAS WITH A O SAID EASEMENT PRIOR TO FINAL PROJECT ON THE SAID OF THE PROJECT OF THE PROJEC
- IN 365 CALENDAR DAYS FROM DATE SHOWN D SITE WORK IS EXPECTED. SEE BRAZORIA 1, INTRODUCTION; SUB —SECTION 1.5. PLAT GE ACCEPTANCE PROCEDURES; TIME LIMIT FOR DISTRICT # 5 RESOLUTION 2011—1, ALLOWABLE APPROVED PROJECTS.

- INAGE EASEMENT ONLY THROUGH AN APPROVED

- TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 ALL INCLUDE 45 FEET TOP OF BANK, PLUS THE S AND CHANNEL BOTTOM AND 45 FEET OF BANK
- SING UNDER ANY BRAZORIA COUNTY DRAINAGE PERMITTING PRIOR TO CONSTRUCTION.

3:93-ACRES-LOCATED-IN-THE-WARREN-D.C. HALL LEAGUE SURVEY, LED 122:9334 ACRE TRACT (TRACT 1), RECORDED IN THE NAME OF F.) NO. 2019031292; SAID 8.93 ACRE TRACT BEING MORE PARTICUL TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, PER G

HENCE, WITH THE SOUTH LINE OF SAID 122.9334 ACRE TRACT AND THE NORTH R.O.W. LINE OF SAID C.R. 35, NORTH 86 DEG ECONDS EAST, A DISTANCE OF 426.91 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY GROUP (M.S.G.) CAP SET ON THE F A 50 FEET WIDE SEAWAY CRUDE PIPELINE COMPANY, LLC EASEMENT RECORDED IN B.C.C.F. NO. 2013020080, FOR THE SOU OINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; MMENCING 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.) VIE 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 NOCED), MARKING THE SOUTHWEST CORNER OF SAID 122.9334 ACRE TRACT, FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "GEOSURV" DUND FOR THE NORTHWEST CORNER OF SAID 122.9334 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 123.9372 ACRE TRACT (TRACT 1), CORDED 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 ST, A DISTANCE OF 967.12 FEET; GREES 53 MINUTES 56 SOUTHEASTERLY LINE UTHWEST CORNER AND

ENCE, WITH THE EAST LINE OF SAID SEAWAY CRUDE PIPELINE EASEMENT, THE FOLLOWING TWO (2) COURSES:

NORTH 21 DEGREES 10 MINUTES 29 SECONDS EAST, A DISTANCE OF 69.32 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CA POINT; P SET FOR AN ANGLE

HENCE, THROUGH AND ACROSS SAID 122.9334 ACRE TRACT, THE FOLLOWING EIGHT (8) COURSES:

1.93.35 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 19 DEGREES 48 MINUTES
32 SECONDS, AND A CHORD THAT BEARS SOUTH 13 DEGREES 00 MINUTES 20 SECONDS EAST, A DISTANCE OF 92.88 FEET TO A 5/8—INCH IRON ROD WITH M.S.G. CAP SET AT THE POINT OF TANGENCY; 2.NORTH 52 DEGREES 26 MINUTES 38 SECONDS EAST, A DISTANCE OF 876.67 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 FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

Scale:

2400

VICINITY
Scale: 1" =

MAP

PRADERA SECTION

OAKS

8.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-COMMON TO SAID122.9334 ACRE TRACT AND SAID C.R.35 FOR THE SOUTHEAST 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 SECOND OF 1322.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.93 ACRES OF LAND. 7.SOUTH 03 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 220.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SECTION AN ANGLE POINT; 2.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 TH BEGINNING OF A CURVE TO THE RIGHT; 5.NORTH 86 DECREES 53 MINUTES 56 SECONDS EAST, A DISTANCE OF 580.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT TH BEGINNING OF A CURVE TO THE RIGHT; 4.SOUTH 03 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGL 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 OO MINUTES OO SECONDS, AND A CHORD THAT BEARS SOUTH 48 DEGREES OB MINUTES O4 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; . 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 OO MINUTES OO SECONDS, AND A CHORD THAT BEARS SOUTH 41 DEGREES 53 MINUTES 56 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; 56 SECONDS WEST, A DISTANCE SETON THE LINE

FIELD NOTES FOR A 4.23 ACRE TRACT BLOCK 2

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 FACRE TRACT, FROM WHICH A 5/8-INCH FRON ROD WITH CAP STAMPED GEOSURV" FOUND FOR THE NORTHWEST CORNER OF SAID 122.9334 FACRE 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 426.91 FEET TO AN ANGLE POINT ON THE SOUTHEASTERLY LINE OF A 50 FEET WIDE SEAWAY CRUDE PIPELINE COMPANY, LLC EASEMENT RECORDED IN B.C.C.F. NO. 2013020080; BEING A TRACT OF LAND CONTAINING 4.23 ACRES LOCATED IN THE WARREN D.C. HALL LEAGUE SURVEY, A-69 IN BRAZORIA COUNTY, TEXAS; SAID 4.23 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 4.23 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.):

THENCE, WITH THE EAST LINE OF SAID SEAWAY CRUDE PIPELINE EASEMENT, THE FOLLOWING THREE (3) COURSES:
1.NORTH 21 DEGREES 10 MINUTES 29 SECONDS EAST, A DISTANCE OF 69.32 FEET TO AN ANGLE POINT;

3.NORTH 52 DEGREES 26 MINUTES 38 SECONDS EAST, A DISTANCE OF 441.73 FEET TO A 5/8-INCH IRON ROD WITH M.S.G NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; 2.NORTH 52 DEGREES 26 MINUTES 38 SECONDS EAST, A DISTANCE OF 938.30 FEET TO A 5/8-NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; INCH IRON ROD WITH M.S.C

4.SOUTH 03 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAF POINT;

5.NORTH 86 DEGREES 53 MINUTES 56 SECONDS EAST, A DISTANCE OF 115.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP POINT; HENCE, THROUGH AND ACROSS SAID 122.9334 ACRE TRACT, THE FOLLOWING FIFTEEN (15)-COURSES:

1. SOUTH 37 DEGREES 33 MINUTES 22 SECONDS EAST, A DISTANCE OF 88.14 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP POINT;

2. SOUTH 22 DEGREES 41 MINUTES 59 SECONDS EAST, A DISTANCE OF 36.22 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP POINT;

3. SOUTH 09 DEGREES 10 MINUTES 57 SECONDS EAST, A DISTANCE OF 36.86 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP POINT;

6.SOUTH 03 DEGREES 06 MINUTES 04 SECONDS EAST, A DISTANCE OF 145.50 FEET TO A 5/8-INCH IRON ROD WITH M.S. BEGINNING OF A CURVE TO THE RIGHT; 12. SOUTH 86 DEGREES 53 MINUTES 56 SECONDS WEST, 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 RIGHT; SOUTH 86 DEGREES 53 MINUTES 56 SECONDS WEST, 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 RIGHT; . 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 OO MINUTES OO SECONDS, AND A CHORD THAT BEARS SOUTH 41 DEGREES 53 MINUTES 56 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; 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEG SECONDS, AND A CHORD THAT BEARS NORTH 48 DEGREES 06 MINUTES 04 SECONDS WEST, A DISTANCE OF 35.36 FEET TO A WITH M.S.G. CAP SET FOR AN ANGLE POINT; .129.68 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 22 56 SECONDS, AND A CHORD THAT BEARS NORTH 14 DEGREES 21 MINUTES 32 SECONDS WEST, A DISTANCE OF 128.85 FE BEGINNING AND CONTAINING 4.23 ACRES OF LAND. BEGINNING OF A CURVE TO THE LEFT; 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 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; .39.27 FEET ALONG THE ARC OF SAID NON—TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES OO MINUTES OO SECONDS, AND A CHORD THAT BEARS SOUTH 41 DEGREES 53 MINUTES 56 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;).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 AT THE BEGINNING OF A NON—TANGENT CURVE TO THE RIGHT; IDS WEST, A DISTANCE OF 112.68 FEET TO A 5/8-INCH IRON ROD WITH M.S. DEGREES 30 MINUTES ET TO THE POINT OF G. CAP SET AT THE REES OO MINUTES OO 5/8-INCH IRON ROD

PRADERA OAKS
SECTION FIVE

A SUBDIVISION OF

13.16 ACRES OF LAND

LOCATED IN THE

WARREN D.C. HALL LEAGUE, A—69

BRAZORIA COUNTY, TEXAS

APRIL 29, 2021 2 BLOCKS 57 LOTS SCALE: 5 RESERVES

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

ENGINEER



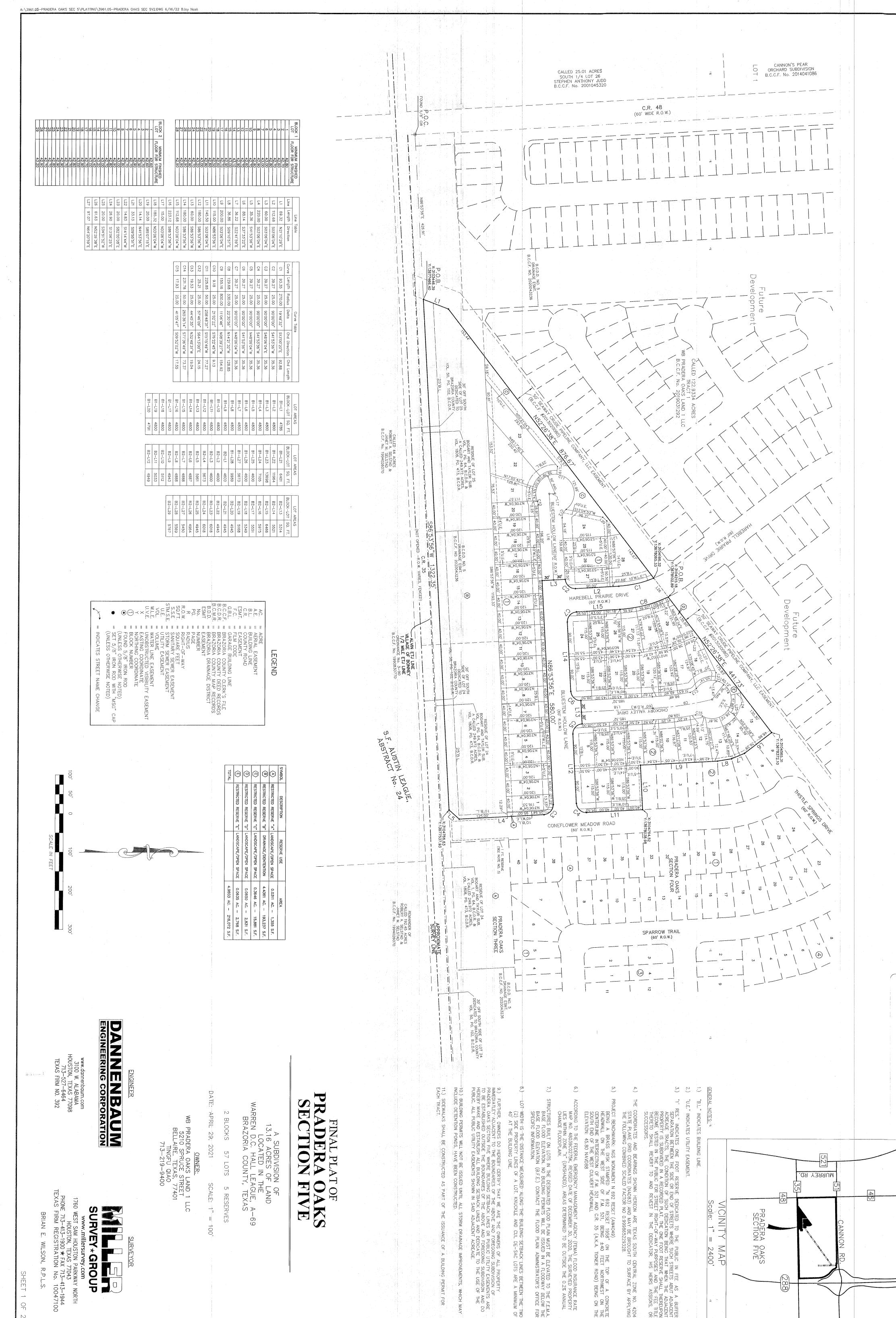
SURVEY & GROUP SURVEYOR

1760 WEST SAM HOUSTON PARKWAY NORTH
HOUSTON, TEXAS 77043
PHONE 713-413-1900 ★ FAX 713-413-1944
TEXAS FIRM REGISTRATION No. 10047100

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

2022059519 Conformed Copy Brazoria County - Joyce Hudman, County Clerk 10/20/2022 10:53 AM Total Pages: 2 Fee: 223.00 BRIAN E. WILSON, R.P.L.S.

SHEET 2 OF



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VICINITY MAP Scale: 1" = 2400'

PRADERA OAKS SECTION FIVE

CANNON

Scale:

2400'

SHEET 1 OF 2

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

1760 WEST SAM HOUSTON PARKWAY NORTH
HOUSTON, TEXAS 77043
PHONE 713-413-1900 ★ FAX 713-413-1944
TEXAS FIRM REGISTRATION No. 10047100

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