STATE OF

NOTARY PUBLIC STATE OF TEXAS } COUNTY OF HARRIS



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Mr.M. 3/7/22 DATE

PROJECT FIELD STARTUP WILL START WITHIN 365 CALENDAR JOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. FROM DATE HER

H:\A JOB FOLDER\3961.09-PRADERA OAKS SEC 9\PLATTING\3961.09-PRADERA OAKS S.9\_09072021.DWG 1/3/22 Carolyn Jardin

7/22 3/7/22

NAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE PROPERTY OWNERS BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, A COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO PON 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 UNAWARD TO PROVIDE DRAINAGE FOR THE SITE 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 THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT 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 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. D DRAINAGE EASEMENT(S) GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 FOR DRAINAGE MAINTENANCE PURPOUDLUDE 45 FEET TOP OF BANK, PLUS THE SUM (FOOTAGE) OF BOTH DITCH SIDE SLOPES AND CHANNEL BOTTOM AND BANK ON THE OPPOSITE BANK.

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.

JECT FIELD START—UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1, INTRODUCTION; SUB —SECTION 1.5. PLAT PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY INAGE DISTRICT # 5 RESOLUTION 2011—1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING—UP APPROVED PROJECTS.

COHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007—(OHIBITED USE OF "RIP—RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).

PELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REFERENTING PRIOR TO CONSTRUCTION.

CATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH DED DOCUMENT NUMBER' AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DISTRICT # 5 BOARD OF COMMISSIONERS.

HENCE, WITH THE NORTH LINE OF SAID 123.9372 ACRE TRACT AND THE SOUTH R.O.W. LINE OF SAID R. 51, NORTH 86 DEGREES 58 MINUTES 35 SECONDS EAST, A DISTANCE OF 310.00 FEET TO A /8-INCH IRON ROD WITH MILLER SURVEY GROUP (M.S.G.) CAP SET FOR THE NORTHWEST CORNER AND DINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; MONUMENT FOUND AT THE INTERSECTION OF THE EASTERLY OUNTY ROAD (C.R.) 48 (60 FEET WIDE AS MONUMENTED) AND THE (CANNON ROAD) (60 FEET WIDE), MARKING THE NORTHWEST CORNER ACT, FROM WHICH A 5/8-INCH IRON ROD WITH CAP THE SOUTHWEST CORNER OF SAID 123.9372 ACRE TRACT AND THE 122.9334 ACRE TRACT (TRACT 1), RECORDED IN THE NAME OF WB 8 B.C.C.F. NO. 2019031292, BEARS SOUTH 03 DEGREES 01 MINUTES 1,592.46 FEET; G-14.30 AGRES LOGATED—IN—THE WARREN—D.C. HALL LEAGUE, TEXAS; SAID 14.30 ACRE TRACT BEING OUT OF A CALLED ORDED IN THE NAME OF WB PRADERA OAKS LAND 1 LLC., UNDER C.C.F.) NO. 2019031293; SAID 14.30 ACRE TRACT BEING MORE AND BOUNDS AS FOLLOWS (BEARINGS BASED ON THE TEXAS CENTRAL ZONE, PER GPS OBSERVATIONS.):

MURREY RD.

48

RADERA OAKS SECTION NINE (288)

Scale:

2400'

VICINITY
Scale: 1" =

MAP

51

ANNON

RD

400

HENCE, CONTINUING WITH THE NORTH LINE OF SAID 123.9372 ACRE TRACT AND THE SOUTH R.O.W. LINE IS SAID C.R. 51, NORTH 86 DEGREES 58 MINUTES 35 SECONDS EAST, A DISTANCE OF 678.47 FEET TO RACT; 123.9372 ACRE TRACT, THE FOLLOWING FIFTEEN (15) COURSES:

3.SOUTH 03 DEGREES 01 MINUTES 12 SECONDS EAST, A DISTANCE OF 545.01 FEET TO A 5/8-INCHIRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT; 5.277.10 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 615.00 FEET, A CENTRAL ANGLE OF 25 DEGREES 48 MINUTES 57 SECONDS, AND A CHORD THAT BEARS SOUTH 33 DEGREES 12 MINUTES 38 SECONDS WEST, A DISTANCE OF 274.76 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR THE POINT OF REVERSE CURVATURE; 2.SOUTH 86 DEGREES 58 MINUTES 35 SECONDS WEST, A DISTANCE OF 3.48 FEET TO A 5/8-INCHIRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT; 1.SOUTH 03 DEGREES 01 MINUTES 25 SECONDS EAST, A DISTANCE OF 210.00 FEET TO A 5/8-INCH - IRON.ROD WITH M.S.G. CAP. SET FOR AN ANGLE POINT; 4.SOUTH 43 DEGREES 52 MINUTES 53 SECONDS EAST, A DISTANCE OF 85.74 FEET TO A 5/8-INCH THE NON-TANGENT CURVE TO THE LEFT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

7.158.97 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 14 DEGREES 27 MINUTES 27 SECONDS, AND A CHORD THAT BEARS NORTH 85 DEGREES 47 MINUTES 29 SECONDS WEST, A DISTANCE OF 158.55 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR THE POINT OF TANGENCY; 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 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 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; 35.40 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81 DEGREES OB MINUTES O5 SECONDS, AND A CHORD THAT BEARS SOUTH 60 DEGREES 52 MINUTES 12 SECONDS WEST, A DISTANCE OF 32.52 FEET TO A 5/8—INCH IRON ROD WITH M.S.G. CAP SET FOR THE POINT OF REVERSE CURVATURE;

13. NORTH 03 DEGREES 01 MINUTES 12 SECONDS WEST, A DISTANCE OF 471.03 FEET TO A 5/8-INCHIRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT; 11. 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 OF MINUTES OF 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 THE POINT OF TANGENCY; 14. SOUTH 86 DEGREES 58 MINUTES 48 SECONDS WEST, A DISTANCE OF 150.00 FEET TO A 5/8-INCHIRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT; 12. SOUTH 86 DEGREES 58 MINUTES 48 SECONDS WEST, A DISTANCE OF 80.00 FEET TO A 5/8-INCHIGN ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; 10. SOUTH 86 DEGREES 58 MINUTES IRON ROD WITH M.S.G. CAP SET AT 48 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH

12 SECONDS WEST, A DISTANCE OF 564.78 FEET TO THE POINT 30 ACRES OF LAND.

PRADERA OAKS
SECTION NINE FINAL PLAT OF OAKS

A SUBDIVISION OF

14.30 ACRES OF LAND

LOCATED IN THE

WARREN D.C. HALL LEAGUE, A—69

BRAZORIA COUNTY, TEXAS

DATE: DECEMBER 8, 2021 WB PRADERA OAKS LAND 1 LLC 5210 SPRUCE STREET BELLAIRE, TEXAS, 77401 TINGFU QIAO 713—219—9400 77 LOTS OWNER: 6 RESERVES SCALE: 1" 60

BLOCKS

ENGINEERING CORPORATION ENGINEER



1760 WEST SAM HOUSTON PARKWAY NORTH
HOUSTON, TEXAS 77043
PHONE 713-413-1900 ★ FAX 713-413-1944
TEXAS FIRM REGISTRATION No. 100471

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

BRIAN E. WILSON, R.P.L.S. SHEET 2 5-413-1944 5. 10047100 유

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