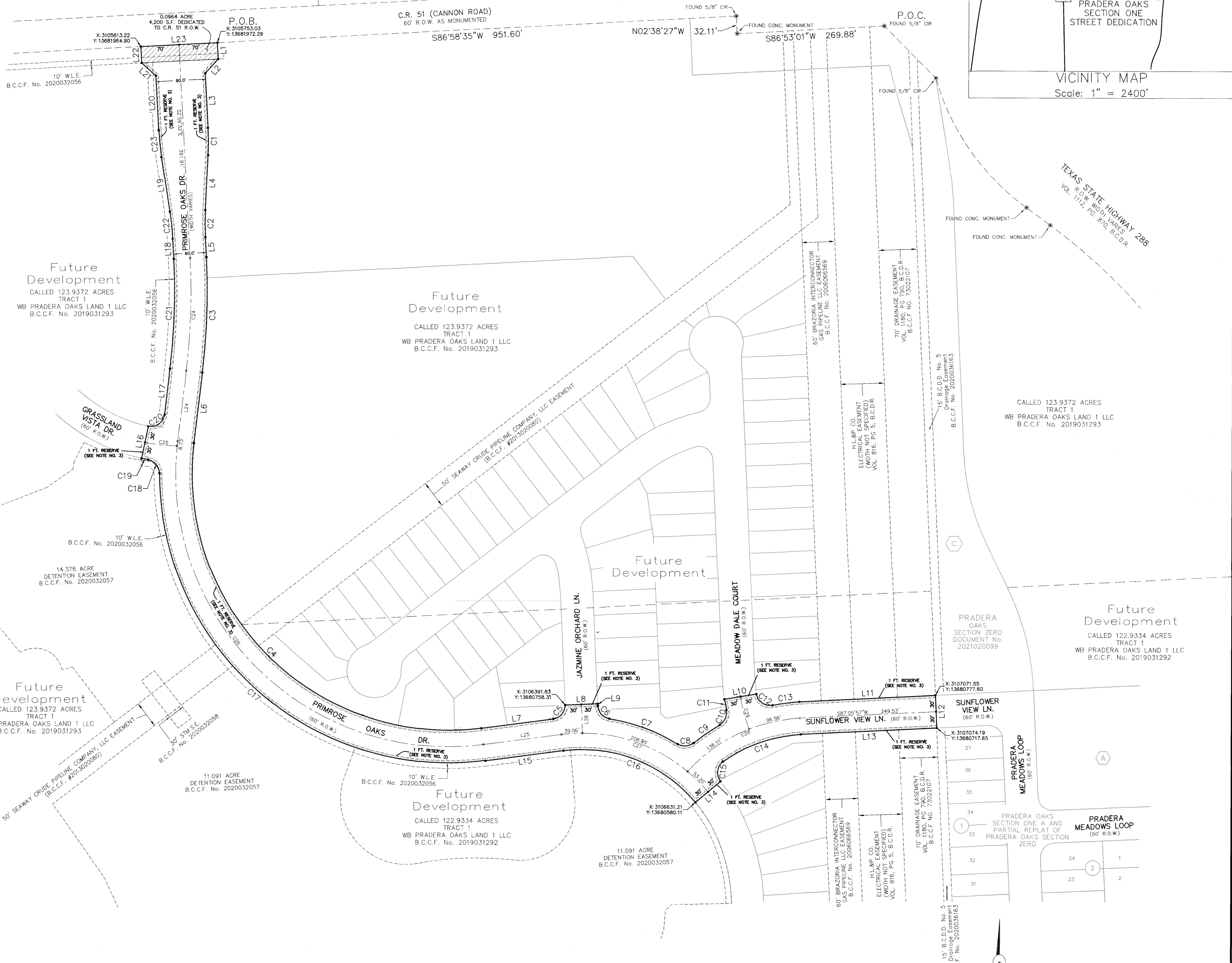
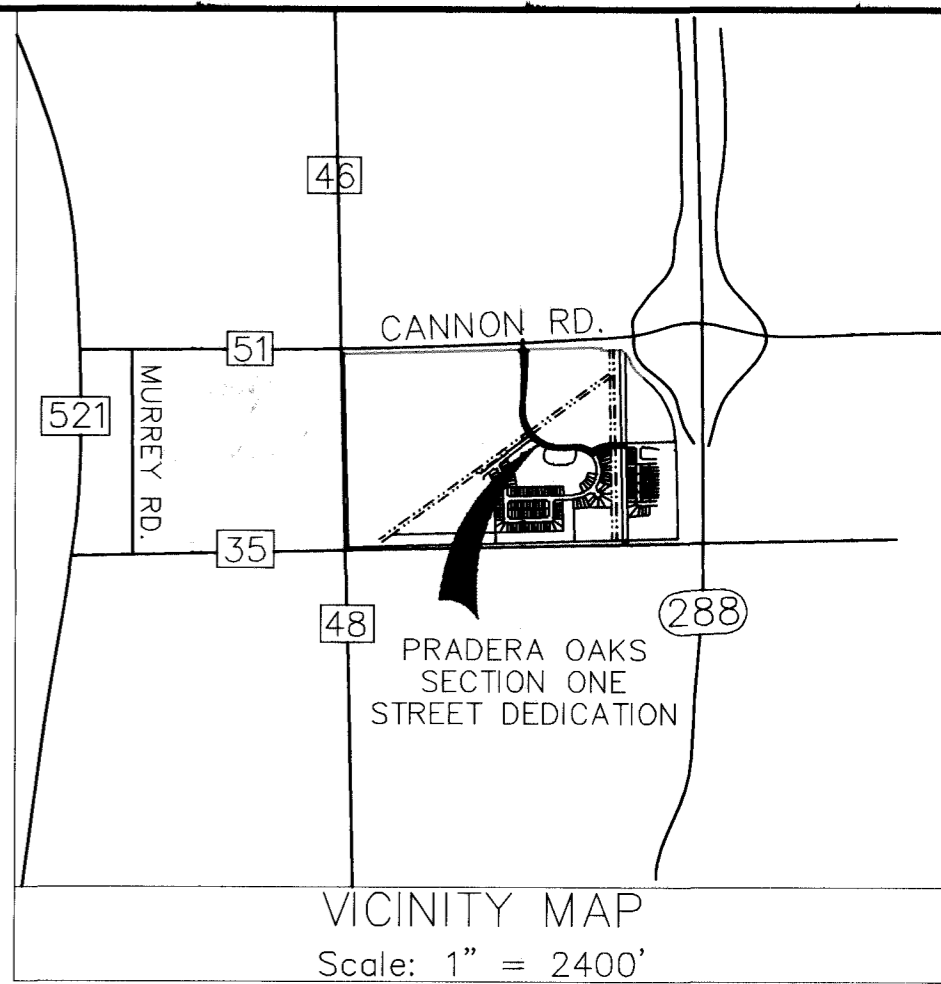


CALLLED 264.533 ACRES  
 TRACT 1  
 TEXAS REUNION, L.P., ET AL  
 B.C.C.F. No. 2007064489

CALLLED 227.632 ACRES  
 (TRACT C)  
 ARIZONA LEMONADE SPRINGS, L.L.P.  
 B.C.C.F. No. 2008037928



- GENERAL NOTES:**
- "B.L." INDICATES BUILDING LINE.
  - "U.E." INDICATES UTILITY EASEMENT.
  - "1 FT. RES." INDICATES ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT ADJACENT TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THEREON SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS ASSIGNS, OR SUCCESSORS.
  - THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALED FACTOR NO. 0.999865229328.
  - PROJECT BENCHMARK: NGS MONUMENT N 692 RESET (AW4049) BEING A BRASS DISK STAMPED "N 692 RESET 1958" ON THE TOP OF A CONCRETE HEADWALL ON THE WEST SIDE OF F.M. 521, BEING 440 FEET NORTHWEST ON THE CENTERLINE INTERSECTION OF F.M. 521 AND C.R. 35 (A.K.A. TIGER ROAD) BEING ON THE SOUTH END OF THE WEST CULVERT HEADWALL. ELEVATION: 45.80 NAVD88.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48039C0275K, REVISED DATE OF DECEMBER 30, 2020, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN MUST BE ELEVATED TO THE F.E.M.A. BASE FLOOD ELEVATION. NO BUILDING PERMITS WILL BE ISSUED IN A FLOODWAY BELOW THE BASE FLOOD ELEVATION (B.F.E.) CONTACT THE FLOOD PLAN ADMINISTRATOR'S OFFICE FOR SPECIFIC INFORMATION.

- 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 WITHIN 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 REPEAT 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 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.
  - 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 DISTRICT # 5 MANUAL SECTION 1.1, 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.

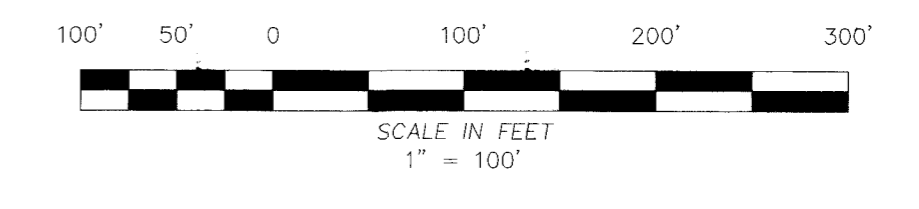
Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	49.88	500.00	5.4255°	S00°08'04"E	49.88
C2	49.88	500.00	5.4255°	S00°08'04"E	49.88
C3	212.21	1230.00	9.5370°	S01°57'01"W	211.94
C4	856.20	470.00	104°22'35"	S45°17'43"E	742.63
C5	37.10	25.00	85°01'49"	N40°00'05"E	33.79
C6	34.45	25.00	78°57'07"	S41°59'23"E	31.79
C7	134.40	330.00	23°20'04"	S69°47'54"E	133.47
C8	31.26	25.00	71°39'06"	N86°02'35"E	29.27
C9	58.58	330.00	10°10'13"	N55°18'08"E	58.50
C10	31.93	25.00	73°11'18"	N23°47'36"E	29.81
C11	20.33	330.00	3°31'50"	N11°02'08"W	20.33
C12	40.26	25.00	82°16'24"	S55°24'25"E	36.05
C13	49.78	330.00	8°38'34"	N82°46'40"E	49.73
C14	153.90	270.00	32°39'29"	S70°46'13"W	151.82
C15	41.19	25.00	94°23'58"	S07°14'30"W	36.69

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C16	271.08	270.00	57°31'31"	N68°43'15"W	259.84
C17	903.13	530.00	97°37'59"	N48°40'01"W	797.76
C18	35.08	25.00	80°23'38"	N40°02'50"W	32.27
C19	12.60	330.00	2°11'18"	N79°09'00"W	12.60
C20	41.47	25.00	95°03'05"	N54°25'08"E	36.88
C21	201.85	1170.00	9°53'06"	N01°57'01"E	201.60
C22	49.79	500.00	5°42'21"	N05°50'43"W	49.77
C23	49.79	500.00	5°42'21"	N05°50'43"W	49.77
C24	206.92	1200.00	9°52'47"	S01°57'10"W	206.67
C25	60.02	300.00	11°27'49"	S83°47'16"E	59.92
C26	910.85	500.00	104°22'35"	S45°17'43"E	790.03
C27	301.20	300.00	57°31'31"	S68°43'15"E	288.71
C28	235.07	300.00	44°53'43"	S64°39'08"W	229.10
C29	61.79	300.00	11°48'04"	S15°10'15"E	61.68

Line	Length	Direction
L1	30.00	S02°57'58"E
L2	35.36	S41°58'33"W
L3	100.23	S02°59'32"E
L4	100.71	S02°43'23"W
L5	36.80	S02°59'32"E
L6	130.48	S05°53'34"W
L7	132.76	N82°30'59"E
L8	60.00	N87°29'11"E
L9	4.27	S02°30'49"E
L10	60.00	N80°43'47"E
L11	249.72	N87°05'57"E
L12	60.00	S02°31'20"E
L13	249.33	S87°05'57"W

Line	Length	Direction
L14	60.00	S50°02'31"W
L15	144.02	S82°30'59"W
L16	60.00	N11°56'39"E
L17	85.14	N06°53'34"E
L18	36.92	N02°59'32"W
L19	101.04	N08°41'53"W
L20	99.89	N02°59'32"W
L21	35.36	N48°01'21"W
L22	30.00	N02°57'58"W
L23	140.00	N86°58'35"E
L24	130.48	S06°53'34"W
L25	144.02	N82°30'59"E
L26	52.97	S02°30'49"E

- LEGEND**
- AC = ACRE
  - A.E. = AERIAL EASEMENT
  - B.L. = BUILDING LINE
  - C.R. = COUNTY ROAD
  - ESMT. = EASEMENT
  - F.C. = FILM CODE
  - G.B.L. = GARAGE BUILDING LINE
  - B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
  - B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
  - B.C.M.R. = BRAZORIA COUNTY MAP RECORDS
  - B.D.D. = BRAZORIA DRAINAGE DISTRICT
  - ESMT = EASEMENT
  - No. = NUMBER
  - PG. = PAGE
  - R. = RADIUS
  - R.O.W. = RIGHT-OF-WAY
  - SQ.FT. = SQUARE FEET
  - S.S.E. = SANITARY SEWER EASEMENT
  - STM.S.E. = STORM SEWER EASEMENT
  - U.E. = UTILITY EASEMENT
  - VOL. = VOLUME
  - W.L.E. = WATER LINE EASEMENT
  - U.V.E. = UNOBSTRUCTED VISIBILITY EASEMENT
  - EASTING COORDINATE
  - NORTHING COORDINATE
  - ⊙ = BLOCK NUMBER
  - ⊙ = FOUND 5/8" IRON ROD (UNLESS OTHERWISE NOTED)
  - = SET 5/8" IRON ROD WITH "MSG" CAP (UNLESS OTHERWISE NOTED)
  - = INDICATES STREET NAME CHANGE



# FINAL PLAT OF PRADERA OAKS SECTION ONE STREET DEDICATION

A SUBDIVISION OF 3.86 ACRES OF LAND LOCATED IN THE WARREN D.C. HALL LEAGUE, A-69 BRAZORIA COUNTY, TEXAS

DATE: APRIL 13, 2021 SCALE: 1" = 100'

**OWNER:**  
 WB PRADERA OAKS LAND 1 LLC  
 5210 SPRUCE STREET  
 BELLAIRE, TEXAS 77041  
 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 plot of PRADERA OAKS SECTION ONE STREET DEDICATION, 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 or 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 assigns to warrant and defend the title to the land so dedicated.

Witness my hand in Houston, Harris County, Texas, this 3<sup>rd</sup> day of May, 2021

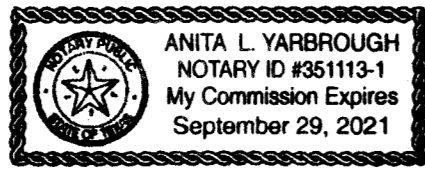
WB Pradera Oaks Land 1 LLC  
By:   
Tingfu Qiao, Manager

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 3<sup>rd</sup> DAY OF May, 2021

  
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 plotted 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 plot correctly represents that survey made by me.

  
Anthony R. Peacock, R.P.L.S.  
Texas Registration No. 5047



I, Matt Hanks, P.E. County Engineer of Brazoria County, do hereby certify that the plat of this subdivision complies with all existing rules and regulations of this office, as adopted by Commissioner's Court of Brazoria County, Texas.

N/A \_\_\_\_\_ X \_\_\_\_\_  
Matt Hanks, P.E. Date  
County Engineer


APPROVED by the Commissioners Court of Brazoria County, Texas, this X day of X, 20X.


N/A \_\_\_\_\_  
L. M. "Matt" Sebasta, Jr.  
County Judge

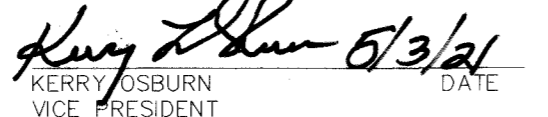
N/A \_\_\_\_\_  
Ryan Code  
Commissioner, Precinct 2

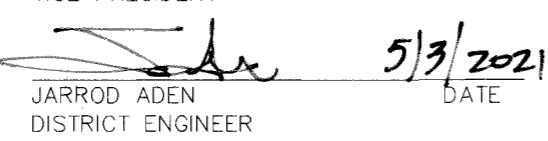
N/A \_\_\_\_\_  
David Linder  
Commissioner, Precinct 4

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

  
LEE WALDEN, P.E. DATE 5/3/21  
PRESIDENT

  
BRANDON MIDDLETON DATE 5/3/21  
SECRETARY/TREASURER

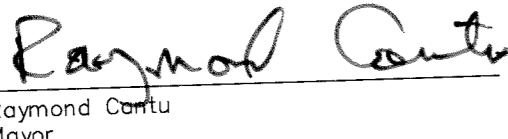
  
KERRY OSBURN DATE 5/3/21  
VICE PRESIDENT

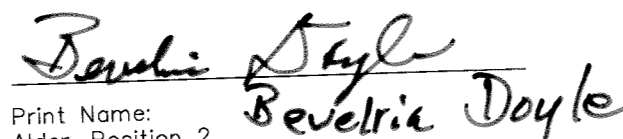
  
JARRROD ADEN DATE 5/3/2021  
DISTRICT ENGINEER

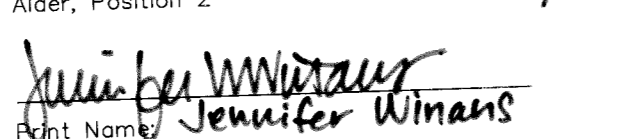
NOTE: PROJECT FIELD STARTUP WILL START WITHIN 365 CALENDAR DAYS FROM DATE HERE SHOWN. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED.

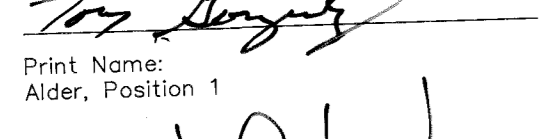
BCDD 5 I.D. # B200012

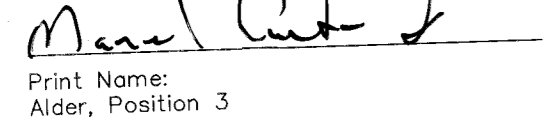
Approved by the Village of Bonney City Council Members this 19<sup>th</sup> day of June, 2021


  
Raymond Cantu  
Mayor

  
Bevelia Doyle  
Alder, Position 2

  
Jennifer Wims  
Alder, Position 4

  
Alder, Position 1

  
Alder, Position 3

  
Alder, Position 5

#### FIELD NOTES FOR A 3.86 ACRE TRACT

BEING A TRACT OF LAND CONTAINING 3.86 ACRES LOCATED WITHIN THE WARREN D.C. HALL LEAGUE, ABSTRACT NUMBER (NOT) 89, IN BRAZORIA COUNTY, TEXAS; SAID 3.86 ACRE TRACT BEING A PORTION OF A CALLED 123.9372 ACRE TRACT RECORDED IN THE NAME OF WB PRADERA OAKS LAND 1 LLC, IN BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2019031293 AND 14 PORTION OF A CALLED 122.9334 ACRE TRACT RECORDED IN THE NAME OF WB PRADERA OAKS LAND 1 LLC IN (B.C.C.F. NO.) 2019031292; SAID 3.86 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 5/8-INCH IRON ROD WITH A CAP STAMPED "GEO-SURV" FOUND AT THE NORTHWEST END OF A R.O.W. TRANSITION CUTBACK LINE FROM THE SOUTHERLY R.O.W. LINE OF SAID COUNTY ROAD 51 ALSO KNOWN AS CANNON ROAD (60 FEET WIDE AS MONUMENTED) TO THE WESTERLY R.O.W. LINE OF TEXAS STATE HIGHWAY 288 (WIDTH VARIES) RECORDED IN VOLUME 1112, PG. 870 BRAZORIA COUNTY DEED RECORDS MARKING A NORTHEASTERLY CORNER OF SAID 123.9372 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

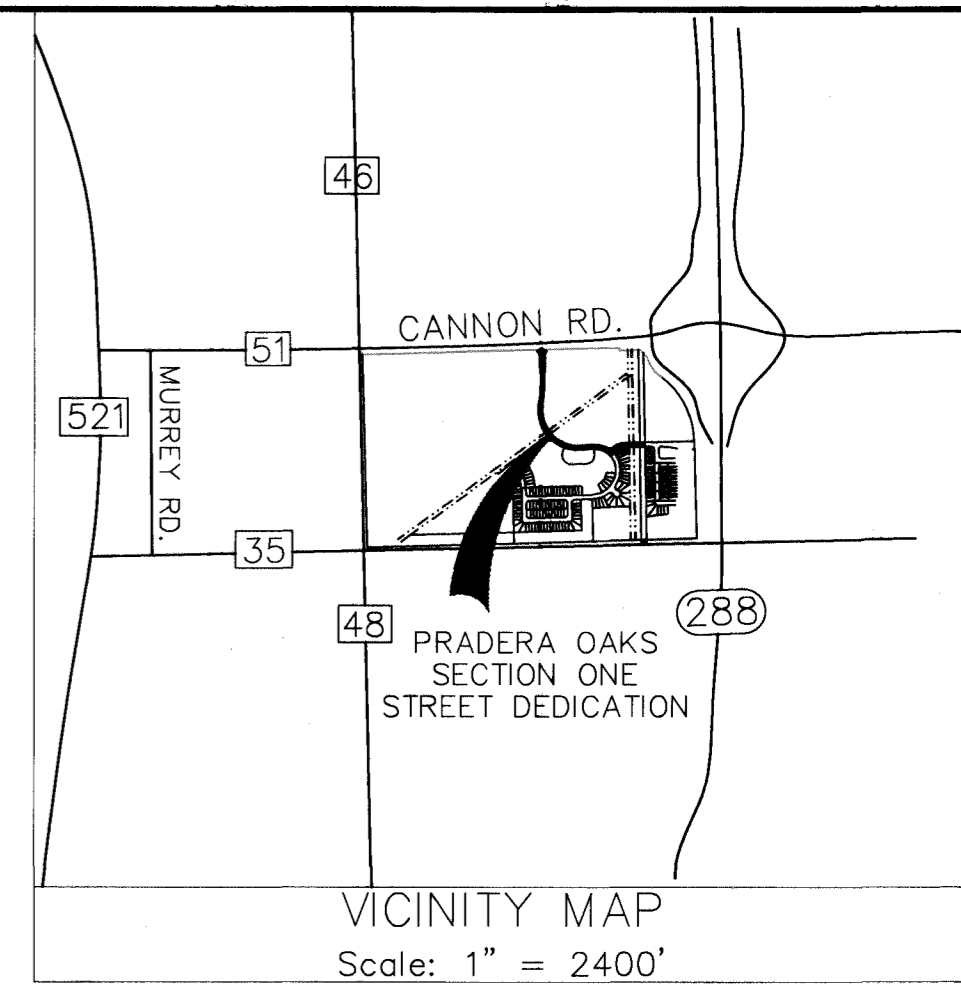
THENCE, WITH THE NORTH LINE OF SAID 123.9372 ACRE TRACT AND THE SOUTHERLY R.O.W. LINE OF SAID COUNTY ROAD 51 THE FOLLOWING THREE (3) COURSES:

1. South 86 degrees 53 minutes 01 seconds West, a distance of 269.88 feet to a "XDOT" concrete monument found for an angle point;
2. North 02 degrees 38 minutes 27 seconds West, a distance of 32.11 feet to a 5/8-inch iron rod with a cap stamped "GeoSurv" found for an angle point;
3. SOUTH 86 DEGREES 58 MINUTES 35 SECONDS WEST, A DISTANCE OF 951.60 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY GROUP (M.S.G.) CAP SET AT THE POINT OF BEGINNING AND NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 123.9372 AND SAID 122.9334 ACRE TRACTS, THE FOLLOWING FORTY FIVE (45) COURSES:

1. SOUTH 02 DEGREES 57 MINUTES 58 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
2. South 41 degrees 58 minutes 33 seconds West, a distance of 35.36 feet to a 5/8-inch iron rod with (M.S.G.) cap set at an angle point;
3. SOUTH 02 DEGREES 59 MINUTES 32 SECONDS EAST, A DISTANCE OF 100.24 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
4. 49.88 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 42 MINUTES 55 SECONDS AND A CHORD THAT BEARS SOUTH 02 DEGREES 08 MINUTES 04 SECONDS EAST, A DISTANCE OF 49.86 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT A POINT OF TANGENCY;
5. SOUTH 02 DEGREES 43 MINUTES 23 SECONDS WEST, A DISTANCE OF 100.71 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
6. 49.88 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 42 MINUTES 55 SECONDS AND A CHORD THAT BEARS SOUTH 02 DEGREES 08 MINUTES 04 SECONDS EAST, A DISTANCE OF 49.86 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT A POINT OF TANGENCY;
7. SOUTH 02 DEGREES 59 MINUTES 32 SECONDS EAST, A DISTANCE OF 36.81 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
8. 212.21 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,230.00 FEET, A CENTRAL ANGLE OF 09 DEGREES 53 MINUTES 06 SECONDS AND A CHORD THAT BEARS SOUTH 01 DEGREES 57 MINUTES 04 SECONDS WEST, A DISTANCE OF 211.94 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT A POINT OF TANGENCY;
9. SOUTH 06 DEGREES 53 MINUTES 34 SECONDS WEST, A DISTANCE OF 130.48 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
10. 856.20 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 104 DEGREES 22 MINUTES 35 SECONDS AND A CHORD THAT BEARS SOUTH 45 DEGREES 17 MINUTES 43 SECONDS EAST, A DISTANCE OF 742.63 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT A POINT OF TANGENCY;
11. NORTH 82 DEGREES 30 MINUTES 59 SECONDS EAST, A DISTANCE OF 132.76 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
12. 37.10 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85 DEGREES 01 MINUTES 49 SECONDS AND A CHORD THAT BEARS NORTH 40 DEGREES 00 MINUTES 05 SECONDS EAST, A DISTANCE OF 33.79 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT AN ANGLE POINT;
13. NORTH 87 DEGREES 29 MINUTES 11 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT AN ANGLE POINT;
14. SOUTH 02 DEGREES 30 MINUTES 49 SECONDS EAST, A DISTANCE OF 4.27 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
15. 34.45 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 78 DEGREES 57 MINUTES 07 SECONDS AND A CHORD THAT BEARS SOUTH 41 DEGREES 59 MINUTES 23 SECONDS EAST, A DISTANCE OF 31.79 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT A POINT OF REVERSE CURVATURE;
16. 134.40 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 20 MINUTES 04 SECONDS AND A CHORD THAT BEARS SOUTH 69 DEGREES 47 MINUTES 54 SECONDS EAST, A DISTANCE OF 133.47 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT A POINT OF REVERSE CURVATURE;
17. 31.26 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 71 DEGREES 39 MINUTES 06 SECONDS AND A CHORD THAT BEARS NORTH 86 DEGREES 02 MINUTES 35 SECONDS EAST, A DISTANCE OF 29.27 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT A POINT OF REVERSE CURVATURE;
18. 58.58 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 10 MINUTES 13 SECONDS AND A CHORD THAT BEARS NORTH 55 DEGREES 18 MINUTES 08 SECONDS EAST, A DISTANCE OF 56.50 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT A POINT OF REVERSE CURVATURE;
19. 31.93 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 73 DEGREES 11 MINUTES 18 SECONDS AND A CHORD THAT BEARS NORTH 23 DEGREES 47 MINUTES 36 SECONDS EAST, A DISTANCE OF 29.81 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT A POINT OF REVERSE CURVATURE;
20. 20.33 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 31 MINUTES 50 SECONDS AND A CHORD THAT BEARS NORTH 11 DEGREES 02 MINUTES 08 SECONDS WEST, A DISTANCE OF 20.33 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT AN ANGLE POINT;
21. NORTH 80 DEGREES 43 MINUTES 47 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 LEFT;
22. 40.26 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92 DEGREES 16 MINUTES 24 SECONDS AND A CHORD THAT BEARS SOUTH 55 DEGREES 24 MINUTES 25 SECONDS EAST, A DISTANCE OF 36.05 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT A POINT OF REVERSE CURVATURE;
23. 49.78 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 38 MINUTES 34 SECONDS AND A CHORD THAT BEARS NORTH 82 DEGREES 46 MINUTES 40 SECONDS EAST, A DISTANCE OF 49.73 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT A POINT OF TANGENCY;
24. NORTH 87 DEGREES 05 MINUTES 57 SECONDS EAST, A DISTANCE OF 249.72 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT AN ANGLE POINT ON THE EAST LINE OF A 70 FEET WIDE DRAINAGE EASEMENT RECORDED IN VOLUME 1180, PAGE 790, BRAZORIA COUNTY DEED RECORDS (B.C.D.R.) AND B.C.C.F. NO. 73022107 FOR THE EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
25. SOUTH 02 DEGREES 31 MINUTES 20 SECONDS EAST, A DISTANCE OF 60.00 FEET WITH THE EAST LINE OF SAID 70 FEET WIDE DRAINAGE EASEMENT TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT AN ANGLE POINT FOR THE EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
26. SOUTH 87 DEGREES 05 MINUTES 57 SECONDS WEST, A DISTANCE OF 249.33 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
27. 153.855 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 32 DEGREES 39 MINUTES 29 SECONDS AND A CHORD THAT BEARS SOUTH 70 DEGREES 46 MINUTES 13 SECONDS WEST, A DISTANCE OF 151.82 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT A POINT OF COMPOUND CURVATURE;
28. 41.19 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 94 DEGREES 23 MINUTES 58 SECONDS AND A CHORD THAT BEARS SOUTH 07 DEGREES 14 MINUTES 30 SECONDS WEST, A DISTANCE OF 36.69 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT AN ANGLE POINT;
29. SOUTH 50 DEGREES 02 MINUTES 31 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 LEFT;
30. 271.08 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 57 DEGREES 31 MINUTES 31 SECONDS AND A CHORD THAT BEARS NORTH 68 DEGREES 43 MINUTES 15 SECONDS WEST, A DISTANCE OF 259.84 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT A POINT OF TANGENCY;
31. SOUTH 82 DEGREES 30 MINUTES 59 SECONDS WEST, 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;
32. 803.15 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 97 DEGREES 17 MINUTES 59 SECONDS AND A CHORD THAT BEARS NORTH 48 DEGREES 40 MINUTES 01 SECONDS WEST, A DISTANCE OF 797.76 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT A POINT OF REVERSE CURVATURE;
33. 35.08 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 80 DEGREES 23 MINUTES 38 SECONDS AND A CHORD THAT BEARS NORTH 40 DEGREES 02 MINUTES 50 SECONDS WEST, A DISTANCE OF 32.27 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT A POINT OF REVERSE CURVATURE;
34. 12.60 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 11 MINUTES 18 SECONDS AND A CHORD THAT BEARS NORTH 79 DEGREES 09 MINUTES 00 SECONDS WEST, A DISTANCE OF 12.60 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT AN ANGLE POINT;
35. NORTH 11 DEGREES 56 MINUTES 39 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 LEFT;
36. 41.47 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 95 DEGREES 03 MINUTES 05 SECONDS AND A CHORD THAT BEARS NORTH 54 DEGREES 25 MINUTES 06 SECONDS EAST, A DISTANCE OF 36.68 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT A POINT OF TANGENCY;
37. NORTH 06 DEGREES 53 MINUTES 34 SECONDS EAST, A DISTANCE OF 85.14 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
38. 201.85 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,170.00 FEET, A CENTRAL ANGLE OF 09 DEGREES 53 MINUTES 06 SECONDS AND A CHORD THAT BEARS NORTH 01 DEGREES 57 MINUTES 04 SECONDS EAST, A DISTANCE OF 201.60 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT A POINT OF TANGENCY;
39. NORTH 02 DEGREES 59 MINUTES 32 SECONDS WEST, A DISTANCE OF 36.92 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
40. 49.79 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 42 MINUTES 21 SECONDS AND A CHORD THAT BEARS NORTH 05 DEGREES 50 MINUTES 43 SECONDS WEST, A DISTANCE OF 49.77 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT A POINT OF TANGENCY;
41. NORTH 08 DEGREES 41 MINUTES 53 SECONDS WEST, A DISTANCE OF 101.04 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
42. 49.79 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 42 MINUTES 21 SECONDS AND A CHORD THAT BEARS NORTH 05 DEGREES 50 MINUTES 43 SECONDS WEST, A DISTANCE OF 49.77 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT A POINT OF TANGENCY;
43. NORTH 02 DEGREES 59 MINUTES 32 SECONDS WEST, A DISTANCE OF 99.89 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
44. North 48 degrees 01 minutes 21 seconds West, a distance of 35.36 feet to a 5/8-inch iron rod with (M.S.G.) cap set at an angle point;
45. NORTH 02 DEGREES 57 MINUTES 58 SECONDS WEST, A DISTANCE OF 30.00 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT AN ANGLE POINT ON THE COMMON NORTHERLY LINE OF SAID 123.9372 ACRE TRACT AND THE SOUTHERLY R.O.W. LINE OF SAID COUNTY ROAD 51 FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON NORTHERLY LINE OF SAID 123.9372 ACRE TRACT AND THE SOUTHERLY R.O.W. LINE OF SAID COUNTY ROAD 51, NORTH 86 DEGREES 56 MINUTES 14 SECONDS EAST, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.86 ACRES OF LAND.



## FINAL PLAT OF PRADERA OAKS SECTION ONE STREET DEDICATION

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

DATE: APRIL 13, 2021 SCALE: 1" = 100'

OWNER:  
WB PRADERA OAKS LAND 1 LLC  
5210 SPRUCE STREET  
BELLAIRES, TEXAS, 77041  
TINGFU QIAO  
713-219-9400

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TEXAS FIRM REGISTRATION NO. 10047100

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

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Brazoria County - Joyce Hudman, County Clerk  
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Joyce Hudman