STATE OF COUNTY O

Lebruary 2022





in Jes MW Waller

gela Waltera

DAY OF

THROUGH AN APPROVED

OREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT

ERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE

ALL STORM WATER DRAINAGE OTHER (INCLUDING

PROHIBITED USE OF "METAL" RESOLUTION NO 2007-08). IN STORM WATER/SEWER APPLICATIONS (SEE

IBITED USE OF STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).

DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO STRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND R'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A RECORDED SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY RICT # 5 BOARD OF COMMISSIONERS.

WN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, ICTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE

DRAINAGE EASEMENTAINED BY THE PROTEINMENTAL ENTITY HERNMENTAL ENTITY HERNMENTAL ENTITY HERNMENTER UPOTIME AFTER THE DAT DETENTION POND RESERVES SHOWN ON THIS PLAT WILL BE WNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND ISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, AINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE RAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT

A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO THAT IS SIMILAR TO THAT WHICH EXISTED UNDER DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD OTHE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT AN EXTENDED PERIOD OF TIME.

LAND USE WITHIN THE THAN 75%. THE DRASSUMPTION THAT THE PERCENTAGE IS TO ENECESSARY. SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE OF THE SYSTEM HAS BEEN DESIGNED WITH THE SERVICENT, IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE

OTHER THAN SHOWN HEREON; BOUNDARIES OF THIS PLAT.

DICATED DRAINAGE EASEMENT(SAINAGE MAINTENANCE PURPOSOTAGE) OF BOTH DITCH SIDE) GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 FOR SHALL INCLUDE 45 FEET TOP OF BANK, PLUS THE SUM SLOPES AND CHANNEL BOTTOM AND 45 FEET OF BANK ON THE

PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.

START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. ELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE TRODUCTION; SUB —SECTION 1.5. PLAT AND PLAN APPROVAL TANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA RESOLUTION 2011—1, ALLOWABLE TIME(S) AND PROCEDURES FOR

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

FROM DATE HERE SHO

3CDD 5 I.D. # <u>B200064</u>

ABSTRACT NUMBER (NO.)
ACRE TRACT RECORDED
C.C.F. NO.) 2019031293
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COUNDS—AS—FOLLOWS—(ALL—COUNDS—AS—FOLLOWS—(ALL—COUNDS—AS—FOLLOWS—(ALL—COUNDS—C T END OF A NOWN AS CANNON ROAD DTH VARIES) RECORDED IN SAID 123.9372 ACRE

MURREY RD.

CANNON

THENCE, WITH THE NORTH LINE OF SAID 123.9372 ACRE TRACT AND THE SOUTHERLY R.O.W. LINE OF SAID COUNTY ROAD 51, SOUTH 86 DEGREES 53 MINUTES 01 SECONDS WEST, A DISTANCE OF 166.56 FEET TO AN ANGLE POINT AT THE NORTHWEST CORNER OF A CALLED 60' BRAZORIA INTERCONNECTOR GAS PIPELINE LLC EASEMENT RECORDED IN B.C.C.F. NO. 2006066569; THENCE, THROUGH AND ACROSS SAID 123.9372 AND SAID 122.9334 ACRE TRACTS, THE FOLLOWING T SOUTH 02 DEGREES 30 MINUTES 49 SECONDS EAST, A DISTANCE OF 365.68 FEET, WITH THE WEAZORIA INTERCONNECTOR GAS PIPELINE LLC EASEMENT TO A 5/8—INCH-IRON ROD WITH MILLER SUFERT THE POINT OF BEGINNING ON THE SOUTHEASTERLY LINE OF A CALLED 50' SEAWAY CRUDE PIPASTERLY RECORDED IN B.C.C.F. NO. 2013020080 AND THE NORTHEAST CORNER OF THE HEREIN DESCRIPTION OF THE WEST LINE OF SAID 60'
IRVEY GROUP (M.S.G.) CAP
PELINE COMPANY, LLC
SCRIBED TRACT; WO (2) COU

. SOUTH 02 DEGREES 30 MINUTES 49 SECONDS EAST, A DISTANCE OF 864.56 FEET WITH THE WEST LINE OF SAID 60' RAZORIA INTERCONNECTOR GAS PIPELINE LLC EASEMENT AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT TO A /8—INCH IRON ROD WITH (M.S.G.) CAP SET AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT ON THE NORTH IGHT—OF—WAY LINE OF SUNFLOWER VIEW LANE (60' R.O.W.) RECORDED IN FINAL PLAT OF PRADERA OAKS SECTION ONE TREET DEDICATION IN DOCUMENT NO. 2021062593 BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.);

HENCE, THROUGH AND ACROSS SAID 123.9372 AND SAID 122.9334 ACRE TRACTS, THE NORTH R.O.W. LINE OF SAID JUNELOWER VIEW LANE AND THE NORTH R.O.W. LINE OF PRIMROSE OAKS DRIVE RECORDED IN FINAL PLAT OF PRADERA OAKS ECTION ONE STREET DEDICATION, IN DOCUMENT NO. 2021062593 (B.C.P.R.) THE FOLLOWING FIFTEEN (15) COURSES:

Scale:

2400

ICINITY

MAP

PRADERA OAKS (28)
SECTION SIX

2. 49.78 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, DEGREES 38 MINUTES 34 SECONDS AND A CHORD THAT BEARS SOUTH 82 DEGREES 46 MINUTES 40 SDISTANCE OF 49.73 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT A POINT OF REVERSE 1. SOUTH 87 DEGREES 05 MINUTES 57 SECONDS WEST, A DISTANCE OF 39.81 FEET WITH SAID NORTH R.O.W. OF SUNFLOWER VIEW LANE TO A 5/8—INCH IRON ROD WITH (M.S.G.) CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT; A CENTRAL ANGLE OF 08 SECONDS WEST, A E CURVATURE;

3. 40.26 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92 DEGREES 16 MINUTES 24 SECONDS AND A CHORD THAT BEARS NORTH 55 DEGREES 24 MINUTES 25 SECONDS WEST, A DISTANCE OF 36.05 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT AN ANGLE POINT;

6. 31.93 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 73 DEGREES 11 MINUTES 18 SECONDS AND A CHORD THAT BEARS SOUTH 23 DEGREES 47 MINUTES 36 SECONDS WEST, 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; 5. 20.33 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 31 MINUTES 50 SECONDS AND A CHORD THAT BEARS SOUTH 11 DEGREES 02 MINUTES 08 SECONDS EAST, A DISTANCE OF 20.33 FEET TO A 5/8—INCH IRON ROD WITH (M.S.G.) CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT; 4. SOUTH 80 DEGREES 43 MINUTES 47 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 CURVE TO THE LEFT;

9. 134.40 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 20 MINUTES 04 SECONDS AND A CHORD THAT BEARS NORTH 69 DEGREES 47 MINUTES 54 SECONDS WEST, 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;-----8. 31.26 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 71 DEGREES 39 MINUTES 06 SECONDS AND A CHORD THAT BEARS SOUTH 86 DEGREES 02 MINUTES 35 SECONDS WEST, 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; 7. 58.58 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENT DEGREES 10 MINUTES 13 SECONDS AND A CHORD THAT BEARS SOUTH 55 DEGREES 18 MINUTES 08 SE DISTANCE OF 58.50 FEET TO A 5/8—INCH IRON ROD WITH (M.S.G.) CAP SET AT A POINT OF REVERSE ATRAL ANGLE OF 10 ECONDS EAST, A CURVATURE;

11. NORTH 02 DEGREES 30 MINUTES 49 SECONDS WEST, A DISTANCE OF 4.27 FEET TO A 5/8-INCH CAP SET AT AN ANGLE POINT; 10. 34.45 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 78 DEGREES 57 MINUTES 07 SECONDS AND A CHORD THAT BEARS NORTH 41 DEGREES 59 MINUTES 23 SECONDS WEST, A DISTANCE OF 31.79 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT A POINT OF TANGENCY; IRON ROD WITH (M.S.G.)

14. SOUTH 82 DEGREES 30 MINUTES 59 SECONDS WEST, A DISTANCE OF 132.76 FEET TO A 5/8-IN (M.S.G.) CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT; 13. 37.10 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, DEGREES O1 MINUTES 49 SECONDS AND A CHORD THAT BEARS SOUTH 40 DEGREES OO MINUTES 05 DISTANCE OF 33.79 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT A POINT OF TANGEN SOUTH 87 DEGREES 29 MINUTES 11 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) SET AT THE BEGINNING OF A CURVE TO THE RIGHT; CH-IRON ROD WITH

THENCE, WITH THE LINE COMMON TO SAID SOUTHEASTERLY LINE AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT, NORTH 52 DEGREES 26 MINUTES 38 SECONDS EAST, A DISTANCE OF 1255.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.96 ACRES OF LAND. 15. 453.75 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE O 55 DEGREES 18 MINUTES 52 SECONDS AND A CHORD THAT BEARS NORTH 55 DEGREES 18 MINUTES 52 SECONDS WEST, A DISTANCE OF 436.33 FEET TO A 5/8—INCH IRON ROD WITH (M.S.G.) CAP SET AT AN ANGLE POINT ON THE SOUTHEASTERLY LINE OF SAID 50' SEAWAY CRUDE PIPELINE COMPANY, LLC EASEMENT;

PRADERA OAKS SECTION SIX FINAL PLAT OF

A SUBDIVISION OF

11.96 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 OWNER: SCALE: 1" = 100'

2 BLOCKS

67 LOTS

6 RESERVES

ENGINEER

DANNENBAUN
ENGINEERING CORPORATION

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

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

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

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