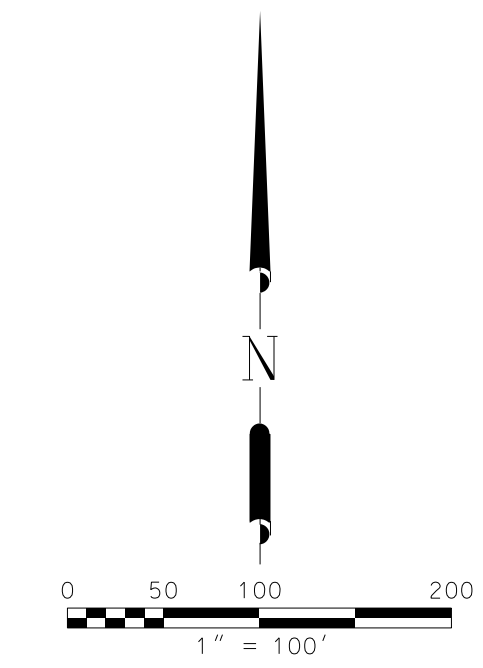
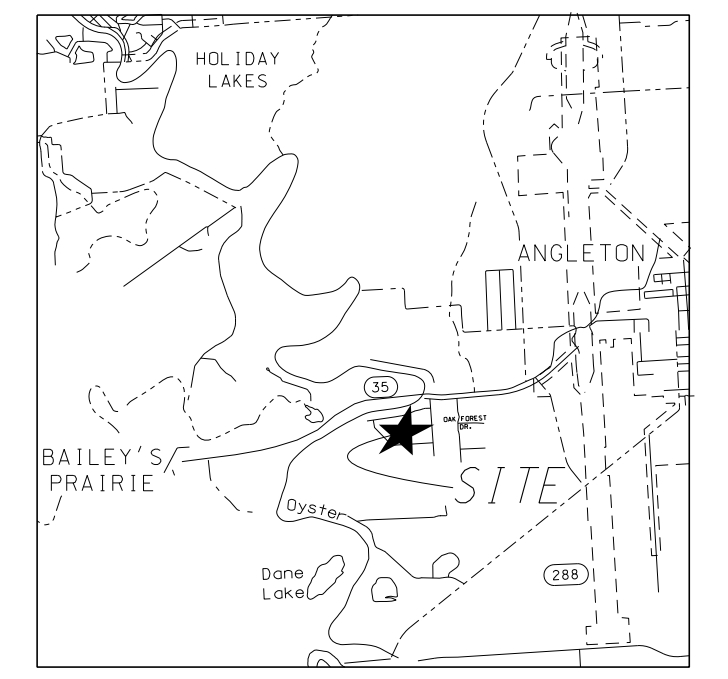


**BRAZORIA COUNTY
TEXAS**

**CORNELIUS SMITH SURVEY
ABSTRACT 129**



DEDICATION:

WE, JUSTIN PADEN AND MISTY PADEN, MANAGERS AND DIRECTORS OF JPM VENTURES LLC AND ISIDRO GARCIA LEAL OWNERS OF THE PROPERTY SUBDIVIDED IN THIS REPLAT SITUATED IN THE CORNELIUS SMITH SURVEY, ABSTRACT 129, BRAZORIA COUNTY, TEXAS, VILLAGE OF BAILEY'S PRAIRIE, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS AND EASEMENTS AS SHOWN HEREON, AND DEDICATED FOR PUBLIC USE THE STREETS 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.

NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ISIDRO GARCIA LEAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____, 20__.

JUSTIN PADEN
MANAGER AND DIRECTOR OF JPM VENTURES LLC

MISTY PADEN
MANAGER AND DIRECTOR OF JPM VENTURES LLC

ISIDRO GARCIA LEAL
OWNER

NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JUSTIN PADEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20__.

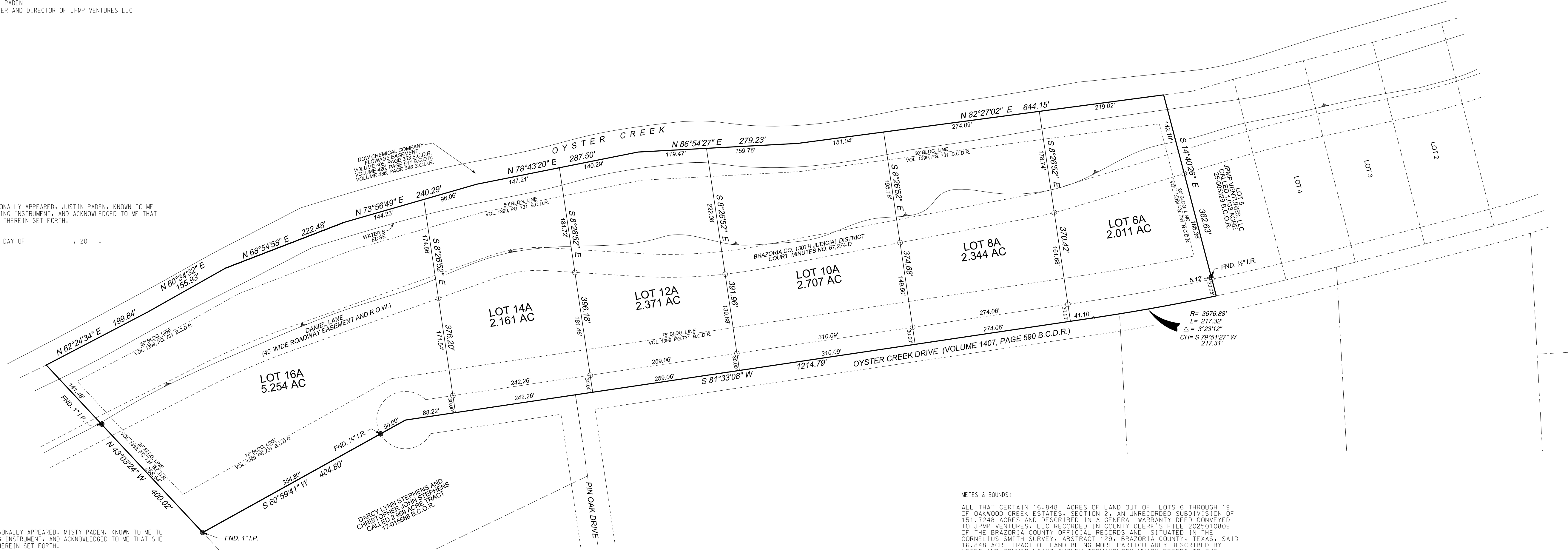
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____, 20__.

NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MISTY PADEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____, 20__.



METES & BOUNDS:

ALL THAT CERTAIN 16.848 ACRES OF LAND OUT OF LOTS 6 THROUGH 19 OF OAKWOOD CREEK ESTATES, SECTION 2, AN UNRECORDED SUBDIVISION OF 151.7248 ACRES AND DESCRIBED IN A GENERAL WARRANTY DEED CONVEYED TO JPM VENTURES, LLC RECORDED IN COUNTY CLERK'S FILE 2025010809 OF THE BRAZORIA COUNTY OFFICIAL RECORDS AND SITUATED IN THE CORNELIUS SMITH SURVEY, ABSTRACT 129, BRAZORIA COUNTY, TEXAS, SAID 16.848 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS USING SURVEY TERMINOLOGY WHICH REFERS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NAD 83) IN WHICH THE DIRECTIONS ARE LAMBERT GRID BEARINGS AND THE DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTH AS FOLLOWS:

BEGINNING AT A SET 5/8" IRON ROD MARKING THE INTERSECTION OF THE EAST LINE OF SAID LOT 6 WITH THE NORTH RIGHT-OF-WAY LINE OF OYSTER CREEK DRIVE, A 60 FOOT WIDE ROAD EASEMENT RECORDED IN VOLUME 1407, PAGE 590 OF THE BRAZORIA COUNTY DEED RECORDS, SAME BEING THE WEST LINE OF LOT 5 OF THE SAID OAKWOOD CREEK ESTATES SUBDIVISION, SECTION 2, AND FROM WHICH A FOUND 1/2" IRON ROD BEARS NORTH 14°40'26" WEST, A DISTANCE OF 5.12 FEET;

THENCE SOUTH 14°40'26" EAST, COINCIDENT WITH THE COMMON LINE BETWEEN SAID LOT 5 AND LOT 6 OF THE OAKWOOD CREEK ESTATES SUBDIVISION, A DISTANCE OF 30.05 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF OYSTER CREEK DRIVE;

THENCE IN A SOUTHEASTERLY DIRECTION, COINCIDENT WITH THE CENTERLINE OF OYSTER CREEK DRIVE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3676.88 FEET AND A CENTRAL ANGLE OF 3°23'12" FOR AN ARC LENGTH OF 217.32 FEET THE CHORD OF SAID CURVE HAVING A BEARING OF SOUTH 79°51'27" WEST AND A DISTANCE OF 217.31 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF OYSTER CREEK DRIVE;

THENCE SOUTH 81°33'08" WEST, CONTINUING COINCIDENT WITH THE CENTERLINE OF OYSTER CREEK DRIVE, A DISTANCE OF 1214.79 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF A 100 FEET DIAMETER CUL-DE-SAC;

THENCE SOUTH 60°59'41" WEST, COINCIDENT WITH THE NORTHWEST LINE OF A CALLED 2.969 ACRE TRACT CONVEYED TO DARCY LYNN STEPHENS AND CHRISTOPHER JOHN STEPHENS IN COUNTY CLERK'S FILE 17-015668 OF THE BRAZORIA COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 50.00 FEET PASS A FOUND 1/2" IRON ROD IN THE WEST LINE OF SAID CUL-DE-SAC AND CONTINUE COINCIDENT WITH THE SOUTHWEST LINE OF SAID LOT 19 TO A TOTAL DISTANCE OF 404.80 FEET TO A FOUND 1" IRON PIPE FOR CORNER MARKING THE SOUTH CORNER OF SAID LOT 19, SAME BEING THE WEST CORNER OF SAID DARCY LYNN STEPHENS AND CHRISTOPHER JOHN STEPHENS CALLED 2.969 ACRE TRACT;

THENCE NORTH 43°03'24" WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT 19, AT A DISTANCE OF 258.54 FEET PASS A FOUND 1" IRON PIPE FOR A POINT OF REFERENCE AND CONTINUING TO A TOTAL DISTANCE OF 400.02 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF OYSTER CREEK;

THENCE ALONG THE CENTERLINE OF OYSTER CREEK WITH THE FOLLOWING MEANDERS:

- NORTH 62°24'34" EAST, A DISTANCE OF 199.84 FEET,
- NORTH 60°34'32" EAST, A DISTANCE OF 155.93 FEET,
- NORTH 68°54'58" EAST, A DISTANCE OF 222.48 FEET,
- NORTH 73°56'49" EAST, A DISTANCE OF 240.29 FEET,
- NORTH 78°43'20" EAST, A DISTANCE OF 287.50 FEET,
- NORTH 80°54'21" EAST, A DISTANCE OF 279.23 FEET,
- NORTH 82°27'02" EAST, A DISTANCE OF 644.15 FEET,

TO A POINT MARKING THE NORTHEAST CORNER OF SAID LOT 6, SAME BEING THE NORTHWEST CORNER OF LOT 5 OF THE SAID OAKWOOD CREEK ESTATES, SECTION 2;

THENCE SOUTH 14°40'26" EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 5, SAME BEING THE EAST LINE OF SAID LOT 6 OF OAKWOOD CREEK ESTATES, SECTION 2, AT A DISTANCE OF 142.10 FEET PASS A SET 5/8" IRON ROD FOR REFERENCE AND CONTINUING TO A TOTAL DISTANCE OF 332.58 FEET TO THE POINT OF BEGINNING, CONTAINING 16.848 ACRES OF LAND MORE OR LESS.

OWNERS:
JUSTIN PADEN AND MISTY PADEN
15925 COUNTY ROAD 210
DANBURY, TX 77534
AND
ISIDRO GARCIA LEAL
2583 COUNTY ROAD 348
BRAZORIA, TX 77422

PADEN SUBDIVISION
A 6 LOT SUBDIVISION OF 16.848 ACRES
OUT OF LOTS 6 THROUGH 19 OF OAKWOOD
CREEK ESTATES, SECTION 2, (UNRECORDED)
AND BEING OUT OF
THE PROPERTIES CONVEYED
TO JPM VENTURES, LLC IN
COUNTY CLERK'S FILE 25-010809
OF THE BRAZORIA COUNTY OFFICIAL RECORDS
SITUATED IN THE
CORNELIUS SMITH SURVEY
ABSTRACT 129
VILLAGE OF BAILEY'S PRAIRIE
BRAZORIA COUNTY, TEXAS
OCTOBER 2025

SUBDIVIDED APPROVALS

CITY COUNCIL
I CERTIFY THAT THE ABOVE AND FOREGOING REPLAT OF THIS SUBJECT PROPERTY WAS APPROVED
THIS _____ DAY OF _____, 20__.

BY THE CITY COUNCIL OF THE VILLAGE OF BAILEY'S PRAIRIE, TEXAS.

TAMMY MUTINA, MAYOR

WITNESS MY HAND THIS THE _____ DAY OF _____, 2025.

DONNA DUES, CITY SECRETARY

NOTES:

- ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
- ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SP # 0.99986712)
- THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE AE PER FEMA FLOOD INSURANCE RATE MAP NUMBER 48039CD40K, DATED DECEMBER 30, 2020.
- NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY. THERE MAY BE ITEMS OF RECORD WHICH AFFECT THIS PROPERTY, NOT SHOWN HEREON.
- THIS PROPERTY MAY BE SUBJECT TO BUILDING RESTRICTIONS PER THE VILLAGE OF BAILEY'S PRAIRIE.
- THERE ARE NO CHANGES TO THE DRAINAGE PATTERN IN THE PROPERTY INVOLVED IN THIS REPLAT.
- DENOTES A FOUND IRON PIPE/ROD.
- DENOTES A SET 1/2" IRON ROD.

STATE OF TEXAS
COUNTY OF BRAZORIA

I, CHARLES D. WACHTSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT OF PADEN SUBDIVISION OUT OF CORNELIUS SMITH SURVEY, ABSTRACT 129, BRAZORIA COUNTY, TEXAS, WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.



PRELIMINARY

CHARLES D. WACHTSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4547

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.5622 FAX: 979.265.9940 FIRM NO. 10024500

USER: chuck.w DATE: 7/5/2025 TIME: 6:19:19 AM
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