October 10, 2023 THE COMMISSIONERS COURT OF BRAZORIA COUNTY REGULAR SESSION

ORDER NO. 7.H.5

RE: Final Acceptance of Roads – Pradera Oaks Section Two – Abstract 69 (Precinct 4)

Whereas, the plat of Pradera Oaks Section Two, Abstract 69 (Precinct 4), was approved by the Village of Bonney on July 19, 2021 and whereas said tract has entered into a Developers Agreement with Brazoria County Court Order 6.G.14 approved on April 14, 2020; and

Whereas, this plat meets applicable criteria established by Commissioners Court Order 6.P.2 on February 9, 2021 for consideration under Brazoria County Subdivision Regulations adopted by Commissioners Court Order No. 49 on October 24, 2006; and

Whereas, the roads serving this section have now been constructed in accordance with the Brazoria County Subdivision Regulations; and

Whereas the period of Maintenance has been successfully completed, said roads shall be accepted into the County Road System for maintenance beginning this day October 10, 2023.

CR #	Street Name	ROW	<u>Length (Ft.)</u>	<u>Length (Mi.)</u>
1275	Lantana Thicket Way	60'	1,179.88 ft.	.223 mi.
1276	Primrose Arbor Court	60'	105.24 ft.	.020 mi.
1277	Columbus Grove Way	60'	235.00 ft.	.045 mi.

Further, that a certified copy of this order be furnished to the County Engineer for distribution to all parties involved.

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STORY OF A CHARGE AREA AND LITTLE CHARGE THE REPORTED SUBJECTIVE THIS PROBLEM. THE PROBLEM STORY OF A CHARGE AND LITTLE CHARGE AND LITTLE

COUNTY, TEXAS, IHIS SENDAT OF REPORT . 2021



NOTARY PUBLIC STATE OF TEXAS } COUNTY OF HARRIS

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THE STOCKSTRY THAT I ANTHORY R. PLACOCK, A REGISTERO PROFESSIONAL LINE OBJECTOR OF THE STATE OF

ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES. BUILDINGS, PLEARTINGS AND OFFER OBSTRUCTIONS TO THE OPERATION AND MANULEMACE OF DRAINAGE FACULIES.

APPROVED DRAINAGE STRUCTURE.

SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A GRADE.

ALI, DEMANG ESSUENTES AND DETTENDER POR ESTERGES SHOUND WILL BE LAMBYINGTON THE PROPERTY OWNERS. AND OCCUPANTION TO MAKES AND OF BUSINSSS MAYORED, INCOMENTATION THE PARK AND SHOUND WITHOUT INVITABLE BENEFIT THE PROPERTY OF THE PROPERTY OF

Conthon P. Reacock



10. DEDICARD DIVARNAGE EASEMENT(S) DRAWTED TO BENEZORIA GUARTIT DEPOCACIÓN DE DRAW, END STRUCT SONO DE DANK, PLUS THE CAM (**POSTACE) OF BOTH DITH SIDE SLOPES AND CHANNEL BOTTOU AND 45 FEET OF BOTH DITH SIDE SLOPES AND CHANNEL BOTTOU AND 45 FEET OF BANK ON THE OPPOSITE BANK.

OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE ROUNDARIES OF THIS PLAT.

ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDIN DRIVEWAY CULVERTS) WILL BE MINIMUM 24".1.0, OR EGUAL.

Bending Dough MANUEL CANTU, R. A. DFRAM. POSTION 3 for whole

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NGELA WALTERS LIDERMAN, POSITION 5

ALL ECCONTO, STORM WATER DOUBLES ABOVE STORMERS EXCERDING TO BE WATER DOUBLES ABOVE SERVICE EXCERDING TO BE STORMERS. TO STORMERS APPROVE SERVICES ACCOUNT TRANS THE A RECORD DOUBLES APPROVE DESIGNATION SERVICES. APPROVE DESIGNATION SHOULD BE SERVED TO SAID EXCERDING TOWARD A BOARD OF COMMISSIONICE.

4. PPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZDIGA COUNTY DRAWING DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION OF THE CONTRACTION OF THE CONTRA

12. PROHIBITED LUSE OF "METAL" PIPE IN STORM WATER/SEMER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007 08).

DEDIGATED INVERSE/FIGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNT DEMANCE DESTRICT # 5 (SEE DESTRICT RESOLUTION NO 2007-60 & NO 2007-61 ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT 'S LOCK.

13. PROHENTED USE OF "RIP—RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).

3. IT WILL OF THE PROPERTY OWNERS RESPONSABILTY OF VERBY, IT ANY BAZZORA CONTYTY DRAWAGE DISTRICT # 5 DEDICATED DRAWAGE LASDENTS ARE ON OR WITHIN THE PROCEDTE. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE PRECORDED FASEMONY.

THE PROBLEM THE STATE OF THE ST

ROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5



WGE HESDENI

415/14

MARROD ADEN

DISTRICT ENGINEER

DISTRICT ENGINEER

NOTE. FROUCET FILLD STARTUP WALL START WITHIN 365 CALENDAR DAYS FROM DATE HERE ! CONTINUOUS AND REASONABLE RELD SITE WORK IS EXPECTED.

BCDD 5 LD. # B200019

FIELD NOTES FOR A 26.65 ACRE TRACT

EBIO A TRACT OF LAND COMPANIO, 25 65 AGRES LOCATED WITHIN THE WARREN D.C. HALL LEDGE, ABSTRACT NAMETS (VO) 56, IN B-04209a. COUNTY, TANS, 550 25 MA.E. MARCH SIMPLA AND OFF A LOLD TO TASSA, AGR TRACT TO AGAIN TO TASSA THE TRACT TO TASSA AGRES TO TASSA THE TRACT TO TASSA THE TRACT TO TASSA AGRES TASSA AGRES TO TASSA AGRES T

E LINE COMMON TO THE SOUTH LINE OF SAND 122-8334 AGRE. TRACT, SOUTH 60 DECREES S3 MANUES 86 SECONDS WEST. A ROOR SOON WEST LAKE OF GOING WEST RACE OF GOING WEST GOING OF THE GENERAL RECEIVED, RECORDED N B C.C.F. IO. 700406298 FOR THE CASHENING OF THE PERIOD STATE AND THE UNE COMMON TO SUD 0.2008 ADER TRACT AND SUD 13.333.4 ACRE TRACT, SOUTH 80 DEGREES 53 MINUTES SE SECONDS SUST, A GENERAL OF 460.03.TEXT TO A 5/9-WICH ROD WILL A MILLER SURVEY GROUP CAP (M.K.C.) BET YOR HE SOUTHWEST STORED OF WEIGHT STATEMENT OF THE SOUTHWEST STORED OF THE SOUTHWEST STATEMENT OF THE SOUTHWEST STATEMENT STA ODMENONG AT A 1√2—NOT ROW ROD WITH A CAP STAMPLY YHELS Y200°-FOUND FOR THE SOUTHEAST CORNER OF SAID 122.3M4 ACRE TRACT THE WESTERLY ROW, LINE OF TEXAS STATE HIGHRIYY 288 (WOTH VARES) RECORDED IN VOLUME 1112. PC. 870 88AZORIA COUNTY DEED RECORDS.

MURREY RE

PRADERA OAKS SECTION TWO

CINITY MAP

ENDRIN 38 DECREES OF MANUES AS SECONDS WEST, A DISTANCE OF MAKEN FIFT TO A 5/8-ANCH BROW BOD WITH MASO, DAP SET ON THE ROSPING WEST, WE SERVING MESONED IN BLCEF, NO. 2013/2000B FOR THE MANUMEST CORPORES OF THE RESPONSED TRACE. NORTH OLD EDGERS GE WAITES OF SCHOOL WEST, A DISTANCE OF 560-DO FEET TO A 5/4-MOH ROM ROD WITH M.S.G. CAP 321 AT HE BEGINNEY OF A NORTH CAPIE OF RESIDENCE. DESCRIPTION THE ARC OF SAID CHRWE TO THE RIGHT, HANNOR A RADIUS OF 380 OF FEET, A CENTRAL, ANGLE OF DEDUKES GO MANUTES IN SECONDS MAY CHARGOS AND A CHARGOS THAT BEAST BOTHER SOON THAT THE A SUB-HIGHT BOW IND. WITH (U.S. E) ONE SET AT A PORT OF THE THAT THE A SUB-HIGHT BOW IND. DOLNORTH OD DEGREES OF MANUTES OF SECONDS WEST, A DISTANCE OF 295.00 FEET TO A 5/0-NOH ROW ROD WITH M.S.G. CAP SET FOR AN HERICE, WITH THE SQUIFEX/STRUY LIVE OF SAID SEAWAY CRUDE PRELINE COMPANY, LLC EASENENT, NORTH \$2 DECREES 26 MINUTES 38 SECONDS EAST, A DISTANCE OF ALSOE FEET TO A 3/9-INCH MON MON MASS, CAP SET AT THE EXEMINANC OF A NON-TANCENT CURVE TO THE LEFT, NA NOTH 24 DEGREES 28 MINUTES 19 SECONDS WEST, A DISTANCE OF 138.03 FEET TO A \$/4-INCH IRON ROD WITH M.S.C. CAP SET FOR AN ANDLE POINT OF THE WILLIAM GESCHARDS TRAFT. SOUTH BE DEGREES SS WINNES SE SECONDS NEST, A DISTANCE OF 149.64 FEET TO A 5/6-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANDLE POINT OF THE HERINN DESCRIBED TRACT. LEQUIN OS DEDREES DE NAVITES DA SECONDS EAST, A DISTANCE OF 210.50 FEET TO A 5/8-INCH ROW ROD WITH MIS.G. CAP SET FOR AN ANGLE POINT OF THE PREMIUM DESCRIBED TRACE. SSOUTH BE DECRETS STANDITES SE SECONDS WEST, A DISTANCE OF 190.00 FEET TO A S/G-INCHI IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT OF THE PRESEND DESCRIBED TRACE. S NORTH DISCRESS OF MINUTES OF SECONDS WEST, A DISTANCE OF 5.50 FEET TO A 5/8-INCH INDN NOD WHM M.S.G. CAP SET FOR AN ANG. POST OF THE MERIN DESCRIBED TRACE. ENGETH OS DECRETS ON MINUTES ON SECONDS WEST, A DISTANCE OF 90.00 FEET TO A \$/9-INCH IRON ROD WITH MISIG, CAP SET FOR AN AND. POINT OF THE HERBN DESCRIBED TRACE. IL SOUTH BE DECREES SY MANUES SO SCORDS WEST, A DISTANCE OF 329.38 FEET TO A 5/8-WCH ROW ROD WITH M.S.G. CAP SET FOR THE WESTERLY SOUTHWEST CORNER OF THE HEARIN DESCRIBED WRACT. IZINGENTH TO DECRETS TO WINDIES 49 SCONDG WICT, A DICTANCE OF 78.22 FEET TO A 6/8-INCH IRON ROD WITH M.S.C. CAP SET FOR AN ANY POINT OF THE PERENT DESCRIBED TRACE. LINGERH IS DECREES 48 WINJES 56 SECONDS WEST, A DISTANCE OF 91.98 FEET TO A 5/8-NICH IRON ROD WITH M.S.G. CAP SET FOR AN POINT OF THE HERBIN DESCRIBED TRACT; SOUTH BE DECREES 53 MINUTES 56 SECONDS WEST, A DISTANCE OF GO.DO FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN POART OF THE HEREN DESCRIBED 1974CT. SOUTH WE ULUREN SO MINUTES SO SECONDS WEST, A DISTANCE OF BOSO FEET TO A 5/0-RMSH. POINT OF THE HEREIN DESCRIBED TRACT; THENCE, THROUGH AND ACROSS SAID 122.9334 ACRE TRACTS, THE FOLLOWING FIFTEEN (15) COURSES

SIGNST FET ALONG HE ARE OF CHAPE TO THE LETT, HANNO A EARLIS OF SOXDO FET, A CENTRAL MICE OF SO BECREES SO MANUES 16 SECONDS AND A FOREIGN SOLVING BEDIEVES 33 WINJES SO SECONDS LAST, A URSTANCE OF 486.31 TET TO A STREAMS HOWN NO WITH LAST, DEP SET ARE THAN THANDON! LICHIGN FEET ALGONG THE ARD OF CHOIGH THE MANNET A BARTHER OF THAIN OF THE A CHYTRAL ANGE OF 57 DESERTS 31 MANUES 31 SECONDS AND A CHORD HAN BEEN SCHOOL SAN BURGES AND MINES SECONDS AND CONTROL AND A SECOND SECONDS AND A CHIEF TO A S/B-INCH ROW ROD WITH ASS, CAP SET FOR AN AMOET POINT OF THE MERIND RESCARRED TRACT. SECURDA MADE OF MADE OF CHORY TO THE ROOT, HANNS A BARRIES OF SATO FEET, A CRYBEAL ANDE OF SA EXCENSE 33 MANUES 50 SECURDAS AND THE BLOSS ROOM TO RECEETS 14 MANUES 30 SECURDA MADE OF SATO FEET TO A STA-MAD HOW NOD WITH MADE OF SATA A POOR CHARGE OF SATO FEET TO A STA-MAD HOW NOD MORPH 87 DEGREES OS MANJES ST SECONDS EAST, A DISTANCE OF 39.41 FEET TO A 5/8-INCH IRON ROD WITH ALSO, CAP SET DN THE WEST INF OF THE NORTHEAST CORNER OF THE HEREN DESCRIBED TRACT. ANORTH SO DEGRESS OR WINUTES 31 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/9-INCH IRON ROD WITH M.S.G. CAP SET AT THE BECOMMING OF A HUNG-TAKEDHT CHIPPE TO THE RIGHT.

FINAL PLAT OF PRADERA OAKS SECTION TWO

A SUBDIVISION OF 26.65 ACRES OF LAND LOCATED IN THE WARREN D.C. HALL LEAGUE, A-09 BRAZORIA COUNTY, TEXAS

SCALE: 1" = 100" 4 BLOCKS 45 LOTS 4 RESERVES DATE: MARCH 4, 2021

WB PRADERA OMS LAND 1 LLC P210 SPRICE STREET BELLAIRE, TEXAS, 77401 TIS-219-9400

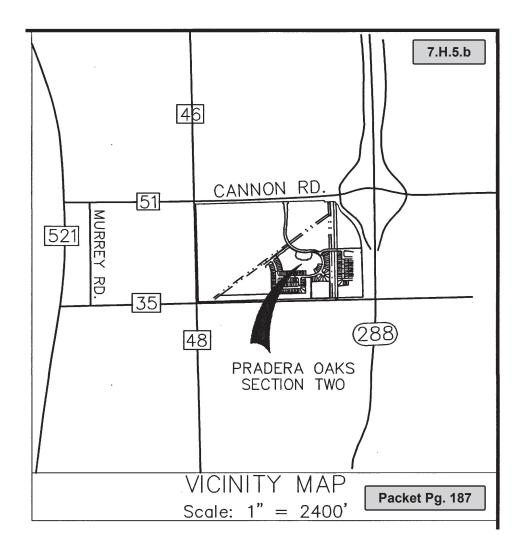
DANNENBAUM ENGINEERING CORPORATION

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

SURVEY GROUP SURVEYOR

SHEET 2 OF 2 WWW.MILETSLITEYS.CURN
1780 WEST SAM HOUSTON PARKWAY NORTH
HOUSTON, TEXAS 77043
PHONE 713-413-1900 ★ FAX 713-413-1944
TEXAS FIRM REGISTRATION No. 1004710 BRIAN E. WL3ON, R.P.L.3.

Packet Pg. 186



Engineer's Certificate of Completion

Name of Project: Water, Sewer, Drainage and Paving Improvements to Serve Pradera

Oaks Section 2

Owner of Project: WB Pradera Oaks Land l, LLC on behalf of Brazoria County

Municipal Utility District No. 44

Owner's Address: 5210 Spruce Street

Bellaire, TX 77401

Type of Facilities

Water, Sewer, Drainage and Paving Improvements to Serve Pradera

Constructed: Oaks Section 2

Contractor's Name: WS&D:

Rodriguez Construction Group, LLC

2647 Jo Ann St Stafford, TX 77477

Paving:

D&J Construction, Inc. 4907 Bryan Road Richmond, TX 77469

Consulting Engineer: DEC

Engineer's Address: 3100 West Alabama

Houston, TX 77098

I certify this project was completed on the 21st day of January 2022: that the project was under observation during construction; that the project observation was performed under periodic supervision; and that, to the best of my knowledge, the project was constructed in accordance with and includes all items in the plans and specifications approved by all authorities having jurisdiction, and "as-built" drawings will be furnished to the office of Brazoria County Drainage District #5 and Brazoria County Engineer's Office within 15 calendar days of the date this certification is signed.

Signature and Title:

Tyler Broom, P.E.

Project Manager

Date: 1-21-22