# October 10, 2023 THE COMMISSIONERS COURT OF BRAZORIA COUNTY

## **REGULAR SESSION**

#### ORDER NO. 7.H.4

**RE:** Final Acceptance of Roads – Pradera Oaks Section One Street Dedication – Abstract 69 (Precinct 4)

Whereas, the plat of Pradera Oaks Section One Street Dedication, Abstract 69 (Precinct 4), was approved by the Village of Bonney on July 19, 2021 and whereas plat was constructed under the plans titled "Pradera Oaks Section 1" and said tract has entered into a Developers Agreement with Brazoria County Court Order 6.G.14 approved on April 14, 2020; and

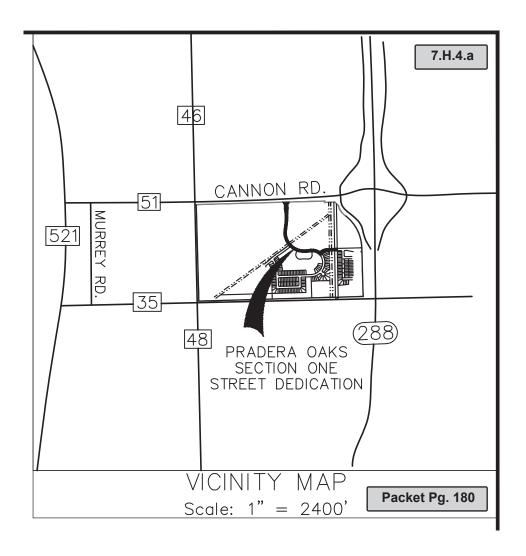
Whereas, this plat meets applicable criteria established by Commissioners Court Order 6.P.2 on February 9, 2021 for consideration under Brazoria County Subdivision Regulations adopted by Commissioners Court Order No. 49 on October 24, 2006; and

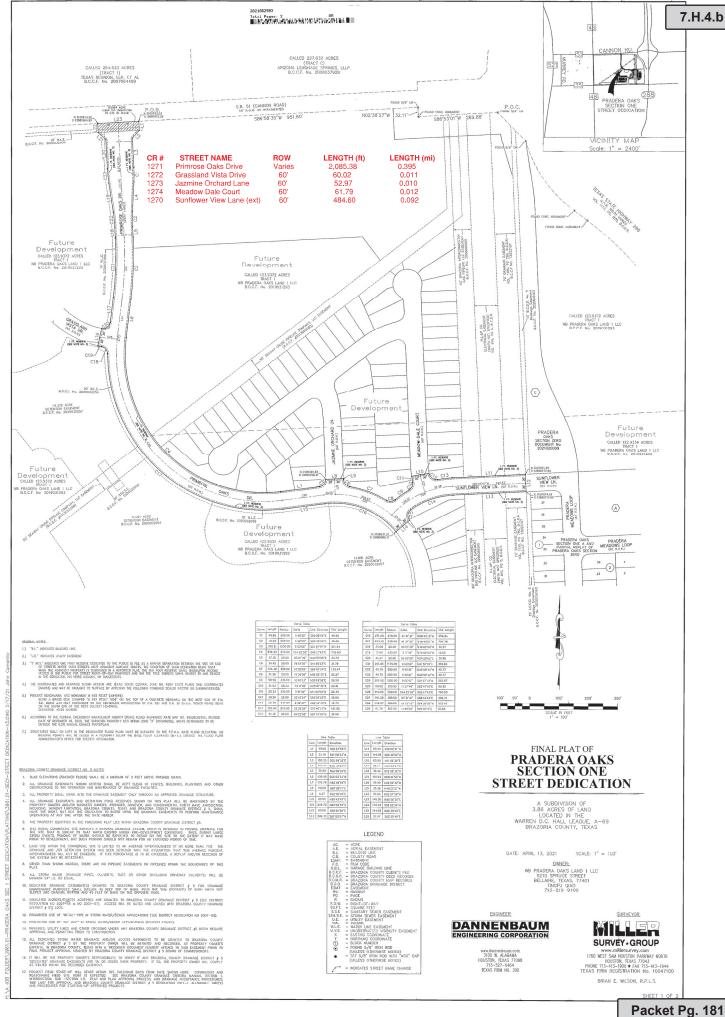
Whereas, the roads serving this section have now been constructed in accordance with the Brazoria County Subdivision Regulations; and

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.

<u>CR #</u>	Street Name	ROW	<u>Length (Ft.)</u>	<u>Length (Mi.)</u>
1271	Primrose Oaks Drive	Varies	2,085.38 ft.	.395 mile
1272	Grassland Vista Drive	60'	60.02 ft.	.011 mile
1273	Jazmine Orchard Lane	60'	52.97 ft.	.010 mile
1274	Meadow Dale Court	60'	61.79 ft.	.012 mile
1270	Sunflower View Lane (ext)	60'	484.60 ft.	.092 mile

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





Houston, Harris County, Texas, this 3rd day of May . 2021



BEFORE ME, the under signed outbords, on this day personally opposed Tingle Cloo, of 160 Prodero Cole Lond 1 LLC, hears to me, to be the precess assess more is exteribled to the foreign interment, and contracting to me four heart stated. See all set of set of company, for the property and considerations that never extends on the first operation bears as the contraction of 



Unthony R. Peacock



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



PROVED by the Commissioners Court of Brozoria County, Texas, this \_\_\_\_\_\_ day of \_\_\_\_ 20\_X\_

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

the chr Wall 5/3/2/ LEE WALDEN, P.E. DATE Fred Mildle 5/3/21
BRANDON MIDDLETON DATE



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

Print Norne: Alder, Position 5

FIELD NOTES FOR A 3.86 ACRE TRACT

FILED NOTES FOR A 3.58 A ADRE TRACT

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THENCE, WITH THE NORTH LINE OF SAID 123.9372 ACRE TRACT AND THE SOUTHERLY R.O.W. LINE OF SAID COUNTY ROAD, 31 LINE FOLLOWING THREE (3) COURSES:

 South 86 degrees 53 minutes 01 seconds West, a distance of 209.00 feet to
 a TXXXX concrete manument found for an angle point; 2. NOW, DO ORGAN 30 NOTICES TO PROMOTE THE C. SERVICE OF 3.2.11 Set to a 5.78-Such to the SERVICE OF SERVICE O 1. SOUTH OZ DEGREES 57 MANUTES 58 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A 5/8-INCH IRON ROD WITH (M.S.O.) CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

Courth 41 degrees 58 minutes 33 seconds West, a distance of 35.36 feet to a 5/8-inch iron rod with (M.S.C.) cap set at an angle point;

 SOUTH 02 DECREES 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 BEGNINING 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 ANCIE OF 05 DECREES 42 MINUTES 55 SECONDS AND A CHORD THAT BEARS SOUTH OF DECREAS 56 MINUTES SEY SECONDS SAID, A CHORD THAT BEARS SOUTH OF THE SAID AND A CHORD TH

 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; 8. 49.88 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CONTRAL AVICE OF 05 BEGRESS 42 MINUTES 55 SECONDS AND A CHORD THAT BEARS SOUTH OD DEGREES 08 MINUTES 04 SECONDS EAST, A DISTANCE OF 49.86 FEET TO A 5/8-INCHIRON ROD WITH (M.S.G.) CAP SET AT A POINT OF TANGENCY;

 SOUTH 02 DEGREES 59 MINUTES 32 SECONDS EAST, A DISTANCE OF 36.81 FEET TO A 5/8-INCH IRON ROD WITH (M.S.C.) CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT; 8. 212.21 FEET ALONG THE ARC OF SAID CURVE TO THE RICHT, HAVING A RABIUS OF 1.230.00 FEET, A CENTRAL ANGLE OF 09 DEGREES 53 MINUTES 06 SECONDS AND A CHORD THAT BEARS SOUTH OI DEGREES 57 MINUTES OF SECONDS WEST, A DISTANCE OF 211.94 FEET TO A 5/8-INCI BROWN ROW WILL (M.2.6.) CAY CET AT A POINT OF TANGEDROY.

9. SOUTH G6 DEGREES 53 MINUTES 34 SECONDS WEST, A DISTANCE OF 130.48 FEET TO A 5/8-INCH IRON ROD WITH (M.S.C.) CAP SET AT THE BECONNING OF A CURVE TO THE LEFT; 10. 858.20 FEET ALONG THE ARC OF SAID CLRVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, A CONTRAL ANGLE OF 104 DECREES 22 MANUES 35 SECONDS AND A CHORD THAT BEARS SOUTH 45 DEGREES 17 MINUTES 43 SECONDS EAST, A DISTANCE OF 742.83 FEET TO A 5/8-INCH ROWN ROW MINUSCO CAP SEC 17 AT POINT OF TAMOSING.

11. NORTH 82 DEGREES 30 MINUTES 59 SECONDS EAST, A DISTANCE OF 132.76 FEET TO A 5/8-NICH IRON ROD WITH (W.S.C.) CAP SET AT THE BECONNING 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 DECREES OF UNIVERS 49 SECONDS AND A CHORD THAT BEARS NORTH 40 DECREES ON DANIES 05 SECONDS EAST, A DISTANCE OF 33.79 FEET TO A 5/8-INCH JRON ROO WITH (M.S.C.) CAP SET AT AN ANGLE POINT;

13. NORTH 87 DEGREES 29 MINUTES 11 SECONDS EAST, A DISTANCE OF 80.00 FEET TO A 5/8-INCH IRON ROD WITH (M.S.C.) 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 ROO 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 RACIUS OF 25.00 FEET, A CENTRAL AVIALE OF 78 DEGREES 57 MINUTES 07 SECONDS AND A CHORD THAT BEARS SOUTH 41 DEGREES ON MUNITEE 23 SECONDS EAST, A DEFINANCE OF 31.79 FEET TO A 6/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT A POINT OF REVERSE CURVATURE;

18. 134.40 FEET ALONG THE ARC OF CURVE TO THE BIGHT, HAVING A RADIUS OF 330,00 FEET, A CENTRAL ANGLE OF 23 DECREES 20 MINUTES OF SECONDS AND A CHORD THAT BEARS SOUTH 69 DECREES 47 MINUTES 54 SECONDS EAST, A DISTANCE OF 133.47 FEET TO A 5/8-INCH IRON ROO MITH (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 00 SECONDS AND A CHORD THAT BEAMS NORTH 66 DEGREES 02 MINUTES 35 SECONDS EAST, A DISTANCE OF 29.27 FEET TO A 5/8-INCH IRON ROD WILD (M.S.G.) CAP SET AT A POINT OF REVERSE CURVAILINE;

18. S8.58 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 OS SECONDS EAST, A DISTANCE OF 88.50 FEET TO A 5/8-INCH IRON ROD WIND (ALSO, DAY SET AT A PORTY OF REVERSE CURVAINE). 31.93 FEET ALONG THE JARC 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 35 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 REVENES CURVATURE:

 20. 20.3 FEET ALONG THE ARC OF CHIEVE TO THE RIGHT, HANNING A RADIUS OF 30,000 FEET, A CONTRAL ARGIE OF 03 DEGREES 31 MANIES 09 SECONDS AND A CHORD THAT BEARS NORTH ID BEGREES 02 MINUTES 08 SECONDS WEST, A DISTANCE OF 20.33 FEET TO A 5/8-INCH IRON ROD WITE (M.E.O.) 240 SET AT AM JANGER POINT. 21. NORTH 80 DEGREES 43 MINUTES 47 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8-MCH ROW ROD WITH (M.S.G.) CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT.

22. 40.28 FEET ALONG THE ARC OF CURNE TO THE LEFT, HANNIG A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92 DEGREES 16 MINUTES 24 SECONDS AND A CHORD THAT BEARS SQUIH 35 DEGREES 24 MINUTES 25 SECONDS EAST, A DISTANCE OF 36.00 FEET TO A 5/8-INCH IRON ROD WITH 04.50, 5 CMP SET AT A POST OF REVENEZ CURNISHURE.

24. NORTH 87 DEGREES OS MINUTES 57 SECONDS EAST, A DISTANCE OF 249.72 FEET TO A 5/B-INCH IRON ROD WISH (M.S.G.) CAP SET AT AN AVOILE POINT ON THE EAST LINE OF A 70 FEET WISE OSAMAGE EXCELSIVE THE RECORDED IN VOLUME TIBLE, PAGE 709, GRAZIONIA COUNTY, DEED RECORDS (G.C.O.R.) AND B.C.C.F. NO. 73022107 FOR THE EASTERLY NORTHEAST CORNER OF THE HEARDN BESCRIED TRACT);

25. SOUTH 02 DEGREES 31 MINUTES 20 SECONDS EAST, A DISTANCE OF 60.00 FEET WITH THE EAST LIKE OF SAID OF FEET INDE DRAWAGE EASEMENT TO A 5/8-NCH IRON ROD WITH (M.S.C.). CAP SET AT AM AMOLE POINT FOR THE EASTERN, SOUTH-EAST COMMEN OF THE HIPRIN DESCRIBED. 26. SOUTH 87 DEGREES OS MINUTES 57 SECONDS WEST, A DISTANCE OF 249.33 FEET TO A 5/8-INCH IRON ROD WITH (M.S.O.) CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT,

27. 153.853 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET. A CENTRAL ANCIE OF 32 DECRMES 39 INNUITES 29 SECONDS AND A CHORD THAT BEARS SOUTH OF DECRMES AND A CHORD THAT SEARS SOUTH FOR DECRMES AND AUTURES 19 SECONDS MEST. A CHARACT OF 1918.2 FEET TO A 5/8-INCH IRON ROD WITH (M.S.C.) CAP SET AT A POINT OF COMPOUND CURVATURE;

28. 41.10 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RAQUIS OF 26.00 FEET, A CENTRIA AVOLE OF 94 DEGREES 23 INNUTES 95 SECONDS AND A CHORD THAT BEARS SOUTH 07 DEGREES 14 INNUTES 30 SECONDS WEST, A DISTANCE OF 36.69 FEET TO A 5/8-INCH IRON ROD WITH (M.S.C.) CAP SET AT AN ANGLE POINT; 29. SOUTH SO DEGREES 02 MINUTES 31 SECONDS WEST, A DISTANCE OF 80,00 FEET TO A 5/6-INCH IRON ROD WITH (M.S.G.) CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

30. 87:00 FEET ALBHO BIE AND OF OWNER TO BIE LEFT, HAMMO A BADIUS OF EFG.00 FEET, A CENTRAL ANGLE OF 37 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 RCD WITH (M.S.C.) 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. 903.13 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HANNIG A RADIUS OF \$50.00 FEET, A CHAINAL, ANGLE OF 97 DEGREES 37 MINUTES 95 SECONDS AND A CHORD THAT BELASS NORTH 48 DEGREES 50 MINUTES 01 SECONDS WEST, A DISTANCE OF 97.76 FEET TO A 5/8-INCH IRON ROD WITH (M.S.O.) CAP SET AT A POINT OF REVERSE CURVATURE;

33. 35.06 FEET ALONG THE ARC OF CURVE TO THE LEFT, HANNIG 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 90 SECONDS TAIL A DISTANCE OF 32.27 FEET TO A 5/8-INCH IRON ROD WITH (M.S.O.) CAP SET AT A POINT OF REVERSE CURVATURE; 34. 12.60 FEET ALONG THE ARC OF CURRE TO THE ROUT, HAVING A RADIUS OF 33,0.00 FEET, A CENTRAL ANGLE OF 02 DEGREES IT MINUTES 18 SECONDS AND A CHORD THAT BEARS NORTH 79 DEGREES OF MINUTES OO SECONDS NEST, A DISTANCE OF 12.60 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) OF SET AT AN ANGLE POINT;

35. NORTH 11 DEGREES 56 MINUTES 39 SECONDS EAST, A DISTANCE OF 80.00 FEET TO A 576-WOLL SOON ROO WITH (M.S.G.) CAP SET AT THE BEGINNING OF A NON-TANGENT OURVE TO THE LEFT; 36. 41.47 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANCAE OF 95 DEGREES 03 MINUTES 05 SECONDS AND A CHORD THAT BEARS MORTH 54 DEGREES 25 MINUTES 05 SECONDS EAST, A DISTANCE OF 36.88 FEET TO A 5/8-INCH IRON ROD WITH (M.S.G.) CAP SET AT A PORTY OF TAXABOOK

37. NORTH 06 DEGREES 53 MINUTES 34 SECONDS EAST, A DISTANCE OF 85.14 FEET TO A 5/8-NOH IRON ROD WITH (M.S.C.) CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT; 35. 201.65 FEET ALONG THE ARC OF SHID CLIKES TO THE LEFT, HARRING A REGINED OF \$1,740.01 FEET, A CENTRAL ANGLE OF OF DEFREES SA MINUTES OF SECONOS AND A CHORD THAT BEAS NORTH OF DEGREES 57 MINUTES OF SECONOS EAST, A DISTANCE OF 201.60 FEET TO A 5/8-INCH RIGHT ROW ROW BITH (M.S.G.) CAP SET AT A PORTY OF TRANSPORT.

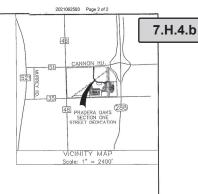
39. NORTH 02 DECREES 59 MINUTES 32 SECONDS WEST, A DISTANCE OF 38.92 FEET TO A 5/8-INCH IRON ROD WITH (M.S.C.) CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT; 40. 49.79 FEET ALONG THE ARC OF SAID CHEVE TO THE LEFT, HAVING A RADIUS OF \$00.00 \* FEEL A CAPITAL AVAILS OF DEGREES SO INSURES 43 SECONDS WEST, A DISTANCE OF 49.77 FEET TO A 5/8-INCH MIGON ROW BITH (M.S.G.) CAP SET AT A POINT OF TAMERION,

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.C.) CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT; 42. 49.79 FEET ALONG THE ARG OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET. A CINITIAL ANGLE OF 05 DECREES 49 JUNIUSE 21 SECONDR AND A CHARD THAT 8EARS NORTH OS DECREES 50 MUNICES 43 SECONDS WEST, A DISTANCE OF 49.77 FEET TO A 5/8-INCH IRON ROD WITH (M.S.C.) 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.C.) CAP SET AT THE BEDINNING OF A CURVE 10-THE LEFT;

44. North 48 degrees 01 minutes 21 seconds West, a distance of 35,36 feet to a 5/6-inch iron rod with (M.S.C.) rap, set of my oncle points.

45. NORTH OZ DECREES 57 NUNLES 35 SECONDS NEST, A INSTANCE OF 30.00 FEET TO A 5/8-HOCH RON ROO MITH (MLSO.) CAP SET AT AN ANGE FORM ON THE COMMON NORTHERLY LINE OF SAID 123,9372 ACRE TRACT AND THE SOUTHERLY ROON, LINE OF SAID 123,9372 ACRE TRACT AND THE SOUTHERLY ROON, LINE OF SAID CONTY ROAD 51 FOR THE NORTH DESCRIBED TRACH SINE OF THE HERD DESCRIBED THE STORY. THENCE, WITH THE COMMON NORTHERLY LINE OF SAID 123,9372 ACRE TRACT AND THE SOUTHERLY ROUNCE TO SAID COUNTY ROAD 31, NORTH 80 DEGREES 30 MINURES 33 SECONDS EAST, A DESCRIPTION OF POINT OF BEFORMING AND CONTAINING 3,85 ACRES OF



#### 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, 77401 TINGFU QIAO 713-219-9400

DANNENBAUM



WWW.miltersurvey.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.

### **Engineer's Certificate of Completion**

Name of Project:	Water, Sewer,	Drainage and	Paving 1	Improvements to	Serve	Pradera

Oaks Section 1

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 1

Contractor's Name: WS&D:

Fellers & Clark, LP. 18111 Domino Road Waller, TX 77484

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 4<sup>th</sup> day of August 2021: 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: 8/9/2021