

# COMMISSIONERS COURT OF BRAZORIA COUNTY

### ORDER NO. H.17.

### 10/22/2024

Final Acceptance of Roads - Pradera Oaks Section Five - Abstract 69 (Precinct 4)

Whereas, the plat of Pradera Oaks Section Five - Abstract 69 (Precinct 4), was approved by the Village of Bonney on November 16, 2021 and filed for record in Brazoria County Official Public Records, County Clerk's File #2022-059519 on October 22, 2022; 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 22, 2024.

<u>CR #</u>	<u>Street Name</u>	<u>ROW</u>	<u>Length (FT)</u>	Length (Mi)
1308	Bluestem Hollow Lane (ext)	60'	238.12 ft.	.045 mile
1313	Chickory Valley Drive	60'	340.48ft.	.064 mile

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



3100 West Alabama Houston, TX 77098 **P** 713.520.9570 **F** 713.533.4111

gannettfleming.com

October 8, 2024

Ms. Megan Cook
Development Coordinator
Brazoria County Engineering Department
451 N Velasco, Suite 230
Angleton, TX 77515

RE: 1 Year Punch List Inspection – Brazoria County

Water, Sewer & Drainage and Paving Improvements to Serve Pradera Oaks Section 5 Brazoria County MUD No. 44 GF Job No. 5182-06

Dear Ms. Cook:

Gannett Fleming respectfully requests final acceptance from Brazoria County of Pradera Oaks Section 5 into the County's maintenance program. A one year inspection of the storm facilities and paving was conducted on August 8, 2024. A punchlist was generated and all deficient items were corrected, reinspected by a Brazoria County Inspector and found to be complete and meet Brazoria County requirements and standards.

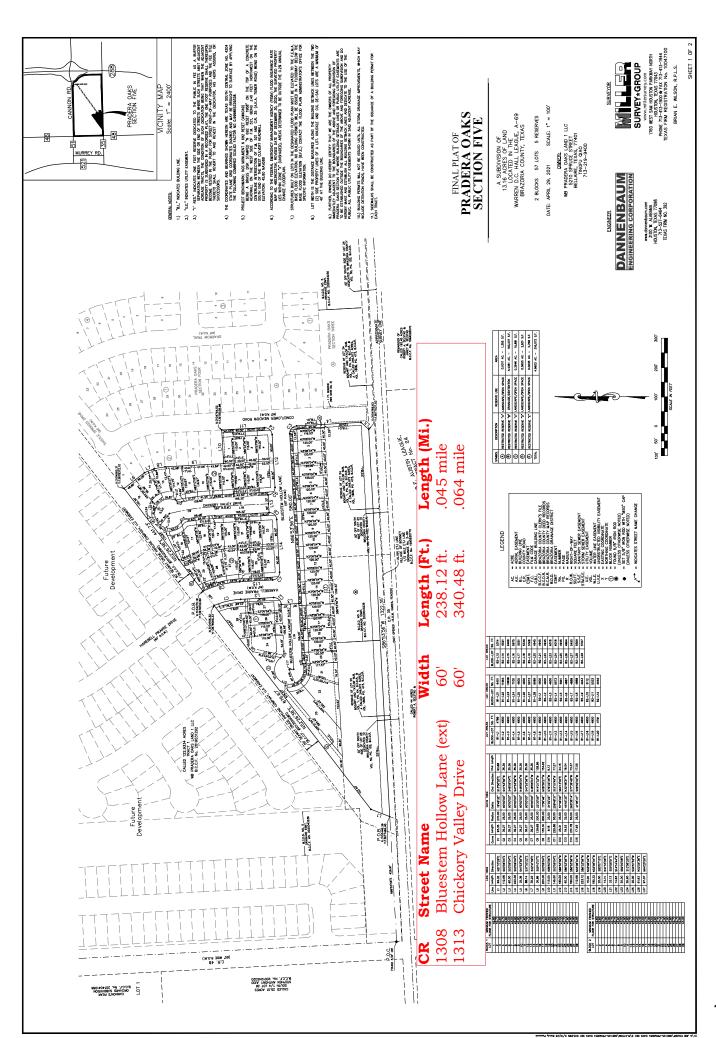
We request Pradera Oaks Section 5 Final Acceptance be on the **November 12, 2024** Commissioner Court Agenda for approval.

Should you have any questions or require additional information, please call me at 713-527-6476.

Sincerely,

Tyler Broom, P.E. Senior Project Manager

cc: Steve Sheldon, DEC Carlos Castrejon, WLand



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RAZOR'A DRAINAGE DISTRICT NO. 5 NOTES

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THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY DISTRICT #8.

FRMAN, POSITION 2

TONY GONZALEZ ALDERMAN, POSITION 1

JENNIFER WIMANS ALDERMAN, POSITION 4 MANUEL CANTU, JR. ALDERMAN, POSITION 3

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5



SCHELL WILL 3/7/22 BRADON MODETON DATE SCHELARY/PRONGUENO 11. Jun 14. 14. 10 1/2

NOTE: PROJECT FIELD STARTUP WILL START WITHIN 36S CALENDAR DAYS FROW DATE HERE SHOWN, CONTRAUCUS AND REASONABLE FIELD SITE WORK IS EXPECTED.

BCDD 5 1.D. # B200036

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VICINITY MAP Scale: 1" = 2400'

80.39 FEET ALDNO THE ARC OF SUID CURNE TO THE ROUT, HANNIG A RAZUUS OF ZOLLOO FEET, A CENTRAL ANGLE OF 10 DEDBESS 44 WINUTES 22 DECONDAL AND CHARGE THE BARSS SUITH ITS DECRETES OD MINUTES 20 SCICKNOS EAST, A DISTANCE OF 82.88 FEET TO A 5./9-HACH HOW ROD WIN MISS, GAP SEE AT THE POINT OF HAMBOOK. 2.927 TET ALOND HE ARC OF SAU CARRE TO HE BIOHT, HAVING A SAULIG OF ZACIO TEET, A CENTRAL ANALE OF 3D DECREES OK MINITES DO SCOORDE, AND A CHORD HAT BLUES SOUTH 41 DETREES SA MINITES SE SECOMES WEST, A DESTAUCE OF 26.36 FEET TO A 5/4-HON BOW FROW WITH NS, 8, DAY SET SEED AND A MARLE SOWET. A 8.27 TET ALONG THE ARC OF SAD CHRAT TO THE ROHT, HANNES A RADUES OF INCOTEET, A CRIMRAL ANKEE OF DO DOZBEES OLINITIES OF SECONDS EAST, A DSTANCE OF 32.58 TET TO A 5/4-KNH ROW WIN WAS E, ON SECONDS EAST, A DSTANCE OF 32.58 TET TO A 5/4-KNH ROW WIN WAS E, ON SET AND STANCE OF 32.58 TET TO A 5/4-KNH ROW WIN WAS ED. ESCANIN OF DEPRETS OF MANUES DA SECONDS EAST, A DISTANCE OF 11268 FEET TO A 5/6-WCH IRON ROD WITH MAG, CAP SE" AT THE BECANNED OF A DURPE TO THE RIGHT. ANNINEN BEDEGES SO MANDES SE SECONDS EAST, A DISTANCE OF SECON FEET TO A 5/8-INCH RICH RICH MICE, DAP SET AT THE BECOMING OF A CARACT OF THE RICH. SOUTH OS DEGREES OF WINDES D4 SECONDS EAST, A DISTANCE OF 220.00 FELT TO A 5/8-INCH IRON ROD WITH M.S.C. CAP SET FOR AN ANGLE POINT. COMMAN OF DESIGNATION AND ACCOUNT CASE OF SECURING TO A THE TO A DAY OF SECURING WHICH WAS THE OWN THE A SOUTH OJ DEGREES OG MANUTES O4 SECONDS EAST, A DISTANCE OF BOOD PEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANIC PORTI:

FIELD NOTES FOR A 4.23 ACRE TRACT BLOCK 2

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> ALL STORM WATER DRANKGT PPES, CLIVERTS, THES OR OTHER (WCLUDMG DRIVEWAY CLIVERTS) WILL BE MANAGER 20-10. OR EDUAL. DEDIDACED DRAMAGE KASHENGS), GRANDED OB BAZGIAN COUNTY DRAMAGE DISTRICT J S FOR DRAMAGE MAINTEMANG, PURPOSES SHALL INCLUDE 45 FEET TOP OF BANK, PLUS MEY SNAM (PODIOSE) OF BOTH DITCH SIDE SLOPES AND CHANNEL BOTTOM AND 45 FEET OF BANK ON 19E COPICSO TO BOTH OCDICATE) WGRESS/EGGESS ACCESSES ARE GRANTED TO BRAZORA COUNTY DRAINAGE DISTRICT # \$ 1500 CATEGORISM TO 2000-106 AT OLD 2007-106 AT OLD 2007-1

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

PROHBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRIC RESCLUTION NO 2007-06). PROMBITED USE OF "RID-HAMP" IN STORM WATER/SEMER APPLICATIONS (DISTRICT POLICY), PREDIMES, ILILITY MISS AND OTHER CROSSING IMORE ANY REACCENT COUNTY DEFINANCE THEOLOGY OF CHARLING METAL AND PERMITTEN PRIOR TO CONSTRUCT

. 1927 FET ALONG HE AND DE SAID NON-THAUBHLONG TO THE RICHT HAWNG A RADIAS OF 25,00 TREE, A CENTRAL ANDE, OF 60 THE ALONG DESIGNED AND SCHOOLS, AND A CHOOLD HAT READ SOON HIT DEPRIES SO MANUTES 59 SCHOOLS WEST, A DISTANCE OF 25,00 TELT TO A SOFWAID ROW ROW MINISTER, CON SET AT THE CHOIL OF THROUGHT. LIBLAT RETAINED THE ARCHOFF TO THE RICHT, HAWIG A RUDUS OF EX.OD FEET, A CENTRAL ANGLE OF 00 DECREES ON MINUTES FOOTOMER, AND ADORST AT HE DEST OF THE OFFICES OF MINUTES OF SECTIONS, AND A CHORDING OF 35.50 FEET TO A SyS—HOT RICH ROO BITH MASS, GAP SET AT HE DEST OF THREEDOT. 39.27 FEET ALMO THE ARC OF SAD CARNE TO THE RADAT, HANNO A RADALS OF 28.00 FEET, A CENTRAL ANGLE OF BD DEPRESS ON UNAUTES ON SECONDS WAS A CHRORY THE RARSS SOUTH AT BIGGRESS SO MANUTES SO SECONDS WEST, A DISTANCE OF 35.30 FEET TO A 5/PC-NOT IRON FROM THE MISS CAP SET AT THE PROVINCE THAT A TARGETIS. 239.27 RET IACROC THE MRC OF SAND CHOPE TO THE RIGHT, HANNEA A RADIES OF TECT, A CENTRAL ANGLE OF 90 DEFECTS ON MADJUSTS ON SECONDES, AND A CHORD THAT RESEAWARTH 49 DEDGESS OR MADJUSTS OF SECONDES, AND A SECTION A STATE FORT. LIBRAB PEET ALDNO THE ARC OF SAID CARNE TO THE LETT, HANNO A RADUS OF TROOD FEEL A CRITIKAL ANCE OF 22 DECREES SO MINUTES SE SECONDAS, AND A CHORD MAY BEARS MOTH HI DECREES 29 MINUTES 32 SECONDS WEST, A DISTANCE OF TEARD FEET TO THE PORT OF GENNARY AND CHARANICA AZA ASSES OF LANG. AND PONES STANDIES 56 SECTIONS EAST, A DISTANCE OF 115.00 FEET TO A 5/8-INCH RRIN RRID WITH M.S.G. CAP SET FOR AN ANGLE PONET: GEORGIN OF ECREES OF MINUTES OF SCONOS EAST, A DSTANZE OF 145.50 FEET TO A 5/8-NOH IRON ROD WITH M.S.G. CAP SET AT THE PEOPRING OF A CAPRE OT HE RIGHT. ESSUITH BE BECREES SY WANDES SO SECONDS WEST, A DSTANCE OF 180,000 FEET TO A 5/8-WCH IRON INDI WITH M.S.G. CAP SET AT THE BECANNING OF A CURVE TO THE RIGHT. EBSONNING OF A CHONE TO THE RIGHT. A NOSTH OJ DECREES OG MINJES 194 SECONOS WEST, A DISTANCE OF 112.68 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BECANNING OF A CURYE TO THE LEFT: BE DECREES 53 MINUTES S6 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON INCO WITH MISIG, CAP SET AT " G OF A NOW-TRANSENT CHRYE TO THE RIGHT. SOUTH DS DEGREES DB MINJES OF SECONDS EAST, A DISTANCE OF 200.00 FEET TO A 5/8-NOW IRON ROD WITH M.S.G. CAP SET FOR AN PROMIT. SOUTH OR DECREES TO WINJES 57 SECONDS EAST, A DISTANCE OF 36.86 FEET TO A 5/8-INCH IRON NOO WITH M.S.G. CAP SET FOR A POINT.

> If will, BE "THE PROPERTY WORKES, RESOURCEDING OF GENERAL BY ANY BRAZZABA, COLATY PANANCE DISTRICT, § 5 "VEDICATIO". DRAWAGE ENSIDENTS ARE ON OR CROSS THEN PROPERTY. F SQ, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDING DAGRACH. PRACT OF STANDARD AND STANDARD OF THE OBSERVED ON THE GROW INTO STANDARD OF THE GROW INTO GROW I

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COMMISSIONERS.

# FINAL PLAT OF PRADERA OAKS SECTION FIVE

A SUBDIVISION OF 13.16 ACRES OF LAND 2.06-ATED IN THE WARREL D.C. HALL LEAGUE, A-69 BRAZORIA COUNTY, TEXAS

DATE: APRIL 29, 2021 SCALE: 1" = 100" 2 BLOCKS 57 LOTS 5 RESERVES

MB PRADERA OAKS LAND 1 LLC \$210 SPRUCE STREET BELLARE, TEXAS, 77401 TINGTU OBJANDO 715-219-9400

DANNENBAUM ENGINEERING CORPORATION

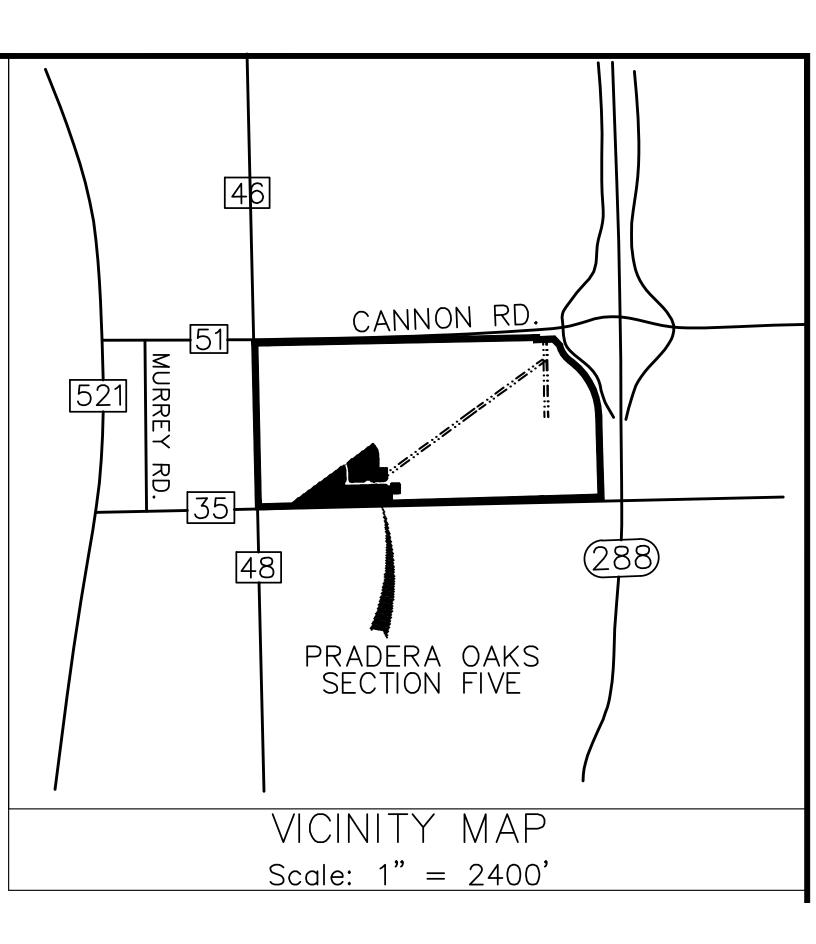
SURVEYOR

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

www.mittersurvey.com
1760 WEST SAM HOUSTON PARCWAY NORTH
HOUSTON, TEXAS 77045
PHONE 713-413-1900 \* FAX 713-413-1944
TEXAS FIRM REGISTRATION NO. 10047100 SURVEY\*GROUP

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

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

Name of Project:	Water, Sewer, Drainage and Paving Improvements to Serve Pradera Oaks Section 5
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 Constructed:	Water, Sewer, Drainage and Paving Improvements to Serve Pradera Oaks Section 5
Contractor's Name:	WS&D: Blazey Construction Services, LLC 397 North Sam Houston Pkwy East, Ste 415 Houston, TX 77060
	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 26<sup>th</sup> day of July 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.

