



COMMISSIONERS COURT OF BRAZORIA COUNTY

ORDER NO. H.18.

4/14/2026

Final Acceptance of Roads - Pradera Oaks Section 12- Abstract 69 (Precinct 4)

Whereas, the plat of Pradera Oaks Section 12- Abstract 69 (Precinct 4), was approved by the Village of Bonney on November 15, 2022; and filed for record in Brazoria County Official Public Records, County Clerk's File #2025011258 on March 13, 2025; 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 April 14, 2026.

<u>CR #</u>	<u>Street Name</u>	<u>ROW</u>	<u>Length (FT)</u>	<u>Length (Mi)</u>
1331	Coral Bean Trail (ext)	60'	1151.05'	0.22
1479	Purslane Downs Lane	60'	406.29'	0.08
1480	Rock Hibiscus Circle	60'	1032.77'	0.20
1309	Harebell Prairie Drive (ext)	60'	1871.87	0.35
1272	Grassland Vista Drive	60'	208.75	0.04

Engineer's Certificate of Completion

Name of Project: Water, Sewer, Drainage and Paving Improvements to Serve Pradera Oaks Section 12

Owner of Project: WB Pradera Oaks Land I, LLC on behalf of Brazoria County Municipal Utility District No. 44

Owner's Address: 11750 Katy Fwy, Suite 1400
Houston, TX 77079

Type of Facilities Constructed: Water, Sewer, Drainage and Paving Improvements to Serve Pradera Oaks Section 12

Contractor's Name: WS&D:
Rodriguez Construction Group, LLC
2647 Jo Ann St
Stafford, TX 77477

Paving:
Durwood Greene Construction Co.
10126 Cash Rd
Stafford, TX 77477

Consulting Engineer: Gannett Fleming Transystems

Engineer's Address: 3100 West Alabama
Houston, TX 77098

I certify this project was completed on the **17th day of December 2024**; 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 D. Broom, P.E.
Senior Project Manager

Date: _____





March 5, 2026

Ms. Megan Cook
Senior Development Technician
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 12
Brazoria County MUD No. 44
GFT Job No. 5182-12

Dear Ms. Cook:


GFT respectfully requests final acceptance from Brazoria County of Pradera Oaks Section 12 into the County's maintenance program. A one year inspection of the storm facilities and paving was conducted on December 16, 2025. 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.

<u>Street Name</u>	<u>ROW (ft)</u>	<u>Length (ft)</u>	<u>Length (mi)</u>
Coral Bean Trail	60	1,151.05	0.22
Purslane Downs Lane	60	406.29	0.08
Rock Hibiscus Circle	60	1,032.77	0.20
Harebell Prairie Drive	60	1,871.87	0.35
Grassland Vista Drive	60	208.75	0.04

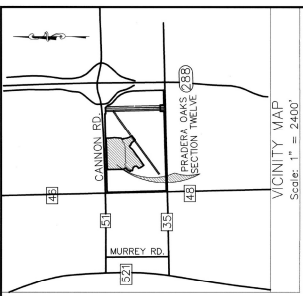
We respectfully request Pradera Oaks Section 12 Final Acceptance be on the next available Commissioner Court Agenda for approval.

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

Sincerely,


Tyler Bloom, P.E.
Senior Project Manager

cc: Steve Sheldon, GFT
Tunisia Burns, WLand



BLOCK #	NUMBER OF LOTS	FLORIDA LOT #	FLORIDA LOT #	FLORIDA LOT #
1	1	4514	1	4509
2	1	4515	2	4510
3	1	4516	3	4511
4	1	4517	4	4512
5	1	4518	5	4513
6	1	4519	6	4514
7	1	4520	7	4515
8	1	4521	8	4516
9	1	4522	9	4517
10	1	4523	10	4518
11	1	4524	11	4519
12	1	4525	12	4520
13	1	4526	13	4521
14	1	4527	14	4522
15	1	4528	15	4523
16	1	4529	16	4524
17	1	4530	17	4525
18	1	4531	18	4526
19	1	4532	19	4527
20	1	4533	20	4528
21	1	4534	21	4529
22	1	4535	22	4530
23	1	4536	23	4531
24	1	4537	24	4532

BLOCK #	NUMBER OF LOTS	FLORIDA LOT #	FLORIDA LOT #	FLORIDA LOT #
1	1	4538	1	4533
2	1	4539	2	4534
3	1	4540	3	4535
4	1	4541	4	4536
5	1	4542	5	4537
6	1	4543	6	4538
7	1	4544	7	4539
8	1	4545	8	4540
9	1	4546	9	4541
10	1	4547	10	4542
11	1	4548	11	4543
12	1	4549	12	4544
13	1	4550	13	4545
14	1	4551	14	4546
15	1	4552	15	4547
16	1	4553	16	4548
17	1	4554	17	4549
18	1	4555	18	4550
19	1	4556	19	4551
20	1	4557	20	4552
21	1	4558	21	4553
22	1	4559	22	4554
23	1	4560	23	4555
24	1	4561	24	4556

BLOCK #	NUMBER OF LOTS	FLORIDA LOT #	FLORIDA LOT #	FLORIDA LOT #
1	1	4562	1	4557
2	1	4563	2	4558
3	1	4564	3	4559
4	1	4565	4	4560
5	1	4566	5	4561
6	1	4567	6	4562
7	1	4568	7	4563
8	1	4569	8	4564
9	1	4570	9	4565
10	1	4571	10	4566
11	1	4572	11	4567
12	1	4573	12	4568
13	1	4574	13	4569
14	1	4575	14	4570
15	1	4576	15	4571
16	1	4577	16	4572
17	1	4578	17	4573
18	1	4579	18	4574
19	1	4580	19	4575
20	1	4581	20	4576
21	1	4582	21	4577
22	1	4583	22	4578
23	1	4584	23	4579
24	1	4585	24	4580

BLOCK #	NUMBER OF LOTS	FLORIDA LOT #	FLORIDA LOT #	FLORIDA LOT #
1	1	4586	1	4581
2	1	4587	2	4582
3	1	4588	3	4583
4	1	4589	4	4584
5	1	4590	5	4585
6	1	4591	6	4586
7	1	4592	7	4587
8	1	4593	8	4588
9	1	4594	9	4589
10	1	4595	10	4590
11	1	4596	11	4591
12	1	4597	12	4592
13	1	4598	13	4593
14	1	4599	14	4594
15	1	4600	15	4595
16	1	4601	16	4596
17	1	4602	17	4597
18	1	4603	18	4598
19	1	4604	19	4599
20	1	4605	20	4600
21	1	4606	21	4601
22	1	4607	22	4602
23	1	4608	23	4603
24	1	4609	24	4604

BLOCK #	NUMBER OF LOTS	FLORIDA LOT #	FLORIDA LOT #	FLORIDA LOT #
1	1	4610	1	4605
2	1	4611	2	4606
3	1	4612	3	4607
4	1	4613	4	4608
5	1	4614	5	4609
6	1	4615	6	4610
7	1	4616	7	4611
8	1	4617	8	4612
9	1	4618	9	4613
10	1	4619	10	4614
11	1	4620	11	4615
12	1	4621	12	4616
13	1	4622	13	4617
14	1	4623	14	4618
15	1	4624	15	4619
16	1	4625	16	4620
17	1	4626	17	4621
18	1	4627	18	4622
19	1	4628	19	4623
20	1	4629	20	4624
21	1	4630	21	4625
22	1	4631	22	4626
23	1	4632	23	4627
24	1	4633	24	4628

BLOCK #	NUMBER OF LOTS	FLORIDA LOT #	FLORIDA LOT #	FLORIDA LOT #
1	1	4634	1	4629
2	1	4635	2	4630
3	1	4636	3	4631
4	1	4637	4	4632
5	1	4638	5	4633
6	1	4639	6	4634
7	1	4640	7	4635
8	1	4641	8	4636
9	1	4642	9	4637
10	1	4643	10	4638
11	1	4644	11	4639
12	1	4645	12	4640
13	1	4646	13	4641
14	1	4647	14	4642
15	1	4648	15	4643
16	1	4649	16	4644
17	1	4650	17	4645
18	1	4651	18	4646
19	1	4652	19	4647
20	1	4653	20	4648
21	1	4654	21	4649
22	1	4655	22	4650
23	1	4656	23	4651
24	1	4657	24	4652

BLOCK #	NUMBER OF LOTS	FLORIDA LOT #	FLORIDA LOT #	FLORIDA LOT #
1	1	4658	1	4653
2	1	4659	2	4654
3	1	4660	3	4655
4	1	4661	4	4656
5	1	4662	5	4657
6	1	4663	6	4658
7	1	4664	7	4659
8	1	4665	8	4660
9	1	4666	9	4661
10	1	4667	10	4662
11	1	4668	11	4663
12	1	4669	12	4664
13	1	4670	13	4665
14	1	4671	14	4666
15	1	4672	15	4667
16	1	4673	16	4668
17	1	4674	17	4669
18	1	4675	18	4670
19	1	4676	19	4671
20	1	4677	20	4672
21	1	4678	21	4673
22	1	4679	22	4674
23	1	4680	23	4675
24	1	4681	24	4676

BLOCK #	NUMBER OF LOTS	FLORIDA LOT #	FLORIDA LOT #	FLORIDA LOT #
1	1	4682	1	4677
2	1	4683	2	4678
3	1	4684	3	4679
4	1	4685	4	4680
5	1	4686	5	4681
6	1	4687	6	4682
7	1	4688	7	4683
8	1	4689	8	4684
9	1	4690	9	4685
10	1	4691	10	4686
11	1	4692	11	4687
12	1	4693	12	4688
13	1	4694	13	4689
14	1	4695	14	4690
15	1	4696	15	4691
16	1	4697	16	4692
17	1	4698	17	4693
18	1	4699	18	4694
19	1	4700	19	4695
20	1	4701	20	4696
21	1	4702	21	4697
22	1	4703	22	4698
23	1	4704	23	4699
24	1	4705	24	4700

BLOCK #	NUMBER OF LOTS	FLORIDA LOT #	FLORIDA LOT #	FLORIDA LOT #
1	1	4706	1	4701
2	1	4707	2	4702
3	1	4708	3	4703
4	1	4709	4	4704
5	1	4710	5	4705
6	1	4711	6	4706
7	1	4712	7	4707
8	1	4713	8	4708
9	1	4714	9	4709
10	1	4715	10	4710
11	1	4716	11	4711
12	1	4717	12	4712
13	1	4718	13	4713
14	1	4719	14	4714
15	1	4720	15	4715
16	1	4721	16	4716
17	1	4722	17	4717
18	1	4723	18	4718
19	1	4724	19	4719
20	1	4725	20	4720
21	1	4726	21	4721
22	1	4727	22	4722
23	1	4728	23	4723
24	1	4729	24	4724

BLOCK #	NUMBER OF LOTS	FLORIDA LOT #	FLORIDA LOT #	FLORIDA LOT #
1	1	4730	1	4725
2	1	4731	2	4726
3	1	4732	3	4727
4	1	4733	4	4728
5	1	4734	5	4729
6	1	4735	6	4730
7	1	4736	7	4731
8	1	4737	8	4732
9	1	4738	9	4733
10	1	4739	10	4734
11	1	4740	11	4735
12	1	4741	12	4736
13	1	4742	13	4737
14	1	4743	14	4738
15	1	4744	15	4739
16	1	4745	16	4740
17	1	4746	17	4741
18	1	4747	18	4742
19	1	4748	19	4743
20	1	4749	20	4744
21	1	4750	21	4745
22	1	4751	22	4746
23	1	4752	23	4747
24	1	4753	24	4748

BLOCK #	NUMBER OF LOTS	FLORIDA LOT #	FLORIDA LOT #	FLORIDA LOT #
1	1	4754	1	4749
2	1	4755	2	4750
3	1	4756	3	4751
4	1	4757	4	4752
5	1	4758	5	4753
6	1	4759	6	4754
7	1	4760	7	4755
8	1	4761	8	4756
9	1	4762	9	4757
10	1	4763	10	4758
11	1	4764	11	4759
12	1	4765	12	4760
13	1	4766	13	4761
14	1	4767	14	4762
15	1	4768	15	4763
16	1	4769	16	4764
17	1	4770	17	4765
18	1	4771	18	4766
19	1	4772	19	4767
20	1	4773	20	4768
21	1	4774	21	4769
22	1	4775	22	4770

February 9, 2021
THE COMMISSIONERS' COURT OF BRAZORIA COUNTY
REGULAR SESSION

ORDER NO. 6.P.2

RE: Accept Changes to the Brazoria County Subdivision Regulations

Approve the proposed revisions and additions to the Brazoria County Subdivision Regulations.

Whereas, the attached Exhibit 'A' provides for the proposed necessary changes to the Brazoria County Subdivision Regulations; and

Whereas, these changes will be administratively made to the Brazoria County Subdivision Regulations by the County Engineer with the District Attorney reviewing the final document. However, the changes take effect immediately and shall be applied by the County Engineer to all prospective developments that have not already had an official pre-development meeting scheduled through the Engineering Department.

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

Changes to the Brazoria County Subdivision Regulations

- Lot Frontage:
 - Minimum Lot Frontage will be 80' (currently 50' for urban subdivisions and 60' for rural subdivisions) for all subdivisions.
 - A variance may be considered for 25% of the lots to be 70' minimum frontage, however such request should be accompanied with a proposal to provide wider ROW's, greater setbacks, wider streets or additional benefits to the Brazoria County public.
- Concrete Road Thickness
 - Minimum concrete thickness will be 8" for urban subdivisions (currently 6").
- Asphalt Road Base Requirements
 - Minimum base for asphalt roads will be 8" stabilized base (currently 8" flex base).
- Right of Way Widths
 - Minimum ROW width will be 60' for both urban (currently 50') and rural (currently 60') local roads and 80' for both urban (currently 70') and rural (currently 80') collector roads.
- Minimum Pavement Widths for local roads
 - Minimum roadway width and section will be 28' curb and gutter (currently 24').
- Sidewalks
 - Sidewalks will be allowed matching current specifications but will not be required.
- Rural Subdivision Variance
 - Intent: Allow estate size lots to be done using a variance approved by Commissioners Court which include these modified requirements
 - Change rural classification from 1 acre to ½ acre (as long as public water system is available and all lots meet OSSF requirements)
 - Concrete Thickness: 6" concrete on 6" lime treated subgrade
 - Asphalt Thickness: 2.5", 8" stabilized base and 6" lime treated subgrade
 - Allows open ditch instead of curb & gutter
 - Roadway Width: 20' for open ditch
 - Thoroughfares
 - Dedicate ultimate ROW for Thoroughfares (half of the ultimate if thoroughfare is adjacent to the plat).
 - Not required to build or contribute to build thoroughfare.
 - The rural subdivision variance will only be considered depending on the proposed deed restrictions to be placed on the new tracts governing the improvements to be placed on the property.
- If any subdivision within the unincorporated area of Brazoria County (whether in a City ETJ or not) does not meet the requirements in the Brazoria County Subdivision Regulations (including these within this court order), the streets will not be accepted into the Brazoria County Road Maintenance System and therefore will not be County Roads. The County may consider accepting these roads for maintenance if an agreement is approved with a City for future annexation.

BRAZORIA COUNTY COMMISSIONERS' COURT

REGULAR SESSION – OCTOBER 10, 2006

ORDER NO. 48 RE: PERMISSION TO ISSUE CHANGE ORDER TO INCREASE EXPENDITURE UNDER THE AGREEMENT WITH PATE ENGINEERS FOR RFSQ #06-32 PRELIMINARY ENGINEERING SERVICES FOR BRAZORIA COUNTY MOBILITY PROGRAM PROJECT FOR CR 101 IN THE AMOUNT NOT TO EXCEED \$15,700

Motion by Commissioner Stanley, seconded by Commissioner Clawson that the following action be taken by the Court:

Consider approval of a change order in the amount not to exceed \$15,700 to the contract for \$411,000 to Pate Engineers of Houston, Texas for Phase I Drainage Studies for CR 101 from American Canal to Intersection at SH-288.

The services above were included in the contract with Pate Engineers as additional services Item 6 Drainage Area and Hydraulic Calculations, Floodplain Fill Impacts, subject to the approval of Commissioners' Court.

Further, that a certified copy of this order be sent to the County Purchasing Agent.

Motion carried, all present voting aye.

ORDER NO. 49 RE: PERMISSION TO RENEW CONTRACT WITH DENTRUST DENTAL

Motion by Commissioner Clawson, seconded by Commissioner Payne that the following action be taken by the Court:

Permission is requested to renew the current contract for Inmate Dental Care for Brazoria County with Dentrust Dental International, Inc. of Pipersville, Pennsylvania. Cost in fiscal year 2006 was \$92,500.00.

Current contract expires December 13, 2006. Renewal contract shall be from December 14, 2006 through December 13, 2007.

Subject to review by the District Attorney's office.

Further, that the County Judge be authorized to sign said renewal on behalf of Brazoria County.

Further, that a certified copy of this order be sent to the County Purchasing Agent.

Motion carried, all present voting aye.