

VILLAGE OF BONNEY NOTICE OF PUBLIC HEARINGS ON ANNEXATION IN
MUNICIPAL UTILITY DISTRICT NO. **64** AND CERTAIN ROAD RIGHTS OF WAY
(For Posting)

The Board of Alderpersons of the Village of Bonney, Texas will hold public hearings on the annexation of most of the land in Brazoria County Municipal Utility District No. **64** and certain adjacent road rights of way at 6:00 p.m. on February 24 and 25, 2025, in the Alderpersons' Meeting Room at the Village of Bonney Annex Building, 19025 FM 521, Bonney, Texas, 77583. A more detailed description of the area proposed to be annexed is attached. The public is invited to attend and participate.

/s/ Hellen Perales, Village Secretary

**VILLAGE OF BONNEY ANNEXATION AREA IN AND
ADJOINING BRAZORIA COUNTY MUD 64 –
MAPS AND DESCRIPTIONS**

Note: The included description of a 429.876 acre tract is marked “Exhibit B,” but this document has no Exhibit “A” before it.

County: Brazoria
Project: Brazoria County MUD-64
M & B: 241251
Job Number: 4360-MUD

**FIELD NOTES FOR A 429.876 ACRE TRACT
(434.876 ACRES SAVE & EXCEPT 5.000 ACRES)**

Being a tract of land containing 429.876 acres (18,725,379 square feet), located in the S.F. Austin Survey Abstract-24 and in the S.F. Austin Survey Abstract-25 in Brazoria County, Texas; Said 429.876 acre tract being comprised of the following tracts: a 74.595 acre tract recorded in the name of Pecan Ranch West, LLC, under Brazoria County Clerk's File (B.C.C.F.) No. 2022006898 being all of Lots 4,5,6, and 7 of Block 1, Coleman Estates a subdivision; the residue of a called 169.000 acre tract recorded in the name of Pecan Ranch Development, LLC, under B.C.C.F. No. 2021082026, a called 1.574 acre tract recorded in in the name of Pecan Ranch Development, LLC, under B.C.C.F. No. 2023024401, the residue of a called 41.889 acre tract recorded in the name of Pecan Ranch Square, LLC, under B.C.C.F. No. 2021082027, a called 147.898 acre tract recorded in the name of Pecan Ranch North, LLC, under B.C.C.F. No. 2021082041, a called 4.300 acre tract recorded in the name of Bonney WWTP, LLC, under B.C.C.F. No. 2022058386, a called 0.2000 acre tract recorded in the name of David V. Flores, under B.C.C.F. No. 2022061946, a called 0.2000 acre tract recorded in the name of Laurette Veres, under B.C.C.F. No. 2022061947, a called 0.2000 acre tract recorded in the name of Zachary Coleman, under B.C.C.F. No. 2022061948, a called 0.2000 acre tract recorded in the name of Brook Pope, under B.C.C.F. No. 2022061949, a called 0.2000 acre tract recorded in the name of Kyle Ranostaj, under B.C.C.F. No. 2022061950; a called 0.1148 acre tract recorded in the name of Pecan Ranch Development, LLC, under B.C.C.F. No. 2022048138, a called 0.1148 acre tract recorded in the name of Scott Goforth, under B.C.C.F. No. 2009038136, a called 0.1148 acre tract recorded in the name of Jay Cliburn, under B.C.C.F. No. 2009038135, and a called 0.1148 acre tract recorded in the name of Laura Smith, under B.C.C.F. No. 2009038133, said 429.876 acre tract being more particularly described by metes and bounds as follows (bearings based on the description of Brazoria County Municipal Utility District No. 64 as set forth in section 2 of H.B. No. 1946);

BEGINNING at a 3/4-inch iron rod found at the southeast corner of said residue of a called 41.889 acre tract, and being the northeast corner of a called 209.54 acre tract recorded in the names of Doyle Dean McConathy JR., and Darlene N. McConathy B.C.C.F. No. 1997022435, also being on the west Right-of-Way (R.O.W.) line of State Highway (S.H.) 288 (R.O.W. Varies), County Road (C.R.) 48 (R.O.W. Varies);

THENCE, with the line common to said residue of a called 41.889 acre tract, said 1.574 acre tract, said residue of a called 169.000 acre tract, said Lot 7, Block 1, Coleman Estates, said 209.54 acre tract, a called 2.91 acre tract recorded in the names of Doyle Dean McConathy JR., and Darlene N. McConathy B.C.C.F. No. 2009025855, a called 40.11 acre tract recorded in the name of UMO Angleton Holdings, LLC under B.C.C.F. No. 2018033805, and the herein described tract, South 86 degrees 50 minutes 42 seconds West, a distance of 5,085.52 feet to a 1/2-inch iron rod with cap stamped "Adams" found at the southwest corner of said Lot 7, Block 1, Coleman Estates, the northwest corner of said 40.11 acre tract, and an angle point in the herein described tract, also being on the east R.O.W. of F.M. 521 (R.O.W. varies);

THENCE, with the line common to said F.M. 521, said Lots 4,5,6, and 7, Block 1, Coleman Estates, and the herein described tract the following three (3) courses:

1. North 08 degrees 04 minutes 14 seconds West, a distance of 589.18 feet to an angle point in the herein described tract;
2. North 03 degrees 46 minutes 51 seconds West, a distance of 801.76 feet to an angle point in the herein described tract;
3. North 01 degrees 25 minutes 58 seconds West, a distance of 430.56 feet to the northwest corner of Lot 4, Block 1 of Coleman Estates, the southwest corner of Lot 1, Block 1, Coleman Estates, and an angle point in the herein described tract;

THENCE, with the line common to said Lot 4, and Lots 1, 2 and 3, Block 1, said Coleman Estates, and the herein described tract, North 86 degrees 40 minutes 01 seconds East a distance of 1,778.84 feet to the southeast corner of said Lot 3, Block 1, Coleman Estates, the northeast corner of said Lot 4, Block 1, Coleman Estates, the west line of said residue of a called 169.000 acre tract, and an angle point in the herein described tract;

THENCE, with the line common to said residue of a called 169.000 acre tract, said Lot 3, Block 1, Coleman Estates, the west line of said 4.300 acre tract, and the herein described tract, North 03 degrees 32 minutes 36 seconds West, a distance of 751.34 feet to the northeast corner of said Lot 3, Block 1, Coleman Estates, the northwest corner of said 4.300 acre tract, and an angle point in the herein described tract;

THENCE, with the line common to said 4.300 acre tract, said residue of a called 169.000 acre tract, said residue of a called 41.889 acre tract, and the herein described tract, North 87 degrees 17 minutes 56 seconds East, a distance of 3,827.70 feet to the northeast corner of said residue of a called 41.889 acre tract, being on the westerly R.O.W. of County Road (CR) 48, and an angle point in the herein described tract;

THENCE, through and across said R.O.W. of C.R. 48, and with the line of the herein described tract, North 68 degrees 50 minutes 12 seconds East, a distance 74.85 feet to the westerly line of said 147.898 acre tract, the easterly R.O.W. of said C.R. 48, and an angle point in the herein described tract;

THENCE, with the line common to said R.O.W. of C.R. 48, said 147.898 acre tract, and the herein described tract the following two (2) courses:

1. North 21 degrees 09 minutes 12 seconds West, a distance 98.28 feet to an angle point in the herein described tract;
2. North 18 degrees 51 minutes 23 seconds West, a distance 2,790.08 feet to the northwest corner of said 147.898 acre tract, and an angle point in the herein described tract;

THENCE, with the line common to said 147.898 acre tract, the south line of Paloma Acres Section I recorded under Volume (Vol.) 21, Pages (Pgs.) 165-166 of the Brazoria County Plat Records (B.C.P.R.), and the south line of Paloma Acres Section III recorded under Plat No. 2006050280 B.C.P.R., and the herein described tract, North 87 degrees 00 minutes 16 seconds East, a distance of 3,368.30 feet to the northeast corner of said 147.898 acre tract, the southeast corner of said Paloma Acres Section III, the most easterly northeast corner of the herein described tract, and being on a portion of the west ROW of State Highway (SH) 288, being the beginning of a non-tangent curve to the right;

THENCE, with the line common to said west R.O.W. of S.H. 288, said 147.898 acre tract, and the herein described tract the following four (4) courses:

1. 1,306.35 feet along the arc of said curve to the right, having a radius of 11,249.16 feet, a central angle of 06 degrees 39 minutes 13 seconds and a chord that bears South 24 degrees 59 minutes 27 seconds West, a distance of 1,305.61 feet to an angle point in the herein described tract;
2. South 27 degrees 37 minutes 34 seconds West, a distance 2,053.50 feet to beginning of a non-tangent curve to the right;
3. 548.33 feet along the arc of said curve to the right, having a radius of 1,095.92 feet, a central angle of 28 degrees 40 minutes 02 seconds and a chord that bears South 56 degrees 27 minutes 19 seconds West, a distance of 542.63 feet to an angle point in the herein described tract;
4. South 70 degrees 55 minutes 31 seconds West, a distance 241.69 feet to a cutback line for said ROW of SH 288, and an angle point in the herein described tract;

THENCE, with the cutback line for said R.O.W. of S.H. 288, and with the line common to said 147.898 acre tract, and the herein described tract the following two (2) courses:

1. North 64 degrees 04 minutes 29 seconds West, a distance 71.21 feet to and angle point in in the herein described tract;
2. North 18 degrees 51 minutes 33 seconds West, a distance 25.23 feet to the southwest corner of a called 0.1148 acre tract (Pecan Ranch Development, LLC), and an angle point in the herein described tract;

THENCE, through and across said S.H. 288, said C.R. 48, and with the line of the herein described tract, North 85 degrees 05 minutes 09 seconds West a distance of 186.60 feet to a point on the easterly line of said residue of a called 41.889 acre tract, the westerly ROW of said SH 288, and an angle point in in the herein described tract;

THENCE, with line common to said westerly R.O.W. of S.H. 288, said residue of a called 41.889 acre tract, and with the line of the herein described tract the following five (5) courses:

1. South 72 degrees 02 minutes 59 seconds West, a distance 51.65 feet to the beginning of a non-tangent curve to the left;
2. 720.02 feet with the arc of said curve to the left, having a radius of 458.37 feet, a central angle of 90 degrees 00 minutes 04 seconds and a chord that bears South 26 degrees 02 minutes 11 seconds West, a distance of 648.24 feet to an angle point in the herein described tract;
3. South 18 degrees 57 minutes 50 seconds East, a distance of 311.37 feet to the beginning of a curve to the right;
4. 817.33 feet with the arc of said curve to the right, having a radius of 1,273.24 feet, a central angle of 36 degrees 46 minutes 48 seconds and a chord that bears South 00 degrees 41 minutes 09 seconds East, a distance of 803.37 feet to an angle point in the herein described tract;
5. South 17 degrees 49 minutes 48 seconds West, a distance of 520.91 feet to the **POINT OF BEGINNING** and containing 429.876 acres of land. **(434.876 ACRES SAVE & EXCEPT the following 5.000 acre tract.)**

SAVE & EXCEPT 5.000 ACRE TRACT

Being a tract of land containing 5.000 acres (217,806 square feet), located in the S.F. Austin Survey Abstract-24 in Brazoria County, Texas; Said 5.000 acre tract being a portion a called 147.898 acre tract recorded in the name of Pecan Ranch North, LLC, under Brazoria County Clerk's File (B.C.C.F.) No. 2021082041; said 5.000 acre tract being more particularly described by metes and bounds as follows (bearings based on the description of Brazoria County Municipal Utility District No. 64 as set forth in section 2 of H.B. No. 1946);

COMMENCING at the most southerly angle point in said 147.898 acre tract, also being an angle point in the westerly Right Of Way (R.O.W.) of State Highway (S.H.) 288;

THENCE, with the line common to said 147.898 acre tract, and said S.H. 288, North 70 degrees 55 minutes 31 seconds East, a distance of 49.46 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE, through and across said 147.898 acre tract, and with the line of the herein described tract, the following ten (10) courses;

1. North 18 degrees 51 minutes 33 seconds West, a distance 194.65 feet to an angle point in the herein described tract;
2. North 69 degrees 17 minutes 17 seconds East, a distance 300.42 feet to an angle point in the herein described tract;
3. North 57 degrees 28 minutes 19 seconds East, a distance 147.87 feet to an angle point in the herein described tract;
4. North 03 degrees 41 minutes 59 seconds West, a distance 158.58 feet to an angle point in the herein described tract;
5. North 01 degrees 27 minutes 55 seconds West, a distance 39.08 feet to an angle point in the herein described tract;
6. North 01 degrees 11 minutes 04 seconds East, a distance 39.08 feet to an angle point in the herein described tract;
7. North 03 degrees 50 minutes 03 seconds East, a distance 39.08 feet to an angle point in the herein described tract;
8. North 06 degrees 29 minutes 02 seconds East, a distance 39.08 feet to an angle point in the herein described tract;
9. North 09 degrees 08 minutes 01 seconds East, a distance 24.08 feet to an angle point in the herein described tract;
10. South 69 degrees 47 minutes 46 seconds East, a distance 421.22 feet to a point on the easterly line of said 147.898 acre tract, and the westerly R.O.W. of said S.H. 288, and an angle point in the herein described tract;


THENCE, with the line common to said west R.O.W. of S.H. 288, said 147.898 acre tract, and the herein described tract the following three (3) courses:

1. South 27 degrees 37 minutes 34 seconds West, a distance 225.48 feet to beginning of a non-tangent curve to the right;
2. 548.33 feet along the arc of said curve to the right, having a radius of 1,095.92 feet, a central angle of 28 degrees 40 minutes 02 seconds and a chord that bears South 56 degrees 27 minutes 19 seconds West, a distance of 542.63 feet to an angle point in the herein described tract;

3. South 70 degrees 55 minutes 31 seconds West a distance 192.23 feet to the **POINT OF BEGINNING** and containing 5.000 acres of land.

GROSS ACREAGE: 434.876 ACRES
SAVE & EXCEPT: 5.000 ACRES
NET ACREAGE: 429.876 ACRES

An exhibit entitled "Brazoria County MUD-64 Boundary Map" has been prepared by Miller Survey and accompanies this description.



John Mark Otto
Registered Professional Land Surveyor
Texas Registration No. 6672



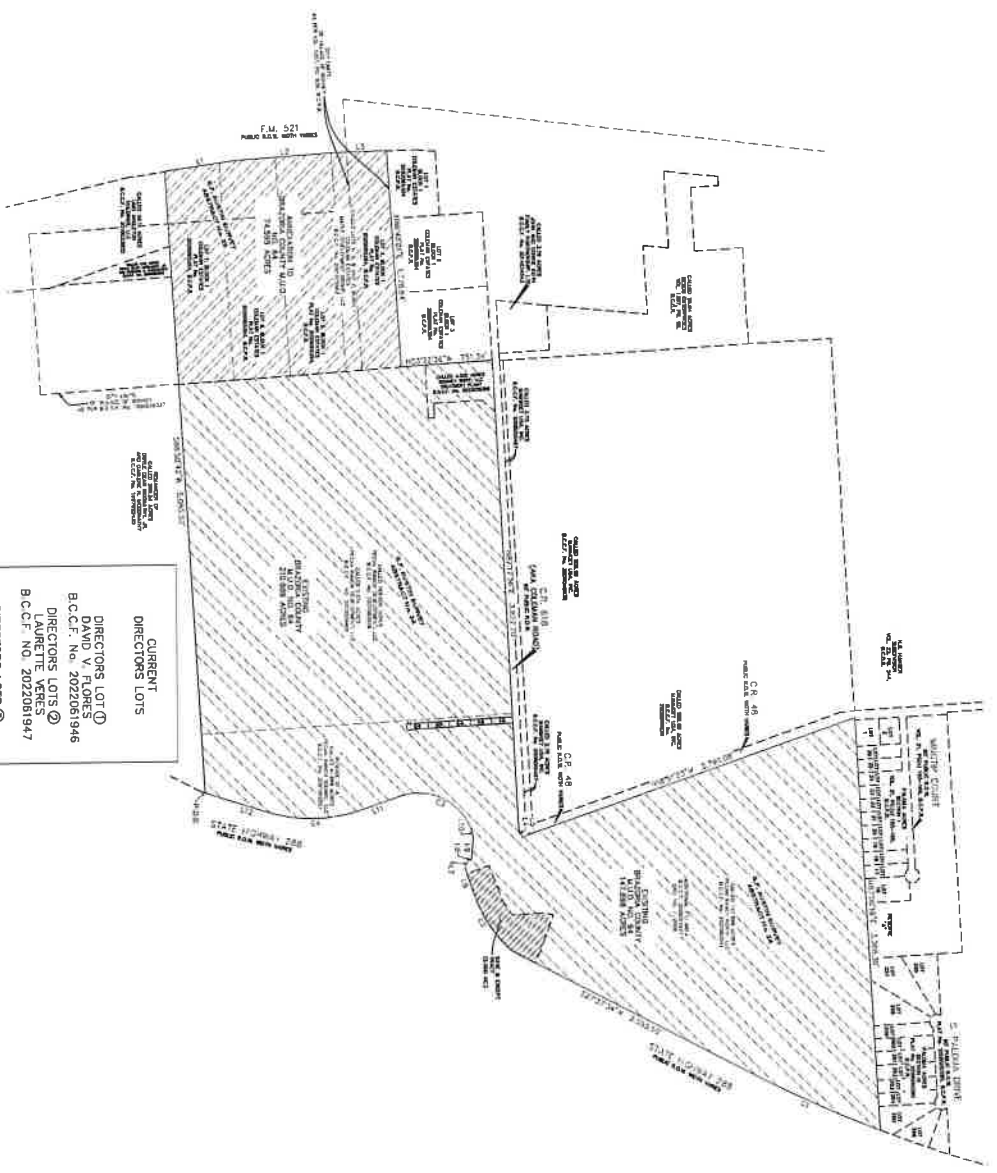
Miller Survey | DCCM
Texas Firm Registration No. 10047100
Phone: (713) 413-1900
Date: July 8, 2024
Dwg No. 4360-MUD 64 OVERALL BOUNDARY-R1.dwg

SYMBOLS

- - HATCH AREA
- - EXISTING ROAD
- - EXISTING DRIVE
- - EXISTING ALLEY
- - EXISTING CURB
- - EXISTING SIDEWALK
- - EXISTING UTILITY
- - EXISTING POLE
- - EXISTING SIGN
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- - EXISTING CABLE
- - EXISTING OPTICAL FIBER
- - EXISTING POWER
- - EXISTING GAS
- - EXISTING WATER
- - EXISTING SEWER
- - EXISTING SANITATION
- - EXISTING DRAINAGE
- - EXISTING IRRIGATION
- - EXISTING LANDSCAPE
- - EXISTING TREES
- - EXISTING SHRUBS
- - EXISTING GRASS
- - EXISTING SOIL
- - EXISTING ROCK
- - EXISTING SAND
- - EXISTING SILT
- - EXISTING CLAY
- - EXISTING GROUNDWATER
- - EXISTING SURFACE WATER
- - EXISTING SUBSURFACE WATER
- - EXISTING LANDSLIDE
- - EXISTING EROSION
- - EXISTING COLLAPSE
- - EXISTING FOUNDATION
- - EXISTING STRUCTURE
- - EXISTING EQUIPMENT
- - EXISTING MATERIAL
- - EXISTING FINISH
- - EXISTING COLOR
- - EXISTING PATTERN
- - EXISTING DESIGN
- - EXISTING STYLE
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- - EXISTING CLASS
- - EXISTING CATEGORY
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- - EXISTING ITEM
- - EXISTING COMPONENT
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- - EXISTING DETAIL
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- - EXISTING APPEAL
- - EXISTING REVERSAL
- - EXISTING CONFIRMATION
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- - EXISTING RECTIFICATION
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- - EXISTING RELEASE
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- - EXISTING FORTHWAIVING
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LEGEND

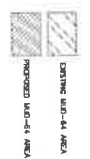
- - HATCH AREA
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- - EXISTING EXHAUSTION
- - EXISTING SURRENDER
- - EXISTING WAIVER
- - EXISTING RELEASE
- - EXISTING FORFEITURE
- - EXISTING FORTHWAIVING



- DIRECTORS LOTS
- DIRECTOR'S LOT ①
 - DAVID V. RAMOSTAL
 - B.C.C.F. NO. 2022081946
- DIRECTORS LOTS ②
- DAVID V. RAMOSTAL
 - B.C.C.F. NO. 2022081947
- DIRECTORS LOTS ③
- ZACHARY COLEMAN
 - B.C.C.F. NO. 2022081948
- DIRECTORS LOT ④
- KEVIN POPE
 - B.C.C.F. NO. 2022081949
- DIRECTORS LOT ⑤
- KYLE RAMOSTAL
 - B.C.C.F. NO. 2022081950

- NOTES:
1. THIS SURVEY WAS PERFORMED UNDER THE BEST AVAILABLE FIELD CONDITIONS. THE SURVEYOR HAS NOT CONDUCTED ANY OTHER SURVEYS OF THIS AREA. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY ENGINEER'S OFFICE AND HAS FOUND NO RECORDS OF ANY OTHER SURVEYS OF THIS AREA. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE COUNTY ENGINEER'S OFFICE AND HAS FOUND NO RECORDS OF ANY OTHER SURVEYS OF THIS AREA. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE COUNTY ENGINEER'S OFFICE AND HAS FOUND NO RECORDS OF ANY OTHER SURVEYS OF THIS AREA.
 2. ALL BOUNDARY SURVEYS ARE BASED UPON THE CORNER OF BRAZORIA COUNTY COURTHOUSE, UTILITY CENTER NO. 54, AS SET FORTH IN SECTION 2 OF T.14S. R.14E. S.14W.
 3. A PARTY AND OWNER ASSUMES RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY. THE SURVEYOR HAS NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE SURVEY.

| Lot Area | |
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| 99 | 99.00 |
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HILLER SURVEY
Dallas Survey | Surveying & Mapping
4234 Forest Dr. Suite 100
Dallas, TX 75244
(214) 343-1111 | hillersurvey.com

DCCM
DALLAS COUNTY COUNTY ENGINEER
300 NORTH TEXAS STREET, SUITE 100
DALLAS, TEXAS 75201
PH: 214.241.2200 | FAX: 214.241.2201

PROJECT: BRZ-2022-081946-64
DATE: 10/23/2022
DRAWN: J. MILLER
CHECKED: J. MILLER
SCALE: AS SHOWN

BRAZORIA COUNTY MUD-64
BOUNDARY MAP
429.876 ACRES
(434.876 ACRES OVERALL
SAVE & EXCEPT 5.000 ACRES)

LOCATED IN: TEXAS
BRAZORIA COUNTY

EXHIBIT B

County: Brazoria
Project: Pecan Ranch North – Village of Bonney City Limits
M & B: 251018
Job Number: 4360.02-PL

FIELD NOTES FOR A 5.328 ACRE TRACT

Being a tract of land containing 5.328 acres (232,072 square feet), located in the S.F. Austin Survey Abstract-24 in Brazoria County, Texas; Said 5.328 acre tract being a portion of County Road (C.R.) 48 (as presently laid out and maintained); said 5.328 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD83), as per GPS observations.):

BEGINNING at a 5/8-inch iron rod with cap stamped ‘Miller Survey’ found at the northeast corner of the residue of a called 41.889 acre tract recorded in the name of Pecan Ranch Square, LLC, under Brazoria County Clerk’s File (B.C.C.F.) No. 2021082027, being the intersection of west R.O.W. line of C.R. 48 with the south R.O.W. line of C.R. 618, said point being referenced by a 3/4-inch iron rod found at the northwest corner of a called 4.300 acre tract recorded in the name of Bonney WWTP, LLC, under B.C.C.F. No. 2022058386, which bears South 87 degrees 19 minutes 18 seconds West, a distance of 3,828.57 feet;

THENCE, through and across said C.R. 618, and with the line common to said westerly R.O.W. of C.R. 48, a called 3.75 acre tract recorded in the name of Mammoet USA, Inc., under B.C.C.F. No. 2008055487, a called 209.99 acre tract recorded in the name of Mammoet USA, Inc., under B.C.C.F. No. 2008045032, and the herein described tract the following three (3) courses:

1. North 23 degrees 19 minutes 47 seconds West, a distance 64.98 feet to and angle point in in the herein described tract;
2. North 19 degrees 02 minutes 48 seconds West, a distance 2,733.39 feet to an angle point in the herein described tract;
3. North 07 degrees 05 minutes 15 seconds West, a distance 114.41 feet to the south line of Lot 4, N.S. Hansen Subdivision, as recorded in Vol. 23, Pg. 544, Brazoria County Deed Records (B.C.D.R.), and an angle point in the herein described tract;

THENCE, with said south line of Lot 4, N.S. Hansen Subdivision, and through and across said C.R. 48, and with the line of herein described tract North 87 degrees 02 minutes 50 seconds East, a distance of 59.50 feet to the northwest corner of a called 147.898 acre tract recorded in the name of Pecan Ranch North, LLC, under B.C.C.F. No. 2021082041, being on the easterly R.O.W. of C.R. 48, and an angle point in the herein described tract;

THENCE, with the line common to said easterly R.O.W. of C.R. 48, said 147.898 acre tract, and the herein described tract the following two (2) courses:

1. South 18 degrees 51 minutes 37 seconds East, a distance 2,790.11 feet to an angle point in the herein described tract;
2. South 21 degrees 09 minutes 26 East, a distance 273.82 feet to a portion of the R.O.W. of State Highway (S.H.) 288, and an angle point in the herein described tract;

THENCE, with the line common to said R.O.W. of S.H. 288, said R.O.W. of C.R. 48, and the herein described tract, South 69 degrees 59 minutes 52 seconds West, a distance 70.72 feet to the intersection with said westerly R.O.W. of C.R. 48, a portion of the easterly line of said residue of a called 41.889 acre tract, and an angle point in the herein described tract;

THENCE, with the line common to said easterly R.O.W. of C.R. 48, said residue of a called 41.889 acre tract, and the herein described tract North 21 degrees 09 minutes 26 seconds West, a distance of 171.41 feet to the **POINT OF BEGINNING** and containing 5.328 acres (232,072 square feet) of land.

An Exhibit drawing of the herein described tract has been prepared by Miller Survey and accompanies this description.



John Mark Otto
Registered Professional Land Surveyor
Texas Registration No. 6672



Miller Survey | DCCM
Texas Firm Registration No. 10047100
Phone: (713) 413-1900
Date: January 15, 2025
Dwg No. 4360-EXH-20

LEGEND

H.C.C.F. = HARRIS COUNTY CLERK'S FILE
 H.C.M.R. = HARRIS COUNTY MAP RECORDS
 F.C. = FILM CODE
 FND = FOUND
 No. = NUMBER
 IR = IRON ROD
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 R.O.W. = RIGHT-OF-WAY
 S.F. = SQUARE FEET
 PG. = PAGE
 VOL. = VOLUME

● = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
 ○ = ANGLE POINT



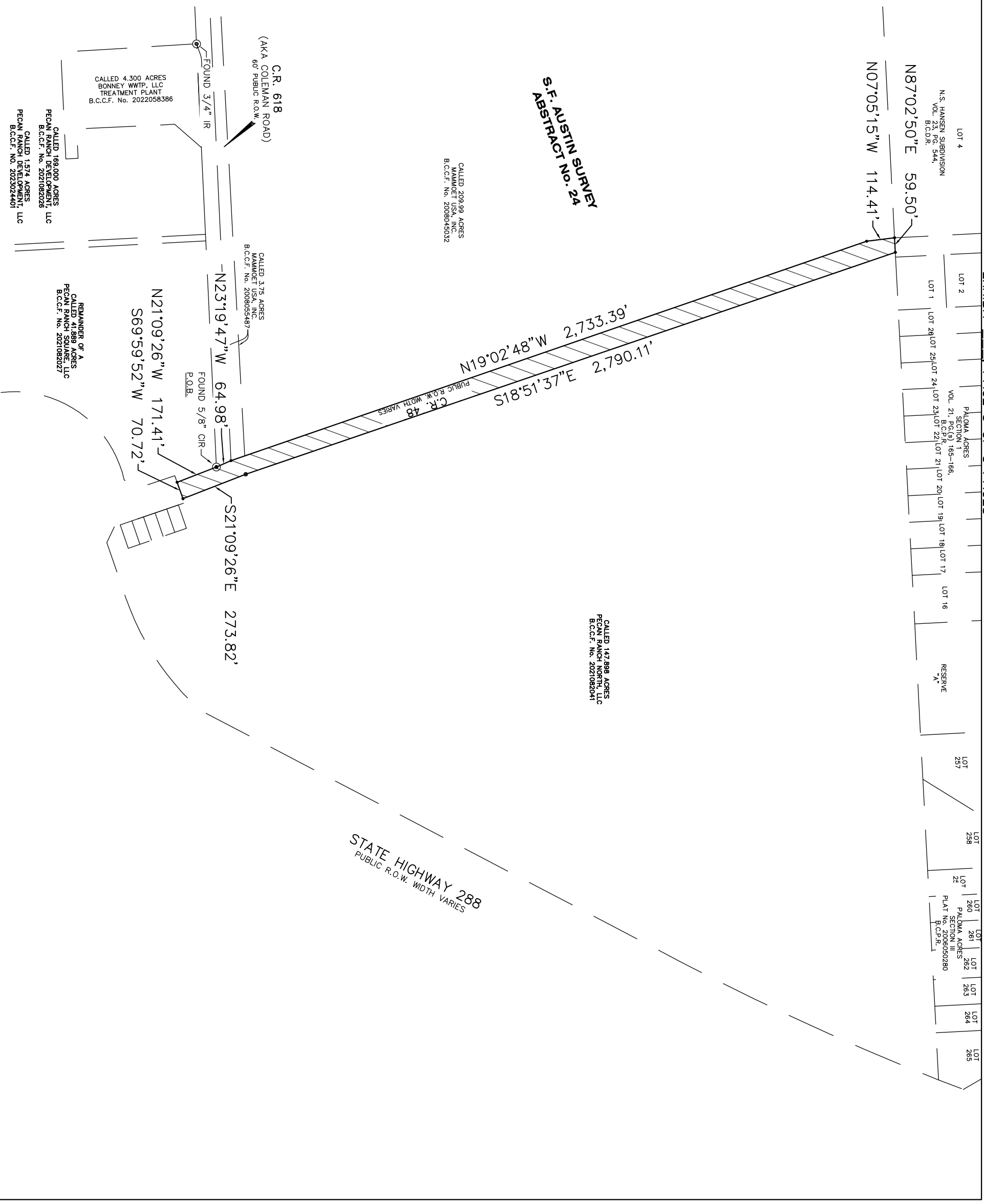
NOTES:
 1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS.
 2. A METES AND BOUNDS DESCRIPTION OF THE SUBJECT TRACT HAS BEEN PREPARED BY MILLER SURVEY GROUP AND ACCOMPANIES THIS EXHIBIT.

**VILLAGE OF BONNEY CITY
 LIMITS EXHIBIT**
 BEING A 5.328 ACRE TRACT LOCATED IN
 THE S.F. AUSTIN SURVEY, A-24 IN
 BRAZORIA COUNTY, TEXAS

MILLER SURVEY
 Miller Survey | Firm Reg. No. 10047100
 1760 W. Sam Houston Pkwy N.
 Houston, TX 77043
 713.413.1900 | millersurvey.com

BCCM

| | | | |
|--------------------------|---------------|------------------|-----------------|
| JOB No.: 4360.02-PL | SCALE: NTS | DATE: 01/15/2025 | FIELD BOOK: N/A |
| DWG. No.: 4360.02-EXH-20 | DRAWN BY: ZRC | CHK. BY: JMO | M&B No.: 251018 |



This annexation excludes the property already in the corporate limits of the Village of Bonney pursuant to Ordinance 6-2009, dated March 23, 2009, attached.

ORDINANCE NO. 6-2009

AN ORDINANCE OF THE VILLAGE OF BONNEY, TEXAS,
ANNEXING LAND INTO THE MUNICIPAL LIMITS OF THE
VILLAGE OF BONNEY; 3

WHEREAS, Section 43.028 of the Texas Local Government Code authorizes a municipality to annex sparsely occupied areas upon petition of landowners; and

WHEREAS, SH 288 AND 476 PARTNERS, LTD., owner of the 210.77 acre tract of land described by metes and bounds on the attached Exhibit "A" (the "Tract") has submitted a Petition for Annexation to the Village of Bonney (the "Village"); and

WHEREAS, the Tract is one-half mile or less in width, is contiguous to the Village and is vacant and without residents or on which fewer than three qualified voters reside; and

WHEREAS, the City Council of the Village desires to adopt Ordinance No. 6-2009 as set forth herein for the purpose annexing the Tract into the municipal limits of the Village of Bonney.

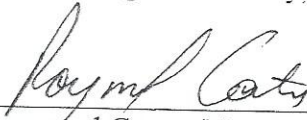
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE VILLAGE OF BONNEY, TEXAS:

Section 1. That all of the matters and facts set out in the preamble hereof are true and correct; and

Section 2. That the request of SH 288 AND 476 PARTNERS, LTD to annex the Tract into the municipal limits of the Village of Bonney is hereby approved and granted; and

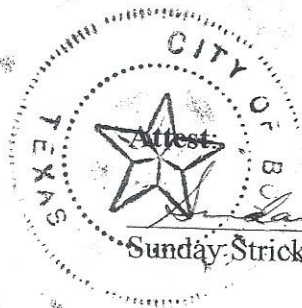
Section 3. This Ordinance shall become effective upon its passage and it is hereby declared that the Tract shall be within the municipal limits of the Village of Bonney.

Duly Resolved by the City Council of the Village of Bonney, Texas on the 23rd day of March, 2009.


Raymond Cantu, Mayor

After Recording, Return To: JEC

COATS | ROSE
A Professional Corporation
Attorneys at Law
3 Greenway Plaza
Suite 2000
Houston, Texas 77046



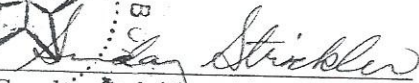

Sunday Strickler, City Secretary

EXHIBIT "A"

BEGINNING at a 1/2 inch iron rod set for the Southwest corner of the herein described tract; the Southwest corner of the Stephen F. Austin League, Abstract 24, the Southeast corner of the Melvin D. Coleman tract described in Volume 1697, Page 696, Deed Records, the Southeast corner of the Stephen F. Austin League, Abstract 25, said point being in the North line of a 209.54 acre tract described in a deed to Doyle McConathy, Jr. recorded in Clerk's File 97-022435, and the North line of the Joshua Abbott League, Abstract 144;

THENCE North 03 deg. 37 min. 32 sec. West, along the common line of Abstract 24 and Abstract 25, being the West line of said 209.194 acre tract and the East line of the Coleman tract, a distance of 2576.00 feet to a concrete monument found for the Northwest corner of the herein described tract in the South right-of-way line of County Road 618 (60.0 feet wide);

THENCE North 87 deg. 18 min. 23 sec. East, along the South right-of-way line of County Road 618, a distance of 3827.69 feet to a 1/2 inch iron rod set for the Northeast corner of the herein described tract in the West right-of-way line of County Road 48;

THENCE South 21 deg. 02 min. 56 sec. East, along the West right-of-way line of County Road 48, a distance of 172.26 feet to a concrete monument found for corner at the extreme North corner of a tract described as Parcel 166 in a deed to the State of Texas for the right-of-way of State Highway No. 288 recorded in Volume 1133, Page 85. Deed Records;

THENCE South 70 deg. 39 min. 19 sec. West with the line of Parcel 166, a distance of 27.31 feet to a concrete monument found for corner;

THENCE South 18 deg. 28 min. 39 sec. East with the line of Parcel 166, a distance of 149.88 feet to a concrete monument found at a cut-back corner in said right-of-way;

THENCE South 25 deg. 13 min. 03 sec. West with the line of Parcel 166 and said cut-back, a distance of 70.30 feet to a concrete monument found;

THENCE South 72 deg. 03 min. 26 sec. West with the line of Parcel 166 being the Westerly right-of-way line of State Highway No. 288, a distance of 51.65 feet to a 1/2 inch iron rod set at the P.C. of a curve to the left;

THENCE with the line of Parcel 166, being the Westerly right-of-way line of State Highway No. 288, following said curve to the left having a Radius of 458.37 feet, Central Angle of 90 deg. 00 min. 02 sec., Chord Bearing and Distance of South 26 deg. 02 min. 38 sec. West - 648.24 feet, for an arc distance of 720.01 feet to a concrete monument found at the P. T. of said curve;

THENCE South 18 deg. 57 min. 23 sec. East with the line of Parcel 166 being the Westerly right-of-way line of State Highway No. 288, a distance of 311.37 feet to a concrete monument found at the P.C. of a curve to the right;

THENCE with the line of Parcel 166, being the Westerly right-of-way line of State Highway No. 288, following said curve to the right having a Radius of 1273.24 feet, Central Angle of 36 deg. 46 min. 50 sec., Chord Bearing and Distance of South 00 deg. 40 min. 40 sec. East – 803.38 feet, for an arc distance of 817.34 feet to a concrete monument found at the P. T. of said curve;

THENCE South 17 deg. 50 min. 15 sec. West with the line of Parcel 166, being the westerly right-of-way line of State Highway No. 288, a distance of 520.91 feet to a 3/4 inch iron pipe found for the Southeast corner of the herein described tract at the Southeast corner of said 209.194 acre tract, the Southwest corner of Parcel 166, and the Northeast corner of the aforementioned McConathy tract, said point being in the common line of Abstract 24 and Abstract 144;

THENCE South 86 deg. 51 min. 11 sec. West, along the common line of said Surveys being the South line of said 209.194 acre tract and the North line of the McConathy tract, a distance of 3336.59 feet to the PLACE OF BEGINNING and containing 210.77 acres of land.

Doc# 2009012430
Pages 3
03/25/2009 10:52AM
Official Public Records of
BRAZORIA COUNTY
JOYCE HUDMAN
COUNTY CLERK
Fees \$24.00

