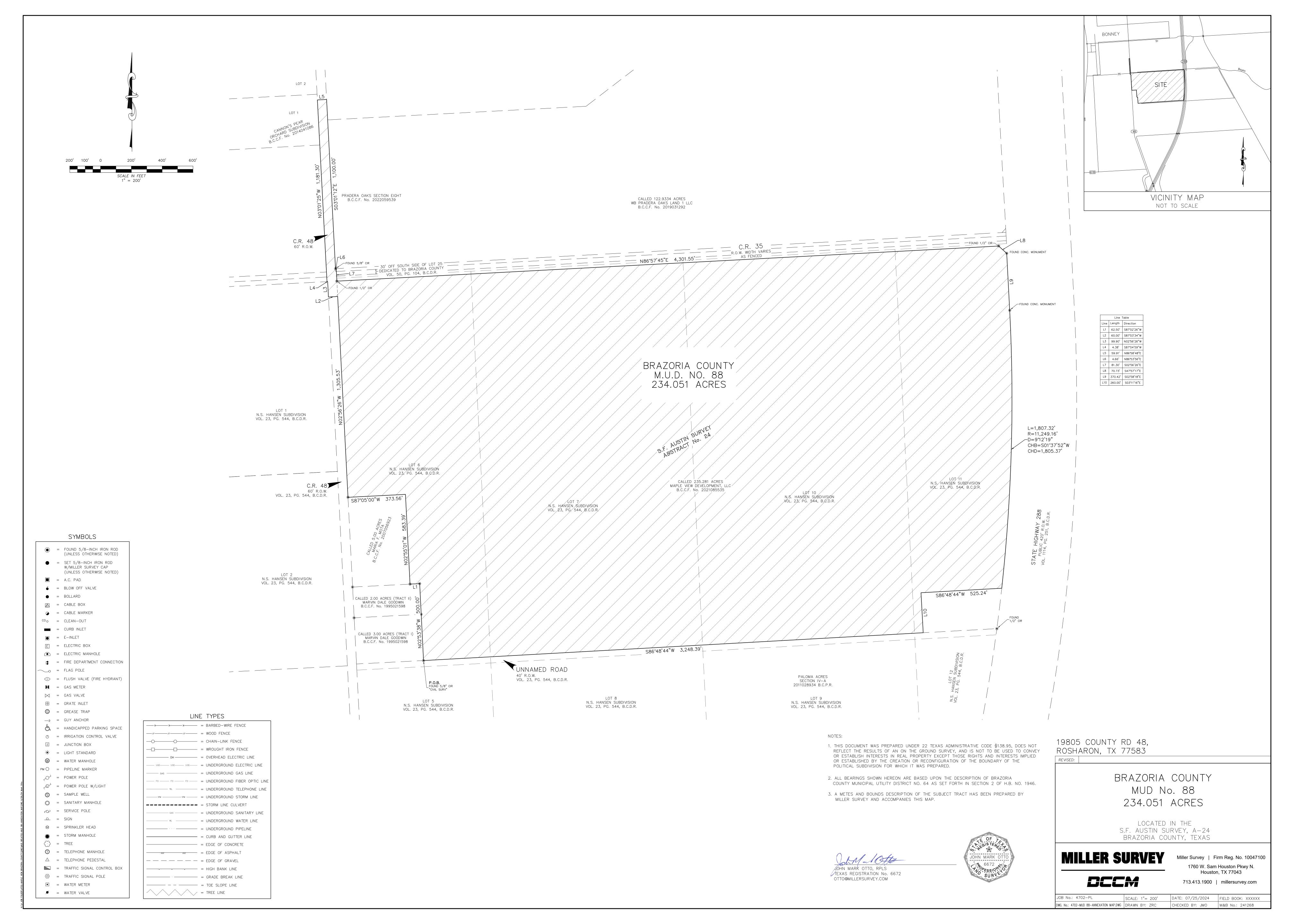
### VILLAGE OF BONNEY NOTICE OF PUBLIC HEARINGS ON ANNEXATION IN MUNICIPAL UTILITY DISTRICT NO. 88 AND CERTAIN ROAD RIGHTS OF WAY (For Posting)

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. **88** 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 MUNICIPAL UTILITY DISTRICT NO. 88 -

#### MAPS AND DESCRIPTIONS



#### EXHIBIT PAGE 1 OF 4 PAGES

County: Brazoria

Project: Brazoria County MUD-88

M.S.G.: 241268 Job Number: 4702-MUD

#### FIELD NOTES FOR A 234.051 ACRE TRACT

Being a tract of land containing 234.051 acres (10,195,247 square feet), located in the S.F. Austin Survey, Abstract Number (No.) 24, and the W.D.C. Hall Survey, Abstract No. 69, in Brazoria County, Texas; said 234.051 acre tract being all of a called 235.281 acre tract recorded in the name of Maple View Development, LLC, under Brazoria County Clerks File (B.C.C.F.) No. 2021085535, and a portion of County Road (C.R.) 48 (as presently laid out and maintained); said 234.051 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 found with cap stamped "Civil Surv" found on the north Right-Of-Way (R.O.W.) line of an Unnamed Road (40-feet wide per Vol. 23, Pg. 544, Brazoria County Deed Records (B.C.D.R.)), at the southeast corner of a called 3.00 acre tract (Tract I) recorded in the name of Marvin Dale Goodwin under B.C.C.F. No. 1995021598, and the most southerly southwest corner of said 235.281 acre tract;

**THENCE,** with the line common to said 3.00 acre tract (Tract I), a called 2.00 acre tract (Tract II) recorded in the name of Marvin Dale Goodwin under B.C.C.F. No. 1995021598, a called 5.00 acre tract recorded in the name of Maria F. Mota, under B.C.C.F. No. 2007056923, and a portion of the west line of said 235.281 acre tract, and with the line of the herein described tract, the following four (4) courses:

- 1. North 02 degrees 53 minutes 38 seconds West, a distance of 500.00 feet to the northeast corner of said 2.00 acre tract (Tract II), and an angle point in the herein described tract;
- 2. South 87 degrees 02 minutes 26 seconds West, a distance of 62.50 feet to the southeast corner of said 5.00 acre tract, and an angle point in the herein described tract;
- 3. North 02 degrees 55 minutes 01 seconds West, a distance of 583.39 feet to the northeast corner of said 5.00 acre tract, and an angle point in the herein described tract;
- 4. South 87 degrees 05 minutes 00 seconds West, a distance of 373.56 feet to the northwest corner of said 5.00 acre tract, the east R.O.W. of said C.R. 48, the most westerly southwest corner of said 235.281 acre tract, and an angle point in the herein described tract;

**THENCE**, with line common to said east R.O.W. of C.R. 48, said 235.281 acre tract, and the herein described tract, North 02 degrees 56 minutes 26 seconds West, a distance of 1,305.53 feet to 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, South 87 degrees 03 minutes 34 seconds West, a distance of 60.00 feet to the west R.O.W. of C.R. 48, the east line of Lot 1, N.S. Hansen Subdivision, as recorded in Vol. 23, Pg. 544, B.C.D.R., and an angle point in the herein described tract;

**THENCE**, with the line common to said Lot 1, N.S. Hansen Subdivision, said west R.O.W. of C.R. 48, a called 25.01 acre tract, recorded in the name of Stephen Anthony Judd and Tracy Elizabeth Judd, under B.C.C.F. No. 2001045320, the west line of Lot 1, Cannon's Pear Orchard Subdivision, recorded under B.C.C.F. No. 2014041086, and through and across C.R. 35 (as currently laid out and maintained), and with the line of the herein described tract, the following three (3) courses:

- 1. North 02 degrees 56 minutes 26 seconds West, a distance of 99.90 feet to and an angle point in the herein described tract;
- 2. North 07 degrees 04 minutes 48 seconds West, a distance of 63.05 feet to southeast corner of said 25.01 acre tract, and an angle point in the herein described tract;
- 3. North 03 degrees 01 minutes 10 seconds West, a distance of 1,118.42 feet to 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 86 degrees 58 minutes 48 seconds East, a distance of 59.91 feet to the east R.O.W. of C.R. 48, the east line of Pradera Oaks, Section Eight, as recorded under B.C.C.F. No. 2022059539, and an angle point in the herein described tract;

**THENCE**, with the line common to said east R.O.W. of C.R. 48, said Pradera Oaks, Section Eight, and through and across said C.R. 35 (as currently laid out and maintained), and with the line of the herein described tract, the following two (2) courses:

- 1. South 03 degrees 01 minutes 12 seconds East, a distance of 1,118.42 feet to the southwest corner of said Pradera Oaks, Section Eight, and an angle point in the herein described tract;
- 2. South 07 degrees 09 minutes 11 seconds East, a distance of 63.04 feet to a point on the south R.O.W. of said C.R. 35 (as currently laid out and maintained), the northwest corner of said 235.281 acre tract, and an angle point in the herein described tract;

**THENCE**, with the line common to said south R.O.W. of C.R. 35 (as currently laid out and maintained), said 235.281 acre tract, and with the line of the herein described tract, , North 86 degrees 57 minutes 45 seconds East, a distance of 4,301.55 feet to a cutback line in the west R.O.W. of State Highway (S.H.) 288, as recorded under Vol. 1114, Pg. 251, B.C.D.R., an angle point in said 235.281 acre tract, 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 235.281 acre tract, and with the line of the herein described tract, the following three (3) courses:

- 1. South 47 degrees 57 minutes 17 seconds East, a distance of 70.73 feet to angle point in the herein described tract;
- 2. South 02 degrees 58 minutes 18 seconds East, a distance of 370.42 feet to the beginning of a curve to the right;
- 3. 1,807.32 feet along the arc of said curve to the right, having a radius of 11,249.16 feet, a central angle of 09 degrees 12 minutes 19 seconds, and a chord that bears South 01 degrees 37 minutes 52 seconds West, a distance of 1,805.37 feet to an angle point in the herein described tract;

**THENCE**, through and across said 235.281 acre tract, and with the line of the herein described tract, the following two (2) courses:

- 1. South 86 degrees 48 minutes 44 seconds West, a distance of 525.24 feet to angle point in the herein described tract;
- 2. South 03 degrees 11 minutes 16 seconds East, a distance of 260.00 feet to said north R.O.W. line of an Unnamed Road, south line of said 235.281 acre tract, and angle point in the herein described tract;

**THENCE**, with the line common to the north R.O.W. line of said Unnamed Road, and said 235.281 acre tract, and with the line of the herein described tract, South 86 degrees 48 minutes 44 seconds West, a distance of 3,248.39 feet to the **POINT OF BEGINNING**, and containing 234.051 acres of land.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

A District Boundary Map of 'Brazoria County Municipal Utility District 88' has been prepared by Miller Survey in conjunction with and accompanies this description.

John Mark Otto

Registered Professional Land Surveyor Texas Registration No. 6672



#### Miller Survey | DCCM

Texas Firm Registration No. 10047100

PH: (713) 413-1900 Date: July 25, 2024

DWG No. 4702-MUD 88-ANNEXATION MAP.DWG

#### EXHIBIT PAGE 1 OF 3 PAGES

County: Brazoria

Project: Maple View (Sensonte) – Village of Bonney City Limits

M.S.G.: 251016 Job Number: 4702.01-PL

#### FIELD NOTES FOR A 8.291 ACRE TRACT

Being a tract of land containing 8.291 acres (361,144 square feet), located in the S.F. Austin Survey, Abstract Number (No.) 24, and the W.D.C. Hall Survey, Abstract No. 69, in Brazoria County, Texas; said 8.291 acre tract being a portion of County Road (C.R.) 35 (as currently laid out and maintained); said 8.291 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 the northwest corner of a called 235.281 acre tract recorded in the name of Maple View Development, LLC, under Brazoria County Clerks File (B.C.C.F.) No. 2021085535, and being on the apparent south Right Of Way (R.O.W.) of said C.R. 35, from which a 1/2-inch iron rod found at the most westerly southwest corner of said 235.281 acre tract bears South 02 degrees 56 minutes 26 seconds East, a distance of 1,405.53 feet;

**THENCE**, through and across said R.O.W. of C.R. 35, and with the line of the herein described tract, North 02 degrees 56 minutes 26 seconds West, a distance of 81.30 feet to the apparent north R.O.W. of said C.R. 35, the south line of Pradera Oaks Section Eight, as recorded under B.C.C.F. No. 2022059539, and an angle point in the herein described tract;

THENCE, with the line common to the apparent north R.O.W. of said C.R. 35, said Pradera Oaks Section Eight, a tract of land recorded in the name of Pradera Oaks Homeowners Association, Pradera Oaks Section Five, as recorded under B.C.C.F. No. 2022059519, Pradera Oaks Section Four, as recorded under B.C.C.F. No. 2022059516, Pradera Oaks Section Three, as recorded under B.C.C.F. No. 2022025432, Pradera Oaks Section Two, as recorded under B.C.C.F. No. 2022025430, Brazoria County M.U.D. #44 Director's Lots 1-5, as recorded under B.C.C.F. Nos. 2006051262 through 2006051266, Pradera Oaks Section One A and a Partial Replat of Pradera Oaks Section Zero, as recorded under B.C.C.F. No. 2021062588, and with the line of the herein described tract, North 86 degrees 53 minutes 56 seconds East, a distance of 4,327.98 feet to the southwest end of a cutback line in the west R.O.W. of State Highway (S.H.) 288, as recorded under Vol. 1114, Pg. 251, Brazoria County Deed Record (B.C.D.R.), and an angle point in the herein described tract;

**THENCE,** through and across said R.O.W. of C.R. 35, with said west R.O.W. of S.H. 288, and with the line of the herein described tract, South 14 degrees 06 minutes 18 seconds West, a distance of 90.12 feet to said apparent south R.O.W. of C.R. 35, to the northwest end of a cutback line in said west R.O.W. of S.H. 288, being the most northerly northwest corner of said 235.281 acre tract, and an angle point in the herein described tract;

#### EXHIBIT \_\_\_ PAGE 2 OF 3 PAGES

**THENCE**, with the line common to said apparent south R.O.W. of C.R. 35, said 235.281 acre tract, and with the line of the herein described tract, South 86 degrees 57 minutes 45 seconds West, a distance of 4,301.55 feet to the **POINT OF BEGINNING**, and containing 8.291 acres (361,144 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

PH: (713) 413-1900 Date: January 15, 2025 DWG No. 4702-EXH5

DWG. No.: 4702-EXH-5 JOB No.: 4702-PL 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 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. BEING A 8.291 ACRE TRACT LOCATED IN THE S.F. AUSTIN SURVEY, A-24 AND W.D.C.
HALL SURVEY, A-69 IN
BRAZORIA COUNTY, TEXAS VILLAGE OF LIMITS EXHIBIT DRAWN BY: ZRC SCALE: NTS LEGEND BONNEY CHK. BY: JMO DATE: 01/15/2025 Miller Survey | Firm Reg. No. 10047100 713.413.1900 | millersurvey.com 1760 W. Sam Houston Pkwy N. Houston, TX 77043 CITY M&B No.: 251016 FIELD BOOK: N/A CALLED 25.01 ACRES
STEVEN ANTHONY JUDD AND
TRACY ELIZABETH JUDD
B.C.C.F. No. 2001045320 C.R. 48 60' R.O.W. VOL 23, PG. 544, B.C.D.R. LOT ZUBDINSON LOT ZUBDINSON N.S. HANSEN AA., B.C.D.R. N.OL. 23. SAA., B.C.D.R. S02\*56'26"E 1,405.53' Record of the state of the stat CALLED 5.00 ACRES MARIA F. MOTA B.C.C.F. No. 2007056923 —FOUND 1/2" IR CALLED 235.281 ACRES
MAPLE VIEW DEVELOPMENT, LLC
B.C.C.F. No. 2021085535 SOUTH SIDE OF LOT 25/ ED TO BRAZORIA COUNTY/ 50, PG. 104, B.C.D.R. PRADERA OAKS SECTION FIVE B.C.C.F. No. 2022059519 M. D.C. HALL NO. 69 CALLED 235.281 ACRES
MAPLE VIEW DEVELOPMENT, LLC
B.C.C.F. No. 2021085535 S.F. AUSTIN SURVEY NS. HANSEN B.C.D.R. S86.57,45,W 4,301.55 PRADERA OAKS SECTION THREE B.C.C.F. No. 2022025432 N86\*53'56"E NS HAVER AY B'CO'S. Line 2  $\Box$ Length 90.12 27.98 1.30 Line Table CALLED 235.281 ACRES WAPLE VIEW DEVELOPMENT, LLC B.C.C.F. No. 2021085535 Direction N02.56,26,W S14°06'18"W RADERA OAKS SECTION ONE AND PARTIAL REPLAT OF RADERA OAKS SECTION ZERO B.C.C.F. No. 2021062588 <u>-</u>2 STATE HIGHWAY 288

PUBLIC 420' R.O.W.

VOL. 1114, PG. 251, B.C.D.R.

#### EXHIBIT PAGE 1 OF 3 PAGES

County: Brazoria

Project: Maple View (Sensonte) – Village of Bonney City Limits

M.S.G.: 251015 Job Number: 4702.01-PL

#### FIELD NOTES FOR A 3.569 ACRE TRACT

Being a tract of land containing 3.569 acres (155,452 square feet), located in the S.F. Austin Survey, Abstract Number (No.) 24, and the W.D.C. Hall Survey, Abstract No. 69, in Brazoria County, Texas; said 3.569 acre tract being a portion of County Road (C.R.) 48 (as presently laid out and maintained); said 3.569 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 the most westerly southwest corner of a called 235.281 acre tract recorded in the name of Maple View Development, LLC, under Brazoria County Clerks File (B.C.C.F.) No. 2021085535, and the northwest corner of a called 5.00 acre tract recorded in the name of Maria F. Mota, under B.C.C.F. No. 2007056923, and being on the east R.O.W. of said C.R. 48, from which a 1/2-inch iron rod with cap stamped 'RPLS 9371' found at the northeast corner of said 5.00 acre tract bears North 87 degrees 05 minutes 00 seconds East, a distance of 373.56 feet;

**THENCE**, through and across said R.O.W. of C.R. 48, and with the line of the herein described tract, South 87 degrees 05 minutes 00 seconds West, a distance of 60.00 feet to the west R.O.W. of said C.R. 48, the east line of Lot 2, 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 the line common to said Lot 2, N.S. Hansen Subdivision, Lot 1, said N.S. Hansen Subdivision, said west R.O.W. of C.R. 48, a called 25.01 acre tract, recorded in the name of Stephen Anthony Judd and Tracy Elizabeth Judd, under B.C.C.F. No. 2001045320, the west line of Lot 1, Cannon's Pear Orchard Subdivision, recorded under B.C.C.F. No. 2014041086, and through and across C.R. 35 (as currently laid out and maintained), and with the line of the herein described tract, the following three (3) courses:

- 1. North 02 degrees 56 minutes 26 seconds West, a distance of 1,405.40 feet to and an angle point in the herein described tract;
- 2. North 87 degrees 04 minutes 59 seconds West, a distance of 4.38 feet to an angle point in the herein described tract;
- 3. North 03 degrees 01 minutes 25 seconds West, a distance of 1,181.30 feet to 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 86 degrees 58 minutes 48 seconds East, a distance of 59.91 feet to

said east R.O.W. of C.R. 48, the east line of Pradera Oaks, Section Eight, as recorded under B.C.C.F. No. 2022059539, and an angle point in the herein described tract;

**THENCE**, with the line common to said east R.O.W. of C.R. 48, said Pradera Oaks, Section Eight, and through and across said C.R. 35 (as currently laid out and maintained), and with the line of the herein described tract, the following three (3) courses:

- 1. South 03 degrees 01 minutes 21 seconds East, a distance of 1,100.00 feet to the southwest corner of said Pradera Oaks, Section Eight, and an angle point in the herein described tract;
- 2. North 86 degrees 53 minutes 53 seconds East, a distance of 4.61 feet to an angle point in the herein described tract;
- 3. South 02 degrees 56 minutes 26 seconds East, a distance of 1,486.83 feet to the **POINT OF BEGINNING**, and containing 3.569 (155,452 square feet) acres 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

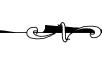
PH: (713) 413-1900 Date: January 15, 2025 DWG No. 4702-EXH4

LEGEND

H.C.C.F. = HARRIS COUNTY MAP RECORDS
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PG. = PAGE
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OHERWISE NOTED)

■ ANGLE POINT



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 LIMITS EXHIBIT BONNEY CITY

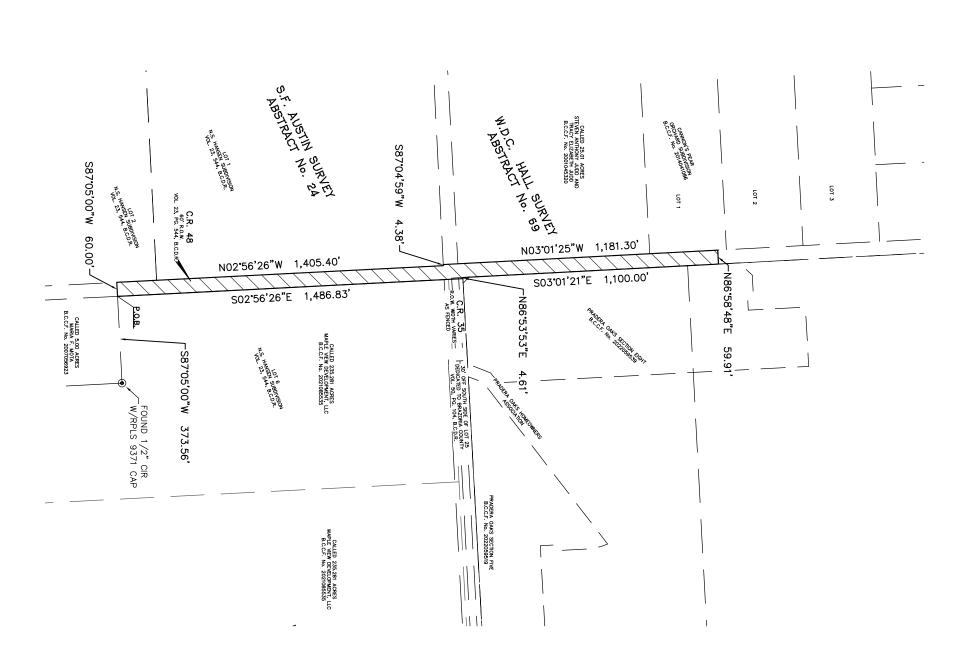
BEING A 3.569 ACRE TRACT LOCATED IN THE S.F. AUSTIN SURVEY, A-24 AND W.D.C.
HALL SURVEY, A-69 IN
BRAZORIA COUNTY, TEXAS

# 

DWG. No.: 4702-EXH-4 JOB No.: 47.02-PL

Miller Survey | Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043

DRAWN BY: ZRC SCALE: NTS CHK. BY: JMO DATE: 01/15/2025 713.413.1900 | millersurvey.com M&B No.: 251015 FIELD BOOK: N/A



This annexation also includes the entire width of the portion of the right way of an unnamed county road described in Volume 23 Page 544 of the Brazoria County Deed Records that adjoins the south boundary of Brazoria County Municipal Utility District No. 88.