

ORDINANCE NO. 4-2025

AN ORDINANCE OF THE VILLAGE OF BONNEY, TEXAS, CONTAINING FINDINGS OF FACT; **ANNEXING CERTAIN PROPERTY IN AND ADJOINING BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 64**, AS MORE FULLY DESCRIBED HEREIN; ADOPTING A MUNICIPAL SERVICES PLAN; AND PROVIDING A SEVERANCE CLAUSE AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF BONNEY, TEXAS, DULY ASSEMBLED:

1. The Board of Aldermen of the Village of Bonney, Texas (“the Village”) hereby finds that all statements in any part of this ordinance are true.
2. This annexation of land is authorized by Subchapter 43(C-1) and Sections 43.1055 and 43.106 of the Texas Local Government Code and all other applicable law.
3. This entire ordinance is in the public interest.
4. This ordinance does not cause any area to be completely surrounded by the Village without annexing the surrounded area.
5. The procedures and requirements of the Texas Local Government Code and any other applicable law have been duly followed and satisfied concerning this annexation.
6. The Village of Bonney has adopted and enacted and hereby adopts and enacts the **Municipal Services Plan** attached hereto as **Exhibit “A”** and incorporated herein in full.
7. The property (herein called “**the Annexation Area**”) described on **Exhibit “B,”** which is attached hereto and incorporated herein in full, is hereby annexed into the Village of Bonney, Texas, and the boundary limits of the Village of Bonney are hereby extended to include the Annexation Area within the territorial limits of the Village of Bonney. The inhabitants of the Annexation Area shall hereafter be entitled to all the rights and privileges of citizens of the Village of Bonney, subject to all applicable law, and shall be bound by the acts, ordinances, resolutions, and regulations of this Village.
8. The Village Secretary is hereby directed to file certified copies of this ordinance with the Brazoria County Clerk and the Texas Comptroller of Public Accounts.
9. If any portion of this ordinance, of whatever size, is ever held to be invalid for any reason, the remainder of this ordinance shall remain in full force and effect. Without limiting the generality of the foregoing, if this annexation is ever held invalid as to any portion, of whatever size, of the territory described on **Exhibit “B”** hereto, then this annexation shall remain valid as to the remainder of that territory.

10. This ordinance shall be effective immediately upon its passage and approval.

READ, PASSED, AND APPROVED on MARCH 18, 2025.

VILLAGE OF BONNEY, TEXAS

By: *Raymond Cantu*
RAYMOND CANTU, MAYOR

ATTEST:

Hellen Perales
HELLEN PERALES, VILLAGE SECRETARY

Bonney/Ord Annexing in and Adjoining **MUD 64 Aldeana**



EXHIBIT "A"

MUNICIPAL SERVICES PLAN

**VILLAGE OF BONNEY
MUNICIPAL SERVICES PLAN**

Proposed Annexation in and Adjoining Brazoria County MUD 64

GENERAL

The Village of Bonney, Texas ("the Village") is annexing into the Village certain property (the "Annexation Area") in and adjoining Brazoria County Municipal Utility District No. 64 ("the MUD"). This Municipal Service Plan ("the Plan"), the ordinance ("the Annexation Ordinance") annexing the Annexation Area, and the descriptions and maps of the Annexation Area are all attached together.

The Village of Bonney will cause municipal services to be provided to the Annexation Area as provided herein.

SUBJECT TO CONTRACTS

The Village has various agreements with one or more developers and one or more municipal utility districts concerning the development of the Annexation Area, the provision of municipal services to the Annexation Area, and other matters intended to optimize the land use, tax base, and/or efficient and economical provision of services in the area. Those agreements include one or more Development Agreements, Utility Agreements, Strategic Partnership Agreements, Interlocal Agreements for Road Maintenance, and Transportation Improvement Agreements. This Municipal Services Plan is subject to all applicable terms of those agreements and any other agreements that may become applicable, and this Municipal Services Plan shall not waive or impair any of those terms.

FUTURE EXPANSION OF MUNICIPAL SERVICES

The Village reserves the right to choose whether to provide municipal services in the future that it does not provide now, subject to any applicable terms of the agreements described herein. Without limiting the generality of the foregoing, the statements herein that the Village "does not currently intend" to provide certain services shall not impair the Village's right to choose to do so in the future, subject to any applicable terms of the agreements described herein.

POLICE

The Village does not provide law enforcement services and has no law enforcement agency of its own. The Village is currently served by the Brazoria County Sheriff's Office and the Brazoria County Constable, Precinct 4. The Village has an agreement for the Developer to provide and/or fund law enforcement services to the Annexation Area. The Developer may assign that obligation to the MUD and be released from that obligation. The Village shall not be obligated to fund or provide those law enforcement services.

FIRE

The Village does not provide fire suppression services. The Village has no fire department of its own and does not currently intend to create one upon annexation. The Village is currently served by the Rosharon Volunteer Fire Department.

EMS

The Village does not provide emergency medical services. The Village has no emergency medical services department of its own and does not currently intend to create one upon annexation. The Village is currently served by Brazoria County Emergency Services District No. 3.

BUILDING INSPECTION and CODE ENFORCEMENT

The Bonney Building Official and Code Enforcement Officer will provide code enforcement services upon annexation. This includes issuing building, electrical, plumbing, and other permits and providing inspection services for any new construction and remodeling and enforcing all other applicable codes that regulate building construction within the Village.

ZONING, PLANNING, AND DEVELOPMENT

The Village's zoning ordinance and other development ordinances currently apply to the Annexation Area, pursuant to the agreements described above, as limited or modified by those agreements, and will continue to do so after the annexation.

ROADS AND STREETS

The Village does not provide street construction or maintenance, except to the extent provided by occasional interlocal agreements with Brazoria County. The Village has no street and road department of its own and does not currently intend to create one upon annexation. The Village has agreements with Maple Development Group LLC ("the Developer"), which is the developer of the Annexation Area, and with the MUD, generally providing for road construction and maintenance by the Developer and/or the MUD in the portion of the Annexation Area within the MUD. Those agreements also provide for certain degrees of road maintenance on former county roads adjoining the MUD.

STORM WATER MANAGEMENT

The Village does not provide storm water management services. The Village has no storm water management services department of its own and does not currently intend to create one upon annexation. The Village has agreements with the Developer and/or the MUD, generally providing

for construction and maintenance of storm management facilities by the Developer and/or the MUD in the Annexation Area.

STREET LIGHTING

Responsibility for street lighting will be allocated the same as for streets in the Annexation Area.

WATER UTILITY SERVICE

The Village does not provide water utility service. The Village has no water utility department of its own and does not currently intend to create one upon annexation. The Village has agreements with the Developer, the MUD, and/or other municipal utility districts generally providing for construction and maintenance of water utility service and facilities by those parties, other than the Village, in the Annexation Area.

WASTEWATER SERVICE

The Village does not provide wastewater service. The Village has no wastewater utility department of its own and does not currently intend to create one upon annexation. The Village has agreements with the Developer, the MUD, and/or other municipal utility districts, generally providing for construction and maintenance of wastewater utility services and facilities by those parties, other than the Village, in the Annexation Area.

SOLID WASTE COLLECTION SERVICES

The Village does not provide solid waste collection services. The Village has no solid waste collection department of its own and does currently intend to create one upon annexation.

PARKS, PLAYGROUNDS, AND SWIMMING POOLS

The Village has no parks and recreation department of its own and does not currently intend to create one upon annexation. The residents of the Annexation Area will have the same rights as all other residents of the Village to use any municipal parks, playgrounds, and swimming pools. Any parks, playgrounds, and swimming pools in the Annexation Area will be built and maintained by the Developer and/or the MUD.

EXHIBIT “B”

VILLAGE OF BONNEY ANNEXATION AREA IN AND ADJOINING BRAZORIA COUNTY MUD 64

MAPS AND DESCRIPTIONS

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 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.

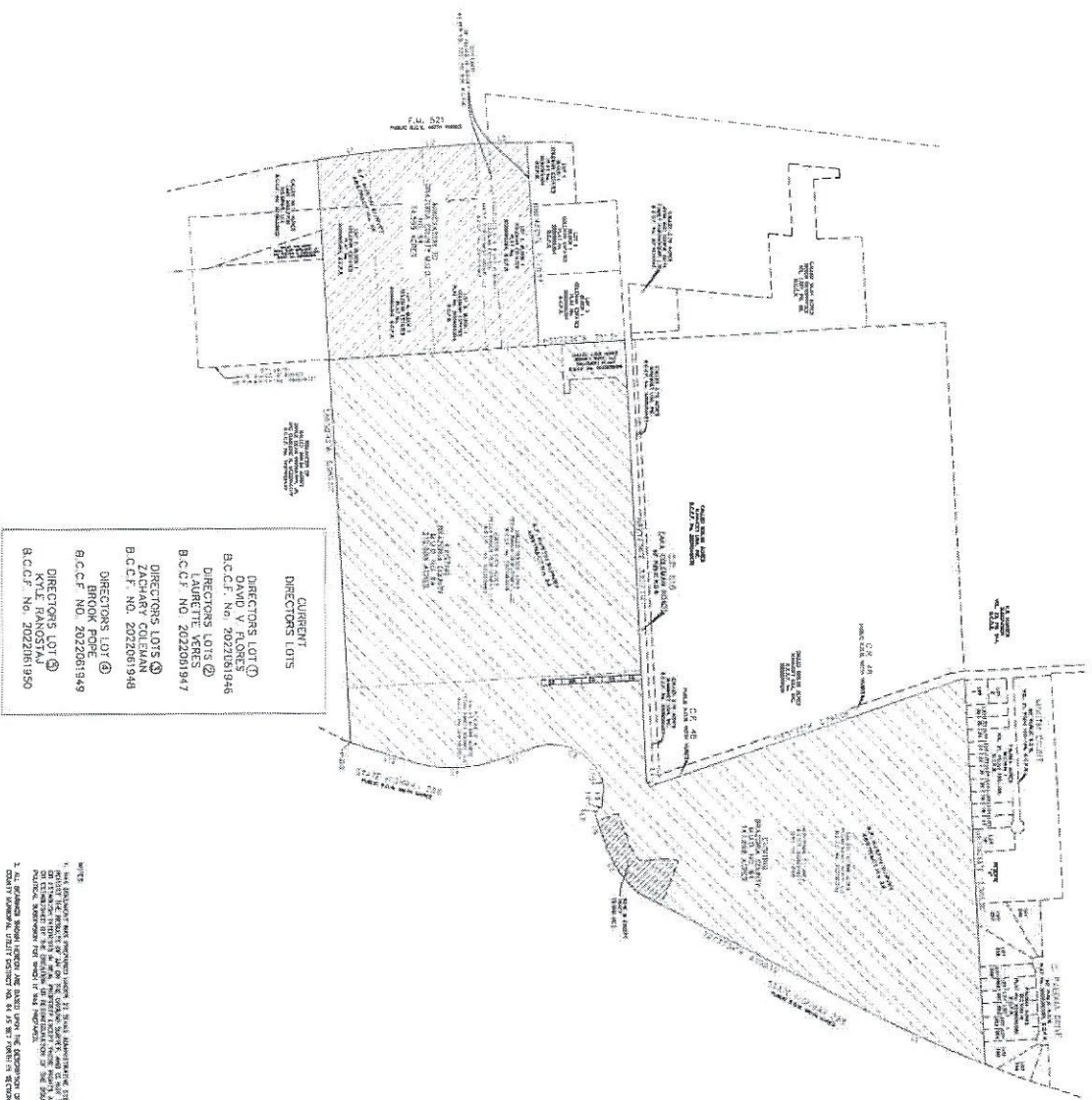


John Mark Otto
Registered Professional Land Surveyor
Texas Registration No. 6672



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

- LEGEND**
- 1. BOUNDARY LINE
 - 2. EASEMENT
 - 3. RIGHT-OF-WAY
 - 4. FLOOD ZONE
 - 5. UNDEVELOPED LAND
 - 6. DEVELOPED LAND
 - 7. EXISTING BUILDING
 - 8. EXISTING DRIVE
 - 9. EXISTING WALKWAY
 - 10. EXISTING UTILITY
 - 11. EXISTING FENCE
 - 12. EXISTING CURB
 - 13. EXISTING SIDEWALK
 - 14. EXISTING DRIVEWAY
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 - 38. EXISTING UTILITY
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 - 42. EXISTING DRIVEWAY
 - 43. EXISTING DRIVE
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 - 87. EXISTING UTILITY
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 - 89. EXISTING CURB
 - 90. EXISTING SIDEWALK
 - 91. EXISTING DRIVEWAY
 - 92. EXISTING DRIVE
 - 93. EXISTING WALKWAY
 - 94. EXISTING UTILITY
 - 95. EXISTING FENCE
 - 96. EXISTING CURB
 - 97. EXISTING SIDEWALK
 - 98. EXISTING DRIVEWAY
 - 99. EXISTING DRIVE
 - 100. EXISTING WALKWAY



CURRENT DIRECTORS LOTS

DIRECTORS LOT 1
 DAVID V. FLORES
 B.C.C.F. No. 2022081946

DIRECTORS LOTS 2
 LAURETTE VERES
 B.C.C.F. No. 2022081947

DIRECTORS LOTS 3
 ZACHARY COLEMAN
 B.C.C.F. No. 2022081948

DIRECTORS LOT 4
 BROOK POPE
 B.C.C.F. No. 2022081949

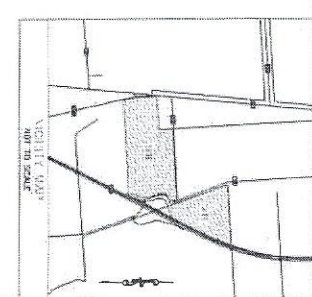
DIRECTORS LOT 5
 KYLIE RANOSYAL
 B.C.C.F. No. 2022081950

NOTES

1. ALL DIMENSIONS ARE PROVIDED UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.



Lot	Area	Owner
1	0.12	DAVID V. FLORES
2	0.15	LAURETTE VERES
3	0.18	ZACHARY COLEMAN
4	0.20	BROOK POPE
5	0.22	KYLIE RANOSYAL



C.P. 48 & 54-288, VALUE OF BONNEY IX
 BOUNDARY MAP
 429.876 ACRES
 (434,876 ACRES OVERALL)
 SAVE & EXCEPT 5,000 ACRES

LOCATED IN
 BRAZORIA COUNTY, TEXAS

HILLER SURVEY
 DCCM

Map Survey | Planning | Analysis
 1100 West Loop West, Suite 1100
 Houston, Texas 77028
 713.438.1100 | hillersurvey.com

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
FND = FOUND
IRN = IRON ROD
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
S.O.W. = SURVEY OF WAY
S.C. = SURVEY CORNER
VOL. = VOLUME
① = 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.

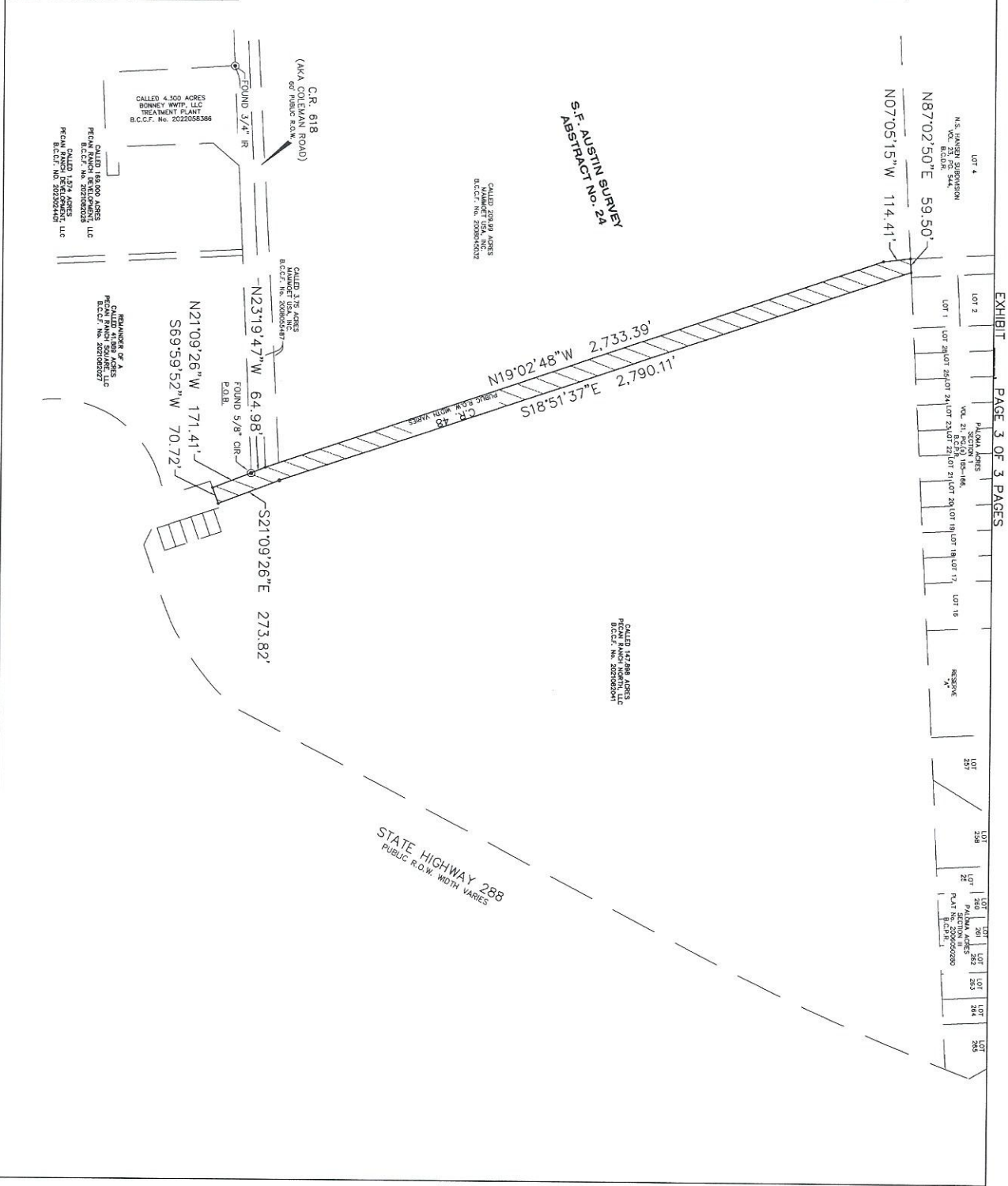
MILLER SURVEY

Miller Survey | Firm Reg. No. 10047100
1750 W. Sam Houston Pkwy N.
Houston, TX 77063
713.413.1900 | millersurvey.com

PECCM

Job No.: 4360-02-11 | SCALE: NTS
DWG. No.: 2580-02-CH-20 | DRAWN BY: ZAC | CHK BY: JMO
DATE: 01/15/2025 | FIELD BOOK: N/A
MAB No.: 259018

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



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.

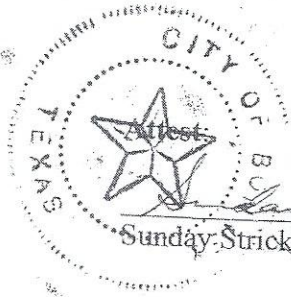
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE VILLAGE OF BONNEY, TEXAS:

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 25th day of March, 2009.



Sunday Strickler
Sunday Strickler, City Secretary

Raymond Cantu
Raymond Cantu, Mayor

After Recording, Return To: JEC

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

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

Joyce Hudman