

ORDINANCE NO. 5-2025

AN ORDINANCE OF THE VILLAGE OF BONNEY, TEXAS, CONTAINING FINDINGS OF FACT; ANNEXING CERTAIN PROPERTY IN AND ADJOINING BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 88, 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 88 Sensonte



EXHIBIT "A"

MUNICIPAL SERVICES PLAN

VILLAGE OF BONNEY
MUNICIPAL SERVICES PLAN
Proposed Annexation in and Adjoining Brazoria County MUD 88

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. 88 ("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 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 View Development 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.

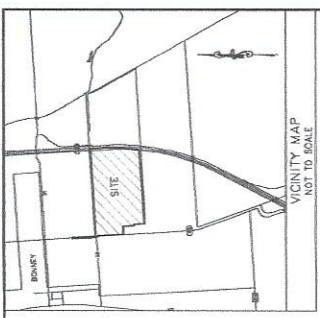
PARKS, PLAYGROUNDS, AND SWIMMING POOLS

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
88**

MAPS AND DESCRIPTIONS



NEIGHBORHOOD MAP
NOT TO SCALE

1	1/4" = 1' SCALE
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BRAZORIA COUNTY
MUD NO. 88
234.051 ACRES

NOTES:
1. THIS DOCUMENT WAS PREPARED UNDER THE REAL PROPERTY ACT OF TEXAS, AND DOES NOT REFLECT THE RESULTS OF A TITLE CURATIVE SURVEY, AND IS NOT TO BE USED TO CONVEY INTERESTS IN REAL PROPERTY. THE SURVEY IS BASED ON THE RECORDS OF THE PUBLIC RECORDS FOR WHICH IT WAS PREPARED.
2. THE SURVEY IS BASED ON THE RECORDS OF THE PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.
3. A METEOROLOGICAL SURVEY OF THE SUBJECT TRACT HAS BEEN PREPARED BY MILLER SURVEY AND ACCOMPANIES THIS MAP.



Miller Survey | Firm Logo No. 0241100
1700 W. Loop West, Suite 100
Houston, TX 77057
713.444.1000 | mlsurvey.com
OTD@MILLERSURVEY.COM

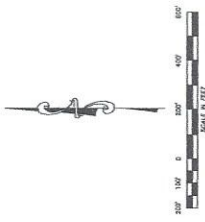
19805 COUNTY RD 48,
ROSHARON, TX 77583

BRAZORIA COUNTY
MUD NO. 88
234.051 ACRES

LOCATED IN THE
S.F. AUSTIN SURVEY, A-24
BRAZORIA COUNTY, TEXAS

MILLER SURVEY
DCCM

STATE OF TEXAS
COUNTY OF BRAZORIA
MUD NO. 88
234.051 ACRES



SYMBOLS

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- 1/119726215185994164842610880641281393393504" = 1' SCALE
- 1/23945243037198832968522176128257867867008" = 1' SCALE
- 1/47890486074397665937044352256515735734016" = 1' SCALE
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- 1/383123888595181275096354816052126187518976" = 1' SCALE
- 1/766247777190362550192709632104252375179952" =

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

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;

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

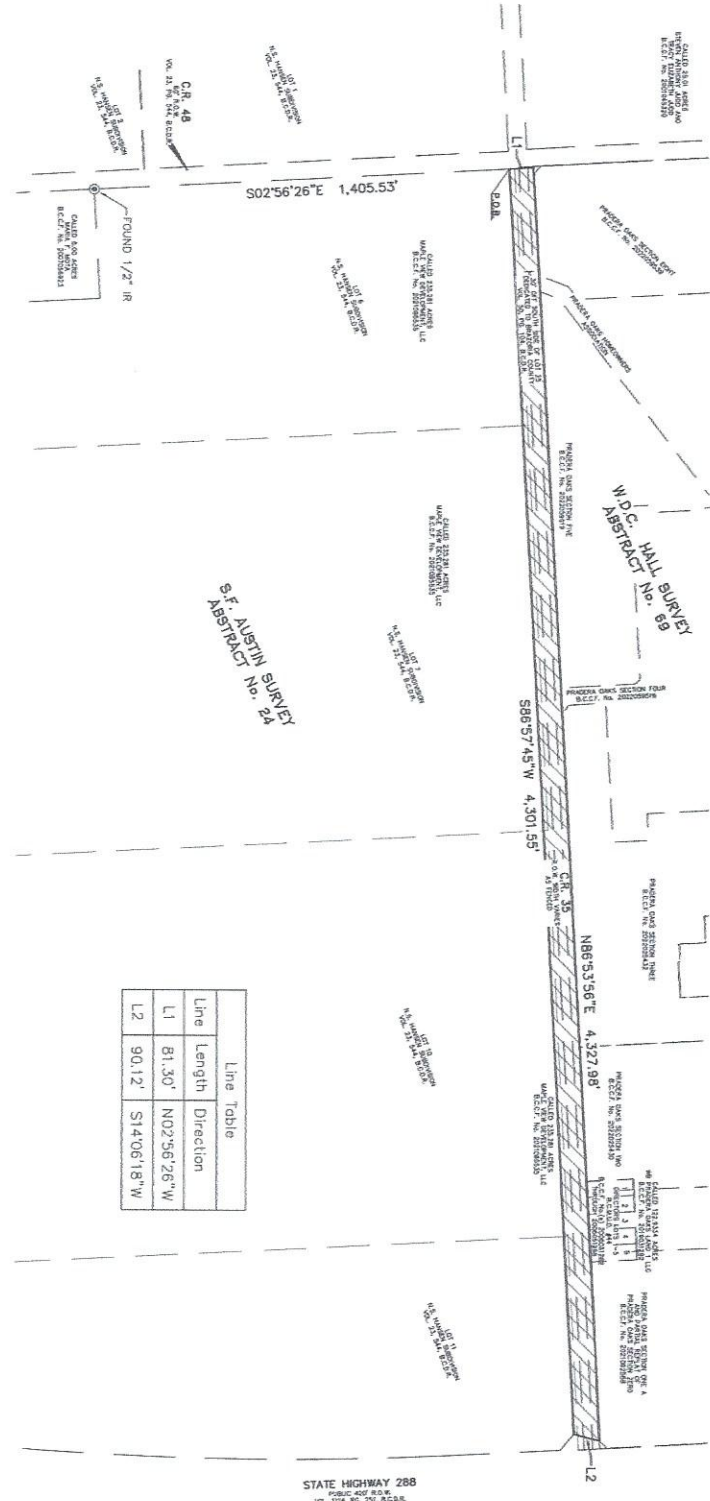
DWG No. 4702-EXH5

LEGEND

H.C.C.F. = HARRIS COUNTY CLERK'S FILE
 H.C.C.F. = HARRIS COUNTY MAP RECORDS
 F.C. = FILM CODE
 FND = FOUND

No. = NUMBER
 R.N. = IRON ROD
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 R.O.W. = RIGHT-OF-WAY
 S.F. = SQUARE FEET
 Vol. = VOLUME
 Pg. = PAGE

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



NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS.
- 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 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

MILLER SURVEY

Miller Survey | Firm Reg. No. 10047100
 1780 W. Sam Houston Pkwy N.
 Houston, TX 77043
 713.413.1900 | millersurvey.com



JOB No.: 4702-RL	SCALE: NTS	DATE: 07/25/2024	FIELD BOOK: N/A
DWG. No.: 4702-EH-5	DRAWN BY: ZHC	CHEK. BY: JMO	1468 No.: 2810B

Line Table

Line	Length	Direction
L1	81.30'	N02°56'26"W
L2	90.12'	S14°06'18"W

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 CLERK'S FILE
 F.C.M.R. = HARRIS COUNTY MAP RECORDS
 F.N.D. = FOUND
 No. = NUMBER
 R.R. = RAILROAD
 P.D. = POINT OF BEGINNING
 P.O.B. = POINT OF BEGINNING
 P.O.W. = POINT OF COMMENCEMENT
 R.O.W. = RIGHT-OF-WAY
 S.F. = SQUARE FEET
 V.C. = VERTICAL CURVE
 V.P. = VERGEMENT POINT
 W.C. = FOUND 5/8-INCH RAILROAD (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 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

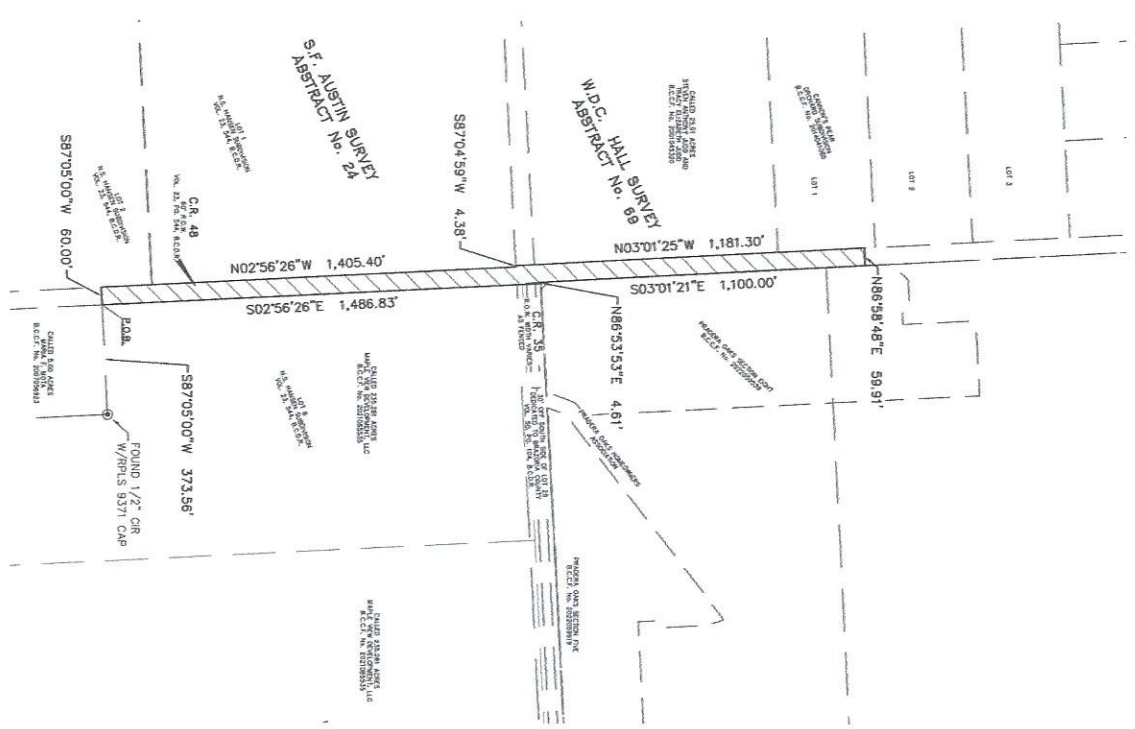
MILLER SURVEY

Miller Survey | Firm Reg. No. 1007100
 1760 W. Sam Houston Pkwy. N.
 Houston, TX 77043
 713.413.1800 | millersurvey.com

DCCM

JOB No.: 4702-PL
 SCALE: NTS
 DATE: 9/15/2023
 FIELD BOOK: N/A

DWG. No.: 4702-EW-4
 DRAWN BY: ZHC
 CHK. BY: JMO
 WAB No.: 25013



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.