



COMMISSIONERS COURT OF BRAZORIA COUNTY

ORDER NO. H.24.

3/11/2025

Final Acceptance of Roads - Kirby Drive Street Dedication No. 3 - Abstract 563 (Precinct 4)

Whereas, the plat of Kirby Drive Street Dedication No. 3 - Abstract 563 (Precinct 4), was approved by the City of Manvel on March 13, 2023; and filed for record in Brazoria County Official Public Records, County Clerk's File #2023040479 on September 06, 2023; and

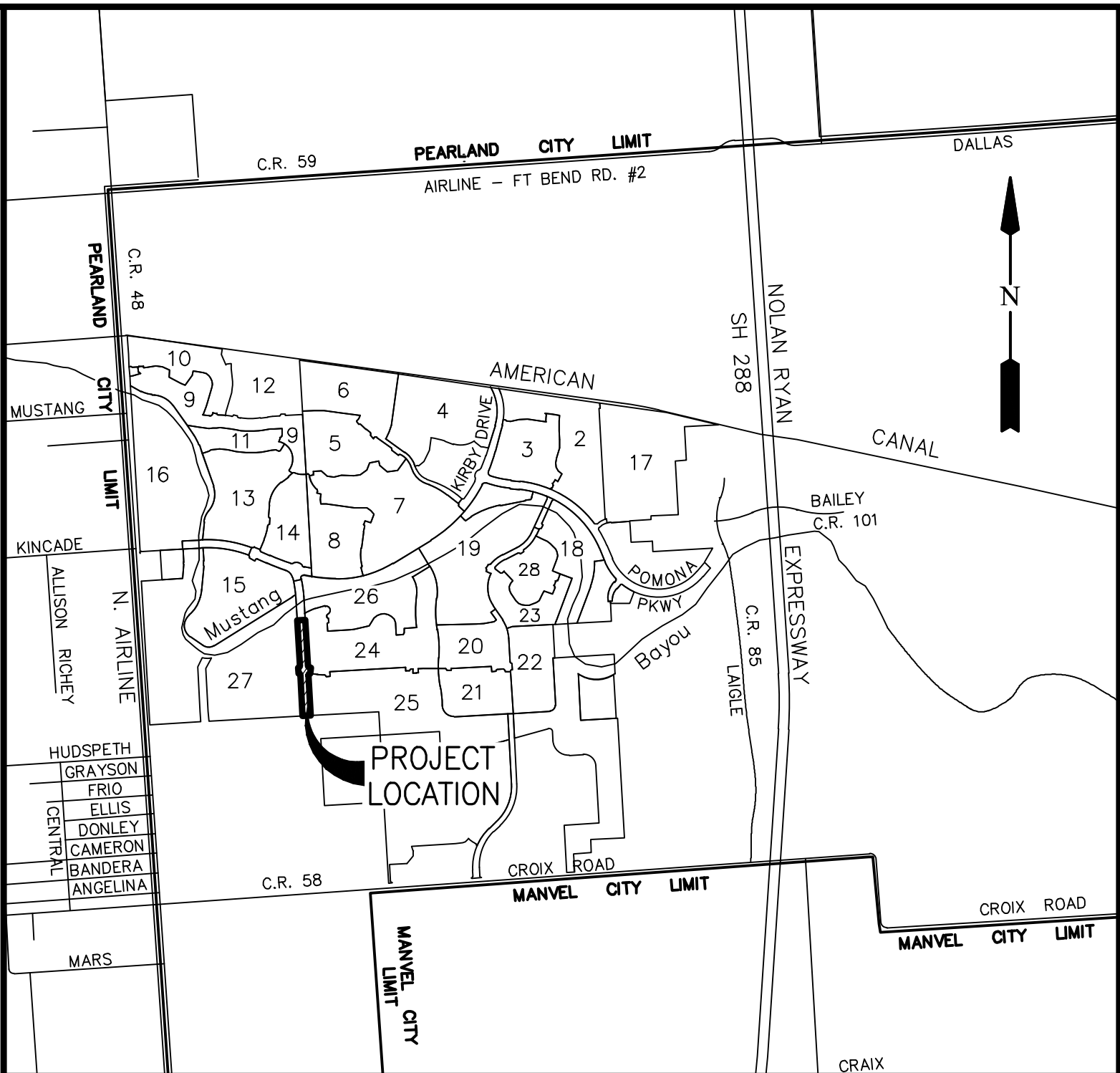
Whereas, this plat meets applicable criteria established by Commissioners Court Order 6.P.2. on February 9, 2021 for consideration under Brazoria County Subdivision Regulations adopted by Commissioners Court Order No. 49 on October 24, 2006; and

Whereas, the roads serving this section have now been constructed in accordance with the Brazoria County Subdivision Regulations; and

Whereas the period of Maintenance has been successfully completed, said roads shall be accepted into the County Road System for maintenance beginning this day March 11, 2025.

<u>CR #</u>	<u>Street Name</u>	<u>ROW</u>	<u>Length (FT)</u>	<u>Length (Mi)</u>
1442	Kirby Drive	120'	1415.86'	0.2682
1443	Pecan Drive	90'	181.48'	0.03

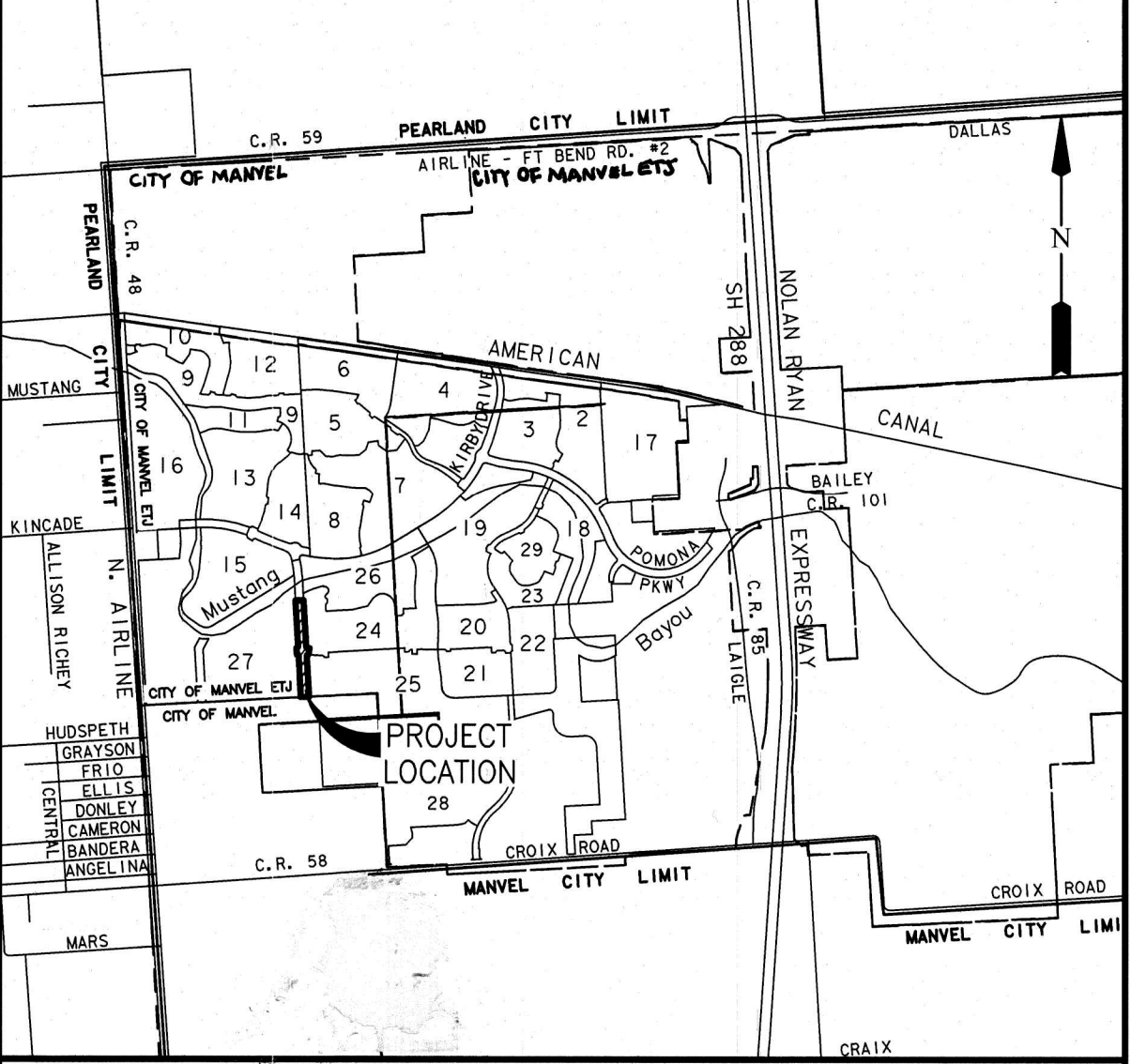
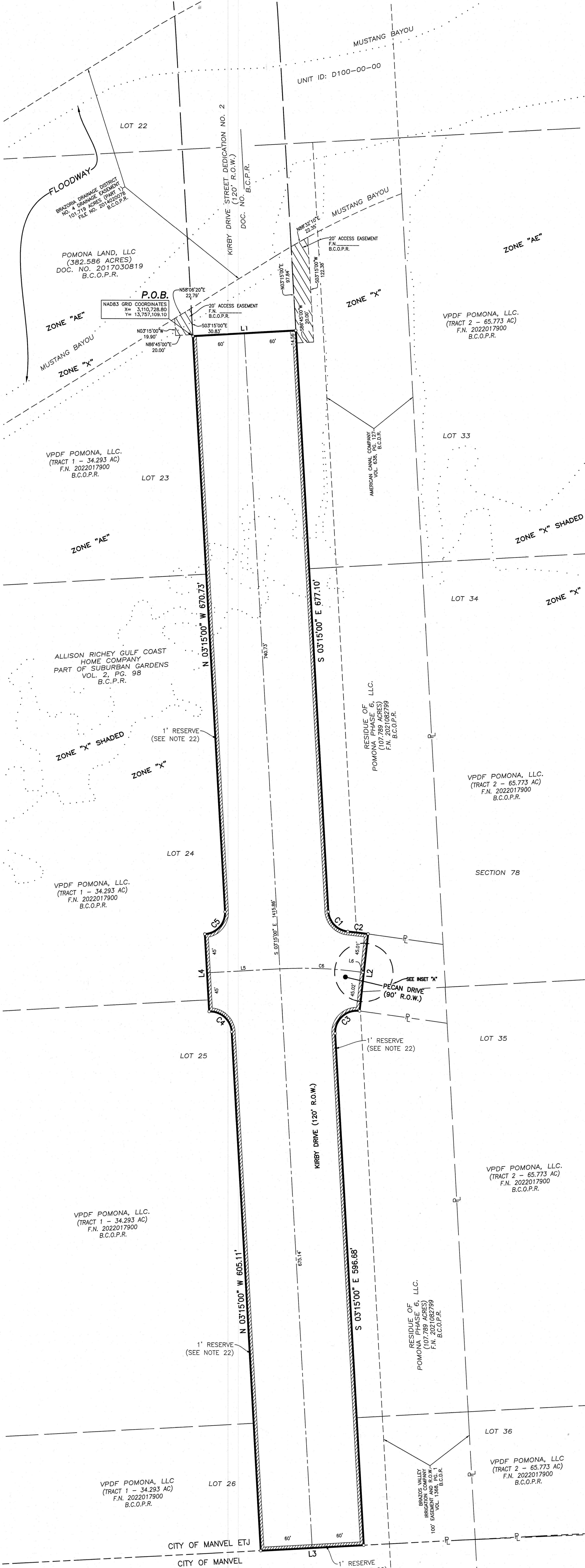
Further, that a certified copy of this order be furnished to the County Engineer for distribution to all parties involved.



VICINITY MAP

SCALE: 1" = 1/2 MILE

KEY MAP NO. 652D

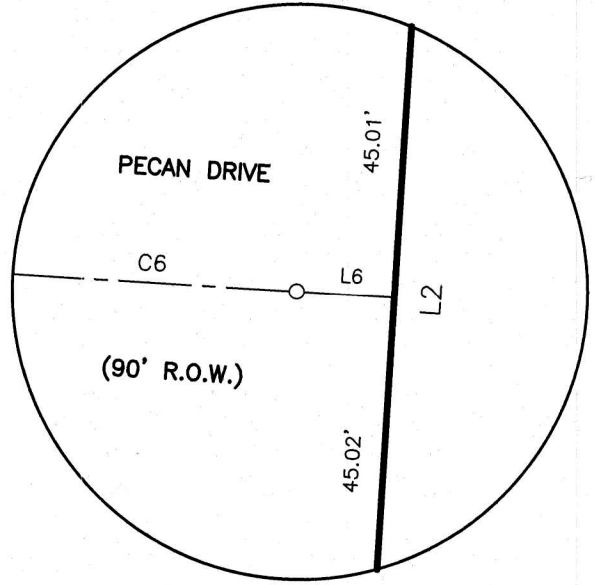


VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 652C

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	81°25'26"	35.53'	S 43°57'43" E	32.61'
C2	545.00'	2°29'48"	23.75'	S 83°25'32" E	23.75'
C3	25.00'	101°04'22"	44.10'	S 47°17'11" W	38.60'
C4	25.00'	90°00'00"	39.27'	N 48°15'00" W	35.36'
C5	25.00'	90°00'00"	39.27'	N 41°45'00" E	35.36'
C6	500.00'	11°04'22"	96.63'	S 87°42'49" E	96.48'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°45'00" E	120.00'
L2	S 06°15'19" W	90.03'
L3	S 86°46'18" W	120.00'
L4	N 03°15'00" W	90.00'
L5	S 86°45'00" W	85.00'
L6	S 82°10'39" E	1.23'



LEGEND

- B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
- B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
- B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
- D.E. INDICATES DRAINAGE EASEMENT
- E.E. INDICATES ELECTRICAL EASEMENT
- F.N. INDICATES FILE NUMBER
- PG. INDICATES PAGE
- P.O.B. INDICATES POINT OF BEGINNING
- R.O.W. INDICATES RIGHT-OF-WAY
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- U.E. INDICATES UTILITY EASEMENT
- VOL. INDICATES VOLUME
- W.L.E. INDICATES WATER LINE EASEMENT
- PDZ INDICATES PLANNING, DEVELOPMENT & ZONING**

FINAL PLAT OF
KIRBY DRIVE STREET DEDICATION NO. 3

A SUBDIVISION OF 4.043 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 23, 24, 25 AND 26 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS

FEBRUARY 2, 2023

JOB NO. 2149-8008P

OWNER:

POMONA PHASE 6, LLC
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON
4545 POMONA PARKWAY, MANVEL, TEXAS 77578
PH: 832-336-6271

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.
3600 W. Sam Houston Parkway S. Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

LJA Engineering, Inc.
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386

2023040479
Brazoria County - Joyce Hudman, County Clerk
09/06/2023 09:58 AM
Total Pages: 2
Fee: 223.00
Joyce Hudman

Memorandum

To: Brazoria County Municipal Utility District No. 40
c/o Mr. Tim Austin, Allen Boone Humphries Robinson, LLP

From: Hannah J. Horsfield, PE 

Copy: Mr. Russell Bynum, PE, Pomona Phase 6, LLC
Mr. Scott Wright, Pomona Phase 6, LLC
Ms. Paulina Baker, Pomona Phase 6, LLC
Ms. Autumn Smith, Pomona Phase 6, LLC
Mr. Brian Edwards, PE, LJA Engineering, Inc.
TCEQ Regional Office (Houston)

Date: October 11, 2023

Re: Certificate of Completion
Construction of the Water, Sanitary Sewer and Drainage Facilities
And Paving and Appurtenances
To Serve Kirby Drive Phase 3
District Brazoria County Municipal Utility District No. 40
City of Manvel E.T.J., Brazoria County, Texas
LJA Job No. 2149-8008 (11.1)

The Engineer's Certificate of Completion for the referenced project is attached.

Please call me at 713.380.4425 if you have any questions.

HJH/vr

Enclosure

**TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
ENGINEER'S CERTIFICATE OF COMPLETION**

Name of Project: Construction of the Water, Sanitary Sewer and Drainage Facilities And
Paving and Appurtenances to Serve Kirby Drive Phase 3

Owner of Project: Brazoria County Municipal Utility District No. 40

Address of Owner: c/o Allen Boone Humphries Robinson, LLC..3200 Southwest Freeway
Suite No. 2600, Houston, Texas 77027

Type of Facilities Constructed, Contract Identification and Name of Contractor: Water, Sanitary
Sewer, and Drainage Facilities and Paving and Appurtenances; LJA 2149-8008; Northtex
Construction, LLC

Consulting Engineer LJA Engineering, Inc.
1904 W Grand Parkway N, Suite 100, Katy, Texas 77449

LJA Project Number: 2149-8008 (11.1)

I certify this Project was completed on October 5, 2023, that the Project was under periodic observation during construction; that all observation of the work was performed by or under the supervision of Hannah J. Horsfield, Licensed/Registered Professional Engineer; that to the best of my knowledge the Project was constructed in accordance with and includes all items in plans and specifications filed with the Texas Commission of Environmental Quality and approved by all authorities having jurisdiction; and "Record Drawings" will be furnished to the District.



(Signature) Hannah J. Horsfield

Hannah J. Horsfield, PE, Project Manager
(Name and Title)

10/11/23
(Date)

February 19, 2025

The Office of the County Engineer
Brazoria County
451 North Velasco Street, Suite 230
Angleton, Texas 77515

Re: Water and Drainage Facilities and Paving
and Appurtenances to Serve Kirby Drive Phase 3
Brazoria County MUD No. 40
LJA Job No. 2149-8008 (6.1)

This letter serves to respectfully request the Brazoria County final acceptance of the streets within Kirby Drive Phase 3. We also request acceptance into the County's maintenance system as the one-year warranty period has ended. Acceptance of streets within Kirby Drive Phase 3 are as follows:

Kirby Drive Length = 817.32' Paving Width = 50' R.O.W. Width = 120'

Should you have any questions or need any additional information concerning this project, please call me at 713.380.4425.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hannah J. Horsfield'.

Hannah J. Horsfield, PE
Project Manager

HJH/jb

Copy: Mr. Russell Bynum, Pomona Phase 6, LLC
Mr. Scott Wright, DFH Coventry, LLC