



COMMISSIONERS COURT OF BRAZORIA COUNTY

ORDER NO. H.19.

3/24/2026

Final Acceptance of Roads - Pomona Section 29 - Abstract 417 (Precinct 4)

Whereas, the plat of Pomona Section 29 - Abstract 417 (Precinct 4), was approved by the City of Manvel on April 22, 2024; and filed for record in Brazoria County Official Public Records, County Clerk's File #2025005497 on February 6, 2025; and

Whereas, this plat meets applicable criteria established by Commissioners Court Order 6.P.2. dated February 9, 2021 for consideration under Brazoria County Subdivision Regulations adopted by Commissioners Court Order 49 dated 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 24, 2026.

<u>CR #</u>	<u>Street Name</u>	<u>ROW</u>	<u>Length (FT)</u>	<u>Length (Mi)</u>
1487 1475	Guava Tree Grove	60'	147.56'	0.028
1248	Mulberry Shrubs Lane (EXT)	60'	682.20'	0.13
1488 1476	Mulberry Shrubs Court	120'	141.98'	0.027
1477	Meyer Lemon Tree Drive	60'	597.17'	0.12
1478	Meyer Lemon Tree Court	120'	127.92'	0.02

Patti Rodgers

From: Megan Cook
Sent: Wednesday, April 22, 2026 9:24 AM
To: Karen McKinnon; ENGINEER DEVELOPMENT
Cc: Jessica Romero; Phyllis Strong; Patti Rodgers; Vicki Coats; Amy Lanham
Subject: RE: Accepted Roads - CR 1475 & CR 1476

Good morning,

There was a mix-up on my end, please see below for clarification:

CR 1475- Sweet Cherry Court
CR 1476- Palm Grove Drive
CR 1487- Guava Tree Grove
CR 1488- Mulberry Shrubs Court

I apologize for my mistake, I will work on getting these corrected and to you accordingly.

Thank you,



Brazoria County Engineering

REGARDS,

Megan

MEGAN COOK

SENIOR DEVELOPMENT TECHNICIAN

✉ MeganC@brazoriacountytx.gov

✉ Engineer-development@brazoriacountytx.gov

☎ (979)864-1465

📠 (979)864-1270

🌐 www.brazoriacountytx.gov

From: Karen McKinnon <KarenM@brazoriacountytx.gov>

Sent: Wednesday, April 22, 2026 9:11 AM

To: ENGINEER DEVELOPMENT <Engineer-Development@brazoriacountytx.gov>

Cc: Jessica Romero <JRomero@brazoriacountytx.gov>; Phyllis Strong <phylliss@brazoriacountytx.gov>; Patti Rodgers

<Prodgers@brazoriacountytx.gov>; Vicki Coats <VickiCo@brazoriacountytx.gov>; Amy Lanham <amyl@brazoriacountytx.gov>

Subject: RE: Accepted Roads - CR 1475 & CR 1476

Megan,

Can you please review Patti's email below and provide clarification?

Thanks
Karen

From: Patti Rodgers <Prodgers@brazoriacountytx.gov>

Sent: Wednesday, April 22, 2026 9:00 AM

To: Vicki Coats <VickiCo@brazoriacountytx.gov>; Karen McKinnon <KarenM@brazoriacountytx.gov>; Amy Lanham <amyl@brazoriacountytx.gov>

Cc: Jessica Romero <JRomero@brazoriacountytx.gov>; Phyllis Strong <phylliss@brazoriacountytx.gov>

Subject: RE: Accepted Roads - CR 1475 & CR 1476

Good Morning,

Have you had a chance to review my email below?

Thank you,

Patti Rodgers

Senior Accountant

Brazoria County Auditor's Office

(979) 864-1036

From: Patti Rodgers

Sent: Monday, April 20, 2026 1:51 PM

To: Vicki Coats <VickiCo@brazoriacountytx.gov>; Karen McKinnon <KarenM@brazoriacountytx.gov>; Amy Lanham <amyl@brazoriacountytx.gov>

Cc: Jessica Romero <JRomero@brazoriacountytx.gov>; Phyllis Strong <phylliss@brazoriacountytx.gov>

Subject: Accepted Roads - CR 1475 & CR 1476

Good Afternoon,

CR 1475 and CR 1476 are included on both of the attached court orders, with different street names. Which names are correct for these county roads?

ORDER NO. H.21.

1/13/2026

Final Acceptance of Roads - Pomona Section 26 - Abstract 563 (Precinct 4)

Whereas, the plat of - Pomona Section 26 - Abstract 563 (Precinct 4), was approved by the City of Manvel on October 23, 2023; and filed for record in Brazoria County Official Public Records, County Clerk's File #2024-024301 on June 6, 2024; and

Whereas, this plat meets applicable criteria established by Commissioners Court Order 6.P.2. dated February 9, 2021 for consideration under Brazoria County Subdivision Regulations adopted by Commissioners Court Order 49 dated 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 January 13, 2026.

<u>CR #</u>	<u>Street Name</u>	<u>ROW</u>	<u>Length (FT)</u>	<u>Length (Mi)</u>
1449	Gleaming Pear Drive	60'	1,439.64	0.272
1475	Sweet Cherry Court	60'	435.86	0.082
1476	Palm Grove Drive	60'	281.99	0.053

ORDER NO. H.19.

3/24/2026

Final Acceptance of Roads - Pomona Section 29 - Abstract 417 (Precinct 4)

Whereas, the plat of Pomona Section 29 - Abstract 417 (Precinct 4), was approved by the City of Manvel on April 22, 2024; and filed for record in Brazoria County Official Public Records, County Clerk's File #2025005497 on February 6, 2025; and

Whereas, this plat meets applicable criteria established by Commissioners Court Order 6.P.2. dated February 9, 2021 for consideration under Brazoria County Subdivision Regulations adopted by Commissioners Court Order 49 dated 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 24, 2026.

<u>CR #</u>	<u>Street Name</u>	<u>ROW</u>	<u>Length (FT)</u>	<u>Length (Mi)</u>
1475	Guava Tree Grove	60'	147.56'	0.028
1248	Mulberry Shrubs Lane (EXT)	60'	682.20'	0.13
1476	Mulberry Shrubs Court	120'	141.98'	0.027
1477	Meyer Lemon Tree Drive	60'	597.17'	0.12
1478	Meyer Lemon Tree Court	120'	127.92'	0.02

Thank you,

Patti Rodgers

Senior Accountant

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

Name of Project: Construction of the: Water, Sanitary Sewer, Paving and Appurtenances to
Serve Pomona Section 29

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

Address of Owner: c/o Allen Boone Humphries Robinson, LLP, 3200 Southwest Freeway Suite
2600, Houston Texas 77027

Type of Facilities Constructed, Contract Identification and Name of Contractor: Water, Sanitary
Sewer, and Paving and Appurtenances; ; LJA No. 2149-4129; Crostex Construction, Inc.

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

LJA Project Number: 2149-4129 (11.1)

I certify this Project was completed on January 29, 2025, 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.



(SEAL)

Hannah J. Horsfield
(Signature)

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

02/06/25
(Date)



February 13, 2026

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 Pomona Section 29
Brazoria County MUD No. 39
LJA Job No. 2149-4129 (6.1)

To Whom It May Concern:

This letter serves to respectfully request the Brazoria County final acceptance of the streets within Pomona Section 29. We also request acceptance into the County's maintenance system as the one-year warranty period has ended. Acceptance of streets within Pomona Section 29 are as follows:

Guava Tree Grove	Length = 147.56'	Paving Width = 28'	R.O.W. Width = 60'
Mulberry Shrubs Lane	Length = 682.20'	Paving Width = 28'	R.O.W. Width = 60'
Mulberry Shrubs Court	Length = 141.98'	Paving Width = 28'	R.O.W. Width = 120'
Meyer Lemon Tree Drive	Length = 597.17'	Paving Width = 28'	R.O.W. Width = 60'
Meyer Lemon Tree Court	Length = 127.92'	Paving Width = 28'	R.O.W. Width = 120'

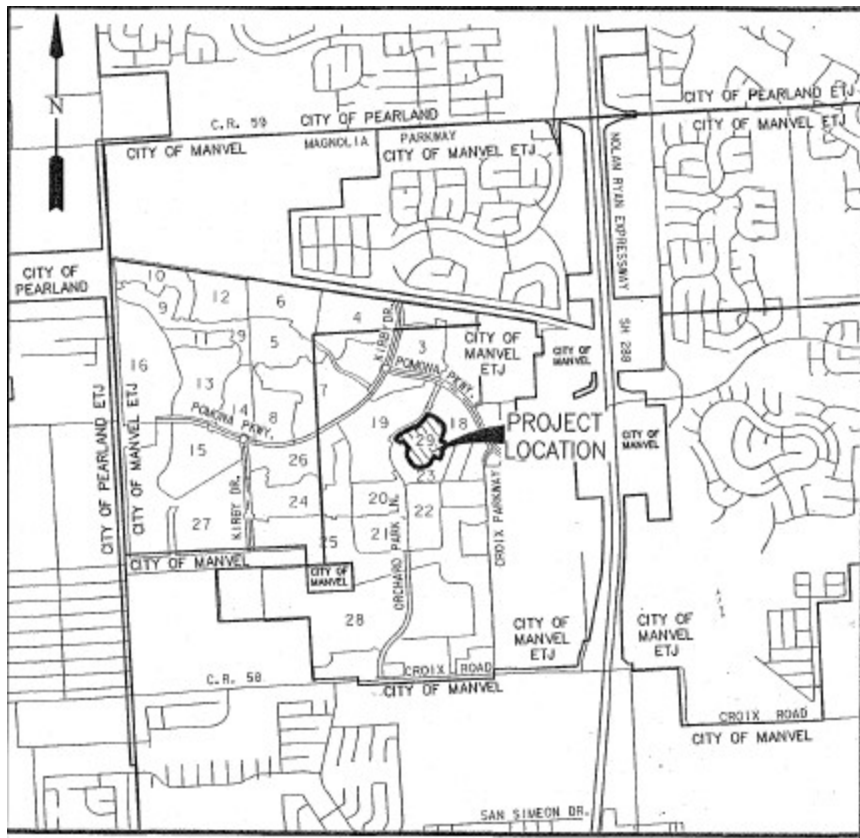
Should you have any questions or need any additional information concerning this project, please call me at 713.953.5118.

Sincerely,

Brian T. Edwards, PE
Vice President

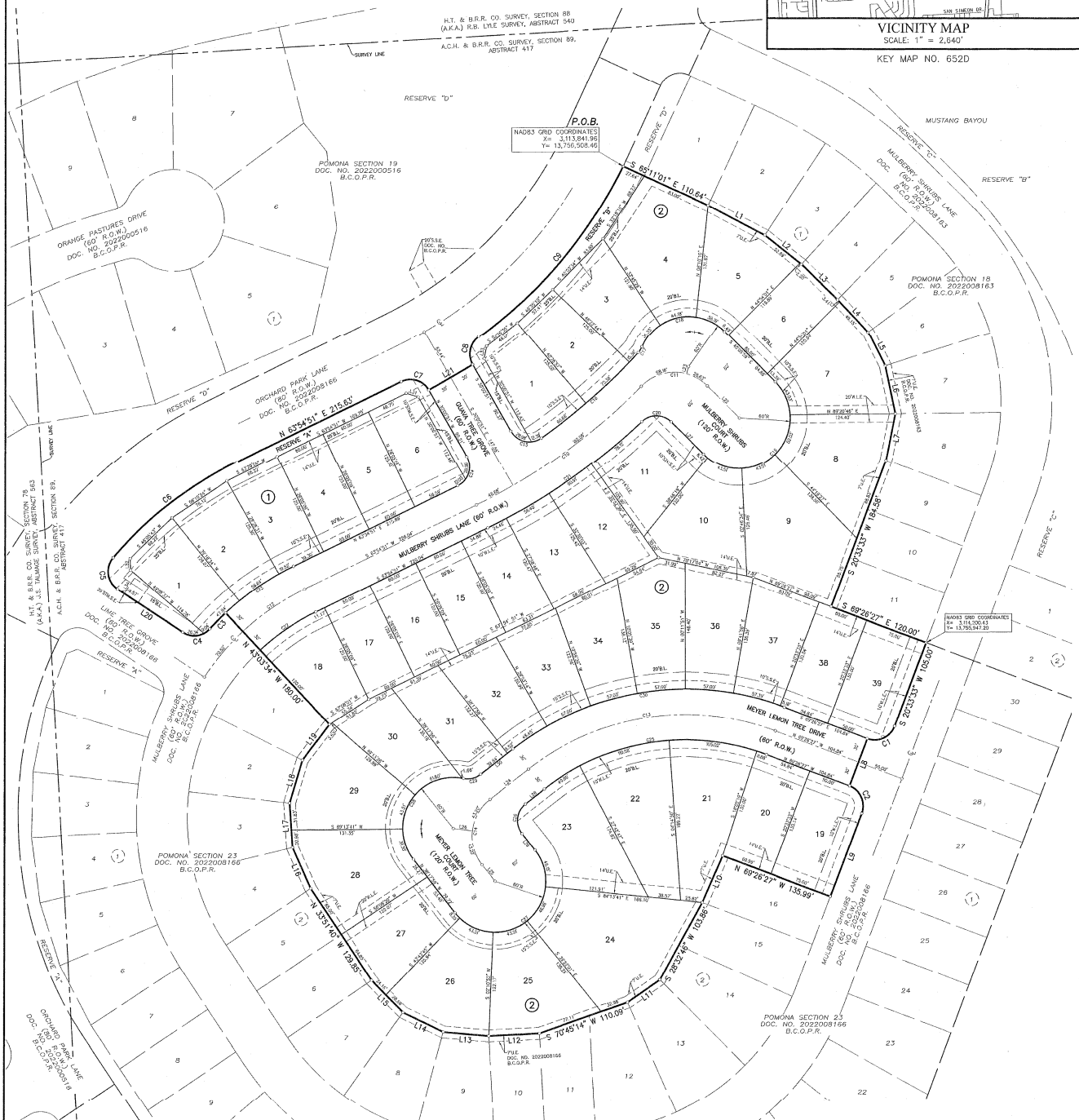
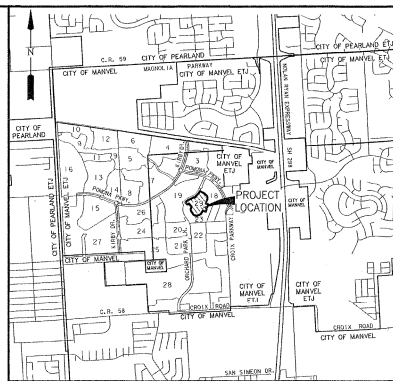
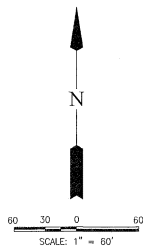
BTE/tw

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



LEGEND

- A.E. INDICATES AERIAL EASEMENT
- B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS FILE
- 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
- B.L. INDICATES BUILDING LINE
- D.E. INDICATES DRAINAGE EASEMENT
- E.E. INDICATES ELECTRICAL EASEMENT
- F.N. INDICATES FILE NUMBER
- F.N.D. INDICATES FOUND
- I.R. INDICATES IRON ROD
- PD&Z INDICATES PLANNING DEVELOPMENT AND ZONING
- P.G. INDICATES PAGE
- P.O.B. INDICATES POINT OF BEGINNING
- RES. INDICATES RESERVE
- R.O.W. INDICATES RIGHT-OF-WAY
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- INDICATES STREET NAME CHANGE
- U.E. INDICATES UTILITY EASEMENT
- VOL. INDICATES VOLUME
- W.L.E. INDICATES WATER LINE EASEMENT
- INDICATES CENTERLINE



**FINAL PLAT OF
POMONA SECTION 29**

A SUBDIVISION OF 13.113 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, 3, 11, 12, AND 13 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
45 LOTS 2 RESERVES (0.416 ACRES) 2 BLOCKS

MARCH 7, 2024 JOB NO. 2149-4129P

OWNERS:

VPDF POMONA, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR
901 MARQUETTE AVENUE SOUTH, SUITE 3300, MINNEAPOLIS, MINNESOTA 55404
PH: 952-893-1554

SURVEYOR:

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

ENGINEER:

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

MPLAR CHECK: SURV. DR. *[Signature]*

Part Name: 2149-4129P.dwg Date: 2/26/24 User: JLD

NOTES:

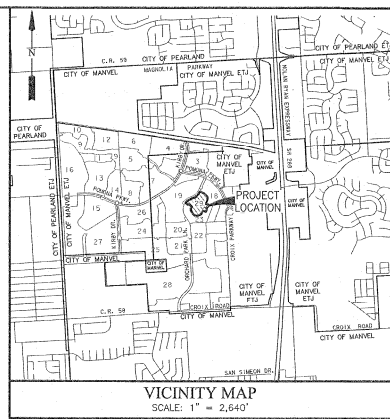
- 1. THIS PLAN HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY, AND THE INCORPORATED LIMITS OF THE CITY OF MANVEL.
2. THIS PLAN WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORIGIN NO. 2023-0409, DATED MARCH 7, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.9998547.
4. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAN SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL OR BRAZORIA COUNTY.
5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED 'LJA SURVEY' WILL BE SET ON ALL PERMANENT MONUMENTS. THE OWNER OF THE MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECOGNITION OF THE ASSOCIATED SUBDIVISION MAP.
6. BENCHMARK A BRASS DISK STAMPED 'M-1' SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND MUSTANG BAYOU AT STREAM CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN RECY MAP 8526 NEAR UNIT 0100-02-00. ELEV. = 71.52 FEET, NAVD-29 (1978 ADJ).
7. B004 BENCHMARK A BRASS DISK STAMPED 'M-1' SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND MUSTANG BAYOU AT STREAM CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN RECY MAP 8526 NEAR UNIT 0100-02-00. ELEV. = 62.31 FEET, NAVD-88 (2001 ADJ) (ADD 1.65 FEET FOR NAVD-29 (1978 ADJ)).
8. TEM INDICATES TEMPORARY BENCHMARK: A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HIGH 288 AND +/- 55 FEET NORTH OF THE NORTHERLY END OF FLOODPLAIN OF COUNTY ROAD 101. ELEV. = 63.64 FEET, NAVD-29 (1978 ADJ).
9. THIS TRACT LIES PARTIALLY IN ZONE 'X' AND PARTIALLY IN ZONE 'X' (SHADED) OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 400020000K AND BY LETTER OF MAP REVISION BASED ON FIRM (LUMR-F) DATED JULY 28, 2021, CASE NO. 21-08-2537A. THIS TRACT LIES PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN.
LOTS AND RESERVES HAVE BEEN REMOVED FROM THE FLOOD PLAIN AND LIE WITHIN ZONE 'X' (SHADED) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY LETTER OF MAP REVISION BASED ON FIRM (LUMR-F) DATED JULY 28, 2021, CASE NO. 21-08-2537A. STREET RIGHTS-OF-WAY REMAIN WITHIN ZONE 'X'.
ALL FLOODPLAIN INFORMATION NOTED IN THE PLAN REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAN IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
10. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE PROJECT HOLDING UP. THE EASEMENT REMAINS UNIMPAIRED REGARDLESS OF PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITY TO WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
11. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAN SHALL BE THE HIGHER OF (1) THE ELEVATION SHOWN IN THE MINIMUM FINISH FLOOR ELEVATION TABLE (2) 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET, (3) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER CURVE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN, (4) 12 INCHES ABOVE FINISHED GRADE.
12. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE INCORPORATED LIMITS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
13. THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 39, THE CITY OF MANVEL ET AL, ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF PLATING.
14. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
15. BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
16. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
17. THE FINAL PLAN WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z. IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
18. THE MINIMUM SETBACK AND MINIMUM LOT FRONTAGE REQUIREMENTS ARE BASED ON THE MASTER PLAN INCLUDED AS EXHIBIT A WITHIN THE TENTH AMENDMENT TO DEVELOPMENT AGREEMENT EFFECTIVE APRIL 17, 2003 AND RECORDED IN FILE NO. 2003010063, B/C/D/P/R.
19. FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FROM FRONT BUILDING LINE AND 10 FEET FROM GARAGE, HOUSES AND SETBACKS FOR CORNER LOTS SHALL BE 20 FEET. SIDE YARD SETBACKS FOR CORNER LOTS THAT ARE ONLY ADJACENT TO OTHER SIDE YARDS SHALL HAVE A MINIMUM SIDE YARD SETBACK OF 15 FEET.
20. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE RETENTION BORDERS, HAVE BEEN CONSTRUCTED.
21. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAN.
22. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
23. THE FOLLOWING DEVELOPMENT AGREEMENTS WITH THE CITY OF MANVEL APPLY TO THIS PLAN:
DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 13, 2006
1ST AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE SEPTEMBER 9, 2013
2ND AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JANUARY 26, 2015
3RD AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 1, 2016
4TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE AUGUST 22, 2016
5TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JUNE 2, 2018
6TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 16, 2019
7TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 16, 2019
8TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 16, 2021
9TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 6, 2021
24. A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.

RESERVE TABLE with columns: RESERVE, ACREAGE, SQ.FT., TYPE, MAINTENANCE/OWNERSHIP. Includes rows A, B and a TOTAL row.

LOT AREA SUMMARY BLOCK 1 with columns: LOT NO., SQ.FT., LOT WIDTH AT B.L.L.

LOT AREA SUMMARY BLOCK 2 with columns: LOT NO., SQ.FT., LOT WIDTH AT B.L.L.

LOT AREA SUMMARY BLOCK 2 with columns: LOT NO., SQ.FT., LOT WIDTH AT B.L.L.



MINIMUM FINISH FLOOR ELEVATION table with columns: BLOCK, ELEVATION. Shows 65.60 FEET for blocks 1-2.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists 17 line segments.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists 17 line segments.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, ARC, CHORD BEARING, CHORD. Lists 17 curve segments.

CURVE TABLE with columns: CURVE, RADIUS, DELTA, ARC, CHORD BEARING, CHORD. Lists 17 curve segments.

POMONA DEVELOPMENT - LOT SUMMARY TABLE

Large table summarizing lot counts for sections 1 through 29 of the Pomona development.

FINAL PLAT OF POMONA SECTION 29

A SUBDIVISION OF 13.113 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, 3, 11, 12, AND 13 OF SECTION 89 OF THE ALLISON RICHIEY GULF COAST HOME COMPANY PART OF 'SUBURBAN GARDENS', A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

45 LOTS 2 RESERVES (0.416 ACRES) 2 RIGHTS
MARCH 7, 2024 JOB NO. 2149-4129P

OWNERS:
VPDF POMONA, L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY
RUSSELL BYNUM, VICE PRESIDENT
901 MARQUETTE AVENUE SOUTH, SUITE 3300, MINNEAPOLIS, MINNESOTA 55404
PH: 952-933-1554

SURVEYOR:

LJA Surveying, Inc.
3600 W. Sam Houston Parkway S.
Suite 100
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

ENGINEER:

LJA Engineering, Inc.
1804 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-1386