



COMMISSIONERS COURT OF BRAZORIA COUNTY

ORDER NO. H.21.

1/13/2026

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

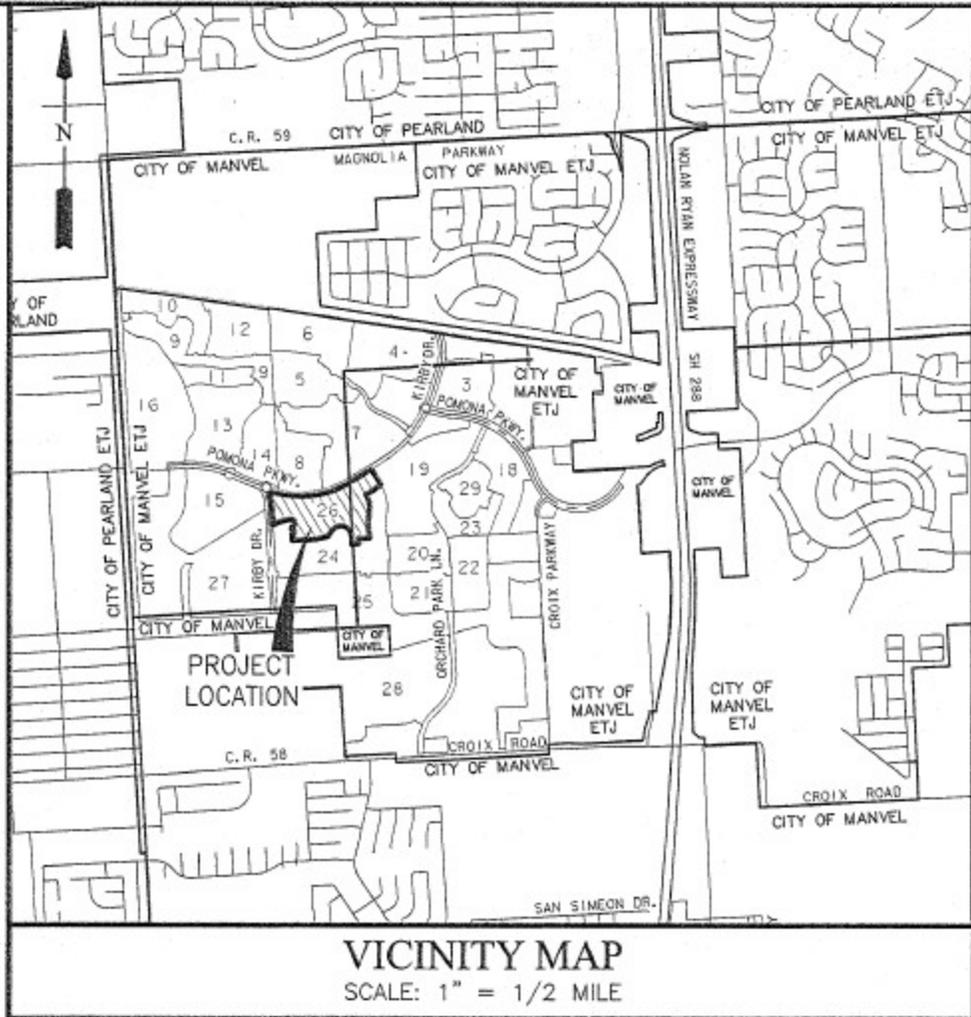
Whereas, the plat of - Pomona Section 26 - Abstract 563 (Precinct 4), was approved by the City of Manvel on October 23, 2023; and filed for record in Brazoria County Official Public Records, County Clerk's File #2024-024301 on June 6, 2024; and

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



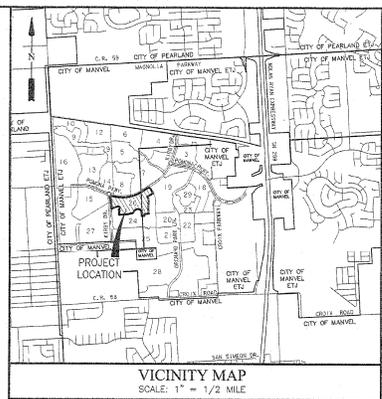
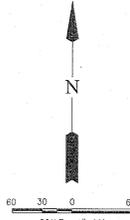
VICINITY MAP

SCALE: 1" = 1/2 MILE

KEY MAP NO. 652D

LEGEND

- A.E. INDICATES AERIAL EASEMENT
- B.C.C.F. INDICATES BRAZORIA COUNTY CLERK'S FILE
- B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
- B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- B.C.P.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
- B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
- B.L. INDICATES BUILDING LINE
- C. INDICATES CENTERLINE
- D.E. INDICATES DRAINAGE EASEMENT
- E.E. INDICATES ELECTRICAL EASEMENT
- F.N. INDICATES FILE NUMBER
- FMB. INDICATES FOUND
- I.R. INDICATES IRON ROD
- PD&Z INDICATES PLANNING, DEVELOPMENT & ZONING
- PG. 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
- STW.S.E. INDICATES STORM SEWER EASEMENT
- U.E. INDICATES UTILITY EASEMENT
- VOL. INDICATES VOLUME
- W.L.E. INDICATES WATER LINE EASEMENT



LINE	BEARING	DISTANCE
L1	S 03°13'40\"	68.37
L2	S 89°48'18\"	95.00
L3	N 09°42'01\"	60.88
L4	N 23°58'17\"	56.21
L5	N 41°52'00\"	56.31
L6	N 09°51'50\"	56.31
L7	N 77°51'40\"	56.31
L8	S 84°08'30\"	56.31
L9	S 60°08'49\"	56.31
L10	S 89°50'17\"	56.19
L11	S 84°08'11\"	55.96
L12	N 03°19'00\"	84.99
L13	N 02°24'47\"	60.01
L14	N 13°14'53\"	12.19
L15	S 78°48'07\"	54.90
L16	S 02°13'42\"	36.20
L17	N 28°32'38\"	18.61
L18	S 02°13'42\"	56.59
L19	N 12°14'42\"	36.20
L20	N 12°14'53\"	5.00
L21	N 80°51'42\"	5.00
L22	N 80°51'37\"	20.00
L23	N 12°22'14\"	14.27
L24	N 72°33'51\"	27.74
L25	N 42°25'51\"	27.80
L26	S 42°25'27\"	44.30

CURVE	RADIUS	DELTA	ARC	CHORD	BEARING	CHORD
C1	35.00	114°50'48\"	70.16	N 44°16'15\" E	58.94	
C2	2560.00	107°38'41\"	474.20	S 83°38'46\" E	475.51	
C3	1860.00	32°32'04\"	693.82	N 7°48'48\" E	613.67	
C4	400.00	41°40'27\"	291.00	S 17°10'12\" E	264.62	
C5	1600.00	18°04'53\"	475.89	S 00°04'37\" W	444.81	
C6	25.00	90°00'00\"	39.27	S 47°48'18\" W	35.28	
C7	25.00	90°01'18\"	35.28	N 41°48'39\" E	35.30	
C8	25.00	94°52'43\"	41.40	N 45°47'30\" W	36.83	
C9	270.00	4°05'36\"	18.97	N 03°41'40\" E	18.98	
C10	25.00	90°29'23\"	37.93	N 39°27'18\" E	24.78	
C11	60.00	105°24'53\"	175.92	N 19°02'31\" W	119.30	
C12	875.00	11°17'14\"	173.38	S 68°58'01\" W	172.10	
C13	1560.00	8°54'11\"	289.63	N 08°12'06\" W	289.29	
C14	300.00	39°37'51\"	207.51	N 66°52'23\" E	203.39	
C15	330.00	129°37'51\"	748.62	S 86°02'27\" E	597.20	
C16	300.00	39°37'51\"	207.50	N 44°47'42\" E	197.85	
C17	25.00	90°00'00\"	39.27	N 41°48'18\" E	35.28	
C18	25.00	49°40'47\"	31.69	N 28°30'05\" W	21.00	
C19	60.00	27°21'24\"	292.54	N 86°46'18\" E	27.65	
C20	25.00	49°40'47\"	31.68	S 21°30'42\" W	21.00	

CURVE	RADIUS	DELTA	ARC	CHORD	BEARING	CHORD
C21	20.00	102°35'24\"	45.21	S 69°31'54\" E	39.29	
C22	270.00	28°03'17\"	123.64	N 00°09'11\" E	121.58	
C23	360.00	02°24'44\"	379.58	N 77°32'50\" E	362.24	
C24	25.00	70°45'37\"	33.49	N 69°10'15\" E	31.05	
C25	330.00	23°13'24\"	181.37	N 07°20'58\" E	180.00	
C26	75.00	49°40'47\"	31.68	N 28°30'05\" E	21.00	
C27	60.00	27°21'24\"	292.54	S 29°52'02\" E	27.65	
C28	25.00	49°40'47\"	31.68	S 86°53'32\" W	21.00	
C29	270.00	31°00'59\"	146.16	S 48°32'28\" W	144.38	
C30	25.00	89°57'44\"	38.82	S 11°29'54\" E	36.03	
C31	360.00	02°24'04\"	371.13	S 59°34'44\" E	319.89	
C32	320.00	129°37'51\"	728.18	N 68°12'37\" W	542.89	
C33	330.00	39°37'51\"	207.50	S 66°57'23\" W	223.27	
C34	1175.00	4°34'44\"	63.90	N 69°01'17\" E	63.68	
C35	900.00	18°18'18\"	268.75	N 67°37'28\" E	265.54	
C36	1200.00	18°18'18\"	362.33	S 67°37'28\" W	360.72	
C37	1680.00	04°23'17\"	20.00	S 08°34'51\" E	20.00	

RESERVE	ACREAGE	SQ. FT.	TYPE	MAINTENANCE
A	13.191	374,394	RESTRICTED TO BRAZORIA DRAINAGE DISTRICT NO. 4 DRAINAGE EASEMENT	NUD
B	0.231	10,062	RESTRICTED TO LANDSCAPE/OPEN SPACE	NUD
C	0.440	19,160	RESTRICTED TO CANAL	MUD/OCWA
D	1.328	57,613	RESTRICTED TO LANDSCAPE/OPEN SPACE	NUD
TOTAL	15.191	861,709		

FINAL PLAT OF POMONA SECTION 26

A SUBDIVISION OF 29.564 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 22, 23, 32, 33, AND 41-44, 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 (B.C.P.R.).

51 LOTS 4 RESERVES (15.191 ACRES) 2 BLOCKS
 SEPTEMBER 7, 2023 JOB NO. 2149-4126P

OWNERS:
 MC 288, LLC,
 A DELAWARE LIMITED LIABILITY COMPANY
 RUSSELL BRUNA, GENERAL MANAGER-HOUSTON
 3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TEXAS 77584
 PH: 832-408-8071

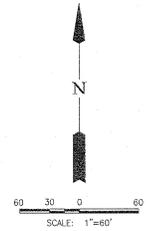
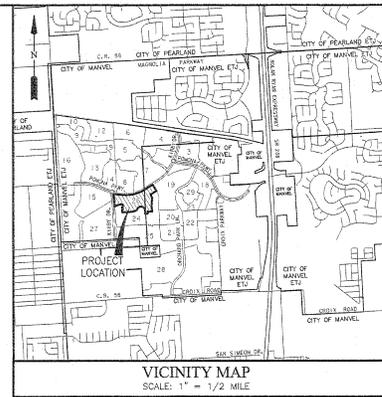
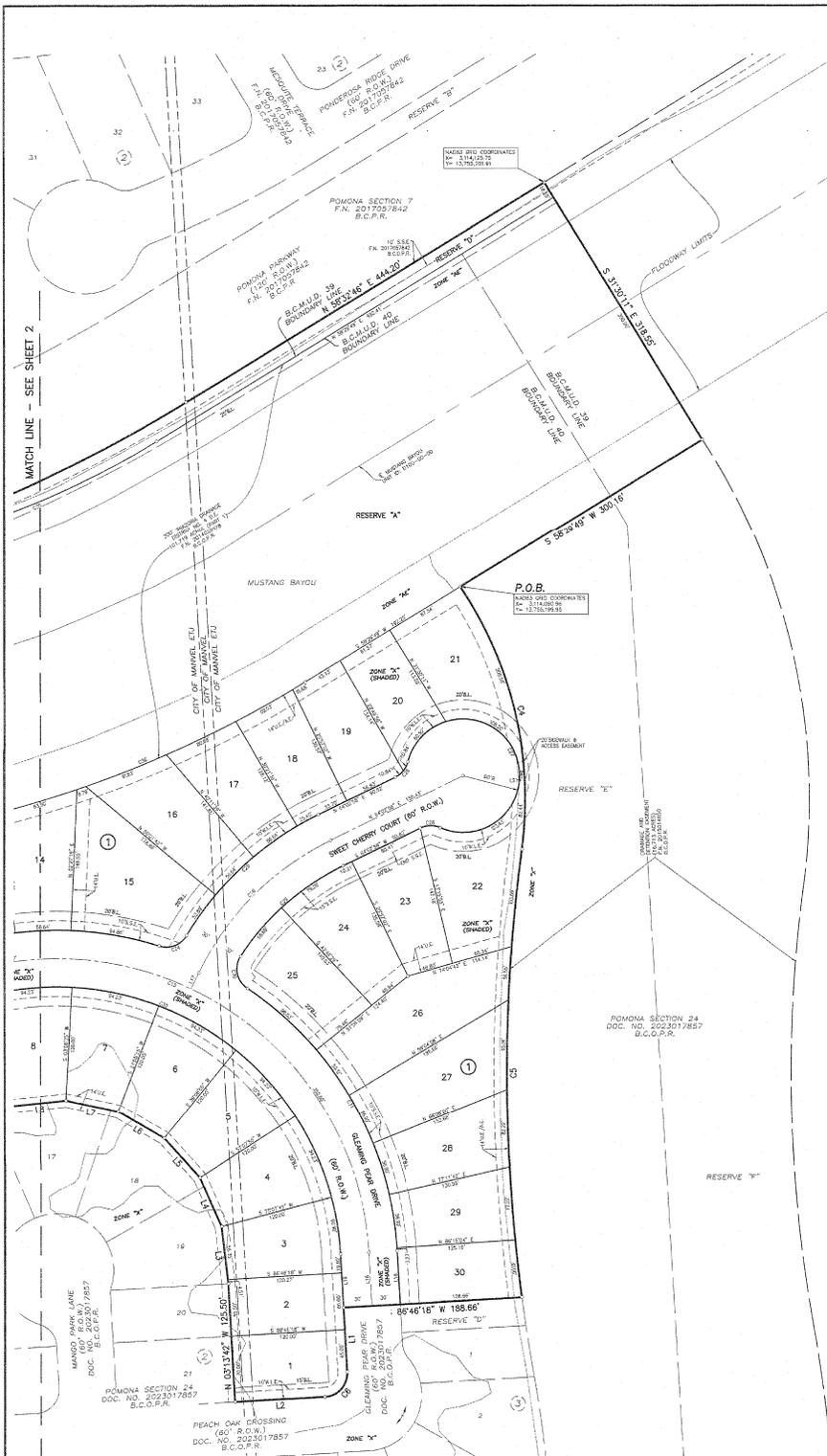
OWNERS:
 POMONA LAND, LLC,
 A TEXAS LIMITED LIABILITY COMPANY
 RUSSELL BRUNA, GENERAL MANAGER-HOUSTON
 3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TEXAS 77584
 PH: 832-408-8071

OWNERS:
 POMONA PHASE 4, LLC,
 A TEXAS LIMITED LIABILITY COMPANY
 RUSSELL BRUNA, GENERAL MANAGER-HOUSTON
 3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TEXAS 77584
 PH: 832-408-8071

OWNERS:
 VPFD POMONA, LLC,
 A DELAWARE LIMITED LIABILITY COMPANY
 BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR
 801 MARQUETTE AVENUE SOUTH, SUITE 3300,
 MINNEAPOLIS, MINNESOTA 55404
 PH: 852-983-1504

SURVEYOR:
LJA Surveying, Inc.
 3601 W. Sam Houston Parkway S. Phone 713.953.5200
 Suite 175 Fax 713.953.5028
 Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

ENGINEER:
LJA Engineering, Inc.
 1024 W. Grand Parkway North Phone 713.953.5200
 Suite 100 Fax 713.953.5028
 Katy, Texas 77448 FRN#-1368



LOT AREA SUMMARY				LOT AREA SUMMARY			
BLOCK 1				BLOCK 2			
LOT NO.	SQ. FT.	LOT WIDTH AT B.L.	AT B.L.	LOT NO.	SQ. FT.	LOT WIDTH AT B.L.	AT B.L.
1	12,174	93.49'		1	6,566	69.49'	
2	7,534	65.71'		2	7,201	60.00'	
3	11,788	79.03'		3	8,310	76.64'	
4	10,396	69.49'		4	9,130	87.59'	
5	9,200	60.00'		5	9,130	87.59'	
6	14,305	113.52'		6	9,130	87.59'	
7	12,552	92.18'		7	9,130	87.59'	
8	8,016	67.02'		8	9,130	87.59'	
9	14,818	119.81'		9	9,130	87.59'	
10	14,813	120.02'		10	8,323	75.82'	
11	9,894	80.19'		11	7,621	62.00'	
12	8,687	66.19'		12	9,625	62.17'	
13	8,410	66.19'		13	9,572	62.04'	
14	9,585	62.04'		14	8,162	62.04'	
15	10,269	81.57'		15	7,895	62.04'	
16	11,158	62.22'		16	7,418	62.01'	
17	9,578	62.22'		17	7,300	62.00'	
18	8,234	55.69'		18	7,200	60.00'	
19	5,399	68.13'		19	7,200	60.00'	
20	7,453	66.84'		20	7,300	60.00'	
21	11,776	90.53'		21	8,268	68.92'	
22	12,401	103.89'					
23	9,018	79.90'					
24	9,811	83.26'					
25	10,234	86.25'					
26	14,148	63.02'					
27	15,178	60.19'					
28	8,253	60.19'					
29	8,468	60.19'					
30	7,854	60.00'					

**FINAL PLAT OF
POMONA SECTION 26**

A SUBDIVISION OF 29.564 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 22, 23, 32, 33, AND 41-44, 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 (B.C.P.R.).

51 LOTS 4 RESERVES (15.191 ACRES) 2 BLOCKS

SEPTEMBER 7, 2023 JOB NO. 2149-4126P

OWNERS:
 MC 288, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 RUSSELL BYNUM, GENERAL MANAGER-HOUSTON
 3129 KINGSLEY DRIVE, SUITE 1240, PEARLAND, TEXAS 77584
 PH: 832-336-8974

OWNERS:
 POMONA LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY
 RUSSELL BYNUM, GENERAL MANAGER-HOUSTON
 3129 KINGSLEY DRIVE, SUITE 1240, PEARLAND, TEXAS 77584
 PH: 832-336-8974

OWNERS:
 POMONA PHASE 4, LLC, A TEXAS LIMITED LIABILITY COMPANY
 RUSSELL BYNUM, GENERAL MANAGER-HOUSTON
 3129 KINGSLEY DRIVE, SUITE 1240, PEARLAND, TEXAS 77584
 PH: 832-336-8974

OWNERS:
 VPDF POMONA, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 BRADLOW BOSMAN, SENIOR MANAGING DIRECTOR
 901 MARGUERITE AVENUE SOUTH, SUITE 3300, MINNETONKA, MINNESOTA 55344
 PH: 952-893-1254

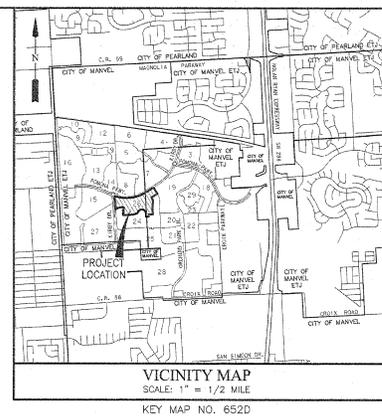
- LEGEND**
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 - F.N. INDICATES FILE NUMBER
 - F.N.D. INDICATES FOUND
 - I.R. INDICATES IRON ROD
 - PD&Z INDICATES PLANNING, DEVELOPMENT & ZONING
 - PG. INDICATES PAGE
 - P.O.B. INDICATES POINT OF BEGINNING
 - RES. INDICATES RESERVE
 - R.O.W. INDICATES RIGHT-OF-WAY
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - U.E. INDICATES UTILITY EASEMENT
 - VOL. INDICATES VOLUME
 - W.L.E. INDICATES WATER LINE EASEMENT
 - INDICATES STREET NAME CHANGE

SURVEYOR:
LJA Surveying, Inc.
 3600 W. Sam Houston Parkway S. Phone 713.953.5200
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ENGINEER:
LJA Engineering, Inc.
 1904 W. Grand Parkway North Phone 713.953.6200
 Suite 100 Fax 713.953.5208
 Katy, Texas 77449 FRN-F-1396

POMONA DEVELOPMENT - LOT SUMMARY TABLE

Table with 10 columns: LOT SIZES, SECTION 1, SECTION 2, SECTION 3, SECTION 4, SECTION 5, SECTION 6, SECTION 7, SECTION 8, SECTION 9, SECTION 10, SECTION 11, SECTION 12, SECTION 13, SECTION 14, SECTION 15, SECTION 16, SECTION 17, SECTION 18, SECTION 19, SECTION 20, SECTION 21, SECTION 22, SECTION 23, SECTION 24, SECTION 25, SECTION 26, SECTION 27, SECTION 28, SECTION 29, TOTAL LOTS.



BEING 29,564 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, HASTINGS BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 22, 23, 33, AND 41-44, SECTION 78 OF THE ALLISON RICHIEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 88, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.), ALSO BEING A PORTION OF THE CERTAIN CALLED 321.585 ACRES TRACT CONVEYED TO POMONA, L.L.C. BY INSTRUMENT OF RECORD IN FILE NUMBER 2017030819, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY (B.C.P.R.), A PORTION OF THAT CERTAIN CALLED 871.869 ACRES TRACT CONVEYED TO MC 288, L.L.C. (DESCRIBED AS PART 1), BY INSTRUMENT OF RECORD IN FILE NUMBER 2015020284, B.L.D.P.R., AND A PORTION OF THAT CERTAIN CALLED 136.646 ACRES TRACT (DESCRIBED AS TRACT 3), CONVEYED TO POMONA PHASE 4, L.L.C. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2018020390, B.C.O.P.R., AND A PORTION OF THAT CERTAIN CALLED 65.773 ACRES TRACT CONVEYED TO VPP POMONA, L.L.C. BY INSTRUMENT OF RECORD IN FILE NUMBER 2022070100, B.C.O.P.R. SAID 29,564 ACRES BEING MORE PARTICULARLY DESCRIBED BY METERS AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH-CENTRAL ZONE, NAD 83 (1993 ADJUSTMENT)):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LNA ENP PREVIOUSLY FOUND CORNER OF A CALLED 16,713 ACRES DRAINAGE AND DETENTION EASEMENT OF RECORD IN FILE NUMBER 201410450, B.L.D.P.R. AND ON THE SOUTHERLY LINE OF SAID 101.719 ACRES DRAINAGE EASEMENT (DESCRIBED AS PART 1), CONVEYED TO BRAZORIA DRAINAGE DISTRICT NO. 4, BY INSTRUMENT OF RECORD IN FILE NUMBER 2014020010, B.C.O.P.R.);

THENCE, WITH THE COMMON LINE OF THE EASTERLY LINE OF SAID 65,773 ACRES, AND THE WESTERLY LINE OF SAID 16,713 ACRES, 291.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 41° 42' 27", AND A CHORD WHICH BEARS SOUTH 1° 10' 18" EAST, 284.62 FEET TO A POINT FOR CORNER, THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1800.00 FEET, A CENTRAL ANGLE OF 10° 10' 52" AND A CHORD WHICH BEARS SOUTH 69° 02' 42" WEST, 474.51 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 48' 15" WEST, DEPARTING SAID COMMON LINE, 188.66 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 13' 42" EAST, 68.37 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 41° 46' 15" WEST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 40' 18" WEST, 95.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 13' 42" WEST, 125.50 FEET TO A POINT FOR CORNER;

THENCE, NORTH 06° 43' 01" WEST, 60.58 FEET TO A POINT FOR CORNER;

THENCE, NORTH 23° 52' 10" WEST, 56.31 FEET TO A POINT FOR CORNER;

THENCE, NORTH 41° 52' 00" WEST, 56.31 FEET TO A POINT FOR CORNER;

THENCE, NORTH 59° 51' 50" WEST, 56.31 FEET TO A POINT FOR CORNER;

THENCE, NORTH 77° 51' 40" WEST, 56.31 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 66° 08' 40" WEST, 56.31 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 49° 50' 13" WEST, 58.18 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 33° 33' 31" WEST, 136.62 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 76° 38' 25" WEST, 223.48 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 84° 04' 11" WEST, 55.06 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 48' 18" WEST, 340.04 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 15' 00" WEST, 84.98 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.28 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 41° 45' 39" EAST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, NORTH 02° 24' 47" WEST, 60.51 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 41.40 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 94° 52' 43", AND A CHORD WHICH BEARS NORTH 40° 47' 20" WEST, 36.83 FEET TO A POINT FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 19.29 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 27.00 FEET, A CENTRAL ANGLE OF 04° 05' 36", AND A CHORD WHICH BEARS NORTH 03° 41' 48" EAST, 19.29 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

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, ORDER NO. 2023-0251, DATED SEPTEMBER 8, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE COORDINATE SYSTEM, SOUTH-CENTRAL ZONE, THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY CHANGING TO AN ADJUSTMENT FACTOR OF 0.9999484.
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 "LA SURVEY" WILL BE SET ON ALL PERMETER BOUNDARY CORNERS. CORNER BENCHMARKS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDED OF THE ASSOCIATED SUBDIVISION PLAN.
6. BENCHMARK: A BRASS DISK STAMPED "M-11" SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND MUSTANG DAVOU AT STREAM CENTERLINE, EAST SIDE OF COUNTY ROAD 84, 16' WEST MAP 8522 NEAR UTM 100-00-00. ELEV. = 62.31 FEET, NAVD-83 (2011 ADJ) (400 145 FEET FOR NGVD-29 (1978 ADJ)).
7. 1/4" INDICATED TEMPORARY BENCHMARK: A BRASS DISK IN CONCRETE LOCATED +/- 807 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 84. ELEV. = 63.64 FEET, NGVD-29 (1978 ADJ).
8. THIS TRACT LIES PARTIALLY IN ZONE "NE", PARTIALLY IN ZONE "7" (SHADED), AND PARTIALLY IN UNZONED ZONE "4" OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 4802000200R AND BY LETTERS OF MAP REVISION BASED ON FIRM (LOW-R-F) DATED JANUARY 17, 2023, CASE NO. 23-06-0490A. THIS TRACT LIES PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN.
9. LOTS HAVE BEEN REMOVED FROM THE FLOOD PLAN AND LIE WITHIN ZONE "X" (SHADED) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY LETTERS OF MAP REVISION BASED ON FIRM (LOW-R-F) DATED JANUARY 17, 2023, CASE NO. 23-05-0490A.
10. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAN REFLECTS THE STATUS FOR THE FEMA FIRM THAT IS EFFECTIVE AT THE TIME THE PLAN IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
11. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PROPOSED RIGHTS TO A PRIVATE DITCH MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDERS OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
12. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAN SHALL BE THE HIGHER OF (1) EITHER 16 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (3) 12 INCHES ABOVE FINISHED GRADE.
13. 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.
14. THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICTS NO. 39 AND 45, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, THE CITY OF MANVEL, ETX, ALVIN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF PLATING.
15. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND METRO SITE DETAIL REQUIREMENTS FOR MOTORISTS.
16. BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
17. BENCHMARK SHALL BE OBTAINATED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
18. 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 PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
19. THE MINIMUM SETBACK AND MINIMUM LOT FRONTAGE REQUIREMENTS ARE BASED ON THE MASTER PLAN INCLUDED AS EXHIBIT "A" WITHIN THE SECOND AMENDMENT TO DEVELOPMENT AGREEMENT EFFECTIVE APRIL 17, 2023 AND RECORDED IN FILE NO. 2023017853, B.C.O.P.R.
20. FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET PER BUILDING LINE AND 25 FEET FOR GARAGES, AND MINIMUM SIDE YARD SETBACKS FOR CORNER LOTS SHALL BE 20 FEET. SIDE YARD SETBACKS FOR CORNER LOTS THAT ARE NOT ADJACENT TO OTHER SIDE YARDS SHALL HAVE A MINIMUM SIDE YARD SETBACK OF 15 FEET.
21. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION POND, HAVE BEEN CONSTRUCTED.
22. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAN.
23. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
24. THE FOLLOWING DEVELOPMENT AGREEMENTS WITH THE CITY OF MANVEL APPLY TO THIS PLAN:
DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 13, 2008
1ST AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE SEPTEMBER 9, 2015
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 4, 2018
6TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 16, 2019
7TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 10, 2021
8TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 6, 2021
9TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE APRIL 17, 2023
24. A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.

FINAL PLAT OF POMONA SECTION 26

A SUBDIVISION OF 29,564 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 22, 23, 33, AND 41-44, SECTION 78 OF THE ALLISON RICHIEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 88, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.).

51 LOTS 4 RESERVES (15.191 ACRES) 2 BLOCKS
SEPTEMBER 7, 2023 JOB NO. 2149-4126P
OWNERS: MC 288, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
RUSSELL BROWN, GENERAL MANAGER-HOUSTON
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TEXAS 77664
PH: 832-336-6271
OWNERS: POMONA LAND, L.L.C., A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BROWN, GENERAL MANAGER-HOUSTON
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TEXAS 77664
PH: 832-336-6271
OWNERS: POMONA PHASE 4, L.L.C., A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BROWN, GENERAL MANAGER-HOUSTON
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TEXAS 77664
PH: 832-336-6271
OWNERS: VPPD POMONA, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
BRIANNA BOSMAN, SENIOR MANAGING DIRECTOR
901 MARQUETTE AVENUE SOUTH, SUITE 3300, MINNEAPOLIS, MINNESOTA 55404
PH: 952-893-1504

SURVEYOR: LJA Surveying, Inc. 2024024301 24-09-16 10:14 AM 2024 10:14 AM 2024 10:14 AM J. Joyner Hudson, County Clerk LJA Engineering, Inc. 17814 W. Grand Parkway North, Suite 100, Katy, Texas 77449 Phone: 713.853.5026 Fax: 713.853.5026 FRN-F-1386

November 13, 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 Pomona Section 26
Brazoria County MUD No. 40
LJA Job No. 2149-4126 (6.1)

This letter serves to respectfully request the Brazoria County final acceptance of the streets within Pomona Section 26. We also request acceptance into the County's maintenance system as the one-year warranty period has ended. Acceptance of streets within Pomona Section 26 are as follows:

Gleaming Pear Drive	Length = 1,439.64'	Paving Width = 28'	R.O.W. Width = 60'
Sweet Cherry Court	Length = 435.86'	Paving Width = 28'	R.O.W. Width = 60'
Palm Grove Drive	Length = 281.99'	Paving Width = 28'	R.O.W. Width = 60'

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

Sincerely,



Hannah J. Horsfield, PE
Project Manager

HJH/jb

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

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. Scott Wright, DFH Coventry, LLC
Mr. Russell Bynum, Pomona Phase 6, LLC
Ms. Autumn Smith, Pomona Phase 6, LLC
Mr. Brian T. Edwards, PE, LJA Engineering, Inc.
TCEQ Regional Office (Houston)

Date: June 12, 2024

Re: Engineer's Certificate of Substantial Completion
Construction of the Water, Sanitary Sewer and Drainage Facilities
And Paving and Appurtenances
To Serve Pomona Section 26
Brazoria County Municipal Utility District No. 40
City Manvel ETJ, Brazoria County, Texas
LJA Job No. 2149-4126 (11.1)

Enclosed please find your copy of the Engineer's Certificate of Substantial Completion for the noted project.

If there are any questions, please do not hesitate to call me at 713.380.4425.

HJH/vr

ENGINEER'S CERTIFICATE OF SUBSTANTIAL COMPLETION

Name of Project: Construction of the Water, Sanitary Sewer and Drainage Facilities And Paving and Appurtenances To Serve Pomona Section 26

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 Drainage Facilities and Paving and Appurtenances; LJA No. 2149-4126 (11.1), R Construction Civil, LLC

Consulting Engineer LJA Engineering, Inc.
1904 West Grand Parkway North, Suite 100 Katy, Texas 77449

LJA Project Number: 2149-4126 (11.1)

Based on the testing completed to date, periodic observations during construction and the results from the final inspection on May 23, 2024, I certify to the best of my knowledge and belief that the facilities constructed as of the date of this document are substantially complete and can be utilized for their intended purpose. A final Engineer's Certificate of Completion and "Record Drawings" will be furnished upon final completion of this project.



Hannah J. Horsfield
(Signature)

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

06/12/24
(Date)