



## COMMISSIONERS COURT OF BRAZORIA COUNTY

**ORDER NO. H.20.**

**4/14/2026**

Final Acceptance of Roads - Pomona Section 27 - Abstract 563 (Precinct 4)

Whereas, the plat of Pomona Section 27 - Abstract 563 (Precinct 4), was approved by the City of Manvel on December 22, 2022; and filed for record in Brazoria County Official Public Records, County Clerk's File #2023036008 on August 10, 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 April 14, 2026.

<u>CR #</u>	<u>Street Name</u>	<u>ROW</u>	<u>Length (FT)</u>	<u>Length (Mi)</u>
1443	Pecan Drive (ext)	90'	165.00 ft.	0.031 mi.
1485	Southern Landings Drive	60'	1098.14 ft.	0.208 mi.
1484	Pine Woodland Lane	60'	1035.10 ft.	0.196 mi.
1483	Highland Moss Road	60'	799.99 ft.	0.152 mi.
1486	Wildwood Drive	60'	580.14 ft.	0.110 mi.
1481	Cascade Pass Road	60'	304.21 ft.	0.058 mi.
1482	Flowery Creek Road	60'	1064.07 ft.	0.202 mi.

## 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  
Ms. Paulina Baker, Pomona Phase 6, LLC  
Mr. Scott Wright, DFH Coventry  
Mr. Matt Downing, ClearPave, LLC  
TCEQ Regional Office (Houston)  
Ms. Elaine Graham, City of Manvel  
Brazoria County Engineering  
Mr. Dan Johnson, PE, City of Manvel  
Mr. Jarrod Aden, PE, Brazoria Drainage District No. 4  
Mr. Brian T. Edwards, PE, LJA Engineering, Inc.

Date: August 2, 2023

Re: Certificate of Completion  
Construction of the Paving and Appurtenances  
To Serve Pomona Section 27  
Brazoria County Municipal Utility District No. 40  
City of Manvel ETJ, Brazoria County, Texas  
LJA Job No. 2149-4127P (11.1)

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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 Paving and Appurtenances to Serve Pomona Section 27  
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: Paving and  
Appurtenances; LJA No. 2149-4127P; ClearPave, LLC.  
Consulting Engineer LJA Engineering, Inc.  
1904 W. Grand Parkway N., Suite 100, Katy, Texas 77449  
LJA Project Number: 2149-4127P (11.1)

I certify this Project was completed on August 2, 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.



(SEAL)

Hannah J. Horsfield  
(Signature)

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

08/04/23  
(Date)

March 18, 2026

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

Re: Water and Drainage Facilities and Paving  
and Appurtenances to Serve Pomona Section 27  
Brazoria County MUD No. 40  
LJA Job No. 2149-4127 (6.1)

To Whom This May Concern:

This letter serves to respectfully request the Brazoria County final acceptance of the streets within Pomona Section 27. We also request acceptance into the County's maintenance system as the one-year warranty period has ended. Acceptance of streets within Pomona Section 27 are as follows:

Pecan Drive	Length = 165.00'	Paving Width = 25'	R.O.W. Width = 90'
Southern Landings Drive	Length = 1,098.14'	Paving Width = 28'	R.O.W. Width = 60'
Pine Woodland Lane	Length = 1,035.10'	Paving Width = 28'	R.O.W. Width = 60'
Highland Moss Road	Length = 799.99'	Paving Width = 28'	R.O.W. Width = 60'
Wildwood Drive	Length = 580.14'	Paving Width = 28'	R.O.W. Width = 60'
Cascade Pass Road	Length = 304.21'	Paving Width = 28'	R.O.W. Width = 60'
Flowers Creek Road	Length = 1,064.07'	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 713.953.5118.

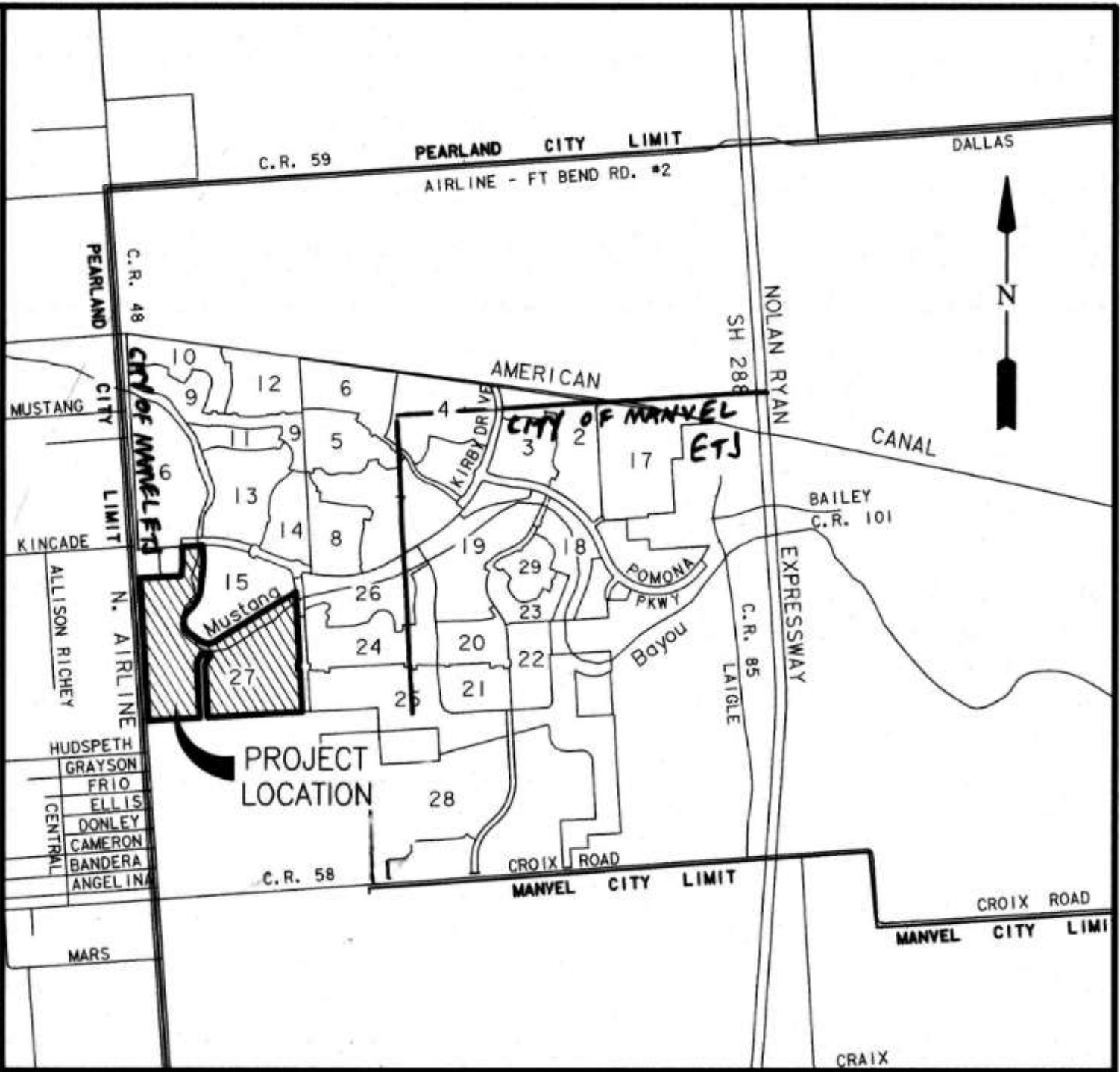
Sincerely,



Brian T. Edwards, PE  
Vice President

BTE/sb

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

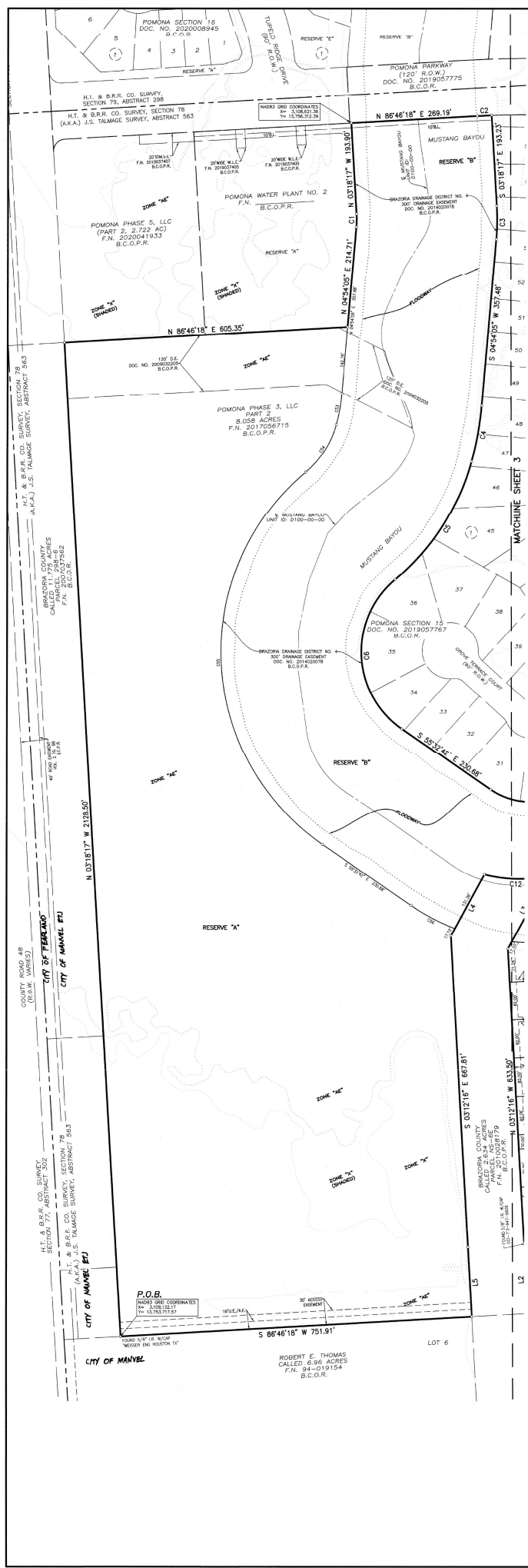


# VICINITY MAP

SCALE: 1" = 1/2 MILE

KEY MAP NO. 652C





- NOTES:
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL.
  - THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2022-0225, DATED OCTOBER 13, 2022. THE SURVOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
  - ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONING CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99886547.
  - ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT 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.
  - FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKER SHALL BE SET AT ALL PRIMER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
  - BENCHMARK: A BRASS DISK STAMPED M 668 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.42 MILE SOUTH WESTERLY FROM THE CENTERLINE OF THE AMERICAN CANAL, AND F.M. 521, AT THE INTERSECTION OF DAW ROAD, SET IN THE TOP OF A CONCRETE HEAVYWEIGHT 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DAW ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEAVYWEIGHT, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD. ELEV. = 71.52 FEET, NGVD-29 (1978 ADJ).
  - 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 KEY MAP 6520 NEAR UNIT 0100-00-00.
  - B170 = 451.71 FEET NORTH-88.08 (0991 ADJ) (451.104 FEET FROM NORTH-79 (1978 ADJ))
  - T89 INDICATES TEMPORARY BENCHMARK: A BRASS DISK IN CONCRETE LOCATED 8.4 - 8.07 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 289 AND 4'-1/2" 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101. ELEV. = 63.64 FEET, NGVD-29 (1978 ADJ).
  - THIS TRACT LIES IN ZONE "K" ZONE "K" (SHADED) AND ZONE "M" OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, AND APPROXIMATELY 0.42 MILE SOUTH WESTERLY FROM THE CENTERLINE OF THE AMERICAN CANAL, AND F.M. 521, AT THE INTERSECTION OF DAW ROAD, SET IN THE TOP OF A CONCRETE HEAVYWEIGHT 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DAW ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEAVYWEIGHT, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD. ELEV. = 71.52 FEET, NGVD-29 (1978 ADJ).
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  - ALL FLOORPLAN INFORMATION NOTED IN THIS PLAT REFLECTS THE STATUS OF THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOORPLAN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
  - 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. ANY CONSTRUCTION OF A PROPERTY EASEMENT WITHIN A PROPERTY EASEMENT MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED CONSTRUCTION INSTALLED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT OR TO REMOVE CONSTRUCTION WITHIN AN EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE TRACT.
  - THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 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.
  - ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
  - THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 40, THE CITY OF MANVEL, AND AN INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF PLATTING.
  - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF PLATTING.
  - BOUNDARY LAYOUTS, CALCULATIONS IS AT LEAST 1:15,000.
  - SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
  - THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PR&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD PROVIDED BY PD&Z.
  - THE MINIMUM SETBACK AND MINIMUM LOT FRONTAGE REQUIREMENTS ARE BASED ON THE MASTER PLAN WHICH INCLUDES THE EXISTING WITHIN THE SECOND AMENDMENT TO DEVELOPMENT AGREEMENT EFFECTIVE JANUARY 26, 2015 AND RECORDED IN FILE NO. 2015050956, B.C.O.P.R.
  - FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25 FEET FOR GARAGES, MINIMUM SIDE YARD 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.
  - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
  - THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
  - THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
  - THE FOLLOWING DEVELOPMENT AGREEMENTS WITH THE CITY OF MANVEL APPLY TO THIS PLAT:
    - 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 4, 2018
    - 6TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 16, 2019
    - 7TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 15, 2021
    - 8TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 6, 2021
  - A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 03°15'00" E	90.00'
L2	N 07°15'45" W	148.52'
L3	N 28°36'44" E	176.53'
L4	S 28°36'44" W	149.10'
L5	S 03°15'49" E	148.50'
L6	N 18°12'24" W	11.99'
L7	N 89°47'44" E	30.00'
L8	N 48°14'21" E	3.00'
L9	N 41°47'01" E	11.00'
L10	S 03°12'16" E	88.90'
L11	N 83°08'42" W	48.93'
L12	N 12°52'12" E	38.78'
L13	N 89°45'00" E	110.00'
L14	N 89°45'00" E	110.00'
L15	N 41°45'00" E	14.14'
L16	N 69°04'56" W	12.09'
L17	S 48°12'17" W	39.57'
L18	N 31°53'40" W	85.09'
L19	N 12°52'12" E	38.78'
L20	N 18°52'54" E	6.15'
L21	N 78°38'11" E	22.82'
L22	N 31°53'40" W	5.00'
L23	N 31°53'40" W	10.00'
L24	S 48°12'17" E	14.14'
L25	N 89°45'00" E	124.40'
L26	S 10°48'37" E	78.71'
L27	S 19°58'00" E	78.26'
L28	S 07°50'57" E	63.14'
L29	S 49°13'39" E	40.99'
L30	N 41°45'39" E	38.28'
L31	S 89°45'00" W	30.00'
L32	S 03°15'00" E	20.00'
L33	S 89°45'00" W	20.00'
L34	N 03°15'00" W	19.90'
L35	N 50°02'20" E	164.42'
L36	N 89°45'00" E	54.23'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	BEARING	CHORD
C1	200.00'	81°22'22"	28.64'	N 00°47'45" E	28.62'	
C2	1740.00'	1°02'52"	30.81'	N 87°16'45" E	30.81'	
C3	500.00'	81°22'22"	71.61'	S 00°47'54" W	71.55'	
C4	675.00'	107°17'16"	121.20'	S 10°02'43" W	121.04'	
C5	500.00'	37°02'56"	305.89'	S 32°42'49" W	301.11'	
C6	200.00'	109°46'05"	369.25'	S 02°02'10" E	319.00'	
C7	150.00'	49°20'58"	173.70'	S 88°43'11" E	164.16'	
C8	1175.00'	2°19'22"	47.66'	N 59°16'03" E	47.66'	
C9	1440.00'	0°57'38"	24.14'	S 07°43'49" E	24.14'	
C10	34.00'	89°00'00"	59.97'	S 41°47'00" W	59.96'	
C11	25.00'	90°00'00"	39.27'	S 41°45'00" E	35.36'	
C12	200.00'	29°59'24"	6.98'	N 89°37'14" W	134.92'	
C13	600.00'	1°02'52"	157.50'	N 10°46'13" W	157.00'	
C14	55.00'	90°01'19"	86.41'	S 41°45'39" W	77.80'	
C15	55.00'	90°01'20"	86.42'	N 41°45'39" W	77.80'	
C16	600.00'	1°04'59"	105.59'	N 88°11'12" E	105.45'	
C17	600.00'	2°19'14"	244.21'	N 12°13'33" W	242.53'	
C18	25.00'	90°00'00"	39.27'	S 41°45'00" W	35.36'	
C19	200.00'	30°30'57"	13.31'	S 89°30'45" E	13.10'	
C20	600.00'	1°01'20"	108.15'	S 41°45'39" W	116.19'	
C21	25.00'	30°30'57"	13.31'	N 77°58'39" W	13.15'	
C22	25.00'	21°51'00"	9.53'	S 79°50'48" W	9.48'	
C23	60.00'	13°43'25"	14.04'	N 48°12'59" W	110.35'	
C24	25.00'	21°51'00"	9.53'	S 07°43'14" E	9.48'	
C25	60.00'	29°23'43"	264.63'	S 56°45'25" E	66.57'	
C26	25.00'	1°02'52"	31.81'	S 39°13'59" W	29.70'	
C27	25.00'	90°01'20"	39.28'	S 48°12'59" E	35.36'	
C28	25.00'	90°01'19"	39.28'	N 41°45'39" E	35.36'	
C29	25.00'	89°58'41"	39.28'	N 48°14'21" E	35.35'	

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	BEARING	CHORD
C30	630.00'	10°54'58"	110.87'	N 89°11'12" W	110.13'	
C31	25.00'	49°40'47"	21.68'	S 72°00'54" W	21.00'	
C32	60.00'	27°01'54"	292.54'	N 06°51'58" E	17.65'	
C33	25.00'	49°40'47"	21.68'	S 58°18'19" E	21.00'	
C34	570.00'	10°54'58"	100.37'	S 88°11'12" E	100.18'	
C35	25.00'	92°51'11"	140.57'	N 49°22'43" E	36.22'	
C36	570.00'	11°16'28"	112.46'	N 17°40'17" W	112.31'	
C37	25.00'	53°09'23"	23.13'	N 43°53'32" E	22.31'	
C38	60.00'	27°01'54"	292.42'	N 69°12'47" E	77.70'	
C39	34.00'	89°00'00"	59.97'	S 41°47'00" W	59.96'	
C40	630.00'	12°13'00"	135.89'	S 11°49'52" E	135.62'	
C41	25.00'	87°07'58"	38.27'	S 49°24'51" E	34.62'	
C42	25.00'	90°01'19"	39.28'	N 41°45'39" E	38.36'	
C43	570.00'	9°41'56"	364.49'	N 08°05'58" W	96.37'	
C44	25.00'	92°51'42"	23.08'	N 39°25'48" W	22.27'	
C45	60.00'	27°01'54"	292.41'	N 73°46'09" E	77.70'	
C46	25.00'	49°53'00"	20.48'	S 09°58'28" W	19.89'	
C47	630.00'	10°15'00"	110.71'	S 09°22'31" E	110.56'	
C48	25.00'	90°00'00"	39.27'	S 49°13'05" E	35.36'	
C49	25.00'	89°58'41"	39.28'	S 48°14'21" E	35.35'	
C50	25.00'	90°01'19"	39.28'	S 41°45'39" W	35.36'	
C51	25.00'	90°01'20"	39.28'	N 48°12'59" W	35.36'	
C52	25.00'	89°58'39"	39.28'	N 41°47'01" E	35.35'	
C53	25.00'	101°17'16"	67.33'	S 10°02'43" W	67.24'	
C54	200.00'	39°29'56"	123.54'	S 32°42'49" W	120.45'	
C55	500.00'	109°46'05"	603.13'	S 07°39'12" E	297.90'	
C56	450.00'	17°39'47"	106.00'	S 52°17'50" E	105.70'	
C57	450.00'	38°56'07"	200.90'	S 78°34'31" E	200.90'	

FINAL PLAT OF  
POMONA SECTION 27

A SUBDIVISION OF 85.449 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALLMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1-6, 11-16 AND 22-26 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOLDING COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

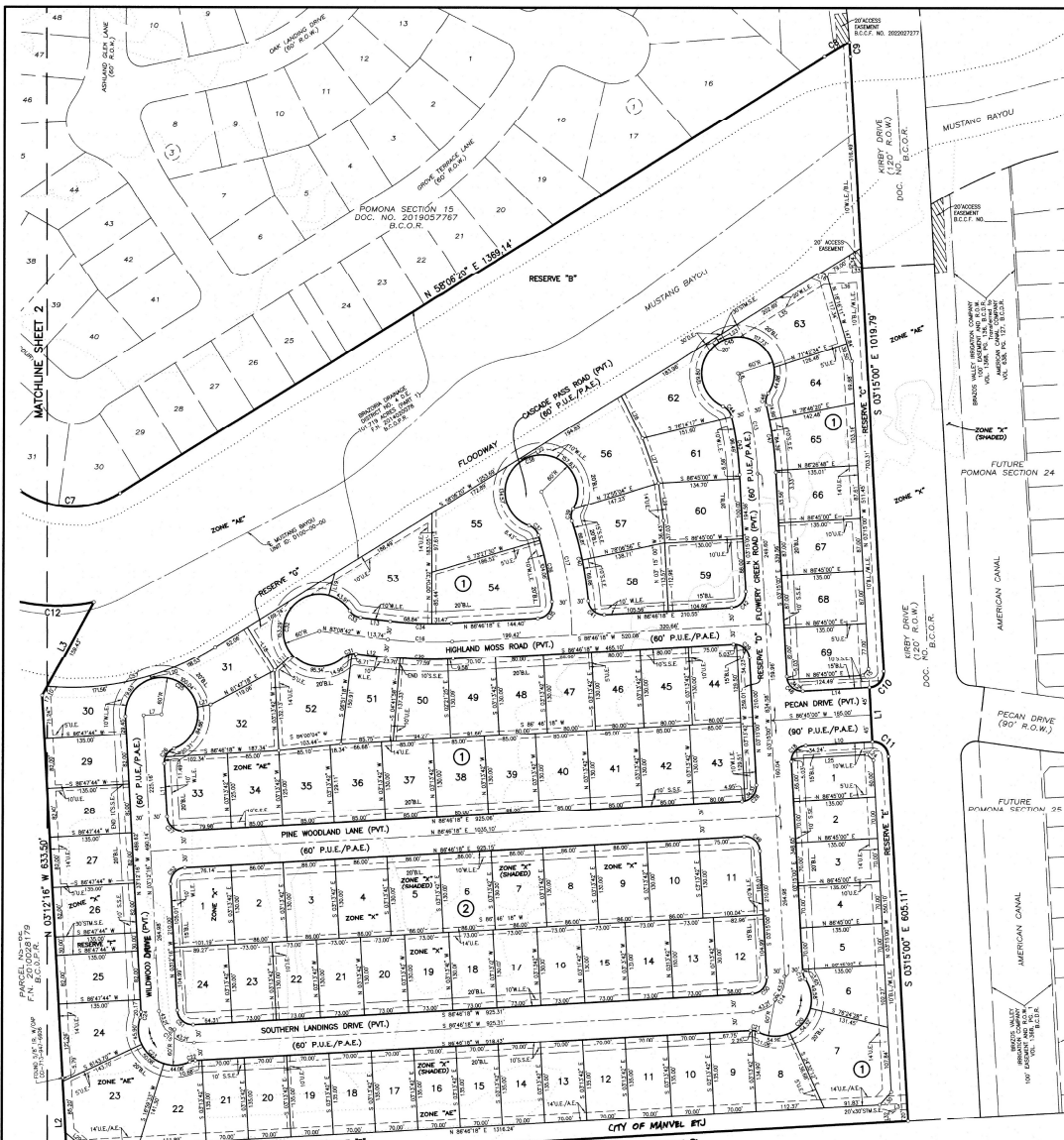
93 LOTS 7 RESERVES (53.402 ACRES) 2 BLOCKS  
OCTOBER 18, 2022 JOB NO. 2149-4127P

OWNERS:  
VPDF POMONA, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR  
901 MARQUETTE AVENUE SOUTH, SUITE 3300,  
MINNEAPOLIS, MINNESOTA 55404  
(P)952.893.1554

OWNERS:  
POMONA LAND, LLC,  
POMONA PHASE 3, LLC,  
POMONA PHASE 4, LLC,  
POMONA PHASE 6, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219  
PH: 972-201-2919

SURVEYOR:  
LJA Surveying, Inc.  
1600 W. Sam Houston Parkway S  
Suite 100  
Houston, Texas 77042  
Phone: 713.673.6700  
Fax: 713.653.8028  
T.B.E.L.S. Firm No. 10194382

ENGINEER:  
LJA Engineering, Inc.  
1900 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449  
Phone: 713.683.6200  
Fax: 713.683.8028  
FRN-F1386



BLOCK 1		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	9,399	70.00'
2	9,445	70.00'
3	9,450	70.00'
4	9,450	70.00'
5	9,450	70.00'
6	13,883	72.00'
7	20,124	77.96'
8	11,109	73.45'
9	9,450	70.00'
10	9,450	70.00'
11	9,450	70.00'
12	9,450	70.00'
13	9,450	70.00'
14	9,450	70.00'
15	9,450	70.00'
16	9,450	70.00'
17	9,450	70.00'
18	9,450	70.00'
19	9,450	70.00'
20	9,450	70.00'
21	9,450	70.00'
22	11,538	71.95'
23	20,013	70.96'
24	13,395	84.00'
25	11,070	82.00'
26	11,070	82.00'
27	11,070	82.00'
28	11,070	82.00'
29	11,070	82.00'
30	11,865	83.02'
31	11,853	83.36'
32	14,623	112.75'
33	12,979	104.87'
34	10,625	85.00'
35	10,800	85.00'
36	11,042	85.00'
37	11,050	85.00'
38	11,050	85.00'
39	10,000	85.00'
40	11,050	85.00'
41	11,050	85.00'
42	11,050	85.00'
43	11,048	85.00'
44	10,399	80.00'
45	10,400	80.00'
46	10,400	80.00'
47	10,400	80.00'
48	10,400	80.00'
49	10,400	80.00'
50	11,384	80.15'
51	11,832	80.19'
52	16,098	122.50'
53	20,022	117.68'
54	20,902	124.75'
55	16,910	126.24'
56	19,481	140.94'
57	13,430	88.31'
58	13,580	86.24'
59	14,554	112.49'
60	13,148	100.00'
61	12,968	99.20'
62	14,551	119.10'
63	16,287	131.25'
64	12,833	91.50'
65	12,879	87.20'
66	11,376	87.00'
67	11,745	87.00'
68	11,745	87.00'
69	11,694	87.00'

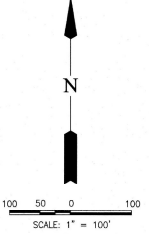
BLOCK 2		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	13,077	100.84'
2	11,180	86.00'
3	11,180	86.00'
4	11,180	86.00'
5	11,180	86.00'
6	11,180	86.00'
7	11,180	86.00'
8	11,180	86.00'
9	11,180	86.00'
10	11,180	86.00'
11	11,180	86.00'
12	11,180	86.00'
13	11,180	86.00'
14	11,180	86.00'
15	11,180	86.00'
16	11,180	86.00'
17	11,180	86.00'
18	11,180	86.00'
19	11,180	86.00'
20	11,180	86.00'
21	11,180	86.00'
22	11,180	86.00'
23	11,180	86.00'
24	11,474	88.81'

CR #	Street Name	ROW	Length (FT)	Length (Mi)
1443	Pecan Drive (ext)	90'	165.00 ft.	0.031 mi.
1485	Southern Landings Drive	60'	1098.14 ft.	0.208 mi.
1484	Pine Woodland Lane	60'	1035.10 ft.	0.196 mi.
1483	Highland Moss Road	60'	799.99 ft.	0.152 mi.
1486	Wildwood Drive	60'	580.14 ft.	0.110 mi.
1481	Cascade Pass Road	60'	304.21 ft.	0.058 mi.
1482	Flowery Creek Road	60'	1064.07 ft.	0.202 mi.

LOT SIZES	40'x110'	42'x107'	45'x107'
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	.....	.....	.....
SECTION 30	.....	.....	.....
SECTION 31	.....	.....	.....
SECTION 32	.....	.....	.....
SECTION 33	.....	.....	.....
SECTION 34	.....	.....	.....
SECTION 35	.....	.....	.....
SECTION 36	.....	.....	.....
SECTION 37	.....	.....	.....
SECTION 38	.....	.....	.....
SECTION 39	.....	.....	.....
SECTION 40	.....	.....	.....
SECTION 41	.....	.....	.....
SECTION 42	.....	.....	.....
SECTION 43	.....	.....	.....
SECTION 44	.....	.....	.....
SECTION 45	.....	.....	.....
SECTION 46	.....	.....	.....
SECTION 47	.....	.....	.....
SECTION 48	.....	.....	.....
SECTION 49	.....	.....	.....
SECTION 50	.....	.....	.....
SECTION 51	.....	.....	.....
SECTION 52	.....	.....	.....
SECTION 53	.....	.....	.....
SECTION 54	.....	.....	.....
SECTION 55	.....	.....	.....
SECTION 56	.....	.....	.....
SECTION 57	.....	.....	.....
SECTION 58	.....	.....	.....
SECTION 59	.....	.....	.....
SECTION 60	.....	.....	.....
SECTION 61	.....	.....	.....
SECTION 62	.....	.....	.....
SECTION 63	.....	.....	.....
SECTION 64	.....	.....	.....
SECTION 65	.....	.....	.....
SECTION 66	.....	.....	.....
SECTION 67	.....	.....	.....
SECTION 68	.....	.....	.....
SECTION 69	.....	.....	.....
TOTAL LOTS	124 LOTS	98 LOTS	98 LOTS

VOL. INDICATES VOLUME  
 PG. INDICATES PAGE  
 P.O.B. INDICATES POINT OF BEGINNING  
 R.O.W. INDICATES RIGHT-OF-WAY  
 RES. INDICATES RESERVE  
 FND. INDICATES FOUND  
 I.R. INDICATES IRON ROD  
 P.U.L. INDICATES PUBLIC UTILITY EASEMENT  
 P.A.E. INDICATES PERMANENT ACCESS EASEMENT  
 PVT. INDICATES PRIVATE

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	27.655	1,204,639	RESTRICTED TO LANDSCAPE/LAKE/DETENTION/AMENITY	BOMUD 40
B	23.502	1,023,737	BRAZORIA DRAINAGE DISTRICT NO. 4 DRAINAGE EASEMENT	BOMUD 40
C	0.543	23,647	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
D	0.113	4,944	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
E	1.373	59,797	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
F	0.093	4,050	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
G	0.123	5,346	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
TOTAL	53.402	2,326,160		



**FINAL PLAT OF  
 POMONA SECTION 27**

A SUBDIVISION OF 85.449 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 1-6, 11-16 AND 22-26 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.

93 LOTS 7 RESERVES (53.402 ACRES) 2 BLOCKS  
 OCTOBER 18, 2022 JOB NO. 2149-4127P

OWNERS:  
**VPDF POMONA, LLC**  
 A DELAWARE LIMITED LIABILITY COMPANY  
 BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR  
 901 MARQUETTE AVENUE SOUTH, SUITE 3300,  
 MINNEAPOLIS, MINNESOTA 55404  
 (P)952.893.1554

OWNERS:  
**POMONA LAND, LLC,**  
**POMONA PHASE 3, LLC,**  
**POMONA PHASE 4, LLC,**  
**POMONA PHASE 6, LLC,**  
 A TEXAS LIMITED LIABILITY COMPANY  
 BRIAN CARLOCK, SENIOR VICE PRESIDENT  
 3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219  
 PH: 972-201-2919

SURVEYOR:  
**LJA Surveying, Inc.**  
 3620 W. Sam Houston Parkway S. Phone 713.953.5200  
 Suite 175 L.R. Fax 713.953.5028  
 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 713.953.5028  
 Katy, Texas 77449 FPN-V-1386

2023036006  
 Brazoria County - Joyce Hudson, County Clerk  
 MAY 18 2023 10:28 AM  
 Total Pages: 3  
 Fee: \$22.50  
 Joyce Hudson

**February 9, 2021**  
**THE COMMISSIONERS' COURT OF BRAZORIA COUNTY**  
**REGULAR SESSION**

**ORDER NO. 6.P.2**

**RE:** Accept Changes to the Brazoria County Subdivision Regulations

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Approve the proposed revisions and additions to the Brazoria County Subdivision Regulations.

Whereas, the attached Exhibit 'A' provides for the proposed necessary changes to the Brazoria County Subdivision Regulations; and

Whereas, these changes will be administratively made to the Brazoria County Subdivision Regulations by the County Engineer with the District Attorney reviewing the final document. However, the changes take effect immediately and shall be applied by the County Engineer to all prospective developments that have not already had an official pre-development meeting scheduled through the Engineering Department.

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

## Changes to the Brazoria County Subdivision Regulations

- Lot Frontage:
  - Minimum Lot Frontage will be 80' (currently 50' for urban subdivisions and 60' for rural subdivisions) for all subdivisions.
  - A variance may be considered for 25% of the lots to be 70' minimum frontage, however such request should be accompanied with a proposal to provide wider ROW's, greater setbacks, wider streets or additional benefits to the Brazoria County public.
- Concrete Road Thickness
  - Minimum concrete thickness will be 8" for urban subdivisions (currently 6").
- Asphalt Road Base Requirements
  - Minimum base for asphalt roads will be 8" stabilized base (currently 8" flex base).
- Right of Way Widths
  - Minimum ROW width will be 60' for both urban (currently 50') and rural (currently 60') local roads and 80' for both urban (currently 70') and rural (currently 80') collector roads.
- Minimum Pavement Widths for local roads
  - Minimum roadway width and section will be 28' curb and gutter (currently 24').
- Sidewalks
  - Sidewalks will be allowed matching current specifications but will not be required.
- Rural Subdivision Variance
  - Intent: Allow estate size lots to be done using a variance approved by Commissioners Court which include these modified requirements
    - Change rural classification from 1 acre to ½ acre (as long as public water system is available and all lots meet OSSF requirements)
    - Concrete Thickness: 6" concrete on 6" lime treated subgrade
    - Asphalt Thickness: 2.5", 8" stabilized base and 6" lime treated subgrade
    - Allows open ditch instead of curb & gutter
    - Roadway Width: 20' for open ditch
    - Thoroughfares
      - Dedicate ultimate ROW for Thoroughfares (half of the ultimate if thoroughfare is adjacent to the plat).
      - Not required to build or contribute to build thoroughfare.
    - The rural subdivision variance will only be considered depending on the proposed deed restrictions to be placed on the new tracts governing the improvements to be placed on the property.
- If any subdivision within the unincorporated area of Brazoria County (whether in a City ETJ or not) does not meet the requirements in the Brazoria County Subdivision Regulations (including these within this court order), the streets will not be accepted into the Brazoria County Road Maintenance System and therefore will not be County Roads. The County may consider accepting these roads for maintenance if an agreement is approved with a City for future annexation.

# BRAZORIA COUNTY COMMISSIONERS' COURT

REGULAR SESSION – OCTOBER 10, 2006

**ORDER NO. 48    RE:    PERMISSION TO ISSUE CHANGE ORDER TO INCREASE EXPENDITURE UNDER THE AGREEMENT WITH PATE ENGINEERS FOR RFSQ #06-32 PRELIMINARY ENGINEERING SERVICES FOR BRAZORIA COUNTY MOBILITY PROGRAM PROJECT FOR CR 101 IN THE AMOUNT NOT TO EXCEED \$15,700**

Motion by Commissioner Stanley, seconded by Commissioner Clawson that the following action be taken by the Court:

Consider approval of a change order in the amount not to exceed \$15,700 to the contract for \$411,000 to Pate Engineers of Houston, Texas for Phase I Drainage Studies for CR 101 from American Canal to Intersection at SH-288.

The services above were included in the contract with Pate Engineers as additional services Item 6 Drainage Area and Hydraulic Calculations, Floodplain Fill Impacts, subject to the approval of Commissioners' Court.

Further, that a certified copy of this order be sent to the County Purchasing Agent.

Motion carried, all present voting aye.

**ORDER NO. 49    RE:    PERMISSION TO RENEW CONTRACT WITH DENTRUST DENTAL**

Motion by Commissioner Clawson, seconded by Commissioner Payne that the following action be taken by the Court:

Permission is requested to renew the current contract for Inmate Dental Care for Brazoria County with Dentrust Dental International, Inc. of Pipersville, Pennsylvania. Cost in fiscal year 2006 was \$92,500.00.

Current contract expires December 13, 2006. Renewal contract shall be from December 14, 2006 through December 13, 2007.

Subject to review by the District Attorney's office.

Further, that the County Judge be authorized to sign said renewal on behalf of Brazoria County.

Further, that a certified copy of this order be sent to the County Purchasing Agent.

Motion carried, all present voting aye.