



## COMMISSIONERS COURT OF BRAZORIA COUNTY

**ORDER NO. H.25.**

**4/22/2025**

Final Acceptance of Roads - Pomona Section 24 - Abstract 563 (Precinct 4)

Whereas, the plat of Pomona Section 24 - Abstract 563 (Precinct 4), was approved by the City of Manvel on October 11, 2022; and filed for record in Brazoria County Official Public Records, County Clerk's File #2023017857 on April 24, 2023; and

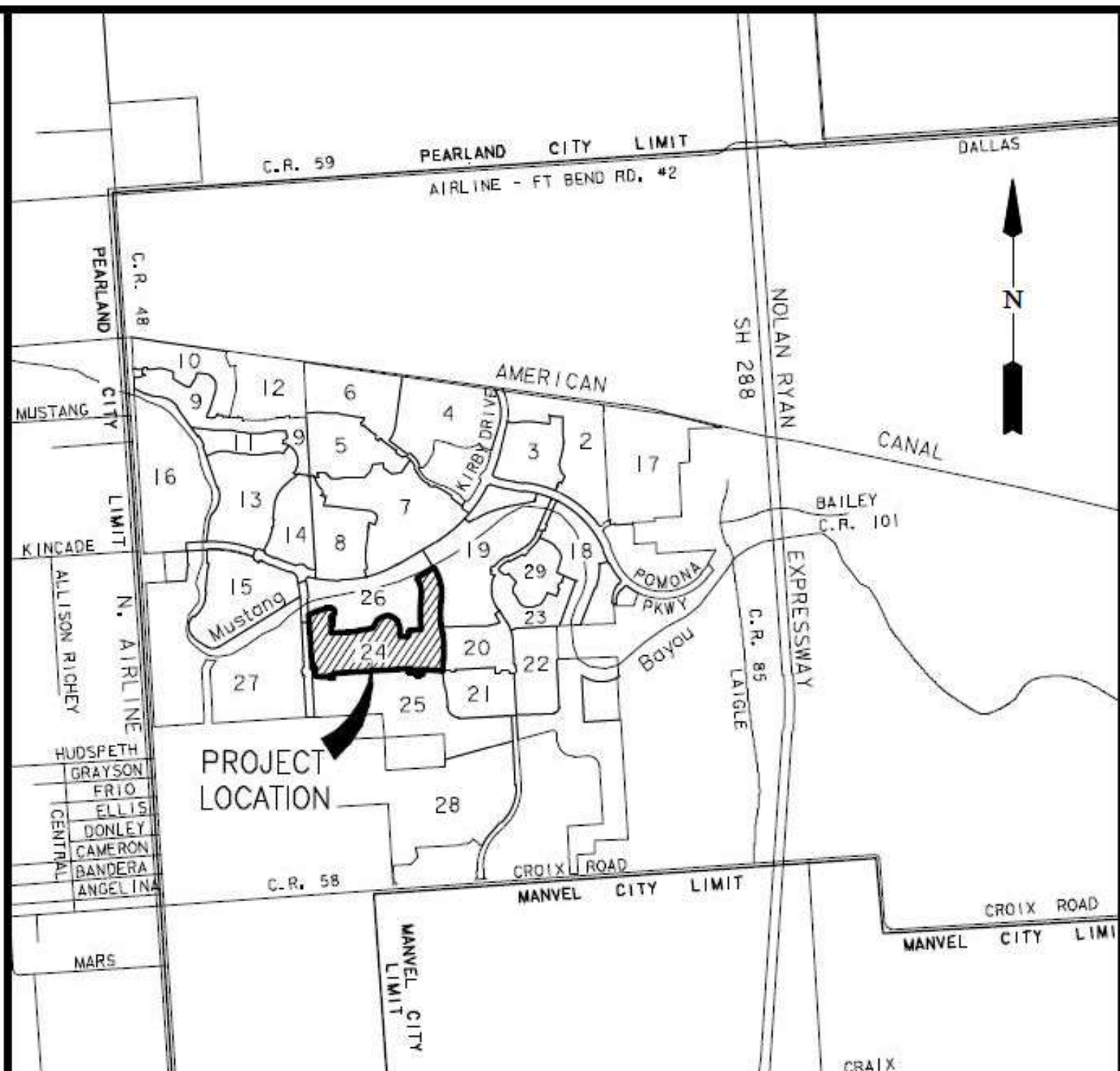
Whereas, this plat meets applicable criteria established by Commissioners Court Order 6.P.2. on February 9, 2021 for consideration under Brazoria County Subdivision Regulations adopted by Commissioners Court Order No. 49 on October 24, 2006; and

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 22, 2025.

<u>CR #</u>	<u>Street Name</u>	<u>ROW</u>	<u>Length (FT)</u>	<u>Length (Mi)</u>
CR 1443	Pecan Drive (ext.)	90'	255.42 ft.	0.048 mi.
CR 1445	Pear Blossom Lane	60'	1,246.61 ft.	0.236 mi.
CR 1446	Peach Oak Crossing	60'	1,254.61 ft.	0.238 mi.
CR 1444	Lime Meadow Lane	60'	1,040.04 ft.	0.197 mi.
CR 1448	Park Willow Drive	60'	188.29 ft.	0.036 mi.
CR 1260	Seckel Street (ext.)	60'	455.01 ft.	0.086 mi.
CR 1447	Mango Park Lane	60'	564.92 ft.	0.107 mi.
CR 1449	Gleaming Pear Drive	60'	153.27 ft.	0.029 mi.

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

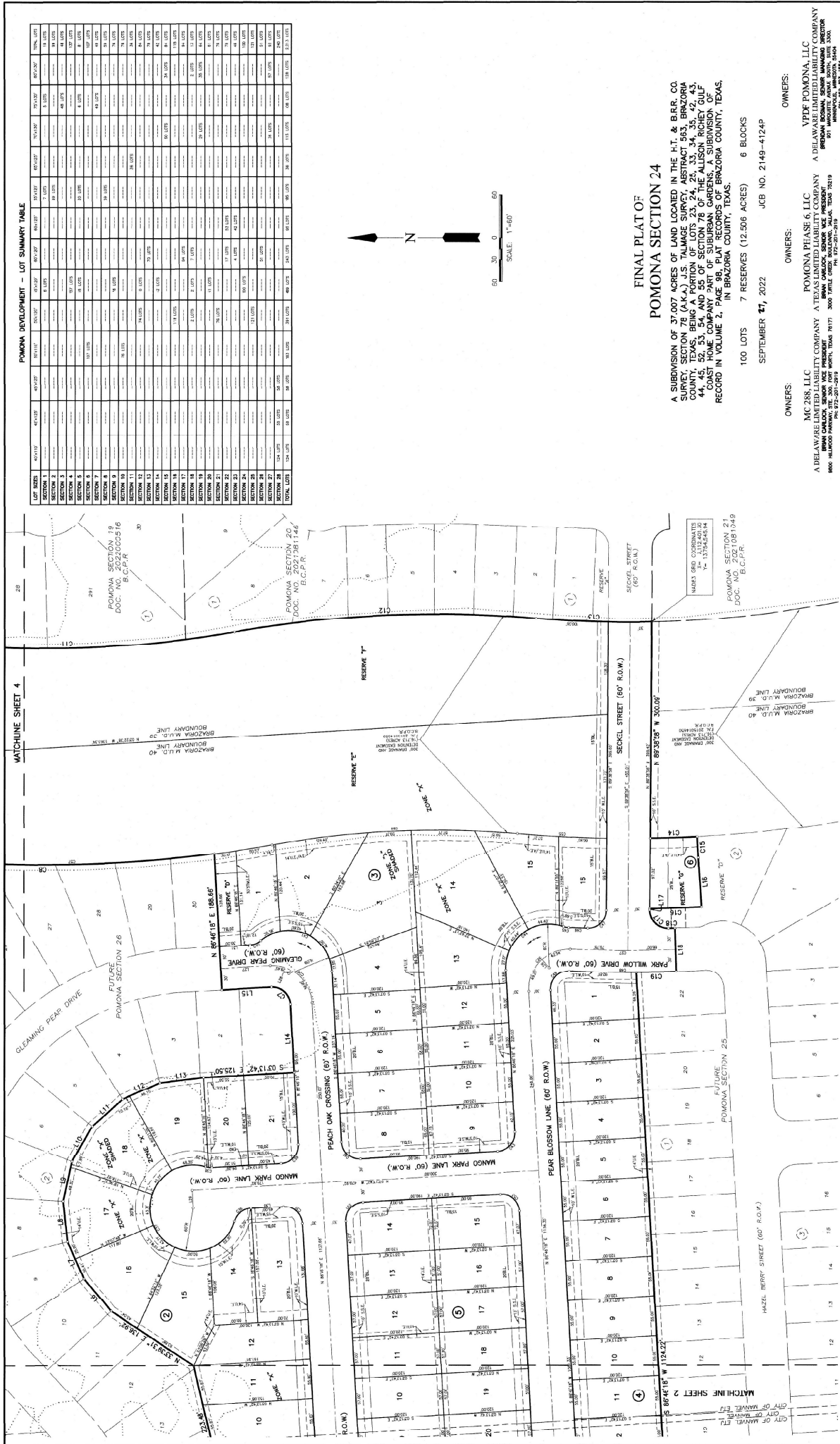
KEY MAP NO. 652D



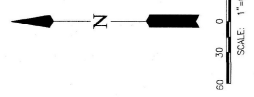








POMONA DEVELOPMENT - LOT SUMMARY TABLE

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FINAL PLAT OF  
POMONA SECTION 24

A SUBDIVISION OF 37.007 ACRES OF LAND LOCATED IN THE H.T. & B.R. CO. SURVEY, SECTION 78 (A.K.A.) S.1 T.4M. R.3E. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 23, 24, 25, 33, 34, 35, 42, 43, 44, 52, 53, 54, AND 55 OF SECTION 78 OF THE ALLISON RICHIEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 86, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, RECORD IN VOLUME 2, PAGE 86, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

100 LOTS    7 RESERVES (12.506 ACRES)    6 BLOCKS  
SEPTEMBER 17, 2022    JCB NO. 2149-4124P

**OWNERS:**

OWNERS:

**OWNERS:**

**MC 288, LLC**  
A DELAWARE LIMITED LIABILITY COMPANY  
**BRIAN CARLOCK, SENIOR VICE PRESIDENT**  
8600 HILLCROD PARKWAY, STE. 300, FORT WORTH, TEXAS 76177  
PH: 817-271-2471 FAX: 817-271-2471

**POMONA PHASE 6, LLC**  
A TEXAS LIMITED LIABILITY COMPANY  
**BRIAN CARLOCK, SENIOR VICE PRESIDENT**  
3005 TARTLE CREEK BOULEVARD, ARLING, TEXAS 76219  
PH: 972-979-2017 FAX: 972-979-2017

**VPDF POMONA, LLC**  
A DELAWARE LIMITED LIABILITY COMPANY  
**BRIAN CARLOCK, SENIOR MANAGING DIRECTOR**  
401 W. 10TH STREET, SUITE 3000,  
MINNEAPOLIS, MINNESOTA 55404  
PH: 952-933-1504

SURVEYOR:

ENGINEER:

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

**LJA Engineering, Inc.**  
1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449  
Phone 713.963.5200  
Fax 713.963.5026  
FRI-1396



A SUBDIVISION OF 37,007 ACRES LOCATED IN THE E. & B.R., CO. SURVEY, SECTION 78 (A.K.A.) S.S. TAMMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 23, 24, 25, 31, 34, 35, 42, 43, 44, 45, 52, 53, 54, AND 55 OF SECTION 78 OF THE ALISON (BAY GULF COAST HOME COMPANY) PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, IN BRAZORIA COUNTY, TEXAS.

100 LOTS    7 RESERVES (12.506 ACRES)    6 BLOCKS  
SEPTEMBER 27, 2022    JOB NO. 2149-4124P

OWNERS:

ENGINEER:

**LJA Engineering, Inc.**

Phone 713.553.5200  
Fax 713.553.5126  
FRN-F-1386

SHEET 4 OF 4

[illegible][illegible]

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March 31, 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 24  
Brazoria County MUD No. 40  
LJA Job No. 2149-4124 (6.1)

This letter serves to respectfully request the Brazoria County final acceptance of the streets within Pomona Section 24. We also request acceptance into the County's maintenance system as the one-year warranty period has ended. Acceptance of streets within Pomona Section 24 are as follows:

Pecan Drive	Length = 255.42'	Paving Width = 25'	R.O.W. Width = 90'
Pear Blossom Lane	Length = 1,246.61'	Paving Width = 28'	R.O.W. Width = 60'
Peach Oak Crossing	Length = 1,254.61'	Paving Width = 28'	R.O.W. Width = 60'
Lime Meadow Lane	Length = 1,040.04'	Paving Width = 28'	R.O.W. Width = 60'
Park Willow Drive	Length = 188.29'	Paving Width = 28'	R.O.W. Width = 60'
Seckel Street	Length = 455.01'	Paving Width = 28'	R.O.W. Width = 60'
Mango Park Lane	Length = 564.92'	Paving Width = 28'	R.O.W. Width = 60'
Gleaming Pear Drive	Length = 153.27'	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 *HJH*

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

Date: April 24, 2023

Re: Certificate of Completion  
Construction of the Water, Sanitary Sewer and Drainage Facilities  
And Paving and Appurtenances  
To Serve Pomona Section 24  
Brazoria County Municipal Utility District No. 40  
City of Manvel ETJ, Brazoria County, Texas  
LJA Job No. 2149-4124 (11.1)

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

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

HJH/df

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 Pomona Section 24

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

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

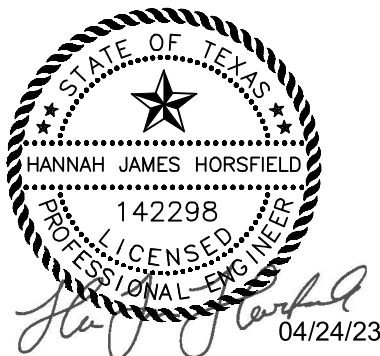
Type of Facilities Constructed, Contract Identification and Name of Contractor: water, sanitary  
sewer, drainage facilities and paving and appurtenances; Job No. 2149-4124; Clearwater  
Utilities, Inc.

Consulting Engineer LJA Engineering, Inc.

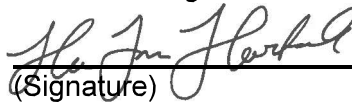
1904 West Grand Parkway North, Suite 120, Katy, Texas 77449

LJA Project Number: 2149-4124 (11.1)

I certify this Project was completed on April 21, 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)

  
(Signature)

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

04/24/23  
(Date)