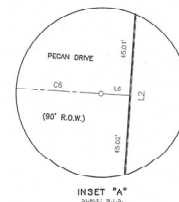


CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	87°29'29"	25.52'	S 43°3'43" E	32.61'
C2	25.00'	27°29'48"	23.79'	S 83°29'23" E	23.79'
C3	25.00'	10°10'42"	14.10'	S 47°17'11" W	28.60'
C4	25.00'	80°00'00"	39.37'	N 40°15'00" W	50.50'
C5	25.00'	80°00'00"	39.37'	N 41°40'00" E	50.50'
C6	300.00'	11°04'22"	99.62'	S 87°42'49" E	96.48'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°45'00" E	120.00'
L2	S 08°15'18" W	90.00'
L3	N 88°46'18" W	130.00'
L4	N 02°15'00" W	90.00'
L5	S 80°45'00" W	90.00'
L6	S 80°15'00" E	1.00'



LEGEND

D.C.D.R.	INDICATES DRAZONIA COUNTY DEED RECORDS
B.C.D.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
S.C.D.R.	INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
S.C.P.M.	INDICATES BRAZORIA COUNTY PLAN RECORDS
P.F.	INDICATES PLAT RECORDS
E.E.	INDICATES EASEMENT
F.N.	INDICATES FILE NUMBER
P.O.	INDICATES POINT
P.O.B.	INDICATES POINT OF BEGINNING
R.O.W.	INDICATES RIGHT OF WAY
S.S.L.	INDICATES SANITARY SEWER EASEMENT
U.T.E.F.	INDICATES UTILITY EASEMENT
U.E.	INDICATES UTILITY EASEMENT
VOL.	INDICATES VOLUME
W.L.E.	INDICATES WATER LINE EASEMENT
PLAT	INDICATES PLAT RECORDS

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 77078
PH: 832-336-6271

SURVEYOR:

LJA Surveying, Inc.
3600 W. Sam Houston Parkway S.
Suite 115
Houston, Texas 77042
Phone 713.553.5200
Fax 713.553.5200
T.B.E.L.S. Firm No. 10194382

ENGINEER:

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.553.5200
Fax 713.553.5200
FRI-1386

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Brazoria County - Joyce Hudson, County Clerk
5/19/2023 09:30 AM
Fee: 223.88
Joyce Hudson