



Planning Development and Zoning Meeting

**NOTICE OF A TELECONFERENCE  
PLANNING DEVELOPMENT AND ZONING MEETING  
February 8, 2021  
7:00 PM**

Notice is hereby given that Planning Development and Zoning will meet VIA TELECONFERENCE. This meeting is to consider and if appropriate, take action with respect to the items listed below.

**This meeting will be open to the public via teleconference  
City Hall will be CLOSED to the public.**

Notice is hereby given that the Manvel Planning, Development & Zoning Commission will meet at 7:00 p.m. The meeting will be held via teleconference. This meeting is to consider and if appropriate, take action with respect to the items listed below.

This meeting will be open to the public via teleconference  
City Hall will be CLOSED to the public.

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Members of the public are entitled to participate remotely via Microsoft Teams Teleconferencing.  
Citizens may join the Meeting (in listen mode only-with the exception during a public hearing) by calling 210-469-0207 or Toll Free 1-877-257-2190 and entering the Meeting ID: 432 047 250#

To view the agenda packet for this meeting visit our website at [www.cityofmanvel.com](http://www.cityofmanvel.com).

A recording of the telephone meeting will be made and available to the public in accordance with the Open Meetings Act upon written request.

\*\*\*Members of the public who wish to submit written comments on a listed agenda item must submit their comments via the Public Comment Request Form found on the city website [www.cityofmanvel.com](http://www.cityofmanvel.com) or by emailing [tbell@cityofmanvel.com](mailto:tbell@cityofmanvel.com) or by calling 281-489-0630 x4 for staff assistance.

\*\*\*All Public Comment Requests (Including Public Hearing Requests) must be received before 6:00 p.m., on February 8, 2021.

The Planning, Development and Zoning Commission reserves the right to go into Executive Session on any item on this agenda under the appropriate exceptions to the Texas Open Meeting Act, Chapter 551, Texas Government Code.

## **Regular Session**

### **Call To Order**



## Planning Development and Zoning Meeting

### Pledge

Pledge of Allegiance and Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible.

### Citizen Comments: "Comment Card" Required

*\*\*\*Members of the public who wish to submit written comments on a listed agenda item must submit their comments via the Public Comment Request Form found on the city website [www.cityofmanvel.com](http://www.cityofmanvel.com) or by emailing [tbell@cityofmanvel.com](mailto:tbell@cityofmanvel.com) or by calling 281-489-0630 x4 for staff assistance.*

### Read and Approve Minutes

- A. Approve Minutes to date

### Regular Agenda

- A. Consideration and possible action to approve, Final Plat for Pomona Section 19;  
BEING A SUBDIVISION OF 41.225 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 88 (A.K.A.) R.B. LYLE SURVEY, ABSTRACT 540 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE H.T. & B.R.R. CO. SURVEY, SECTION 79, ABSTRACT 298 BRAZORIA COUNTY, TEXAS, BEING PORTIONS OF LOTS 1, 2, 3, 41, 42, 51, 53 AND 60 OF SECTION 88 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. Consideration and possible action to approve, Final Plat for Pomona Section 20;  
BEING A SUBDIVISION OF 16.244 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING PORTIONS OF LOTS 3, 4, 5, 53, 54, AND 55 OF SECTION 55 OF SECTION 88 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.
- C. Consideration and possible action to approve, Final Plat for Pomona Section 21;  
BEING A SUBDIVISION OF 16.570 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING PORTIONS OF LOTS 3, 4, 5, 53, 54, AND 55 OF SECTION 55 OF SECTION 88 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.
- D. Consideration and possible action to approve excused committee member absences.

### Adjourn





#### Planning Development and Zoning Meeting

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission is true and correct; and that I posted such notice on the bulletin board at the Manvel City Hall. A place convenient and readily accessible to the public on February 5, 2021 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.

---

Tammy Bell  
City Secretary





| Lot Type (1)           | Minimum Typical Single Family Lot Dimensions | Estimated Number of Lots |
|------------------------|----------------------------------------------|--------------------------|
| Single-family Detached | 50x110                                       | 183                      |
| Single-family Detached | 50x120                                       | 343 <span>up 48</span>   |
| Single-family Detached | 55x120                                       | 538 <span>down 53</span> |
| Single-family Detached | 60x120                                       | 428 <span>up 11</span>   |
| Single-family Detached | 65x120                                       | 221                      |
| Single-family Detached | 70x120                                       | 126 <span>down 22</span> |
| Single-family Detached | 75x130                                       | 108                      |
| Single-family Detached | 80x130                                       | 84 <span>up 19</span>    |
| Total                  |                                              | 2031 <span>up 3</span>   |

| LOT SIZES  | Total | % of Total |
|------------|-------|------------|
| 28' X 120' | 86    | 3.8%       |
| 35' X 110' | 37    | 1.6%       |
| 40' X 120' | 85    | 3.7%       |
| 42' X 120' | 30    | 1.3%       |
| 50' X 120' | 574   | 25.3%      |
| 55' X 120' | 485   | 21.4%      |
| 60' X 120' | 439   | 19.3%      |
| 65' X 120' | 221   | 9.7%       |
| 70' X 130' | 104   | 4.6%       |
| 75' X 130' | 108   | 4.8%       |
| 80' X 130' | 103   | 4.5%       |
|            | 2,272 | 100.0%     |

| LOT SIZES  | Total | % of Total |
|------------|-------|------------|
| 50' X 120' | 199   | 26.3%      |
| 55' X 120' | 159   | 21.0%      |
| 60' X 120' | 275   | 36.4%      |
| 65' X 120' | -     | 0%         |
| 70' X 130' | 54    | 7.1%       |
| 75' X 130' | -     | 0%         |
| 80' X 130' | 69    | 9.2%       |
|            | 756   | 100.0%     |

| LOT SIZES         | Total | % of Total |
|-------------------|-------|------------|
| 28' X 120' Duplex | 86    | 36.1%      |
| 35' X 110' Alley  | 37    | 15.6%      |
| 40' X 120'        | 85    | 35.7%      |
| 42' X 120'        | 30    | 12.6%      |
|                   | 238   | 100.0%     |

Prepared For:  
**HILLWOOD COMMUNITIES**  
Reference Date: 09.08.2020



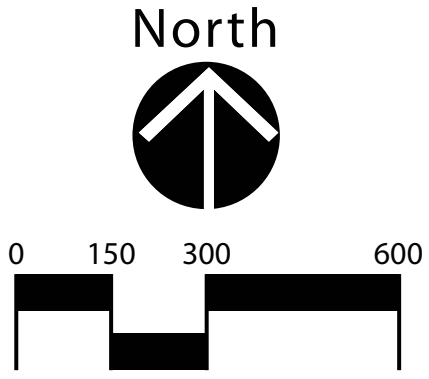
**Planning & Landscape Architecture**

Land & Master Planning  
Land Use/Feasibility Studies  
Sustainable Design  
Urban Design  
Landscape Architecture

**LJA Engineering, Inc.**  
3600 W Sam Houston Pkwy S, Suite 600  
Houston, Texas 77042  
713.953.5200

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This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.



**POMONA**

±1,066.2 Acres of Land  
Manvel, Texas  
Project #: 2149-09003





**DEVELOPMENT SERVICES DEPARTMENT**

20025 HIGHWAY 6  
MANVEL, TX 77578  
281-489-0630

**Planning, Development and Zoning Commission Plat Report**

|                              |                                                     |
|------------------------------|-----------------------------------------------------|
| <b>Plat Name</b>             | Pomona Section 19 Final Plat                        |
| <b>Applicant</b>             | Jason Price, LJA                                    |
| <b>PD&amp;Z Meeting Date</b> | February 8, 2021                                    |
| <b>Recommendation</b>        | Approval                                            |
| <b>Submitted By</b>          | Jessica Rodriguez, Director of Development Services |

**Staff Recommendation**

The City staff recommends approval for the Pomona Section 19 Final Plat.



| POMBA DEVELOPMENT - LOT SUMMARY TABLE |          |          |          |          |          |          |          |            |         |
|---------------------------------------|----------|----------|----------|----------|----------|----------|----------|------------|---------|
| LOT SIDES                             | SEMI LOT | SEMI LOT | SEMI LOT | SEMI LOT | SEMI LOT | SEMI LOT | SEMI LOT | TOTAL LOTS |         |
|                                       | 1        | 2        | 3        | 4        | 5        | 6        | 7        |            |         |
| SECTION 2                             |          |          |          | 34 LOTS  |          |          |          | 34 LOTS    |         |
| SECTION 3                             |          |          |          |          |          |          | 48 LOTS  |            | 48 LOTS |
| SECTION 4                             |          | 127 LOTS |          |          |          |          |          | 127 LOTS   |         |
| SECTION 5                             |          | 53 LOTS  |          | 20 LOTS  |          | 8 LOTS   |          | 81 LOTS    |         |
| SECTION 6                             | 187 LOTS |          |          |          |          |          |          | 187 LOTS   |         |
| SECTION 7                             |          | 76 LOTS  |          |          |          |          |          | 76 LOTS    |         |
| SECTION 8                             |          |          |          | 39 LOTS  |          |          |          | 39 LOTS    |         |
| SECTION 9                             |          |          |          |          |          |          |          | 74 LOTS    |         |
| SECTION 10                            | 176 LOTS |          |          |          |          |          |          | 176 LOTS   |         |
| SECTION 11                            |          |          |          |          |          |          |          | 34 LOTS    |         |
| SECTION 12                            | 76 LOTS  | 120 LOTS |          |          | 36 LOTS  |          |          | 232 LOTS   |         |
| SECTION 13                            |          |          |          | 70 LOTS  |          |          |          | 70 LOTS    |         |
| SECTION 14                            |          |          | 41 LOTS  |          |          |          |          | 41 LOTS    |         |
| SECTION 15                            |          |          |          |          |          |          |          | 42 LOTS    |         |
| SECTION 16                            |          | 118 LOTS |          |          |          | 50 LOTS  | 24 LOTS  | 182 LOTS   |         |
| SECTION 17                            |          |          |          | 84 LOTS  |          |          |          | 84 LOTS    |         |
| SECTION 18                            | 2 LOTS   | 8 LOTS   | 1 LOT    |          |          |          | 2 LOTS   | 13 LOTS    |         |
| SECTION 19                            |          | 61 LOTS  |          |          | 20 LOTS  |          |          | 81 LOTS    |         |
| SECTION 20                            |          |          |          |          |          |          |          | 41 LOTS    |         |
| SECTION 21                            |          |          |          | 45 LOTS  |          |          |          | 45 LOTS    |         |
| SECTION 22                            |          |          | 213 LOTS |          | 146 LOTS | 36 LOTS  | 70 LOTS  | 465 LOTS   |         |
| TOTAL LOTS                            | 187 LOTS | 270 LOTS | 369 LOTS | 45 LOTS  | 146 LOTS | 36 LOTS  | 70 LOTS  | 1,083 LOTS |         |

APPROVED BY THE BOARD OF COMMISSIONERS ON Dec 01, 2020  
[Signature]  
 BRACOPOL BOARD DISTRICT NO. 4  
[Signature]

THOMPSON SUSAN DE  
History Public, State of Tex  
Carmen. Regprop01-02-03

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MARBLE, TEXAS, HAS APPROVED THIS PLAT OF POWDER SECTION 19 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MARBLE, AS SHOWN HEREIN AND AUTHORIZES THE RECORDING OF THIS PLAT.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

WE, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, OWNER AND HOLDER OF PROPERTY DESCRIBED IN EXHIBIT NUMBER 20 FIDUCIARY DEEDS SUBMITTED BY INSTRUMENT OF RECORD IN THE SHERIFF'S FILE NO. 000147, RECORDS OF GARZA COUNTY, TEXAS, DO HEREBY IN ALL THE INTEREST IN SAID PROPERTY TO THE MANAGERS AND OFFICERS, ATTORNEYS AND RESTRICTIONS SHOWN HEREIN TO TAKE SUCCESSION CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LOTS AND WE MAKE NOW ANY FURTHER SURRENDER.

TEXAS CAPITAL BANK,  
NATIONAL ASSOCIATION

By: *Robi England*

PRINT NAME: DEB. ENGLAND  
TITLE: SE. VICE PRESIDENT  
COUNTY OF TEXAS  
CITY OF HARRIS  
I, DEB. ENGLAND, a duly authorized authority, on this day of SEPTEMBER, 1964, do hereby certify that DEB. ENGLAND is known to me to be the person whose name is on the foregoing instrument and acknowledged to me that he was the person who executed the same for the purposes and considerations therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 20TH DAY OF SEPTEMBER, 1964.

*My Subur*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

A SUBDIVISION OF 41.2  
SECTION 88 (A.K.A.) R.B.  
SECTION 89, ABSTRACT 411  
SURVEY, ABSTRACT 563  
BRAZORIA COUNTY, TEXAS,  
A PORTION OF LOT 60 OF  
A PORTION OF LOTS 1, 2,  
COMPANY PART OF SUBDIV  
PI

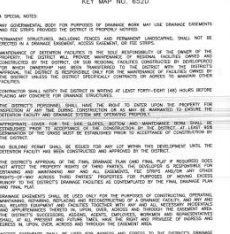
ALP ADVANCED  
S (S) (S) (S)  
LATES THE SAME

ATE  
81  
3000

2021.

**JEFFREY WEBER**  
City Public, State of Texas  
License Expires 06-20-2021  
License ID: 131148356

**SURVEYOR:**  
**LJA Surveying, Inc.**  
3600 W. Sam Houston Parkway S.  
Suite 175



FINAL PLAT OF  
DOMONA SECTION 19

ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY,  
E SURVEY, ABSTRACT 540, THE A.C.H. & B.R.R. CO. SURVEY,  
E H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE  
THE H.T. & B.R.R. CO. SURVEY, SECTION 79, ABSTRACT 298  
A PORTION OF LOTS 45, 47, 51, 53 AND 55 OF SECTION 78

7. RECEIVED (18,000 ACRES) 3 BLOCKS

OWNERS:

MONA PHASE 5, LLC  
S LIMITED LIABILITY COMPANY  
CARLOCK, SENIOR VICE PRESIDENT

ENGINEER:

**LJA Engineering, Inc.**  
1804 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449

Phone 713.953.5200  
Fax 713.953.5008  
FRR# F-1366

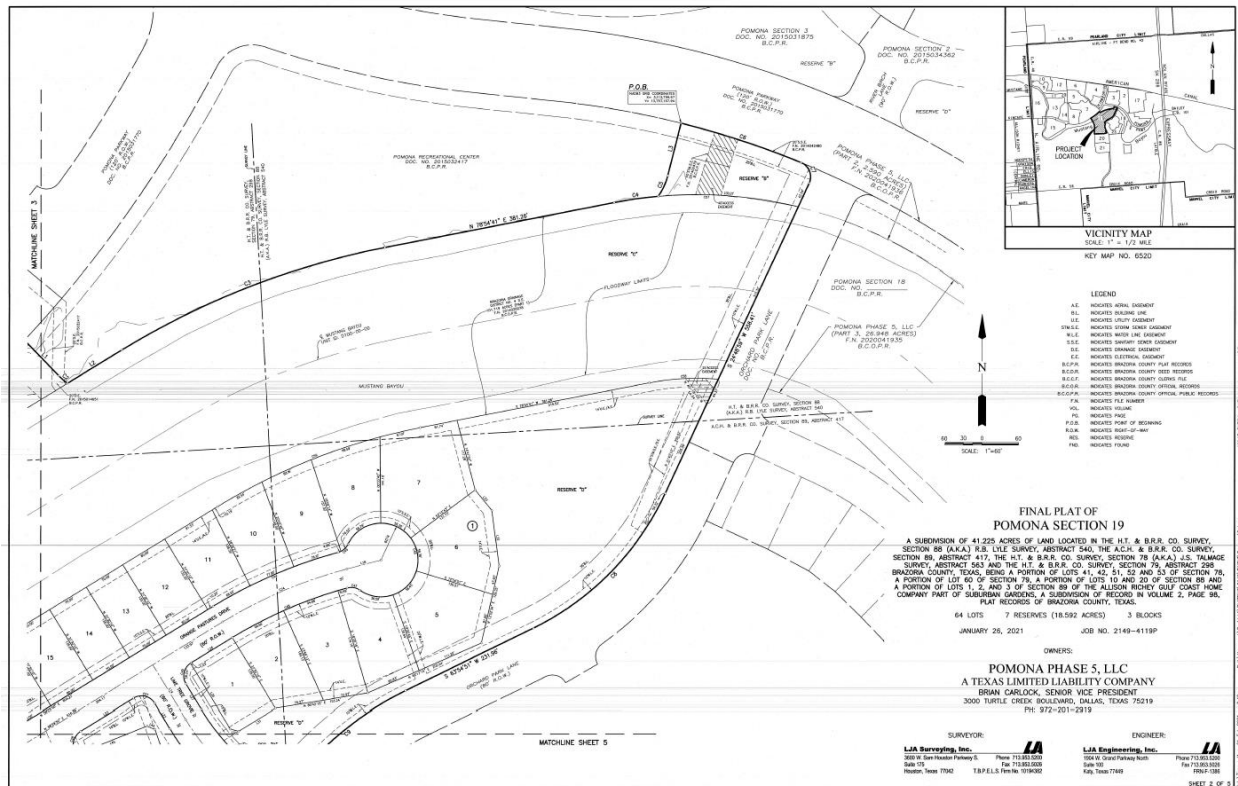
**SHEET 1 OF 5**

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Page 2 of 2

Page 51

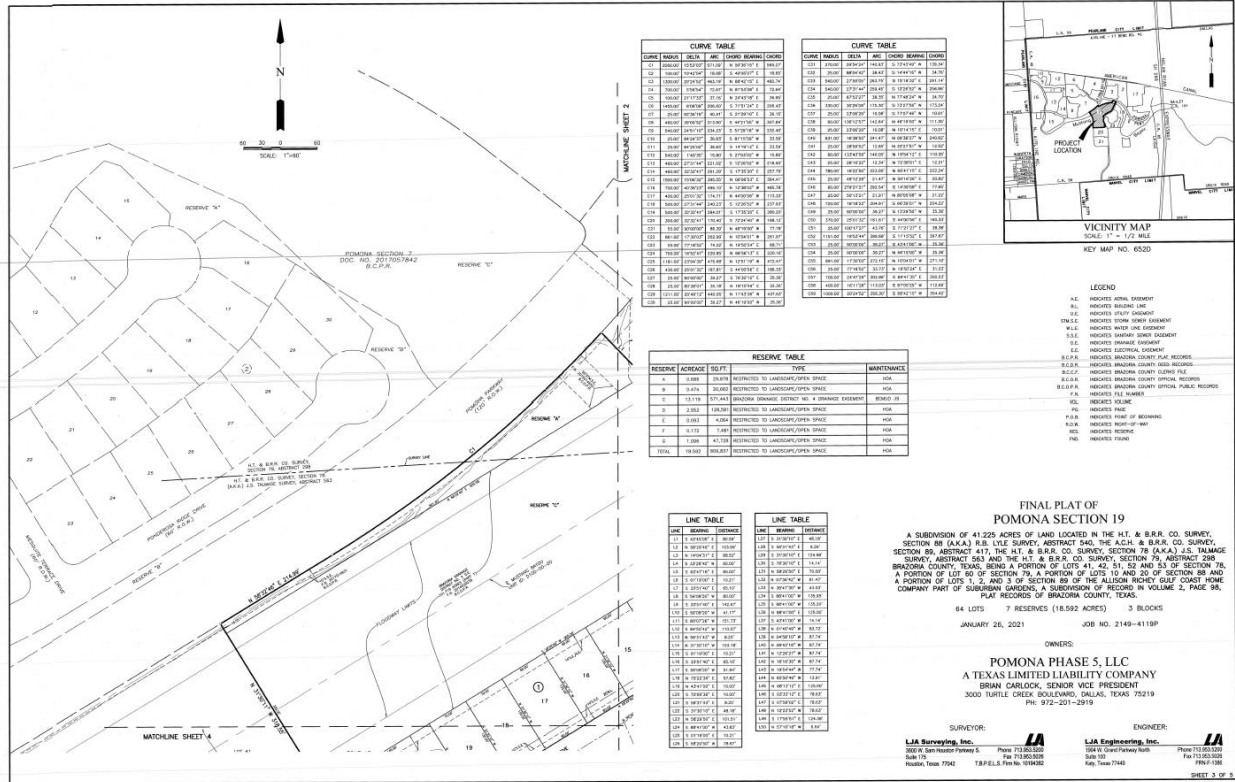
**Plat Exhibit**





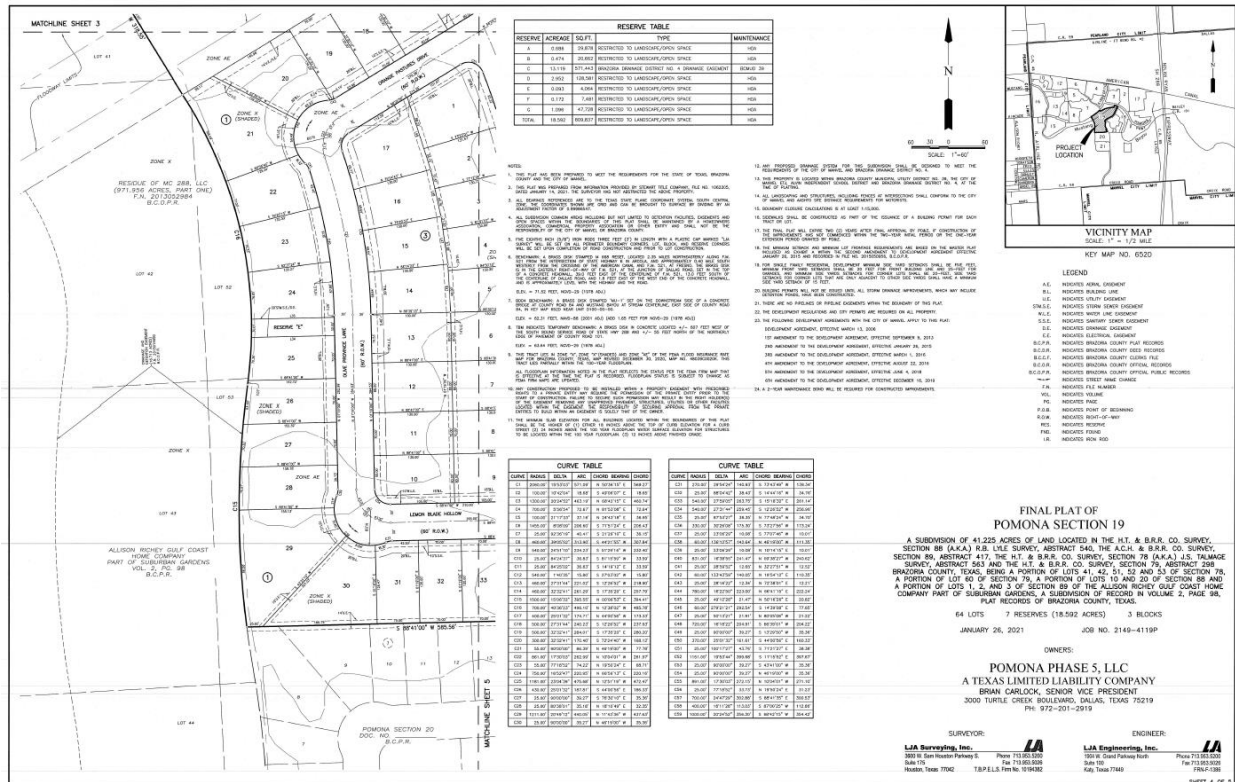
**DEVELOPMENT SERVICES DEPARTMENT**  
20025 HIGHWAY 6  
MANVEL, TX 77578  
281-489-0630

**Plat Exhibit**





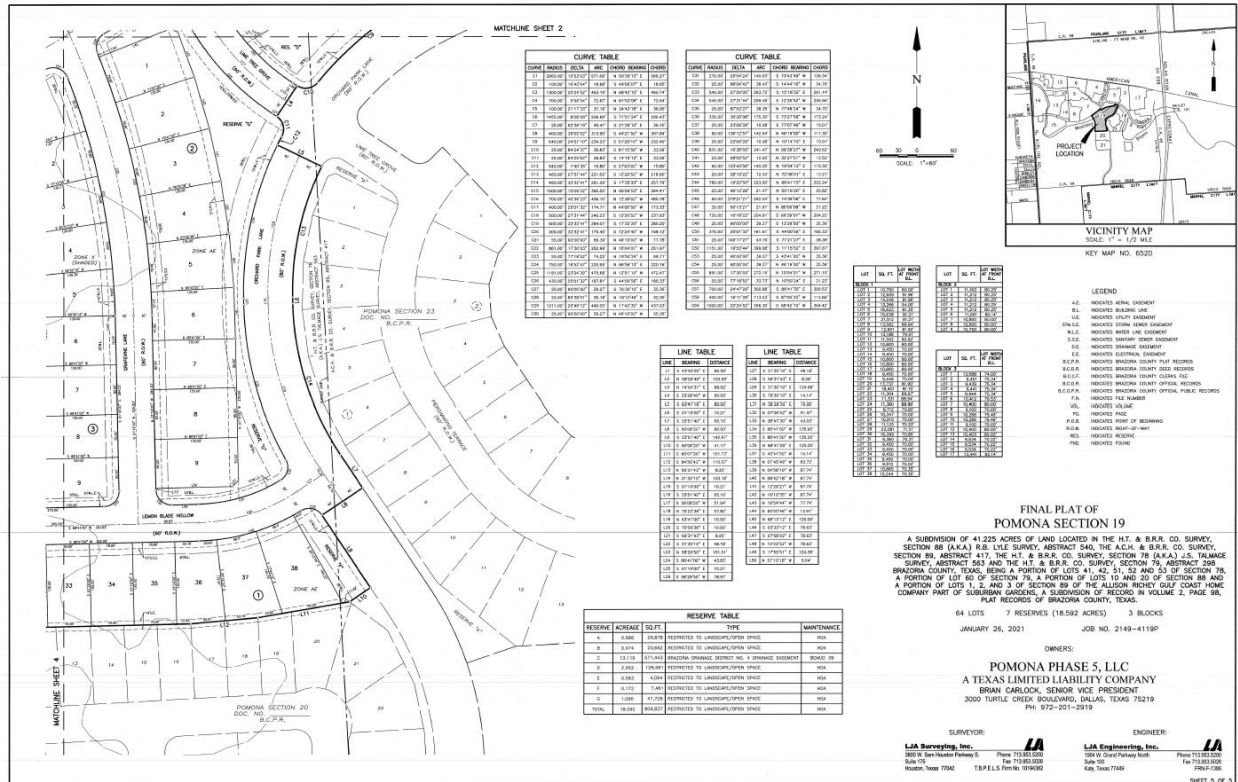
## Plat Exhibit





**DEVELOPMENT SERVICES DEPARTMENT**  
20025 HIGHWAY 6  
MANVEL, TX 77578  
281-489-0630

**Plat Exhibit**

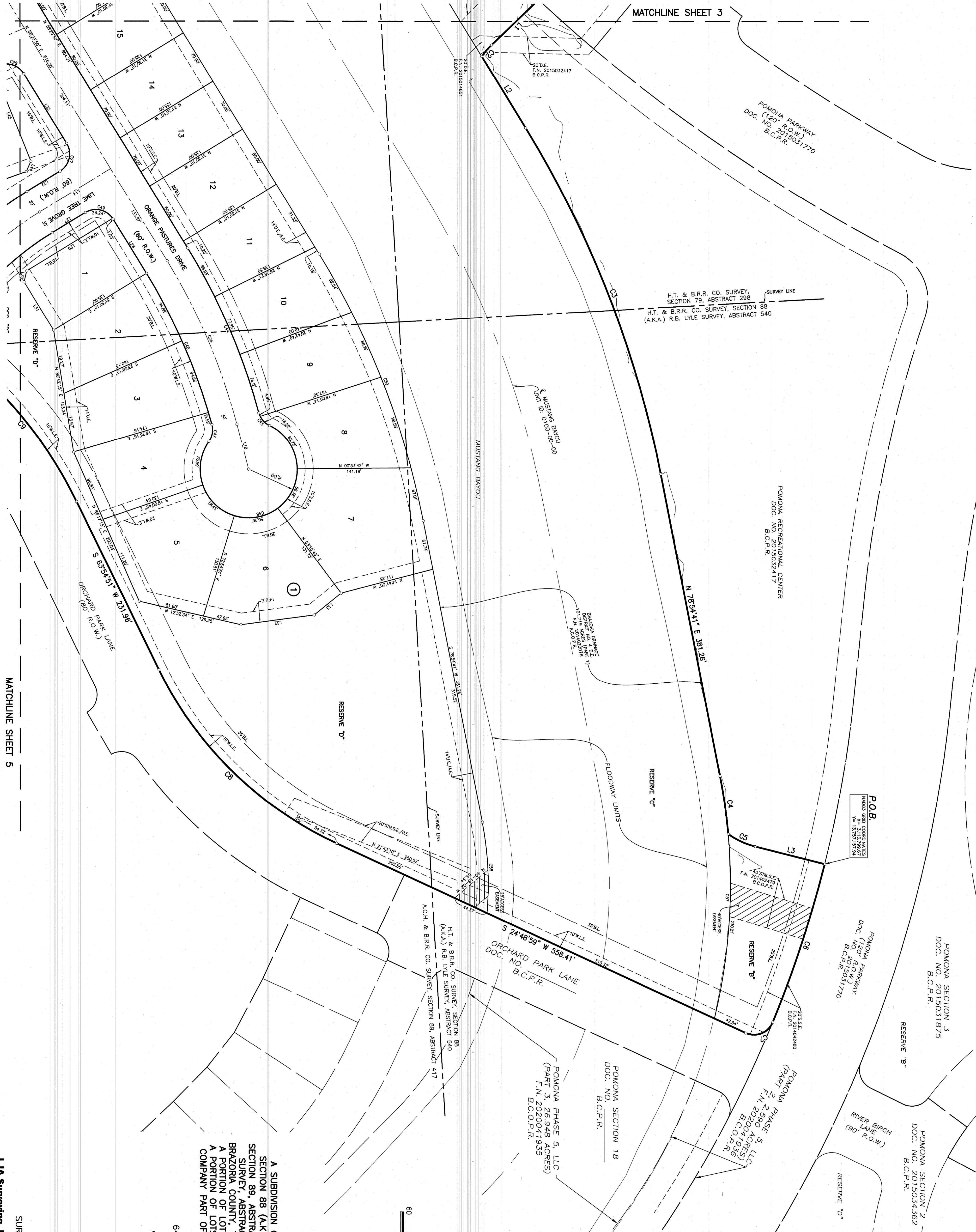








MATCHLINE SHEET 3



MATCHLINE SHEET 5

### FINAL PLAT OF POMONA SECTION 19

A SUBDIVISION OF 41.225 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 88 (A.K.A.) R.B. LYLE SURVEY, ABSTRACT 540, THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE H.T. & B.R.R. CO. SURVEY, SECTION 79, ABSTRACT 298 BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 41, 42, 51, 52 AND 53 OF SECTION 78, A PORTION OF LOTS 1, 2, AND 3 OF SECTION 89 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.

64 LOTS      7 RESERVES (18.592 ACRES)      3 BLOCKS  
JANUARY 26, 2021      JOB NO. 2149-4119P

OWNERS:

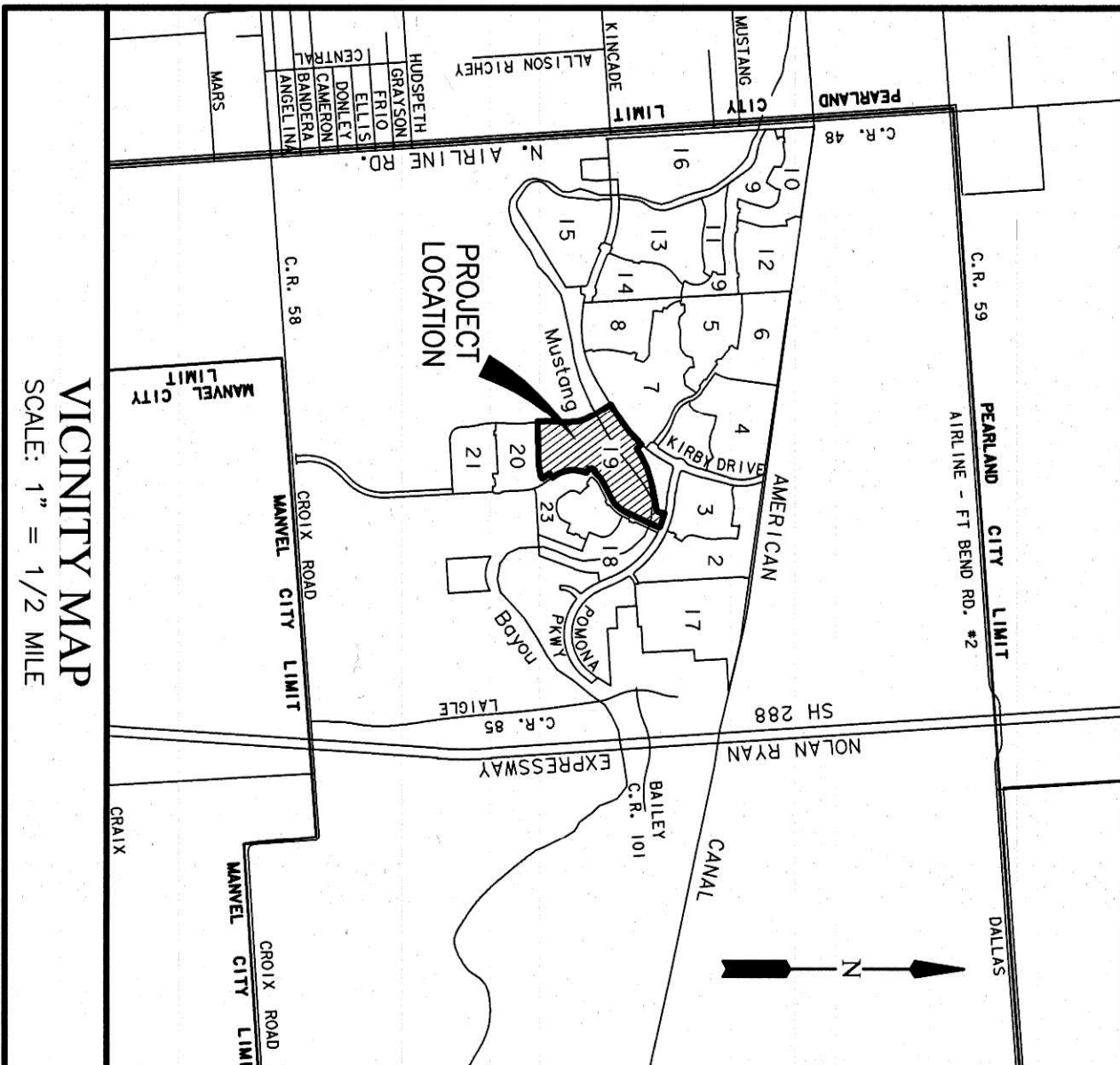
**POMONA PHASE 5, LLC**  
A TEXAS LIMITED LIABILITY COMPANY  
BRIAN CARLOCK, SENIOR VICE PRESIDENT  
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219  
PH: 972-201-2919

SURVEYOR:

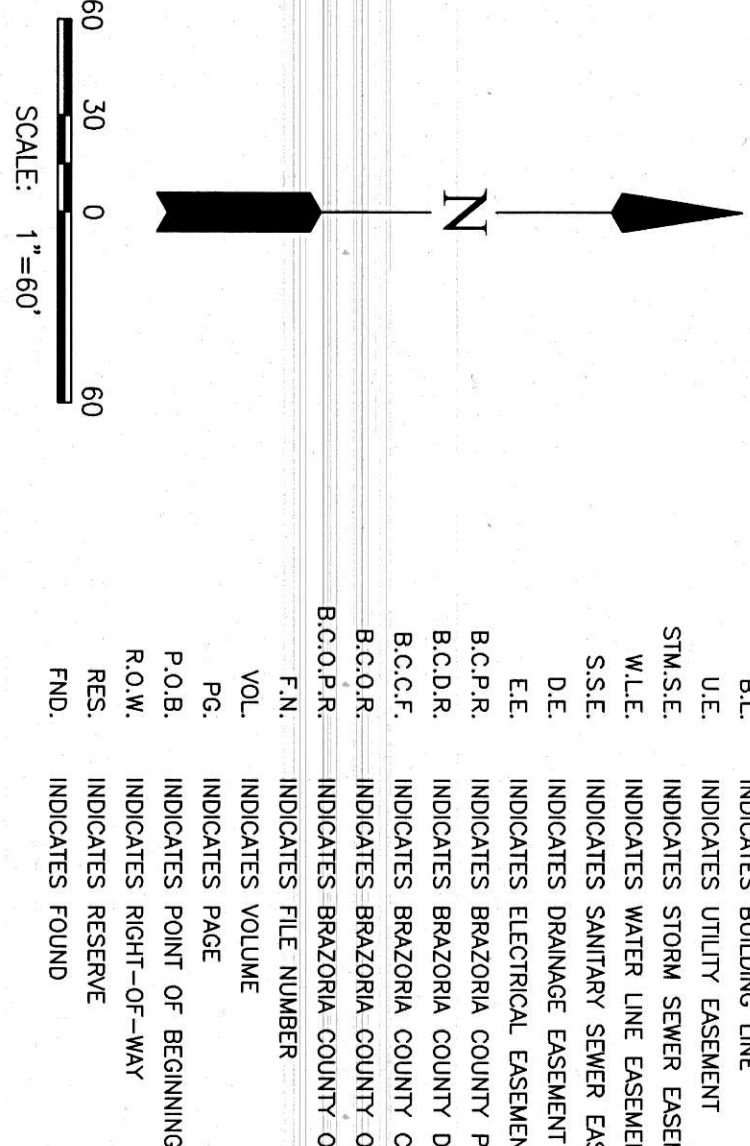
**LJA Surveying, Inc.**  
3600 W. Sam Houston Parkway S.  
Suite 175  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.E.L.S. Firm No. 10194382

ENGINEER:

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



KEY MAP NO. 6520



SCALE: 1"=60'









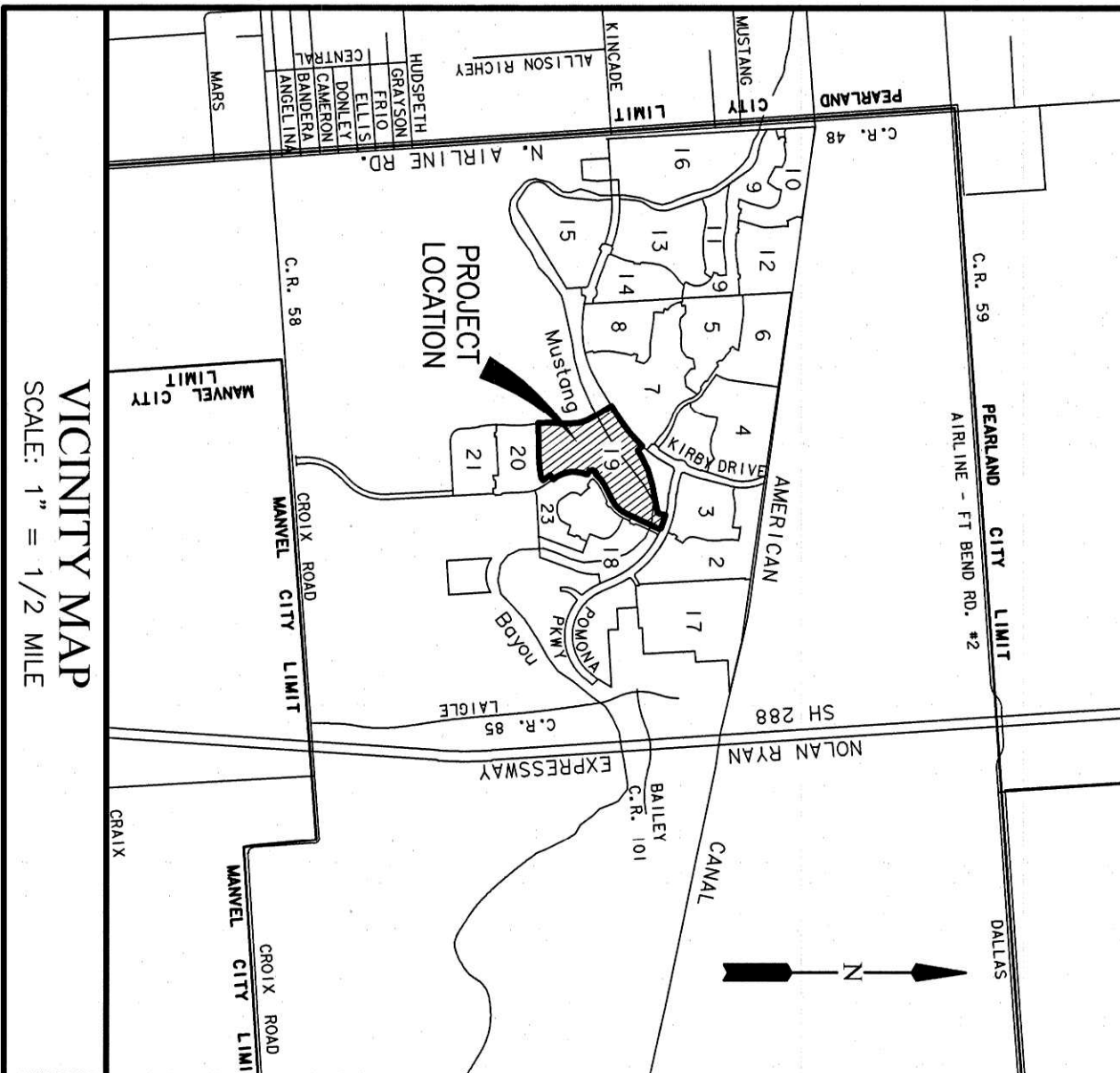
| RESERVE TABLE |         |         |                                                                       |
|---------------|---------|---------|-----------------------------------------------------------------------|
| RESERVE       | ACREAGE | SO. FT. | MAINTENANCE                                                           |
| A             | 0.686   | 29,878  | RESTRICTED TO LANDSCAPE/OPEN SPACE<br>HOA                             |
| B             | 0.474   | 20,662  | RESTRICTED TO LANDSCAPE/OPEN SPACE<br>HOA                             |
| C             | 13.119  | 571,443 | BLAZAORA DRAINAGE DISTRICT NO. 4 DRAINAGE EASEMENT<br>BOUND 39<br>HOA |
| D             | 2.952   | 128,581 | RESTRICTED TO LANDSCAPE/OPEN SPACE<br>HOA                             |
| E             | 0.093   | 4,064   | RESTRICTED TO LANDSCAPE/OPEN SPACE<br>HOA                             |
| F             | 0.172   | 7,481   | RESTRICTED TO LANDSCAPE/OPEN SPACE<br>HOA                             |
| G             | 1.096   | 47,728  | RESTRICTED TO LANDSCAPE/OPEN SPACE<br>HOA                             |
| TOTAL         | 18.592  | 809,837 | RESTRICTED TO LANDSCAPE/OPEN SPACE<br>HOA                             |

| CURVE TABLE |          |           |                               |
|-------------|----------|-----------|-------------------------------|
| CURVE       | RADIUS   | DELTA     | ARC/CHORD BEARING             |
| CHORD       |          |           |                               |
| C1          | 2066.00' | 1553.03'  | 571.09° E 50361.8' E 569.27'  |
| C2          | 100.00'  | 1070.24'  | 18.68° S 439060.7' E 18.65'   |
| C3          | 1300.00' | 2075.42'  | 483.19° N 681241.5' E 460.74' |
| C4          | 700.00'  | 596.84'   | 72.67° N 815300.5' E 72.64'   |
| C5          | 100.00'  | 2117.33'  | 37.16° N 244318.6' E 36.95'   |
| C6          | 1455.00' | 8076.99'  | 206.60° S 715152.4' E 206.43' |
| C7          | 25.00'   | 9236.91'  | 40.41° S 21291.0' E 36.15'    |
| C8          | 460.00'  | 3905.52'  | 313.50° S 44421.55' W 307.84' |
| C9          | 540.00'  | 2436.10'  | 234.23° S 51291.65' W 232.40' |
| C10         | 25.00'   | 4674.37'  | 36.83° S 61159.6' W 33.59'    |
| C11         | 25.00'   | 8425.02'  | 36.83° S 14191.2' E 33.59'    |
| C12         | 540.00'  | 1403.55'  | 15.80° S 27203.02' W 15.80'   |
| C13         | 460.00'  | 2731.44'  | 221.02° S 12282.52' E 218.80' |
| C14         | 460.00'  | 3232.41'  | 281.26° S 17329.0' E 284.79'  |
| C15         | 1500.00' | 1506.32'  | 39.55° N 100653.5' E 39.41°   |
| C16         | 700.00'  | 4053.33'  | 496.10° N 12328.02' W 485.78' |
| C17         | 400.00'  | 2503.12'  | 174.71° N 404056' W 173.33'   |
| C18         | 500.00'  | 2737.14'  | 240.23° S 12235.5' W 237.53'  |
| C19         | 500.00'  | 3232.41'  | 284.01° S 17353.07' E 280.20' |
| C20         | 300.00'  | 3232.41'  | 170.40° S 7222.40' W 168.12'  |
| C21         | 55.00'   | 9000.00'  | 86.39° N 461700.7' W 77.88'   |
| C22         | 861.00'  | 17300.53' | 262.95° N 10034.0' W 261.57'  |
| C23         | 55.00'   | 17165.92' | 74.22° N 65912.5' E 68.71'    |
| C24         | 750.00'  | 16524.27' | 220.65° N 166513.4' E 220.16' |
| C25         | 1181.00' | 2303.93'  | 475.68° N 125113' W 472.47'   |
| C26         | 430.00'  | 2250.12'  | 197.81° S 44030.6' E 186.33'  |
| C27         | 25.00'   | 9000.00'  | 39.27° S 76630.0' E 35.36'    |
| C28         | 25.00'   | 80380.1'  | 35.16° N 18104.9' E 32.35'    |
| C29         | 1211.00' | 20749.12' | 440.05° N 114236' W 423.53'   |
| C30         | 25.00'   | 9000.00'  | 39.27° N 461700.7' W 35.36'   |

| CURVE TABLE |         |          |        |                  |
|-------------|---------|----------|--------|------------------|
| CURVE       | ROADS   | DELTA    | ASC    | CHORD BEARING    |
| C31         | 2720.00 | 2954.54  | 140.53 | S 33°52' 36.0" W |
| C32         | 25.00   | 8804.04  | 38.43  | S 144°41' 16" W  |
| C33         | 540.00  | 2731.55  | 23.75  | S 151°58' 32" E  |
| C34         | 540.00  | 2731.54  | 289.45 | S 122°56' 32" W  |
| C35         | 25.00   | 8793.27  | 38.55  | N 74°48' 24" W   |
| C36         | 330.00  | 3026.68  | 175.30 | S 57°27' 46" W   |
| C37         | 25.00   | 2306.92  | 10.08  | S 170°46' W      |
| C38         | 60.00   | 1256.23  | 142.64 | N 61°10' 15" E   |
| C39         | 25.00   | 2306.29  | 10.08  | N 141°15' E      |
| C40         | 631.00  | 1639.55  | 241.47 | N 09°38' 27" W   |
| C41         | 25.00   | 2859.92  | 12.65  | N 22°27' 15" W   |
| C42         | 60.00   | 1433.93  | 140.05 | N 55°14' 12" E   |
| C43         | 25.00   | 286.62   | 12.34  | N 72°30' 1" E    |
| C44         | 750.00  | 16722.50 | 223.00 | N 60°11' 15" E   |
| C45         | 25.00   | 497.12   | 21.47  | N 50°41' 36" E   |
| C46         | 60.00   | 2787.21  | 202.54 | S 143°30' E      |
| C47         | 25.00   | 507.321  | 21.61  | N 60°50' 05" W   |
| C48         | 720.00  | 1618.22  | 204.91 | N 204.22         |
| C49         | 25.00   | 2901.00  | 39.27  | S 123°39' 04" W  |
| C50         | 370.00  | 2501.32  | 161.61 | S 44°03' 5" E    |
| C51         | 25.00   | 1007.727 | 43.76  | S 71°12' 17" E   |
| C52         | 1151.00 | 1933.44  | 399.68 | S 111°55' 52" E  |
| C53         | 25.00   | 9003.00  | 39.27  | S 134°11' 00" W  |
| C54         | 25.00   | 9003.00  | 39.27  | N 46°19' 00" W   |
| C55         | 651.00  | 1730.03  | 272.15 | N 10°00' 41" W   |
| C56         | 25.00   | 778.52   | 33.73  | S 193°00' 44" E  |
| C57         | 700.00  | 2447.97  | 302.68 | S 86°41' 35" E   |
| C58         | 400.00  | 1671.28  | 113.03 | S 67°02' 25" W   |
| C59         | 1000.00 | 2074.52  | 356.30 | S 66°21' 15" W   |
| C60         | 25.00   | 2074.52  | 356.30 | S 66°21' 15" W   |

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BROWDER COUNTY AND THE CITY OF MANVEL.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 10622055, DATED JANUARY 14, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GROUND AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99996827.
4. ALL SUBDIVISION COMMON AREAS INCLUDING, BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, ASSOCIATION, COMMERCIAL, RESIDENTIAL, PROPERTY ASSOCIATION OR OTHER ENEMY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL OR BROWDER 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, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO ROAD CONSTRUCTION.
6. BENCHMARK: A BRASS DISK STAMPED "M 668 RESET" LOCATED 2.35 MILES NORTHEASTELY ALONG F.M. 521 FROM THE INTERSECTION OF F.M. 521 AND F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD, SET IN THE TOP OF THE CENTRELINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD.  
ELEV. = 71.52 FEET, NAD-29 (1978 AD))
7. BROWDER COUNTY: A BRASS DISK STAMPED "M-1-1" SET ON THE CONCRETE SLOPE OF A CONCRETE BRIDGE AT COUNTRY ROAD 84 AND MUSTANG CANYON AT THE CONCRETE DRIVE, EAST SIDE OF COUNTRY ROAD 84, IN KEY MAP 6520 NEAR UTILITY D100-00-00.  
ELEV. = 62.31 FEET, NAD-88 (2001 AD)) AND 1.66 FEET FOR NAD-29 (1978 AD))
8. THE UNPAVED THROUGHPASS BENCHMARK: A BRASS DISK IN CONCRETE LOCATED +/- .607 FEET WEST OF THE SOUTH BOUND STORMWATER ROAD OF STATE MAP 288 AND +/- .50 FEET NORTH OF THE RIGHT-OF-WAY EDGE OF PAVEMENT OF COUNTRY ROAD 101.  
ELEV. = 63.64 FEET, NAD-29 (1978 AD))
9. THIS TRACT LIES IN ZONE "X", ZONE "Y" (SHADED) AND ZONE "W" OF THE FLOOD FLOOD INSURANCE RATE MAP. FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM PLAT TRACT LIES PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN.
10. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITH A PROPERTY EASEMENT WITH PREPARED RIGHTS TO A PRIVATE ENTRY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTRY PRIOR TO THE CONSTRUCTION OF THE EASEMENT. THE EASEMENT SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PRIVATE ENTRY OF THE EASEMENT REMOVING ANY UNPAVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FEATURES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF THE OWNER'S OBTAINING APPROVAL FROM THE PRIVATE ENTRY IS TO OBTAIN APPROVAL FROM THE PRIVATE ENTRY PRIOR TO THE CONSTRUCTION OF THE EASEMENT.
11. THE MINIMUM SUB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE 4.0 FEET ABOVE THE FINISHED GRADE. THE TYPE OF COMPLETION ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN (3) 12 INCHES ABOVE FINISHED GRADE.

12. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BROOKHOLM DRAINAGE DISTRICT NO. 4.
13. THIS PROPERTY IS LOCATED WITHIN BROOKHOLM COUNTY MANVEL UTILITY DISTRICT NO. 39, THE CITY OF MANVEL, INDEPENDENT SCHOOL DISTRICT AND BROOKHOLM DRAINAGE DISTRICT NO. 4. AT THE TIME OF PLATTING.
14. ALL LANEWAYS AND STRIPES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND ASHRO 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 LOT OR LOT.
17. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z. IF CONSTRUCTION OF THE IMPROVEMENTS WILL NOT BE COMPLETED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR PERIOD DURATION PERIOD GRANTED BY PD&Z.
18. THE MINIMUM STRIPES AND MINIMUM LOT FRONTAGE REQUIREMENTS ARE BASED ON THE MASTER PLAT FOR THE BROOKHOLM DRAINAGE DISTRICT NO. 4. SUBDIVISION AGREEMENT EFFECTIVE JANUARY 26, 2015 AND RECORDED IN FILE NO. 20150509268, B.O.P.P.
19. FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT MINIMUM SIDE YARD STRIPS SHALL BE ONE FEET FOR MINIMUM FRONT YARD STRIPS SHALL BE 20 FEET FOR FRONT BUILDING LANE AND 25-FEET FOR GARAGES, AND MINIMUM SIDE YARDS SETBACKS FOR CORNER LOTS SHALL BE 20- FEET, SIDE YARD STRIPS SHALL BE ONE FEET, 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 DETENTION PONDS, HAVE BEEN CONSTRUCTED.
21. THERE ARE NO PRELIMES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
22. THE FOLLOWING DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
23. THE FOLLOWING DEVELOPMENT AGREEMENTS WITH THE CITY OF MANVEL APPLY TO THIS PLAT:
  - 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
24. A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.



- | LEGEND     |                                                  |
|------------|--------------------------------------------------|
| A.E.       | INDICATES AERIAL EASEMENT                        |
| B.L.       | INDICATES BUILDING LINE                          |
| U.E.       | INDICATES UTILITY EASEMENT                       |
| STW.S.E.   | INDICATES STORM SEWER EASEMENT                   |
| W.L.E.     | INDICATES WATER LINE EASEMENT                    |
| S.S.E.     | INDICATES SANITARY SEWER EASEMENT                |
| D.E.       | INDICATES DRAINAGE EASEMENT                      |
| E.E.       | INDICATES ELECTRICAL EASEMENT                    |
| B.C.R.P.R. | INDICATES BRAZORIA COUNTY PLAT RECORDS           |
| B.C.D.F.   | INDICATES BRAZORIA COUNTY DEED RECORDS           |
| B.C.C.F.   | INDICATES BRAZORIA COUNTY CLERKS FILE            |
| B.C.O.R.   | INDICATES BRAZORIA COUNTY OFFICIAL RECORDS       |
| C.O.P.R.   | INDICATES CALHOUN COUNTY OFFICIAL PUBLIC RECORDS |
| F.N.       | INDICATES FILE NUMBER                            |
| VOL.       | INDICATES VOLUME                                 |
| P.G.       | INDICATES PAGE                                   |
| P.O.B.     | INDICATES POINT OF BEGINNING                     |
| R.O.W.     | INDICATES RIGHT-OF-WAY                           |
| RES.       | INDICATES RESERVE                                |
| FND.       | INDICATES FOUND                                  |
| LR.        | INDICATES IRON ROD                               |

# FINAL PLAT OF POMONA SECTION 19

A SUBDIVISION OF 41,225 ACRES OF LAND LOCATED IN THE H.T. & B.R. CO. SURVEY, SECTION 88 (A.K.A.) R.B. LYE SURVEY, ABSTRACT 540, THE A.C.H. & B.R. CO. SURVEY, SECTION 89, ABSTRACT 417, THE H.T. & B.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE H.T. & B.R. CO. SURVEY, SECTION 79, ABSTRACT 298 BRAZDORRA COUNTY, TEXAS, BEING A PORTION OF LOTS 41, 42, 51, 52 AND 53 OF SECTION 78, A PORTION OF LOT 60 OF SECTION 79, A PORTION OF LOTS 10 AND 20 OF SECTION 88 AND A PORTION OF LOTS 1, 2, AND 3 OF SECTION 89 OF THE ALLISON RICHIE GULF COAST HOME COMPANY PART OF SUBIRREAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZDORRA COUNTY, TEXAS.

64 LOTS      7 RESERVES (18.592 ACRES)      3 BLOCKS  
JANUARY 26, 2021      JOB NO. 2149-4119P

OWNERS:

## POMONA PHASE 5, LLC

**A TEXAS LIMITED LIABILITY COMPANY**  
**BRIAN CARLOCK, SENIOR VICE PRESIDENT**  
 3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219  
 PH: 972-201-2919

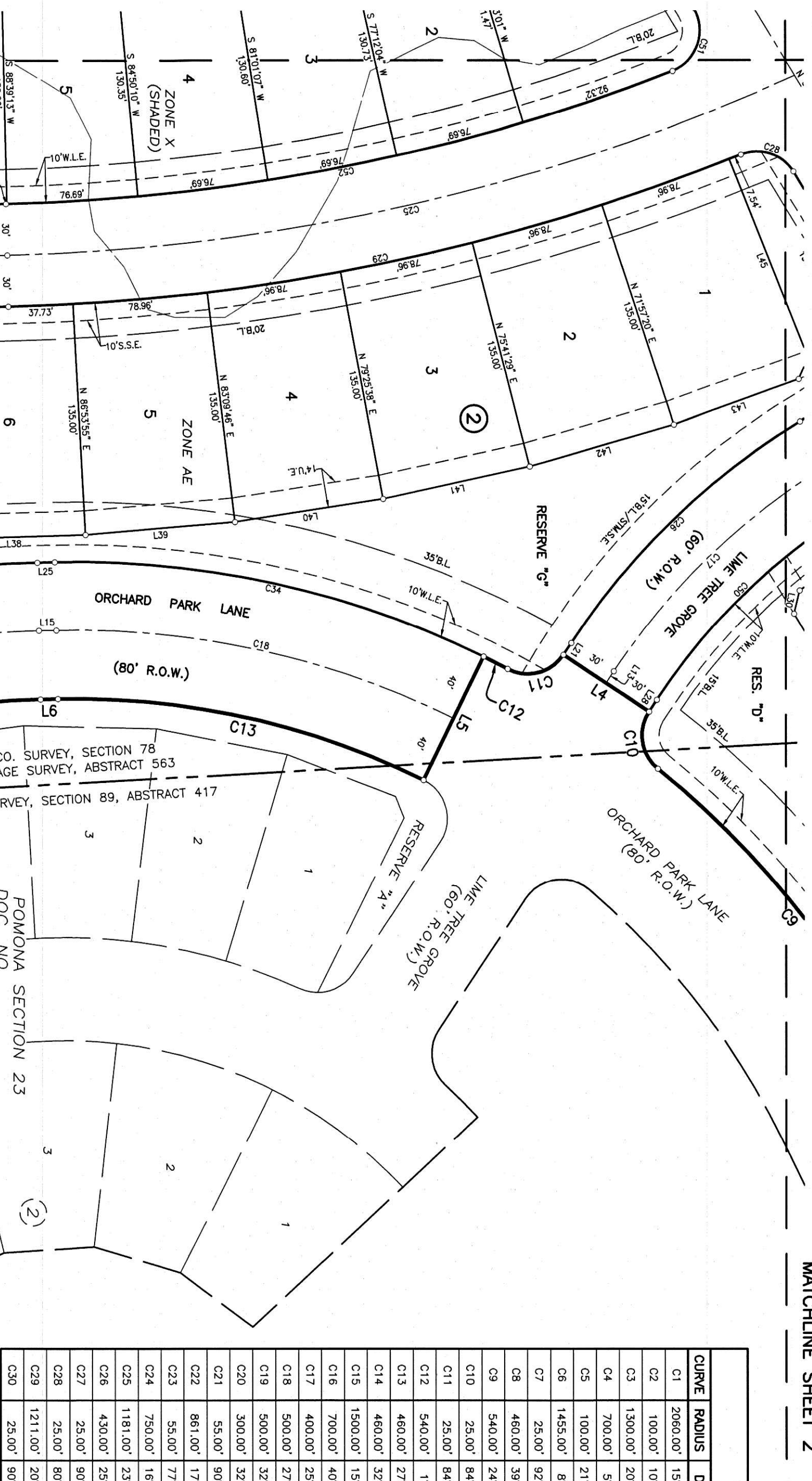
**SURVEYOR:**

ENGINEER

**LJA Surveying, Inc.**  
3600 W. Sam Houston Parkway S.  
Suite 1715  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.E.L.S. Firm No. 10194382

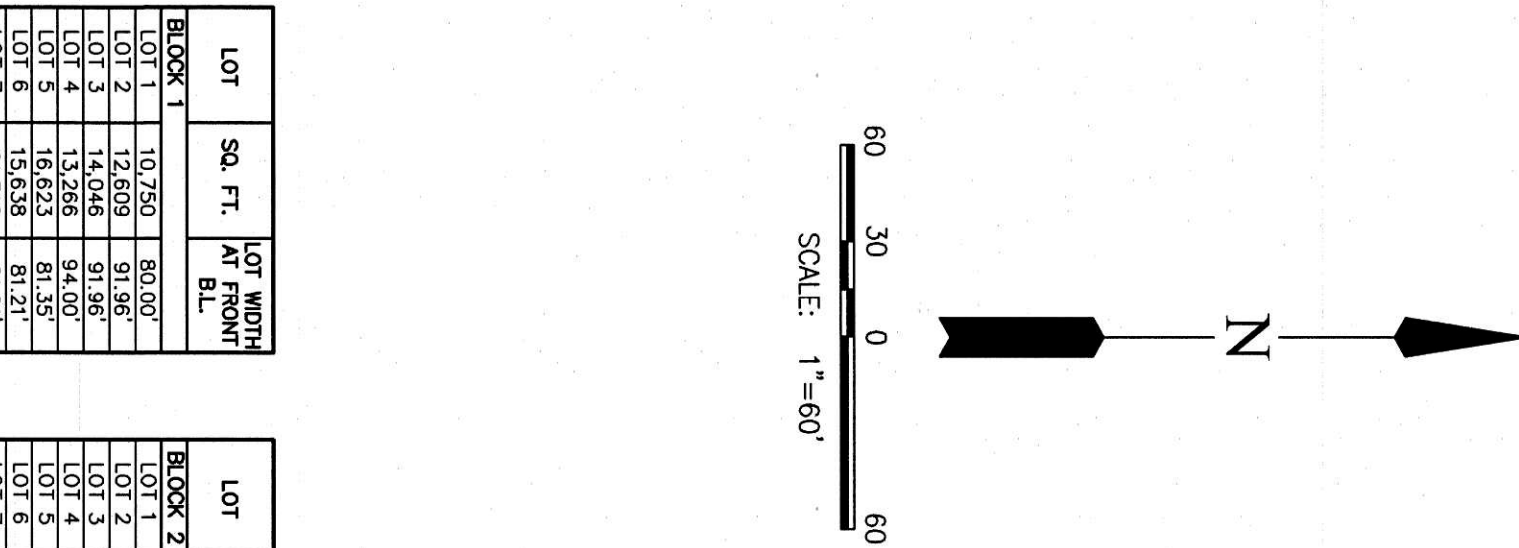
**LJA Engineering, Inc.**  
1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449





| CURVE TABLE |          |            |         |                       |
|-------------|----------|------------|---------|-----------------------|
| CURVE       | RAIUS    | DELTA      | ARC     | CHORD BEARING CHORD   |
| C1          | 2060.00' | 153.5303'  | 571.09' | N 50°36'15" E 569.27' |
| C2          | 100.00'  | 10°42'04"  | 18.68'  | S 49°06'07" E 18.66'  |
| C3          | 1300.00' | 202°45'32" | 463.19' | N 69°42'15" E 460.74' |
| C4          | 700.00'  | 5°56'54"   | 12.67'  | N 87°53'08" E 12.64'  |
| C5          | 100.00'  | 21°17'33"  | 37.16'  | N 24°43'18" E 36.96'  |
| C6          | 1450.00' | 8°08'09"   | 206.60' | S 71°51'24" E 206.43' |
| C7          | 25.00'   | 92°38'19"  | 40.41'  | S 21°29'10" E 38.15'  |
| C8          | 460.00'  | 39°05'52"  | 313.90' | S 44°21'55" W 307.84' |
| C9          | 540.00'  | 24°51'10"  | 234.23' | S 51°29'15" W 232.40' |
| C10         | 25.00'   | 84°24'37"  | 36.83'  | S 81°15'57" W 33.59'  |
| C11         | 25.00'   | 84°25'02"  | 36.83'  | S 14°19'12" E 33.59'  |
| C12         | 540.00'  | 1°40'35"   | 15.80'  | S 27°03'02" W 15.80'  |
| C13         | 460.00'  | 27°31'44"  | 221.02' | S 12°26'52" E 218.90' |
| C14         | 460.00'  | 32°32'41"  | 261.29' | S 17°35'20" E 257.79' |
| C15         | 1500.00' | 15°06'32"  | 395.55' | N 00°06'53" E 394.41' |
| C16         | 700.00'  | 40°36'23"  | 498.10' | N 12°38'02" W 485.78' |
| C17         | 400.00'  | 25°01'32"  | 174.71' | N 44°00'56" W 173.33' |
| C18         | 500.00'  | 27°31'44"  | 240.23' | S 12°26'52" W 237.93' |
| C19         | 500.00'  | 32°32'41"  | 284.01' | S 17°35'20" E 280.20' |
| C20         | 300.00'  | 32°32'41"  | 170.40' | S 72°24'40" W 168.12' |
| C21         | 55.00'   | 90°00'00"  | 86.39'  | N 46°19'07" W 77.78'  |
| C22         | 861.00'  | 17°30'03"  | 262.99' | N 10°04'01" W 261.97' |
| C23         | 55.00'   | 77°18'52"  | 74.22'  | N 19°50'24" E 68.71'  |
| C24         | 750.00'  | 16°52'47"  | 220.95' | N 66°56'13" E 220.16' |
| C25         | 148.00'  | 23°04'39"  | 475.68' | N 12°51'19" W 472.47' |
| C26         | 430.00'  | 25°01'32"  | 187.81' | S 44°00'56" E 186.33' |
| C27         | 25.00'   | 90°00'00"  | 39.27'  | S 76°30'10" E 35.36'  |
| C28         | 25.00'   | 80°28'01"  | 35.18'  | N 18°10'48" E 32.35'  |
| C29         | 1211.00' | 20°48'12"  | 440.05' | N 11°43'35" W 437.63' |
| C30         | 25.00'   | 90°00'00"  | 39.27'  | N 46°19'07" W 35.36'  |

| CURVE TABLE |          |            |          |                       |
|-------------|----------|------------|----------|-----------------------|
| CURVE       | RAIUS    | DELTA      | ARC      | CHORD BEARING CHORD   |
| C31         | 2700.00' | 2°55'42"   | 1440.93' | S 73°43'49" W 139.34' |
| C32         | 25.00'   | 89°04'42"  | 38.43'   | S 14°44'16" W 34.76'  |
| C33         | 540.00'  | 27°56'05"  | 263.75'  | S 15°18'32" E 261.14' |
| C34         | 540.00'  | 27°31'44"  | 259.45'  | S 12°26'52" W 256.86' |
| C35         | 25.00'   | 87°53'27"  | 38.35'   | S 17°48'24" W 34.70'  |
| C36         | 330.00'  | 30°28'08"  | 175.30'  | S 73°27'56" W 173.24' |
| C37         | 25.00'   | 23°02'29"  | 10.08'   | S 77°07'46" W 10.01'  |
| C38         | 60.00'   | 136°12'57" | 142.64'  | N 46°19'07" W 111.25' |
| C39         | 25.00'   | 23°06'29"  | 10.08'   | N 10°14'15" E 10.01'  |
| C40         | 831.00'  | 16°38'56"  | 241.47'  | N 09°38'27" W 240.62' |
| C41         | 25.00'   | 28°59'52"  | 12.65'   | N 32°27'51" W 12.62'  |
| C42         | 60.00'   | 133°43'59" | 140.05'  | N 19°54'12" E 110.55' |
| C43         | 25.00'   | 28°16'22"  | 12.34'   | N 72°39'01" E 12.21'  |
| C44         | 780.00'  | 18°22'50"  | 223.00'  | N 66°41'15" E 222.24' |
| C45         | 25.00'   | 48°12'28"  | 21.47'   | N 50°16'26" E 20.82'  |
| C46         | 60.00'   | 27°21'21"  | 282.54'  | S 14°39'08" W 21.22'  |
| C47         | 25.00'   | 50°13'21"  | 21.91'   | N 80°05'08" W 21.22'  |
| C48         | 720.00'  | 16°18'22"  | 204.91'  | S 66°39'01" W 204.22' |
| C49         | 25.00'   | 90°00'00"  | 39.27'   | S 13°29'50" W 35.36'  |
| C50         | 370.00'  | 25°01'32"  | 161.61'  | S 44°00'56" E 160.33' |
| C51         | 25.00'   | 100°17'22" | 43.76'   | S 71°21'27" E 38.36'  |
| C52         | 1151.00' | 19°53'44"  | 399.68'  | S 11°15'52" E 397.67' |
| C53         | 25.00'   | 90°00'00"  | 39.27'   | S 43°41'00" W 35.36'  |
| C54         | 25.00'   | 90°00'00"  | 39.27'   | N 46°19'07" W 35.36'  |
| C55         | 891.00'  | 17°30'03"  | 221.15'  | N 10°04'01" W 271.10' |
| C56         | 25.00'   | 77°18'52"  | 33.73'   | N 19°50'24" E 31.23'  |
| C57         | 700.00'  | 24°42'29"  | 300.88'  | S 88°41'35" E 300.53' |
| C58         | 400.00'  | 18°11'28"  | 111.03'  | S 80°10'25" W 112.66' |
| C59         | 1000.00' | 20°24'52"  | 355.30'  | S 68°42'15" W 354.42' |



| BLOCK 1 |         |                    |
|---------|---------|--------------------|
| LOT     | SQ. FT. | LOT WIDTH AT FRONT |
| LOT 1   | 10,250  | 80.00'             |
| LOT 2   | 12,609  | 91.96'             |
| LOT 3   | 13,446  | 91.96'             |
| LOT 4   | 11,212  | 80.25'             |
| LOT 5   | 11,212  | 80.25'             |
| LOT 6   | 15,623  | 81.35'             |
| LOT 7   | 15,638  | 81.21'             |
| LOT 8   | 21,512  | 81.21'             |
| LOT 9   | 12,306  | 81.82'             |
| LOT 10  | 12,189  | 79.91'             |
| LOT 11  | 11,592  | 80.92'             |
| LOT 12  | 10,850  | 80.92'             |
| LOT 13  | 9,450   | 70.00'             |
| LOT 14  | 9,450   | 70.00'             |
| LOT 15  | 10,800  | 80.00'             |
| LOT 16  | 10,800  | 80.00'             |
| LOT 17  | 10,800  | 80.00'             |
| LOT 18  | 9,450   | 70.00'             |
| LOT 19  | 9,450   | 70.00'             |
| LOT 20  | 13,327  | 81.90'             |
| LOT 21  | 9,439   | 70.04'             |
| LOT 22  | 13,327  | 81.90'             |
| LOT 23  | 11,424  | 81.92'             |
| LOT 24  | 11,424  | 81.92'             |
| LOT 25  | 11,331  | 88.94'             |
| LOT 26  | 9,172   | 70.00'             |
| LOT 27  | 9,172   | 70.00'             |
| LOT 28  | 22,081  | 71.51'             |
| LOT 29  | 9,450   | 70.00'             |
| LOT 30  | 9,450   | 70.00'             |
| LOT 31  | 9,450   | 70.00'             |
| LOT 32  | 9,450   | 70.00'             |
| LOT 33  | 9,450   | 70.00'             |
| LOT 34  | 9,450   | 70.00'             |
| LOT 35  | 9,450   | 70.00'             |
| LOT 36  | 9,450   | 70.00'             |
| LOT 37  | 10,865  | 70.35'             |
| LOT 38  | 12,244  | 70.35'             |

| BLOCK 2 |         |                    |
|---------|---------|--------------------|
| LOT     | SQ. FT. | LOT WIDTH AT FRONT |
| LOT 1   | 13,588  | 74.00'             |
| LOT 2   | 9,451   | 75.34'             |
| LOT 3   | 9,439   | 75.34'             |
| LOT 4   | 9,441   | 75.34'             |
| LOT 5   | 10,412  | 79.53'             |
| LOT 6   | 10,412  | 79.53'             |
| LOT 7   | 10,400  | 80.00'             |
| LOT 8   | 10,400  | 80.00'             |
| LOT 9   | 10,400  | 80.00'             |
| LOT 10  | 10,266  | 78.48'             |
| LOT 11  | 9,534   | 70.22'             |
| LOT 12  | 9,534   | 70.22'             |
| LOT 13  | 13,241  | 92.14'             |
| LOT 14  | 9,534   | 70.22'             |
| LOT 15  | 9,534   | 70.22'             |
| LOT 16  | 9,534   | 70.22'             |
| LOT 17  | 13,241  | 92.14'             |
| LOT 18  | 9,534   | 70.22'             |
| LOT 19  | 9,534   | 70.22'             |
| LOT 20  | 9,534   | 70.22'             |
| LOT 21  | 9,534   | 70.22'             |
| LOT 22  | 9,534   | 70.22'             |
| LOT 23  | 9,534   | 70.22'             |
| LOT 24  | 9,534   | 70.22'             |
| LOT 25  | 9,534   | 70.22'             |
| LOT 26  | 9,534   | 70.22'             |
| LOT 27  | 9,534   | 70.22'             |
| LOT 28  | 9,534   | 70.22'             |
| LOT 29  | 9,534   | 70.22'             |
| LOT 30  | 9,534   | 70.22'             |
| LOT 31  | 9,534   | 70.22'             |
| LOT 32  | 9,534   | 70.22'             |
| LOT 33  | 9,534   | 70.22'             |
| LOT 34  | 9,534   | 70.22'             |
| LOT 35  | 9,534   | 70.22'             |
| LOT 36  | 9,534   | 70.22'             |
| LOT 37  | 9,534   | 70.22'             |
| LOT 38  | 9,534   | 70.22'             |
| LOT 39  | 9,534   | 70.22'             |
| LOT 40  | 9,534   | 70.22'             |
| LOT 41  | 9,534   | 70.22'             |
| LOT 42  | 9,534   | 70.22'             |
| LOT 43  | 9,534   | 70.22'             |
| LOT 44  | 9,534   | 70.22'             |
| LOT 45  | 9,534   | 70.22'             |
| LOT 46  | 9,534   | 70.22'             |
| LOT 47  | 9,534   | 70.22'             |
| LOT 48  | 9,534   | 70.22'             |
| LOT 49  | 9,534   | 70.22'             |
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| LOT 86  | 9,534   | 70.22'             |
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| LOT 171 | 9,534   | 70.22'             |
| LOT 172 | 9,534   | 70.22'             |
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| LOT 186 | 9,534   | 70.22'             |
| LOT 187 | 9,534   | 70.22'             |
| LOT 188 | 9,534   | 70.22'             |
| LOT 189 | 9,534   | 70.22'             |
| LOT 190 | 9,534   | 70.22'             |
| LOT 191 | 9,534   | 70.22'             |
| LOT 192 | 9,534   | 7                  |





**DEVELOPMENT SERVICES DEPARTMENT**

20025 HIGHWAY 6  
MANVEL, TX 77578  
281-489-0630

**Planning, Development and Zoning Commission Plat Report**

|                              |                                                     |
|------------------------------|-----------------------------------------------------|
| <b>Plat Name</b>             | Pomona Section 20 Final Plat                        |
| <b>Applicant</b>             | Jason Price, LJA                                    |
| <b>PD&amp;Z Meeting Date</b> | February 8, 2021                                    |
| <b>Recommendation</b>        | Approval                                            |
| <b>Submitted By</b>          | Jessica Rodriguez, Director of Development Services |

**Staff Recommendation**

The City staff recommends approval for the Pomona Section 20 Final Plat.





| POMONA DEVELOPMENT - LOT SUMMARY TABLE |          |          |          |          |          |          |          |          |            |
|----------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|------------|
| LOT INDEX                              | SEC 14-1 | SEC 14-2 | SEC 14-3 | SEC 14-4 | SEC 14-5 | SEC 14-6 | SEC 14-7 | SEC 14-8 | TOTAL LOTS |
| SECTION 1                              |          | 4 LOTS   |          | 7 LOTS   |          |          |          |          | 11 LOTS    |
| SECTION 2                              |          |          |          | 100 LOTS |          |          |          |          | 100 LOTS   |
| SECTION 3                              |          |          |          |          |          |          | 48 LOTS  |          | 48 LOTS    |
| SECTION 4                              |          | 137 LOTS |          |          |          |          |          |          | 137 LOTS   |
| SECTION 5                              |          | 50 LOTS  |          | 20 LOTS  |          | 2 LOTS   |          |          | 72 LOTS    |
| SECTION 6                              | 107 LOTS |          |          |          |          |          |          |          | 107 LOTS   |
| SECTION 7                              |          |          |          |          |          |          | 68 LOTS  |          | 68 LOTS    |
| SECTION 8                              |          |          |          | 58 LOTS  |          |          |          |          | 58 LOTS    |
| SECTION 9                              |          |          | 76 LOTS  |          |          |          |          |          | 76 LOTS    |
| SECTION 10                             | 76 LOTS  |          |          |          |          |          |          |          | 76 LOTS    |
| SECTION 11                             |          |          |          |          | 34 LOTS  |          |          |          | 34 LOTS    |
| SECTION 12                             |          | 74 LOTS  | 52 LOTS  |          |          |          |          |          | 126 LOTS   |
| SECTION 13                             |          |          |          | 70 LOTS  |          |          |          |          | 70 LOTS    |
| SECTION 14                             |          |          | 42 LOTS  |          |          |          |          |          | 42 LOTS    |
| SECTION 15                             |          |          |          |          |          | 50 LOTS  |          | 34 LOTS  | 84 LOTS    |
| SECTION 16                             | 110 LOTS |          |          |          |          |          |          |          | 110 LOTS   |
| SECTION 17                             |          |          |          | 84 LOTS  |          |          |          |          | 84 LOTS    |
| SECTION 18                             | 3 LOTS   | 2 LOTS   | 7 LOTS   |          |          |          |          | 3 LOTS   | 13 LOTS    |
| SECTION 19                             |          |          |          |          |          | 58 LOTS  |          |          | 58 LOTS    |
| SECTION 20                             |          |          | 61 LOTS  |          |          |          |          |          | 61 LOTS    |
| SECTION 21                             |          | 76 LOTS  |          |          |          |          |          |          | 76 LOTS    |
| SECTION 22                             |          |          |          | 27 LOTS  | 180 LOTS | 36 LOTS  | 76 LOTS  | 58 LOTS  | 377 LOTS   |
| TOTAL LOTS                             | 163 LOTS | 270 LOTS | 584 LOTS | 217 LOTS | 180 LOTS | 36 LOTS  | 76 LOTS  | 58 LOTS  | 1,536 LOTS |

KEITH W. MORRIS, A REGISTERED PROFESSIONAL LAND SURVEYOR  
THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY  
IN ACCORDANCE WITH THE INFORMATION PROVIDED BY AND CORRE-  
AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRE-  
CORRECT, LOTS CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE  
WITH 5/8" DIAMETER IRON RODS THREE FEET LONG OR AS 1/4"

*Keith W. Morris*

KEITH W. MORRIS, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4397

BRADY'S WAREHOUSE DISTRICT NO. 4

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT IN FULL COMPLIANCE WITH THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PREPARED AND FOUND THEM TO BE IN SUBSTANTIAL COMPLIANCE WITH DISTRICT'S "RULES, REGULATIONS AND GUIDELINES". THE APPROVAL IS ONLY VALID FOR THOSE SHEETS NUMBERED SIXTY-FIVE (265) GALENA RD., AFTER THAT TIME, RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL SHEETS HAVE BEEN REVIEWED AND APPROVED. SHEETS THAT HAVE NOT BEEN COMPLETED, CHECKED AND VERIFIED, PLUMB SUBMITTALS HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND THE ENGINEER'S SIGNATURE IS NOT VALID. THE ENGINEER'S SIGNATURE IS NOT VALID FOR ANY SHEETS LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH COMBINE THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MARVEL, TEXAS, HAS APPROVED THIS PLAT OF POMONA SECTION 20 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MARVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SHANNON DURAN DEAN  
Notary Public, State of Texas  
Comm. Expires 01-22-2012  
Notary ID: 10036103

[illegible]

**VICINITY MAP**  
 SCALE: 1" = 1/2 MILE

[illegible][illegible]

**FINAL PLAT OF  
POMONA SECTION 20**

A SUBDIVISION OF 16,824 ACRES OF LAND LOCATED IN THE N.T. & B.R.A.  
SECTION 78 (A-C-A) S-5 T-9S R-10E TAMUQUE SURVEY, ABSTRACT 168 AND THE A.C.S.  
LOTS 53, 54 AND 55, ABSTRACT 4177, BRADGLEY COUNTY, TEXAS, BEING  
SECTION 88 OF THE ALLISON READING GOLF COURSE, A PORTION OF LOT 3, A  
SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT 88,  
BRADGLEY COUNTY, TEXAS.

61 LOTS      2 RESERVES (0.351 ACRES)      3 BLOCKS

JANUARY 26, 2021                          JOB NO. 2149-4120P

OWNERS:

**POMONA PHASE 5, LLC**  
**A TEXAS LIMITED LIABILITY COMPANY**  
BRIAN CARLOCK, SENIOR VICE PRESIDENT  
3000 TURLE Creek BOULEVARD, DALLAS, TEXAS 75219  
PH: 972-201-2719

|                                                                                                   |                  |                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SURVEYOR                                                                                          |                  | ENGINEER                                                                                                                                                                               |
| <b>LJA Surveying, Inc.</b><br>3000 W. San Houston Parkway S.<br>Suite 175<br>Houston, Texas 77042 |                  | <br><b>LJA Engineering, Inc.</b><br>1906 W. Grand Parkway North<br>Suite 110<br>Katy, Texas 77449 |
| Phone 713.653.5200                                                                                | Fax 713.653.9026 |                                                                                                                                                                                        |
| T.B.P.E.L.S. Firm No. 10194382                                                                    |                  |                                                                                                                                                                                        |

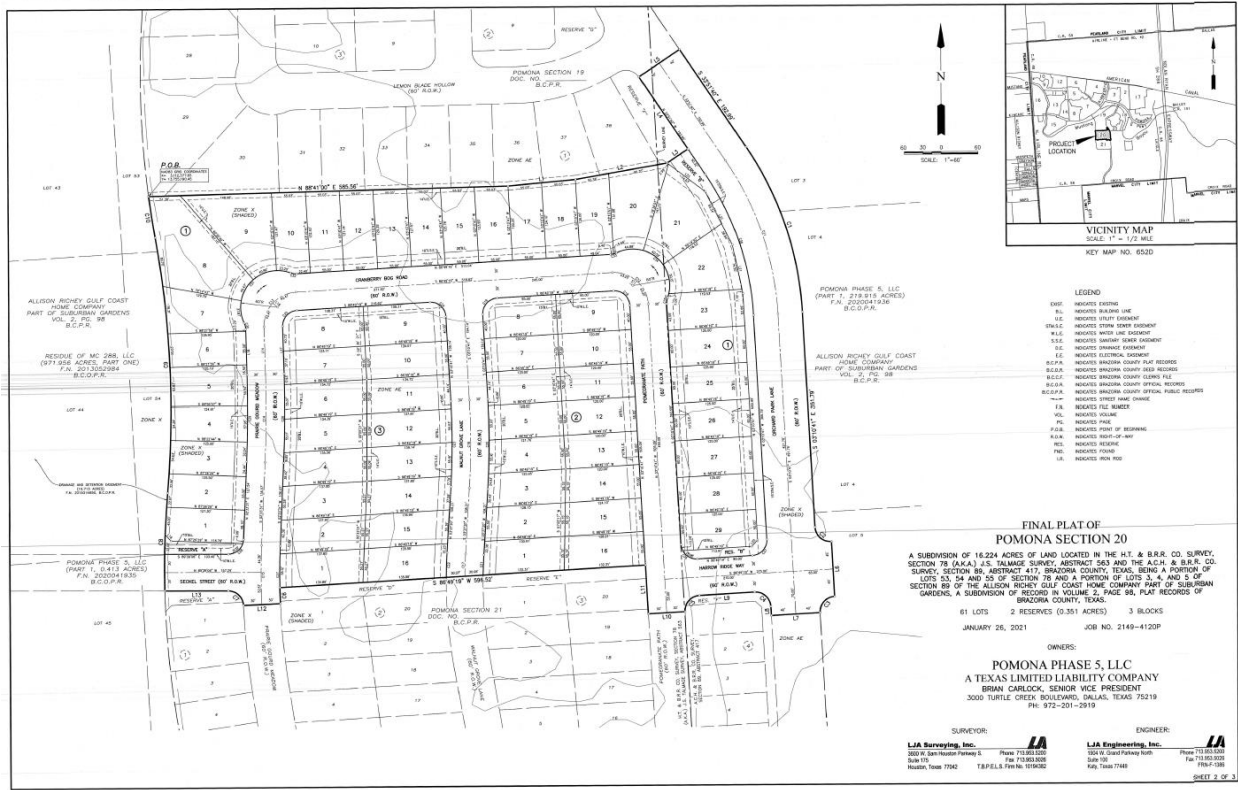
Page 2 of 4





**DEVELOPMENT SERVICES DEPARTMENT**  
20025 HIGHWAY 6  
MANVEL, TX 77578  
281-489-0630

## Plat Exhibit





### Plat Exhibit

NOTES:

1. THIS PLAN HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZOSHA COUNTY AND THE CITY OF MANNEL.
2. THIS PLAN WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 5362002, DATED JANUARY 10, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ARCHIVES.

3. ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF .999999547.
4. ALL SURVEYATION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, ACCIDENTS AND OTHER SPACES WITHIN THE BOUNDARIES OF THIS PLAT, BE PLACED OR MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHERWISE AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MARCEL, OR MARCEL COUNTY.
5. FIVE DEADEND BOX (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A Diameter of

6. BENCHMARK: A BRASS GDS STAMPED IN EGG IRSET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 8.5 MILES WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521, AT PRESENT THE SURFACE OF THE LAKE. SURFACE ELEVATION OF F.M. 521 AT THE JUNCTION OF DALLAS ROAD SET IN THE TOP OF A CONCRETE HEADWALL, 10 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.50 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.9 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD.

- ELEV. = 71.52 FEET NAVD-83 (1978 ADJ)  
 7. IDENTIFICATION: A BRASS DISK STAMPED "N-1" SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE. ADJ. COUNTY ROAD 84 AND MARSHALL AVENUE, ALL-SEASON CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAP 5530 NEAR LANE D150-00-50  
 ELEV. = 62.31 FEET, NAVD-88 (2001 ADJ) (RED 1.65 FEET FROM NOS-50) (1910H ADJ)  
 8. THIS INDICATES TEMPORARY BENCHMARK: A BRASS DISK IN CONCRETE LOCATED +/- REF FEET WEST OF THE SOUTH ROAD SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF "PACIFIC" OF COUNTY ROAD 101.  
 ELEV. = 67.64 FEET, NAVD-88 (2001 ADJ) (RED 1.65 FEET FROM NOS-50) (1910H ADJ)

9. THE TRACT LIES IN ZONE "H", ZONE "H" (H-2000) AND ZONE "H" OF THE FIRM FLOOD INSURANCE RATE MAP FOR BRADSHAW COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 482622020C. THIS TRACT LIES PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN.
- ALL FLOODPLAIN INFORMATION NOTED IN THE PLAN REFLECTS THE STATUS PER THE FIRM FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAN IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FIRM FIRM MAPS ARE UPDATED.
10. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A FUTURE EASEMENT WITH PREDECESSOR'S RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE FUTURE OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH DESIGN

11. THE MINIMUM GALEL ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (A) EITHER 10 FEET ABOVE THE TOP OF CLUMP ELEVATION FOR A CLUMP STREET (C) OR 10 FEET ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN. (D) 10 INCHES ABOVE FINISHED GRADE.

12. THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 30, WHEELER ISD, ALLEN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF PLATTING.
13. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF WHEELER AND AASHTO SIDE DISTANCE REQUIREMENTS FOR MOTORISTS.
14. BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:12,000.
15. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.

8. THE FINAL PLAN WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY POMZ. IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR PERIOD, THE PERMIT OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY POMZ.
9. THE MINIMUM SETBACK AND MINIMUM OF PROTRUSION REQUIREMENTS ARE BASED ON THE MASTER PLAN INCLUDED AS EXHIBIT A WITHIN THE SECOND AGREEMENT TO DEVELOPMENT AGREEMENT EFFECTIVE JANUARY 28, 2015 AND RECORDED IN FILE NO. 2015000056, S.C.D.P.R.
10. FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 30 FEET FOR FRONT PORCHES, ONE AND TWO-PEET FOR GARAGES, AND MINIMUM SIDE YARD SETBACKS FOR CORNER LOTS.

3. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDING, HAVE BEEN COMPLETED.
4. THERE ARE NO EASEMENTS OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
5. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
6. THE FOLLOWING DEVELOPMENT AGREEMENTS WITH THE CITY OF MARLBOROUGH 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

2. **CONSTRUCTION IMPROVEMENTS**

- \_\_\_\_\_

| LOT    | SQ. FT. | NET ME AT PRO. BLD. |
|--------|---------|---------------------|
| 100-1  | 8,375   | 100.00              |
| 100-2  | 8,375   | 100.00              |
| 100-3  | 8,375   | 100.00              |
| 100-4  | 7,000   | 57.58               |
| 100-5  | 7,775   | 63.24               |
| 100-6  | 8,375   | 100.00              |
| 100-7  | 7,888   | 93.32               |
| 100-8  | 16,812  | 98.17               |
| 100-9  | 12,885  | 100.00              |
| 100-10 | 7,000   | 57.58               |
| 100-11 | 7,000   | 57.58               |
| 100-12 | 7,888   | 100.00              |
| 100-13 | 7,000   | 57.58               |
| 100-14 | 8,375   | 100.00              |
| 100-15 | 8,375   | 100.00              |
| 100-16 | 8,375   | 100.00              |
| 100-17 | 8,375   | 100.00              |
| 100-18 | 7,000   | 57.58               |
| 100-19 | 7,000   | 57.58               |
| 100-20 | 7,000   | 57.58               |
| 100-21 | 15,750  | 100.00              |
| 100-22 | 8,375   | 100.00              |
| 100-23 | 7,000   | 57.58               |
| 100-24 | 7,000   | 57.58               |
| 100-25 | 7,000   | 57.58               |
| 100-26 | 7,000   | 57.58               |
| 100-27 | 7,000   | 57.58               |
| 100-28 | 7,000   | 57.58               |
| 100-29 | 7,000   | 57.58               |
| 100-30 | 7,000   | 57.58               |

| LOT            | SGD. FTS | LOT WGS<br>AS<br>BULL. |
|----------------|----------|------------------------|
| <b>BLOOD 3</b> |          |                        |
| LOT 1          | 2,482    | 385                    |
| LOT 2          | 2,718    | 385                    |
| LOT 3          | 2,885    | 385                    |
| LOT 4          | 4,857    | 535                    |
| LOT 5          | 5,639    | 535                    |
| LOT 6          | 5,022    | 535                    |
| LOT 7          | 5,022    | 535                    |
| LOT 8          | 2,054    | 645                    |
| LOT 9          | 2,885    | 645                    |
| LOT 10         | 5,850    | 645                    |
| LOT 11         | 4,825    | 645                    |
| LOT 12         | 6,000    | 645                    |
| LOT 13         | 6,000    | 645                    |
| LOT 14         | 6,000    | 645                    |
| LOT 15         | 6,000    | 645                    |
| LOT 16         | 6,000    | 645                    |
| LOT 17         | 2,518    | 645                    |
| <b>BLOOD 3</b> |          |                        |
| LOT 1          | 2,550    | 585.7                  |
| LOT 2          | 2,550    | 585.7                  |
| LOT 3          | 2,584    | 585.7                  |
| LOT 4          | 2,728    | 585.7                  |
| LOT 5          | 2,467    | 585.7                  |
| LOT 6          | 2,584    | 585.7                  |
| LOT 7          | 2,550    | 585.7                  |

| LET            | NO. FS | LET MOD AT PRISM SL |
|----------------|--------|---------------------|
| <b>Block 2</b> |        |                     |
| 101-1          | 7,580  | 86.17               |
| 101-2          | 7,588  | 85.17               |
| 101-3          | 7,594  | 84.26               |
| 101-4          | 7,618  | 83.27               |
| 101-5          | 7,628  | 82.31               |
| 101-6          | 7,630  | 81.37               |
| 101-7          | 7,580  | 80.37               |
| 101-8          | 7,530  | 79.40               |
| 101-9          | 7,500  | 78.50               |
| 101-10         | 7,460  | 77.58               |
| 101-11         | 7,420  | 76.67               |
| 101-12         | 7,380  | 75.75               |
| 101-13         | 7,340  | 74.83               |
| 101-14         | 7,300  | 73.92               |
| 101-15         | 7,260  | 73.00               |
| 101-16         | 7,220  | 72.07               |

| RESERVE TABLE |         |        |                                    |
|---------------|---------|--------|------------------------------------|
| RESERVE       | ACREAGE | SQ.FT. | TYPE                               |
| A             | 0.096   | 2,433  | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| B             | 0.296   | 12,843 | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| TOTAL         | 0.391   | 15,276 |                                    |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| 1.1        | N 84°56'42" E | 110.1    |
| 1.2        | N 80°57'26" E | 151.1    |
| 1.3        | N 80°03'20" E | 61.0     |
| 1.4        | N 53°51'40" N | 142.4    |
| 1.5        | N 56°20'20" E | 80.0     |
| 1.6        | S 03°18'41" E | 110.0    |
| 1.7        | S 08°19'19" W | 86.0     |
| 1.8        | S 01°10'16" W | 111.0    |
| 1.9        | S 06°49'18" E | 90.0     |
| 1.10       | S 08°09'19" E | 60.0     |
| 1.11       | S 01°04'11" N | 88.0     |
| 1.12       | S 87°47'50" W | 88.0     |
| 1.13       | N 80°30'30" E | 110.0    |
| 1.14       | S 17°30'34" E | 72.3     |
| 1.15       | S 17°30'34" E | 110.0    |
| 1.16       | S 47°31'32" E | 10.0     |
| 1.17       | S 01°32'34" E | 77.8     |
| 1.18       | S 17°30'34" W | 74.9     |
| 1.19       | S 47°30'31" E | 14.1     |
| 1.20       | S 47°30'31" E | 14.1     |
| 1.21       | N 17°48'20" E | 81.7     |
| 1.22       | N 20°00'30" E | 77.8     |
| 1.23       | N 30°01'30" E | 81.7     |

| CURVE | RA (HRS) | DEC (DEG) | ALT (DEG) | HAZ (DEG)  | BEAMS  |
|-------|----------|-----------|-----------|------------|--------|
| 01    | 14:00.0  | 137.0711  | 68.8818   | 1.53571121 | 2.8815 |
| 02    | 14:00.0  | 137.0711  | 68.8818   | 1.53571121 | 2.8815 |
| 03    | 14:00.0  | 137.0711  | 68.8818   | 1.53571121 | 2.8815 |
| 04    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 05    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 06    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 07    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 08    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 09    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 10    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 11    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 12    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 13    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 14    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 15    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 16    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 17    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 18    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 19    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 20    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 21    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 22    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 23    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 24    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 25    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 26    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 27    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 28    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 29    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 30    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 31    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 32    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 33    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 34    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 35    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 36    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 37    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 38    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 39    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 40    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 41    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 42    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 43    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 44    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 45    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 46    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 47    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 48    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 49    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 50    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 51    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 52    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 53    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 54    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 55    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 56    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 57    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 58    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 59    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 60    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 61    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 62    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 63    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 64    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 65    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 66    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 67    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 68    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 69    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 70    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 71    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 72    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 73    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 74    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 75    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 76    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 77    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 78    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 79    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 80    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 81    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 82    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 83    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 84    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 85    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 86    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 87    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 88    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 89    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 90    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 91    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 92    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 93    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 94    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 95    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 96    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 97    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 98    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 99    | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |
| 100   | 14:00.0  | 137.0711  | 70.2711   | 1.46771121 | 30.3   |



KEY MAP NO. 652D

FINAL PLAT OF  
OMONA SECTION 20

A SUBDIVISION OF 16.224 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF SECTIONS 33, 34 AND 35 OF SECTION 78 AND A PORTION OF LOTS 3, 4, AND 5 OF SECTION 33, OF A 1/2 SECTION 36, RICH HARBOR COAST HOME COMPANY PART OF SUBSIBRAN GARDENS, A SUBDIVISION OF RECORD, VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

61 LOTS      2 RESERVES (0.351 ACRES)      3 BLOCKS  
JANUARY 26, 2021      JOB NO. 2149-4120P

OWNERS:

**POMONA PHASE 5, LLC**  
A TEXAS LIMITED LIABILITY COMPANY  
BRIAN CARLOCK, SENIOR VICE PRESIDENT  
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219  
PH: 972-201-2919

**LJA Surveying, Inc.**  
3000 W. Sam Houston Parkway S.  
Suite 175  
Houston, Texas 77042 T.B.P.

**LJA Engineering, Inc.**  
1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77640

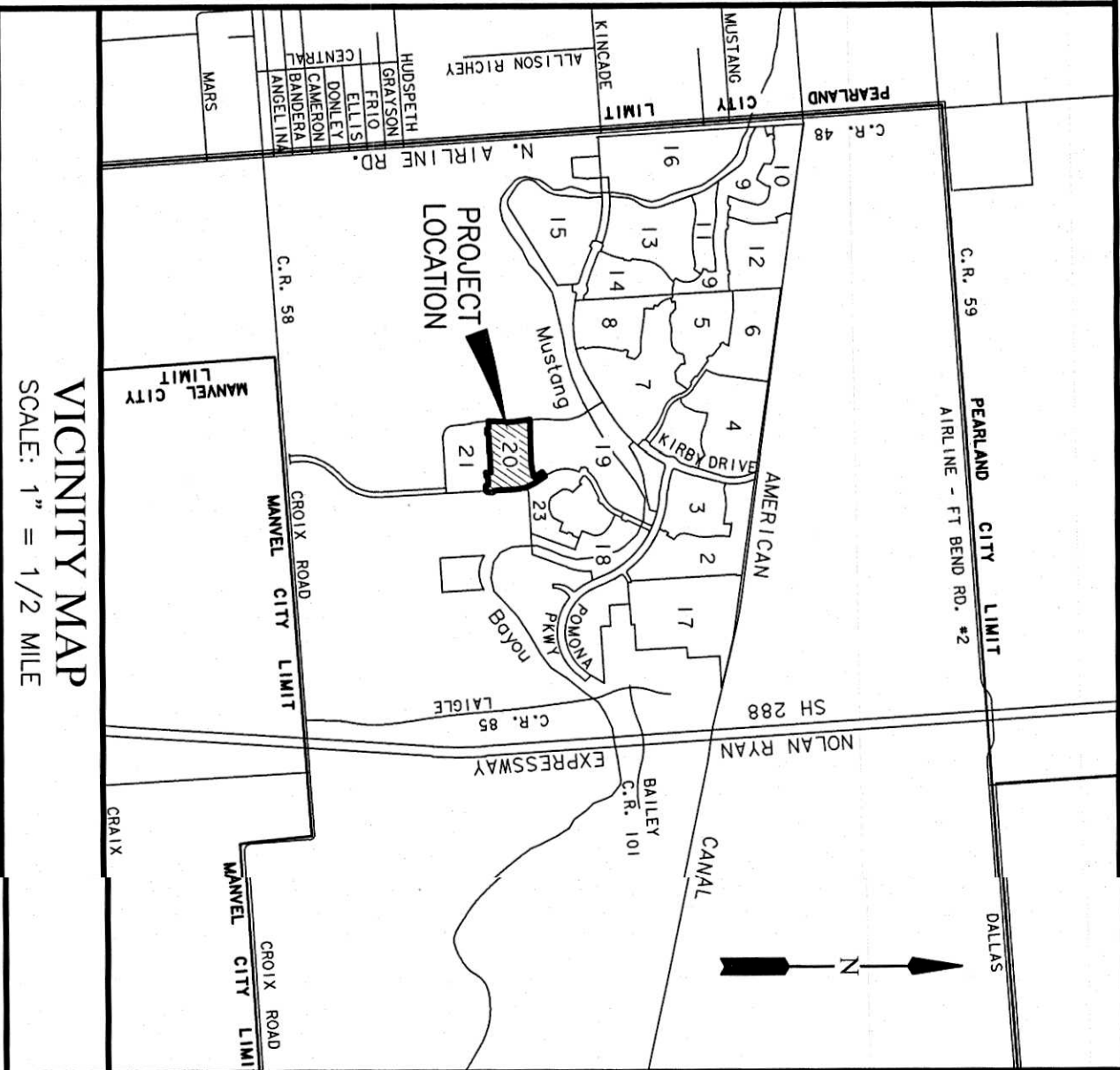
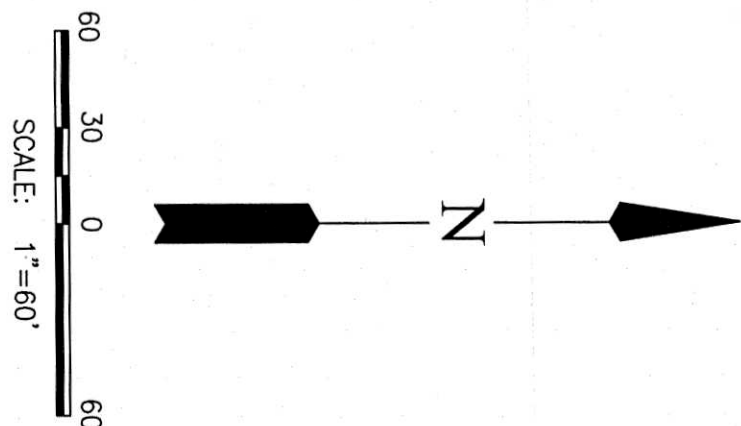
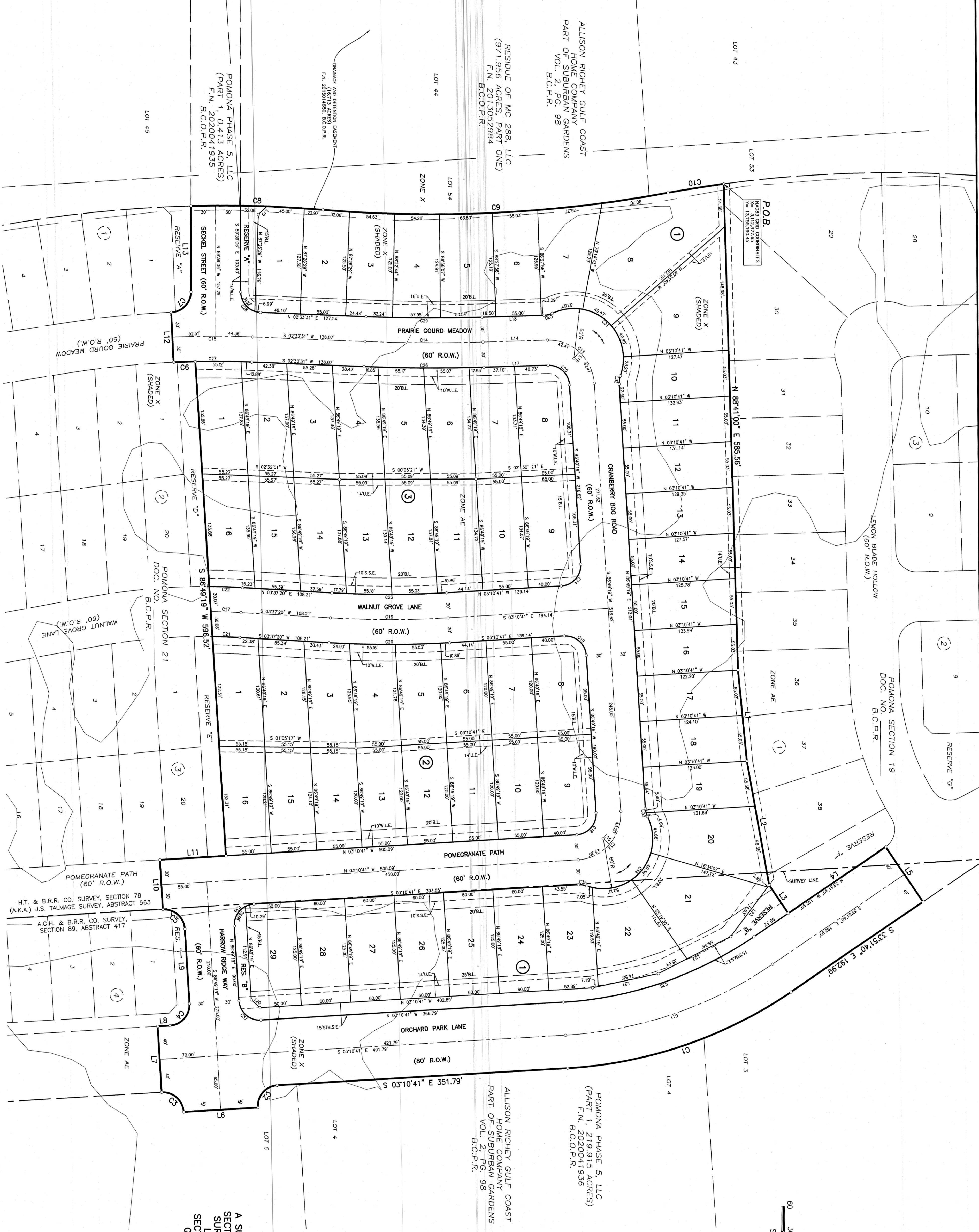
ENGINEER:

**Engineering, Inc.**  
Grand Parkway North  
77469









- LEGEND**
- EXIST. INDICATES EXISTING
  - B.L. INDICATES BUILDING LINE
  - U.E. INDICATES UTILITY EASEMENT
  - SM&S INDICATES STORM SEWER EASEMENT
  - W.L.E. INDICATES WATER LINE EASEMENT
  - S.S.E. INDICATES SANITARY SEWER EASEMENT
  - D.E. INDICATES DRAINAGE EASEMENT
  - E.E. INDICATES ELECTRICAL EASEMENT
  - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
  - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
  - B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS FILE
  - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
  - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
  - INDICATES STREET NAME CHANGE
  - F.N. INDICATES FILE NUMBER
  - VOL. INDICATES VOLUME
  - P.G. INDICATES PAGE
  - P.O.B. INDICATES POINT OF BEGINNING
  - R.O.W. INDICATES RIGHT-OF-WAY
  - RES. INDICATES RESERVE
  - F.N.D. INDICATES FOUND
  - I.R. INDICATES IRON ROD

**FINAL PLAT OF  
POMONA SECTION 20**

A SUBDIVISION OF 16.224 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 33, 34 AND 55 OF SECTION 78 AND A PORTION OF LOTS 3, 4, AND 5 OF SECTION 89 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.

61 LOTS      2 RESERVES (0.351 ACRES)      3 BLOCKS  
JANUARY 26, 2021      JOB NO. 2149-4120P

**POMONA PHASE 5, LLC**  
A TEXAS LIMITED LIABILITY COMPANY  
BRIAN CARLOCK, SENIOR VICE PRESIDENT  
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219  
PH: 972-201-2919

SURVEYOR:

ENGINEER:

**LJA Surveying, Inc.**  
3600 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 713.953.5200  
Fax 713.953.5026  
Firm#-1386



- 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 STEWART TITLE COMPANY, FILE NO. 1063003, DATED JANUARY 18, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
  - ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99898547.
  - 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 BRAZORIA COUNTY.
  - FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT BLOCK CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
  - BENCHMARK: A BRASS DISK STAMPED "M-1" SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD #4 AND JUST WEST OF THE HIGHWAY-CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAP 652D NEAR UNIT D100-00-00.
  - ELEV. = 62.31 FEET, NAVD-88 (2001 ADJ) (ADD 1.65 FEET FOR NGVD-29 (1978 ADJ))
  - TBM INDICATES TEMPORARY BENCHMARK: A BRASS DISK IN CONCRETE LOCATED +/- 607 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 101.
  - ELEV. = 63.64 FEET, NGVD-29 (1978 ADJ)
  - THIS TRACT LIES IN ZONE "X", ZONE "X" (SHADED) AND ZONE "AE" OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 480390020K. THIS TRACT LIES PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
  - ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITHIN PRIOR TO THE START OF CONSTRUCTION, FAILURE TO SECURE SUCH PERMISSION FROM THE RIGHT HOLDERS(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES UTILITIES OR OTHER FEATURES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
  - THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER, 15 FEET MEASURED TO THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100-YEAR FLOOD 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. 39, THE CITY OF MANVEL, ETUL ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF PLATING.
  - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
  - BOUNDARY CLOSURE 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 PD&Z. IF CONSTRUCTION OF THE PLAT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
  - THE MINIMUM SETBACK AND MINIMUM LOT FRONTAGE REQUIREMENTS ARE BASED ON THE AGREEMENT DATED AND AMENDMENT WITHIN THE SECOND AMENDMENT TO DEVELOPMENT AGREEMENT, EFFECTIVE JANUARY 26, 2015 AND RECORDED IN FILE NO. 2015050986, B.C.O.P.R.
  - FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET MINIMUM FRONT YARD SETBACKS SHALL BE FIVE FEET MINIMUM REAR YARD SETBACKS SHALL BE 20- FEET FOR GARAGES, AND MINIMUM SIDE YARD SETBACKS SHALL BE 20- FEET. 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 MAY 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 JANUARY 26, 2016  
4TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 1, 2016  
5TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE AUGUST 22, 2016  
6TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JUNE 4, 2018  
7TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 16, 2019  
24. A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.

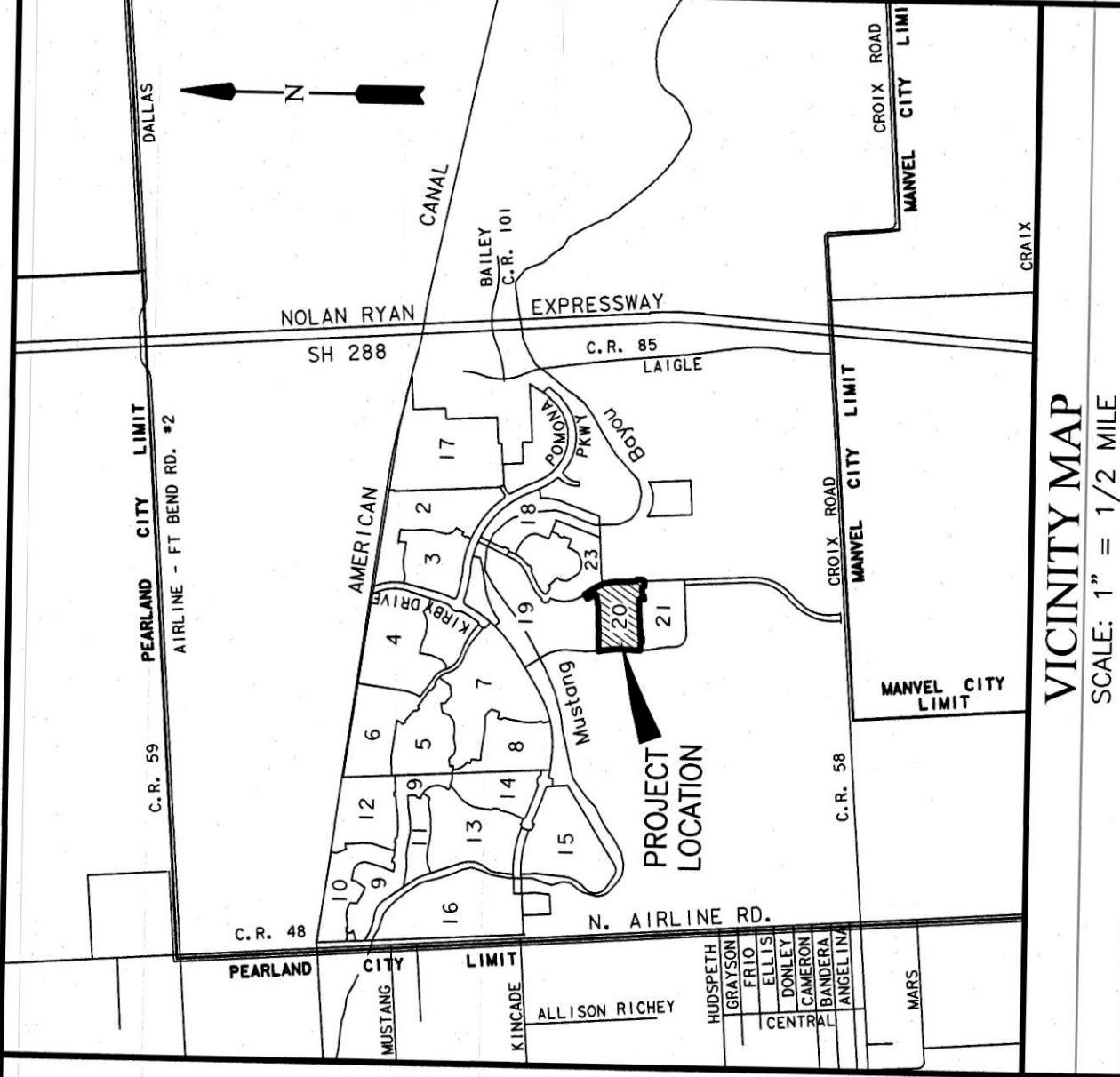
| LOT     | SQ. FT. | LOT WIDTH AT FRONT B.L. |
|---------|---------|-------------------------|
| BLOCK 1 |         |                         |
| LOT 1   | 6,971   | 55.00'                  |
| LOT 2   | 6,950   | 55.00'                  |
| LOT 3   | 6,988   | 55.35'                  |
| LOT 4   | 6,988   | 55.35'                  |
| LOT 5   | 6,179   | 66.32'                  |
| LOT 6   | 6,925   | 55.00'                  |
| LOT 7   | 6,988   | 60.00'                  |
| LOT 8   | 12,845  | 56.08'                  |
| LOT 9   | 7,230   | 55.48'                  |
| LOT 10  | 7,262   | 55.00'                  |
| LOT 11  | 7,262   | 55.00'                  |
| LOT 12  | 7,262   | 55.00'                  |
| LOT 13  | 7,065   | 55.00'                  |
| LOT 14  | 6,967   | 55.00'                  |
| LOT 15  | 6,969   | 55.00'                  |
| LOT 16  | 6,770   | 55.00'                  |
| LOT 17  | 6,770   | 55.00'                  |
| LOT 18  | 6,878   | 55.00'                  |
| LOT 19  | 7,107   | 55.03'                  |
| LOT 20  | 9,690   | 57.06'                  |
| LOT 21  | 9,316   | 63.19'                  |
| LOT 22  | 7,468   | 60.21'                  |
| LOT 23  | 7,500   | 60.00'                  |
| LOT 24  | 7,500   | 60.00'                  |
| LOT 25  | 7,500   | 60.00'                  |
| LOT 26  | 7,500   | 60.00'                  |
| LOT 27  | 7,500   | 60.00'                  |
| LOT 28  | 7,500   | 60.00'                  |
| LOT 29  | 7,443   | 60.00'                  |

| LOT     | SQ. FT. | LOT WIDTH AT FRONT B.L. |
|---------|---------|-------------------------|
| BLOCK 2 |         |                         |
| LOT 1   | 7,243   | 55.31'                  |
| LOT 2   | 7,116   | 55.39'                  |
| LOT 3   | 6,983   | 55.35'                  |
| LOT 4   | 6,983   | 55.35'                  |
| LOT 5   | 6,983   | 55.35'                  |
| LOT 6   | 6,600   | 55.00'                  |
| LOT 7   | 6,600   | 55.00'                  |
| LOT 8   | 6,600   | 55.00'                  |
| LOT 9   | 7,665   | 64.50'                  |
| LOT 10  | 6,600   | 55.00'                  |
| LOT 11  | 6,600   | 55.00'                  |
| LOT 12  | 6,600   | 55.00'                  |
| LOT 13  | 6,600   | 55.00'                  |
| LOT 14  | 6,933   | 55.00'                  |
| LOT 15  | 6,938   | 55.00'                  |
| LOT 16  | 7,164   | 55.00'                  |

| LOT     | SQ. FT. | LOT WIDTH AT FRONT B.L. |
|---------|---------|-------------------------|
| BLOCK 3 |         |                         |
| LOT 1   | 7,540   | 55.17'                  |
| LOT 2   | 7,585   | 55.27'                  |
| LOT 3   | 7,584   | 55.26'                  |
| LOT 4   | 7,584   | 55.27'                  |
| LOT 5   | 7,518   | 55.27'                  |
| LOT 6   | 7,394   | 55.07'                  |
| LOT 7   | 7,350   | 55.02'                  |
| LOT 8   | 8,530   | 64.65'                  |
| LOT 9   | 8,530   | 64.65'                  |
| LOT 10  | 7,392   | 55.00'                  |
| LOT 11  | 7,496   | 55.00'                  |
| LOT 12  | 7,628   | 55.03'                  |
| LOT 13  | 7,590   | 55.18'                  |
| LOT 14  | 7,504   | 55.39'                  |
| LOT 15  | 7,504   | 55.39'                  |
| LOT 16  | 7,459   | 55.27'                  |

| RESERVE TABLE |         |        |                                    |
|---------------|---------|--------|------------------------------------|
| RESERVE       | ACREAGE | SQ.FT. | TYPE                               |
| A             | 0.056   | 2,433  | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| B             | 0.295   | 12,843 | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| TOTAL         | 0.351   | 15,276 |                                    |

VICINITY MAP  
SCALE: 1" = 1/2 MILE  
KEY MAP NO. 652D



## FINAL PLAT OF POMONA SECTION 20

A SUBDIVISION OF 16,224 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 53, 54 AND 55 OF SECTION 78 AND A PORTION OF LOTS 3, 4, AND 5 OF SECTION 89 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.

61 LOTS      2 RESERVES (0.351 ACRES)      3 BLOCKS  
JANUARY 26, 2021      JOB NO. 2149-4120P

OWNERS:

**POMONA PHASE 5, 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.**  
3800 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

ENGINEER:

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





**DEVELOPMENT SERVICES DEPARTMENT**

20025 HIGHWAY 6  
MANVEL, TX 77578  
281-489-0630

**Planning, Development and Zoning Commission Plat Report**

|                              |                                                     |
|------------------------------|-----------------------------------------------------|
| <b>Plat Name</b>             | Pomona Section 21 Final Plat                        |
| <b>Applicant</b>             | Jason Price, LJA                                    |
| <b>PD&amp;Z Meeting Date</b> | February 8, 2021                                    |
| <b>Recommendation</b>        | Approval                                            |
| <b>Submitted By</b>          | Jessica Rodriguez, Director of Development Services |

**Staff Recommendation**

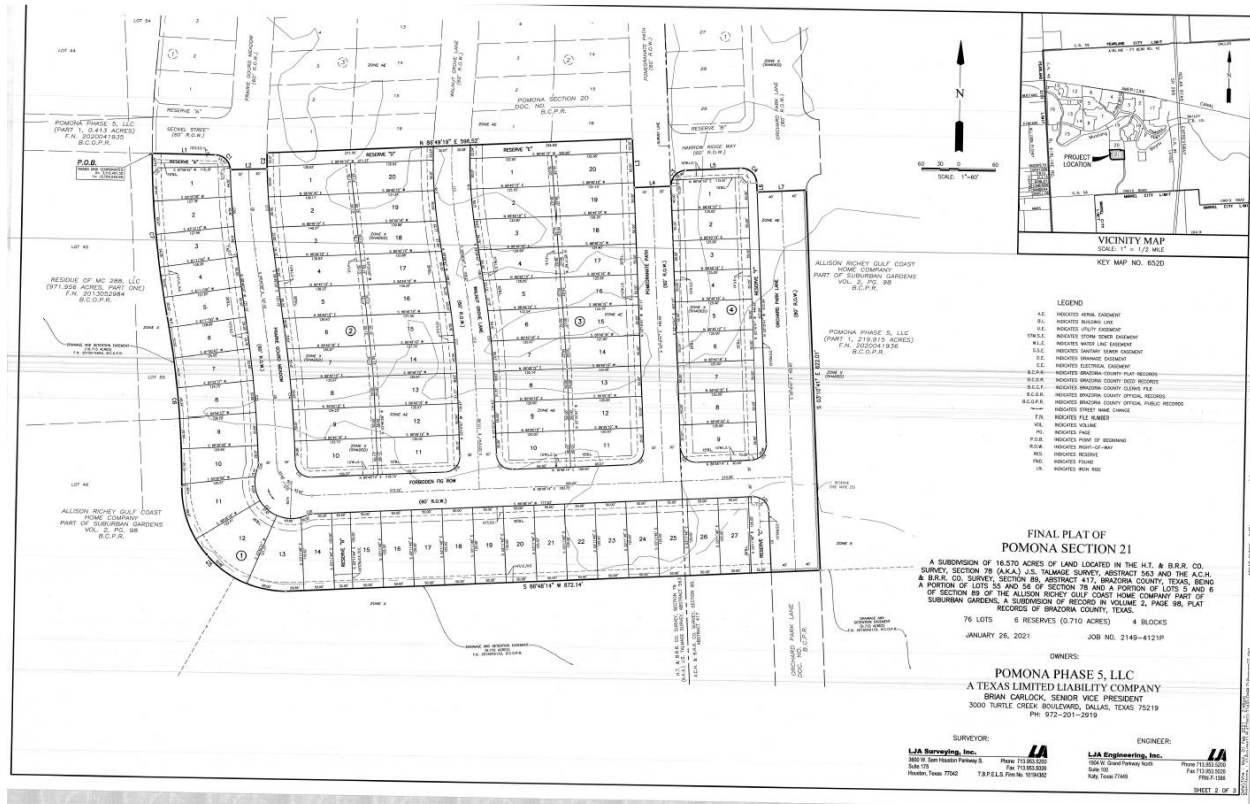
The City staff recommends approval of the Pomona Section 21 Final Plat.







**Plat Exhibit**





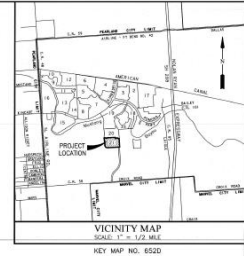
**DEVELOPMENT SERVICES DEPARTMENT**  
20025 HIGHWAY 6  
MANVEL, TX 77578  
281-489-0630

**Plat Exhibit**

- [illegible]

- [illegible]

| RESERVE | ACREAGE | SO.FT. | TYPE                               | MAINTENANCE |
|---------|---------|--------|------------------------------------|-------------|
| A       | 0.041   | 3,853  | RESTRICTED TO LANDSCAPE/OPEN SPACE | HQA         |
| B       | 0.009   | 3,750  | RESTRICTED TO LANDSCAPE/OPEN SPACE | HQA         |
| C       | 0.090   | 3,805  | RESTRICTED TO LANDSCAPE/OPEN SPACE | HQA         |
| D       | 0.138   | 6,038  | RESTRICTED TO LANDSCAPE/OPEN SPACE | HQA         |
| E       | 0.130   | 5,889  | RESTRICTED TO LANDSCAPE/OPEN SPACE | HQA         |
| F       | 0.200   | 8,892  | RESTRICTED TO LANDSCAPE/OPEN SPACE | HQA         |
| TOTAL   | 0.719   | 30,919 |                                    |             |



| LIST | SLP  | SLP  | SLP  | SLP  |
|------|------|------|------|------|
|      | FLY  | FLY  | FLY  | FLY  |
| 1107 | 1107 | 1107 | 1107 | 1107 |
| 1108 | 1108 | 1108 | 1108 | 1108 |
| 1109 | 1109 | 1109 | 1109 | 1109 |
| 1110 | 1110 | 1110 | 1110 | 1110 |
| 1111 | 1111 | 1111 | 1111 | 1111 |
| 1112 | 1112 | 1112 | 1112 | 1112 |
| 1113 | 1113 | 1113 | 1113 | 1113 |
| 1114 | 1114 | 1114 | 1114 | 1114 |
| 1115 | 1115 | 1115 | 1115 | 1115 |
| 1116 | 1116 | 1116 | 1116 | 1116 |
| 1117 | 1117 | 1117 | 1117 | 1117 |
| 1118 | 1118 | 1118 | 1118 | 1118 |
| 1119 | 1119 | 1119 | 1119 | 1119 |
| 1120 | 1120 | 1120 | 1120 | 1120 |
| 1121 | 1121 | 1121 | 1121 | 1121 |
| 1122 | 1122 | 1122 | 1122 | 1122 |
| 1123 | 1123 | 1123 | 1123 | 1123 |
| 1124 | 1124 | 1124 | 1124 | 1124 |
| 1125 | 1125 | 1125 | 1125 | 1125 |
| 1126 | 1126 | 1126 | 1126 | 1126 |
| 1127 | 1127 | 1127 | 1127 | 1127 |
| 1128 | 1128 | 1128 | 1128 | 1128 |
| 1129 | 1129 | 1129 | 1129 | 1129 |
| 1130 | 1130 | 1130 | 1130 | 1130 |
| 1131 | 1131 | 1131 | 1131 | 1131 |
| 1132 | 1132 | 1132 | 1132 | 1132 |
| 1133 | 1133 | 1133 | 1133 | 1133 |
| 1134 | 1134 | 1134 | 1134 | 1134 |
| 1135 | 1135 | 1135 | 1135 | 1135 |
| 1136 | 1136 | 1136 | 1136 | 1136 |
| 1137 | 1137 | 1137 | 1137 | 1137 |
| 1138 | 1138 | 1138 | 1138 | 1138 |
| 1139 | 1139 | 1139 | 1139 | 1139 |
| 1140 | 1140 | 1140 | 1140 | 1140 |
| 1141 | 1141 | 1141 | 1141 | 1141 |
| 1142 | 1142 | 1142 | 1142 | 1142 |
| 1143 | 1143 | 1143 | 1143 | 1143 |
| 1144 | 1144 | 1144 | 1144 | 1144 |
| 1145 | 1145 | 1145 | 1145 | 1145 |
| 1146 | 1146 | 1146 | 1146 | 1146 |
| 1147 | 1147 | 1147 | 1147 | 1147 |
| 1148 | 1148 | 1148 | 1148 | 1148 |
| 1149 | 1149 | 1149 | 1149 | 1149 |
| 1150 | 1150 | 1150 | 1150 | 1150 |
| 1151 | 1151 | 1151 | 1151 | 1151 |
| 1152 | 1152 | 1152 | 1152 | 1152 |
| 1153 | 1153 | 1153 | 1153 | 1153 |
| 1154 | 1154 | 1154 | 1154 | 1154 |
| 1155 | 1155 | 1155 | 1155 | 1155 |
| 1156 | 1156 | 1156 | 1156 | 1156 |
| 1157 | 1157 | 1157 | 1157 | 1157 |
| 1158 | 1158 | 1158 | 1158 | 1158 |
| 1159 | 1159 | 1159 | 1159 | 1159 |
| 1160 | 1160 | 1160 | 1160 | 1160 |
| 1161 | 1161 | 1161 | 1161 | 1161 |
| 1162 | 1162 | 1162 | 1162 | 1162 |
| 1163 | 1163 | 1163 | 1163 | 1163 |
| 1164 | 1164 | 1164 | 1164 | 1164 |
| 1165 | 1165 | 1165 | 1165 | 1165 |
| 1166 | 1166 | 1166 | 1166 | 1166 |
| 1167 | 1167 | 1167 | 1167 | 1167 |
| 1168 | 1168 | 1168 | 1168 | 1168 |
| 1169 | 1169 | 1169 | 1169 | 1169 |
| 1170 | 1170 | 1170 | 1170 | 1170 |
| 1171 | 1171 | 1171 | 1171 | 1171 |
| 1172 | 1172 | 1172 | 1172 | 1172 |
| 1173 | 1173 | 1173 | 1173 | 1173 |
| 1174 | 1174 | 1174 | 1174 | 1174 |
| 1175 | 1175 | 1175 | 1175 | 1175 |
| 1176 | 1176 | 1176 | 1176 | 1176 |

[illegible]

| CURVE | RADIUS | DELTA   | CHORD  | CHORD BEARING | CHORD  |
|-------|--------|---------|--------|---------------|--------|
| 018   | 400.00 | 0.4410° | 1.5863 | 0.417807134°  | 2.0131 |
| 017   | 171.00 | 0.9410° | 0.8671 | 0.917807134°  | 1.1131 |
| 016   | 98.00  | 1.9310° | 0.4517 | 0.917807134°  | 0.5131 |
| 015   | 70.00  | 1.9810° | 0.4017 | 0.917807134°  | 0.4131 |
| 010   | 330.00 | 0.4410° | 1.5863 | 0.417807134°  | 2.0131 |
| 021   | 15.00  | 0.0110° | 0.03   | 0.417811134°  | 0.0131 |
| 020   | 15.00  | 0.0110° | 0.03   | 0.417811134°  | 0.0131 |
| 019   | 15.00  | 0.0110° | 0.03   | 0.417811134°  | 0.0131 |
| 018   | 15.00  | 0.0110° | 0.03   | 0.417811134°  | 0.0131 |
| 017   | 15.00  | 0.0110° | 0.03   | 0.417811134°  | 0.0131 |
| 016   | 15.00  | 0.0110° | 0.03   | 0.417811134°  | 0.0131 |
| 015   | 15.00  | 0.0110° | 0.03   | 0.417811134°  | 0.0131 |
| 014   | 15.00  | 0.0110° | 0.03   | 0.417811134°  | 0.0131 |
| 013   | 15.00  | 0.0110° | 0.03   | 0.417811134°  | 0.0131 |
| 012   | 15.00  | 0.0110° | 0.03   | 0.417811134°  | 0.0131 |
| 011   | 15.00  | 0.0110° | 0.03   | 0.417811134°  | 0.0131 |
| 010   | 15.00  | 0.0110° | 0.03   | 0.417811134°  | 0.0131 |
| 009   | 15.00  | 0.0110° | 0.03   | 0.417811134°  | 0.0131 |
| 008   | 15.00  | 0.0110° | 0.03   | 0.417811134°  | 0.0131 |
| 007   | 15.00  | 0.0110° | 0.03   | 0.417811134°  | 0.0131 |
| 006   | 15.00  | 0.0110° | 0.03   | 0.417811134°  | 0.0131 |
| 005   | 15.00  | 0.0110° | 0.03   | 0.417811134°  | 0.0131 |
| 004   | 15.00  | 0.0110° | 0.03   | 0.417811134°  | 0.0131 |
| 003   | 15.00  | 0.0110° | 0.03   | 0.417811134°  | 0.0131 |
| 002   | 15.00  | 0.0110° | 0.03   | 0.417811134°  | 0.0131 |
| 001   | 15.00  | 0.0110° | 0.03   | 0.417811134°  | 0.0131 |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| 1.1  | S 89°28'04" E | 103.05   |
| 1.2  | N 89°43'54" E | 80.00    |
| 1.3  | S 03°13'41" E | 80.00    |
| 1.4  | N 00°48'13" E | 90.00    |
| 1.5  | N 00°48'13" E | 90.00    |
| 1.6  | S 03°13'41" E | 15.00    |
| 1.7  | N 89°48'13" E | 80.00    |
| 1.8  | N 42°0'0" E   | 10.00    |
| 1.9  | N 03°10'41" E | 29.00    |
| 1.10 | S 42°0'11" E  | 14.00    |
| 1.11 | N 48°10'41" E | 14.00    |

FINAL PLAT OF  
POMONA SECTION 21

A SUBDIVISION OF 16.570 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 55 AND 58 OF SECTION 78 AND A PORTION OF LOTS 5 AND 6 OF SECTION 89 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.

76 LOTS      6 RESERVES (0.710 ACRES)      4 BLOCKS  
JANUARY 26, 2021      JOB NO. 2149-4121P

OWNER

**POMONA PHASE 5, LLC**  
A TEXAS LIMITED LIABILITY COMPANY  
BRIAN CARLOCK, SENIOR VICE PRESIDENT  
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219  
PH: 972-201-2919

SURVEYOR

ENGINEER:

**LJA Surveying, Inc.**   
3830 W. San Houston Parkway S. Phone 713.933.5200  
Suite 175 Fax 713.933.5026  
Houston, Texas 77042 T.S.P.E.L. Firm No. 10194382

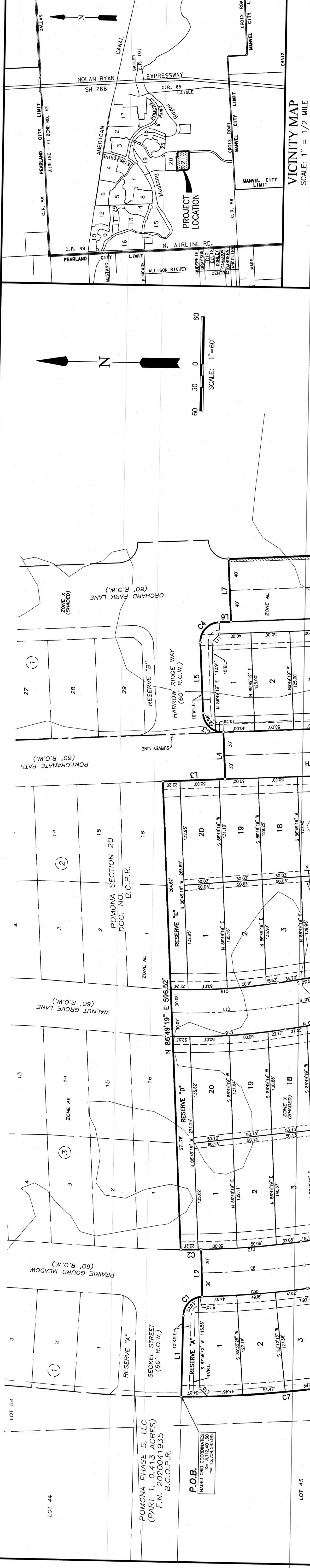
**LJA Engineering, Inc.**  
1804 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449

**LJA**  
Phone 713.563.5203  
Fax 713.563.5026  
FRO-F-1335









ALLISON RICHEY GULF COAST  
HOME COMPANY  
PART OF SUBURBAN GARDENS  
VOL. 2, PG. 98  
B.C.O.P.R.

POMONA PHASE 5, LLC  
(PART 1, 219.915 ACRES)  
F.N. 2020041936  
B.C.O.P.R.

LEGEND

- A.E. INDICATES AERIAL EASEMENT
- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- ST.M.S.E. INDICATES STORM SEWER EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- E.E. INDICATES ELECTRICAL EASEMENT
- B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
- B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
- B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS FILE
- B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
- B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- INDICATES STREET NAME CHANGE
- F.N. INDICATES FILE NUMBER
- 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

FINAL PLAT OF  
POMONA SECTION 21

A SUBDIVISION OF 16.570 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 55 AND 56 OF SECTION 78 AND A PORTION OF LOTS 5 AND 6 OF SECTION 89 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.

76 LOTS    6 RESERVES (0.710 ACRES)    4 BLOCKS  
JANUARY 26, 2021    JOB NO. 2149-4121P

OWNERS:

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A TEXAS LIMITED LIABILITY COMPANY  
BRIAN CARLOCK, SENIOR VICE PRESIDENT  
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219  
PH: 972-201-2919

SURVEYOR:

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



- NOTES:
1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL.
  2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1083026, DATED JANUARY 16, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
  3. ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ADJUSTMENT FACTOR OF 0.98988547.
  4. 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.
  5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LA" SHALL BE SET AT THE INTERSECTION OF THE PROPOSED LOT LINES AND THE EXISTING LOT CORNERS. THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PD&Z.
  6. BENCHMARK: A BRASS DISK STAMPED M 689 BSET LOCATED 2.35 MILES NORTHWESTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARDOLA AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521, AT PRESNO, THE BRASS DISK BENCHMARK SHALL BE SET ON THE WESTERLY SIDE OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD.  
ELEV. = 71.52 FEET, NGVD-29 (1978 ADJ.)
  7. BD04 BENCHMARK: A BRASS DISK STAMPED "MU-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 652D NEAR UNIT D100-00-00.  
ELEV. = 62.31 FEET, NAVD-88 (2001 ADJ.) (ADD 1.65 FEET FOR NGVD-29 (1978 ADJ.))
  8. TBM INDICATES TEMPORARY BENCHMARK: A BRASS DISK IN CONCRETE LOCATED +/- 60' 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 101.  
ELEV. = 63.64 FEET, NGVD-29 (1978 ADJ.)
  9. THIS TRACT LIES IN ZONE "X", ZONE "X" (SHADE) AND ZONE "AE" OF THE FEMA FLOOD INSURANCE RATE MAP NUMBER 50, 2020, MAP NO. 460350020K. THIS TRACT LIES PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN.

ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT 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 CONSTRUCTION OF THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.

11. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE 12 INCHES ABOVE THE 100 YEAR FLOODPLAIN. THE MINIMUM FINISHED GRADE FOR CURBS AND DRIVEWAYS SHALL BE 12 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.

12. 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.
13. THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 39, THE CITY OF MANVEL, EDU 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 PLAT 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 PLAT INCLUDED AS EXHIBIT A WITHIN THE SECOND AMENDMENT TO DEVELOPMENT AGREEMENT EFFECTIVE JANUARY 26, 2015 AND RECORDED IN FILE NO. 2015060956, B.C.O.P.R.
19. FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE FIVE FEET, MINIMUM REAR YARD SETBACKS SHALL BE FIVE FEET, 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.
20. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
21. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
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 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  
24. A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.

25. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE 68' END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED PLAT, THE ADJACENT PROPERTY SHALL BE CONSIDERED AS A BUFFER SEPARATION BETWEEN THE STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

| CURVE TABLE |          |           |         |                       |
|-------------|----------|-----------|---------|-----------------------|
| CURVE       | RADIUS   | DELTA     | ARC     | CHORD BEARING CHORD   |
| C1          | 25.00'   | 87°23'02" | 38.13'  | S 45°57'35" E 34.54'  |
| C2          | 1120.00' | 1°20'49"  | 26.33'  | N 01°35'29" W 26.33'  |
| C3          | 25.00'   | 90°00'00" | 39.27'  | N 41°49'19" E 35.36'  |
| C4          | 25.00'   | 90°00'00" | 39.27'  | S 48°10'41" E 35.36'  |
| C5          | 170.00'  | 90°08'46" | 267.47' | N 45°46'28" W 240.72' |
| C6          | 1500.00' | 10°41'46" | 280.03' | N 05°02'58" W 279.62' |
| C7          | 1500.00' | 10°14'09" | 267.97' | N 05°16'47" W 267.62' |
| C8          | 1150.00' | 6°32'57"  | 131.45' | S 05°32'32" E 131.38' |
| C9          | 2000.00' | 6°07'07"  | 213.58' | S 05°45'27" E 213.48' |
| C10         | 55.00'   | 90°29'53" | 86.87'  | S 47°56'50" E 78.12'  |
| C11         | 1500.00' | 10°48'47" | 141.54' | S 04°34'19" E 141.33' |
| C12         | 1200.00' | 6°48'01"  | 142.43' | S 05°34'42" E 142.34' |
| C13         | 1120.00' | 6°32'57"  | 128.02' | S 05°32'32" E 127.95' |
| C14         | 2030.00' | 6°07'07"  | 216.79' | S 05°45'27" E 216.68' |
| C15         | 25.00'   | 90°29'53" | 39.49'  | S 47°56'50" E 35.51'  |

| CURVE TABLE |          |            |         |                       |
|-------------|----------|------------|---------|-----------------------|
| CURVE       | RADIUS   | DELTA      | ARC     | CHORD BEARING CHORD   |
| C16         | 25.00'   | 89°58'55"  | 39.26'  | N 41°48'46" E 35.35'  |
| C17         | 1170.00' | 6°48'01"   | 138.87' | N 05°34'42" W 138.78' |
| C18         | 780.00'  | 10°35'30"  | 145.10' | N 04°38'57" W 144.89' |
| C19         | 720.00'  | 10°58'50"  | 137.98' | S 04°29'18" E 137.77' |
| C20         | 1230.00' | 6°48'01"   | 145.95' | S 05°34'42" E 145.90' |
| C21         | 25.00'   | 90°01'05"  | 39.28'  | S 48°11'14" E 35.36'  |
| C22         | 25.00'   | 89°58'55"  | 39.26'  | N 41°48'46" E 35.35'  |
| C23         | 25.00'   | 90°01'05"  | 39.28'  | S 48°11'14" E 35.36'  |
| C24         | 25.00'   | 89°58'55"  | 39.26'  | N 41°48'46" E 35.35'  |
| C25         | 25.00'   | 90°01'05"  | 39.28'  | N 48°11'14" W 35.36'  |
| C26         | 25.00'   | 22°52'07"  | 9.98'   | S 79°22'10" W 9.91'   |
| C27         | 60.00'   | 136°14'06" | 142.66' | N 47°56'51" W 111.35' |
| C28         | 25.00'   | 22°53'59"  | 9.99'   | N 08°43'13" E 9.93'   |
| C29         | 1970.00' | 6°05'13"   | 209.29' | N 05°46'24" W 209.19' |
| C30         | 1180.00' | 6°32'57"   | 134.88' | N 05°32'32" W 134.80' |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | S 89°29'06" E | 103.05'  |
| L2         | N 87°43'56" E | 60.00'   |
| L3         | S 03°10'41" E | 80.09'   |
| L4         | N 86°49'19" E | 60.00'   |
| L5         | N 86°49'19" E | 90.00'   |
| L6         | S 03°10'41" E | 15.00'   |
| L7         | N 86°49'19" E | 80.00'   |
| L8         | N 42°03'10" E | 10.00'   |
| L9         | N 03°10'41" W | 99.99'   |
| L10        | S 42°51'11" W | 14.11'   |
| L11        | N 48°10'41" W | 14.14'   |

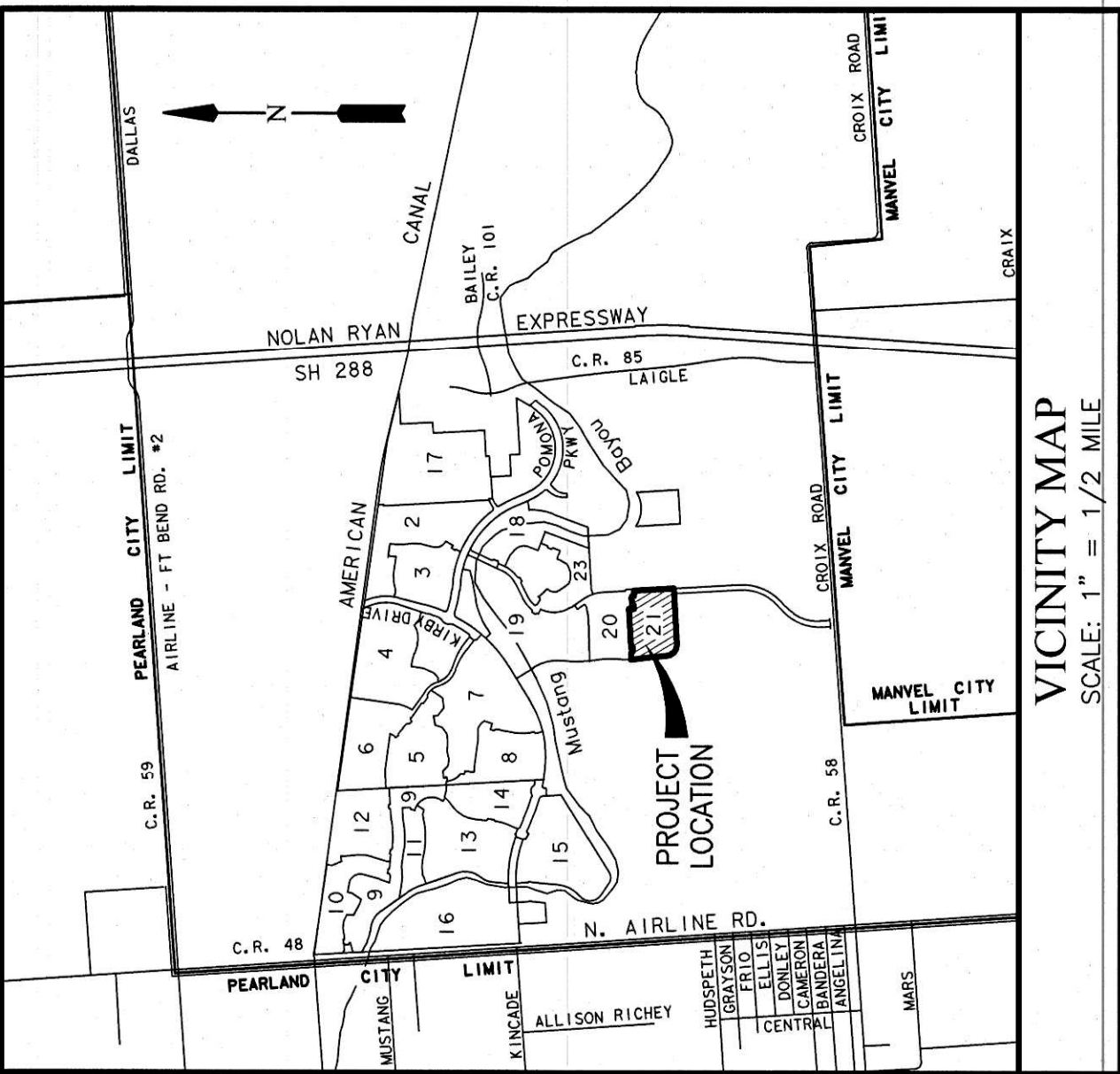
| RESERVE TABLE |         |        |                                    |
|---------------|---------|--------|------------------------------------|
| RESERVE       | ACREAGE | SQ.FT. | TYPE                               |
| A             | 0.061   | 2,653  | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| B             | 0.086   | 3,750  | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| C             | 0.090   | 3,905  | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| D             | 0.138   | 6,026  | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| E             | 0.135   | 5,889  | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| F             | 0.200   | 8,692  | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| TOTAL         | 0.710   | 30,915 |                                    |

| LOT     | SQ. FT. | LOT WIDTH AT FRONT B.L. |
|---------|---------|-------------------------|
| BLOCK 3 |         |                         |
| LOT 1   | 6,534   | 50.00'                  |
| LOT 2   | 6,534   | 50.00'                  |
| LOT 3   | 6,629   | 50.25'                  |
| LOT 4   | 6,407   | 50.00'                  |
| LOT 5   | 6,348   | 50.00'                  |
| LOT 6   | 6,348   | 50.00'                  |
| LOT 7   | 6,436   | 50.80'                  |
| LOT 8   | 6,361   | 50.14'                  |
| LOT 9   | 6,366   | 52.14'                  |
| LOT 10  | 6,718   | 52.34'                  |
| LOT 11  | 6,718   | 52.34'                  |
| LOT 12  | 6,183   | 51.15'                  |
| LOT 13  | 8,105   | 50.71'                  |
| LOT 14  | 6,208   | 50.31'                  |
| LOT 15  | 6,250   | 50.00'                  |
| LOT 16  | 6,250   | 50.00'                  |
| LOT 17  | 6,250   | 50.00'                  |
| LOT 18  | 6,250   | 50.00'                  |
| LOT 19  | 6,250   | 50.00'                  |
| LOT 20  | 6,250   | 50.00'                  |
| LOT 21  | 6,250   | 50.00'                  |
| LOT 22  | 6,250   | 50.00'                  |
| LOT 23  | 6,250   | 50.00'                  |
| LOT 24  | 6,250   | 50.00'                  |
| LOT 25  | 6,250   | 50.00'                  |
| LOT 26  | 6,250   | 50.00'                  |
| LOT 27  | 6,250   | 50.00'                  |

| LOT     | SQ. FT. | LOT WIDTH AT FRONT B.L. |
|---------|---------|-------------------------|
| BLOCK 4 |         |                         |
| LOT 1   | 6,193   | 50.00'                  |
| LOT 2   | 6,250   | 50.00'                  |
| LOT 3   | 6,250   | 50.00'                  |
| LOT 4   | 6,250   | 50.00'                  |
| LOT 5   | 6,250   | 50.00'                  |
| LOT 6   | 6,250   | 50.00'                  |
| LOT 7   | 6,250   | 50.00'                  |
| LOT 8   | 6,250   | 50.00'                  |
| LOT 9   | 7,817   | 61.97'                  |

| LOT     | SQ. FT. | LOT WIDTH AT FRONT B.L. |
|---------|---------|-------------------------|
| BLOCK 1 |         |                         |
| LOT 1   | 6,534   | 50.00'                  |
| LOT 2   | 6,534   | 50.00'                  |
| LOT 3   | 6,629   | 50.25'                  |
| LOT 4   | 6,407   | 50.00'                  |
| LOT 5   | 6,348   | 50.00'                  |
| LOT 6   | 6,348   | 50.00'                  |
| LOT 7   | 6,436   | 50.80'                  |
| LOT 8   | 6,361   | 50.14'                  |
| LOT 9   | 6,366   | 52.14'                  |
| LOT 10  | 6,718   | 52.34'                  |
| LOT 11  | 6,718   | 52.34'                  |
| LOT 12  | 6,183   | 51.15'                  |
| LOT 13  | 8,105   | 50.71'                  |
| LOT 14  | 6,208   | 50.31'                  |
| LOT 15  | 6,250   | 50.00'                  |
| LOT 16  | 6,250   | 50.00'                  |
| LOT 17  | 6,250   | 50.00'                  |
| LOT 18  | 6,250   | 50.00'                  |
| LOT 19  | 6,250   | 50.00'                  |
| LOT 20  | 6,250   | 50.00'                  |
| LOT 21  | 6,250   | 50.00'                  |
| LOT 22  | 6,250   | 50.00'                  |
| LOT 23  | 6,250   | 50.00'                  |
| LOT 24  | 6,250   | 50.00'                  |
| LOT 25  | 6,250   | 50.00'                  |
| LOT 26  | 6,250   | 50.00'                  |
| LOT 27  | 6,250   | 50.00'                  |

| LOT     | SQ. FT. | LOT WIDTH AT FRONT B.L. |
|---------|---------|-------------------------|
| BLOCK 2 |         |                         |
| LOT 1   | 6,877   | 50.00'                  |
| LOT 2   | 6,998   | 50.06'                  |
| LOT 3   | 7,004   | 50.20'                  |
| LOT 4   | 6,844   | 50.24'                  |
| LOT 5   | 6,844   | 50.24'                  |
| LOT 6   | 6,818   | 50.22'                  |
| LOT 7   | 6,791   | 50.12'                  |
| LOT 8   | 6,750   | 50.05'                  |
| LOT 9   | 6,750   | 50.05'                  |
| LOT 10  | 6,750   | 50.05'                  |
| LOT 11  | 7,862   | 59.59'                  |
| LOT 12  | 6,765   | 50.00'                  |
| LOT 13  | 6,791   | 50.00'                  |
| LOT 14  | 6,791   | 50.00'                  |
| LOT 15  | 6,883   | 50.17'                  |
| LOT 16  | 6,817   | 50.34'                  |
| LOT 17  | 6,702   | 50.35'                  |
| LOT 18  | 6,550   | 50.06'                  |
| LOT 19  | 6,550   | 50.06'                  |
| LOT 20  | 6,668   | 50.00'                  |



VICINITY MAP  
SCALE: 1" = 1/2 MILE

KEY MAP NO. 652D

## FINAL PLAT OF POMONA SECTION 21

A SUBDIVISION OF 16.570 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 55 AND 56 OF SECTION 78 AND A PORTION OF LOTS 5 AND 6 OF SECTION 89 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.

76 LOTS      6 RESERVES (0.710 ACRES)      4 BLOCKS

JANUARY 26, 2021

JOB NO. 2149-4121P

OWNERS:

**POMONA PHASE 5, LLC**  
A TEXAS LIMITED LIABILITY COMPANY  
BRIAN CARLOCK, SENIOR VICE PRESIDENT  
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219  
PH: 972-201-2919

SURVEYOR:

ENGINEER:

**LJA Surveying, Inc.**

3800 W. Sam Houston Parkway S.  
Suite 175  
Houston, Texas 77042

**LJA**

Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.E.L.S. Firm No. 10194382  
Katy, Texas 77449

**LJA Engineering, Inc.**

1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449

**LJA**

Phone 713.953.5200  
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