TECL AS BURIES (21 ° 5) IN WORTH.

HERRIER, OMNESS HAVE EDUCATED AND BY THESE PRESENTS DO ODDICATE TO THE
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FOR THE TIME OF THE PROPOSED FOR THE TIME OF THE PROPOSED FOR THE TIME OF THE T

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADMICIANT TO THE BUILDINGS OF THE ADMICISATION OF POMORIAN AND FORECOME SUBDIVISION OF POMORIAN SERVICES OF THE ABOVE AND TRESCORES INSURPRISON AND DESCRIPTION OF THE PROPERTY OF THE ABOVE ALL AND ESTABLESH ALL BUILDINGS STRUCK INSES AND DEDICANT OF THE USE OF THE MADIC ALL AND CONTROL OF THE USE OF THE MADIC ALL AND CONTROL OF THE MADIC CHAIL THOSE OF THE MADIC

IN TESTMONY HERETO, VEOF PROMON, LLC, A PERAMEN ENTERT DISBUTY COMPANY, ACTING IP AND THEODOST VET PROCESS 2 HOLDINGS, LLC, A CELAMBRE LIMITED LIBBUTY COMPANY, ACTING IP AND THEODOST VET AND THEODOST 2 HOLDINGS, LLC, A CELAMBRE LIMITED LIBBUTY COMPANY, SOUL MANUEL AND THE ADMINISTRATION OF AND THEODOST VET AND THE STORES AND THE ADMINISTRATION OF A CELAMBRE COMPONION, INC. AND THE ADMINISTRATION OF A CELAMBRE COMPONION, HERCHARD AND THE ADMINISTRATION OF A CELAMBRE COMPONION OF A CELAMBR

THIS 8th DAY OF April 2024.

BY: VPOF POMONA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

VP FINDERS 2 HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER

BY: VARDE PARTNERS, INC., A DELAWARE CORPORATION, MANAGER Thew I for the second distribution of the second

BEFORE ME. THE UNDERSIGHED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BISEHOM
DECEMBER, NORTH TO ME TO BE THE PERSON WHOSE NAME IS SUBSIMISED TO THE FOREGOMEN
AND THE PERSONAL THE PERSON PERSON OF THE STREET OF THE PERSON
MENT PRINCIPATION THE PERSON PERSON OF THE PER

cut FOR THE STATE OF Minnesota



I LETTI NI MANDOLE, A RECOLUENCE PROFESSIONAL UNAS SUPPLOYE OF THE STATE OF TRANS-LEGENT CREBET NAME THE STANDARDOS OF THE AND CORRECT, NOW THEREOFFED THAN AN ACTUAL BOULDARY SUPPLOY OF THE PROPERTY MAJE ON THE GROUND UNDER MY SUPPLOYED ACTUAL BOULDARY SUPPLOY OF THE PROPERTY MAJE ON THE MAJE OF THE OFFI CHARLEST STREET MISSISSIONS THAN THE BUILDARY CORRECT, AND EXPOSED THE THE NEAREST STREET MISSISSIONS THAN THE BUILDARY CORRECT, AND EXPOSED ON THE MAJE OF THE MAJE OF THE MAJE OF THE THE STANDARY OF THE MAJE OF THE THE MAJE OF THE THE MAJE OF THE MAJE OF THE MAJE OF THE MAJE OF THE SUPPLICITATION OF THE SUPPLICITATION OF THE MAJE OF THE SUPPLICITATION OF THE MAJE OF THE MAJE OF THE SUPPLICITATION OF THE MAJE OF THE SUPPLICITATION OF THE MAJE OF THE SUPPLICITATION OF THE MAJE OF THE MAJE OF THE SUPPLICITATION OF THE MAJE OF THE OF THE MAJE OF THE MAJE OF THE OF THE MAJE OF THE MAJE OF THE MAJE OF THE OF THE OF THE MAJE OF THE OF

THE INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED AND SEALED BY ME. THESE CORNERS ARE EXPECTED TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL GRADING WITHIN THE SUBDIVISION.

WEITH W. MONROE, R.P.L.S.
KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797



PROVED BY THE BOARD OF COMMISSIONERS ON 04/02/2024

BRAZORIA DRAINAGE DISTRICT NO. 4 DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AMO/OR PLAT BASED ON THE RECOMMENDATION OF THE RESTRICTS DIMERER WIND HAS REVERED ALL SHEETS PROVIDED AND FOUND THAN TO BE MEDITED THE PROVIDED AND FOUND THAN TO BE MEDITED AND FOUND THE PLANS AND FOUND THE PLANS

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONNING COMMISSION OF THE CITY OF MAWEL, TEXAS, MAS APPROVED THIS PLAT OF POMONA SECTION 29 IN COMPORMANCE WITH THE LAWS OF THE STATE OF TEXAS NO THE GEODRAUGES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS 22 DAY OF April 2024

BERNET 131 D AVESS OF LIMPO LICARIDS IN A LIVE IR BLARE OUT SOURCE, SETTING ASSESSION ASSESSION

BEGINNIG AT A 5/8-INCH BON WITH CAP STAMPED "LAS SURVEY" MARKING THE MOST NORTHERY CORNER OF SAM 13,113 ACRE TRACT, SAME BEING THE SOUTHWAST CORNER OF 2022/2009148, B CAP SAME SOUTHWASTERN SOUTHWASTERN SOUTHWAST CORNER OF LAW (80 FEET BOHT-OF-WAY), AS SHOWN ON POMON'S SECTION 23, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2022/2009148, 8, EC.P.R.

THENCE, ALONG THE SOUTHERLY AND WESTERLY LINE OF SAID POMONA SECTION 18, AND THE NORTHERLY AND EASTERLY LINE OF SAID 13.113 ACRE TRACT THE FOLLOWING NINE (9) COURSES;

1. SOUTH 65° 11' 01" EAST, 110.64 FEET TO A POINT FOR CORNER:

2.SOUTH 62° 18' 29" EAST, 75.60 FEET TO A POINT FOR CORNER;

3.SOUTH 51° 58' 15" EAST, 55.09 FEET TO A POINT FOR CORNER; 4.SOUTH 45° 39' 38" EAST, 59.41 FEET TO A POINT FOR CORNER;

5.SOUTH 43° 29' 37" EAST, 52.56 FEET TO A POINT FOR CORNER; 6.SOUTH 26° 56' 40" EAST, 45.08 FEET TO A POINT FOR CORNER;

7.SOUTH 12° 03' 53" EAST, 57.21 FEET TO A POINT FOR CORNER;

8.SOUTH 11° 07' 54" WEST, 56.14 FEET TO A POINT FOR CORNER;

9.SOUTH 026 33' 33' WEST, 184.58 FEET TO A POINT FOR CORNER, SAME BEING THE SOUTHWEST CORNER OF SAID POMOMA SECTION 18, THE SOUTHWEST CORNER OF LOT 11, BLOCK 1 OF SAID POMOMA SECTION 16, AMD AN ANGLE POINT OF SAID 13.113

THENCE, SOUTH 69° 26° 27° EAST, ALONG THE SOUTHERLY LINE OF SMO POMONA SECTION 18, THE SOUTHERLY LINE OF SMO LOT 11 AND THE BOUNDARY LINE OF SMO 13.113 ACRES 120.00 FEET TO THE SOUTHERST CONNER OF 3MO LOT 11, SAME BERN THE NORTHWEST CORNER OF MULBERRY SHRUBS LINE (60 FEET RIGHT-OF-WAY), AS SHOWN ON PROFESSIONAL OF DAMONA SECTION.

THENCE, ALONG THE WESTERLY LINE OF SAID MULBERRY SHRUBS LANE, AND THE EASTERLY LINE OF SAID 13.113 ACRES, THE FOLLOWING FIVE (5) COURSES;

1.SOUTH 20° 33' 33" WEST, 105.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

2.39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00° 00°, AND A CHORD WHICH BEARS SOUTH 65° 33' 33' WS. 35.5 FEET TO A POINT FOR CORNERS.

3.SOUTH 20° 33' 33" WEST, 80.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE:

4.39.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVENG A RADIUS OF 25:00 FEET, A CENTRAL ARGLE OF 90" 00" 00", AND A CHORED WHICH BEARS SOUTH 24" 26" 27" EAST, 33.36 FEET TO A POINT FOR CONNER!

5.SOUTH 20° 33' 33" WEST, 105.14 FEET TO A POINT FOR CORNER, SAME BEING THE NORTHEAST CORNER OF LOT 16, BLOCK 2 OF SAID POMONA SECTION 23;

THENCE, ALONG A NORTHERLY LINE OF SAID POMONA SECTION 23, AND THE SOUTHERLY LINE OF SAID 13.113 ACRES, THE FOLLOWING FIFTEEN (15) COURSES

1.NORTH 69° 26' 27" WEST, 135.99 FEET TO A POINT FOR CORNER; 2.SOUTH 23° 23' 06" WEST, 60.07 FEET TO A POINT FOR CORNER;

3.SOUTH 28° 32' 46" WEST, 103.86 FEET TO A POINT FOR CORNER;

4.SOUTH 55° 23' 09° WEST, 46.55 FEET TO A POINT FOR CORNER;

5.SOUTH 70° 45' 14" WEST. 110.09 FFFT TO A POINT FOR CORNER:

6.SOUTH 86° 49' 19" WEST, 60.00 FFFT TO A POINT FOR CORNER-7.NORTH 85° 04' 00" WEST, 53.99 FEET TO A POINT FOR CORNER;

8.NORTH 64° 41' 59" WEST, 52.81 FEET TO A POINT FOR CORNER;

9.NORTH 44° 25' 30" WEST, 52.81 FEET TO A POINT FOR CORNER; 10. NORTH 33° 51' 40" WEST, 129.85 FEET TO A POINT FOR CORNER;

11. NORTH 24° 03' 13" WEST, 52.92 FEET TO A POINT FOR CORNER;

NORTH 03° 45' 24" WEST, 52.81 FEET TO A POINT FOR CORNER;

13. NORTH 16° 31' 20" EAST, 52.81 FEET TO A POINT FOR CORNER; 14. NORTH 30° 40° 04" EAST, 32.01 PEET TO A POINT FOR GORINER;

15. NORTH 43° 03' 34° WEST, 180.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE, SAME BEING THE NORTHWEST CORNER OF MULBERRY SHRUBS LANE, AS SHOWN ON SAID POMONA SECTION 23;

DEDUCE, WITH THE WORTERS A PORTO, WAY VICE OF SHID MULEIGERS SHEEDS, AME, AND
SHID 13.13 ACRESS, 72.24 FEET ALARO, THE ARC OF A NON-TANGORI CRINE TO THE LEST
HANNER A PROJUCE 57 30.00 FEET. A CRINT THE ARC OF A NON-TANGORI CRINE TO THE LEST
BEAUS SOUTH 44° 39' 45' WEST, 26.24 FEET TO A POINT FOR COURIER, THE BEDINNING OF A
ROPATRIC CAMPE.

THENCE, NORTH 50° 31' 43" WEST, ALONG THE COMMON LINE OF SAID LIME TREE GROW AND SAID 13.113 ACRES, 92.41 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE,

TIENCE 4244 FEET ALORS THE ARGO OF A TOURCE (UNIVERS THE SECTIONS OF A CURRE.

THENCE 4244 FEET ALORS THE ARGO OF A TOURCE (UNIVER TO THE SEGRIFIANT)

ROUGES OF 25.00 FEET, A CENTRAL ANGLE OF 5P* 16" 06", AND A GHORD WHICH BEASE

ANGLE OF 35.00 WEST, 37.35 FEET OF A POINT FOR COMPIE, THE SEGRIMONIO OF A

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APPRENDINGED OF CHARLES ANGLE OF THE ANGLE OF THE APPRENDING OF A

APPRENDINGED OF CHARLES ANGLE OF THE ANGLE OF THE APPRENDING OF THE APPR

THENCE, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID ORCHARD PARK LANE AND THE NORTHWESTERLY LINE OF SAID 13.113 ACRES, THE FOLLOWING SIX (6) COURSES;

1.186.08 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 2.3" 10' 28", AND A CHORD WHICH BEARS NORTH 5.2" 19' 37" CS.1.1 184.79 FEET TO A POINT FOR CORNER; 2.NORTH 63° 54' 51" EAST, 215.63 FEET TO A POINT FOR CORNER, THE BEGINNING OF

4.NORTH 59° 45' 34" EAST, 60.00 FEET TO A POINT FOR CORNER, THE CURVE;

5.35.8.3 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A PADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84° 24' 49°, AND A CHORD WHICH BEARS WORTH 12' 11' 34' EAST, 33.59 FEET TO A POINT FOR CORNER, THE BEDINNING OF A REVERSE CURVE;

SCALE: 1" = 2,640'	OTT OF WANTER. OTT OF WANTER.
	VICINITY MAP SCALE: 1" = 2,640'

KEY MAP NO. 652D

ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.

PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.

MANTHANCE OF CELEDITOR PACIFICS. IS THE SALE REPOSSIBLITY OF THE OWNER OF THE PROPERTY FOR STREET WILL REPOSSIBLE WILL REPOSSE WILL RESIDENCE WAS THOSE OF RESIDENCE STREET, AND CONSTRUCTED BY THE DESTRICT, OR SUB-RECORM, FACILITIES ORIGINATED BY THE DESTRICT, OR SUB-RECORM, FACILITIES ORIGINATED BY THE DESTRICT OF SUB-RECORD THE DESTRICT WITH THE DESTRICT OF SUB-RECORD THE DESTRICT WITH THE PACIFIES OWNER, AND THE DESTRICT OF SUB-RECORD THE DESTRICT WITH THE PACIFIES OWNER, OF THE SUB-RECORD THE DESTRICT WITH THE PACIFIES OWNER, OF THE SUB-RECORD THE DESTRICT OF THE MANTHEW OF THE PACIFIES OWNER, OF THE SUB-RECORD THE SUB-RECORD

CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.

THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DISTRIPON FACILITY AND DRAINGE SYSTEM ARE OPERATING PROPERTY.

APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MANTENANCE BERN SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST SCHMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.

NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.

THE DISTRICT'S MORPOUL OF THE THIN, DRAINES THAN (MOS THAN FACT IT REQUIRED DOES NOT AFFECT THE PROFESSY BORTS OF THOSE MOTES.) THE DESCRIPTION FROM THE RESOURCE FOR ORIGINATION AND AND ALL EXCELLENCE FEEL STREET OF THE MORPOUR AND ORIGINATION AND AND ALL EXCELLENCE FEEL STREET OF THE MORPOUR AND ADDRESS MORPOUR TO THE DISTRICT'S DRAINING FACILITIES AS CONTEMPALTED BY THE THING TRANSAC FLANK AND THAN EVAL.

GRANDE CASEARTS SHALL OF USES ONE'S FOR THE PARFORD OF CONTINUENTS OF CONTINUENTS

ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICT'S DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.

AN AS-BUILT CERTIFICATE AND AS-BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLANCE CAN BE ISSUED. CONTACT THE DISTRICT'S INSPECTOR FOR PRINTING CLARIFICATION.

INCAPILIZATION FOR THATING A SAME ZERON.

ALL DRAWAGE THATING AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REQUILITIONS & QUIDELINES. BORDO APPROAD OF A DRAWAGE PLAN OR PLAT DOES NOT CONSTITUTE PREVIOUSNO THO DEVINED. PLAN OF PLAT DOES NOT CONSTITUTE PREVIOUSNO THE DRAWAGE DATE OF STRONG THAT OF CONSTITUTE PREVIOUSNO THO WARRIES OF CONTRACT AND ALLOWED BY A SEPARATE REQUIEST FOR WARRIES OF REFERENCED ON THE PLAT OFFICE PAGE AND ON THE APPROPARES SELECT WHOSE APPLICABLE. THE USE OF THE TERM "QUIDELINES" HORSE MOSTS NOT AFFECT THE APPLICABLE. THE USE OF THE TERM "QUIDELINES" HORSE MOSTS NOT AFFECT THE APPLICABLE. THE USE OF THE TERM "QUIDELINES" HORSE MOSTS NOT AFFECT THE APPLICABLE. THE USE OF THE TERM "QUIDELINES" HORSE MOSTS NOT AFFECT THE APPLICABLE THE USE OF THE TERM "QUIDELINES" HORSE MOSTS NOT AFFECT THE APPLICABLE THE USE OF THE TERM "QUIDELINES".

ROW Length(Mi.) Street Name Length(Ft.) Guava Tree Grove 60' 147.56' 0.028 Mulberry Shrubs Lane (EXT) 60' 682.20' 0.13 141.98' 0.027 Mulberry Shrubs Court 120 Meyer Lemon Tree Drive 60' 597.17' 0.12 127.92' Meyer Lemon Tree Court 120' 0.02

FINAL PLAT OF POMONA SECTION 29

A SUBDIVISION OF 13.113 ACRES OF LAND LOCATED IN THE
A.C.H. & B.R.R. OC. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS,
BEING A PORTION OF LOTS 1, 2, 3, 11, 12, AMD 13 OF SECTION 89 OF THE ALLISON
RICHE' GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF
ERCORD IN VOLUME 2, PAGE 98 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

45 LOTS 2 RESERVES (0.416 ACRES) MARCH 7, 2024

JOB NO. 2149-4129P OWNERS:

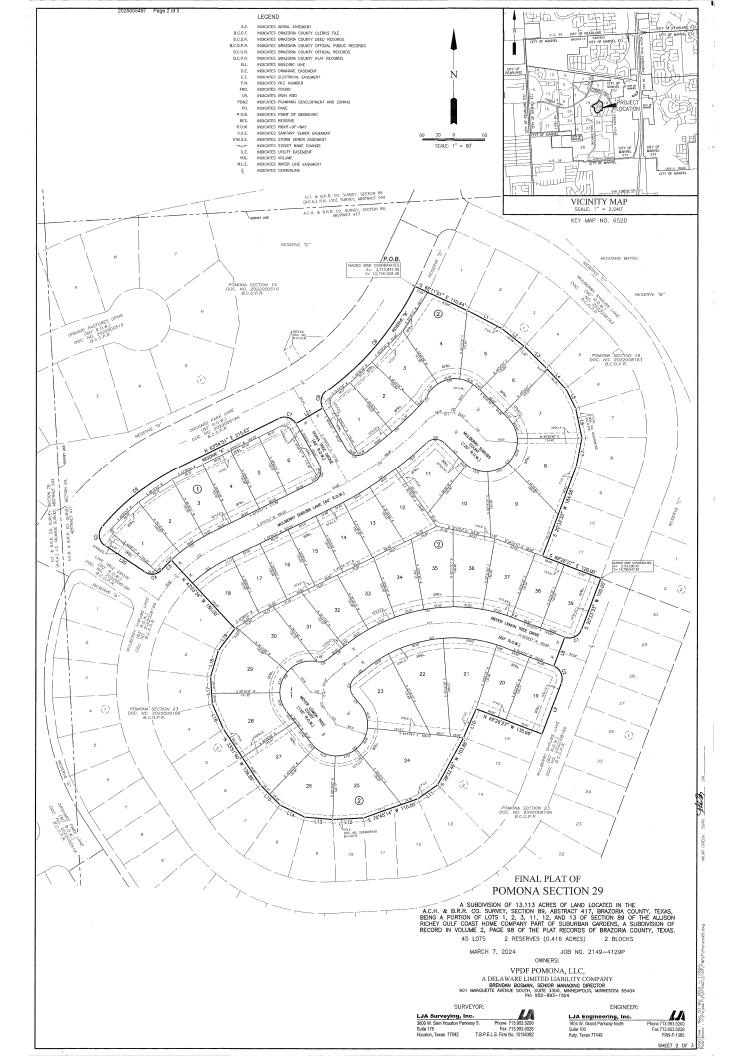
VPDF POMONA, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BRENDAN BOSAMA, SEMOR MANAGINE DIRECTOR
901 MARQUETE AVENUE SOUTH, SUITE 3300, MINICAPOLIS, MINICASOTA 55404
PH: 952–939–1554

200 W. Sam Houston Parkway S. Phone 713:953.5200
Sule 173
T.B.P.E.L. S. Pirm No. 10194382

ENGINEER:

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

SHEET 1 OF 3



- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY, AND THE INCORPORATED LIMITS OF THE CITY OF MANUEL.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2023-0409, DATED MARCH 7, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ARRIVE PROPERTY.
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DMIDING BY AN ADJUSTMENT FACTOR OF 0.99986547.
- AL SUBDIFISION COMMON AFFECT WAS UNDER THE BOHNDINGS OF THE FIRST SALLIES. EASILIESTS WHO OFFILE SACES WITHIN THE BOHNDINGS OF THE FIRST SALLIES EASILIESTS WHO OFFILE SACESTATION COMMERCIAL PROPERTY ASSOCIATION, ORDINEROLL PROPERTY
- FIVE BIGHTHS INCH (5/8") IRON RODS THREE FEET (3") IN LENGTH WITH A PLASTIC CAPMARKED TUA SURVEY WILL BE SET ON ALL PERMETER BOUNDARY CORNERS, CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
- TO SAMPLE A STATE OF THE CONTROL OF THE ACCUSATION AS A STATE OF THE ACCUSATION AS A STATE OF THE ACCUSATION ELEV. = 71.52 FEET, NGVD-29 (1978 ADJ.)
- BDD4 BENCHMARK: A BRASS DISK STAMPED 'MU-1' SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD B4 AND MUSTANG BAYOU AT STREAM CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAP 6520 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 28B AND +/- 55 FEET NORTH OF THE NORTHERLY EGGS OF PAVILIENT OF COUNTY ROAD 101. ELEV. = 83.64 FEET, NGVD-29 (1978 ADJ.)
- THES TRACT LES PARTILLY IN 2006 "ME" AND PARTIALLY IN ZONE "X" (SHADED) OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEANS, MAP REVESED DECOMERS 30, 2020, MAP ON 4,90302000 AND BY LETTER OF MAP REVISION BASED ON FILL (LOURE-F) DAVED JULY 28, 2021, CASE NO. 21-08-2537A. THIS TRACT LIES PARTIALLY WITHIN THE 100-TAVER FLOODPUT LIES (1907) AND THE TOP OF THE PROPERTY OF THE PARTIALLY WITHIN THE 100-TAVER FLOODPUT LIES AND THE TOP OF THE PROPERTY OF

LOTS AND RESERVES HAVE BEEN REMOVED FROM THE FLOOD PLAIN AND LIE WITHIN ZONE
"A" (SHAPER) BASED ON THE FEDERAL BLEEDGENCY MANAGEMENT AGENCY LETTER OF MAP
REMISION BASED ON FILL (LOMR-F) DATED JULY 28; 2021, CASE NO. 21-08-2537A.
STREET RIGHTS-OT-MAY REMAIN WITHIN ZONE ME.

ALL FLOCOPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOCOPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

- 10. ANY CONSTRUCTION PROPOSED TO BE RESIDED WITHIN A PROPERTY EXSELECT WITH PROPERTY PROPERTY OF THE PROPERTY OF THE PROPERTY PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE SOUTH CONSTRUCTION, FRALING TO SECURE SUCH PER
- THE MINIMAIN SAJE ELECTION FOR ALL BILLDINGS LOCATED WHITHIN THE BUSINEAGES OF THIS PLAT SHALL BE THE HOUSE OF (1) THE ELECTION SHOWN IN THE MINIMAIN PASSES OF THOSE PLAYS THAT (2) IS NOT A COURSE ELECTION FOR A COURSE FOR A COURSE AND A COURSE TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN, (4) 12 HOHES ABOVE TRISHED GROUP.
- 12. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE INCORPORATED LIMITS OF THE CITY OF MANYEL AND BRAZORIA DRAINAGE DISTRICT NO. 1
- 13. THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 39, THE CITY OF MANNEL ETJ. ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA DRAHAGE DISTRICT NO. 4, AT THE TIME OF PLATING.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANUEL AND ASSITIO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- 15. BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.

 16. SIDEMPLIES 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.
- THE MINIMUM SETBACK AND MINIMUM LOT FRONTAGE REQUIREMENTS ARE BASED ON THE MASTER PLAT INCLUDED AS EXHIBIT A WITHIN THE NINTH AMENIMENT TO DEVELOPMENT AGREEMENT EFFECTIVE APRIL 17, 2023 AND RECORDED IN FILE NO. 2023017653, B.C.O.P.K.
- 19. FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT MINIMUM SIDE YARD SETBACKS SHALL BE FINE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BULLDING LIBE AND 225-FEET FOR GRAPHER, AND MINIMUM SIDE YARDS SETBACKS FOR CORNER LOTS SHALL BE 20-FEET SIDE YARD SETBACKS FOR CORNER LOTS THAT ARE ONLY ADMICENT 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 DETERMINE 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 MANUEL APPLY TO THIS PLAT:
 - DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 13, 2006 IST 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 AMENOMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE AUGUST 22, 2016
- 5TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JUNE 4, 2018
- 61H AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 16, 2019
 7TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 15, 2021
- 8TH AMENUMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 6, 2021
- 9TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE APRIL 17, 2023
- -YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPR

RESERVE TABLE											
RESERVE ACREAGE SQ.FT. TYPE MAINTENANCE/OWNERS											
Α	0.253	11,010	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA							
В -	0.163	7,101	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA							
TOTAL	0.416	18,111									

LOT A

B

LOT AREA SUMMARY									
BLOCK 1									
LOT NO. SQ.FT. LOT WIDTH									
1	8,380	60.23							
2	8,387	60.22"							
3	7,806	60.03							
4	7,500	60.00"							
5	7,500	60.00							
6 7,944 66.96"									

rea s	UMMARY		LOT A	rea s	UMMARY			
LOCK	2	١.,	BLOCK 2					
SQ.FT.	SQ.FT. LOT WIDTH AT B.L.		LOT NO.	SQ.FT.	AT B.L.			
8,393	75.13	1	21 : :	12,767	96.63			
8,017	.68.28"		- 22	13,394	101.68			
8,549	62.48"		23	13,090	99.24			
13,841	60.64"		24	18,247	66.05			
10,377	60.57"		25	11,314	60.70			
7,829	65.00"		26	11,190	60.70			
12,603	77.23		27	9,392	66.20"			
12,583	72.50		28	12,609	86.17			
15,448	60.70"		29	12,208	60.70			
10,901	60.70"		30	8,571	65.49"			
10,186	86.80"		31	8,254	62.20"			
8,429	62.11"		32	B,314	60.28			
7,745	60.00"		33	8,134	60.61			
7,362	80.00"		34	8,800	60.61			
7,200	80.00*		35	10,376	80.61			
7,200	60.00*		36	9,851	60.61			
7,200	60.00'		37	9,306	81.35"			
8,890	84.85"		38	7,800	60.00"			
9,626	74.49		39	9,616	74.49			
8,309	65.83"	1						



	MINIMUM	FINISH	FLOOR	EVEVATION
BLOCK		Ε	LEVATION	
BLOCKS 1-	2	6	5.60 FEET	

	LINE TAB	LE
LINE	BEARING	DISTANCE
L1	S 62"18'29" E	75.60
L2	S 51"58"15" E	55.09
L3	S 45"39"38" E	59.41
L4	S 43"29"37" E	52.56
L5	S 26"56"40" E	45.08
LO	3 12"03"53" €	57.21
L7	S 11'07'54" W	56.14"
1.8	S 20"33"33" W	50.00*
L9	S 20"33"33" W	105.14
L10	S 23"23"06" W	60.07
Lii	S 55"23"09" W	46.55
L12	S 86"49"19" W	60.00"
L13	N 85'04'00" W	53.99"
L14	N 64"41"59" W	52.81"
L15	N 44"25"30" W	52.81
116	M. OWNERS W.	52.021

	LINE TAB	LE			LINE TAB	LE
UNE	BEARING	DISTANCE	1	JNE	BEARING	DISTANCE
LI	5 62"18"29" E	75.60	l f	L18	N 16"31"20" E	52.81"
L2	S 51'58'15" E	55.09"		L19	N 36'48'04" E	52.81
L3	S 45"39"38" E	59.41		L20	N 56'31'43" W	92.41
L4	S 45"29"37" E	52.56		L21	N 59'45'34" E	60.00"
L5	S 26"56"40" E	45.08	1	L22	N 45"05"59" W	53.35
LO	3 12°03'53" E	57.21		L23	N 15'04'24" E	5.40
L7	S 11'07'54" W	56.14"	- 1	L24	S 51"42"01" W	58.17"
1.8	S 20"33"33" W	50.00"		1.25	S 38"17"59" E	24.72"
L9	S 20'33'33" W	105.14		126	N 83"17"59" W	22.78"
L10	S 23"23"06" W	60.07		L27	N 45'05'59" W	53.72
Lii	S 55"23"09" W	46.55	- 1	L28	S 51"42'01" W	28.17"
L12	S 86"49"19" W	60.00"		L29	S 38"17"59" €	24.72"
L13	N 85"04"00" W.	53.99"	1	L30	N 51'42'01" E	48.37*
L14	N 64"41"59" W	52.81"		L31	N 73"03"00" W	14.62
L15	N 44"25"30" W	52.81		L32	S 01'31'27" €	13.48"
L16	N 24"03"13" W	52.92"	ı	L33	5 11"12"52" W	15.04
L17	N 03"45"24" W	52.811	1	L34	N 33'31'31" E	22.01

	CURVE TABLE										
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORE						
C1 25.00' 90'00'00		90'00'00"	39.27	2 62.33,23, M	35.36						
C2	25.00"	30,00,00,	39.27	S 24"26"27" E	35.36						
C3 330.00		4"33"23"	25.24	S 44"39"45" W	26.24						
C4	25.00"	81'05'14"	35.38	S 82'55'40" W	32.50						
C5 :	25.00"	97'16'06"	42.44	N 07"53"40" W	37.53						
C6	460.00	23'10'28"	186.06	N 52'19'37" €	184.79						
07	25.00"	86'04'18"	37.56	S 73"03"00" E	34.12						
CB	25.00"	84'24'49"	36.83	N 12111'34" E	33.59						
. C9	540.00"	28'15'52"	286.39"	N 40"16'02" E	263.69						
C10	710.001	19'25'35"	240.73	S 54'12'03' W	239.58						
C11	55.00"	90'24'45"	86.79"	S 89'41'38" W	78.06						
C12	300.00"	16'58'25"	88.87	S 55'25'38" W	88.55						
C13	300.00	58'51'32"	308.18	S 81'07'47" W	294.81						
C14	55.00"	90'00'00"	86.39	S 06'42'01" W	77.78						
C15	25.00	94'49'00"	41.37	S 77"25"21" E	36.81						

OUDAT TABLE

CONVE IMBLE												
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD							
C16	880.00	12'50'33"	152.42	N 48*44*52" E	152.10							
017	25.00	18'53'06"	8.24	N 32°53'03" E	8.20							
C18	80.00"	111'27'31"	116.72	N 79"10"15" E	99.17							
C19	60.00	180'00'00"	188.50	S 44'54'01" W	120.00							
C20	25.00	88'09'55"	38.47	N 89'10'57" W	34.78							
G21	740.00	17'10'45"	221.88	S 55/19'28' W	221.05							
C22	270.00	16'58'25"	79.99	S 55"25"38" W	79.69							
C23	330.00	16'58'25"	97.76	N 55'25'38" E	97.40							
C24	25.00	93'55'42"	40.93	N 16'57'00" E	36.55							
C25	270.00	58'51'32"	277.37	S 81'07'47" W	265.33							
C26	25.00"	90'00'00"	39.27	S 06'42'01" W	35.36							
C27	60.00"	180'00'00"	188.50"	S 51'42'01" W	120.00*							
C28	60.00	139'40'47"	146.27	N 31'32'25" E	112.65							
C29	25.00	49'40'47"	21.68	N 76'32'25" E	21.00							
C30	330.00	58'51'32"	339.00	N 81'07'47" E	324.29							

POMONA DEVELOPMENT - LOT SUMMARY TABLE

		T									·			
LOT SIZES	40'x110'	42'4125'	45'x125'	50'x110'	90'x120'	55'x120'	65'x120'	60'x125'	65'x120'	65'x125'	70'x130'	75'x130'	80'x130'	TOTAL LOTS
SECTION 1						6 LOTS			7 LOTS			5 L0TS		18 L0TS
SECTION 2									99 LOTS	at an area				99 LOTS
SECTION 3												48 L075		48 L07S
SECTION 4						137 1075				*****				137 (015
SECTION 5					0.000	55 LOTS			20 LOTS			6 L0T9		81 LOTS
SECTION 6				107 L015			nime	was						107 LOTS
SECTION 7												49 L075	****	49 LOTS
SECTION B									59 L075					59 LGFS
SECTION 9		www				76 LOTS								76 LOTS .
SECTION 10				78 LOTS										76 LOTS
SECTION 11									11 15 15 15	36 tots				35 LOTS
SECTION 12					74 LOTS	10 LOTS								84 LOTS
SECTION 13							70 LOTS			~~~				70 LUIS
SECTION 14						42 LOTS								42 LOTS
SECTION 15										2200	50 1.075		34 LOTS	84 LCTS
SECTION 16		2020		No. of 10	116 L085									118 LOTS
SECTION 17							94 LOTS	manin		0.000				94 LOTS
GEOTION 10					E 1/91/9	£ 1,079	T LOTS	-					2 1013	13 5013
SECTION 19											29 L08S		35 LOTS -	64 LOTS
SECTION 20						61 LOTS				*****				61 LOTS
SECTION 21					76 LOTS									76 LOTS
SECTION 22							17 LOTS	53 LOTS						70 LOTS
SECTION 23		****					4 L015	42 L015						46 LOTS
SECTION 24						100 L0TS			****					.100 L015
SECTION 25		40.000.00			121 L0TS									121 LOTS
SECTION 26							51 LOTS							51 1019
SECTION 27											36 LOTS		57 LOTS	93 LOTS
SECTION 28	124 LOTS	59 LOTS	58 LOTS					100 M Table						240 LOTS
SECTION 29								45 LORS						46 LOTS
TOTAL LOTS	124 LOTS	59 LOTS	98 LDTS	183 LOTS	391 L075	489 LOTS	243 LOTS	140 LOTS	185 LOTS	38 LOTS	115 1075	108 1.075	128 1,075	2,258 LOTS

2025005497
Brazoria County - Joyce Hudman, County Clerk
Total Pages
Fee: 322.00

One thudman

FINAL PLAT OF POMONA SECTION 29

A SUBDIVISION OF 13.113 ACRES OF LAND LOCATED IN THE AC.H. & B.R.R. OO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, 3, 11, 12, AMD 13 OF SECTION 89 OF THE ALLISON RICHEY CULF COAST HOME COMPANY PART OF SUBURBAN CARDENS, AS USUBVISION OF RECORD IN VOLUME 2, PAGE 98 OF THE PAIR RECORDS OF BRAZORIA COUNTY, TEXAS.

45 LOTS 2 RESERVES (0.416 ACRES)

2 BLOCKS

OWNERS: VPDF POMONA, LLC,

A DELAWARE LIMITED LIABILITY COMPANY
RUSSELL BYNUM, VICE PRESIDENT
901 MARQUETTE AVENUE SOUTH, SUTE 3300, MINNEAPOLIS, MINNESOTA 55404
PH: 992-993-156

SURVEYOR:

SUIT VET ON: LAST VET ON: SUIT VET ON: SUIT

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 SHEET 3 OF