



## COMMISSIONERS COURT OF BRAZORIA COUNTY

**ORDER NO. H.19.**

**6/11/2024**

Final Acceptance of Roads - Pomona Section 22 - Abstract 417 (Precinct 4)

Whereas, the plat of Pomona Section 22 - Abstract 417 (Precinct 4), was approved by the City of Manvel on September 13, 2021; and filed for record in Brazoria County Official Public Records, County Clerk's File #2022054745 on September 21, 2022; and

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

Whereas, the roads serving this section have now been constructed in accordance with the Brazoria County Subdivision Regulations; and

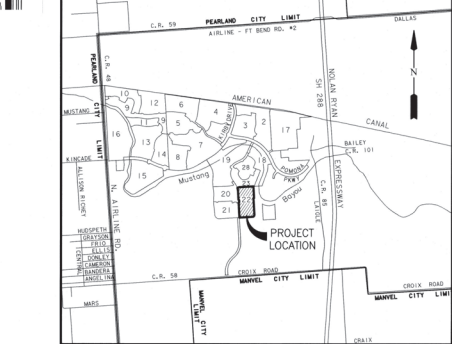
Whereas the period of Maintenance has been successfully completed, said roads shall be accepted into the County Road System for maintenance beginning this day June 11, 2024.

<u>CR #</u>	<u>Street Name</u>	<u>ROW</u>	<u>Length (FT)</u>	<u>Length (Mi)</u>
1261	Harrow Ridge Way	90'	145.00 ft.	.027 mile
1280	Golden Peach Road	60'	608.01 ft.	.155 mile
1281	Citrus Drive	60'	286.40 ft.	.054 mile
1282	Blooming Hibiscus Lane	60'	928.01 ft.	.176 mile
1283	Rootbound Row	60'	298.20 ft.	.056 mile
1284	Papaw Valley Way	60'	393.20 ft.	.074 mile

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

POMONA DEVELOPMENT - LOT SURVEY TABLE

LOT SIZES	50'x110'	50'x120'	55'x120'	60'x120'	60'x125'	65'x120'	65'x125'	70'x130'	75'x130'	80'x130'	TOTAL LOTS
SECTION 1	-----	-----	6 LOTS	-----	-----	7 LOTS	-----	-----	5 LOTS	-----	18 LOTS
SECTION 2	-----	-----	-----	-----	-----	99 LOTS	-----	-----	-----	-----	99 LOTS
SECTION 3	-----	-----	-----	-----	-----	-----	-----	-----	48 LOTS	-----	48 LOTS
SECTION 4	-----	-----	137 LOTS	-----	-----	-----	-----	-----	-----	-----	137 LOTS
SECTION 5	-----	-----	55 LOTS	-----	-----	20 LOTS	-----	-----	6 LOTS	-----	81 LOTS
SECTION 6	107 LOTS	-----	-----	-----	-----	-----	-----	-----	49 LOTS	-----	107 LOTS
SECTION 7	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
SECTION 8	-----	-----	-----	-----	-----	59 LOTS	-----	-----	-----	-----	59 LOTS
SECTION 9	-----	-----	76 LOTS	-----	-----	-----	-----	-----	-----	-----	76 LOTS
SECTION 10	76 LOTS	-----	-----	-----	-----	-----	-----	-----	-----	-----	76 LOTS
SECTION 11	-----	-----	-----	-----	-----	36 LOTS	-----	-----	-----	-----	36 LOTS
SECTION 12	-----	74 LOTS	10 LOTS	-----	-----	-----	-----	-----	-----	-----	84 LOTS
SECTION 13	-----	-----	-----	70 LOTS	-----	-----	-----	-----	-----	-----	70 LOTS
SECTION 14	-----	-----	42 LOTS	-----	-----	-----	-----	-----	-----	-----	42 LOTS
SECTION 15	-----	-----	-----	-----	-----	50 LOTS	-----	34 LOTS	-----	-----	84 LOTS
SECTION 16	-----	118 LOTS	-----	-----	-----	-----	-----	-----	-----	-----	118 LOTS
SECTION 17	-----	-----	-----	94 LOTS	-----	-----	-----	-----	-----	-----	94 LOTS
SECTION 18	-----	2 LOTS	2 LOTS	7 LOTS	-----	-----	-----	2 LOTS	-----	-----	13 LOTS
SECTION 19	-----	-----	-----	-----	-----	28 LOTS	-----	36 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	-----	-----	-----	46 LOTS	-----	-----	-----	-----	-----	-----	46 LOTS
TOTAL LOTS	183 LOTS	270 LOTS	389 LOTS	234 LOTS	53 LOTS	185 LOTS	36 LOTS	78 LOTS	108 LOTS	72 LOTS	1,609 LOTS



VICINITY MAP  
SCALE: 1" = 1/2 MILE

KEY MAP NO. 652D

- BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:
- 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.
  - MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPERS FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
  - CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTH-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 DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
  - APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MAINTENANCE BEERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMENATION 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 APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ALL NECESSARY EASEMENTS, FEE STRIPS, AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING DISCHARGE RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS COMPLETED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
  - DRAINAGE EASEMENTS SHALL BE USED ONLY FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RECONSTRUCTING OF A DRAINAGE FACILITY, AND ANY AND ALL RELATED EQUIPMENT AND FACILITIES TOGETHER WITH ANY AND ALL NECESSARY INCIDENTALS AND APPURTENANCES THEREIN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA. THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT AND PRIVILEGE OF ACCESS AND EGRESS IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA.
  - 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 COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICT'S INSPECTOR FOR FURTHER CLARIFICATION.
  - ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS, & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE. DEVIATION FROM THE DISTRICT'S RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED BY AN APPLICABLE REQUEST FOR VARIANCE WHICH WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERRED TO THE PLAN COMMISSIONER FOR THE CITY OF MANVEL. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION, THAT THE BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE/TANGENTS AND INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED BY ME, AND THAT THESE CORNERS ARE TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL LOT GRADING WITHIN THE SUBDIVISION, AND THAT ALL PREVIOUSLY EXISTING PROPERTY MARKERS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MARKERS ARE A MINIMUM OF 5/8-INCH DIAMETER IRON ROD WITH SURVEYOR'S CAP.

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.

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



APPROVED BY THE BOARD OF COMMISSIONERS ON 06/08/2021

BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S RULES, REGULATIONS, AND GUIDELINES. THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

BODA REF. ID #20138

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF POMONA SECTION 22 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS 13th DAY OF September, 2021.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BRIAN CARLOCK, SENIOR VICE PRESIDENT OF POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF POMONA SECTION 22, 18.902 ACRES OF THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 4, 5 AND 6 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF VOLUME 2, PAGE 98, PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND RESTRICTIONS SHOWN HEREON TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNRESTRICTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") PERMETER GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR FOURTEEN FEET (14' 0") PERMETER GROUND EASEMENTS OR FIVE FEET (5' 0") FOR SIXTEEN FEET (16' 0") PERMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL, UPWARD, LOCATED ADJACENT TO AND ADDING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNRESTRICTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR FIVE FEET (5' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL, UPWARD, LOCATED ADJACENT TO AND ADDING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY THREE (33' 0") IN WIDTH.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF POMONA SECTION 22 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY NAME AND ESTABLISH A BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACRES.

IN TESTIMONY WHEREOF, POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRIAN CARLOCK, ITS SENIOR VICE PRESIDENT, THIS 3 DAY OF September, 2021.

BY: POMONA PHASE 6, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

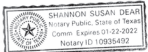
BY: *Brian Carlock*  
BRIAN CARLOCK, SENIOR VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN CARLOCK, SENIOR VICE PRESIDENT OF POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME HAS BEEN SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HERIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3 DAY OF September, 2021.

*Sharon Dean*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



WE, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS POMONA SECTION 22, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2020018779 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND RESTRICTIONS SHOWN HEREON TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

TEXAS CAPITAL BANK,  
NATIONAL ASSOCIATION

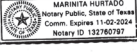
BY: *Justin Webb*  
PRINT NAME: Justin Webb  
TITLE: Senior Vice President

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUSTIN WEBB, SENIOR VICE PRESIDENT OF TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME HAS BEEN SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 7 DAY OF September, 2021.

*Marinita Hurtado*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



FINAL PLAT OF  
POMONA SECTION 22  
A SUBDIVISION OF 18.902 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 4, 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.

70 LOTS 4 RESERVES (1.170 ACRES) 2 BLOCKS

AUGUST 30, 2021

JOB NO. 2149-4122P

OWNERS:

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

SURVEYOR:

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

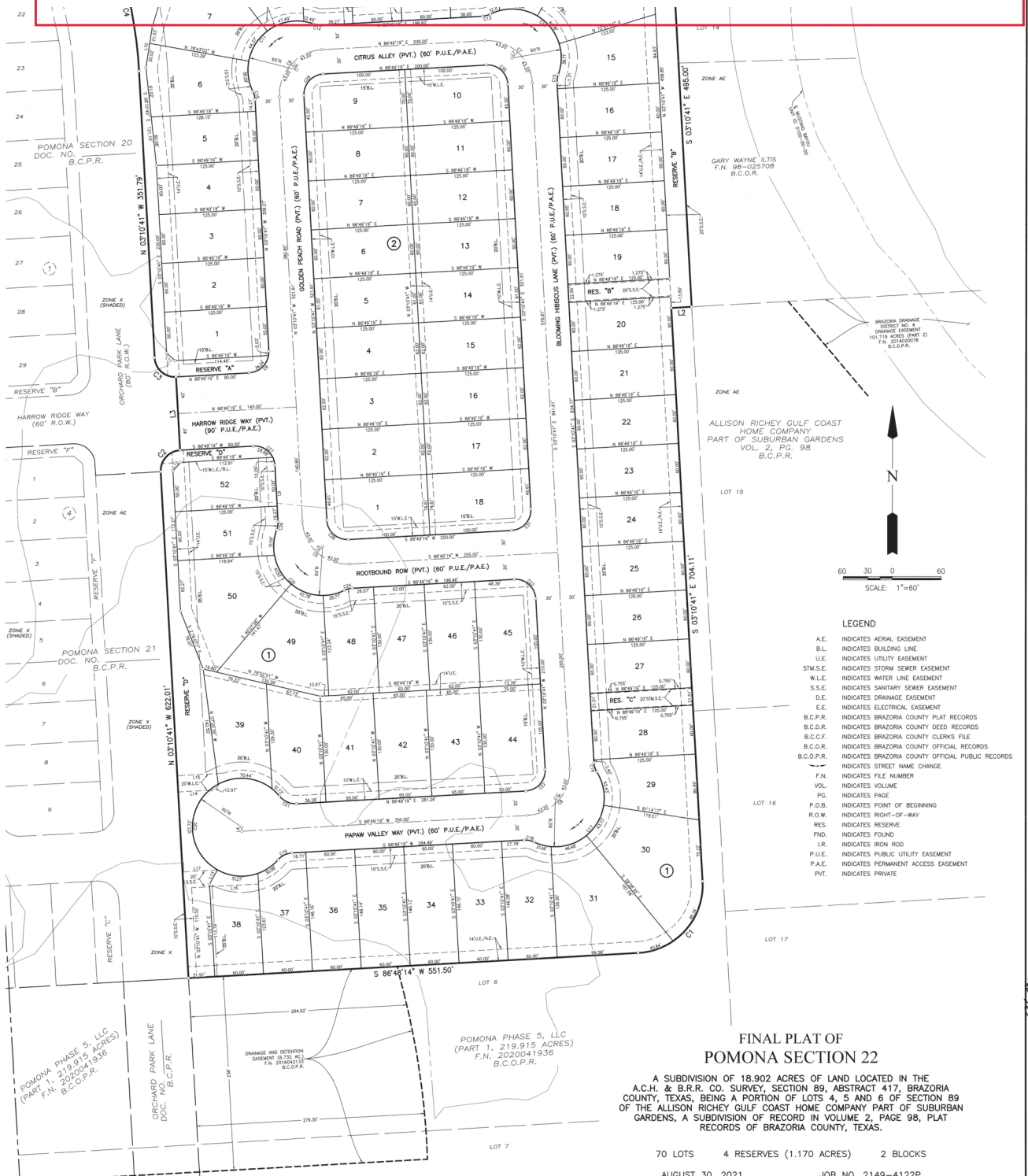


ENGINEER:

LJA Engineering, Inc.  
1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449  
Phone: 2877



CR	Street Name	ROW	Length (Ft.)	Length (Miles)
1261	Harrow Ridge Way	90'	145.00 ft.	.027 mile
1280	Golden Peach Road	60'	608.01 ft.	.155 mile
1281	Citrus Drive	60'	286.40 ft.	.054 mile
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1283	Rootbound Row	60'	298.20 ft.	.056 mile
1284	Papaw Valley Way	60'	393.20 ft.	.074 mile





NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2021-0337, DATED JULY 7, 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 0.9998547.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL OR BRAZORIA COUNTY.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERMETER BOUNDARY CORNER LOCATIONS. MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECOORDINATION OF THE ASSOCIATED SUBDIVISION PLAT.
- BENCHMARK: A BRASS DISK STAMPED M 688 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.45 MILE SOUTHWESTERLY FROM THE CROSSING OF THE COUNTY ROAD 84 AND F.M. 521. AT FRESNO, THE BRASS DISK IS IN THE EASTERLY RIGHT-OF-WAY OF F.M. 521, AT THE JUNCTION OF DALLAS ROAD. IS IN THE TOP OF THE CONCRETE HEADWALL 38.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.0 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD.  
ELEV. = 71.52 FEET, NAVD-29 (1978 ADJ.)
- 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 6502 NEAR LINE D100-00-01.  
ELEV. = 62.31 FEET, NAVD-88 (2001 ADJ.) (ADD 1.65 FEET FOR NAVD-29 (1978 ADJ.))
- TEB 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, NAVD-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. 48030C002K. 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 WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES 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 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100-YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100-YEAR FLOODPLAIN, (3) 12 INCHES ABOVE FINISHED GRADE.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 39, THE CITY OF MANVEL (E). 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 ASHITO 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 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 SECOND AMENDMENT TO DEVELOPMENT AGREEMENT EFFECTIVE JANUARY 26, 2015 AND RECORDED IN FILE NO. 2015050956, B.C.D.P.R.
- FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET. MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25 FEET FOR GARAGES, AND MINIMUM SIDE YARD SETBACKS FOR CORNER LOTS SHALL BE 20 FEET. SIDE YARD SETBACKS FOR CORNER LOTS THAT ARE ONLY ADJACENT TO OTHER SIDE YARDS SHALL HAVE A MINIMUM SIDE YARD SETBACK OF 15 FEET.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH 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 MARCH 1, 2016  
4TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE AUGUST 22, 2016  
5TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JUNE 4, 2018  
6TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 16, 2019  
7TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 15, 2021  
24. A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.

LOT	SQ. FT.	LOT W/TH AT FRONT B.L.
BLOCK 1		
LOT 1	7,448	60.00'
LOT 2	7,500	60.00'
LOT 3	7,500	60.00'
LOT 4	7,500	60.00'
LOT 5	7,500	60.00'
LOT 6	7,500	60.00'
LOT 7	7,500	60.00'
LOT 8	7,500	60.00'
LOT 9	7,500	60.00'
LOT 10	7,500	60.00'
LOT 11	7,500	60.00'
LOT 12	7,500	60.00'
LOT 13	7,500	60.00'
LOT 14	7,500	60.00'
LOT 15	7,500	60.00'
LOT 16	7,500	60.00'
LOT 17	7,500	60.00'
LOT 18	7,500	60.00'
LOT 19	7,500	60.00'
LOT 20	7,500	60.00'
LOT 21	7,500	60.00'
LOT 22	7,500	60.00'
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	7,500	60.00'
LOT 30	7,500	60.00'
LOT 31	7,500	60.00'
LOT 32	7,500	60.00'
LOT 33	7,500	60.00'
LOT 34	7,500	60.00'
LOT 35	7,500	60.00'
LOT 36	7,500	60.00'
LOT 37	7,500	60.00'
LOT 38	7,500	60.00'
LOT 39	7,500	60.00'
LOT 40	7,500	60.00'
LOT 41	7,500	60.00'
LOT 42	7,500	60.00'
LOT 43	7,500	60.00'
LOT 44	7,500	60.00'
LOT 45	7,500	60.00'
LOT 46	7,500	60.00'
LOT 47	7,500	60.00'
LOT 48	7,500	60.00'
LOT 49	7,500	60.00'
LOT 50	7,500	60.00'
LOT 51	7,500	60.00'
LOT 52	7,500	60.00'

LOT	SQ. FT.	LOT W/TH AT FRONT B.L.
BLOCK 2		
LOT 1	8,182	74.10'
LOT 2	7,750	62.00'
LOT 3	7,750	62.00'
LOT 4	7,750	62.00'
LOT 5	7,750	62.00'
LOT 6	7,750	62.00'
LOT 7	7,750	62.00'
LOT 8	7,750	62.00'
LOT 9	7,750	62.00'
LOT 10	7,750	62.00'
LOT 11	7,750	62.00'
LOT 12	7,750	62.00'
LOT 13	7,750	62.00'
LOT 14	7,750	62.00'
LOT 15	7,750	62.00'
LOT 16	7,750	62.00'
LOT 17	7,750	62.00'
LOT 18	7,750	62.00'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	0.309	13,442	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
B	0.349	15,194	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
C	0.062	2,689	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE	HOA
D	0.450	19,595	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
TOTAL	1.170	50,920		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 71°07'50" E	84.44'
L2	S 86°49'18" W	25.00'
L3	N 03°10'41" W	90.00'
L4	N 03°10'41" W	5.00'
L5	N 41°49'18" E	10.00'
L6	S 48°10'41" E	10.00'
L7	S 41°49'18" W	10.00'
L8	N 48°10'41" W	5.00'
L9	N 03°10'41" W	69.27'
L10	S 08°52'43" W	51.20'
L11	S 48°10'41" E	14.14'
L12	S 41°49'18" W	14.14'
L13	S 29°24'30" W	20.00'
L14	S 86°53'22" W	38.20'
L15	N 86°53'22" E	55.97'
L16	N 86°49'18" E	81.61'
L17	S 86°49'18" W	42.89'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	83.57	89°58'05"	131.18'	S 41°48'40" W	118.11'
C2	25.00'	90°00'00"	39.27'	N 41°49'18" E	35.36'
C3	25.00'	90°00'00"	39.27'	N 48°10'41" W	35.36'
C4	540.00'	154°12'15"	148.01'	N 11°01'49" W	147.55'
C5	55.00'	90°00'00"	86.39'	N 48°10'41" W	77.78'
C6	55.00'	90°00'00"	86.39'	N 41°49'18" E	77.78'
C7	55.00'	90°00'00"	86.39'	S 48°10'41" E	77.78'
C8	55.00'	90°00'00"	86.39'	S 41°49'18" W	77.78'
C9	25.00'	90°00'00"	39.27'	N 41°49'18" E	35.36'
C10	25.00'	23°08'29"	10.08'	N 14°43'56" W	10.01'
C11	60.00'	136°12'53"	142.84'	N 41°49'18" E	111.35'
C12	25.00'	23°08'29"	10.08'	S 81°37'27" E	10.01'
C13	25.00'	23°08'29"	10.08'	N 75°16'04" E	10.01'
C14	60.00'	136°12'53"	142.84'	S 48°10'41" E	111.35'
C15	25.00'	23°08'29"	10.08'	S 08°52'33" W	10.01'
C16	25.00'	28°34'28"	12.47'	S 77°50'07" E	12.34'
C17	60.00'	147°00'17"	154.10'	S 41°49'18" W	115.10'
C18	25.00'	28°34'28"	12.47'	N 78°53'22" W	12.34'
C19	25.00'	45°05'37"	19.85'	S 64°18'20" W	19.17'
C20	60.00'	27°04'02"	292.24'	N 01°15'23" E	77.88'
C21	25.00'	53°58'05"	23.50'	S 68°11'39" E	22.69'
C22	25.00'	90°00'00"	39.27'	N 41°49'18" E	35.36'
C23	25.00'	90°00'00"	39.27'	N 48°10'41" W	35.36'
C24	25.00'	23°08'29"	10.08'	S 75°16'04" W	10.01'
C25	60.00'	136°12'53"	142.84'	N 48°10'41" W	111.35'
C26	25.00'	23°08'29"	10.08'	S 08°52'33" E	10.01'
C27	25.00'	90°00'00"	39.27'	N 48°10'41" W	35.36'
C28	25.00'	90°00'00"	39.27'	N 41°49'18" W	35.36'
C29	25.00'	90°00'00"	39.27'	N 41°49'18" E	35.36'
C30	25.00'	90°00'00"	39.27'	S 48°10'41" E	35.36'
C31	25.00'	90°00'00"	39.27'	S 41°49'18" W	35.36'

## FINAL PLAT OF POMONA SECTION 22

A SUBDIVISION OF 18.902 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 4, 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.

70 LOTS      4 RESERVES (1.170 ACRES)      2 BLOCKS  
AUGUST 30, 2021      JOB NO. 2149-4122P

OWNERS:

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

SURVEYOR:

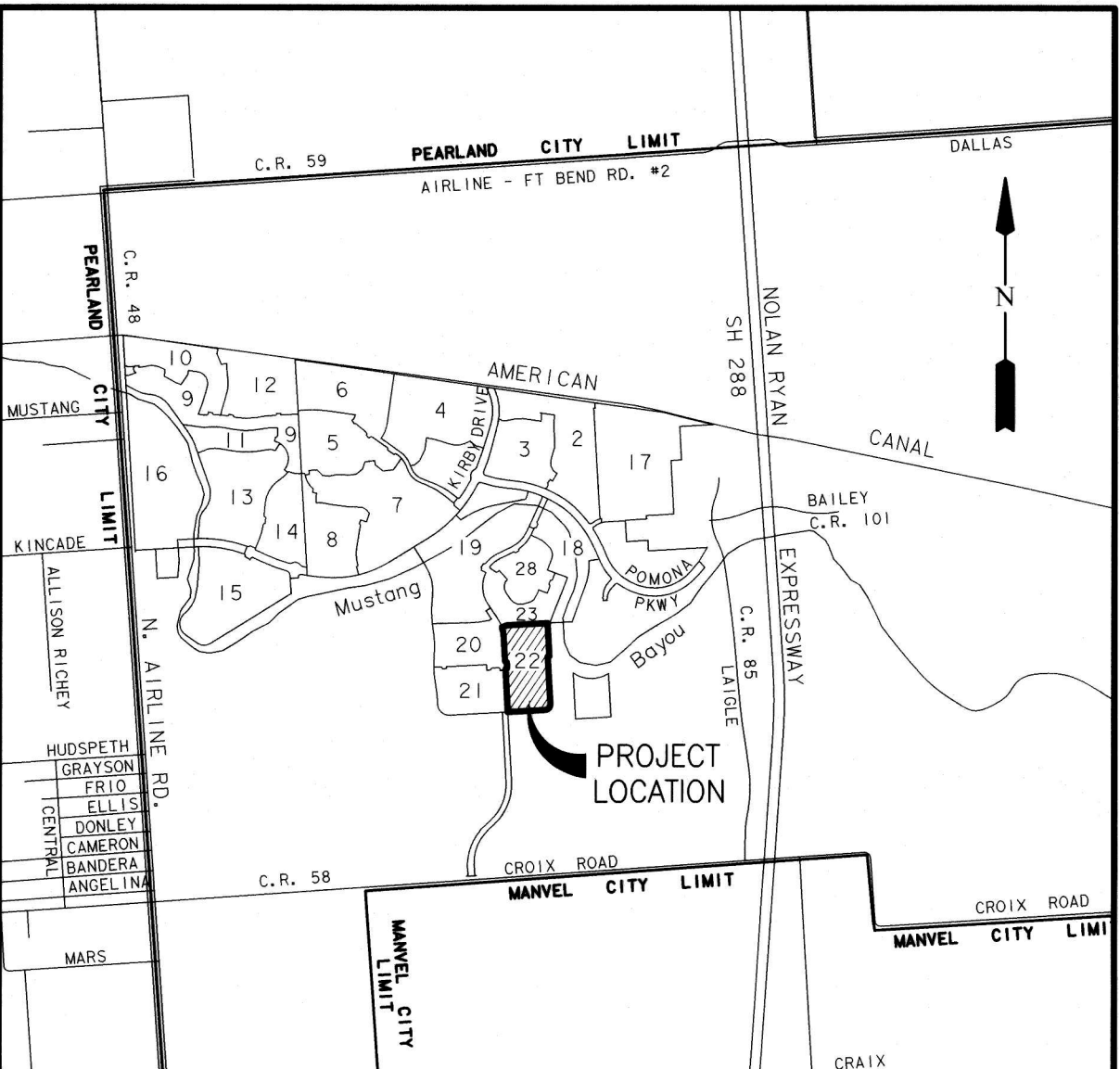
**LJA Surveying, Inc.**  
2600 W. Sam Houston Parkway S.  
Suite 175  
Houston, Texas 77042  
Phone 713.953.5300  
Fax 713.953.5026  
T.B.P.E.S. Firm No. 10194382

ENGINEER:

**LJA Engineering, Inc.**  
1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449  
Phone 281.344.2279  
Fax 281.344.2278

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Brazoria County - Joyce Hudson, County Clerk  
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Fax: 223.88





# VICINITY MAP

SCALE: 1" = 1/2 MILE

**TEXAS COMMISSION ON ENVIRONMENTAL QUALITY  
ENGINEER'S CERTIFICATE OF COMPLETION**

Name of Project: Construction of the Paving and Appurtenances to Serve Pomona Section 22

Owner of Project: DFH Coventry, LLC

Address of Owner: 7676 Woodway, Suite 104, Houston, Texas 77063

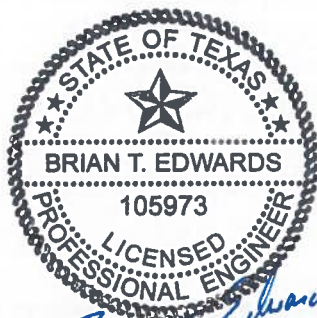
Type of Facilities Constructed, Contract Identification and Name of Contractor: Paving and Appurtenances; LJA 2149-4122P; ClearPave, LLC

Consulting Engineer LJA Engineering, Inc.

1904 W Grand Parkway N, Suite 100, Katy, Texas 77449

LJA Project Number: 2149-4122P (14.1)

I certify this Project was completed on September 12, 2022, that the Project was under periodic observation during construction; that all observation of the work was performed by or under the supervision of Brian T. Edwards, Licensed/Registered Professional Engineer; that to the best of my knowledge the Project was constructed in accordance with and includes all items in plans and specifications filed with the Texas Commission of Environmental Quality and approved by all authorities having jurisdiction; and "Record Drawings" will be furnished to the District.



*Brian T. Edwards*  
9/12/22

(SEAL)

*Brian T. Edwards*  
(Signature)

Brian T. Edwards, PE, Senior Project Manager  
(Name and Title)

9/12/22  
(Date)

**TEXAS COMMISSION ON ENVIRONMENTAL QUALITY  
ENGINEER'S CERTIFICATE OF COMPLETION**

Name of Project: Construction of the Water, Sanitary Sewer, and Drainage Facilities to Serve  
Pomona Section 22

Owner of Project: Brazoria County Municipal Utility District No. 39

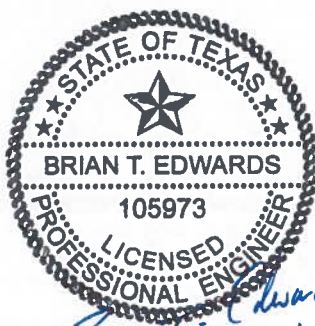
Address of Owner: c/o Allen Boone Humphries Robinson, LLP  
3200 Southwest Freeway Suite 2600, Houston, Texas 77027

Type of Facilities Constructed, Contract Identification and Name of Contractor: Water, sanitary  
sewer, and drainage facilities; LJA 2149-4122; Clearwater Utilities, Inc.

Consulting Engineer LJA Engineering, Inc.  
1904 W Grand Parkway N, Suite 100, Katy, Texas 77449

LJA Project Number: 2149-4122 (11.1)

I certify this Project was completed on September 12, 2022, that the Project was under periodic observation during construction; that all observation of the work was performed by or under the supervision of Brian T. Edwards, Licensed/Registered Professional Engineer; that to the best of my knowledge the Project was constructed in accordance with and includes all items in plans and specifications filed with the Texas Commission of Environmental Quality and approved by all authorities having jurisdiction; and "Record Drawings" will be furnished to the District.



(SEAL)

Brian T. Edwards  
(Signature)

Brian T. Edwards, PE, Senior Project Manager  
(Name and Title)

9/12/22  
(Date)