	POMONA DEVELOPMENT - LOT SUMMARY TABLE								Total Pages: 3		
LOT SIZES	50'x110'	50'x120'	55'x120'	60'x120'	60'x125'	65'x120'	65'x125'	70'x130'	75'×130'	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				,					,	107 LOTS
SECTION 7									49 LOTS		49 LOTS
SECTION 8						59 LOTS					59 LOTS
SECTION 9			76 LOTS		,						. 76 LOTS
SECTION 10	76 LOTS										76 LOTS
SECTION 11							36 LOTS	1			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	7	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 1,608 LOTS



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

STATE OF TEXAS COUNTY OF DALLAS

HEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3 DAY OF

MOTARY PURLIC IN AND FOR THE STATE OF TEXAS



NATIONAL ASSOCIATION
BY: Light USBAININGS
PRINT NAME: 1765-12 UBb Bannature
TITLE: Sentor Vice Wasidery

STATE OF TEXAS COUNTY OF HARRIS

BEFORE, M. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AUTHORITY OF THE PERSON WHOSE MAN IS SUBSCRIBED TO ME FOR THE PERSON WHOSE MAN IS SUBSCRIBED TO ME FOR BOTH OF THE PERSON WHO SUBPORTS AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE SUBPORTS AND CONSUMPRATIONS THEREIN EXPRESSED.

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

NOWARY PUBLIC IN AND FOR THE STATE OF TEXAS



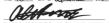
THE INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED AND SEALED BY ME. THESE CORNERS ARE EXPECTED TO BE SET AFTER CONSTRUCTION OF THE PHILIP CONFERSTRUCTURE AND FINAL CREATIONS WITHIN THE SUBDIVISION.

KLIKH W. MONROE, R.P.L.S.
REGISTERD PROFESSIONAL LAND SURVEYOR
TEASE REGISTRATION NO. 4787



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

ARL NAGE DISTRICT NO. 4





AZORIA 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.
- 3. MARTINUACE OF DETENTION PACALITIES IS THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY. THE DISTRICT WAS PROVISE MAND THANKED OF RECOME LIGHTLY OWNERS OF RECOME AND CONSTRUCTED BY THE DISTRICT, OF SUB-RECOMME, PACALITIES OWNERS OF THE DISTRICT, OF SUB-RECOMME, PACALITIES CONSTRUCTED BY THE DISTRICT, OWNERS OWNERS FROM HIS DISTRICT WAS DESCRIBED THE DISTRICT WHITH THE PACALITIES OWNERS BY THE DISTRICT UNLESS THE DISTRICT SECRETALLY CONTINUES ON AGREES TO WANTAM OTHER PACALITIES.
- 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 DETERTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERTY.
- APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MANITENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST SCHEMANIA 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 DRAININGE PLAN (AND FINAL PLAT IF REDUI DOES NOT AFFECT THE IMPORENT RIGHTS OF THIRD PARTIES. THE DIVELOPE AND/OR ANY OTHER RIGHTS-OF-MAY ACROSS THIRD PARTIES "PROPERTIES FOR PAIN DESCRIPTION OF TO THE DISTRICT'S DRAINING FACILITIES AS CONTEMPLATED THE FINAL DRAINING PLAN AND FINAL PLAT.
- 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.
- 11. 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.
- 12. COMPANIENT STATES THE STATES THE CONTRIBUTE OF THE CENTER'S REGULATION OF CONTRIBUTE OF THE CENTER'S TOO CONSTITUTE PERMISSION TO DEMATE. DEMATING FROM THE DISTRICT'S RALES, REQUIRED AND CONTRIBUTE OF THE RESERVATION OF THE CONTRIBUTE OF THE RESERVATION OF THE CONTRIBUTE OF THE RESERVATION OF THE APPROPRIATE SHEET WAS ADMINISTRATION OF THE CONTRIBUTE OF THE RESERVATION OF THE APPROPRIATE SHEET WAS ADMINISTRATION OF THE CONTRIBUTE OF THE RESERVATION OF THE APPROPRIATE SHEET WAS ADMINISTRATION OF THE CONTRIBUTE OF THE RESERVATION OF THE APPROPRIATE SHEET WAS ADMINISTRATION OF THE RESERVATION OF THE APPROPRIATE SHEET WAS ADMINISTRATION OF THE RESERVATION OF THE APPROPRIATE SHEET WAS ADMINISTRATION OF THE RESERVATION OF THE APPROPRIATE SHEET WAS ADMINISTRATION OF THE APPROPRIATE SHEET WAS ADMINISTRATION OF THE APPROPRIATE SHEET WAS ADMINISTRATION OF THE PROPRIATE SHEET WAS ADMINISTRATION OF THE APPROPRIATE OF THE APPROPRIATE SHEET WAS ADMINISTRATION OF THE APPROPRIATE OF THE APPROPRIATE ADMINISTRATION OF THE APPROPRIATE OF THE APPROPRIATE ADMINISTRATION OF THE APPROPRIATE A

BEGINNING AT A 5/8-INCH IRON ROD WITH LJA CAP, MARKING AN EASTERLY CORNER OF SAID 219.915 ACRES, SAME BEING THE COMMON CORNER OF LOTS 3, 4, 13 AND 14, OF SAID SECTION 80.

THENCE, SOUTH 86' 49' 19" WEST, DEPARTING SAID EASTERLY LINE, ALONG THE COMMON LINE OF SAID LOT 4 AND LOT 5, 25.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03" 10" 41" EAST, DEPARTING SAID COMMON LINE, 704.11 FEET TO A NT FOR CORNER, THE BEGINNING OF A CURVE:

THENCE, 131.18 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A JULS OF 83.53 FEET, A CENTRAL ANGLE OF 89' 58' 55', AND A CHORD WHICH BEARS JTH 41' 48' 46" WEST, 118.11 FEET TO A POINT FOR CORNER:

THENCE, SOUTH 86" 48" 14" WEST, 551.50 FEET TO A POINT FOR CORNER

THENCE, NORTH 03' 10' 41" WEST, 622.01 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 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 NORTH 41' 49' 19' EAST, 35.05 FEET TO A POINT FOR CORNER; THENCE, NORTH 03" 10" 41" WEST, 90.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90' 00' 00', AND A CHORD WHICH BEARS NORTH 48' 10' 41" WEST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03" 10" 41" WEST, 351.79 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 148.01 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 15' 42' 15', AND A CHORD WHICH BEARS NORTH 11' 01' 49" WEST, 147.55 FEET TO A POINT FOR CORNER; NON-TANGENT

THENCE, NORTH 71 07 04 EAST, 84.44 FEET TO A POINT FOR CORNER, SAME BEING ON THE COMMON LINE OF AFOREMENTIONED LOTS 3 AND 4;

THENCE, NORTH 86' 49' 19" EAST, ALONG SAID COMMON LINE, 598.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.902 ACRES OF LAND.

FINAL PLAT OF **POMONA SECTION 22**

A SUBDIMISION OF 18.902 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEAKS, 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 YOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEAKS

70 LOTS 4 RESERVES (1.170 ACRES) 2 BLOCKS

AUGUST 30, 2021

JOB NO. 2149-4122P

OWNERS:

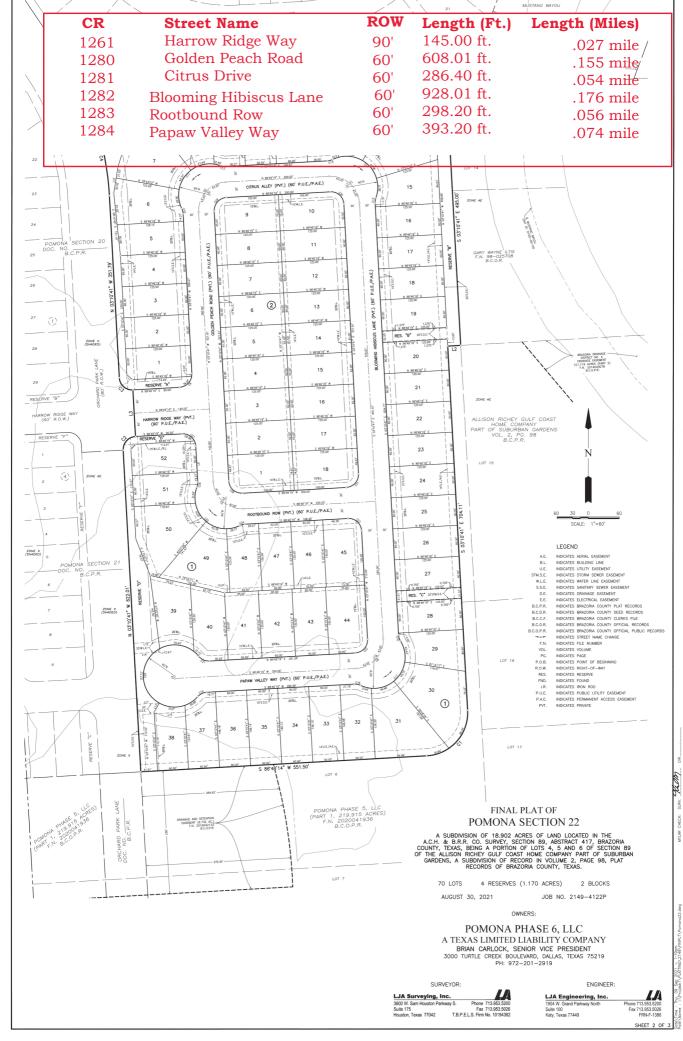
POMONA PHASE 6, LLC A TEXAS LIMITED LIABILITY COMPANY

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

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

LJA

FNGINFFR:



- 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 0.99986547.
- 5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3") IN LENGTH WITH A PLASTIC CAP MARKED "LAS SURVEY" WILL BE SET ON ALL PERMETER BOUNDARY CORNERS. CORNER ASSOCIATED SURDIVISION FLATFER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SURDIVISION FLATFER.
- ASSOCIATED SUBDIVISION PLAT.

 BENCHMIPK: A BROSS COR'S STAMPED IN 688 RESST, LOCATED 2.55 MILES INORTHERISTRY.

 ALONG FM. 521 FROW THE INTERSECTION OF STATE HORIMAN 6 IN ARCOLA, AND

 AND FM. 521, AT FRESSO, THE BROSS BOS'S IS IN THE LOSTERY ROBOTH—C-MAY OF FAM.

 AND FM. 521, AT FRESSO, THE BROSS BOS'S IS IN THE LOSTERY ROBOTH—C-MAY OF FAM.

 30 FET LOST OF THE CONTENTE OF FM. 521, 130 FET SOUTH OF THE CONTENTE OF

 OF DALLAS ROAD, AND 18 FET LOST OF THE WEST DUD OF THE CONTENTE OF

 OF DALLAS ROAD, AND 18 FET LOST OF THE WEST DUD OF THE CONTENTE OF

 AND IS APPROXIMATELY LOST, WITH THE HORIMAN AND THE ROAD.

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 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 +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HMY 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. 48039C0020K. 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 SE RESTALLED WITHIN A PROPERTY ESSENSIT WITH PRESCRIBED STATE TO A PRIVATE BUTTH WAS REQUEST. THE PRESCRIBED STATE TO PROPERTY BUTTH WAS REQUEST. THE PRESCRIBED STATE STATE OF CONFERENCION. FALLURE TO SEQUE SUCH PERMISSION WAS SELLO IN THE RESONAL PROPERTY OF THE ROUTE THE PRIVATE ENTITIES TO BUILD WITHIN A EASEMENT SO SOLIE! THAT OF THE OWNER.
- 11. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) ETHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YARR PLOODPAIN MATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPAIN. (3) 12 INCHES ABOVE TRISHED GROVE.
- 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 ETJ, ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF PLATTING.
- 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.
- 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.
- 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. 2015050956 B.C.D.P.R.
- 19, FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING UND AND 25-FEET FOR GRADES, AND MINIMUM SIDE YARDS SETBACKS FOR CORNER LOTS SHALL BE 20-FEET. 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 WARE AMMINIMUM SIDE YARD SETBACK OF 15 FEET.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETERMION 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:

 - 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

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LOT 2
107 12 7,500 60,00° 107 14 7,500 60,00° 107 14 7,500 60,00° 107 14 7,500 60,00° 107 14 7,504 60,00° 107 16 7,504 60,00° 107 16 7,500 60,00° 107 17 7,500 60,00° 107 11 7,500 60,00° 107 11 7,500 60,00° 107 11 7,447 60,29° 107 15 11,044 61,67 107 15 7,447 60,29° 107 15 11,044 61,67 107 15 7,500 60,00° 107 16 7,500 60,00° 107 17 7,500 60,00° 107 17 7,500 60,00° 107 17 7,500 60,00° 107 17 7,500 60,00° 107 17 7,500 60,00° 107 17 7,500 60,00°
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107 2
LOT 2 7,500 60,00° LOT 3 7,500 60,00° LOT 4 7,500 60,00° LOT 5 7,594 60,00° LOT 6 9,583 67,48° LOT 7 12,899 62,00° LOT 8 11,081 61,56° LOT 9 7,445 60,00° LOT 10 7,500 60,00° LOT 11 7,500 60,00° LOT 12 7,447 60,29° LOT 12 7,447 60,29° LOT 12 7,447 60,29°
LOT 2
LOT 2 7,500 60.00' LOT 3 7,500 60.00' LOT 4 7,500 60.00' LOT 5 7,504 60.00' LOT 5 9,583 67.48' LOT 7 12.899 62.01' LOT 8 11,081 61.56' LOT 9 7,445 60.30' LOT 10 7,500 60.00' LOT 10 7,500 60.00'
LOT 2 7,500 60.00' LOT 3 7,500 60.00' LOT 4 7,500 60.00' LOT 5 7,594 60.00' LOT 5 9,583 67.48' LOT 7 12,899 62.01' LOT 8 11,081 61.56' LOT 9 7,445 60.30'
LOT 2 7,500 60.00' LOT 3 7,500 60.00' LOT 4 7,500 60.00' LOT 5 7,594 60.00' LOT 5 9,583 67.48' LOT 7 12,899 62.01' LOT 8 11,081 61.56' LOT 9 7,445 60.30'
LOT 2 7,500 60.00' LOT 3 7,500 60.00' LOT 4 7,500 60.00' LOT 5 7,594 60.00' LOT 6 9,583 67.48' LOT 7 12,899 62.01' LOT 8 11,081 61.56'
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LOT 2 7,500 60.00' LOT 3 7,500 60.00' LOT 4 7,500 60.00'
LOT 2 7,500 60.00' LOT 3 7,500 60.00'

RESERVE ACREAGE SQ.FT.

LOT SQ. FT. LOT WIDTH

			RESERVE	TABLE	
LOT 18	9,192	74.10			
LOT 16	7,750 7,750	62.00°			
LOT 15	7,750	62.00"			
LOT 14	7,625	61.00			
LOT 12	7,500	60.00'			
LOT 11	7,500	60.00			

TYPE

	LINE TABLE						
LINE	BEARING	DISTANCE		7			
L1	N 71'07'04" E	84.44		Г			
L2	S 86"49"19" W	25.00"		Г			
L3	N 03"10"41" W	90.00"		Г			
L4	N 03"10"41" W	5.00"		Г			
L5	N 41'49'19" E	10.00"		Г			
L6	S 48"10"41" E	10.00"		Г			
L7	S 41'49'19" W	10.00"		Г			
L8	N 48"10"41" W	5.00"		Г			
L9	N 03"10"41" W	69.27		Г			
L10	S 08"52"43" W	51.05		Г			
L11	S 48"10"41" E	14.14"		Г			
L12	S 41"49"19" W	14.14"		Г			
L13	S 29°24'30" W	20.00"					
L14	S 86"53"22" W	38.20"		Г			
L15	N 86'53'22" E	55.97"		Г			
L16	N 86'49'19" E	81.91'					
L17	S 86"49"19" W	42.89		Г			

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	83.53	89"58"55"	131.18	S 41"48"46" W	118.11
C2	25.00	90'00'00"	39.27	N 41'49'19" E	35.36
C3	25.00	90'00'00"	39.27	N 48"10"41" W	35.36
C4	540.00	15"42"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 41'49'19" 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 41'49'19" W	77.78
C9	25.00	90'00'00"	39.27"	N 41'49'19" E	35.36"
C10	25.00	23"06"29"	10.08	N 14"43"56" W	10.01
C11	60.00	136"12"57"	142.64	N 41'49'19" E	111.35
C12	25.00"	23"06'29"	10.08	S 81°37°27" E	10.01
C13	25.00"	23"06'29"	10.08	N 75°16'04" E	10.01
C14	60.00"	136"12"57"	142.64	S 48"10"41" E	111.35
C15	25.00"	23'06'29"	10.08"	S 08'22'33" W	10.01
C16	25.00	28'34'38"	12.47	S 17"28'00" E	12.34
C17	60.00	147"09"17"	154.10"	S 41'49'19" W	115.10
C18	25.00"	28'34'38"	12.47	N 78'53'22" W	12.34
C19	25.00"	45"05"57"	19.68"	S 64'16'20" W	19.17
C20	60.00"	279'04'02"	292.24"	N 01"15"23" E	77.88
C21	25.00"	53"58'05"	23.55"	S 66"11"39" E	22.69
C22	25.00"	90"00"00"	39.27	N 41'49'19" E	35.36
C23	25.00"	90"00"00"	39.27	N 48"10"41" W	35.36
C24	25.00"	23"06'29"	10.08"	S 75"16"04" W	10.01
C25	60.00"	136"12"57"	142.64	N 48"10"41" W	111.35
C26	25.00"	23"06"29"	10.08"	N 08°22'33" 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 48"10"41" W	35.36
C29	25.00	90,00,00,	39.27	N 41'49'19" 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 41'49'19" W	35.36

CURVE TABLE

FINAL PLAT OF POMONA SECTION 22

MAINTENANCE

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 YOUME 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

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

FNGINFER:

Phone 713.953.5200 Fax 713 OF

BAILEY C.R. 101

VICINITY MAP

KEY MAP NO. 652D

LJA Surveying, Inc.

3600 W. Sam Houston Parkway S. Phone 713.953.5200
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Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382