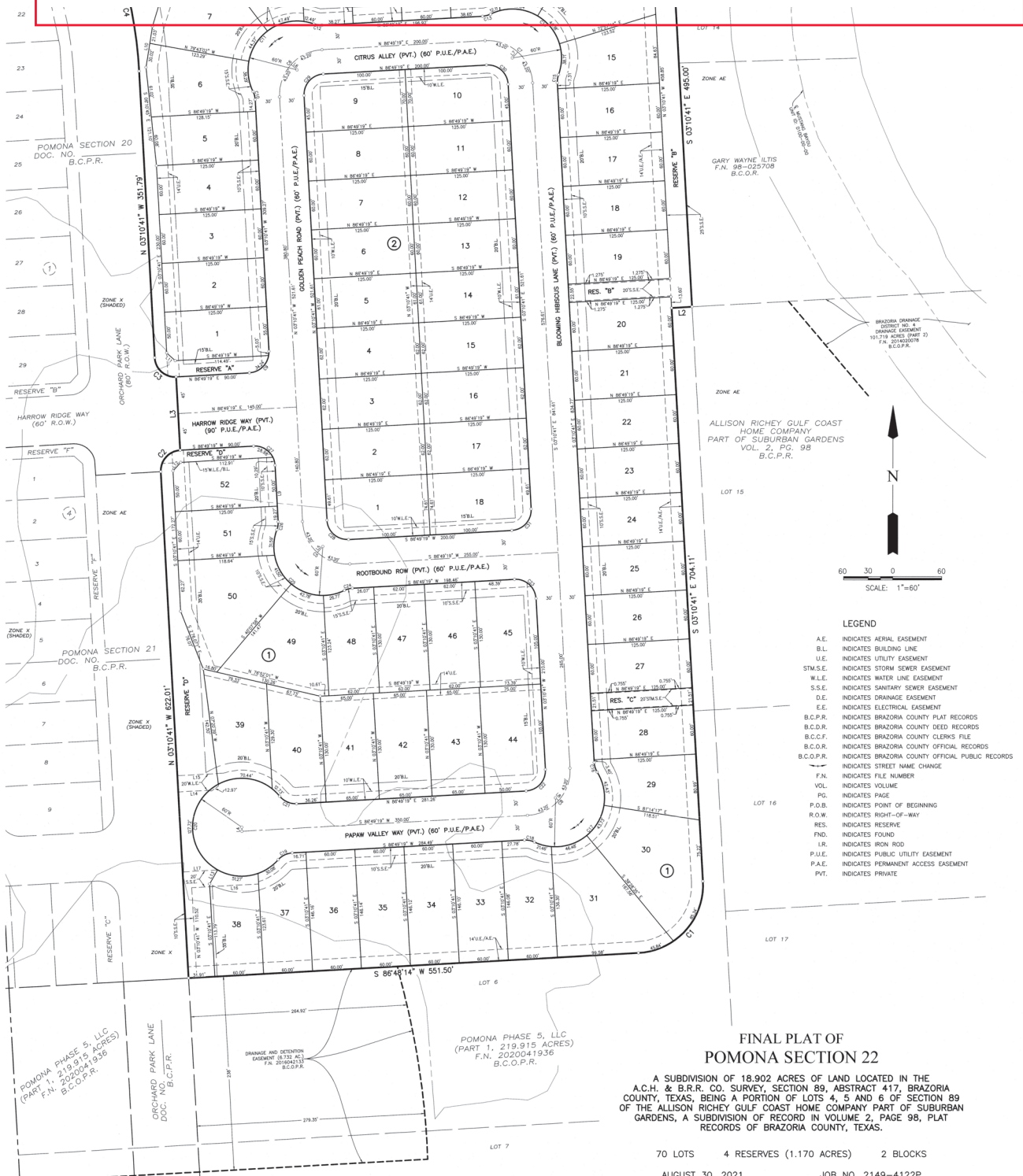




CR	Street Name	ROW	Length (Ft.)	Length (Miles)
1261	Harrow Ridge Way	90'	145.00 ft.	.027 mile
1280	Golden Peach Road	60'	608.01 ft.	.155 mile
1281	Citrus Drive	60'	286.40 ft.	.054 mile
1282	Blooming Hibiscus Lane	60'	928.01 ft.	.176 mile
1283	Rootbound Row	60'	298.20 ft.	.056 mile
1284	Papaw Valley Way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



DIR. 2/2/21

MLAR CHECK: SURV. 2/2/21



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 0.99986547.
- 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 RECORDEDATION 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 ARCOLA RIVER 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 1.9 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 UTM D100-00-00.  
ELEV. = 62.31 FEET, NAVD-88 (2001 ADJ.) (ADD 1.65 FEET FOR NAVD-29 (1978 ADJ.))
- TRM INDICATES TEMPORARY BENCHMARK: A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUNDARY 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 UNPROVED 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.I. 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 ASHTO 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

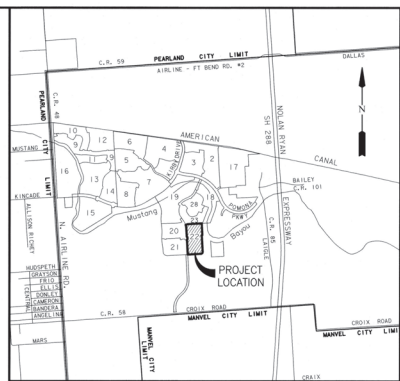
4TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE AUGUST 22, 2016

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.



VICINITY MAP

SCALE: 1" = 1/2 MILE

KEY MAP NO. 652D

LOT	SQ. FT.	LOT W/TH AT FRONT B.L.
<b>BLOCK 1</b>		
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.
<b>BLOCK 2</b>		
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	8,182	74.10'
LOT 10	8,182	74.10'
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	8,182	74.10'

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°07'00" 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°58'00"	131.18'	S 41°49'48" 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°05'27"	19.68'	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 66°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 RICHHEY 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 713.953.5200  
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 713.953.5200  
Fax 713.953.5026  
FRN-F-1386

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