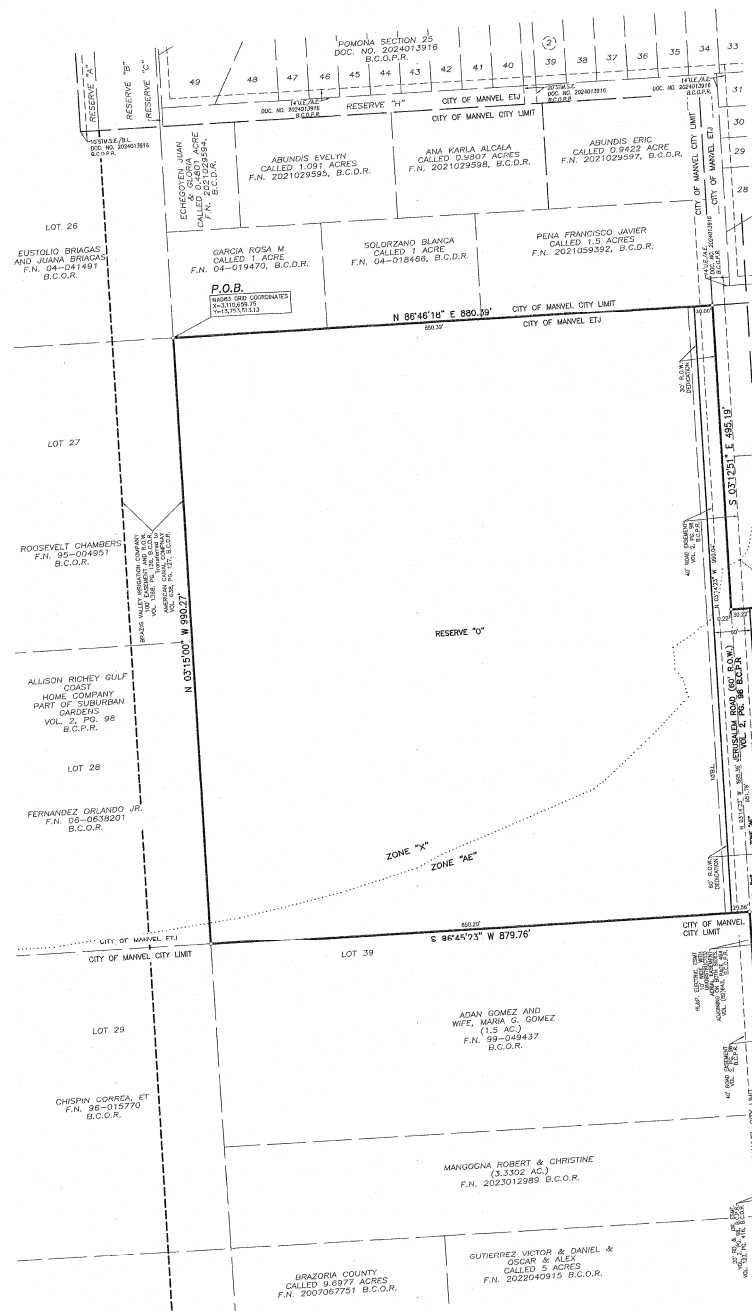


VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 652G & 652H

- LEGEND**
- A.E. INDICATES AERIAL EASEMENT
 - B.C.C.F. INDICATES BRAZORIA COUNTY CLERK'S FILE
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - B.L. INDICATES BUILDING LINE
 - C.I.R. INDICATES CAPPED IRON ROD
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - F.N. INDICATES FILE NUMBER
 - F.N.D. INDICATES FOUND
 - I.R. INDICATES IRON ROD
 - N.O. INDICATES NUMBER
 - P.K. INDICATES PLANNING DEVELOPMENT & ZONING
 - P.G. INDICATES PAGE
 - P.O.B. INDICATES POINT OF BEGINNING
 - R.O.W. INDICATES RIGHT-OF-WAY
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - U.E. INDICATES UTILITY EASEMENT
 - VOL. INDICATES VOLUME
 - W.L.E. INDICATES WATER LINE EASEMENT
 - ▲ INDICATES POINT OF ENTRY
 - ▲ INDICATES STREET NAME CHANGE



MATCH LINE - SEE SHEET 3

MAY 1982

MAY 1982

MAY 1982

MAY 1982

**FINAL PLAT OF
POMONA SECTION 28**

A SUBDIVISION OF 74.541 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 ALL OF LOTS 37, 38, 48, 49 AND 58, AND A PORTION OF LOTS 50, 57, 59 AND 60 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, AND A PORTION OF LOTS 7, 8 AND 9 OF SECTION 89 OF SAID ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, BRAZORIA COUNTY, TEXAS

240 LOTS 16 RESERVES (30,962 ACRES) 8 BLOCKS

JULY 25, 2024 JOB NO. 2149-4128P

OWNERS:
**POMONA HD SPECIALTY, LLC,
AND POMONA PHASE 6, LLC,
A TEXAS LIMITED LIABILITY COMPANY**
RUSSELL BYNUM, VICE PRESIDENT
3123 KINGSLEY DR., SUITE 1340, PEARLAND, TEXAS 77584
PH: 832-336-6271

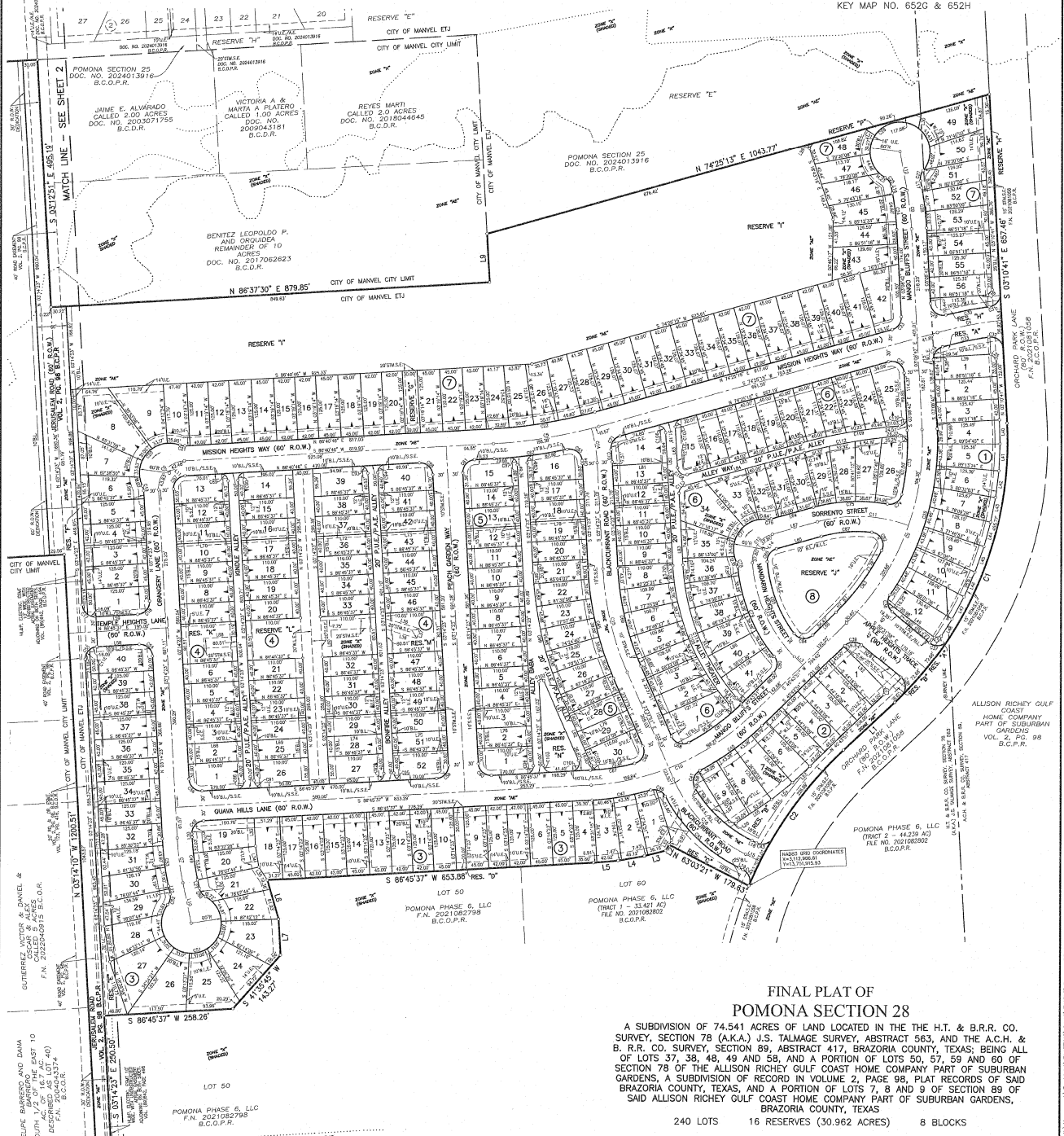
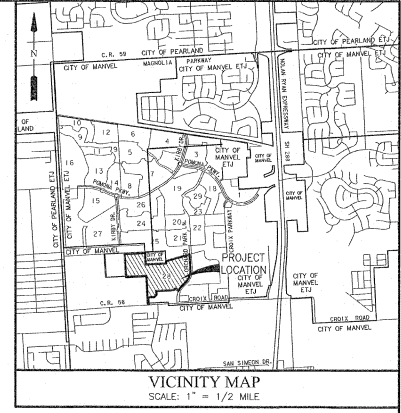
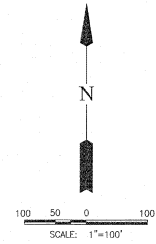
RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	0.335	14,502	LANDSCAPE / OPEN SPACE / UTILITIES / DRAINAGE	HDA
B	0.487	21,213	LANDSCAPE / OPEN SPACE / UTILITIES / DRAINAGE	HDA
C	0.165	7,186	LANDSCAPE / OPEN SPACE / UTILITIES / DRAINAGE	HDA
D	0.057	2,500	LANDSCAPE / OPEN SPACE / UTILITIES / DRAINAGE	HDA
E	0.327	9,286	LANDSCAPE / OPEN SPACE / UTILITIES	HDA
F	0.132	4,439	LANDSCAPE / OPEN SPACE / UTILITIES	HDA
G	0.086	3,750	LANDSCAPE / OPEN SPACE / DRAINAGE / UTILITIES	BOMUD 40
H	0.226	9,834	LANDSCAPE / OPEN SPACE / UTILITIES	HDA
I	7.635	332,580	LANDSCAPE / AMENITY / LAKE / DETENTION	BOMUD 40
J	0.716	31,206	LANDSCAPE / OPEN SPACE / PARK / UTILITIES	HDA
K	0.263	8,856	LANDSCAPE / OPEN SPACE / PARKING / UTILITIES / DRAINAGE	HDA
L	0.966	42,946	LANDSCAPE / OPEN SPACE / UTILITIES / DRAINAGE	HDA
M	0.203	8,856	LANDSCAPE / OPEN SPACE / PARKING / DRAINAGE	HDA
N	0.182	7,924	LANDSCAPE / OPEN SPACE / PARKING / UTILITIES / DRAINAGE	HDA
O	18.328	841,927	LANDSCAPE / AMENITY / LAKE / DETENTION	BOMUD 40
P	0.025	1,150	LANDSCAPE / OPEN SPACE / UTILITIES / DRAINAGE	BOMUD 40
TOTAL	30.962	1,348,754		

MINIMUM FINISH FLOOR ELEVATION	
BLOCK	ELEVATION
BLOCKS 1-7	65.57 FEET

LJA Surveying, Inc.
3020 W. Stem Houston Parkway S. Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.6026
T.B.P.E.L.S. Firm No. 10194382

LJA Engineering, Inc.
1941 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5208
FRN-F-1386

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**FINAL PLAT OF
POMONA SECTION 28**

A SUBDIVISION OF 74.541 ACRES OF LAND LOCATED IN THE 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 ALL OF LOTS 37, 38, 48, 49 AND 58, AND A PORTION OF LOTS 50, 57, 59 AND 60 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS, AND A PORTION OF LOTS 7, 8 AND 9 OF SECTION 89 OF SAID ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, BRAZORIA COUNTY, TEXAS

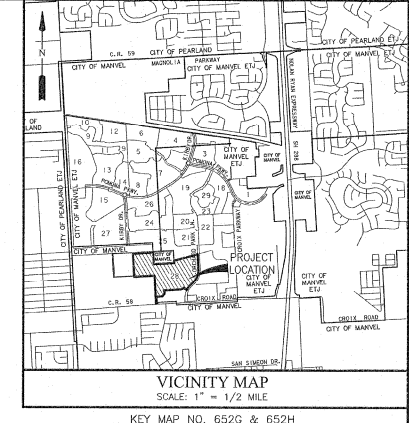
240 LOTS 16 RESERVES (30.962 ACRES) 8 BLOCKS
JULY 25, 2024 JOB NO. 2149-4128P

OWNERS:
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AND POMONA PHASE 6, LLC,
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, VICE PRESIDENT
3129 KINGSLEY DR., SUITE 1340, FEARLAND, TEXAS 77584
PH: 832-338-6271

SURVEYOR:
LJA Surveying, Inc.
3020 W. Sam Houston Parkway S. Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5028
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 713.953.5028
FRN-F-1386

Table with columns for BLOCK 1 through BLOCK 7, containing lot numbers, square feet, and lot width at block.



KEY MAP NO. 652G & 652H

- NOTES: 1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY AND THE INCORPORATED LIMITS OF THE CITY OF MARVELL. 2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHITRE TITLE COMPANY, ORDER NO. 2023-08-001857... 10. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITH A PROPERTY EASEMENT WITH PRESERVED RIGHTS TO A PRIVATE EASEMENT MAY REQUIRE THE PERMISSION OF THE PRIVATE EASEMENT PROPRIETOR...

CURVE TABLE with columns for CURVE, RADIUS, DELTA, ARC, CHORD BEARING, and CHORD.

CURVE TABLE with columns for CURVE, RADIUS, DELTA, ARC, CHORD BEARING, and CHORD.

LINE TABLE with columns for LINE, BEARING, and DISTANCE.

LINE TABLE with columns for LINE, BEARING, and DISTANCE.

Table with columns for CURVE, RADIUS, DELTA, ARC, CHORD BEARING, and CHORD, containing curve data for lots.

Table with columns for CURVE, RADIUS, DELTA, ARC, CHORD BEARING, and CHORD, containing curve data for lots.

Table with columns for LINE, BEARING, and DISTANCE, containing line data for lots.

Table with columns for LINE, BEARING, and DISTANCE, containing line data for lots.

POMONA DEVELOPMENT - LOT SUMMARY TABLE

Table with columns for LOT SECTION, LOT NO., ACRES, and TOTAL LOTS, summarizing the development.

FINAL PLAT OF POMONA SECTION 28

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