# Total Pages: 4 MIII NA-PORNACIEMONIA CAPPASAN SANCYANA SEMERI III

IN TESTIMONY WHEREOF, POMONA PHASE 8, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND POMONA HO SPECIALTY, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS OF SESTINGED OF AUGUSTAL BYBAUS, ITS VECE PRESENCY, THEREUNTO AUTHORIZED, THIS DAY OF TRANSPORTED DAY OF THE PROPERTY OF THE PROPERTY

BY: POMONA PHASE 6, LLC, A TEXAS LIMITED LABILITY COMPANY AND POMONA HD SPECIALTY, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: Man By
RUSSELL BYNUM, VICE PRESIDENT

### STATE OF TEXAS PRIS

BETORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RUSSELL BRINDAY, MCF PRESIDENT OF POIOUN PHASE, E. LIC, A TEXAS UNITED LIBERTY COMPAY, AND PROMOME AN ESPECIALTY, LIC, A TEXAS INSECTION LIBERTY COMPAY, AND PROMOME AND THE TO BE THE TO BE THE TOWN THE PROMOME AND THE TOWN THE PROPOSE AND COMPONENTIAL THE EXECUTED THE SAME FOR THE PROPOSES AND COMPONENTIAL THE PROPOSES AND COMPONENTIAL THE TOWN THE PROPOSES AND COMPONENTIAL THE TOWN THE PROPOSES AND COMPONENTIAL THE PROPOSED AND COMPONENTIAL



LIGHT R. MANDIEL, A EGGITSED PROTESTIME UND SERVING OF THE STATE OF TRUSK. REPORT CERTIFICATION THE STANDARD OF THE MAD CORRECT, MAD TREPAIDED FROM AN ACTUAL BURKANT SUMMY OF THE PROPERTY MAD ON THE GROUND LIDIDER MY SUPERIORS OF THE PROPERTY MAD ON THE GROUND LIDIDER MY SUPERIORS OF THE STANDARDS OF PROCECT OF THE LITING SHOWS OF PROTESTIONAL THE STANDARDS OF THE STANDARD OF THE

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 INTERASTRUCTURE AND FINAL GRADING WITHIN THE SUBDIVISION.

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



TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

BY: Tom M-l PRINT NAME: TOM MILLER
TITLE: AVP

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TO THE FOREOGNED INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY DESCRIBED THE FOREOGNED INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY DESCRIBED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY DESCRIPESTS.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 13 DAY OF AUGUST, 2024 Pricar Setnie Holming NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





APPROVED BY THE BOARD OF COMMISSIONERS ON \_\_OSO\_ZOZA\_

DISTRICT SUPERINTENDENT

THE SEMATURES ABOVE ARE ENDOINCE THAT THE DISTRICT'S BOARD OF COMMISSION OF COMMISSION OF THE SEMANDOSI OF THE THE THROW THE BOARD OF DESIGN OF THE SEMANDOSI OF THE THROW THE BOARD OF DESIGN OF THE SEMANDOSI OF

BDD4 REF. ID #22-000089 AND #24-000120

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANNEL, TEXAS, HAS APPROVED THIS PLAT OF POUNDING SECTION 28 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE COMMISSION OF THE CITY OF MANNEL AS SHOWN HERCOM AND AUTHORIZES THE SECONDARY OF THE PLAY.

He Marroll

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG", PREWOUSLY SET FOR THE MORTHWEST CORNER OF SAID 20.005 AGRES, SAME BEING THE COMMON CORNER OF LOTS 26, 27, 36 AND 37 OF SAID SECTION 78;

THENCE, MORTH, 65° 68° 18" SET, ALONG THE CHAMON LINE OF THE MORTH LINE OF SMO 2006 AGRES, THE SOUTH BISE OF "SHO LOT 38, AMD THE MORTH LINE OF SALD OF 38, 880.39 FEET TO THE MORTH-SET COMISTS OF SMO 20,000 AGRES, SMAE BRING THE COMMON COMISER OF LOTS 39, 37, 48 AM 94", OF SMD SECTION 76; SAME BRING THE COMMON COMISER OF THAT CERTAIN CALLED 65.773 AGRES TRACT COMMOND TO VPODE POMOVIA LLC, BY INSTRUMENT OF FROOTON IN TEXT MORTH ZOZIOTYTON, D.C.O.P.R.

THENCE, NORTH BE 37' 30" EAST, DEPARTING THE EAST LINE OF SAID 20.009 ACRES, ALONG THE NORTH LINE OF SAID 24.20 ACRES, THE SOUTH LINE OF SAID LOT 47. AND THE NORTH LINE OF SAID LOT 47. AND THE SAID LOT 48, BY 39.55 FEET TO A POINT FOR COPPRER, SAME BEING THE COMMON CORNER OF LOT 47, LOT 48, LOT 57 AND 58 OF SAID SECTION 78, SAME BEING ON THE WESTERLY LIVE OF THE AVORABLEMICHOLS 33.42 ACRES,

THENCE, NORTH 03' 11' 46' WEST, ALONG THE COMMON LINE OF THE WESTERLY LINE OF SAID 54.320 ACRES, THE EAST LINE OF SAID LOT 47 AND THE WEST LINE OF SAID LOT 57, 96.92 FEET TO A POINT FOR CORNER;

THENCE, NORTH 74' 25' 13' EAST, ALONG THE NORTHERLY LINE OF SAID 54.320 ACRES, 1.04.3.77 FEFT TO THE NORTHEAST CORNER OF SAID 54.320 ACRES, SAIR BERING ON THE WESTERLY RIGHT-OF-MAY LINE OF ORGHANDE PARK LINE (30 FEET WORE). AS SHOWN ON ORCHMON PARK LINE PARK 12, STREET DEDICATION, A SUBDIVISION OF RECORD IN FILE NUMBER 2021/DISIOSB, BLCZ-RE;

THENCE, ALONG THE COMMON LINE OF THE EASTERLY LINE OF SAID 54.320 ACRES, AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID ORCHARD PARK LANE, THE FOLLOWING FOUR (4) COURSES:

2.620.23 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 710.00 FEET, A CENTRAL ANGLE OF 50 03" 07", AND A CHORD WHICH BEARS SOUTH 21" 50" 52" WEST, 800.70 FEET TO A POINT FOR CORNER;

3.SOUTH 46' 52' 26" WEST, 139.69 FEET TO A POINT FOR CORNER, THE BE A CURVE:

A CUPING.

4.333.61 FEET PARTIMALY WITH THE EASTERLY LINE OF SAID 54.320 AGRES, AND PARTIMALY WITH THE EASTERLY LINE OF THE AFFOREMENTIONED 33.421 AGRES ALONG THE ARC OF A TRIGOSTI CURVE TO THE LETT, NUMBER OF ROBAGO FOR A CONTROL MANGE OF 28 111 451, AND A CHORD WHICH BEARS SOUTH 34 46 537 WEST, 35.114 FEET TO A POINT FOR COPIEDE,

THENCE, NORTH 63' 03' 21" WEST, DEPARTING THE COMMON LINE OF SAID ORCHARD PARK LAND SAID 33.421 ACRES, 179.63 FEET TO A POINT FOR CORNER, SAME BEING ON THE SOUTHERKY LINE OF THE APPROXEMENTIONED 54.320 ACRES 5.

THENCE, ALONG THE SOUTHERLY LINE OF SAID 54:320 ACRES, THE FOLLOWING MINE (9)

1.SOUTH 29" 33" 10" WEST, 13.85 FEET TO A POINT FOR CORNER;

2.SOUTH 75' 43' 29" WEST, 43.59 FEET TO A POINT FOR CORNER; 3.SOUTH RO' 24' 50" WEST, 53.59 FEFT TO A POINT FOR CORNER;

4.SOUTH 84' 54' 32" WEST, 49.44 FEET TO A POINT FOR CORNER;

5.SOUTH 86" 45' 37" WEST, 653.88 FEET TO A POINT FOR CORNER;

6.SOUTH 16" 19" 25" EAST, 81.29 FEET TO A POINT FOR CORNER;

7.SOUTH 03' 21' 47" EAST, 71.88 FEET TO A POINT FOR CORNER;

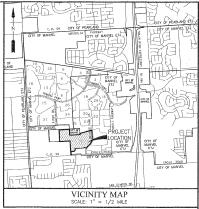
8.SOUTH 41" 35" 45" WEST, 143.27 FEET TO A POINT FOR CORNER; 9.SOUTH 86" 45' 37" WEST, 258.26 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING THE SOUTHERLY LINE OF SAID 54.320 ACRES, SOUTH 03' 14' 23' EAST, 250.50 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.32 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A NUMBER OF 25.00 FEET, A COSTITUL ANGLE OF 39° 30° 32° 44°, AND A GIAGRA WINDIN CHARGE SOUTH 48° 18° 05° 45KT, 33.99 FEET TO A POINT FOR CORPERC ON THE SOUTHERLY NUMBER OF THE APPRENENTIONED 34.236 ACRES, SAME BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROLD 45.

THENCE, HORTH OJ. 14' 10' WEST, DEPARTINO THE NORTH ROAT-OF-WAY LINE OF SAU MAY ROAD 98, ALONG THE COMMON! LINE OF LOT 10 AND LOT 50, LOT 39 AND LOT 40, AND LOT 50, LOT 39 AND LOT 40, LOT 50, LOT 39 AND LOT 40, AND LOT 50, LOT 50, LOT 50, LOT 50, LOT 50, AND LOT 50, LOT 30, AND LOT 50, LOT 1727 TO A FORT FOR CONSIGN, SAUE DEBIG THE SOUTHERST CONSIGN OF THE LOT 1727 TO A FORT FOR CONSIGN, SAUE DEBIG THE SOUTHERST CONSIGN OF THE TOTAL TREE CONSIGN AND LOT 50, AND LOT 50, AND LOT 40, OF SAUE

THENCE, NORTH 03" 15" 00" WEST, ALONG THE WEST LINE OF SAID 20.005 ACRES, THE COMMON LINE OF SAID LOT 28 AND SAID CAT 38, AND THE COMMON LINE OF LOT 27, AND LOT 37, OF SAID SECTION 78, 990.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 74,341



KEY MAP NO. 652G & 652H

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES

- ANY COVERNMENTAL 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 OFFICIATION FACALITIES IS THE SALE PERSPASSIBILITY OF THE WARRE OF THE PROPERTY THE OUTSITE OF MAN PROPERTY MANTHANCE OF RECOVER, PARTILLISES OWNED AND CONSTRUCTED BY THE OSSIBILIT, OR SUB REGIONAL FACALITIES CONSTRUCTED BY THE OSSIBILITY OF SUB-RECOVERY OF THE OSSIBILITY OF THE OSSIBIL
- CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTH-EIGHT (48) HOURS BEFORE BEDWINNO WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONDRETE.
- 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 ORNINGE SYSTEM ARE OPERATING PROPERTY.
- APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 98% CERMINATION 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.
- 8. HE DITROTS MPROVIL OF THE FINAL DRINACE PLAN (AND FINAL PLAT IF REQUIRED)

  2015 100 FFFCT WISE PROPERTY INC.

  100 FFFCT
- 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 COMPLANCE CAN BE ISSUED. CONTACT THE DISTRICT'S INSPECTOR FOR FURTHER CLARIFICATION.
- 12. ALL DRAINGE FANNS AND PLATS SHALL BE IN CONFORMINGE WITH THE DISTRICT'S RALES REGULATIONS & GUIDELINES BOARD APPROVAL OF A DIRANGE PLAN OR PLAT DOES NOT CONSTITUTE PREVISION TO DEVIALE EVANTION FROM THE DISTRICT'S RUSE, REGULATION AS QUIDELINES SO DIX'N APPROVAL DEVIALOR PLAN ALONDO BY A SEPARATE REQUEST FOR WANNESS REGULATION OF THE PLAN CONFORMED AND ALONDO BY A SEPARATE REQUEST FOR WANNESS REFERENCES OF THE PLAN CONFORMED PLAN FOR PAGE AND ON THE PLAN CONFORMED PAGE AND ONE SHOT AFFECT THE MAPPIOR FOR SHEET WHERE APPLICABLE. THE USE OF THE TIDM "QUIDELINES" RICHIN DOES NOT AFFECT THE MANDROVEN FINDER OF THESE TRUSK, REQUILITIONS, COULDERS.

Street Name	ROW	Length (Ft.)	Length (Mi.)
Temple Heights Lane	60'	195'	0.04
Orangery Lane	60'	913.46'	0.17
Mission Heights Way	60'	1780.64'	0.34
Guava Hills Lane	60'	993.13'	0.19
Peach Garden Way	60'	691.28'	0.13
Blackcurrant Road	60'	972.94'	0.18
Mango Bluffs Street	60'	1446.32'	0.27
Mandarin Heights Stree	t 60'	271.26'	0.05
Sorrento Street	60'	316.49'	0.06
Apple Heights Trace	90'	179.16'	0.03

### FINAL PLAT OF

## POMONA SECTION 28

A SUBDIMISION 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 78 (A.K.A.) J.S. TALMAGE SURVEY, ASTRACT 563, AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS; BEING ALL OF LOTS 37, 39, 48, 49 AND 58, AND A PORTION OF LOTS 50, 57, 59 AND 60 OF SECTION 78 OF THE ALLISON RICHEY CULF COAST HOME COMPANY PART OF SUBJURGAN GARDENS, A SUBDIMISION 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 SUBJURGAN GARDENS, BRAZORIA COUNTY, TEXAS, AND A PORTION COUNTY, TEXAS, BRAZORIA COUNTY, TEXAS, BRA

JOB NO. 2149-4128P OWNERS:

POMONA HD SPECIALTY, LLC, AND POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY RUSSELL BYNUM, VICE PRESIDENT 3129 KINGSLEY DR., SUITE 1340, PEARLAND, TEXAS 77584 PH: 832-336-6271

SURVEYOR: LJA Surveying, Inc.

3800 W. Sam Houston Parkway S. Phone 713.953.5200
Sulte 175 Fax 713.953.5202
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

ENGINEER: Suite 100 Katy, Texas 77449

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SHEET 1 OF



MINIMUM FINISH FLOOR EVEVATION

65.57 FEET

BLOCK



KEY MAP NO. 652G & 652H

#### LEGEND

LEGEND

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NICACIES BRAZORA, COLINTY CLERK'S FILE

NICACIES BRAZORA, COLINTY CLERK'S FILE

NICACIES BRAZORA, COLINTY FOR RECORDS

NICACIES BRAZORA, COLINTY OFFICIAL RECORDS

NICACIES BRAZORA, COLINTY OFFICIAL PUBLIC RECORDS

NICACIES CAPPED TIONS ROD

NICACIES PLANNING CAPPED TION

NICACIES STORT OF BEGINNING

NICACIES STORT SORT SERVER RESIDENT

NICACIES VICLAME TION

NICACIES VICLAME TION

NICACIES VICLAME TION SERVER RESIDENT

NICACIES VICLAME THE LIES EXEMPNT

NICACIES VICLAME THE LIES EXEMPT

NICACIES VICLAME THE CAPACIES

NICACIES VICLAME THE LIES EXEMPT

NICACIES VICLAME THE VICLAME T A.E.
B.C.C.F.
B.C.O.R.
B.C.O.R.
B.C.O.R.
B.C.O.R.
B.C.O.R.
B.L.
C.L.R.
C.L.R.
F.N.D.
L.R.
NO.
POZ
PG.
PO.B.
R.O.W.
S.S.E.
STM.S.E.
U.E.
VOL.
W.L.E.

FINAL PLAT OF

POMONA SECTION 28

A SUBDIVISION OF 74.54 ACRES OF LAND LOCATED N ZB
SURVEY, SECTION ZB (AKA) J.S. TALLMAGE SURVEY, ABSTRACT 563, AND THE A.CH. &
B. R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BBASCRAC 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 CULF COAST HOME COMPANY PART OF SUBJURBAN
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 AS
SAID ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBJURBAN GARDENS,
BRAZORIA COUNTY, TEXAS, AND A PORTION OF LOTS 7, 8 AND 9 OF SECTION AS
SECTION 78 OF SECTION AS S

JULY 25, 2024

JOB NO. 2149-4128P

OWNERS:

POMONA HD SPECIALTY, LLC, AND POMONA PHASE 6, LLC,
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, MCE PRESIDENT
3129 KINGSLEY DR., SUITE 1340, PEARANO, TEXAS 77584
PH: 832–335–6271

Ε	0.227	9,886	LANDSCAPE / OPEN SPACE / UTILITIES	HOA
r	0.102	4,439	LANDSCAPE / OPEN SPACE / UTILITIES	HOA
0 .	0.086	3,750	LANDSCAPE / OPEN SPACE / DRAINAGE / UTILITIES	BCMUD 40
Н	0.226	9,834	LANDSCAPE / OPEN SPACE / UTILITIES	HOA
ı	7.635	332,580	LANDSCAPE / AMENITY / LAKE / DETENTION	BCMUD 40
J	0.716	31,206	LANDSCAPE / OPEN SPACE / PARK / UTILITIES	HOA
к	0.203	8,856	LANDSCAPE / OPEN SPACE / PARKING / UTILITIES / DRAINAGE	HOA
L	0.986	42,946	LANDSCAPE / OPEN SPACE / UTILITIES / DRAWAGE	HDA
Н	0.203	8,856	LANDSCAPE / OPEN SPACE / PARKING / DRAINAGE	- HQA
N	D.182	7,924	LANDSCAPE / OPEN SPACE / PARKING / UTILITIES / DRAINAGE	HOA
. 0	19.328	841,927	LANDSCAPE / AMENITY / LAKE / DETENTION	BCMUD 40

SCAPE / OPEN SPACE / UTILITIES / DRA SCAPE / OPEN SPACE / UTILITIES/ DRA

RESERVE TABLE

A 0.333 14,502 9 0.487 21,213

SURVEY	OR:	
LJA Surveying, Inc.		A.A.
3600 W. Sam Houston Parkway	S. Phone	713.953.5200
Suite 175		713.953.5026
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 713,963,5200 Fex 713,963,5026 FRN-F-1386 SHEET 2 OF

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				20240	46737	Page
E	BLOCK	(1 -		E	LOCK	3
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.		LOT NO.	SQ.FT.	LOT WIDT
1	5,594	45.00'		-1	5,881	45.01
2	5,845	45.00"		2	6,038	45.01
3	5,270	42.00'		3	5,639	42.01
- 4	5,559	42.04		4	5,275	42.00
- 5	6,062	45.04'		. 6	5,825	45.00"
- 6	6,070	45.04		. 6	5,625	45.00"
7 .	5,687	42.04		7	5,250	42.00
8	5,716	42.04			5,250	42.00
. 9	6,168	45.04		- 9	5,625	45.00
10	6,227	45.04		. 10	5,625	45.00
11	5,878	42.04		11	5,250	42.00
12	5,876	42.04		12	5,250	42.00
	A		.	13	5,625	45.00"
-	BLOCK		1	14	5,825	45.00
	LUCK			15	5,250	42.00"
LOT NO.	SQ.FT.	LOT WIDTH		16	5,250	42.00
1	5,200	42.00		17	5,625	45.00
2	5,250	42.00		18	5,996	51.29
3	5,625	45.00		19	7,411	81.96"
4	5,625	45.00"		20	6,006	51.93
5	5,250	42.00"		21	6,181	52.95"
- 5	5,526	42.02		22	5,862	48.25"
7	6,042	45.04	ı	23	7,872	44.53
-8	6,042	45.04		24	7,381	45.07
9	5,259	42.03"		25	8,688	50,96"
			'	26	9,277	45.39"

.6	0,625	45.00	1	6	4,400	40.00
7	5,250	42.00		. 7	4,400	40.00"
8	5,250	42.00"		8	4,400	40.00
9	5,625	45.00		9	4,400	40.00"
10	5,625	45.00		10	4,400	40.00"
11	5,250	42.00		11	4,400	40.00
12	5,250	42.00		12	4,400	40.00"
13	5,625	45.00"		13	5,876	54.27
14	5,625	45.00"		14	6,030	54.34"
15	5,250	42.00"		15	4,400	40.00"
16	5,250	42.00		16	4,400	40.00"
17	5,625	45.00		17	4,400	40.00"
18	5,996	51.29"		18	4,400	40.00"
19	7,411	81.96		19	4,400	40.00"
20	6,006	51.93		- 20	4,400	40.00"
21 .	6,181	52.95"		. 21	4,400	40.00*
22	5,862	48.25"		22	4,400	40.00"
23	7,872	44.53		23	4,400	40.00"
24	7,381	45.07		24	4,400	40.00"
25	8,888	50,96"		25	4,400	40.00"
26	9,277	45.39"		26	6,002	54.14"
27	8,974	42.34		27	8,002	54.14"
28	6,556	49.52		28	4,400	40.00"
29	6,164	53.40*		29	4,400	40.00"
30	6,253	45.04		30	4,400	40.00'
31	6,062	45.01"		31	4,400	40.00'
32	5,741	45.00'		32	4,400	40.00
33	5,825	45.00'		33	4,400	40.00'
34	5,625	45.00		34	4,400	40.00
35	5,250	42.00		35	4,400	40.00'
36	5,250	42.00		. 38	4,400	40.00
37	5,825	45.00		37	4,400	40.00
38	5,625	45.00'		38	4,400	40.00'
39	5,250	42.00		39	6,053	54.67
40 .	8,717	54.49		40	5,939	54.74
				41	4,400	40.00"
				42	4,400	40.00"
				43	4,400	40.00"
				44	4,400	40.00"
				45	4,400	40.00"

BLOCK 4 LOT NO. SQ.FT. LOT WIDTH

E	BLOCK	5		Е	LOCK	6
OT NO.	SQ.FT.	LOT WIDTH AT B.L.		LOT NO.	SQ.FT.	LOT WIDT AT B.L.
1	5,868	54.14	1 [	1	8,147	69.08
2 .	4,400	40.00	1 1	2 .	4,705	40.00
3	4,400	40.00"		3	4,475	40.001
4	4,400	40.00	1 (	4	4,494	42.08
5 .	4,400	40.00'	1 [	. 5	4,742	46.50
6	4,400	40.00	1. [	6	4,760	46.73
7 .	4,400	40.00	1 1	7	4,765.	46.73
8	4,400	40.00	Н	8	4,754	48.25"
9	4,400	40.00"	1 1	9	4,400	40.00
10	4,400	40.00"	П	10	4,400	40.00"
11	4,400	40.00	1 1	11:	4,400	40.00
12	4,400	40.00"	1 1	12 .	4,400	40.00"
13	4,400	40.00"	11	13	4,400	40.00*
14	4,400	40.00	1 1	14	7,158	57.19"
15	6,033	54.27	1 1	15	6,072	47.42
16	6,130	59.26"	П	18	4,400	40.00"
7	4,400	40.00"	1 1	17	4,400	40.00"
8	4,400	40.00"	1	18	4,400	40.00"
9	4,400	40.00	1	19	4,400	40.00"
20	4,400	40.00"	1	20	4,400	40.00"
21	4,529	40.00"		. 21	4,422	40,00*
22	4,672	40.00"	l	22	4,504	40.00"
23	4,672	40.00	1 1	23	4,850	40.00
24	4,672	40.00"	1	24	4,860	40.00
25	4,672	40.00"	ll	25	6,936	62.00
26	4,872	40.00"	li	26	7,026	49,49
27	4,472	40.00"	lt	27	5,714	40.48
28	4,400	40.00		28	5,303	40.66"
29	4,400	40.00"	lt	29	5,055	40.66
30	6,095	81.77*	1	30	4,522	40.12
			۱.	31	4,400	40.00
			ı	32	4,334	40.39
			ı	33	6,354	41.12
			ı	34	8,757	40.38
			1	35	5,731	40.55
			- 1	36	4,810	40.46
			ı	37	4,906	40.07
			- 1		_	

. E	LOCK	7			LOCK	7	
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.		LOT NO.	SQ.FT.	LOT WIDTH AT B.L.	
1	6,717	54.49"		29	5,673	45.00	
2	5,825	45.00"		- 30	5,673	45.00	
3	5,250	42.00'		31	5,295	42.00	
4	5,250	42.00		- 32	5,295	42.00"	
5	5,625	45.00"		. 33	5,673	45.00"	
6	6,042	45.09		34	5,673	45.00	
7	7,393	42.31		35	5,295	42.00	
8	12,302	42.34		36	5,295	42.00	
9	8,852	45.39"		37	5,673	45.00	
.10	5,656	46,79"		38	5,673	45.00	
11	5,250	42.00"		39	5,295	42.00	
12	5,250	42.00"		40	5,295	42.00	
13	5,625	45.00"		41	5,673	45.00"	
14	5,625	45.00" -		42	8,240	57.601	
15	5,250	42.00"		43	8,867	43.52	
	5,250	42.00"		44	5,515	44.30"	
	5,625	45.00		45	6,166	52.66	
18	5,625	45.00"		46	5,836	50.35"	
19	5,250	42.00"		47	4,738	43.45"	
20	5,250	42.00"		48	5,667	56.73"	
21	5,625	45.00"		49	8,233	70.04	
22	5,625	45.00"	١.	50	5,872	51.91"	
23	5,250	42.00		. 51	5,590	45.31"	
24	5,404	44.70'		52	5,746	42.02"	
25.	5,798	49.13'		53	5,934	45.05	
28	5,734	49.13"		54	5,638	45.00	
27 .	5,469	45.86'		. 55	5,263	42.00"	
28	5,440	44.39"		. 58	5,214	42.00	

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZOR COUNTY AND THE INCORPORATED LIMITS OF THE CITY OF MANNEL.

- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2022—0284, DATED AUGUST 20, 2024, 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 DIMDING BY AN ADJUSTMENT FACTOR OF 0.0998547.
- ALL SUBDIVISION COMMON APEAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDAYEES OF THIS PLAT SHALL BE MANTANED BY A HOMEOWHERS SHOULD BE SHALL SHALL BE MANTANED BY A HOMEOWHERS BEST AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANYEL OR BRACKING COUNTY.
- FIVE EIGHTHS INCH (5/8") IRON ROOS THREE FEET (3") IN LENGTH WITH A PLASTIC CAP MARKED "LIA SURKEY" WILL BE SET ON ALL PERMETER BOUNDARY CORNERS. CORNER NONLIMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAST
- ACTE CONTRIBUTION WAS DEVICE RECOGNISHED THE RESOLUTION FALL SHEETS REPRESENTED ALONG FALL SOLUTION FOR THE STATE OF THE SOLUTION FALL SOLUTION FOR THE CONTRIBUTION OF THE SOLUTION FALL SOLUTION FOR THE CONTRIBUTION OF THE SOLUTION FALL SOLUTION FOR THE CONTRIBUTION OF THE SOLUTION FALL SOLUTION FOR THE SOLUTION OF THE CONTRIBUTION FALL SOLUTION FOR THE SOLUTION FALL SOLUTION F ELEV. = 71.52 FEET, NOVD-29 (1978 ADJ.)
- BOD4 BENCHMARK: A BRASS DISK STAMPED 'MU-1' SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND MUSTAWG BAYOU AT STREAM CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAY 6520 NEW UNT DTO-00-00-01 ELEV. = 82.31 FEET, NAVD-88 (2001 ADJ) (ADD 1.65 FEET FOR NGVO-29 (1978 ADJ))
- TBM INDICATES TEMPORARY BENCHWARK: A BRASS DISK IN CONCRETE LOCATED +/- 607 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND +/- 55 FEET MORTH OF THE NORTHERLY EDGE OF PAREMENT OF COUNTY BOAD 101.
- THIS TRACT LES PARTILLY IN ZONE "AE", PARTILLY IN ZONE "X" (SHOED), AND PARTILLY IN ZONE "X" (ZONE "X") FAR ZONE "X") FAR ZONE "X" (ZONE "X") FAR ZONE "X" (ZONE "X") FAR ZONE "X") FAR ZONE "X" (ZONE "X") FAR ZONE "X" (ZONE "X") FAR ZONE "X") FAR ZONE "X" (ZONE "X") FAR ZONE "X") FAR ZONE "X" (ZONE "X") FAR ZONE "X" (ZONE "X") FAR ZONE "X") FAR ZONE "X" (ZONE "X") FAR ZONE "X" (ZONE "X") FAR ZONE "X" (ZONE "X") FAR ZONE "X") FAR ZONE "X" (ZONE "X") FAR ZONE
- LOTS HAVE BEEN REMOVED FROM THE FLOOD PLAIN AND LIE WITHIN ZONE "X" (SHADED) BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACENCY LETTER OF MAP REVISION BASED ON FILL (LOMR-F) DATED ANNUARY 17, 2023, CASE NO. 23-06-0490A. ALL FLOODPLAN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS FER THE FEMA FIRM MAP THAT IS SPECIFIC AT THE TIME THE PLAT IS RECORDED, FLOODPLAN STATUS IS SUBJECT TO CHANGE AS FEAM FIRM AND ARE UPDATED.
- FROM FIRE MAYO JAM, DEGISLATION OF THE RESPONSIBILITY OF SECURITY SHIP PRESCRIED BRIEFS TO A PROVIDE DETITY WAS FEATURE TO THE OWNER DETITY WAS FEATURED TO THE OWNER DETITY PROVIDED TO THE OWNER DESIGNATION OF THE PROVIDED TO THE OWNER DESIGNATION OF THE PROPERTY OF THE PROVIDED THE DESIGNATION OF THE PROPERTY OF SECURITY OF SECURITY OF THE PROVIDED THE OWNER DESIGNATION OF THE PROVIDED THE PROVIDED THE PROVIDED THE OWNER DESIGNATION OF THE OWNER DESI
- 11. THE MINIMUM SUAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE:
- FOR STRUCTURES WITHIN FEMA ZONE X (SMODED), 24 INCHES ABOVE ADMICANT NATURAL GRADE.

  FOR STRUCTURES WITHIN FEMA ZONE X (SMODED), 24 INCHES ABOVE ADMICENT NATURAL GRADE.
- FOR STRUCTURES WITHIN FEMA ZONE X (UNSHADED) WITH CURB AND GUTTER STREETS, THE HIGHER OF (1) 18 INCHES ABOVE THE TOP OF CURB OR (2) 12 INCHES ABOVE THE ADJACENT NATURAL GRADE.
- 12. ANY PROPOSED DRAWINGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANYEL AND BRAZORIA CRAWAGE DISTRICT NO. 4.
- 13. THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 40, THE INCORPORATED LUMITS OF THE CITY OF MAINEL ETI, ALIAN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA DRAWAGE DISTRICT NO. 4, AT THE TIME OF PAITHING.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANUEL, AND ASSITO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- 15. BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1115,000.

  16. SIDMALYS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BULDING PERMIT FOR EACH TRACT FOR LA
- 17. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, & CONSTRUCTION OF THE INPROVEMENTS HAS NOT COMMUNICIED WITHIN THE TWO-YEAR INITIAL PERSON OR THE ONE-YEAR EXTENSION PERSON GRANTED BY PO&Z.
- 18. DOS SINGE FAMLY SPECIALTY PRODUCT REAR ENTRY LOTS MINIMAL PRINT YARD SETBACK OF 15 FEET FOR BULDING LINE F GRAGE IS LOCATED IN PERR ALLEY, SINGE FAMLY SPECIALTY PRODUCT FROM TONTY LOTS SPALL DE A MINIMAL OF 42 FEET IN MOTI, NAVE A MINIMA FRONT YAND SETBACK OF 20 FEET FOR BULDING LINE, 25 FEET OPPAGE BULDING LINE, 5 FOOT SIDE YARD BULDING SETBACK MAD AN ACCREGATE OF 10 FEET STRUED BULDING LINE, 5
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAWINGE INPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
- 20. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
  21. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
- 22. THE FOLLOWING DEVELOPMENT AGREEMENTS WITH THE CITY OF MANUEL APPLY TO THIS PLAT: DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 13, 2006
  - 1ST AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE SEPTEMBER 9, 2013
- 2ND AMERICANIST TO THE DEVELOPMENT AMERICANT, EFFECTIVE MARCH 1, 2016
  3RO AMERICANIST TO THE DEVELOPMENT AMERICANT, EFFECTIVE MARCH 1, 2016
  4TH AMERICANIST TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 1, 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 8TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 6, 2021 23. A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS
- 24. THERE ARE A TOTAL OF 240 LOTS WITHIN THIS SECTION OF POWONA DEVELOPMENT, 240 UNITS/A3.579 NET AC-5.5 UNITS PER ACRE. THERE ARE NO MORE THAN 6 UNITS PER ACRE IN THIS PLAT AND NO MORE THAN 60X FRONT ENTRY LOTS.
- 25. THIS PLAT HAS 117 TOTAL LOTS THAT WILL BE TAKING ACCESS FROM THE FRONT OF LOT AND 123 TOTAL LOTS THAT WILL BE TAKING ACCESS FROM THE REAR OF LOT.
- 28. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) THE ELEVATION SHOWN IN THE MINIMUM FIRSH FLOOR ELEVATION TABLE (2) 18 WORDS ADDOVE THE OP OF CLUBE ELEVATION FOR A CURB STREET, (3) 24 HIGHS ADDOVE THE 100 YEAR FLOORPHAM WATER SUPPLIES ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOORPHAM, (4) 12 INCHESS ADDOVE THIS HOPE GRADE.

C8 -	600.001	7'21'11"	77.00	S 06'49'17" E	78.95*		C66
. C9	500.00	48'52'33"	426.52	S 21'17'35" W	413.71		C67
C10	500.00*	41'01'46"	358.05	S 66'14'44" W	350.45		C68
C11	300.00*	35'26'03"	185.53	N 87'51'44" W	182.59		C69
C12	55.00"	78'45'43"	75.61	S 35'02'23" W	69.79		C70
.013	300.00"	39'55'41"	209.06	S 24"18"18" E	204.86		C71
014	300.00"	13'20'17"	69.84	S 09°54°31″ €	69.68		C72
C15	600.00"	20"23"28"	213.54	S 13"26"07" €	212.41		073
C16	300.00"	40"40"34"	212.98	S 43"58"08" E	208.53	1	C74
C17	25.00"	90'00'00"	39.27	S 48'14'23" E	35.36	١.	C75
C18	25.00"	90'00'00"	39.27	N 41'45'37" €	35.36		.076
C19	25.00"	22'27'51"	9.80	N 14'28'18" W	9.74		C77
C20	60.00*	136"11"08"	142.61	N 42"23"20" E	111.33		C78
C21	25.00	23'48'08"	10.39"	S 81"25"10" E	10.311		C79
C22	970.00	12'15'31"	207.54	N 80°33'01" E	207.14		C80
C23	25.00"	77'33'56"	33.84	N 35'38'17" E	31.32		C81
C24	570.00	7'21'11"	73.15	N 06'49'17" W	73.10	1	C82
C25	25.00"	49'40'47"	21.68	N 35'20'16" W	21.00		C83
C26	60.001	279'21'34"	292.54	N 79'30'08" E	77.65		C84
C27	25.00	49'40'47"	21.68	S 14"20"31" W	21.00"		C85
C28	630.001	7'21'11"	80.85	S 06'49'17" E	80.79"		C86
C29	25.00"	100'38'51"	43.92	S 53'28'07' E	38.48		C87
C30	830.00	6'06'38"	88.52"	N 79'15'47" E	88.48		C88
C31	25.00"	85'29'46"	37.30	N 39'34'13", E	33.94"		C89
C32	25.00"	95'10'12"	41.53"	N 50'45'47" W	36.91"		C90
C33	770.00	7'02'20"	94.60	S 78"07"57" W	34.54"		C91
C34	25.00"	77'45'28"	33.93	S 35'44'03" W	31.38		C92
C35	530.00"	37'52'39"	350.38	S 15'47'38" W	344.03		C93
C36 .	25.00"	85"15"55"	37.20	S 07'54'00" E	33.86		C94
. C37	25.00"	95'51'55"	41.83	N 81'32'05" E	37.12		C95
C38	25.00"	95'51'55"	41.83	N 02'36'00" W	37.12		C96
C39	25.00"	83'44'11"	36.54	S 87'35'57" W	33.37		C97
C40	530.00*	16'37'46"	153.82	S 54'02'44" W	153.28		C98
C41	25.00"	93'08'04"	40.64	S 15'47'34" W	36.31"		C99
C42	270.00	33'31'57"	158.02	S 47"32"26" E	155.77		C100
C43	25.00	85"16"31"	37.21	N 73'03'20" E	33.87		C101
C44	25.00*	86"59"05"	37.95	N 20'48'52" W	34.41		C102
C45	330.00	36*17*37*	209.04	N 46'09'36" W	205.56	-	C103
C46	25.00	78'09'26"	34.10	N 67'05'31" W	31,52		C104
C47	530.00	12'55'51"	119,61	S 80°17'42" W	119.36		C105
C48	25.00	90,00,00,	39.27	S 41'45'37" W	35.36		C106
C49	570.00	8'37'53"	85.87	S 07'33'19" E	85.79"		C107
C50	25.00	49'40'47"	21.68	S 36'42'39" E	21.00		C108
C51	60.00"	279'21'34"	292.54	S 78'07'44" W	77.65		C109
C52	25.00"	49'40'47"	21.68	N 12'58'08" E	21.00"		C110
C53	630.00"	8'37'53"	94.91	N 07'33'19" W	94.82"		0111

CURVE TABLE

710.00' 50'03'07' 620.23'
790.00' 24'11'45' 333.61'
25.00' 90'07'24' 39.32'
800.00' 9'22'55' 131.00'
12'15'31' 213.96'
80.00' 80'88'00'' 80.39'

DELTA ARC CHORD E

100.70		C59	25.00"	90'00'00"	39.27	S 41'45'37" W	35.36	
31.14	1	C60	25.00"	90,00,00,	39.27	N 48'14'23" W	35.36"	
35.39"	l	C61	25.00"	89"55"09"	39.23	N 41'43'12" E	35.33	
30.85	1	C62	1030.00*	8'10'32"	146.97	N 82'35'30" E	146.85	
13.55"	1	C63	25.00	97'01'42"	42.34	S 52'58'55" E	37.46	
77,73"		061	270.00	1"13"41"	5.7°s*	3 03'01'13" E	0.79"	
90.30"		C65	630.00	20"23"28"	224.21"	S 13'26'07" E	223.03°	
78.95"		C66	25.00"	.99"27"17"	43.40"	S 26'05'47" W	38.15*	
13.71		C67	470.00	10"56"12"	89.71"	S 81'17'32" W	89.58	
50.45		C68	. 25.00	94"45"24"	41.35"	N 71'00'33" W	36.79"	
82.59		C69	570.00	20"23"28"	202.86	N 13'26'07" W	201.79	
69.79		C70	330.00	4"15"37"	24.54	N 05'22'11" W	24.53*	
04.86		C71	25.00	81'55'14"	35.74	N 33'27'38" €	32.78*	
69.68		C72	25.00	102'26'04"	44.70	S 54"21"43" E	38.98'	
12.41		C73	470.00	15'42'33"	128.86	S 04'42'35" W	128.46	
08.53	1	C74	25.00	87'47'46"	39.31	S 56'27"45" W	34.67	
35.36	١.,	C75	330.00	25'56'23"	149.40	S 87'25'26" W	148.13	
35.36		. 076	25.00"	21'30'22"	9.38	S 85'10'26" W	9.33	
9.74		C77	60.00"	121'51'51"	127.62	S 34'59'41" W	104.89	
11.33		C78	25.00"	20'38'34"	9.01	S 15'36'57" E	8.96	
10.311		C79	330.00	34'01'46"	196.00	S 22'18'33" E	193.131	
07.14		C80	25.001	85'03'18"	37.11	S 03'12'12" W	33.80	
31.32		C81	470.00"	15'52'54"	130.28	S 53'40'18" W	129.86	
73.10	1	C82	25.00"	111'00'08"	48.43	S 28"27"00" E.	41.21	
21.00		C83	470.00	18'40'47"	153.23	S 36'23'28" W	152.55"	
77.65		C84	25.00"	97'10'31"	42.40"	N 85'40'53" W	37.50"	
21.00		C85	270.00	32'45'10"	154.34	N 20'43'03" W	152.25	
80.79"		C86	25.00"	78'45'43"	34.37	N 35'02'23" E	31.72	
38.48		C87	270.00	21'37'42"	101.92	N 85'14'05" E	101.32	
88.43		C88	15.00	30,00,00,	23.56	N 41'45'37" E	21.21"	
33.94"		C89	15.00	90'04'49"	23.58"	N 48"16"47" W	21.23	
36.91"		C90	15.00	89'55'09"	23.54"	S-41"43"12" W	21.20"	
34.54"		C91	15.00	89"59"59"	23.56"	S 48'14'22" E	21.21	
31.38		C92	15.00	90.00,00_	23.56"	N 41'45'37" E	21,21	
44.03		C93	15.00	90"04"49"	23.58	N 48'16'47" W	21.23	
33.86		C94	15.00	89"55"09"	23.54	S 41'43'12" W	21.20'	
37.12		C95	15.00	89'59'59"	23.56'	S 48"14'22" E	21.21	
37.12		C98	15.00	90,00,00,	23.56'	N 41'45'37" €	21.21	
33.37		C97	15.00	91'43'50"	24.02"	N 49'06'18" W	21.53	
53.28		C98	15.00"	85"31"25"	22.30	S 39'31'20" W	20.37	
36.31		C99	740.00	20"23"28"	263.36	S 13°26'07" €	261.97	
55.77		C100	15.00	71"40"09"	18.76	S 59°27'55" E	17.56	
33.87		C101	15.00"	110'23'28"	25.90	N 31'33'53" E	24.63	
34.41		C102	5.00"	159'36'32"	13.93	S 76"33"53" W	9.84	
05.56	-	C103	15.00"	90,00,00,	23.58"	S 48"14"23" E	21.21	
31.52		C104	15.00"	91'14'29"	23.89"	N 04'17'39° E	21.44	
19.36		C105	480.00"	38'05'13"	305.78	N 22'16'59" W	300.18"	
35.36		C106	15.00"	102'20'23"	26.79	N 54'24'34" W	23.37	
85.79		C107	15,00°	77'39'37"	20.33	S 35'35'26" W	18.81	
21.00"		C108	15.00"	102'20'23"	26.79	S 54'24'34" E	23.37	
77.65		C109	1010.00	11'18'30"	199.34	N 80'04'30" E	199.02	
21.00"		C110	15.00"	88'52'26"	23.27	N 41'17'31" E	21.00"	
94.82"		0111	15.00"	94'25'25"	24.72"	N 47'09'03" W	22.02	
35.36"		C112	990,00"	11'12'30"	193.67	S 80'01'30" W	193.36	
35,36"		0113	15.00"	77'39'37"	20.33"	S 35'35'26" W	18.81	
35.36		. C114	440.00'	37'54'15"	291.06	S 22'11'30" E	285.80"	

CURVE TABLE

CHORD CURVE RADIUS DELTA ARC CHORD BEARING CHORD

L3	S 75'43'29" W	43.59		1.47	S 28"15"22" W	50.40
1.4	S 80'24'50" W	53.59"		L48	S 32'24'59" W	40.51
L5	S 84'54'32" W	49.44"	l	L49	N 53'39'01" W	116.65"
Lo	3 10'10'20" E	01.20		F30	2 00.31,00, €	30.00
L7	S 03'21'47" E	71.86		L51	N 50'31'58" W	101.99"
LB	S 86'38'13" W	55.57"		L52	S 44"16"09" E	115.00"
L9	N 03'11'46" W	96.92"		1.53	N 48'53'31" E	47.69
L10	S 11'52'16" E	82.13"		L54	N 51'11'17" E	53.59"
L11	S 47"34"39" E	10.00'		1.55	N 55'52'38" E	85.63"
L12	S 10°29'52" E	78.65		L56	S 31'46'42" E	118.09"
L13	S 44'16'09" E	24.40"		L57	S 17'13'54" E	105.90"
L14	S 54'57'37" E	15.00		L58	S 86'45'37" W	85.00"
L15	S 64"18"24" E	32.27		L59	N 86'45'37" E	85.00"
L16	N 10°29'52" W	13.84		L60	S 03'14'23" E	52.75
L17	S 10'29'52' E	13,84		£61	N 23"37"51" W	174.48
L18	S 64"18"24" E	9.94		L62	S 23'37'51" E	141.27
L19	N 64"18"24" W	8.30"		1,63	S 03'14'23" E	81.89"
L20	S 03'14'23" E	6,57		L64	S 74"25"15" W	87.37
L21	S 11'52'16" E	17.32		L65	N 74'25'15" E	93.16"
L22	N 11"52"16" W	17.32		L66	S 45"43"51" W	65.33'
L23	N 86'40'46" E	39.93		L67	S 74"25"15" W	93.16
1.24	N 79'22'59" E	13,65		1,68	N 86'45'37" E	110.00"
125	N 48'09'41" W	14.15"		L69	N 86'45'37" E	110.00"
L26	S 77"57"02" E	13.85"		L70	N 86'45'37" E	110.00
127	S 00'43'51" W	14,14"		£71	N 86'45'37" E	110.00"
L28	S 31'15'30" W	12.87		L72	S 86'45'37" W	110.00"
L29	N 41'50'19" E	14.14		L73	S 86'45'37" W	110.00"
L30	N 10'38'32" E	30.91		L74	S 86'45'37" W	110.00
L31	N 56'37'37" W	23.80"		L75	S 86'45'37" W	110.00
L32	S 29"33"10" W	23.76		L76	N 86'45'37" E	110.00
L33	S 03"14"23" E	56.56"		L77	N 86"45"37" E	110.00"
L34	S 09'09'54" E	42.02"		L78	S 86'45'37" W	110.00
L35	S 33'43'15" E	30.91"		L79	S 66"22"09" W	110.00
L36	N 73'58'39" W	71.11		LBO	N 66"22"09" E	114.16
L37	N 16"01'21" E	20.00"		L81	N 86°45'37" E	110.00
L38	S 73'58'39" E	64.12"		L82	N 03'14'23" W	265.34
L39	N 86"51"18" E	115.03		L83	S 03'14'23" E	143.21
L40	S 01'44'36" E	47.95"		L84	5 74°25'15" W	249.03"
L41	S 02"24"03" W	53.62		L85	N 74'25'15" E	238.09"
L42	S 08"49"23" W	53.63"		1.86	S 61'40'26" W	110.73
L43	S 11"05'58" W	50.09*		L87	S 47"11"36" W	10.00
L44	S 15"13"55" W	50.14"		L88	S 86"48"33" W	65.54"
			' '			

LINE TABLE

LINE BEARING DISTANCE

LINE TABLE

LINE BEARING DISTANCE

# POMONA DEVELOPMENT -- LOT SUMMARY TABLE

LOT SIZES	40'x110'	42"x125"	45'x125'	50'x110'	93,4130,	55'x120'	90'x120'	60'x125'	65'x120'	65'x125'	70'x130'	75°x130°	90'x130'	TOTAL LOTS
ESCHON 1				T		3 L079			T LOTS			ii uuta		10 10/10
SECTION 2	-								99 LOTS			10.000		56 F012
SECTION 3												48 L075		48 L01S
SECTION 4						137 LOTS								137 LOTS
SECTION 5						66 LOTS -			20 L08S			6 LOTS		81 1.015
SECTION 6				107 LOTS										107 LOTS
SECTION 7												49 LOTS		49 LOTS
SECTION 8									90 LOTS .					- 59 LOTS
SECTION 9						76 LOTS							To all those	76 LOTS
SECTION 10				- 76 LOTS										76 LOPS
SECTION 11		*******					****	1000.000		35 LOTS				36 LOTS
SECTION 12					74 LOTS	10 LOTS								84 LOTS
SECTION 13							70 LOTS		No.			~~~~		70 LOTS
SECTION 14						42 LCTS								42 LOTS
SECTION 15											50 LOTS		34 LOTS	84 LOTS
SECTION 18	·				118 LOTS									118 LOTS
SECTION 17	****						94 LOTS						~===	94 LOTS
SECTION 18					2 LOTS	2 LOTS	7 LOTS			****			2 L01S	13 1.015
SECTION 19									****		29 LOTS		35 LOTS	64 LOTS
SECTION 20						61 LOTS								61 LOTS
SECTION 21					78 LUTS								****	78 LOTS
SECTION 22							17 LOTS	53 LOTS			WAR WILL			70 LOTS
SECTION 23					*******		4 LOTS	42 LOTS	-					46 LOTS
SECTION 24						100 LOTS					2000	and and comments.		100 LOTS .
SECTION 25					121 LOIS					the section 1				121 LOTS
SECTION 26		Arman					51 Lors					110.00		51 LOTS
SECTION 27				wwnw					*****		36 LOTS		57 LOTS	93 LOTS
SECTION 28	124 L013	56 LOFS	58 LOTS											240 LOTS
TOTAL LOTS	124 LOTS	36 LOFS	sa cors	183 LOTS	391 LOTS	489 LOTS	243 LOTS	95 LOTS	NO TOLZ	36 L0TS	115 LOTS	108 LOTS	125 LOTS	2,213 LOTS

## FINAL PLAT OF

## POMONA SECTION 28

POMONA SECTION 28

A SUBDIMISION OF 74.541 ACRES OF LAND LOCATED IN THE THE H.T. & B.R.R. CO. SURVEY, SECTION 75 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 503, AND THE AC.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING ALL OF LOTS 37, 38, 48, 49 AND 58, AND 4 PORTION OF LOTS 50, 57, 59 AND 60 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIMISION 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.

BRAZORIA COUNTY, TEXAS, AND A PORTION OF THE COMPANY PART OF SUBURBAN GARDENS, BRAZORIA COUNTY, TEXAS. 2024046737 Brazoria Co 10/29/2024 11 Total Pages Fee: 422.00

240 LOTS 16 RESERVES (30.962 ACRES) 8 BLOCKS

JULY 25, 2024

OWNERS:

JOB NO. 2149-4128P

POMONA HD SPECIALTY, LLC, AND POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY RUSSELL BYNUM, VICE PRESIDENT 3129 KINGSLEY DR., SUITE 1340, PERLAND, TEXAS 77584 PH: 832–336–6271

SURVEYOR: LJA Surveying, Inc. LJA Surveying, Inc.

3800 W. Sam Houston Parkway S. Phone 713,953,5200
Suile 175 Fax 713,953,5026
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

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