



**CITY OF MANVEL
PLANNING, DEVELOPMENT AND ZONING COMMISSION
JANUARY 11, 2021
7:00 p.m.**

Notice is hereby given that the Manvel Planning, Development & Zoning Commission will meet at **7:00 p.m.** The meeting will be held via teleconference. This meeting is to consider and if appropriate, take action with respect to the items listed below.

**This meeting will be open to the public via teleconference
City Hall will be CLOSED to the public.**

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Members of the public are entitled to participate remotely via Microsoft Teams Teleconferencing. Citizens may join the Meeting (in listen mode only-with the exception during a public hearing) by calling **210-469-0207** or **Toll Free 1-877-257-2190** and entering the **Meeting ID: Meeting ID: 661 007 99#**

To view the agenda packet for this meeting visit our website at www.cityofmanvel.com.
A recording of the telephone meeting will be made and available to the public in accordance with the Open Meetings Act upon written request.

*****Members of the public who wish to submit written comments on a listed agenda item must submit their comments via the Public Comment Request Form found on the city website www.cityofmanvel.com or by emailing tbell@cityofmanvel.com or by calling 281-489-0630 x4 for staff assistance.**

*****All Public Comment Requests (Including Public Hearing Requests) must be received before 6:00 p.m., on January 11, 2021.**

The Planning, Development and Zoning Commission reserves the right to go into Executive Session on any item on this agenda under the appropriate exceptions to the [Texas Open Meeting Act, Chapter 551, Texas Government Code](#).

CALL TO ORDER

ROLL CALL

- Pos #1 George Griffith 3/2021**
- Pos #2 Kyle Marasckin 3/2021**
- Pos #3 Vacant 3/2021**
- Pos #4 Alina Rogers 3/2021**
- Pos #5 Christy Kennard 3/2022**
- Pos #6 Dorothy Wynne 3/2022**
- Pos #7 Muhammed Alam 3/2022**

Present

Not Present

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |



PUBLIC /CITIZENS COMMENTS:

"COMMENT CARD" *REQUIRED TO BE SUBMITTED BY 6:00 P.M.**

***Members of the public who wish to submit written comments on a listed agenda item must submit their comments via the Public Comment Request Form found on the city website www.cityofmanvel.com or by emailing tbell@cityofmanvel.com or by calling 281-489-0630 x4 for staff assistance.

READ AND APPROVE MINUTES:

Consideration and possible action to approve the minutes to date.

NEW BUSINESS

1. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Unit 50;
BEING A SUBDIVISION OF 22.47 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 55, A-286, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
2. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Section 39A;
BEING A SUBDIVISION OF 10.89 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
3. Consideration and possible action to approve, Partial Replat Hayden Crest;
BEING A SUBDIVISION OF 9.464 ACRES OR 412,251 SQ. FT., BEING A PARTIAL REPLAT OF A PORTION OF TRACT A AND ALL OF TRACT B OF LANDMARK PARK SUBDIVISION RECORDED IN VOLUME 16, PAGE 241, B.C.P.R. AND BEING OUT OF OUTLOT 118 OF THE DR. A.A. LUTHER SUBDIVISION RECORDED IN VOLUME 1, PAGES 71-72, B.C.P.R. IN THE TOWN OF MANVEL, BRAZORIA COUNTY, TEXAS.
4. Consideration and possible action to approve, Final Plat Pomona Section 18;
BEING A SUBDIVISION OF 19.943 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 88 (A.K.A.) R.B. LYLE SURVEY, ABSTRACT 540 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING PORTIONS OF LOTS 10 & 20 OF SECTION 88 AND LOTS 1, 11, 12, & 13 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.
5. Consideration and possible action to approve, Final Plat Pomona Section 23;
BEING A SUBDIVISION OF 14.538 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 PORTIONS OF LOTS 1, 2, 3, 4, 12, & 13, OF SECTION 89 AND PORTIONS OF LOTS 52 & 53 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 BRAZORIA COUNTY, TEXAS.



Planning Development and Zoning Meeting Agenda 1/11/2021

6. **Consideration and possible action to approve, Final Plat Orchard Park Lane Phase 2 Street Dedication;**
BEING A SUBDIVISION OF 4.965 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 A PORTION OF LOTS 59 & 60 OF SECTION 78 AND A PORTION OF LOTS 6, 7, 8, & 9 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.

7. **Consideration and possible action to approve, Final Plat Rodeo Palms The Colony Section 6;**
BEING A SUBDIVISION OF 18.21 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, A-299, IN BRAZORIA COUNTY, TEXAS.

8. **Consideration and possible action to approve, Preliminary Plat Newport Lake Estates Section Three;**
BEING A SUBDIVISION OF 11.04 ACRES LOCATED IN SECTION 75 OF THE H.T. & B. R.R. SURVEY, A-299, BRAZORIA COUNTY, TEXAS.

9. **Consideration and possible action to approve excused committee member absences.**

ADJOURN

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing agenda was posted in a place convenient to the public at Manvel City Hall, and said notice was posted on January 8, 2021 and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

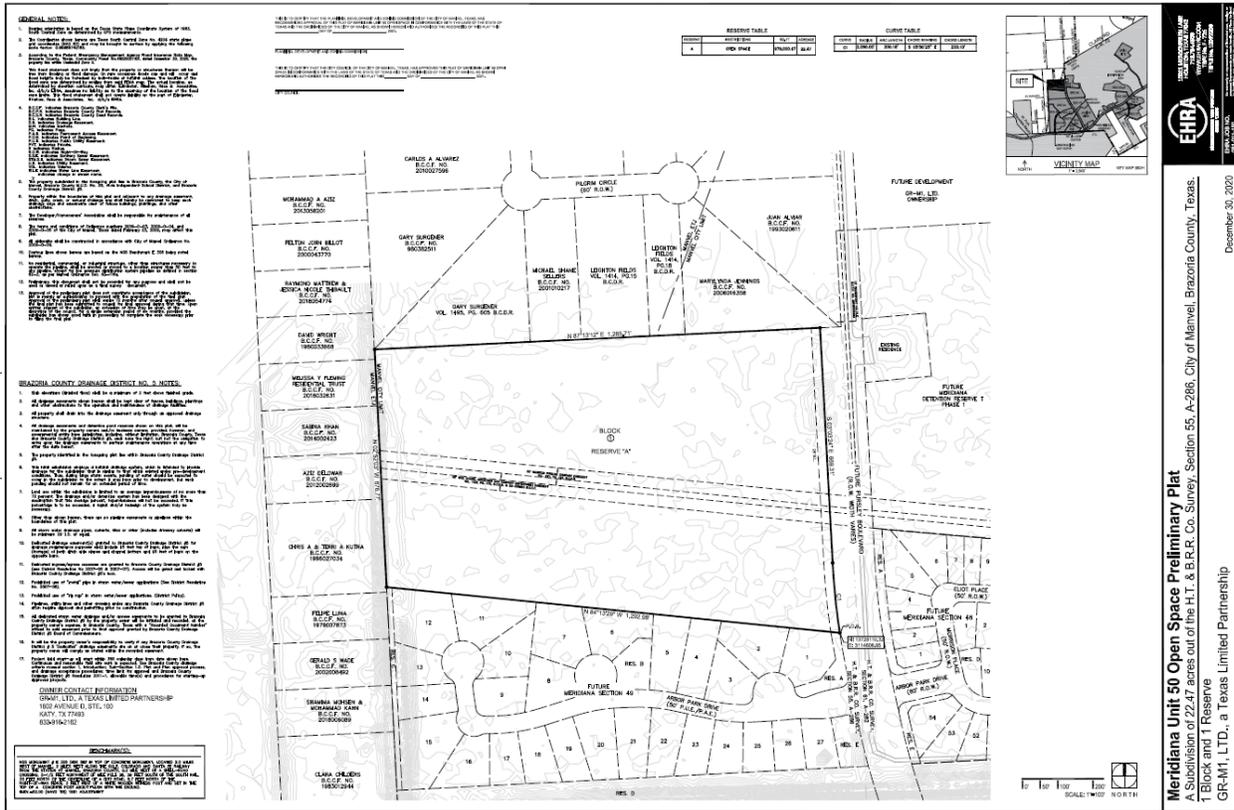
Tammy Bell
City Secretary



Planning, Development and Zoning Commission Plat Report

| | |
|------------------------------|---|
| Plat Name | Meridiana Unit 50 Open Space Preliminary Plat |
| Applicant | Brad Sweitzer, EHRA, Inc. |
| PD&Z Meeting Date | January 11, 2021 |
| Recommendation | Approval |
| Submitted By | Jessica Rodriguez, Director of Development Services |

Plat Exhibit

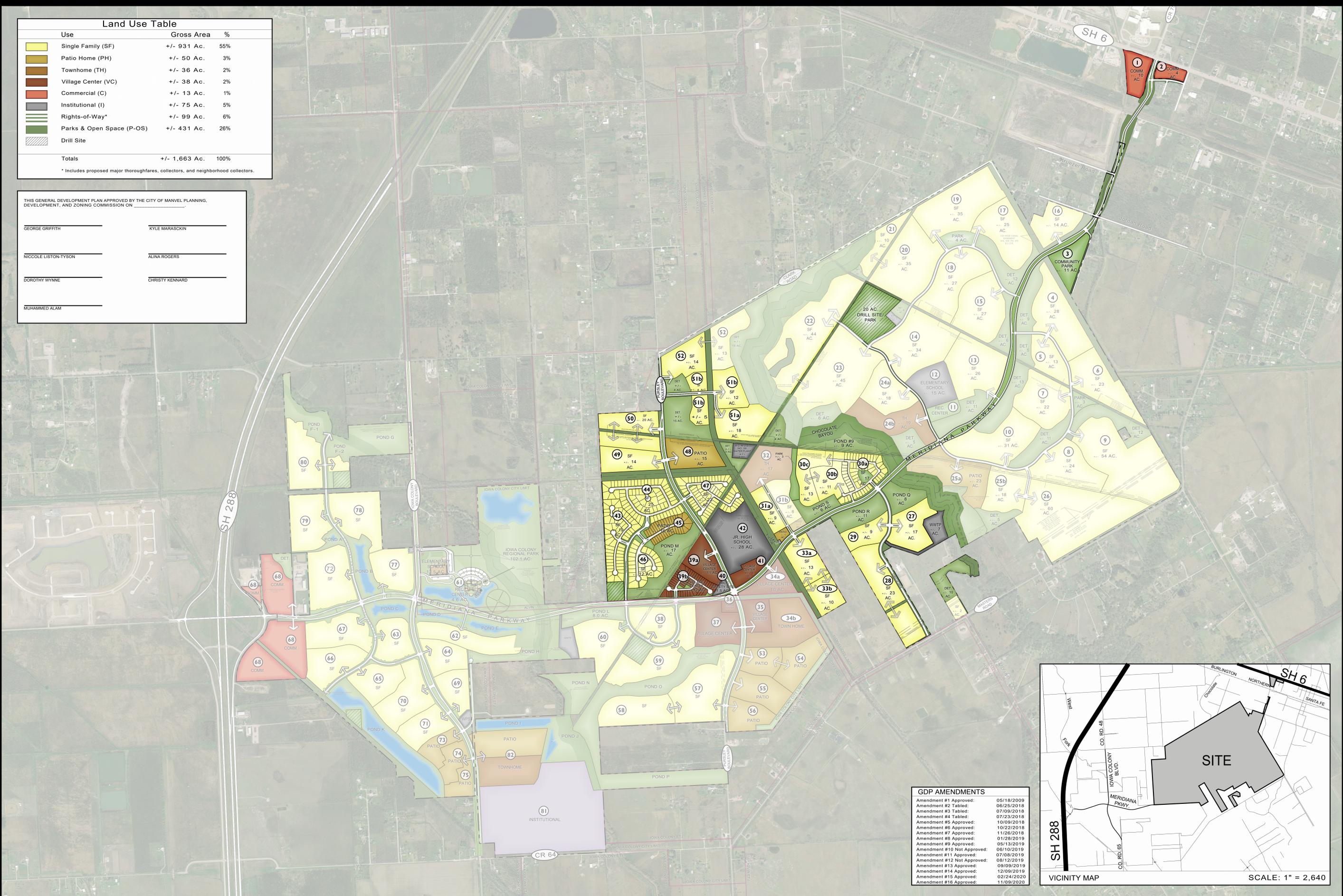


| Land Use Table | | |
|----------------|---------------------------|---------------------------|
| Use | Gross Area | % |
| | Single Family (SF) | +/- 931 Ac. 55% |
| | Patio Home (PH) | +/- 50 Ac. 3% |
| | Townhome (TH) | +/- 36 Ac. 2% |
| | Village Center (VC) | +/- 38 Ac. 2% |
| | Commercial (C) | +/- 13 Ac. 1% |
| | Institutional (I) | +/- 75 Ac. 5% |
| | Rights-of-Way* | +/- 99 Ac. 6% |
| | Parks & Open Space (P-OS) | +/- 431 Ac. 26% |
| | Drill Site | |
| Totals | | +/- 1,663 Ac. 100% |

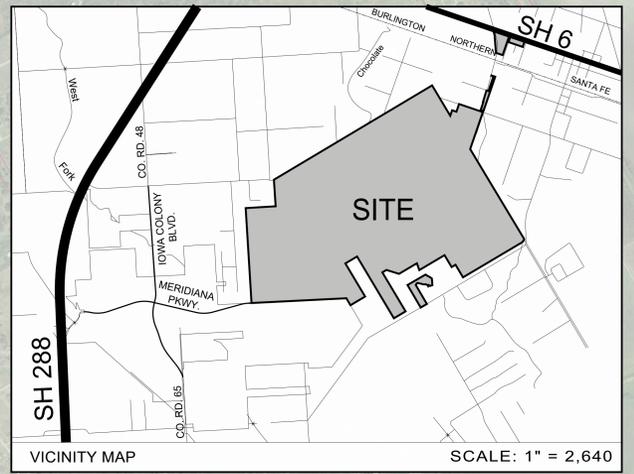
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.

THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____

| | |
|------------------------------|--------------------------|
| _____ GEORGE GRIFFITH | _____ KYLE MARASCKIN |
| _____ NICOLE LISTON-TYSON | _____ ALINA ROGERS |
| _____ DOROTHY WYNE | _____ CHRISTY KENNARD |
| _____ MUHAMMAD ALAM | |



| GDP AMENDMENTS | |
|-----------------------------|------------|
| Amendment #1 Approved: | 05/18/2009 |
| Amendment #2 Tabled: | 06/25/2019 |
| Amendment #3 Tabled: | 07/09/2018 |
| Amendment #4 Tabled: | 07/23/2018 |
| Amendment #5 Approved: | 10/09/2018 |
| Amendment #6 Approved: | 10/22/2018 |
| Amendment #7 Approved: | 11/26/2018 |
| Amendment #8 Approved: | 01/28/2019 |
| Amendment #9 Approved: | 05/13/2019 |
| Amendment #10 Not Approved: | 06/10/2019 |
| Amendment #11 Approved: | 07/08/2019 |
| Amendment #12 Not Approved: | 08/12/2019 |
| Amendment #13 Approved: | 09/09/2019 |
| Amendment #14 Approved: | 12/09/2019 |
| Amendment #15 Approved: | 02/24/2020 |
| Amendment #16 Approved: | 11/09/2020 |



Meridiana General Development Plan: Amendment #17

Brazoria County, TX

November 16, 2020



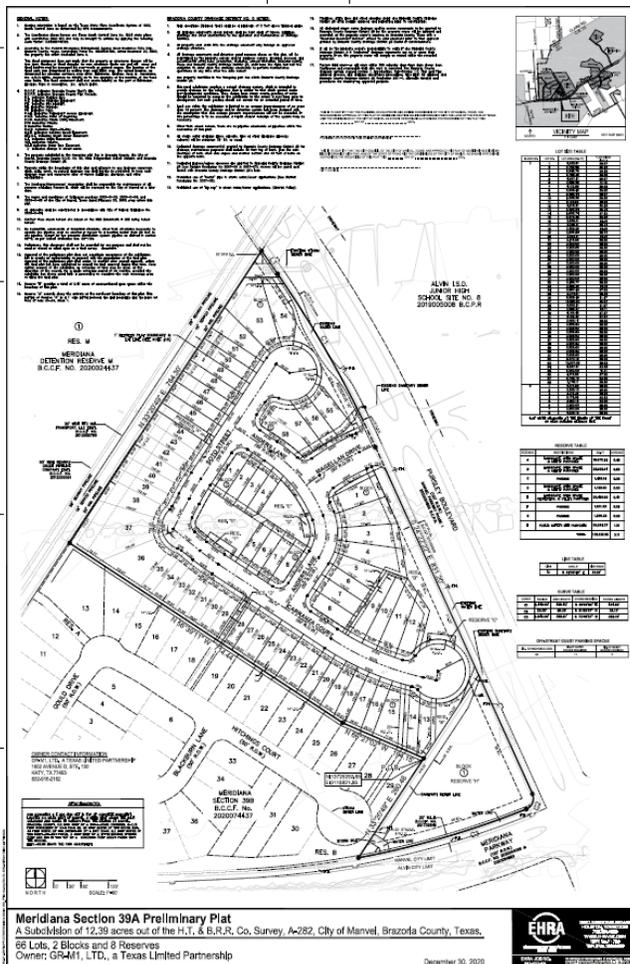
EA JOB NO. 081-011-150



Planning, Development and Zoning Commission Plat Report

| | |
|------------------------------|---|
| Plat Name | Meridiana Section 39A Preliminary Plat |
| Applicant | Brad Sweitzer, EHRA, Inc. |
| PD&Z Meeting Date | January 11, 2021 |
| Recommendation | Approval |
| Submitted By | Jessica Rodriguez, Director of Development Services |

Plat Exhibit



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
 - The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039CD10K, dated December 30, 2020, the property lies within Unshaded Zone X.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminister, Hinchow, Russ & Associates, Inc. d/b/a E.H.R.A. assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminister, Hinchow, Russ & Associates, Inc. d/b/a E.H.R.A.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
F.H. indicates Fire Hydrant.
MH. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.F. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
V.O. indicates Volume.
W.L.E. indicates Water Line Easement.
X. indicates change in street name.
 - The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 36, Avenue Independent School District, and Brazoria County Drainage District #5.
 - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
 - The Developer/Homeowner's Association shall be responsible for maintenance of all reserves excluding Reserve H, which will be conveyed to the City of Manvel at a later date.
 - The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
 - All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
 - Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
 - No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
 - Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
 - Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
 - Reserve "E" provides a total of 0.47 acres of unencumbered open space within the boundary of this plat.
 - Reserve "A" extends along the entirety of the northwest boundary of this plat. This portion of Reserve "A" is a 1' wide buffer between the plat boundary and the back lot lines of Lots 37-54, Block 1.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat, will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replot and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "meta" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).

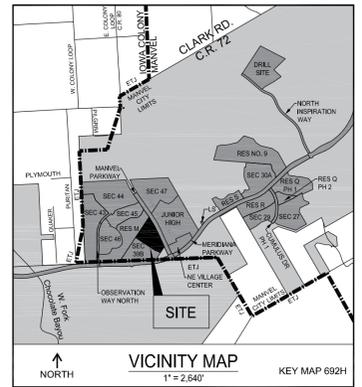
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 Dedicated drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5, Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA SECTION 39A 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 DAY OF _____, 2021.

PLANNING, DEVELOPMENT AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA SECTION 39A 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 DAY OF _____, 2021.

CITY COUNCIL



LOT SIZE TABLE

| BLOCK NO. | LOT NO. | LOT AREA (SQ. FT.) | *LOT WIDTH (ft.) |
|-----------|---------|--------------------|------------------|
| 1 | 1 | 5,153.61 | 39.07 |
| 1 | 2 | 5,756.98 | 36.33 |
| 1 | 3 | 5,542.78 | 30.48 |
| 1 | 4 | 6,708.39 | 30.86 |
| 1 | 5 | 4,597.41 | 29.97 |
| 1 | 6 | 3,582.99 | 31.16 |
| 1 | 7 | 4,133.88 | 35.95 |
| 1 | 8 | 5,153.61 | 35.00 |
| 1 | 9 | 5,486.44 | 28.07 |
| 1 | 10 | 4,938.56 | 25.00 |
| 1 | 11 | 6,725.64 | 40.26 |
| 1 | 12 | 5,576.21 | 36.48 |
| 1 | 13 | 4,525.54 | 36.79 |
| 1 | 14 | 4,656.74 | 37.43 |
| 1 | 15 | 6,572.25 | 25.00 |
| 1 | 16 | 3,560.01 | 28.01 |
| 1 | 17 | 4,069.31 | 28.73 |
| 1 | 18 | 3,458.25 | 28.01 |
| 1 | 19 | 3,220.00 | 28.00 |
| 1 | 20 | 3,220.00 | 28.01 |
| 1 | 21 | 3,418.65 | 28.00 |
| 1 | 22 | 3,220.00 | 28.00 |
| 1 | 23 | 3,220.00 | 28.00 |
| 1 | 24 | 3,220.00 | 28.00 |
| 1 | 25 | 3,220.00 | 28.00 |
| 1 | 26 | 3,220.00 | 28.00 |
| 1 | 27 | 3,220.00 | 28.00 |
| 1 | 28 | 3,220.00 | 28.00 |
| 1 | 29 | 3,220.00 | 28.00 |
| 1 | 30 | 3,220.00 | 28.00 |
| 1 | 31 | 3,220.00 | 28.00 |
| 1 | 32 | 3,402.77 | 28.00 |
| 1 | 33 | 3,258.30 | 28.01 |
| 1 | 34 | 3,597.43 | 27.92 |
| 1 | 35 | 3,374.61 | 28.39 |
| 1 | 36 | 8,528.49 | 41.47 |
| 1 | 37 | 16,010.60 | 46.67 |
| 1 | 38 | 5,892.41 | 31.67 |
| 1 | 39 | 3,988.27 | 28.11 |
| 1 | 40 | 4,109.42 | 27.97 |
| 1 | 41 | 4,126.47 | 27.57 |
| 1 | 42 | 3,860.14 | 28.00 |
| 1 | 43 | 3,825.63 | 28.00 |
| 1 | 44 | 3,825.63 | 28.00 |
| 1 | 45 | 3,825.63 | 28.00 |
| 1 | 46 | 3,825.63 | 28.00 |
| 1 | 47 | 3,825.63 | 28.00 |
| 1 | 48 | 3,825.63 | 28.00 |
| 1 | 49 | 3,825.63 | 28.00 |
| 1 | 50 | 3,825.63 | 28.00 |
| 1 | 51 | 3,825.63 | 28.00 |
| 1 | 52 | 5,273.18 | 28.05 |
| 1 | 53 | 10,507.56 | 38.53 |
| 1 | 54 | 5,927.61 | 33.38 |
| 1 | 55 | 4,563.00 | 41.41 |
| 1 | 56 | 4,112.56 | 37.00 |
| 1 | 57 | 5,705.70 | 23.00 |
| 1 | 58 | 5,170.11 | 28.00 |
| 2 | 1 | 4,371.55 | 28.00 |
| 2 | 2 | 3,320.13 | 28.00 |
| 2 | 3 | 3,311.39 | 28.02 |
| 2 | 4 | 3,174.94 | 33.43 |
| 2 | 5 | 3,160.19 | 33.00 |
| 2 | 6 | 3,220.00 | 28.00 |
| 2 | 7 | 3,220.00 | 28.00 |
| 2 | 8 | 4,235.10 | 28.00 |

*LOT WIDTH MEASURED AT THE LESSER OF THE FRONT OR REAR BUILDING SETBACK LINE.

RESERVE TABLE

| RESERVE | RESTRICTIONS | SQ. FT. | ACREAGE |
|---------|---|------------|---------|
| A | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES | 19,672.44 | 0.45 |
| B | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES | 23,932.14 | 0.55 |
| C | PARKING | 1,430.14 | 0.03 |
| D | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES | 1,150.00 | 0.03 |
| E | LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES | 20,409.66 | 0.47 |
| F | PARKING | 1,631.83 | 0.04 |
| G | PARKING | 1,259.38 | 0.03 |
| H | PUBLIC SAFETY SITE PURPOSES | 65,654.37 | 1.51 |
| TOTAL | | 135,139.96 | 3.11 |

LINE TABLE

| LINE | ANGLE | DISTANCE |
|------|---------------|----------|
| L1 | S 34°35'49" E | 61.61' |

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-----------|------------|---------------|--------------|
| C1 | 2,440.00' | 435.40' | S 29°29'06" E | 434.82' |
| C2 | 25.00' | 40.38' | S 21°53'37" W | 36.13' |
| C3 | 1,940.00' | 382.81' | S 73°49'27" W | 382.19' |

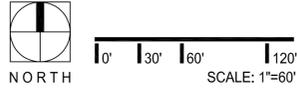
OFF-STREET GUEST PARKING SPACES

| NO. OF PROPOSED LOTS | NO. OF GUEST SPACES REQUIRED | NO. OF GUEST SPACES PROVIDED |
|----------------------|------------------------------|------------------------------|
| 66 | 11 | 17 |

OWNER CONTACT INFORMATION
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHEL-L ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT



Meridiana Section 39A Preliminary Plat
A Subdivision of 12.39 acres out of the H.T. & B.R.R. Co. Survey, A-282, City of Manvel, Brazoria County, Texas.
66 Lots, 2 Blocks and 8 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership

E.H.R.A.
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300
E.H.R.A. JOB NO. 081-011-39
No warranty or representation of intended use, design or construction requirements are made herein. All plans for land or facilities are subject to change without notice.

December 30, 2020



Planning, Development and Zoning Commission Plat Report

| | |
|------------------------------|---|
| Plat Name | Hayden Crest Partial Replat |
| Applicant | Ryan Gregory |
| PD&Z Meeting Date | January 11, 2021 |
| Recommendation | Denial |
| Submitted By | Jessica Rodriguez, Director of Development Services |

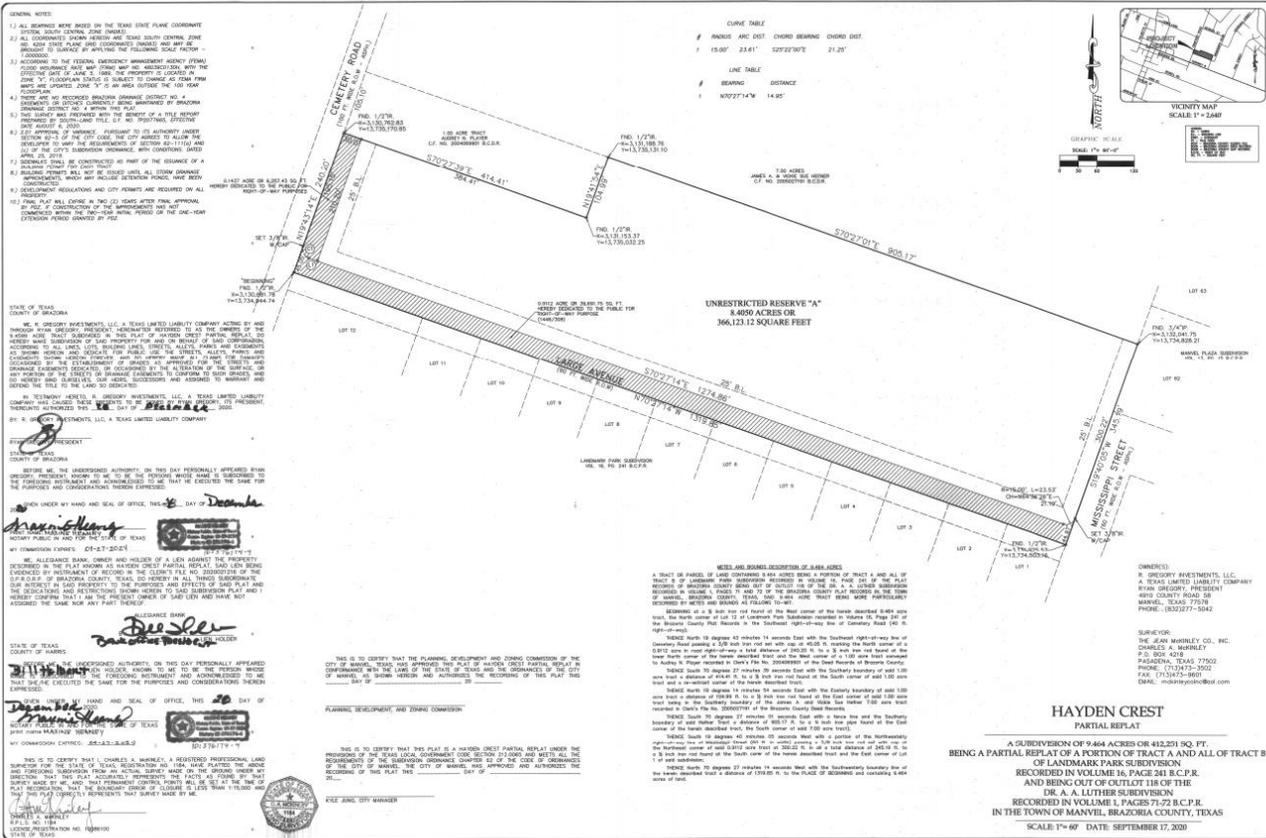
Staff Recommendation

The City staff recommends denial of the Hayden Crest Partial Replat because it does not meet the following Subsections of the subdivision ordinance:

1. Label the reason for the partial replat in the Title Block (Section 62-41 (b) (1)).
2. Update the date (MM/DD/YYYY) in the Title Block (Section 62-41 (b) (2)).
3. Remove the administrative approval signature block on the face of the plat (Section 62-41 (b) (19)).
4. Approval of a Drainage Plan Engineer (Section 62-41 (b) (25)).
5. Approval of Construction Plans. Section 62-41 (a) states a final set of construction plans shall be approved by the City Engineer for the public infrastructure improvements. The final construction plans for Hayden Crest Partial Replat have not been approved by the City Engineer (Section 62-41 (b) (25)).
6. Label the waterline easement(s) on the face of the plat where the waterline easement(s) are illustrated on the construction plans. Section 62-41 (a) states a final set of construction plans shall be approved by the City Engineer for the public infrastructure improvements. The final construction plans for Hayden Crest Partial Replat have not been approved by the City Engineer (Section 62-41 (b) (25)).
7. Label the recordation number for the executed and approved subdivision variance development agreement in Note No. 6 (Section 62-41 (b) (28)).
8. Remove General Note No. 4 because it is not applicable. The property is located in Conservation and Reclamation District No. 3, not Brazoria Drainage District No. 4.
9. Provide updated FEMA FIRM note with effective date December 30, 2020 in General Note No. 3.



Plat Exhibit



GENERAL NOTES:

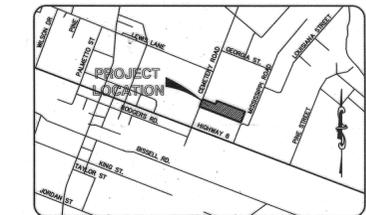
- 1.) ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
2.) ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 1.0000000.
3.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C0130H, WITH THE EFFECTIVE DATE OF JUNE 5, 1989, THE PROPERTY IS LOCATED IN ZONE "X". FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED. ZONE "X" IS AN AREA OUTSIDE THE 100 YEAR FLOODPLAIN.
4.) THERE ARE NO RECORDED BRAZORIA DRAINAGE DISTRICT NO. 4 EASEMENTS OR DITCHES CURRENTLY BEING MAINTAINED BY BRAZORIA DRAINAGE DISTRICT NO. 4 WITHIN THIS PLAT.
5.) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY SOUTH-LAND TITLE, G.F. NO. TP2077665, EFFECTIVE DATE AUGUST 6, 2020.
6.) 2.01 APPROVAL OF VARIANCE PURSUANT TO ITS AUTHORITY UNDER SECTION 62-5 OF THE CITY CODE, THE CITY AGREES TO ALLOW THE DEVELOPER TO VARY THE REQUIREMENTS OF SECTION 62-111(c) AND (c) OF THE CITY'S SUBDIVISION ORDINANCE, WITH CONDITIONS. DATED APRIL 25, 2019.
7.) SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
8.) BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
9.) DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
10.) FINAL PLAT WILL EXPIRE IN TWO (2) YEARS AFTER FINAL APPROVAL BY PDZ, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PDZ.

CURVE TABLE

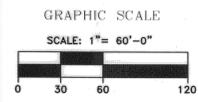
Table with 5 columns: #, RADIUS, ARC DIST., CHORD BEARING, CHORD DIST. Row 1: 1, 15.00', 23.61', S25°22'00"E, 21.25'

LINE TABLE

Table with 3 columns: #, BEARING, DISTANCE. Row 1: 1, N70°27'14"W, 14.95'



VICINITY MAP SCALE: 1" = 2,640'



LEGEND: AC - ACRES; B.L. - BUILDING LINE; FC - FENCE; FC - FIRM CODE; FIRM - BRAZORIA COUNTY FLOOD INSURANCE RATE MAP; B.C.P.R. - BRAZORIA COUNTY DEED RECORDS; B.C.P.R. - BRAZORIA COUNTY DEED RECORDS; S.O.W. - RIGHT OF WAY; S.O.W. - SQUARE FOOT

STATE OF TEXAS COUNTY OF BRAZORIA

WE, R. GREGORY INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY ACTING BY AND THROUGH RYAN GREGORY, PRESIDENT, HERINAFTER REFERRED TO AS THE OWNERS OF THE 9.4599 ACRE TRACT SUBDIVIDED IN THIS PLAT OF HAYDEN CREST PARTIAL REPLAT, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION...

IN TESTIMONY HERETO, R. GREGORY INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY RYAN GREGORY, ITS PRESIDENT, THEREUNTO AUTHORIZED THIS 28 DAY OF December, 2020.

BY: R. GREGORY INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY

RYAN GREGORY PRESIDENT

STATE OF TEXAS COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN GREGORY, PRESIDENT, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS 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 28 DAY OF December, 2020.

Maxine Heaney, Notary Public, State of Texas, My Commission Expires: 09-27-2024



WE, ALLEGIANCE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS HAYDEN CREST PARTIAL REPLAT, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2020021216 OF THE O.P.R.O.P. OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND I HEREBY CONFIRM THAT I AM THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

ALLEGIANCE BANK, Bank Officer, LIEN HOLDER

STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Billie Thompson, LIEN HOLDER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE/H HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 20 DAY OF December, 2020.

Maxine Heaney, Notary Public, State of Texas, My Commission Expires: 09-27-2024



THIS IS TO CERTIFY THAT I, CHARLES A. MCKINLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION NO. 1184, HAVE PLATTED THE ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION; THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS AS FOUND BY THAT SURVEY MADE BY ME; AND THAT PERMANENT CONTROL POINTS WILL BE SET AT THE TIME OF PLAT RECORDATION, THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15,000 AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

Charles A. McKinley, R.P.L.S. No. 1184, License/Registration No. 10086100, State of Texas



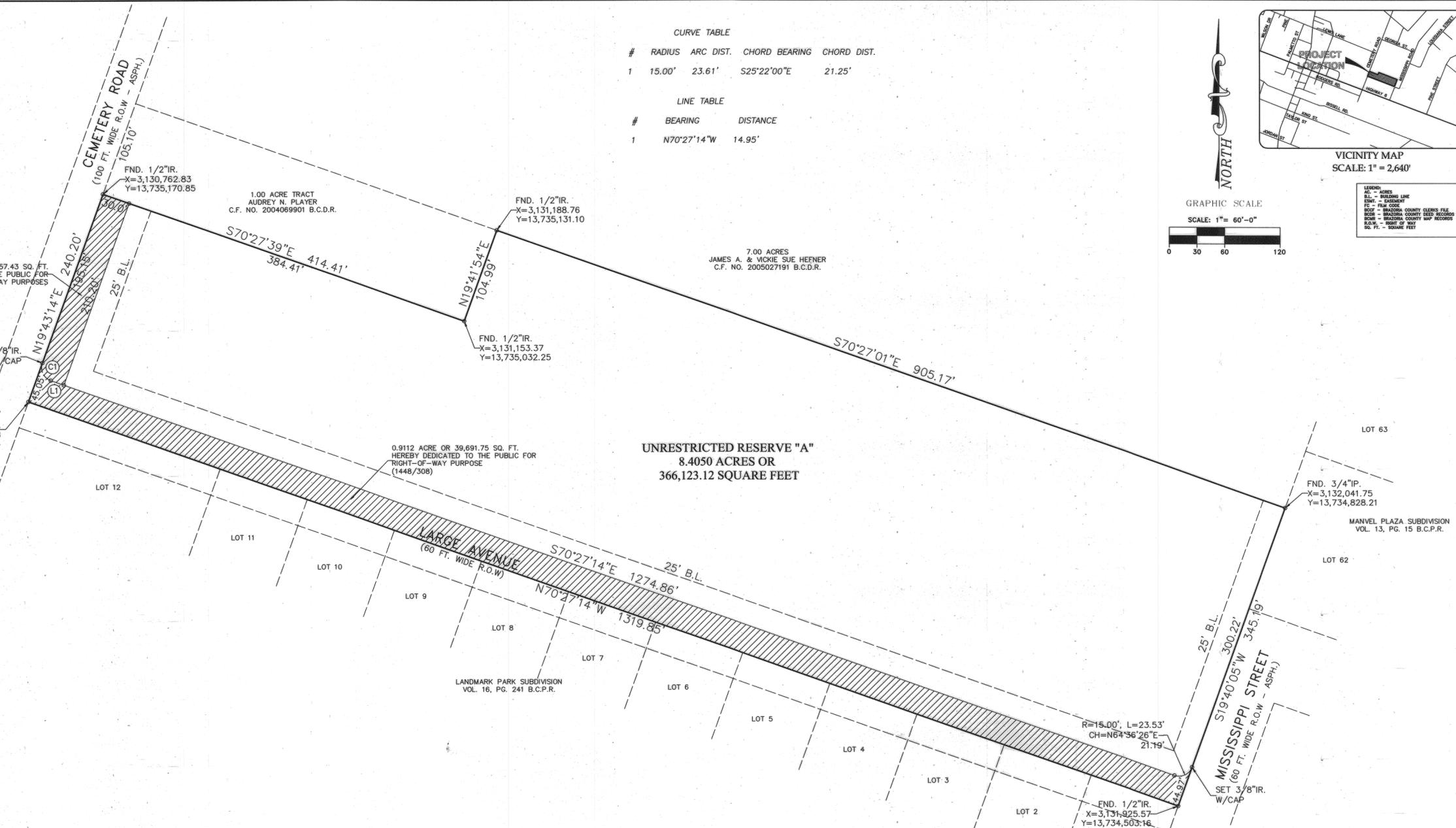
THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF HAYDEN CREST PARTIAL REPLAT IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS 20 DAY OF September, 2020.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT IS A HAYDEN CREST PARTIAL REPLAT UNDER THE PROVISIONS OF THE TEXAS LOCAL GOVERNMENT CODE SECTION 212.0065 AND MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE CHAPTER 62 OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL. THE CITY OF MANVEL HAS APPROVED AND AUTHORIZES THE RECORDING OF THIS PLAT THIS 20 DAY OF September, 2020.

KYLE JUNG, CITY MANAGER

UNRESTRICTED RESERVE "A" 8.4050 ACRES OR 366,123.12 SQUARE FEET



METES AND BOUNDS DESCRIPTION OF 9.464 ACRES

A TRACT OR PARCEL OF LAND CONTAINING 9.464 ACRES BEING A PORTION OF TRACT A AND ALL OF TRACT B OF LANDMARK PARK SUBDIVISION RECORDED IN VOLUME 16, PAGE 241 OF THE PLAT RECORDS OF BRAZORIA COUNTY BEING OUT OF OUTLOT 118 OF THE DR. A. A. LUTHER SUBDIVISION RECORDED IN VOLUME 1, PAGES 71 AND 72 OF THE BRAZORIA COUNTY PLAT RECORDS IN THE TOWN OF MANVEL, BRAZORIA COUNTY, TEXAS, SAID 9.464 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a 1/4 inch iron rod found at the West corner of the herein described 9.464 acre tract, the North corner of Lot 12 of Landmark Park Subdivision recorded in Volume 16, Page 241 of the Brazoria County Plat Records in the Southeast right-of-way line of Cemetery Road (40 ft. right-of-way);

THENCE North 19 degrees 43 minutes 14 seconds East with the Southeast right-of-way line of Cemetery Road passing a 3/8 inch iron rod set with cap at 45.05 ft. marking the North corner of a 0.9112 acre in road right-of-way a total distance of 240.20 ft. to a 1/2 inch iron rod found at the lower North corner of the herein described tract and the West corner of a 1.00 acre tract conveyed to Audrey N. Player recorded in Clerk's File No. 2004069901 of the Deed Records of Brazoria County;

THENCE South 70 degrees 27 minutes 39 seconds East with the Southerly boundary of said 1.00 acre tract a distance of 414.41 ft. to a 1/4 inch iron rod found at the South corner of said 1.00 acre tract and a re-entrant corner of the herein described tract;

THENCE North 19 degrees 14 minutes 54 seconds East with the Easterly boundary of said 1.00 acre tract a distance of 104.99 ft. to a 1/2 inch iron rod found at the East corner of said 1.00 acre tract being in the Southerly boundary of the James A. and Vickie Sue Hefner 7.00 acre tract recorded in Clerk's File No. 2005027191 of the Brazoria County Deed Records;

THENCE South 70 degrees 27 minutes 01 seconds East with a fence line and the Southerly boundary of said Hefner Tract a distance of 905.17 ft. to a 1/4 inch iron pipe found at the East corner of the herein described tract, the South corner of said 7.00 acre tract);

THENCE South 19 degrees 40 minutes 05 seconds West with a portion of the Northwesterly right-of-way line of Mississippi Street (60 ft. in width) passing a 3/8 inch iron rod set with cap at the Northeast corner of said 0.9112 acre tract at 300.22 ft. in all a total distance of 345.19 ft. to a 1/2 inch iron rod found at the South corner of the herein described tract and the East corner of Lot 1 of said subdivision;

THENCE North 70 degrees 27 minutes 14 seconds West with the Southwesterly boundary line of the herein described tract a distance of 1319.85 ft. to the PLACE OF BEGINNING and containing 9.464 acres of land.

OWNER(S): R. GREGORY INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, RYAN GREGORY, PRESIDENT, 4910 COUNTY ROAD 58, MANVEL, TEXAS 77578, PHONE: (832)277-5042

SURVEYOR: THE JEAN MCKINLEY CO., INC., CHARLES A. MCKINLEY, P.O. BOX 4218, PASADENA, TEXAS 77502, PHONE: (713)473-3502, FAX: (713)473-9601, EMAIL: mckinleycoinc@aol.com

HAYDEN CREST PARTIAL REPLAT

A SUBDIVISION OF 9.464 ACRES OR 412,251 SQ. FT. BEING A PARTIAL REPLAT OF A PORTION OF TRACT A AND ALL OF TRACT B OF LANDMARK PARK SUBDIVISION RECORDED IN VOLUME 16, PAGE 241 B.C.P.R. AND BEING OUT OF OUTLOT 118 OF THE DR. A. A. LUTHER SUBDIVISION RECORDED IN VOLUME 1, PAGES 71-72 B.C.P.R. IN THE TOWN OF MANVEL, BRAZORIA COUNTY, TEXAS

SCALE: 1" = 60' DATE: SEPTEMBER 17, 2020



DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

| | |
|------------------------------|---|
| Plat Name | Pomona Section 18 Final Plat |
| Applicant | Jason Price, LJA |
| PD&Z Meeting Date | January 11, 2021 |
| Recommendation | Approval with One Condition |
| Submitted By | Jessica Rodriguez, Director of Development Services |

Staff Recommendation

The City staff recommends approval with one condition for the Pomona Section 18 Final Plat. The condition is:

1. Revise Note No. 9 with the adopted December 30, 2020 FEMA FIRM.



DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Plat Exhibit

POMONA DEVELOPMENT - LOT SUMMARY TABLE
Table with columns: LOT SIZES, SECTION 1, SECTION 2, SECTION 3, SECTION 4, SECTION 5, SECTION 6, SECTION 7, SECTION 8, SECTION 9, SECTION 10, SECTION 11, SECTION 12, SECTION 13, SECTION 14, SECTION 15, SECTION 16, SECTION 17, SECTION 18, SECTION 19, SECTION 20, SECTION 21, SECTION 22, SECTION 23, TOTAL LOTS

STATE OF TEXAS
COUNTY OF BRAZORIA
I, the undersigned, being a duly qualified and licensed Surveyor in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in my office.

MANVEL, TEXAS
I, the undersigned, being a duly qualified and licensed Surveyor in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in my office.

MANVEL, TEXAS
I, the undersigned, being a duly qualified and licensed Surveyor in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in my office.

BEING 1843 ACRES OF LAND LOCATED IN THE A.C. & B.R.R. CO. SURVEY, SECTION 08 (A.K.A.) R.L.V. SURVEY, ABSTRACT 540 AND THE A.C. & B.R.R. CO. SURVEY, SECTION 08 (A.K.A.) R.L.V. SURVEY, ABSTRACT 540 AND THE A.C. & B.R.R. CO. SURVEY, SECTION 08 (A.K.A.) R.L.V. SURVEY, ABSTRACT 540...

THENCE, NORTH 01° 11' 00" WEST, 115.84 FEET TO A POINT FOR CORNER, THE BOUNDARY OF A CORNER.
THENCE, EAST 66 FEET ALONG THE ARC OF A NON-PASSANT CURVE TO THE LEFT, BEING A RADIUS OF 100 FEET, A CHORD BEING 66 FEET TO A POINT FOR CORNER.
THENCE, NORTH 27° 00' 00" EAST, 10.00 FEET TO A POINT FOR CORNER, THE BOUNDARY OF A CORNER.



MANVEL, TEXAS
I, the undersigned, being a duly qualified and licensed Surveyor in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in my office.

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I, the undersigned, being a duly qualified and licensed Surveyor in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in my office.

MANVEL, TEXAS
I, the undersigned, being a duly qualified and licensed Surveyor in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in my office.

FINAL PLAT OF POMONA SECTION 18
A SUBDIVISION OF 18,943 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 08 (A.K.A.) R.L.V. SURVEY, ABSTRACT 540 AND THE A.C. & B.R.R. CO. SURVEY, SECTION 08 (A.K.A.) R.L.V. SURVEY, ABSTRACT 540...

MANVEL CITY ON THE RISE logo, DEVELOPMENT SERVICES DEPARTMENT, 20025 HIGHWAY 6, MANVEL, TX 77578, 281-489-0630. Includes various signatures, stamps, and official seals.

POMONA DEVELOPMENT - LOT SUMMARY TABLE

| LOT SIZES | 50'x110' | 50'x120' | 55'x120' | 60'x120' | 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 | ---- | ---- | ---- | ---- | ---- | ---- | ---- | ---- | 107 LOTS |
| SECTION 7 | ---- | ---- | ---- | ---- | ---- | ---- | ---- | 49 LOTS | ---- | 49 LOTS |
| SECTION 8 | ---- | ---- | 76 LOTS | ---- | 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 | ---- | ---- | ---- | 50 LOTS | 34 LOTS | ---- | 84 LOTS |
| SECTION 15 | ---- | ---- | ---- | ---- | ---- | ---- | ---- | ---- | ---- | 118 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 | ---- | 64 LOTS |
| SECTION 19 | ---- | ---- | 61 LOTS | ---- | ---- | ---- | 28 LOTS | 36 LOTS | ---- | 64 LOTS |
| SECTION 20 | ---- | 76 LOTS | ---- | ---- | ---- | ---- | ---- | ---- | ---- | 61 LOTS |
| SECTION 21 | ---- | 76 LOTS | ---- | ---- | ---- | ---- | ---- | ---- | ---- | 76 LOTS |
| SECTION 23 | ---- | ---- | 46 LOTS | ---- | ---- | ---- | ---- | ---- | ---- | 46 LOTS |
| TOTAL LOTS | 183 LOTS | 270 LOTS | 389 LOTS | 217 LOTS | 185 LOTS | 36 LOTS | 78 LOTS | 108 LOTS | 72 LOTS | 1,538 LOTS |

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, POMONA PHASE 5, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BRIAN CARLOCK, SENIOR VICE PRESIDENT OF POMONA PHASE 5, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF POMONA SECTION 18, 19.943 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 88 (A.K.A.) R.B. LYLE SURVEY, ABSTRACT 540 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 10 AND 20 OF SECTION 88 AND LOTS 1, 11, 12 AND 13 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, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING 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 UNOBTSTRUCTED 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 EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 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 BOTH SIDES AND ADJOINING 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 FEET (30' 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 18 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT AREA.

IN TESTIMONY HERETO, POMONA PHASE 5, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRIAN CARLOCK, ITS SENIOR VICE PRESIDENT, THIS 23 DAY OF December, 2020.

BY: POMONA PHASE 5, LLC,
A TEXAS LIMITED LIABILITY COMPANY

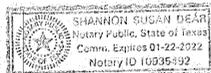
Brian Carlock
BRIAN CARLOCK, SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN CARLOCK, SENIOR VICE PRESIDENT OF POMONA PHASE 5, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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 HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 23 DAY OF December, 2020.

Sharon
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME, AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH DIAMETER IRON RODS THREE FEET LONG OR AS SHOWN ON THE PLAT.

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



WE, TEXAS CAPITAL BANK, A NATIONAL ASSOCIATION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS POMONA SECTION 18, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2020018776 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN 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,
A NATIONAL ASSOCIATION

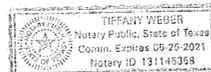
By: *Debi England*
PRINT NAME: *Debi England*
TITLE: *Se. Vice President*

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Debi England*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 28 DAY OF December, 2020.

Tiffany Weber
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF POMONA SECTION 18 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 ___ DAY OF ___, 20__.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

APPROVED BY THE BOARD OF COMMISSIONERS ON 12-01-20

[Signature]
BRAZORIA DRAINAGE DISTRICT NO. 4

[Signature]
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.

BDD4 REF. ID: #20130

BEING 19.943 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 88 (A.K.A.) R.B. LYLE SURVEY, ABSTRACT 540, AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 10 AND 20 OF SECTION 88 AND LOTS 1, 11, 12 AND 13 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 SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID 19.943 ACRES ALSO BEING A PORTION OF THAT CERTAIN CALLED 2.590 ACRE TRACT (DESCRIBED AS PART 2), CONVEYED TO POMONA PHASE 5, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2020041936, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), A PORTION OF THAT CERTAIN CALLED 219.915 ACRE TRACT (DESCRIBED AS PART 1) CONVEYED TO POMONA PHASE 5, LLC, BY INSTRUMENT OF RECORD IN SAID FILE NUMBER 2020041936, B.C.O.P.R. AND A PORTION OF THAT CERTAIN CALLED 26.948 ACRE TRACT (DESCRIBED AS PART 3), CONVEYED TO POMONA PHASE 5, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2020041936, B.C.O.P.R., SAID 19.943 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1983 ADJUSTMENT));

BEGINNING AT A 5/8-INCH IRON WITH CAP STAMPED "LJA SURVEY" FOUND FOR THE SOUTHEAST CORNER OF SAID 2.590 ACRES, SAME BEING ON THE SOUTHWESTERLY LINE OF POMONA PARKWAY (120 FEET RIGHT-OF-WAY), AS SHOWN ON POMONA PARKWAY AND KIRBY DRIVE STREET DEDICATION, A SUBDIVISION OF RECORD IN FILE NUMBER 2015031770, B.C.P.R.;

THENCE, SOUTH 80° 25' 34" WEST, DEPARTING SAID SOUTHWESTERLY LINE, ALONG THE SOUTHERLY LINE OF SAID 2.590 ACRES, 147.69 FEET TO A 5/8-INCH IRON WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER ON THE ARC OF A CURVE ON THE EASTERLY LINE OF AFOREMENTIONED 26.948 ACRES, SAME BEING THE SOUTHWEST CORNER OF SAID 2.590 ACRES;

THENCE, WITH SAID EASTERLY LINE, 375.40 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 900.00 FEET, A CENTRAL ANGLE OF 23° 53' 56", AND A CHORD WHICH BEARS SOUTH 08° 36' 35" WEST, 372.69 FEET TO A 5/8-INCH IRON WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

THENCE, SOUTH 20° 33' 33" WEST, CONTINUING WITH SAID EASTERLY LINE, 575.86 FEET TO A 5/8-INCH IRON WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER, SAME BEING THE SOUTHEAST CORNER OF SAID 26.948 ACRES, AND ON THE COMMON LINE OF AFOREMENTIONED LOT 13 AND LOT 14, SECTION 89 OF AFOREMENTIONED ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS;

THENCE, SOUTH 86° 46' 18" WEST, ALONG THE SOUTH LINE OF SAID 26.948 ACRES AND SAID COMMON LOT LINE, 325.85 FEET TO A 5/8-INCH IRON WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER, SAME BEING AN ANGLE POINT ON THE EASTERLY LINE OF THE AFOREMENTIONED 219.915 ACRES AND BEING THE SOUTHWEST CORNER OF SAID 26.948 ACRES;

THENCE, DEPARTING SAID COMMON LOT LINE, WITH THE COMMON LINE OF SAID 26.948 ACRES AND SAID 219.915 ACRES, 43.83 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 04° 47' 01", AND A CHORD WHICH BEARS NORTH 18° 10' 02" EAST, 43.82 FEET TO A 5/8-INCH IRON WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

THENCE, NORTH 20° 33' 33" EAST, CONTINUING ALONG SAID COMMON LINE, 663.50 FEET TO A 5/8-INCH IRON WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, CONTINUING ALONG SAID COMMON LINE, 16.86 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 01° 36' 36", AND A CHORD WHICH BEARS NORTH 19° 45' 15" EAST, 16.86 FEET TO A POINT FOR CORNER;

THENCE, NORTH 69° 26' 27" WEST, DEPARTING SAID COMMON LINE, 309.76 FEET TO A POINT FOR CORNER;

THENCE, NORTH 20° 33' 33" EAST, 184.58 FEET TO A POINT FOR CORNER;

THENCE, NORTH 11° 07' 54" EAST, 56.14 FEET TO A POINT FOR CORNER;

THENCE, NORTH 12° 03' 53" WEST, 57.21 FEET TO A POINT FOR CORNER;

THENCE, NORTH 26° 56' 40" WEST, 45.08 FEET TO A POINT FOR CORNER;

THENCE, NORTH 43° 29' 37" WEST, 52.56 FEET TO A POINT FOR CORNER;

THENCE, NORTH 45° 39' 38" WEST, 59.41 FEET TO A POINT FOR CORNER;

THENCE, NORTH 51° 58' 15" WEST, 55.09 FEET TO A POINT FOR CORNER;

THENCE, NORTH 62° 18' 29" WEST, 75.60 FEET TO A POINT FOR CORNER;

THENCE, NORTH 65° 11' 01" WEST, 110.64 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 12.43 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 01° 19' 07", AND A CHORD WHICH BEARS NORTH 25° 28' 33" EAST, 12.43 FEET TO A POINT FOR CORNER;

THENCE, NORTH 24° 48' 59" EAST, 92.57 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 69° 48' 59" EAST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, NORTH 24° 48' 59" EAST, 60.00 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 20° 11' 01" EAST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, NORTH 24° 48' 59" EAST, 355.84 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 40.41 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92° 36' 19", AND A CHORD WHICH BEARS NORTH 71° 07' 09" EAST, 36.15 FEET TO A POINT FOR CORNER ON THE ARC OF A CURVE ON THE NORTHEASTERLY LINE OF AFOREMENTIONED 2.590 ACRES AND ON THE SOUTHWESTERLY LINE OF AFOREMENTIONED POMONA PARKWAY, THE BEGINNING OF A COMPOUND CURVE;

THENCE, WITH THE COMMON LINE OF SAID 2.590 ACRES AND SAID POMONA PARKWAY, 1001.46 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1455.00 FEET, A CENTRAL ANGLE OF 39° 26' 10", AND A CHORD WHICH BEARS SOUTH 42° 51' 37" EAST, 981.81 FEET TO A 5/8-INCH IRON WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER;

THENCE, SOUTH 23° 08' 32" EAST, CONTINUING WITH SAID COMMON LINE, 180.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.943 ACRES OF LAND.

BDD4 SPECIAL 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 ERRECTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIPS.
- 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 DEVELOPER(S) 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 IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.
- 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 BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION 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 ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED 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 THERETO IN, UPON, OVER, ACROSS AND THROUGH THE EASEMENT AREA. THE DISTRICT'S SUCCESSORS, ASSIGNS, AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES SHALL, AT ALL PRESENT AND FUTURE TIMES, HAVE THE RIGHT AND PRIVILEGE OF INGRESS 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.

FINAL PLAT OF
POMONA SECTION 18

A SUBDIVISION OF 19.943 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 88 (A.K.A.) R.B. LYLE SURVEY, ABSTRACT 540 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING PORTIONS OF LOTS 10 AND 20 OF SECTION 88 AND LOTS 1, 11, 12 AND 13 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.

13 LOTS 4 RESERVES (16.121 ACRES) 2 BLOCKS

DECEMBER 17, 2020 JOB NO. 2149-4118P

OWNERS:

POMONA PHASE 5, 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
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382



ENGINEER:

LJA Engineering, Inc.
1904 W. Grand Parkway North Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386



POMONA PHASE 5, LLC
(PART 2, 2,590 ACRES)
F.N. 2020041936
B.C.O.P.R.

POMONA PHASE 5, LLC
(PART 3, 26,948 ACRES)
F.N. 2020041935
B.C.O.P.R.

POMONA PHASE 5, LLC
(PART 1, 219,915 AC)
F.N. 2020041936
B.C.O.P.R.

POMONA PARKWAY
(120' R.O.W.)
F.N. 2015031770
B.C.O.P.R.

POMONA SECTION 2
DOC. NO. 2015034362
B.C.O.R.

POMONA SECTION 1
DOC. NO. 2015031848
B.C.O.R.

POMONA PHASE 5, LLC
(PART 1, 219,915 AC)
F.N. 2020041936
B.C.O.P.R.

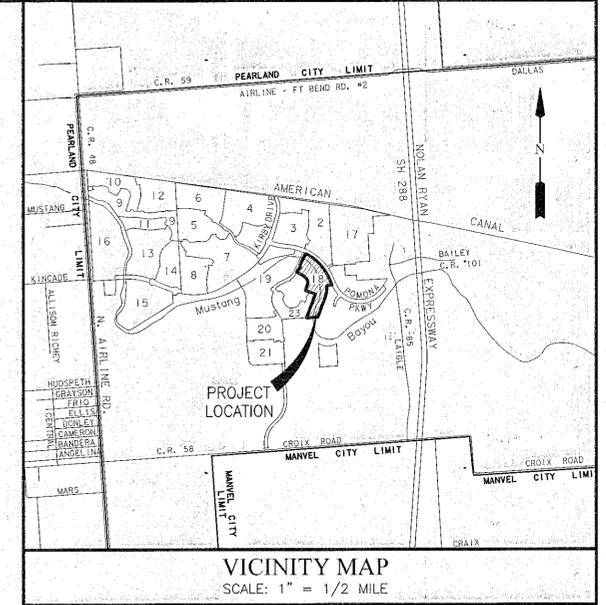
ALLISON RICHEY GULF COAST
HOME COMPANY
PART OF SUBURBAN GARDENS
VOL. 2, PG. 98
B.C.P.R.

| CURVE TABLE | | | | | |
|-------------|----------|-----------|----------|---------------|---------|
| CURVE | RADIUS | DELTA | ARC | CHORD BEARING | CHORD |
| C1 | 1455.00' | 39°26'10" | 1001.46' | S 42°51'37" E | 981.81' |
| C2 | 900.00' | 23°53'56" | 375.40' | S 08°36'35" W | 372.69' |
| C3 | 525.00' | 4°47'01" | 43.83' | N 18°10'02" E | 43.82' |
| C4 | 600.00' | 1°36'36" | 16.86' | N 19°45'15" E | 16.86' |
| C5 | 540.00' | 1°19'07" | 12.43' | N 25°28'33" E | 12.43' |
| C6 | 25.00' | 90°00'00" | 39.27' | N 69°48'59" E | 35.36' |
| C7 | 25.00' | 90°00'00" | 39.27' | N 20°11'01" W | 35.36' |
| C8 | 25.00' | 92°36'19" | 40.41' | N 71°07'09" E | 36.15' |
| C9 | 500.00' | 19°41'26" | 171.83' | S 55°20'18" E | 170.99' |
| C10 | 300.00' | 66°03'08" | 345.95' | S 12°28'01" E | 327.01' |
| C11 | 530.00' | 19°41'26" | 182.14' | S 55°20'18" E | 181.25' |
| C12 | 330.00' | 66°03'08" | 380.43' | S 12°28'01" E | 359.71' |
| C13 | 270.00' | 66°03'08" | 311.26' | N 12°28'01" W | 294.31' |
| C14 | 470.00' | 19°41'26" | 161.52' | N 55°20'18" W | 160.73' |
| C15 | 700.00' | 24°13'22" | 295.94' | S 57°34'23" E | 293.74' |
| C16 | 900.00' | 66°01'15" | 1037.05' | S 12°27'04" E | 980.62' |
| C17 | 600.00' | 66°01'15" | 691.37' | N 12°27'04" W | 653.75' |
| C18 | 400.00' | 27°36'54" | 192.79' | N 59°16'09" W | 190.93' |

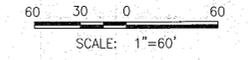
| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S 23°08'32" E | 180.78' |
| L2 | S 80°25'34" W | 147.69' |
| L3 | N 11°07'54" E | 56.14' |
| L4 | N 12°03'53" W | 57.21' |
| L5 | N 26°56'40" W | 45.09' |
| L6 | N 43°29'37" W | 52.56' |
| L7 | N 45°39'38" W | 59.41' |
| L8 | N 51°58'15" W | 55.09' |
| L9 | N 62°18'29" W | 75.60' |
| L10 | N 65°11'01" W | 110.64' |
| L11 | N 24°48'59" E | 92.57' |
| L12 | N 24°48'59" E | 60.00' |
| L13 | S 65°11'01" E | 110.36' |
| L14 | S 65°11'01" E | 110.36' |
| L15 | N 65°11'01" W | 110.36' |
| L16 | S 30°47'40" E | 15.62' |
| L17 | N 72°19'15" E | 17.50' |

| LOT | SQ. FT. | LOT WIDTH AT FRONT B.L. |
|---------|---------|-------------------------|
| BLOCK 1 | | |
| LOT 1 | 10,790 | 83.00' |
| LOT 2 | 11,183 | 92.03' |
| LOT 3 | 8,581 | 72.91' |
| LOT 4 | 7,998 | 62.93' |
| LOT 5 | 8,245 | 70.35' |
| LOT 6 | 8,674 | 80.50' |
| LOT 7 | 9,822 | 88.91' |
| LOT 8 | 9,741 | 93.90' |
| LOT 9 | 7,509 | 62.58' |
| LOT 10 | 7,200 | 60.00' |
| LOT 11 | 7,440 | 62.00' |

| LOT | SQ. FT. | LOT WIDTH AT FRONT B.L. |
|---------|---------|-------------------------|
| BLOCK 2 | | |
| LOT 1 | 7,160 | 60.00' |
| LOT 2 | 7,675 | 60.00' |



- SCALE: 1" = 1/2 MILE
KEY MAP NO. 652C
- LEGEND**
- A.E. INDICATES AERIAL EASEMENT
 - B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS FILE
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - F.N. INDICATES FILE NUMBER
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - P.O.B. INDICATES POINT OF BEGINNING
 - R.O.W. INDICATES RIGHT-OF-WAY
 - RES. INDICATES RESERVE
 - FND. INDICATES FOUND
 - I.R. INDICATES IRON ROD



FINAL PLAT OF POMONA SECTION 18

A SUBDIVISION OF 19.943 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 88 (A.K.A.) R.B. LYLE SURVEY, ABSTRACT 540 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING PORTIONS OF LOTS 10 AND 20 OF SECTION 88 AND LOTS 1, 11, 12 AND 13 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.

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SURVEYOR: ENGINEER:

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3600 W. Sam Houston Parkway S. Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

LJA Engineering, Inc.
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386

MATCHLINE SHEET 3

ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS VOL. 2, PG. 98 B.C.O.P.R.

POMONA PHASE 5, LLC (PART 1, 219.915 AC) F.N. 2020041936 B.C.O.P.R.

POMONA SECTION 23 DOC. NO. B.C.O.P.R.

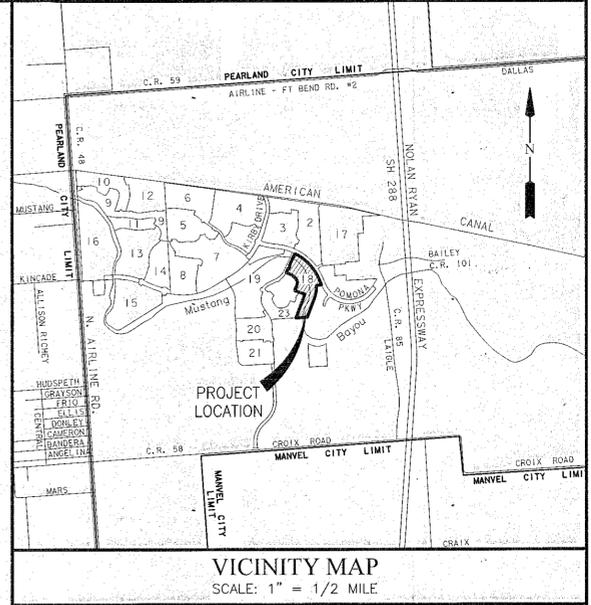
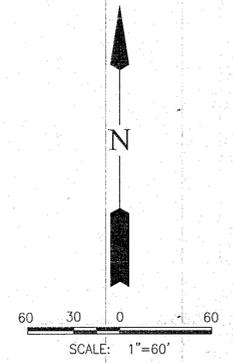
POMONA PHASE 5, LLC (PART 1, 219.915 AC) F.N. 2020041936 B.C.O.P.R.



MATCHLINE SHEET 2

| LOT | SQ. FT. | LOT WIDTH AT FRONT B.L. |
|----------------|---------|-------------------------|
| BLOCK 1 | | |
| LOT 1 | 10,790 | 83.00' |
| LOT 2 | 11,183 | 92.03' |
| LOT 3 | 8,581 | 72.91' |
| LOT 4 | 7,998 | 62.93' |
| LOT 5 | 8,245 | 70.35' |
| LOT 6 | 8,674 | 80.50' |
| LOT 7 | 8,822 | 88.91' |
| LOT 8 | 9,741 | 93.90' |
| LOT 9 | 7,508 | 62.58' |
| LOT 10 | 7,200 | 60.00' |
| LOT 11 | 7,440 | 62.00' |
| BLOCK 2 | | |
| LOT 1 | 7,160 | 60.00' |
| LOT 2 | 7,675 | 60.00' |

| RESERVE | ACREAGE | SQ.FT. | TYPE | MAINTENANCE |
|--------------|---------------|----------------|--|-------------|
| A | 1.994 | 86,843 | RESTRICTED TO LANDSCAPE/OPEN SPACE | HOA |
| B | 13.268 | 577,974 | BRAZORIA DRAINAGE DISTRICT NO. 4 DRAINAGE EASEMENT | HOA |
| C | 0.780 | 33,979 | RESTRICTED TO LANDSCAPE/OPEN SPACE | HOA |
| D | 0.079 | 3,441 | RESTRICTED TO LANDSCAPE/OPEN SPACE | HOA |
| TOTAL | 16.121 | 702,237 | | |



- LEGEND**
- A.E. INDICATES AERIAL EASEMENT
 - B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
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 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - INDICATES STREET NAME CHANGE
 - F.N. INDICATES FILE NUMBER
 - VOL. INDICATES VOLUME
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 - RES. INDICATES RESERVE
 - FND. INDICATES FOUND
 - I.R. INDICATES IRON ROD

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 23°08'32" E | 180.78' |
| L2 | S 80°25'34" W | 147.69' |
| L3 | N 11°07'54" E | 56.14' |
| L4 | N 12°03'53" W | 57.21' |
| L5 | N 26°56'40" W | 45.08' |
| L6 | N 43°29'37" W | 52.56' |
| L7 | N 45°39'38" W | 59.41' |
| L8 | N 51°58'15" W | 55.09' |
| L9 | N 62°18'29" W | 75.60' |
| L10 | N 65°11'01" W | 110.64' |
| L11 | N 24°48'59" E | 92.57' |
| L12 | N 24°48'59" E | 60.00' |
| L13 | S 65°11'01" E | 110.36' |
| L14 | S 65°11'01" E | 110.36' |
| L15 | S 65°11'01" E | 110.36' |
| L16 | S 30°47'40" E | 15.62' |
| L17 | N 72°19'15" E | 17.50' |

CURVE TABLE

| CURVE | RADIUS | DELTA | ARC | CHORD BEARING | CHORD |
|-------|----------|-----------|----------|---------------|---------|
| C1 | 1455.00' | 39°26'10" | 1001.46' | S 42°51'37" E | 981.81' |
| C2 | 900.00' | 2°53'56" | 375.40' | S 08°36'35" W | 372.69' |
| C3 | 525.00' | 4°47'01" | 43.83' | N 18°10'02" E | 43.82' |
| C4 | 600.00' | 1°36'36" | 16.86' | N 19°45'15" E | 16.86' |
| C5 | 540.00' | 1°19'07" | 12.43' | N 25°28'33" E | 12.43' |
| C6 | 25.00' | 90°00'00" | 39.27' | N 69°48'59" E | 35.36' |
| C7 | 25.00' | 90°00'00" | 39.27' | N 20°11'01" W | 35.36' |
| C8 | 25.00' | 92°36'19" | 40.41' | N 71°07'09" E | 36.15' |
| C9 | 500.00' | 1°41'26" | 171.83' | S 55°20'18" E | 170.99' |
| C10 | 300.00' | 66°03'08" | 345.85' | S 12°28'01" E | 327.01' |
| C11 | 530.00' | 1°41'26" | 182.14' | S 55°20'18" E | 181.25' |
| C12 | 330.00' | 66°03'08" | 380.43' | S 12°28'01" E | 359.71' |
| C13 | 270.00' | 66°03'08" | 311.26' | N 12°28'01" W | 294.31' |
| C14 | 470.00' | 1°41'26" | 161.52' | N 55°20'18" W | 160.73' |
| C15 | 700.00' | 2°13'22" | 295.94' | S 57°34'23" E | 293.74' |
| C16 | 900.00' | 66°01'15" | 1037.05' | S 12°27'04" E | 980.62' |
| C17 | 600.00' | 66°01'15" | 691.37' | N 12°27'04" W | 653.75' |
| C18 | 400.00' | 27°36'54" | 192.79' | N 59°16'09" W | 190.93' |

- 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 STEWART TITLE COMPANY, FILE NO. 1042722, DATED DECEMBER 15, 2020. 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 0.99989547.
 - 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 PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
 - BENCHMARK: A BRASS DISK STAMPED M-668 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL 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, SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY 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 STREET 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))
 - TBM 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, NGVD-29 (1978 ADJ.)
 - THIS TRACT LIES IN ZONE "X" AND ZONE "AE" OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED JUNE 5, 1989, MAP NO. 48039C020H, AND REVISED BY LETTER OF MAP REVISION (CASE NO. 17-06-3110P, EFFECTIVE JUNE 29, 2018). 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 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 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.O.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, 2008
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
 - A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.

FINAL PLAT OF POMONA SECTION 18

A SUBDIVISION OF 19.943 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 88 (A.K.A.) R.B. LYLE SURVEY, ABSTRACT 540 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING PORTIONS OF LOTS 10 AND 20 OF SECTION 88 AND LOTS 1, 11, 12 AND 13 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.

13 LOTS 4 RESERVES (16.121 ACRES) 2 BLOCKS
DECEMBER 17, 2020 JOB NO. 2149-4118P

OWNERS:
POMONA PHASE 5, 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
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

ENGINEER: LJA Engineering, Inc.
1904 W. Grand Parkway North Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386



DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

| | |
|------------------------------|---|
| Plat Name | Pomona Section 23 Final Plat |
| Applicant | Jason Price, LJA |
| PD&Z Meeting Date | January 11, 2021 |
| Recommendation | Approval with One Condition |
| Submitted By | Jessica Rodriguez, Director of Development Services |

Staff Recommendation

The City staff recommends approval with one condition for the Pomona Section 23 Final Plat. The condition is:

1. Revise Note No. 9 with the adopted December 30, 2020 FEMA FIRM.



DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

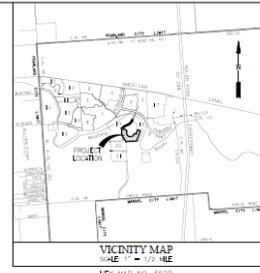
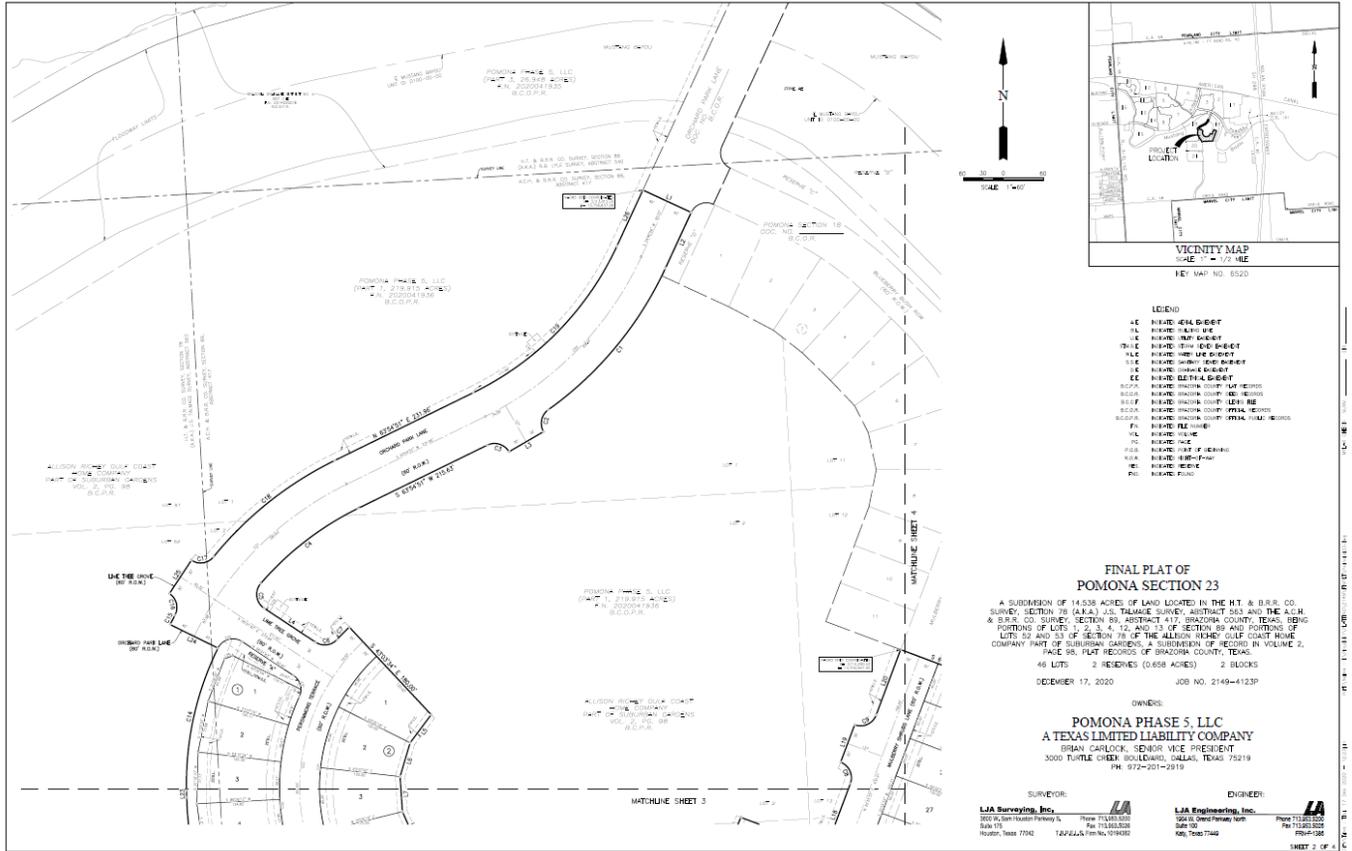
Plat Exhibit

Final Plat of Pomona Section 23. Includes a lot summary table with columns for lot sizes, sections 1-23, and total lots. Features a vicinity map, detailed plat text with survey data, and signatures of the surveyor and city officials.



DEVELOPMENT SERVICES DEPARTMENT
 20025 HIGHWAY 6
 MANVEL, TX 77578
 281-489-0630

Plat Exhibit



- LEGEND**
- 4E PLAT 4EALB-0667
 - 4L PLAT 4LAL-0001
 - 4C PLAT 4CAL-0001
 - 4B PLAT 4BAL-0001
 - 4A PLAT 4AAL-0001
 - 3E PLAT 3EAL-0001
 - 3L PLAT 3LAL-0001
 - 3C PLAT 3CAL-0001
 - 3B PLAT 3BAL-0001
 - 3A PLAT 3AAL-0001
 - 2E PLAT 2EAL-0001
 - 2L PLAT 2LAL-0001
 - 2C PLAT 2CAL-0001
 - 2B PLAT 2BAL-0001
 - 2A PLAT 2AAL-0001
 - 1E PLAT 1EAL-0001
 - 1L PLAT 1LAL-0001
 - 1C PLAT 1CAL-0001
 - 1B PLAT 1BAL-0001
 - 1A PLAT 1AAL-0001

**FINAL PLAT OF
 POMONA SECTION 23**
 A SUBDIVISION OF 14.658 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 23 (A.K.A. J.S. TALLMAGE SURVEY, ABSTRACT 563 AND THE A.G.H. & B.R.R. CO. SURVEY, SECTION 20, ABSTRACT 417, BRACORAN COUNTY, TEXAS, BEING PORTIONS OF LOTS 2, 3, 4, 12, AND 13 OF SECTION 23 AND PORTIONS OF LOTS 28 AND 29 OF SECTION 20 OF THE A.G.H. & B.R.R. CO. SURVEY, BEING COMPANY PART OF SUBDIVISION CARBONIA, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 55, PLAT RECORDS OF BRACORAN COUNTY, TEXAS.
 46 LOTS 3 REVENUES (0.658 ACRES) 2 BLOCKS
 DECEMBER 17, 2020 JOB NO. 2149-4123P
 OWNERS:
POMONA PHASE S, LLC
 A TEXAS LIMITED LIABILITY COMPANY
 BRIAN CARLSON, SENIOR VICE PRESIDENT
 3000 TURTLE CREEK BOULEVARD, UNLAK, TEXAS 75219
 PH: 972-201-2019

SURVEYOR:
LJA Surveying, Inc.
 300 W. Dorn Parkway S. Phone: 714.883.0320
 Suite 101 Houston, Texas 77042 Fax: 714.883.0328
 T.A.P.P.A.L.S. Firm No. 1019402 Map, Texas 77440

ENGINEER:
LJA Engineering, Inc.
 1000 E. Dorn Parkway North
 Suite 101 Phone: 714.883.0320
 Houston, Texas 77042 Fax: 714.883.0328
 P.E. No. 1286

SHEET 2 OF 4

POMONA DEVELOPMENT - LOT SUMMARY TABLE

| LOT SIZES | 50'x110' | 50'x120' | 55'x120' | 60'x120' | 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 | ---- | ---- | ---- | ---- | ---- | ---- | ---- | ---- | 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 | ---- | ---- | ---- | ---- | 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 | ---- | 13 LOTS |
| SECTION 19 | ---- | ---- | ---- | ---- | ---- | ---- | 28 LOTS | 36 LOTS | ---- | 64 LOTS |
| SECTION 20 | ---- | 61 LOTS | ---- | ---- | ---- | ---- | ---- | ---- | ---- | 61 LOTS |
| SECTION 21 | ---- | 76 LOTS | ---- | ---- | ---- | ---- | ---- | ---- | ---- | 76 LOTS |
| SECTION 23 | ---- | ---- | 46 LOTS | ---- | ---- | ---- | ---- | ---- | ---- | 46 LOTS |
| TOTAL LOTS | 183 LOTS | 270 LOTS | 389 LOTS | 217 LOTS | 185 LOTS | 36 LOTS | 78 LOTS | 108 LOTS | 72 LOTS | 1,538 LOTS |

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, POMONA PHASE 5, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BRIAN CARLOCK, SENIOR VICE PRESIDENT OF POMONA PHASE 5, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF POMONA SECTION 23, 14.538 ACRES OUT OF 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 A PORTION OF LOTS 1, 2, 3, 4, 12 AND 13 OF SECTION 89 AND PORTIONS OF LOTS 52 AND 53 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOMES COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING 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 UNOBTSTRUCTED 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 EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 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 BOTH SIDES AND ADJOINING 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 FEET (30' 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 23 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL 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 5, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRIAN CARLOCK, ITS SENIOR VICE PRESIDENT, THIS 23 DAY OF December, 2020.

BY: POMONA PHASE 5, LLC,
A TEXAS LIMITED LIABILITY COMPANY
Brian Carlock
BRIAN CARLOCK, SENIOR VICE PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN CARLOCK, SENIOR VICE PRESIDENT OF POMONA PHASE 5, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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 HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 23 DAY OF December, 2020.

Sharon Deen
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



APPROVED BY THE BOARD OF COMMISSIONERS ON 12-01-20

[Signature]
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.

BDD4 REF. ID #20140

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF POMONA SECTION 23 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 DAY OF , 20 .

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

BEING 14.538 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 A PORTION OF LOT 52 AND LOT 53, OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOMES COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.), AND A PORTION OF LOTS 1, 2, 3, 4, 12 AND 13 OF SECTION 89, OF SAID ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, SAID 14.538 ACRES ALSO BEING A PORTION OF THAT CERTAIN CALLED 219.915 ACRE TRACT (DESCRIBED AS PART 1), CONVEYED TO POMONA PHASE 5, LLC, BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2020041936 OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID 14.538 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJUSTMENT)):

BEGINNING AT A 5/8-INCH IRON WITH CAP STAMPED "LJA SURVEY" FOUND MARKING THE COMMON CORNER OF SAID LOTS 3, 4, 13 AND LOT 14 OF SAID SECTION 89, SAME BEING AN ANGLE POINT OF SAID 219.915 ACRES FROM WHICH A 5/8-INCH IRON WITH CAP STAMPED "LJA SURVEY" FOUND MARKING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 26.948 ACRE TRACT (DESCRIBED AS PART 3) CONVEYED TO POMONA PHASE 5, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2020041935, B.C.O.P.R., BEARS NORTH 86° 46' 18" EAST, 34.84 FEET;

THENCE, SOUTH 86° 49' 19" WEST, 598.87 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 71° 07' 04" WEST, 84.44 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 141.17 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 14° 58' 44", AND A CHORD WHICH BEARS NORTH 28° 22' 18" WEST, 140.77 FEET TO A POINT FOR CORNER;

THENCE, NORTH 33° 51' 40" WEST, 258.10 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 261.29 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 32° 32' 41", AND A CHORD WHICH BEARS NORTH 17° 35' 20" WEST, 257.79 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01° 19' 00" WEST, 10.21 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 221.02 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 27° 31' 44", AND A CHORD WHICH BEARS NORTH 12° 28' 52" EAST, 218.90 FEET TO A POINT FOR CORNER;

THENCE, NORTH 63° 47' 16" WEST, 80.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 15.80 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 01° 40' 35", AND A CHORD WHICH BEARS NORTH 27° 03' 02" EAST, 15.80 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 36.83 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84° 25' 02", AND A CHORD WHICH BEARS NORTH 14° 19' 12" WEST, 33.59 FEET TO A POINT FOR CORNER;

THENCE, 234.23 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 24° 51' 10", AND A CHORD WHICH BEARS NORTH 51° 29' 16" EAST, 232.40 FEET TO A POINT FOR CORNER;

THENCE, NORTH 63° 54' 51" EAST, 231.96 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 313.90 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 39° 05' 52", AND A CHORD WHICH BEARS NORTH 44° 21' 55" EAST, 307.84 FEET TO A POINT FOR CORNER;

THENCE, NORTH 24° 48' 59" EAST, 92.57 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 65° 11' 01" EAST, 80.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 24° 48' 59" WEST, 92.57 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 278.81 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 29° 34' 59", AND A CHORD WHICH BEARS SOUTH 39° 36' 29" WEST, 275.75 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 36.83 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84° 24' 49", AND A CHORD WHICH BEARS SOUTH 12° 11' 34" WEST, 33.59 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 59° 45' 34" WEST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 37.56 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 96° 04' 18", AND A CHORD WHICH BEARS NORTH 73° 03' 09" WEST, 34.12 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 63° 54' 51" WEST, 215.63 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 186.06 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 23° 10' 28", AND A CHORD WHICH BEARS SOUTH 52° 19' 37" WEST, 184.79 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 42.44 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 97° 16' 06", AND A CHORD WHICH BEARS SOUTH 07° 53' 40" EAST, 37.53 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 56° 31' 43" EAST, 92.41 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 35.38 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81° 05' 14", AND A CHORD WHICH BEARS NORTH 82° 55' 40" EAST, 32.50 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 26.24 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 04° 33' 23", AND A CHORD WHICH BEARS NORTH 44° 39' 45" EAST, 26.24 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 43° 03' 34" EAST, 180.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 36° 48' 04" WEST, 52.81 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 16° 31' 20" WEST, 52.81 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 45' 24" EAST, 52.81 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 24° 03' 13" EAST, 52.82 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 33° 51' 40" EAST, 129.85 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 44° 25' 30" EAST, 52.81 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 64° 41' 59" EAST, 52.81 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 85° 04' 00" EAST, 53.99 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 49' 19" EAST, 60.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 70° 45' 14" EAST, 110.09 FEET TO A POINT FOR CORNER;

THENCE, NORTH 55° 23' 09" EAST, 46.55 FEET TO A POINT FOR CORNER;

THENCE, NORTH 28° 32' 46" EAST, 103.86 FEET TO A POINT FOR CORNER;

THENCE, NORTH 23° 23' 08" EAST, 60.07 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 69° 28' 27" EAST, 135.99 FEET TO A POINT FOR CORNER;

THENCE, NORTH 20° 33' 33" EAST, 105.14 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 24° 26' 27" WEST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, NORTH 20° 33' 33" EAST, 60.00 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 LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 65° 33' 33" EAST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, NORTH 20° 33' 33" EAST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, SOUTH 69° 28' 27" EAST, 189.78 FEET TO A POINT FOR CORNER ON THE ARC OF A CURVE ON THE COMMON LINE OF AFOREMENTIONED 26.948 ACRES AND AFOREMENTIONED 219.915 ACRES;

THENCE, ALONG SAID COMMON LINE, THE FOLLOWING THREE (3) CURVES;

1. 16.86 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 01° 36' 36", AND A CHORD WHICH BEARS SOUTH 19° 45' 15" WEST, 16.86 FEET TO A POINT FOR CORNER;

2. SOUTH 20° 33' 33" WEST, 663.50 FEET TO A 5/8-INCH IRON WITH CAP STAMPED "LJA SURVEY" FOUND FOR CORNER, THE BEGINNING OF A CURVE;

3. 43.83 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 04° 47' 01", AND A CHORD WHICH BEARS SOUTH 18° 10' 02" WEST, 43.82 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 69° 28' 27" EAST, 189.78 FEET TO A POINT FOR CORNER ON THE COMMON LINE OF SAID 26.948 ACRES AND AN ANGLE POINT OF SAID 219.915 ACRES AND ON THE COMMON LINE OF THE AFOREMENTIONED LOT 13 AND LOT 14;

THENCE, SOUTH 86° 46' 18" WEST, ALONG THE COMMON LINE OF SAID LOT 13, AND LOT 14, AND SAID 219.915 ACRES, 34.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.538 ACRES OF LAND.

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH DIAMETER IRON RODS THREE FEET LONG OR AS SHOWN ON THE PLAT.

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

WE, TEXAS CAPITAL BANK, A NATIONAL ASSOCIATION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS POMONA SECTION 23, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2020018776 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN 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,
A NATIONAL ASSOCIATION

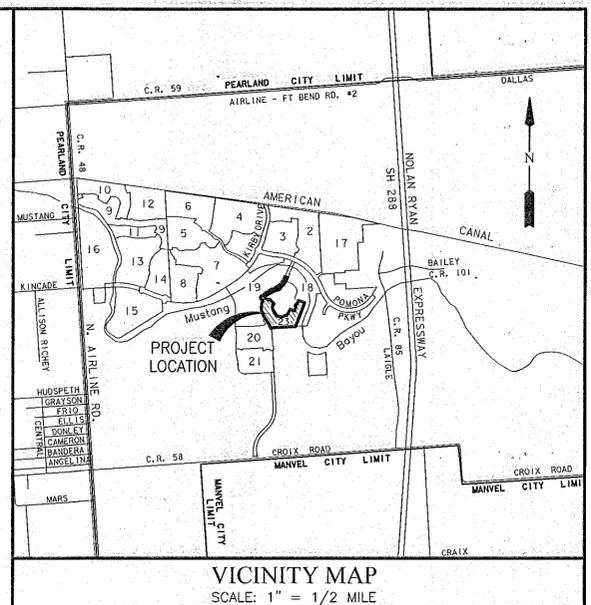
BY: *Debi Englund*
PRINT NAME: DEBI ENGLUND
TITLE: SR. VICE PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Debi Englund, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 23 DAY OF December, 2020.

Judy Wilber
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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 ERRECTED IN A DRAINAGE 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 DEVELOPER(S) 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 IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.
 - 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% GERMINATION 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 ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.

FINAL PLAT OF
POMONA SECTION 23

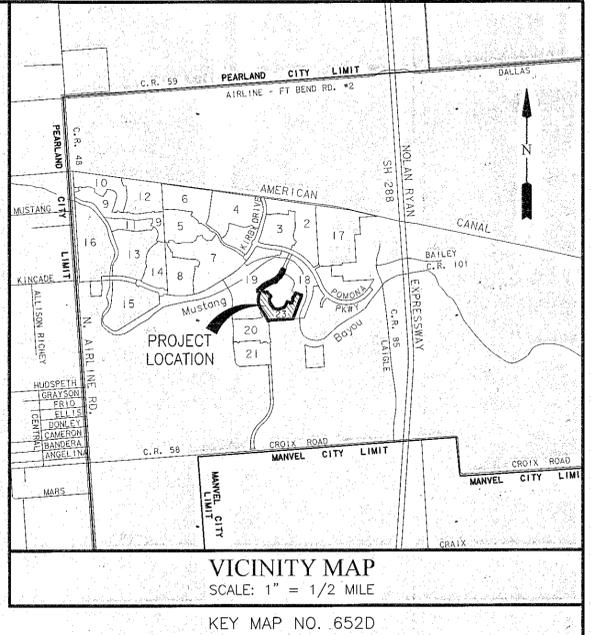
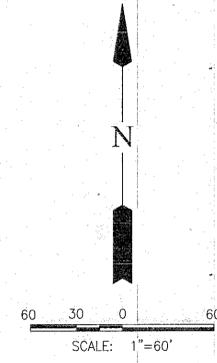
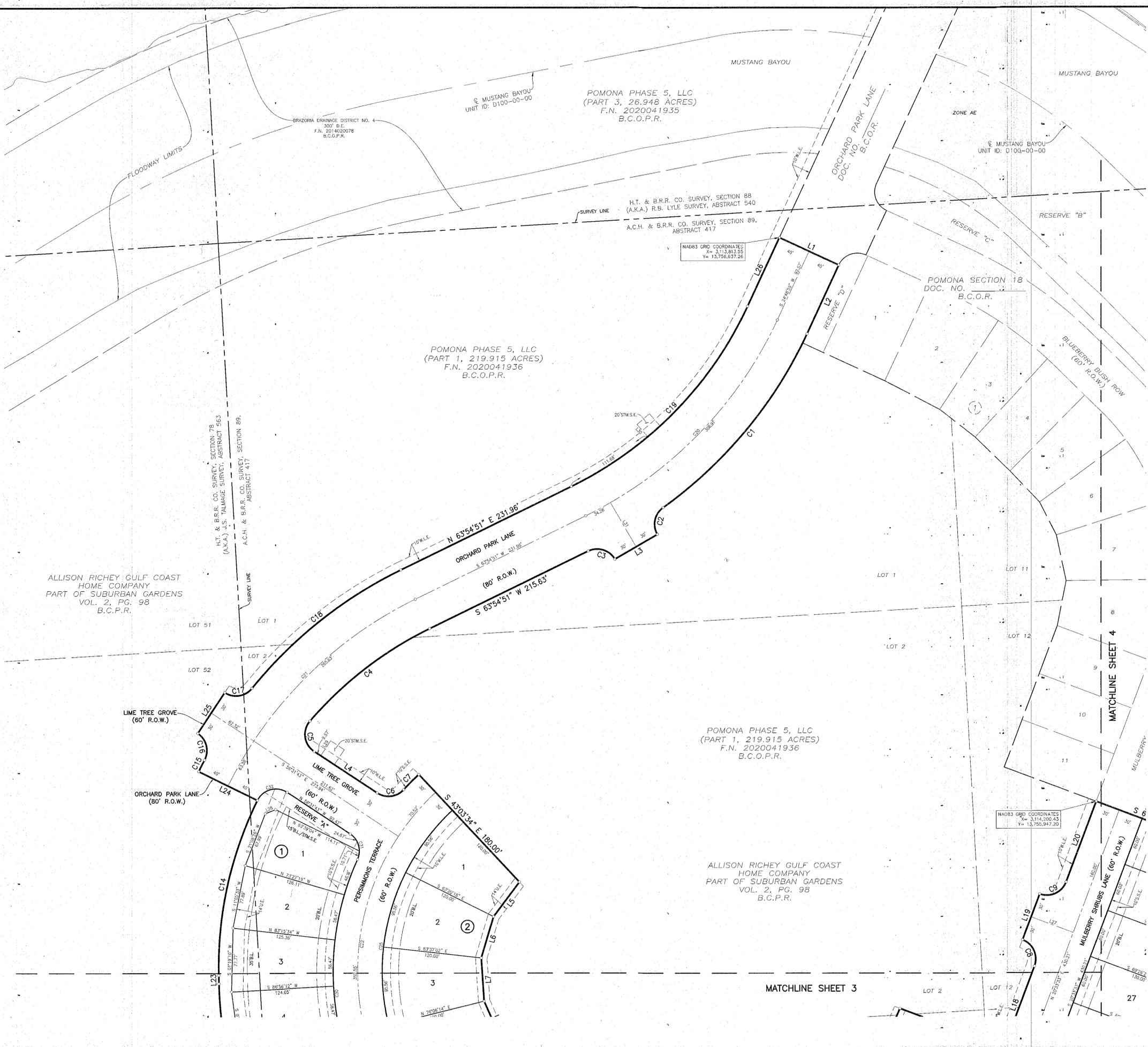
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46 LOTS 2 RESERVES (0.658 ACRES) 2 BLOCKS
DECEMBER 17, 2020 JOB NO. 2149-4123P

OWNERS:
POMONA PHASE 5, 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. Phone 713.953.5200
Suite 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 Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386



- LEGEND**
- A.E. INDICATES AERIAL EASEMENT
 - B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS FILE
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - F.N. INDICATES FILE NUMBER
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - P.O.B. INDICATES POINT OF BEGINNING
 - R.O.W. INDICATES RIGHT-OF-WAY
 - RES. INDICATES RESERVE
 - FND. INDICATES FOUND

**FINAL PLAT OF
POMONA SECTION 23**

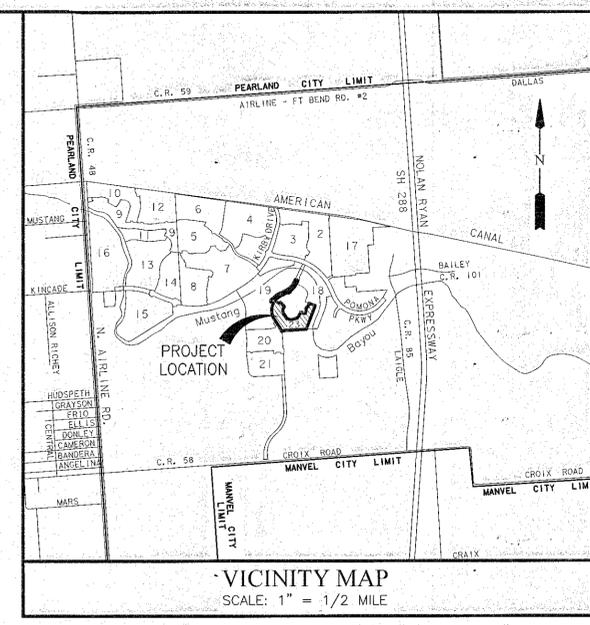
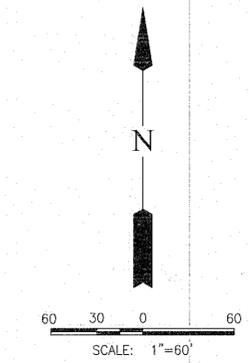
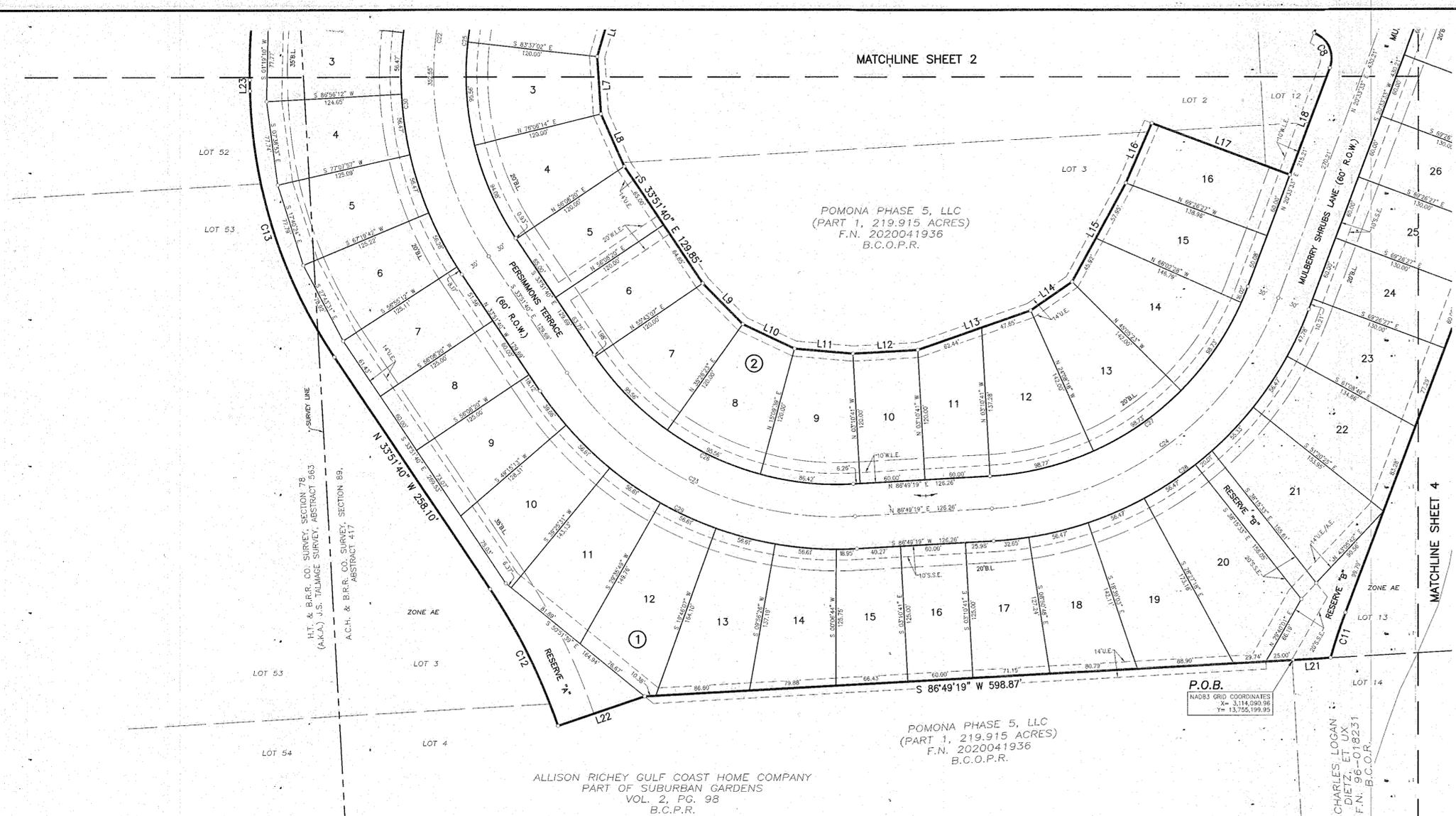
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 - INDICATES STREET NAME CHANGE
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 - PG. INDICATES PAGE
 - P.O.B. INDICATES POINT OF BEGINNING
 - R.O.W. INDICATES RIGHT-OF-WAY
 - RES. INDICATES RESERVE
 - FND. INDICATES FOUND
 - I.R. INDICATES IRON ROD

| LOT | SQ. FT. | LOT WIDTH AT FRONT B.L. |
|----------------|---------|-------------------------|
| BLOCK 1 | | |
| LOT 1 | 8,354 | 60.05' |
| LOT 2 | 8,366 | 60.04' |
| LOT 3 | 8,310 | 60.04' |
| LOT 4 | 8,299 | 60.04' |
| LOT 5 | 8,321 | 60.04' |
| LOT 6 | 8,377 | 60.07' |
| LOT 7 | 7,573 | 60.00' |
| LOT 8 | 7,500 | 60.00' |
| LOT 9 | 8,222 | 60.14' |
| LOT 10 | 8,236 | 60.19' |
| LOT 11 | 10,033 | 60.19' |
| LOT 12 | 11,159 | 60.19' |
| LOT 13 | 10,362 | 60.19' |
| LOT 14 | 8,832 | 60.19' |
| LOT 15 | 7,858 | 60.32' |
| LOT 16 | 7,800 | 60.00' |
| LOT 17 | 8,135 | 60.58' |
| LOT 18 | 9,062 | 60.04' |
| LOT 19 | 10,908 | 60.04' |
| LOT 20 | 12,418 | 60.04' |
| LOT 21 | 11,163 | 60.12' |
| LOT 22 | 9,837 | 60.04' |
| LOT 23 | 8,871 | 60.83' |
| LOT 24 | 7,800 | 60.00' |
| LOT 25 | 7,800 | 60.00' |
| LOT 26 | 7,800 | 60.00' |
| LOT 27 | 7,800 | 60.00' |
| LOT 28 | 7,800 | 60.00' |
| LOT 29 | 7,800 | 60.00' |
| LOT 30 | 7,799 | 60.00' |

| RESERVE | ACREAGE | SQ.FT. | TYPE | MAINTENANCE |
|---------|---------|--------|------------------------------------|-------------|
| A | 0.478 | 20,831 | RESTRICTED TO LANDSCAPE/OPEN SPACE | HOA |
| B | 0.180 | 7,836 | RESTRICTED TO LANDSCAPE/OPEN SPACE | HOA |
| TOTAL | 0.658 | 28,667 | | |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 85°11'01" E | 80.00' |
| L2 | S 24°48'59" W | 92.57' |
| L3 | S 59°45'34" W | 60.00' |
| L4 | S 56°31'43" E | 92.41' |
| L5 | S 36°48'04" W | 52.81' |
| L6 | S 16°31'20" W | 52.81' |
| L7 | S 03°45'24" E | 52.81' |
| L8 | S 24°03'13" E | 52.92' |
| L9 | S 44°25'30" E | 52.81' |
| L10 | S 64°41'56" E | 52.81' |
| L11 | S 85°04'00" E | 53.99' |
| L12 | N 86°49'19" E | 60.00' |
| L13 | N 70°45'14" E | 110.09' |
| L14 | N 55°23'09" E | 46.55' |
| L15 | N 28°32'46" E | 103.86' |
| L16 | N 23°23'06" E | 60.07' |
| L17 | S 69°26'27" E | 135.99' |
| L18 | N 20°33'33" E | 105.14' |
| L19 | N 20°33'33" E | 60.00' |
| L20 | N 20°33'33" E | 105.00' |
| L21 | S 86°46'18" W | 34.84' |
| L22 | S 71°07'04" W | 84.44' |
| L23 | N 01°19'00" W | 10.21' |
| L24 | N 63°47'16" W | 80.00' |
| L25 | N 33°28'40" E | 60.00' |
| L26 | N 24°48'59" E | 92.57' |
| L27 | S 89°26'27" E | 55.00' |
| L28 | S 68°44'41" W | 13.48' |
| L29 | N 33°31'31" E | 22.01' |
| L30 | N 41°14'32" W | 19.89' |
| L31 | S 30°00'51" E | 62.44' |

| CURVE | RADIUS | DELTA | ARC | CHORD BEARING | CHORD |
|-------|---------|-----------|---------|---------------|---------|
| C1 | 540.00' | 29°34'59" | 278.81' | S 39°36'29" W | 275.73' |
| C2 | 25.00' | 84°24'49" | 36.83' | S 12°11'34" W | 33.59' |
| C3 | 25.00' | 66°04'18" | 37.56' | N 73°03'00" W | 34.12' |
| C4 | 460.00' | 23°10'28" | 186.06' | S 52°19'37" W | 184.79' |
| C5 | 25.00' | 97°16'06" | 42.44' | S 07°53'40" E | 37.53' |
| C6 | 25.00' | 81°05'14" | 35.38' | N 82°55'40" E | 32.50' |
| C7 | 330.00' | 4°33'23" | 26.24' | N 44°39'45" E | 26.24' |
| C8 | 25.00' | 90°00'00" | 39.27' | N 24°26'27" W | 35.36' |
| C9 | 25.00' | 90°00'00" | 39.27' | N 65°33'33" E | 35.36' |
| C10 | 600.00' | 1°36'36" | 16.86' | S 19°45'15" W | 16.86' |
| C11 | 525.00' | 4°47'01" | 43.83' | S 18°10'02" W | 43.82' |
| C12 | 540.00' | 14°58'44" | 141.17' | N 28°22'18" W | 140.77' |
| C13 | 460.00' | 32°32'41" | 261.29' | N 17°35'20" W | 257.79' |
| C14 | 460.00' | 27°31'44" | 221.02' | N 12°26'52" E | 218.90' |
| C15 | 540.00' | 1°40'35" | 15.80' | N 27°03'02" E | 15.80' |
| C16 | 25.00' | 84°25'02" | 36.83' | N 14°19'12" W | 33.59' |
| C17 | 25.00' | 84°24'37" | 36.83' | N 81°15'59" E | 33.59' |
| C18 | 540.00' | 24°51'10" | 234.23' | N 51°29'16" E | 232.40' |
| C19 | 460.00' | 39°05'52" | 313.90' | N 44°21'55" E | 307.84' |
| C20 | 500.00' | 38°05'52" | 341.19' | S 44°21'55" W | 334.61' |
| C21 | 500.00' | 37°42'07" | 329.01' | S 45°03'48" W | 323.11' |
| C22 | 300.00' | 80°48'06" | 423.08' | S 06°32'23" W | 388.88' |
| C23 | 300.00' | 59°19'01" | 310.58' | S 63°31'11" E | 296.90' |
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| C28 | 330.00' | 66°15'46" | 381.65' | S 53°41'26" W | 360.73' |
| C29 | 330.00' | 59°19'01" | 341.64' | N 63°31'11" W | 326.59' |
| C30 | 330.00' | 58°25'12" | 336.48' | N 04°39'04" W | 322.09' |
| C31 | 25.00' | 81°05'14" | 35.38' | N 15°59'05" W | 32.50' |
| C32 | 25.00' | 97°15'33" | 42.44' | S 74°50'31" W | 37.52' |

**FINAL PLAT OF
POMONA SECTION 23**

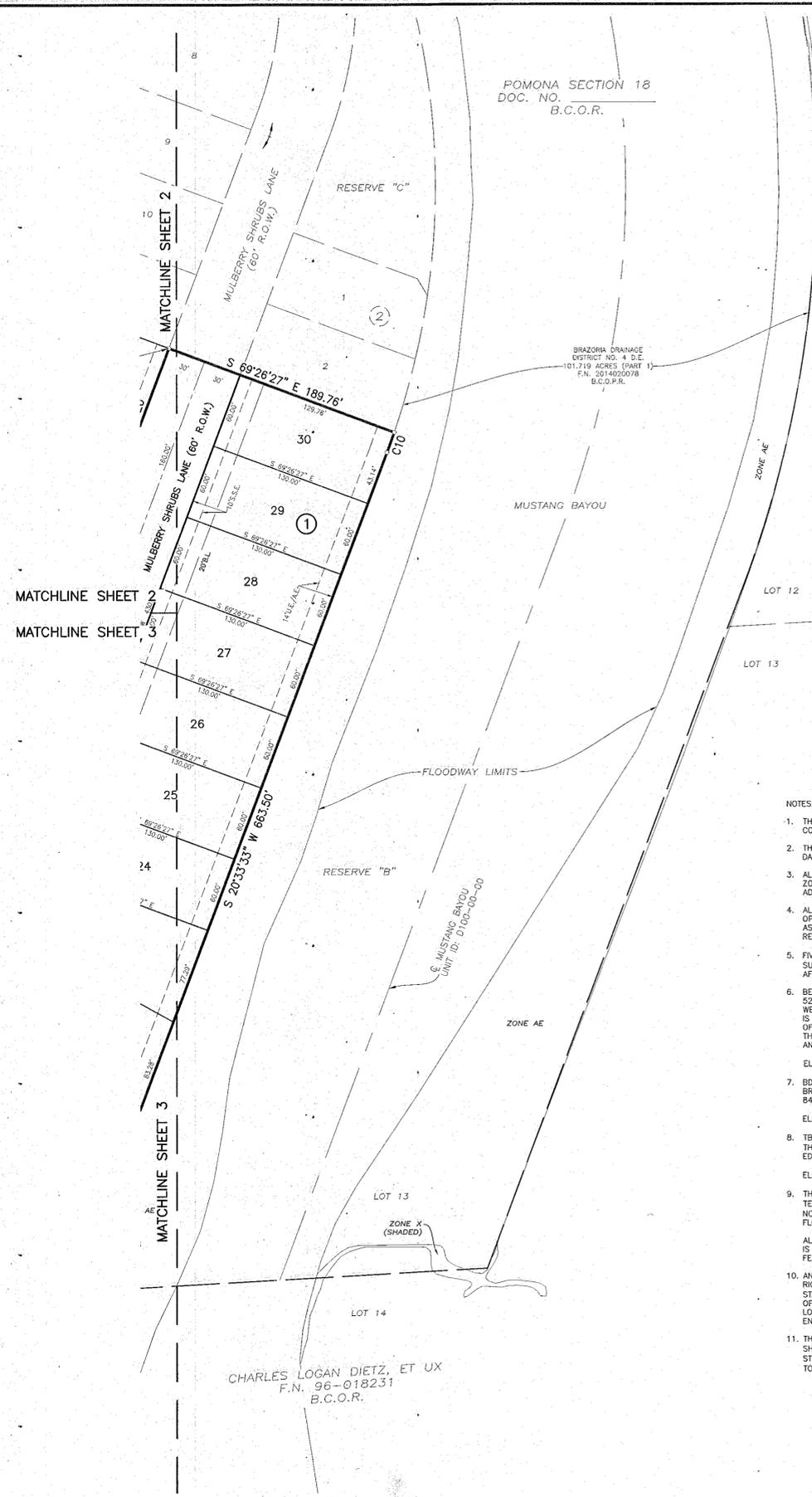
A SUBDIVISION OF 14.538 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING PORTIONS OF LOTS 1, 2, 3, 4, 12, AND 13 OF SECTION 89 AND PORTIONS OF LOTS 52 AND 53 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 BRAZORIA COUNTY, TEXAS.

46 LOTS 2 RESERVES (0.658 ACRES) 2 BLOCKS
DECEMBER 17, 2020 JOB NO. 2149-4123P

OWNERS:
POMONA PHASE 5, 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. Phone 713.953.5200
Suite 175 Houston, Texas 77042 Fax 713.953.5026 T.B.P.E.L.S. Firm No. 10194382

ENGINEER: **LJA Engineering, Inc.**
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Katy, Texas 77449 Fax 713.953.5026 FRN-F-1386

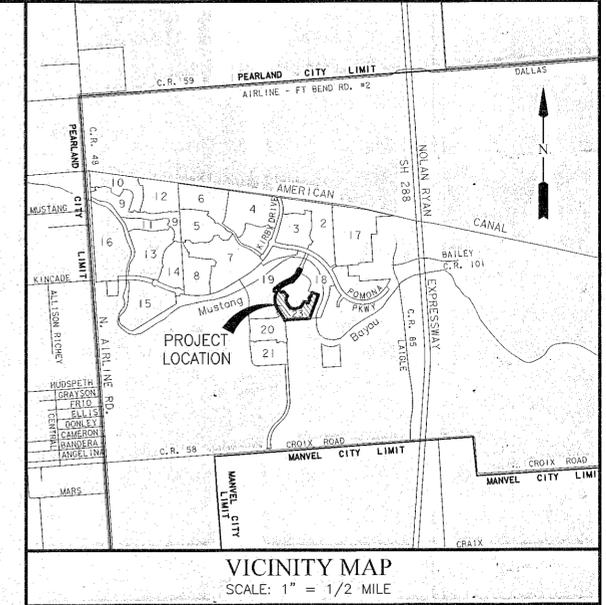
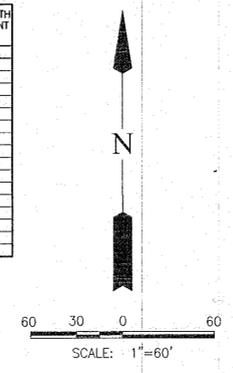


| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 65°11'01" E | 80.00' |
| L2 | S 24°48'59" W | 92.57' |
| L3 | S 59°45'34" W | 60.00' |
| L4 | S 56°31'43" E | 92.41' |
| L5 | S 36°48'04" W | 52.81' |
| L6 | S 16°31'20" W | 52.81' |
| L7 | S 03°45'24" E | 52.81' |
| L8 | S 24°03'13" E | 52.92' |
| L9 | S 44°25'30" E | 52.81' |
| L10 | S 64°41'59" E | 52.81' |
| L11 | S 85°04'00" E | 53.99' |
| L12 | N 86°49'19" E | 60.00' |
| L13 | N 70°45'14" E | 110.09' |
| L14 | N 55°23'09" E | 46.55' |
| L15 | N 28°32'46" E | 103.86' |
| L16 | N 23°23'06" E | 60.07' |
| L17 | S 69°26'27" E | 135.99' |
| L18 | N 20°33'33" E | 105.14' |
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| C32 | 25.00' | 97°15'33" | 42.44' | S 74°50'31" W | 37.52' |

| LOT | SQ. FT. | LOT WIDTH AT FRONT B.L. |
|----------------|---------|-------------------------|
| BLOCK 1 | | |
| LOT 1 | 8,354 | 60.05' |
| LOT 2 | 8,366 | 60.04' |
| LOT 3 | 8,310 | 60.04' |
| LOT 4 | 8,299 | 60.04' |
| LOT 5 | 8,321 | 60.04' |
| LOT 6 | 8,377 | 60.07' |
| LOT 7 | 7,573 | 60.00' |
| LOT 8 | 7,500 | 60.00' |
| LOT 9 | 8,222 | 60.14' |
| LOT 10 | 9,236 | 60.19' |
| LOT 11 | 10,033 | 60.19' |
| LOT 12 | 11,159 | 60.19' |
| LOT 13 | 10,362 | 60.19' |
| LOT 14 | 8,832 | 60.19' |
| LOT 15 | 7,858 | 60.32' |
| LOT 16 | 7,500 | 60.00' |
| LOT 17 | 8,135 | 60.58' |
| LOT 18 | 9,062 | 60.04' |
| LOT 19 | 10,908 | 60.04' |
| LOT 20 | 12,418 | 60.04' |
| LOT 21 | 11,163 | 60.12' |
| LOT 22 | 9,837 | 60.04' |
| LOT 23 | 8,871 | 60.83' |
| LOT 24 | 7,800 | 60.00' |
| LOT 25 | 7,800 | 60.00' |
| LOT 26 | 7,800 | 60.00' |
| LOT 27 | 7,800 | 60.00' |
| LOT 28 | 7,800 | 60.00' |
| LOT 29 | 7,800 | 60.00' |
| LOT 30 | 7,799 | 60.00' |

| RESERVE | ACREAGE | SQ.FT. | TYPE | MAINTENANCE |
|---------|---------|--------|------------------------------------|-------------|
| A | 0.478 | 20,831 | RESTRICTED TO LANDSCAPE/OPEN SPACE | HOA |
| B | 0.180 | 7,836 | RESTRICTED TO LANDSCAPE/OPEN SPACE | HOA |
| TOTAL | 0.658 | 28,667 | | |



- 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 STEWART TITLE COMPANY, FILE NO. 1042849, DATED DECEMBER 15, 2020. 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 PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
 - BENCHMARK: A BRASS DISK STAMPED M 668 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 8 IN ARCOLA, AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL 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, SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD.
ELEV. = 71.52 FEET, NGVD-29 (1978 ADJ.)
 - BDD4 BENCHMARK: A BRASS DISK STAMPED "M-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.)
 - TBM 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, NGVD-29 (1978 ADJ.)
 - THIS TRACT LIES IN ZONE "AE" OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED JUNE 5, 1989, MAP NO. 48039C0020H, AND REVISED BY LETTER OF MAP REVISION (CASE NO. 17-06-3110P, EFFECTIVE JUNE 29, 2018). 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 ETJ, 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 AASHTO 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.O.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
A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.

FINAL PLAT OF POMONA SECTION 23

A SUBDIVISION OF 14.538 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 PORTIONS OF LOTS 1, 2, 3, 4, 12, AND 13 OF SECTION 89 AND PORTIONS OF LOTS 52 AND 53 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 BRAZORIA COUNTY, TEXAS.

46 LOTS 2 RESERVES (0.658 ACRES) 2 BLOCKS
DECEMBER 17, 2020 JOB NO. 2149-4123P

OWNERS:
POMONA PHASE 5, 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
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

ENGINEER: **LJA Engineering, Inc.**
1904 W. Grand Parkway North, Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1366



DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

| | |
|------------------------------|--|
| Plat Name | Orchard Park Lane Phase 2 Street Dedication Final Plat |
| Applicant | Jason Price, LJA |
| PD&Z Meeting Date | January 11, 2021 |
| Recommendation | Approval with One Condition |
| Submitted By | Jessica Rodriguez, Director of Development Services |

Staff Recommendation

The City staff recommends approval with one condition for the Orchard Park Lane Phase 2 Street Dedication Final Plat. The condition is:

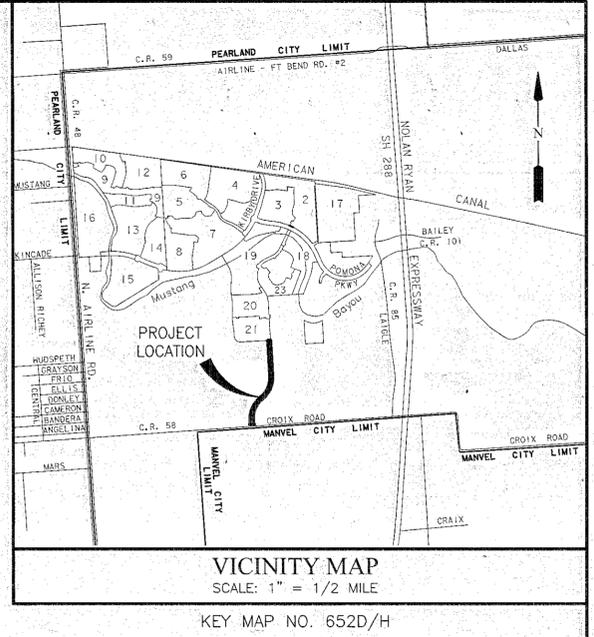
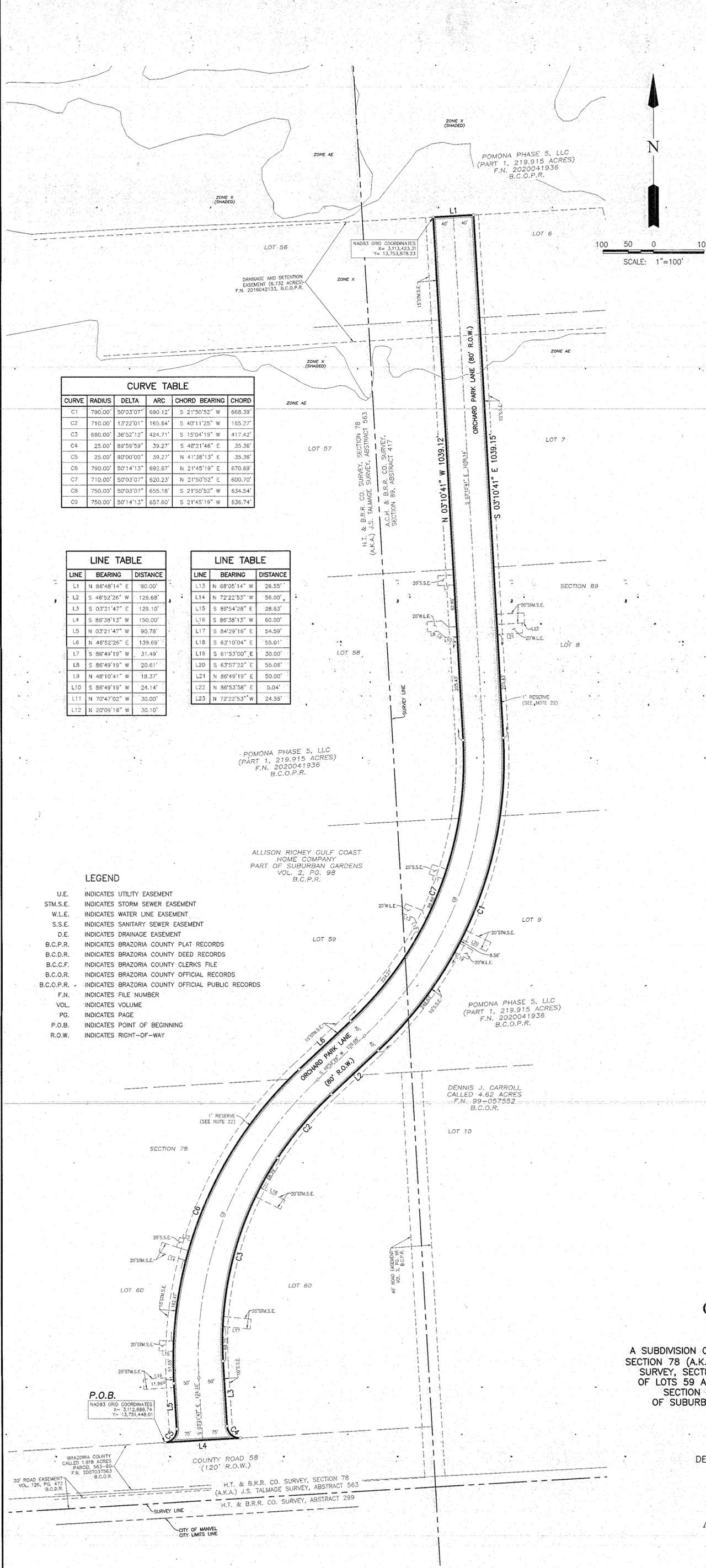
1. Revise Note No. 9 with the adopted December 30, 2020 FEMA FIRM.



Plat Exhibit

Main plat area containing a large map, a 'VICINITY MAP' (SCALE: 1" = 1/2 MILE), and detailed text including 'STATE OF TEXAS', 'COUNTY OF BRAZORIA', 'SECTION 99', and various survey and legal descriptions. Includes signatures and dates for approval.

FINAL PLAT OF
ORCHARD PARK LANE PHASE 2
STREET DEDICATION
A SUBDIVISION OF 4.989 ACRES OF LAND LOCATED IN THE N1/4, S1/4, R1/4W, CO. SURVEY, SECTION 99 (A.B.A.) 213, BRAZORIA SURVEY, ABSTRACT 455 AND THE A.C.M. & B.L.R. CO. SURVEY, SECTION 99, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 50 AND 52 OF SECTION 99 AND A PORTION OF LOTS 8, 7, 6 AND 9 OF SECTION 99 OF THE ALLISON RICHIEY GOLF COURSE HOME COMPANY PART OF SUBURBAN CARRIEBE, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
0 LOTS 0 RESERVES 0 BLOCKS
DECEMBER 17, 2020 JOE NO. 2148-80079
OWNER:
POMONA PHASE 5, LLC
A TEXAS LIMITED LIABILITY COMPANY
BRIAN CARLOCK, SENIOR VICE PRESIDENT
3000 TURLE CREEK, DALLAS, TEXAS 75219
PH: 972-201-2019
SURVEYOR: L&K Surveying, Inc.
ENGINEER: L&K Engineering, Inc.



| CURVE TABLE | | | | | |
|-------------|---------|-----------|---------|---------------|---------|
| CURVE | RADIUS | DELTA | ARC | CHORD BEARING | CHORD |
| C1 | 790.00' | 50°03'07" | 690.12' | S 21°50'52" W | 668.39' |
| C2 | 710.00' | 13°22'01" | 165.64' | S 40°11'25" W | 185.27' |
| C3 | 660.00' | 36°52'12" | 424.71' | S 15°04'19" W | 417.42' |
| C4 | 25.00' | 89°59'59" | 39.27' | S 48°21'46" E | 35.36' |
| C5 | 25.00' | 90°00'00" | 39.27' | N 41°38'13" E | 35.36' |
| C6 | 790.00' | 50°14'13" | 692.67' | N 21°45'19" E | 670.69' |
| C7 | 710.00' | 50°03'07" | 620.23' | N 21°50'52" E | 600.70' |
| C8 | 750.00' | 50°03'07" | 655.18' | S 21°50'52" W | 634.54' |
| C9 | 750.00' | 50°14'13" | 657.60' | S 21°45'19" W | 636.74' |

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 86°48'14" E | 80.00' |
| L2 | S 46°52'26" W | 126.68' |
| L3 | S 03°21'47" E | 129.10' |
| L4 | S 86°38'13" W | 150.00' |
| L5 | N 03°21'47" W | 90.78' |
| L6 | N 46°52'26" E | 139.69' |
| L7 | S 86°49'19" W | 31.49' |
| L8 | S 86°49'19" W | 20.61' |
| L9 | N 48°10'51" W | 18.37' |
| L10 | S 86°49'19" W | 24.14' |
| L11 | N 70°47'02" W | 30.00' |
| L12 | N 20°09'16" W | 30.10' |

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L13 | N 68°05'14" W | 26.55' |
| L14 | N 72°22'53" W | 56.00' |
| L15 | S 86°54'28" E | 28.63' |
| L16 | S 86°38'13" W | 60.00' |
| L17 | S 84°29'16" E | 54.59' |
| L18 | S 63°10'04" E | 55.01' |
| L19 | S 61°53'00" E | 30.00' |
| L20 | S 63°57'22" E | 55.08' |
| L21 | N 86°49'19" E | 50.00' |
| L22 | N 86°53'58" E | 5.04' |
| L23 | N 72°22'53" W | 24.55' |

- LEGEND**
- U.E. INDICATES UTILITY EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS FILE
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - F.N. INDICATES FILE NUMBER
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - P.O.B. INDICATES POINT OF BEGINNING
 - R.O.W. INDICATES RIGHT-OF-WAY

- 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 STEWART TITLE COMPANY, FILE NO. 1042604, DATED DECEMBER 15, 2020. 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 PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
 - BENCHMARK: A BRASS DISK STAMPED M 668 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 0.40 MILE SOUTH WESTERLY FROM THE CROSSING OF THE AMERICAN CANAL 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, SET IN THE TOP OF A CONCRETE HEADWALL, 39.0 FEET EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF DALLAS ROAD, AND 1.8 FEET EAST OF THE WEST END OF THE CONCRETE HEADWALL, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY 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.))
 - TBM 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, NGVD-29 (1978 ADJ.)
 - THIS TRACT LIES IN ZONE "X" AND ZONE "AE" OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED JUNE 5, 1989, MAP NO. 48039C0020H, AND REVISED BY LETTER OF MAP REVISION (CASE NO. 17-06-3110P, EFFECTIVE JUNE 29, 2018).
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.
 - 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 AND 40, 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.
 - 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.
 - 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
21. A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
 - ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

**FINAL PLAT OF
ORCHARD PARK LANE PHASE 2
STREET DEDICATION**

A SUBDIVISION OF 4.965 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 A PORTION OF LOTS 59 AND 60 OF SECTION 78 AND A PORTION OF LOTS 6, 7, 8 AND 9 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.

0 LOTS 0 RESERVES 0 BLOCKS

DECEMBER 17, 2020 JOB NO. 2149-8007P

OWNER:

POMONA PHASE 5, 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
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

ENGINEER:

LJA Engineering, Inc.
1904 W. Grand Parkway North Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386



Planning, Development and Zoning Commission Plat Report

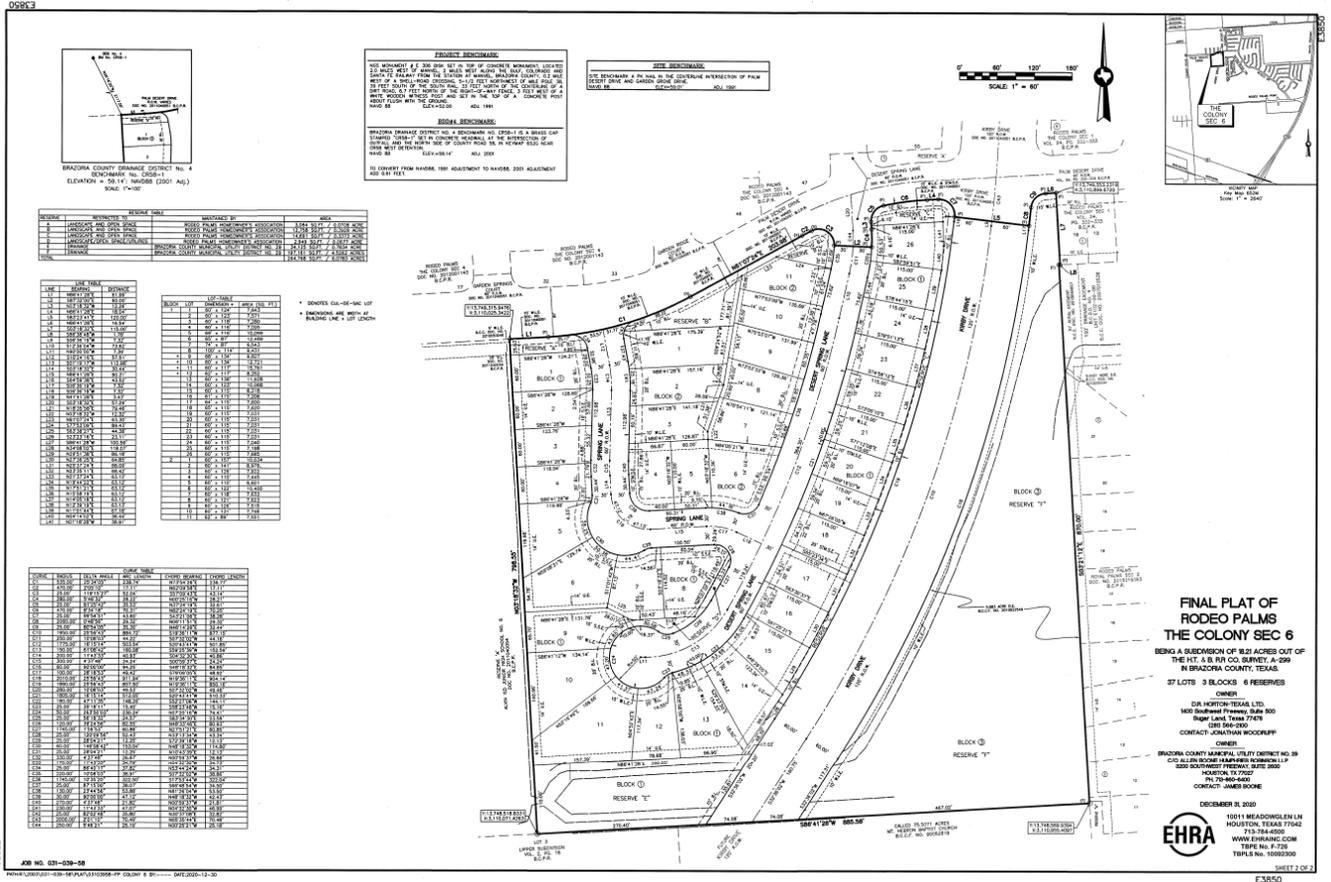
Table with 2 columns: Field Name and Value. Fields include Plat Name (Rodeo Palms The Colony Section 6 Final Plat), Applicant (Jared Bowlin, EHRA, Inc.), PD&Z Meeting Date (January 11, 2021), Recommendation (Approval), and Submitted By (Jessica Rodriguez, Director of Development Services).

Plat Exhibit

Plat exhibit page containing a detailed plat map, survey data, and legal descriptions. It includes sections for 'GENERAL NOTES', 'CITY OF MANVEL', 'BRADDOCK SHARPE DISTRICT NO. 4', and 'MANVEL SHARPE DISTRICT NO. 4'. The map shows property boundaries, easements, and survey points with associated bearings and distances.



Plat Exhibit



PERMITS BENCHMARK
 THE BENCHMARK IS AN IRON PIPE SET IN THE CORNER OF THE PLAT. THE BENCHMARK IS 1.50' ABOVE THE MEAN SEA LEVEL. THE BENCHMARK IS 1.50' ABOVE THE MEAN SEA LEVEL. THE BENCHMARK IS 1.50' ABOVE THE MEAN SEA LEVEL.

SITE BENCHMARK
 THE BENCHMARK IS AN IRON PIPE SET IN THE CORNER OF THE PLAT. THE BENCHMARK IS 1.50' ABOVE THE MEAN SEA LEVEL. THE BENCHMARK IS 1.50' ABOVE THE MEAN SEA LEVEL. THE BENCHMARK IS 1.50' ABOVE THE MEAN SEA LEVEL.

ROAD BENCHMARK
 BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 BENCHMARK IS A BRASS CAP STAMPED 'CITY' SET IN CONCRETE. THE BENCHMARK IS 1.50' ABOVE THE MEAN SEA LEVEL. THE BENCHMARK IS 1.50' ABOVE THE MEAN SEA LEVEL. THE BENCHMARK IS 1.50' ABOVE THE MEAN SEA LEVEL.

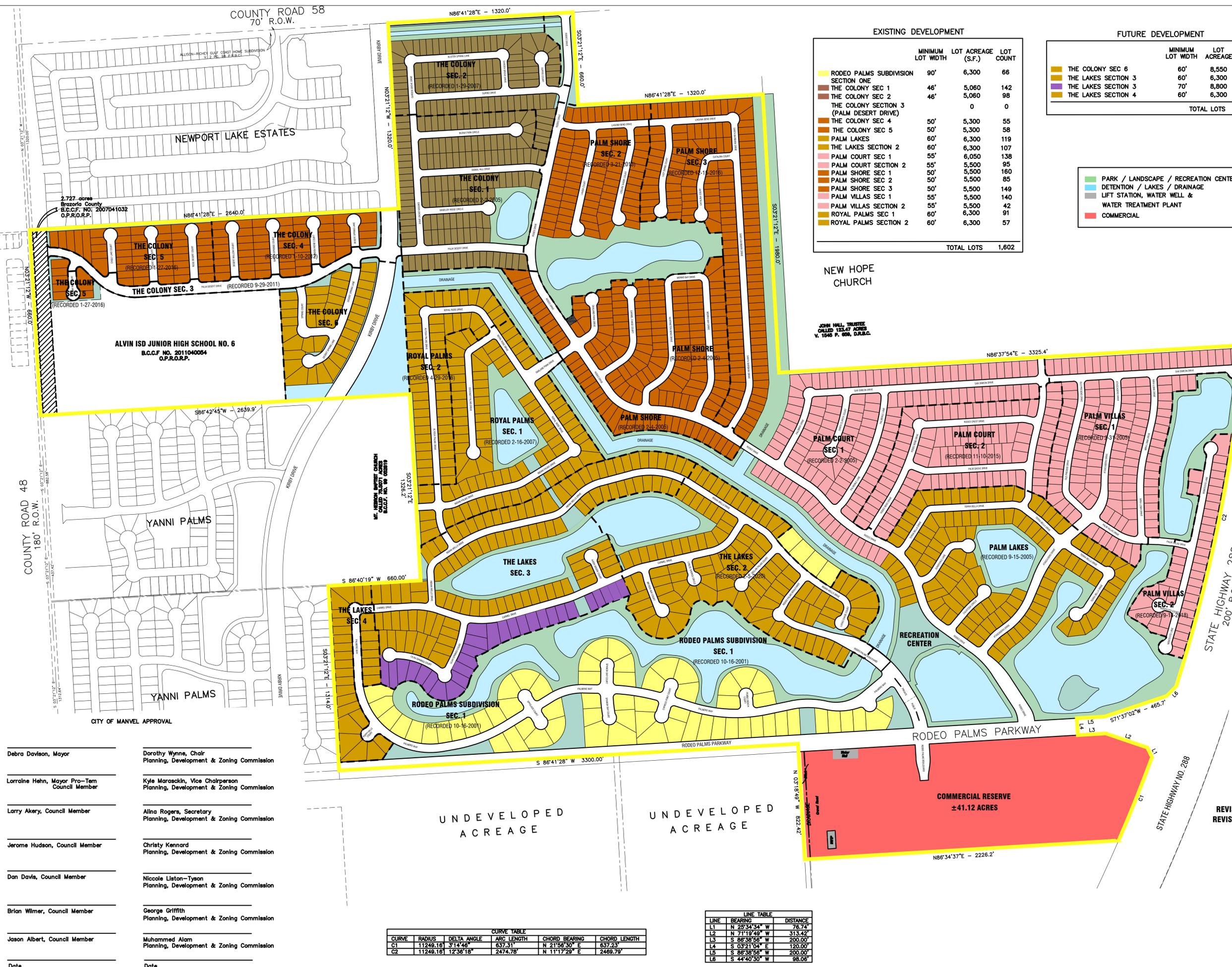
| LOT | OWNER | RESERVE | RESERVE BY | AREA |
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| 36 | ... | ... | ... | ... |
| 37 | ... | ... | ... | ... |

| LOT | OWNER | RESERVE | RESERVE BY | AREA |
|-----|-------|---------|------------|------|
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| 34 | ... | ... | ... | ... |
| 35 | ... | ... | ... | ... |
| 36 | ... | ... | ... | ... |
| 37 | ... | ... | ... | ... |

| LOT | OWNER | RESERVE | RESERVE BY | AREA |
|-----|-------|---------|------------|------|
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| 37 | ... | ... | ... | ... |

**FINAL PLAT OF
 RODEO PALMS
 THE COLONY SEC 6**
 BEING A SUBDIVISION OF 37 LOTS OUT OF
 THE H.T. A.B. RR CO. SURVEY, A-299
 IN BRAZORIA COUNTY, TEXAS.
 37 LOTS 3 BLOCKS 4 RESERVES
 OWNER
 DR. HORTON TEXAS, LTD.
 1400 BUSHWICK DRIVE, SUITE 800
 HOUSTON, TEXAS 77057
 CONTACT: JONATHAN WOODRUFF
 OWNER
 BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 19
 C/O ALLEN BROWN ENGINEERS LLP
 3300 BROADWAY, SUITE 2000
 HOUSTON, TEXAS 77057
 CONTACT: JAMES BOONE
 DECEMBER 31, 2020
 10111 MEADOWS LANE LN
 HOUSTON, TEXAS 77042
 713-784-4500
 WWW.EHRAS.COM
 TEXPE No. F-728
 TEXPE No. 1008930
 SHEET 2 OF 2
 E3850

JOB NO. 031-039-08
 DATE: 2020-12-30



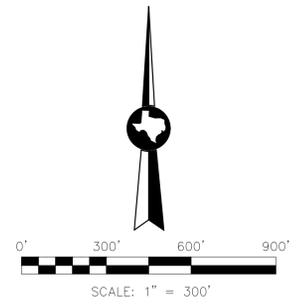
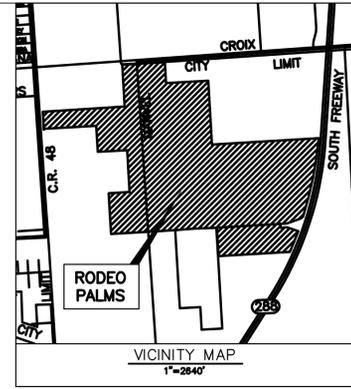
EXISTING DEVELOPMENT

| | MINIMUM LOT WIDTH | LOT ACREAGE (S.F.) | LOT COUNT |
|--|-------------------|--------------------|--------------|
| RODEO PALMS SUBDIVISION SECTION ONE | 90' | 6,300 | 66 |
| THE COLONY SEC 1 | 46' | 5,080 | 142 |
| THE COLONY SEC 2 | 46' | 5,080 | 98 |
| THE COLONY SECTION 3 (PALM DESERT DRIVE) | | 0 | 0 |
| THE COLONY SEC 4 | 50' | 5,300 | 55 |
| THE COLONY SEC 5 | 50' | 5,300 | 58 |
| PALM LAKES | 60' | 6,300 | 119 |
| THE LAKES SECTION 2 | 60' | 6,300 | 107 |
| PALM COURT SEC 1 | 55' | 6,050 | 138 |
| PALM COURT SECTION 2 | 55' | 5,500 | 95 |
| PALM SHORE SEC 1 | 50' | 5,500 | 160 |
| PALM SHORE SEC 2 | 50' | 5,500 | 85 |
| PALM SHORE SEC 3 | 50' | 5,500 | 149 |
| PALM VILLAS SEC 1 | 55' | 5,500 | 140 |
| PALM VILLAS SECTION 2 | 55' | 5,500 | 42 |
| ROYAL PALMS SEC 1 | 60' | 6,300 | 91 |
| ROYAL PALMS SECTION 2 | 60' | 6,300 | 57 |
| TOTAL LOTS | | | 1,602 |

FUTURE DEVELOPMENT

| | MINIMUM LOT WIDTH | LOT ACREAGE | LOT COUNT |
|---------------------|-------------------|-------------|------------|
| THE COLONY SEC 6 | 60' | 8,550 | 37 |
| THE LAKES SECTION 3 | 60' | 6,300 | 108 |
| THE LAKES SECTION 3 | 70' | 8,800 | 28 |
| THE LAKES SECTION 4 | 60' | 6,300 | 29 |
| TOTAL LOTS | | | 202 |

- PARK / LANDSCAPE / RECREATION CENTER
- DETENTION / LAKES / DRAINAGE
- LIFT STATION, WATER WELL & WATER TREATMENT PLANT
- COMMERCIAL



MASTER PLAN OF RODEO PALMS

A 583.20 ACRE COMMUNITY LOCATED IN THE CITY OF MANVEL AND/OR BRAZORIA COUNTY, TEXAS (Acreage was reduced from original General Plan acreage of 585 acres due to Brazoria County purchasing 1.7964 acres for the widening of County Road 48.)

REVISED: APRIL 14, 2008 (revise "Palm Court Sec. 2")

REVISED: AUGUST 2, 2010 (add "The Colony Sec. 3, 4 and 5") PD&Z Approval AUGUST 16, 2010;

City Council Approval AUGUST 23, 2010

REVISED: OCTOBER 27, 2011 (Kirby Drive alignment)

REVISED: AUGUST 29, 2016 (revise "The Lakes Sec. 2 and 3")

REVISED: NOVEMBER 17, 2016 (revise "The Colony Sec. 6")

REVISED: OCTOBER 22, 2018 (revise "The Lakes Sec. 3")

REVISED: DECEMBER 4, 2019 By Mayoral Action (revise "The Lakes Sec. 3")

REVISED: OCTOBER 16, 2020 (revise "The Colony Sec. 6 and The Lakes Sec. 4")

OWNER
NEW RODEO 288, LTD.
 1616 S. Voss
 HOUSTON, TEXAS 77063 PH. 713-784-6102

October 16, 2020



- | | |
|--|---|
| Debra Davison, Mayor | Dorothy Wynne, Chair Planning, Development & Zoning Commission |
| Lorraine Hehn, Mayor Pro-Tem Council Member | Kyle Marasckin, Vice Chairperson Planning, Development & Zoning Commission |
| Larry Akery, Council Member | Alina Rogers, Secretary Planning, Development & Zoning Commission |
| Jerome Hudson, Council Member | Christy Kennard Planning, Development & Zoning Commission |
| Dan Davis, Council Member | Nicole Liston-Tyson Planning, Development & Zoning Commission |
| Brian Wilmer, Council Member | George Griffith Planning, Development & Zoning Commission |
| Jason Albert, Council Member | Muhammed Alam Planning, Development & Zoning Commission |
| Date | Date |

CURVE TABLE

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-----------|-------------|------------|---------------|--------------|
| C1 | 11249.18' | 3°14'46" | 637.31' | N 21°56'30" E | 637.23' |
| C2 | 11249.18' | 12°36'18" | 2474.78' | N 11°17'29" E | 2469.79' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 25°34'34" W | 78.74' |
| L2 | N 71°19'49" W | 313.42' |
| L3 | S 86°38'56" W | 200.00' |
| L4 | S 03°21'04" E | 120.00' |
| L5 | S 86°38'56" W | 200.00' |
| L6 | S 44°40'50" W | 98.08' |

STATE OF TEXAS |
COUNTY OF BRAZORIA |

We, D.R. Horton-Texas, Ltd., a Texas Limited Partnership, Owners of the land shown on this plot and whose name is described thereto and in person or through a duly authorized general partner or officer, dedicated to the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purposes and consideration herein expressed.

IN TESTIMONY WHEREOF, the D.R. Horton-Texas, Ltd., a Texas limited partnership, has caused these presents to be signed by Jonathan Woodruff, Assistant Vice President, thereunto authorized this 17 day of DECEMBER, 2020.

OWNER: D.R. Horton-Texas LTD., a Texas Limited Partnership. Signature of Jonathan Woodruff, Assistant Vice President.

METES AND BOUNDS DESCRIPTION
RODEO PALMS THE COLONY SECTION 6
18.21 ACRES IN THE
H.T. & B. R.R. CO. SURVEY, SECTION 75, ABSTRACT NO. 299
BRAZORIA COUNTY, TEXAS

A 18.21 ACRE TRACT OF LAND SITUATED IN THE H.T. & B. R.R. CO. SURVEY, SECTION 75, ABSTRACT NO. 299, BRAZORIA COUNTY, TEXAS, BEING ALL OF THAT CALLED 12.5265 ACRE TRACT DESCRIBED IN DEED RECORDED IN BRAZORIA COUNTY CLERK'S FILE NUMBER B.C.C.F. NO. 2020053779 AND ALL OF A CALLED 5.683 ACRE TRACT DESCRIBED IN DEED RECORDED IN B.C.C.F. NO. 2012054846; SAID 18.21 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON THE LINE FOUND BETWEEN THE 5/8-INCH CAPPED IRON RODS STAMPED "E.H.R.A. 713-784-4500" FOUND MARKING THE SOUTHEAST AND SOUTHWEST CORNER OF THE CALLED 5.683 ACRE TRACT DESCRIBED UNDER B.C.C.F. NO. 2012054846);

BEGINNING at a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for the northeast corner of Reserve "A", Alvin ISD Junior High School No. 6, recorded in Doc. No. 201104005 B.C.P.R., and being in the southerly right-of-way line of Palm Desert Drive (width varies) recorded in Doc. No. 2011040051 B.C.P.R., being the northwest corner of the herein described tract;

- 1) THENCE, North 86°41'28" East, along the southerly right-of-way line of said Palm Desert Drive, a distance of 61.99 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found at a point of curvature to the left;
2) THENCE, in a northeast direction along the southerly right-of-way line of said Palm Desert Drive and said curve to the left having a radius of 535.00 feet, a central angle of 25°34'05", an arc length of 238.74 feet, and a chord bearing North 73°54'26" East, a distance of 236.77 feet to an "X" cut in concrete for the point of tangency;
3) THENCE, North 61°07'24" East, continuing along the southerly right-of-way line of said Palm Desert Drive, a distance of 203.98 feet to an "X" cut in concrete at a point of curvature to the right;
4) THENCE, in a northeast direction, continuing along the southerly right-of-way line of said Palm Desert Drive and said curve to the right having a radius of 470.00 feet, a central angle of 02°05'10", an arc length of 17.11 feet, and a chord bearing North 62°09'58" East, a distance of 17.11 feet to an "X" cut in concrete for a point of compound curve to the right, at the westerly right-of-way line of Desert Spring Lane (60 feet wide) recorded in Doc. No. 2011040051 B.C.P.R.;
5) THENCE, in a southeast direction along the westerly right-of-way line of said Desert Spring Lane with said compound curve to the right having a radius of 25.00 feet, a central angle of 119°15'27", an arc length of 52.04 feet, and a chord bearing South 57°09'43" East, a distance of 43.14 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for the southwest end of said Desert Spring Lane;
6) THENCE, South 87°32'00" East, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for the southeast corner of said Desert Spring Lane, in the arc of a non-tangent curve to the left;
7) THENCE, in a northwest direction along the easterly right-of-way line of said Desert Spring Lane and said non-tangent curve to the left having a radius of 280.00 feet, a central angle of 05°46'32", an arc length of 28.22 feet, and a chord bearing North 00°25'16" West, a distance of 28.21 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for the point of tangency;
8) THENCE, North 03°18'32" West, continuing along the easterly right-of-way line of said Desert Spring Lane, a distance of 12.26 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found at a point of curvature to the right at the intersection with the southerly right-of-way of said Palm Desert Drive;
9) THENCE, in a northeast direction along said curve to the right having a radius of 25.00 feet, a central angle of 81°25'42", an arc length of 35.53 feet, and a chord bearing North 37°24'19" East, a distance of 32.61 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found at a point of compound curvature to the right;
10) THENCE, in a northeast direction along the southerly right-of-way line of said Palm Desert Drive and said compound curve to the right having a radius of 470.00 feet, a central angle of 08°34'18", an arc length of 70.31 feet, and a chord bearing North 82°24'19" East, a distance of 70.25 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for the point of tangency;
11) THENCE, North 86°41'28" East, continuing along the southerly right-of-way line of said Palm Desert Drive, a distance of 18.04 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for a point of curvature to the right at the intersection with Kirby Drive (120 feet wide) recorded in Doc. No. 2011040051 B.C.P.R.;
12) THENCE, in a southeast direction along said curve to the right having a radius of 25.00 feet, a central angle of 99°54'51", an arc length of 43.60 feet, and a chord bearing South 43°21'08" East, a distance of 38.28 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set at the southwest corner of said Kirby Drive;
13) THENCE, South 83°23'41" East, along the south end of said Kirby Drive, a distance of 120.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found at the southeast end of said Kirby Drive, being in the arc of a non-tangent curve to the left;
14) THENCE, along the southeasterly right-of-way line of said Kirby Drive and said non-tangent curve to the left having a radius of 2,060.00 feet, a central angle of 00°48'56", an arc length of 29.32 feet and a chord bearing North 06°11'51" East, a distance of 29.32 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for a point of reverse curvature;
15) THENCE, along said reverse curve to the right having a radius of 25.00 feet, a central angle of 80°54'05", an arc length of 35.30 feet and a chord bearing North 48°14'26" East, a distance of 32.44 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for the point of tangency in the southerly right-of-way line of Palm Desert Drive (60 feet wide) as recorded in Volume 24, Page 332-333 B.C.P.R.;
16) THENCE, North 86°41'28" East, along the southerly right-of-way line of said Palm Desert Drive, a distance of 16.54 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for the northwest corner of Lot 19, Block 1 of Rodeo Palms The Colony Sec 1, a subdivision of record in Volume 24, Page 332-333 B.C.P.R.;
17) THENCE, South 03°18'32" East, along the west line of said Lot 1, The Colony Sec 1, a distance of 115.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for the southwest corner of said Lot 1, The Colony Sec 1 and being in the northerly line of a 150 foot wide drainage easement as recorded in Brazoria County Clerk's Document No. 2007012536;
18) THENCE, South 86°38'48" West, along the northerly line of said drainage easement, a distance of 1.78 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for the northwest corner of said drainage easement;
19) THENCE, South 03°21'12" East, a distance of 870.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found in the westerly line of Reserve "A", Block 2 of Rodeo Palms Royal Palms Sec 2, a subdivision of record in Document No. 2016019393 B.C.P.R.;
20) THENCE, South 86°41'28" West, a distance of 885.58 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for the southwest corner of the herein described tract and being in the east line of the aforementioned Reserve "A";
21) THENCE, North 03°18'32" West, along the east line of the aforementioned Reserve "A", a distance of 798.55 feet to the POINT OF BEGINNING containing 18.21 acres of land.

Notary Public in and for the State of TEXAS. My Notary Commission Expires 4/05/23.

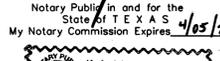


STATE OF TEXAS |
COUNTY OF HARRIS |

BEFORE ME, the undersigned authority, on this day personally appeared Jonathan Woodruff, Assistant Vice President of D.R. Horton-Texas, Ltd., a Texas Limited Partnership, known to me to be the person whose name is 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 17 day of DECEMBER, 2020.

Notary Public in and for the State of TEXAS. My Notary Commission Expires 4/05/23.



STATE OF TEXAS |
COUNTY OF BRAZORIA |

We, Brazoria County Municipal Utility District No. 29, Owners of the land shown on this plot and whose name is described thereto and in person or through a duly authorized general partner or officer, dedicated to the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purposes and consideration herein expressed.

IN TESTIMONY WHEREOF, the Brazoria County Municipal Utility District No. 29, has caused these presents to be signed by Eddie Cook, President and Robina Spruill, Secretary thereunto, authorized this 21st day of December, 2020.

OWNER: Brazoria County Municipal Utility District No. 29.

BY: Eddie Cook, President and Robina Spruill, Secretary.

STATE OF TEXAS |
COUNTY OF HARRIS |

BEFORE ME, the undersigned authority, on this day personally appeared Eddie Cook, President, and Robina Spruill, Secretary of Brazoria County Municipal Utility District No. 29, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of December, 2020.

Notary Public in and for the State of TEXAS. My Notary Commission Expires 4-26-2024.



I, Charles Kennedy, Jr., 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 Land Surveyors; that the plot boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and other points of reference were marked on the ground before I signed and sealed this document as found and all set markers are a minimum 5/8-inch diameter iron rod within surveyor's cap.

The interior corners of this subdivision were not set at the time this plot 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.

Charles Kennedy, Jr., Registered Professional Land Surveyor, Texas Registration No. 5708. Date: 12-17-2020.



This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has approved this plot of Rodeo Palms The Colony Section 6 in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown herein and authorizes the recording of this plot this ___ day of ___ 20__.

Planning, Development, and Zoning Commission

APPROVED BY THE BOARD OF COMMISSIONERS ON December 01, 2020

Brazoria Drainage District No. 4. District Engineer.

BDD4 Ref. ID# 20212

The above have signed these plans and/or plot 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 plots 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 plot 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.

GENERAL NOTES:

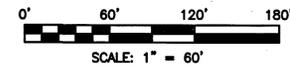
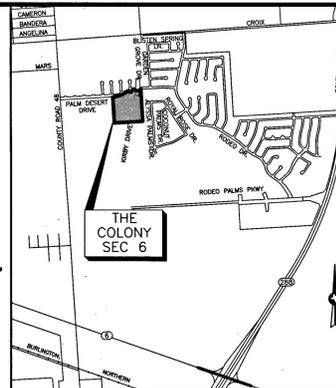
- 1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Brazoria County, Texas, Map No. 48039C0020K dated December 30, 2020, the subject tract appears to be within Unshaded Zone "X"; defined as areas outside the 500 year floodplain. Edminister, Hinshaw, Russ and Associates, Inc. assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminister, Hinshaw, Russ and Associates, Inc. (EHRA).
3. B.C.C.F. indicates Brazoria County Clerk's File.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
O.P.R.B.C. indicates Official Public Records Brazoria County.
P.G. indicates Page.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R.O.W. indicates Right-of-Way.
S.T.M.S.E. indicates Storm Sewer Easement.
S.S.E. indicates Sanitary Sewer Easement.
U.E. indicates Utility Easement.
V.O.L. indicates Volume.
W.L.E. indicates Water Line Easement.
4. All easements extend equidistant from either side of the property lines unless otherwise noted.
5. All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
6. The property subdivided in the foregoing plat lies within Brazoria Drainage District No. 4 (B.D.D. No. 4), City of Manvel, Brazoria County, Alvin I.S.D., and Brazoria County M.U.D. No. 29.
7. The boundary for this plot has a closure in excess of 1:15,000.
8. All plot corners are set 5/8" Iron Rod with cap stamped "E.H.R.A. 713-784-4500" (unless otherwise noted).
9. Tract may be subject to a blanket easement to CenterPoint Energy Houston Electric, LLC under B.C.C.F. No.'s 2005047759, 2005053064 and 2008014507.
10. Tract subject to an agreement for the installation, operation and maintenance of an underground/overhead electrical service distribution system, as set forth in instrument recorded in/under Clerk's File No. 02 010958 of the Official Records of Brazoria County, Texas.

CITY OF MANVEL:

- 1. Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strips.
2. The plot of Rodeo Palms The Colony Sec 6 conforms to the variances approved by Manvel Planning, Development and Zoning Commission on May 5, 2008 and Manvel City Council action on May 12, 2008, and to the approved Master Plan dated October 11, 2011, including the allowance of 50 foot and 55 foot wide lots, 5,500 square foot lots and 20 foot front building lines with 15 foot corner lot building lines per Ordinance 2003-0-07; and the allowance of a 50 foot right of way per the meeting minutes from the May 5, 2008 and May 12, 2008 meetings. Master Plan updated October 16, 2020 and approved by City Council action on November 2, 2020.
3. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed for record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city.
4. This final plat will expire two (2) years after final approval by PDZ, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by PDZ.
5. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
6. Building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed.
7. The Development Regulations and City Permits of the City of Manvel are required on all property.
8. Upon approval of final plat, compliance with all conditions, and submission of all required documentation, the Council will consider the acceptance of the improvements. A two-year maintenance bond in the amount of 100% of the total cost of the infrastructure improvements OR a one-year letter of credit in the amount of 50% of the total cost of the infrastructure improvements shall be required for the public improvements being dedicated to the City. Additionally, an updated original certificate obtained from the appropriate County taxing authority showing that all taxes have been paid on the tract to be subdivided and that there are no outstanding delinquent taxes against the property shall be provided before the plat can be filed with the County. Once such paperwork is submitted, and the improvements approved by the City Engineer and accepted by the Council, the City shall file the plat with the County.

BRAZORIA DRAINAGE DISTRICT NO. 4

- 1. Any governmental body for purposes of drainage work may use drainage easements and fee strips provided the DISTRICT is properly notified.
2. Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strips.
3. 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 developer(s) 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.
4. Contractor shall notify the DISTRICT in writing at least forty-eight (48) hours before placing any concrete for drainage structures.
5. The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as many be warranted to ensure the detention facility and drainage system are operating properly.
6. Appropriate cover for the side slopes, bottom and maintenance berm shall be established prior to acceptance of the construction by the DISTRICT. At least 95% germination of the grass must be established prior to acceptance of construction by the DISTRICT.
7. 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. 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 any and all easements, fee strips and/or any other rights-of-way across third parties' properties for purposes of moving excess runoff to the DISTRICT'S drainage facilities as contemplated by the Final Drainage Plan and Final Plat.
9. Subject tract lies entirely outside of the 100-year floodplain. (See General Note #2)



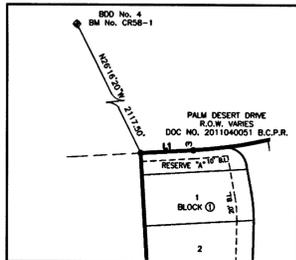
VICINITY MAP
Key Map 652M
Scale: 1" = 2640'

FINAL PLAT OF
RODEO PALMS
THE COLONY SEC 6
BEING A SUBDIVISION OF 18.21 ACRES OUT OF
THE H.T. & B. R.R. CO. SURVEY, A-299
IN BRAZORIA COUNTY, TEXAS.

37 LOTS 3 BLOCKS 6 RESERVES
OWNER: D.R. HORTON-TEXAS, LTD.
1400 SOUTHWEST FREEWAY, SUITE 500
SUGAR LAND, TEXAS 77478
(281) 566-2100
CONTACT: JONATHAN WOODRUFF
OWNER: BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 29
C/O ALLEN BOONE HUMPHRIES ROBINSON LLP
3200 SOUTHWEST FREEWAY, SUITE 2600
HOUSTON, TX 77027
PH. 713-860-6400
CONTACT: JAMES BOONE

DECEMBER 31, 2020
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300





BRAZORIA COUNTY DRAINAGE DISTRICT No. 4
BENCHMARK No. CR58-1
ELEVATION = 59.14' NAVD88 (2001 Adj.)
SCALE: 1"=100'

PROJECT BENCHMARK:

NMS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
NAVD 88 ELEV.=52.00 ADJ. 1991

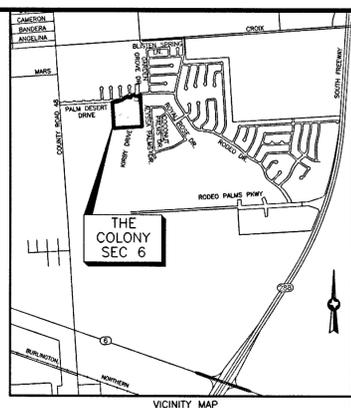
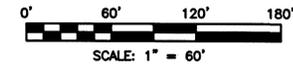
BDD#4 BENCHMARK:

BRAZORIA DRAINAGE DISTRICT NO. 4 BENCHMARK NO. CR58-1 IS A BRASS CAP STAMPED "CR58-1" SET IN CONCRETE HEADWALL AT THE INTERSECTION OF OUTFALL AND THE NORTH SIDE OF COUNTY ROAD 58, IN KEYMAP 652G NEAR CR58 WEST DETENTION.
NAVD 88 ELEV.=59.14' ADJ. 2001

TO CONVERT FROM NAVD88, 1991 ADJUSTMENT TO NAVD88, 2001 ADJUSTMENT ADD 0.61 FEET.

SITE BENCHMARK:

SITE BENCHMARK A PK NAIL IN THE CENTERLINE INTERSECTION OF PALM DESERT DRIVE AND GARDEN GROVE DRIVE.
NAVD 88 ELEV.=59.01' ADJ. 1991



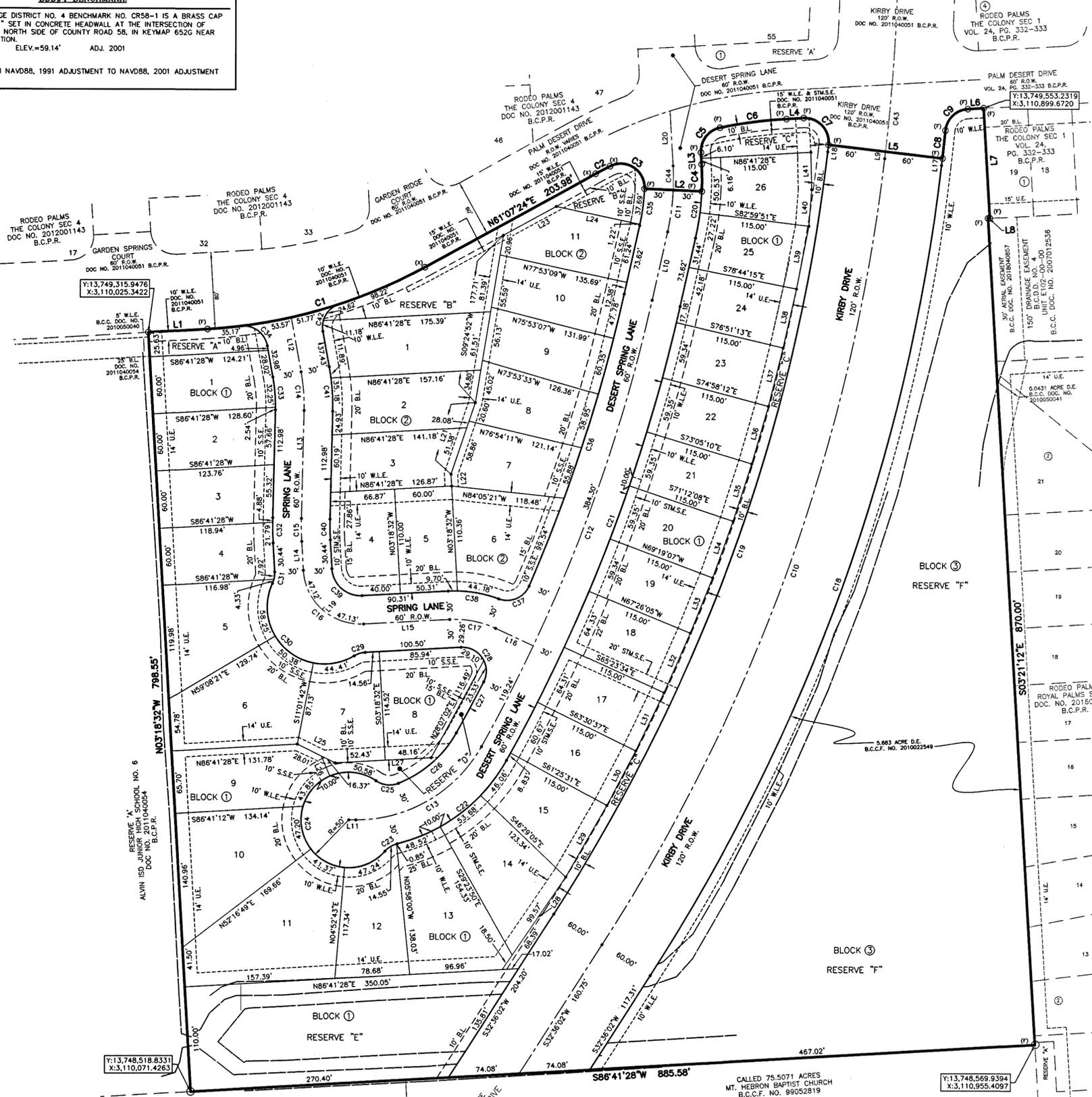
| RESERVE | RESTRICTED TO | MAINTAINED BY | AREA |
|---------|--------------------------------|---|-------------------------------|
| A | LANDSCAPE AND OPEN SPACE | RODEO PALMS HOMEOWNER'S ASSOCIATION | 3,084 SQ.FT. / 0.0708 ACRE |
| B | LANDSCAPE AND OPEN SPACE | RODEO PALMS HOMEOWNER'S ASSOCIATION | 12,758 SQ.FT. / 0.2929 ACRE |
| C | LANDSCAPE AND OPEN SPACE | RODEO PALMS HOMEOWNER'S ASSOCIATION | 14,691 SQ.FT. / 0.3373 ACRE |
| D | LANDSCAPE/OPEN SPACE/UTILITIES | RODEO PALMS HOMEOWNER'S ASSOCIATION | 2,949 SQ.FT. / 0.0677 ACRE |
| E | DRAINAGE | BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 29 | 34,125 SQ.FT. / 0.7834 ACRE |
| F | DRAINAGE | BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 29 | 197,161 SQ.FT. / 4.5262 ACRES |
| TOTAL | | | 264,768 SQ.FT. / 6.0783 ACRES |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N86°41'28"E | 61.99' |
| L2 | S87°32'00"E | 60.00' |
| L3 | N03°18'32"W | 12.26' |
| L4 | N86°41'28"E | 18.04' |
| L5 | S89°21'41"E | 120.00' |
| L6 | N86°41'28"E | 16.54' |
| L7 | S03°18'32"E | 115.00' |
| L8 | S86°38'48"W | 1.78' |
| L9 | S06°36'19"W | 7.32' |
| L10 | S12°36'00"W | 73.62' |
| L11 | N90°00'00"W | 7.39' |
| L12 | S10°24'16"E | 57.51' |
| L13 | S01°19'17"W | 112.98' |
| L14 | S03°18'32"E | 30.44' |
| L15 | N86°41'28"E | 90.31' |
| L16 | S64°59'38"E | 43.52' |
| L17 | S06°36'19"W | 7.32' |
| L18 | S06°36'19"W | 7.32' |
| L19 | N41°41'28"E | 3.43' |
| L20 | S03°18'32"E | 57.29' |
| L21 | N18°35'58"E | 72.8' |
| L22 | N03°18'32"W | 12.32' |
| L23 | N61°07'24"E | 63.30' |
| L24 | S77°53'09"E | 89.43' |
| L25 | S63°36'27"E | 44.38' |
| L26 | S23°23'16"E | 23.1' |
| L27 | S86°41'28"W | 100.59' |
| L28 | N34°08'02"E | 118.07' |
| L29 | N29°51'38"E | 86.18' |
| L30 | N27°36'29"E | 64.85' |
| L31 | N15°05'18"E | 63.12' |
| L32 | N23°35'11"E | 68.42' |
| L33 | N21°37'24"E | 63.12' |
| L34 | N19°44'22"E | 63.12' |
| L35 | N17°51'21"E | 63.12' |
| L36 | N15°05'18"E | 63.12' |
| L37 | N14°05'18"E | 63.12' |
| L38 | N12°39'19"E | 63.13' |
| L39 | N11°01'44"E | 67.18' |
| L40 | N04°14'02"E | 38.44' |
| L41 | N01°18'28"W | 38.91' |

| BLOCK | LOT | DIMENSION + | AREA (SQ. FT.) |
|-------|-----|-------------|----------------|
| 1 | 1 | 60' x 124' | 7,643 |
| 2 | 2 | 60' x 123' | 7,571 |
| 3 | 3 | 60' x 118' | 7,280 |
| 4 | 4 | 60' x 116' | 7,095 |
| 5 | 5 | 69' x 116' | 10,099 |
| 6 | 6 | 65' x 87' | 12,489 |
| 7 | 7 | 74' x 87' | 6,543 |
| 8 | 8 | 100' x 114' | 9,431 |
| 9 | 9 | 68' x 134' | 9,827 |
| 10 | 10 | 60' x 134' | 12,721 |
| 11 | 11 | 60' x 117' | 15,761 |
| 12 | 12 | 62' x 117' | 8,252 |
| 13 | 13 | 60' x 138' | 11,928 |
| 14 | 14 | 60' x 123' | 10,068 |
| 15 | 15 | 60' x 115' | 8,218 |
| 16 | 16 | 61' x 115' | 7,206 |
| 17 | 17 | 64' x 115' | 7,600 |
| 18 | 18 | 65' x 115' | 7,620 |
| 19 | 19 | 60' x 115' | 7,031 |
| 20 | 20 | 60' x 115' | 7,031 |
| 21 | 21 | 60' x 115' | 7,031 |
| 22 | 22 | 60' x 115' | 7,031 |
| 23 | 23 | 60' x 115' | 7,031 |
| 24 | 24 | 60' x 115' | 7,040 |
| 25 | 25 | 60' x 115' | 7,198 |
| 26 | 26 | 60' x 115' | 7,685 |
| 2 | 1 | 60' x 157' | 10,034 |
| 2 | 2 | 62' x 141' | 8,979 |
| 3 | 3 | 60' x 126' | 7,922 |
| 4 | 4 | 60' x 110' | 7,445 |
| 5 | 5 | 60' x 110' | 6,601 |
| 6 | 6 | 60' x 122' | 10,400 |
| 7 | 7 | 60' x 118' | 7,633 |
| 8 | 8 | 60' x 121' | 7,623 |
| 9 | 9 | 60' x 126' | 7,515 |
| 10 | 10 | 60' x 131' | 7,746 |
| 11 | 11 | 62' x 89' | 7,551 |

* DENOTES CUL-DE-SAC LOT
+ DIMENSIONS ARE WIDTH AT BUILDING LINE x LOT LENGTH

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|----------|-------------|------------|---------------|--------------|
| C1 | 535.00' | 25°34'05" | 238.74' | N73°54'26"E | 236.77' |
| C2 | 470.00' | 2°05'10" | 17.11' | N62°09'58"E | 17.11' |
| C3 | 25.00' | 119°15'27" | 52.04' | S57°09'43"E | 43.14' |
| C4 | 280.00' | 5°48'32" | 28.21' | N00°25'19"W | 28.21' |
| C5 | 25.00' | 81°29'42" | 35.53' | N37°24'19"E | 32.61' |
| C6 | 470.00' | 8°34'18" | 70.31' | N82°24'19"E | 70.25' |
| C7 | 25.00' | 99°54'51" | 43.60' | S43°21'06"E | 38.28' |
| C8 | 2060.00' | 0°48'56" | 29.32' | N06°11'51"E | 29.32' |
| C9 | 25.00' | 80°54'05" | 35.30' | N46°14'26"E | 32.44' |
| C10 | 1950.00' | 25°59'43" | 884.72' | S19°36'11"W | 877.15' |
| C11 | 250.00' | 10°08'03" | 44.22' | S07°32'02"W | 44.16' |
| C12 | 1775.00' | 16°15'14" | 503.54' | S20°43'41"W | 501.85' |
| C13 | 150.00' | 61°08'42" | 160.08' | S59°25'39"W | 152.59' |
| C14 | 200.00' | 114°33'31" | 40.86' | S04°32'30"E | 40.86' |
| C15 | 300.00' | 4°37'48" | 24.24' | S00°59'37"E | 24.24' |
| C16 | 60.00' | 90°00'00" | 94.25' | S48°18'32"E | 84.85' |
| C17 | 100.00' | 28°18'53" | 49.42' | S79°09'05"E | 48.92' |
| C18 | 2010.00' | 25°59'43" | 911.94' | N19°36'11"E | 904.14' |
| C19 | 1890.00' | 25°59'43" | 857.50' | N19°36'11"E | 850.16' |
| C20 | 280.00' | 10°08'03" | 49.46' | S07°32'02"W | 49.46' |
| C21 | 1805.00' | 16°15'14" | 512.05' | S20°43'41"W | 510.33' |
| C22 | 180.00' | 47°11'35" | 148.26' | S62°27'06"W | 144.11' |
| C23 | 25.00' | 35°18'11" | 15.40' | S58°23'48"W | 15.16' |
| C24 | 50.00' | 28°33'03" | 23.24' | N07°20'16"W | 24.41' |
| C25 | 25.00' | 56°18'32" | 24.57' | S83°34'30"E | 23.59' |
| C26 | 120.00' | 39°24'56" | 82.55' | N48°33'46"E | 80.93' |
| C27 | 1745.00' | 1°59'53" | 60.86' | N27°51'21"E | 60.85' |
| C28 | 25.00' | 120°09'56" | 52.43' | N33°13'34"W | 43.34' |
| C29 | 25.00' | 28°04'21" | 12.25' | S72°39'18"W | 12.13' |
| C30 | 60.00' | 146°08'42" | 113.80' | N48°18'32"W | 114.80' |
| C31 | 25.00' | 28°04'21" | 12.25' | N10°43'39"E | 12.13' |
| C32 | 330.00' | 4°37'48" | 26.67' | N00°59'37"W | 26.66' |
| C33 | 170.00' | 27°44'33" | 34.79' | N04°32'30"W | 34.73' |
| C34 | 25.00' | 86°00'00" | 37.82' | N5°44'24"W | 34.31' |
| C35 | 220.00' | 10°08'03" | 38.91' | S07°32'02"W | 38.86' |
| C36 | 1745.00' | 10°35'20" | 322.50' | S17°53'44"W | 322.04' |
| C37 | 25.00' | 87°15'00" | 38.07' | S66°48'54"W | 34.50' |
| C38 | 130.00' | 23°44'56" | 53.88' | N81°26'04"W | 53.50' |
| C39 | 30.00' | 90°00'00" | 47.12' | N48°18'32"W | 42.43' |
| C40 | 270.00' | 4°37'48" | 21.82' | N03°59'37"W | 21.81' |
| C41 | 230.00' | 11°43'33" | 47.07' | N04°32'30"W | 46.99' |
| C42 | 25.00' | 82°02'48" | 35.80' | N30°37'08"E | 32.82' |
| C43 | 2000.00' | 2°01'10" | 70.49' | N05°35'44"E | 70.48' |
| C44 | 250.00' | 5°46'21" | 25.19' | N00°25'21"W | 25.18' |



**FINAL PLAT OF
RODEO PALMS
THE COLONY SEC 6**

BEING A SUBDIVISION OF 18.21 ACRES OUT OF THE H.T. & B. RR CO. SURVEY, A-299 IN BRAZORIA COUNTY, TEXAS.

37 LOTS 3 BLOCKS 6 RESERVES

OWNER
D.R. HORTON-TEXAS, LTD.
1400 Southwest Freeway, Suite 500
Sugar Land, Texas 77478
(281) 566-2100
CONTACT: JONATHAN WOODRUFF

OWNER
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 29
C/O ALLEN BOONE HUMPHRIES ROBINSON LLP
3200 SOUTHWEST FREEWAY, SUITE 2600
HOUSTON, TX 77027
PH: 713-860-6400
CONTACT: JAMES BOONE

DECEMBER 31, 2020

EHRA
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300



Planning, Development and Zoning Commission Plat Report

| | |
|------------------------------|---|
| Plat Name | Newport Lake Estates Section Three Preliminary Plat |
| Applicant | Joe Watson |
| PD&Z Meeting Date | January 11, 2021 |
| Recommendation | Denial |
| Submitted By | Jessica Rodriguez, Director of Development Services |

Staff Recommendation

The City staff recommends denial of the Newport Lakes Estates Section Three Preliminary Plat because it does not meet the following Subsections of the subdivision ordinance:

1. This preliminary plat requires compliance with the City's Master Thoroughfare Plan which incorporates Kirby Drive within the plat boundary (Section 62-38, Section 62-103, Section 62-104, and Section 62-111).
2. This preliminary plat requires compliance with the Brazoria County Master Thoroughfare Plan which incorporates Kirby Drive within the plat boundary (Section 62-38, Section 62-103, Section 62-104, and Section 62-111).
3. This preliminary plat requires compliance with The Newport Lake Estates Section Two recorded final plat. The recorded final plat states "PROPOSED RIGHT-OF-WAY TO BE DEDICATED BY FUTURE PLAT" regarding Kirby Drive (Section 62-38, Section 62-103, Section 62-104, and Section 62-111).
4. This preliminary plat requires compliance with Brazoria County MUD 29 Development Map which incorporates Kirby Drive within the plat boundary (Section 62-38, Section 62-103, Section 62-104, and Section 62-111).
5. This preliminary plat requires compliance with BDD4 Drainage Plan approval (includes CR 58 Drainage Plan) since it incorporates Kirby Drive within the plat boundary (Section 62-38, Section 62-103, Section 62-104, and Section 62-111).
6. Label the Point of Beginning (POB) with N, E (Section 62.38).
7. Label the front building line in Lots 12 and 13, Block 2 (Section 62-108).
8. Label the corner side building line in Lot 27, Block 2 (Section 62-108).
9. Label the proposed lot located in the northeast corner within the plat boundary (Section 62-38).
10. Label "Reserve D" on the face of the plat (Section 62-38).
11. Provide a Preliminary Drainage Plan for City Engineer approval (Section 62-38).
12. Provide a Preliminary Drainage Plan Letter of No Objection (LONO) from BDD4 (Section 62-38).

continued on next page



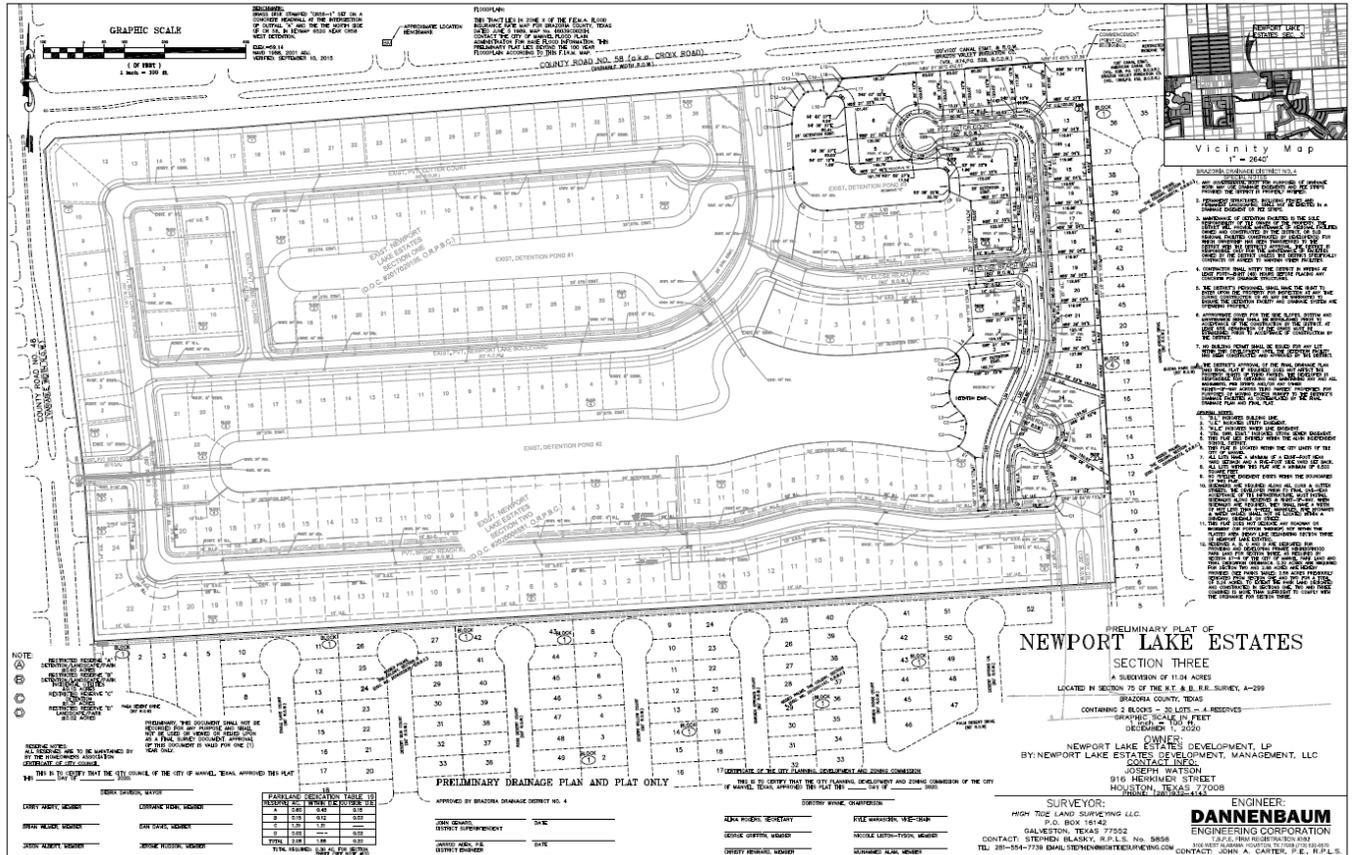
DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

13. Provide a Utility Layout Plan (Section 62-38).
14. Include City of Manvel, Brazoria County, Brazoria County MUD 29, and BDD4 in General Note No. 5 (Section 62-38).
15. Revise General Note No. 10 to state "Sidewalks shall be constructed at a minimum of four feet wide or as determined by the city's thoroughfare plan and in accordance with the city's design criteria profile. Sidewalks shall be installed in accordance with the city's design criteria manual" (Section 62-113).
16. Revise General Note No. 11 since Kirby Drive right-of-way is required to be dedicated with this plat (Section 62-38, Section 62-103, Section 62-104, and Section 62-111).
17. Revise the Floodplain Note on the face of the plat to refer to recently adopted FEMA FIRM on December 30, 2020 (Section 62-38).
18. Remove the City Council signature block from the face of the plat (Section 62-38).
19. Correct Planning, Development and Zoning Commissioner names with current members accordingly (Section 62-38).
20. Label the City Limit lines and other jurisdiction lines in the Vicinity Map (Section 62-38).
21. Provide a bolder plat boundary line for Newport Lake Estates Section Three since it is difficult to distinguish between this Section and the remainder of Newport Lake Estates (Section 62-38)
22. Label Kirby Drive and the right-of-way width located outside the plat boundary (Section 62-38).
23. Update all signature dates on the face of the plat from "2020" to "2021".



Plat Exhibit





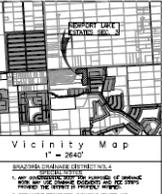
DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Plat Exhibit

BOUNDARY CURVE TABLE
Table with columns: CURVE #, LENGTH (FEET), BEG. CHORD (FEET), END CHORD (FEET), START POINT, END POINT

LOT AREA TABLE
Table with columns: LOT #, FRONTAGE (FEET), AREA (SQ. FT.), AREA (AC)

PROPERTY DESCRIPTION
Detailed text describing the property boundaries, easements, and survey details.



CENTRELINE CURVE TABLE
Table with columns: CURVE #, LENGTH (FEET), BEG. CHORD (FEET), END CHORD (FEET), START POINT, END POINT

LOT AREA TABLE (continued)
Table with columns: LOT #, FRONTAGE (FEET), AREA (SQ. FT.), AREA (AC)

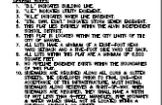
PROPERTY DESCRIPTION (continued)
Continuation of the property description text.



RIGHT OF WAY CURVE TABLE
Table with columns: CURVE #, LENGTH (FEET), BEG. CHORD (FEET), END CHORD (FEET), START POINT, END POINT

LOT AREA TABLE (continued)
Table with columns: LOT #, FRONTAGE (FEET), AREA (SQ. FT.), AREA (AC)

PROPERTY DESCRIPTION (continued)
Continuation of the property description text.



LOT LINE CURVE TABLE
Table with columns: CURVE #, LENGTH (FEET), BEG. CHORD (FEET), END CHORD (FEET), START POINT, END POINT

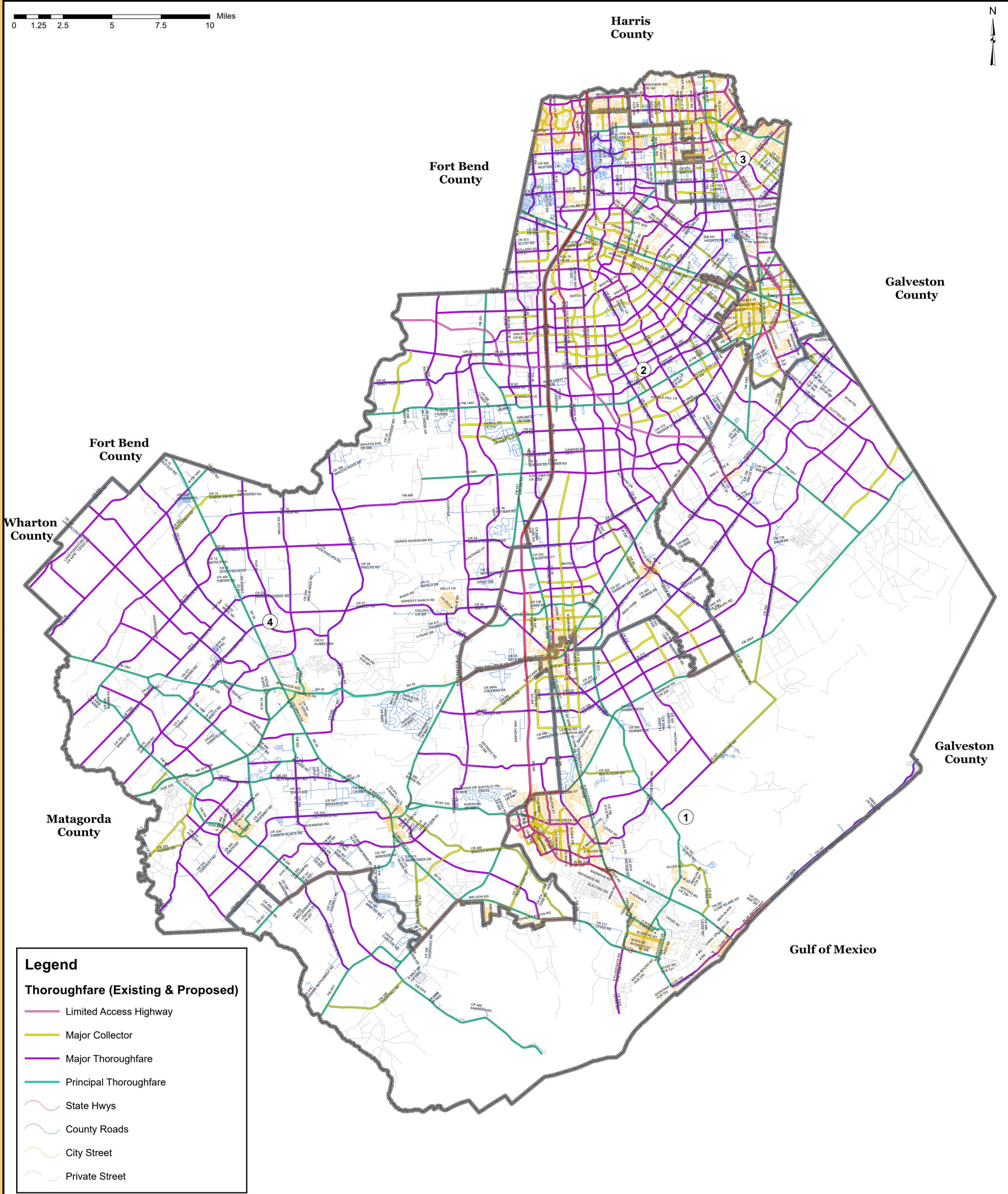
LOT AREA TABLE (continued)
Table with columns: LOT #, FRONTAGE (FEET), AREA (SQ. FT.), AREA (AC)

PROPERTY DESCRIPTION (continued)
Continuation of the property description text.



NEWPORT LAKE ESTATES SECTION THREE
A SUBDIVISION OF 104 ACRES
LOCATED IN SECTION 20 OF THE E.T. & B.R. SURVEY, A-289
BRADSON COUNTY, TEXAS
CONTAINING 2 BLOCKS - 20 LOTS - 4 FEEDERS
BRADSON COUNTY, TEXAS
DECEMBER 17, 2020
PRELIMINARY DRAINAGE PLAN AND PLAT ONLY
APPROVED BY BRADSON COUNTY DISTRICT NO. 4
SURVEYOR: HIGH TIDE LAND SURVEYING LLC
ENGINEER: DANNENBAUM ENGINEERING CORPORATION

Thoroughfare Map of Brazoria County, Texas



Legend

Thoroughfare (Existing & Proposed)

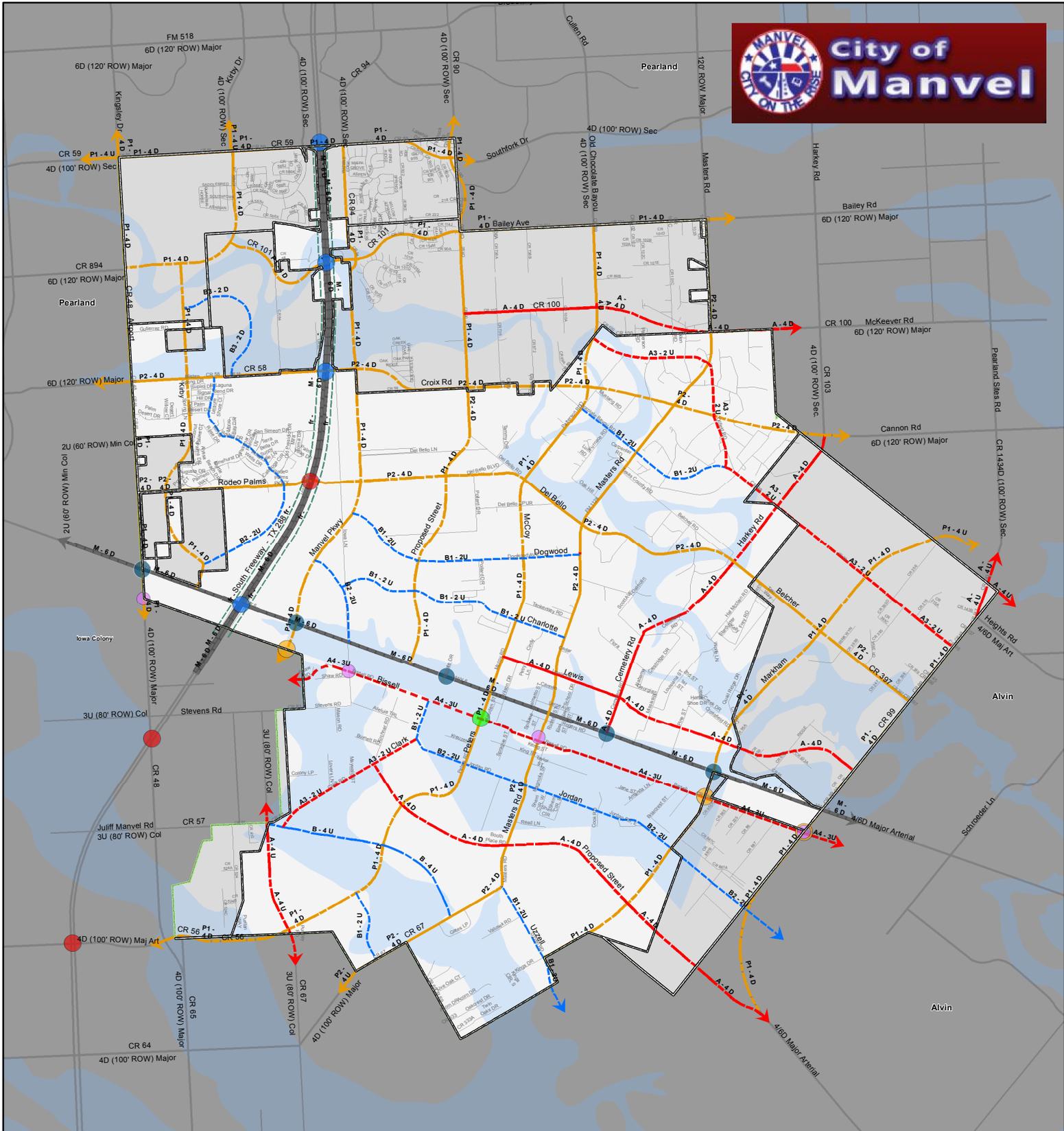
- Limited Access Highway
- Major Collector
- Major Thoroughfare
- Principal Thoroughfare
- State Hwys
- County Roads
- City Street
- Private Street



Matt Hanks, JD, PE
 Clay Forister, PE
 Trey Haskins, PE, CFM
 Karen McKinnon, PE
 Amy Lanham
 Reece Rose

County Engineer
 Assistant County Engineer
 Assistant County Engineer
 Assistant County Engineer
 GIS/Data Technician
 GIS/Data Technician

NOTE: This map has been generated for the convenience of the public. This map is not updated daily; it may not contain the most up-to-date County Road information. Verification of right-of-way can only be done through the County Engineers' Office. It is not intended to be an official depiction of the exact location or extent of any features shown hereon. Any data depicted, such as boundary lines or elevations, is for visual reference only and does not exclude obtaining official permits, surveys, or elevation certificates when required.



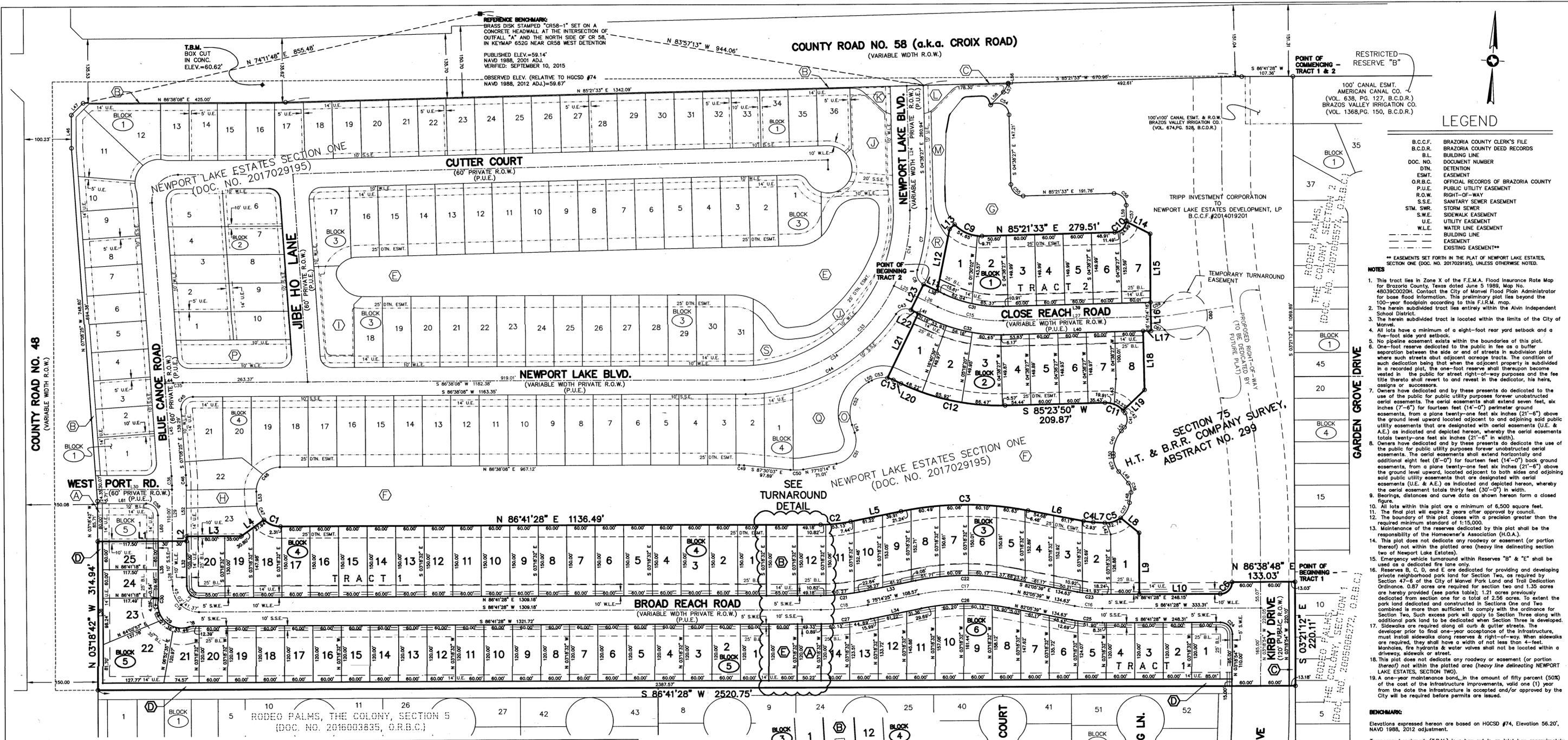
Manvel Thoroughfare Plan

| | | |
|-------------------------------|------------------------------|---------------------|
| Major Thoroughfare (120' ROW) | Existing Grade Separation | 100 Year Floodplain |
| Parkway (120' ROW) | Proposed RR Grade Separation | Manvel City Limits |
| Proposed Parkway (120' ROW) | Proposed Grade Separation | Manvel ETJ |
| Arterial (100' ROW) | Future RR Crossing | |
| Proposed Arterial (100' ROW) | Existing Railroad Crossing | |
| Collector (80' ROW) | TXDOT Managed | |
| Proposed Collector (80' ROW) | | |
| Frontage Road | | |

Note:
-All other streets not depicted on the Thoroughfare Plan are classified as Local Streets

FREESE & NICHOLS
Celebrating 120 Years of Service

0 1,000 2,000 4,000 6,000 Feet



RESTRICTED RESERVE "B"

100' CANAL ESMT. AMERICAN CANAL CO. (VOL. 638, PG. 127, B.C.D.R.) BRAZOS VALLEY IRRIGATION CO. (VOL. 1368, PG. 150, B.C.D.R.)

LEGEND

| | |
|-----------|-------------------------------------|
| B.C.C.F. | BRAZORIA COUNTY CLERK'S FILE |
| B.C.D.R. | BRAZORIA COUNTY DEED RECORDS |
| B.L. | BUILDING NUMBER |
| DOC. NO. | DOCUMENT NUMBER |
| D.M. | DEFINITION |
| ESMT. | EASEMENT |
| O.R.B.C. | OFFICIAL RECORDS OF BRAZORIA COUNTY |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| R.O.W. | RIGHT-OF-WAY |
| S.S.E. | SANITARY SEWER EASEMENT |
| STM. SWR. | STORM SEWER |
| S.W.E. | SIDEWALK EASEMENT |
| U.E. | UTILITY EASEMENT |
| W.L.E. | WATER LINE EASEMENT |
| --- | EASEMENT |
| --- | EXISTING EASEMENT** |

- NOTES**
- This tract lies in Zone X of the F.E.M.A. Flood Insurance Rate Map for Brazoria County, Texas dated June 5 1989, Map No. 480390020H. Contact the City of Manvel Flood Plain Administrator for base flood information and preliminary plat files beyond the 100-year floodplain according to this F.I.R.M. map.
 - The herein subdivided tract lies entirely within the Alvin Independent School District.
 - The herein subdivided tract is located within the limits of the City of Manvel.
 - All lots have a minimum of a eight-foot rear yard setback and a five-foot side yard setback.
 - One-foot reserve dedicated to the public in fee as a buffer separation between the side and end of streets in subdivision plats where such streets are adjacent to the public right-of-way. The condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicator, his heirs, assigns or successors.
 - Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter ground easements, from a plane twenty-one feet six inches (21'-6") above the ground level upward located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easements totals twenty-one feet six inches (21'-6") in width.
 - Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally and additional eight feet (8'-0") for fourteen feet (14'-0") back ground easements, from a plane twenty-one feet six inches (21'-6") above the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easements totals thirty feet (30'-0") in width.
 - Bearings, distances and curve data as shown hereon form a closed figure.
 - All lots within this plat are a minimum of 6,500 square feet.
 - The final plat will expire 2 years after approval by council.
 - The boundary of this plat closes with a precision greater than the required minimum standard of 1:15,000.
 - Maintenance of the reserves dedicated by this plat shall be the responsibility of the Homeowner's Association (H.O.A.).
 - This plat does not dedicate any roadway or easement (or portion thereof) not within the plat area (heavy line delineating section two of Newport Lake Estates).
 - Emergency vehicle turnaround within Reserves "B" & "E" shall be used as a dedicated fire (8'-0") for fourteen feet (14'-0") back ground easements. Reserves B, C, D, and E are dedicated for providing and developing private neighborhood park land for Section Two, as required by Section 47-6 of the City of Manvel Park Land and Trail Dedication Ordinance. 0.87 acres are required for section two and 1.35 acres are hereby provided (see parks table); 1.21 acres previously dedicated from section one for a total of 2.56 acres. To extent the park land dedicated and constructed in Sections One and Two combined is more than sufficient to comply with the ordinance for Section Two. Such excess park will apply to Section Three along with additional park land to be dedicated when Section Three is developed.
 - Sidewalks are required along all curb & gutter streets. The developer prior to final one-year occupancy of the infrastructure, must install sidewalks along reserves & right-of-way. When sidewalks are required, they shall have a minimum width of four feet. Manholes, fire hydrants & water valves shall not be located within a driveway, sidewalk or street.
 - This plat does not dedicate any roadway or easement (or portion thereof) not within the plat area (heavy line delineating NEWPORT LAKE ESTATES, SECTION TWO).
 - A one-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure, shall be provided, in full, one year from the date the infrastructure is accepted and/or approved by the City will be required before permits are issued.

BENCHMARK:
Elevations expressed hereon are based on HGCS #74, Elevation 56.20', NAVD 1988, 2012 adjustment.

Temporary benchmark (T.B.M.) is a box cut in an inlet box approximately 400 feet easterly of the intersection of C.R. 48 & C.R. 58. Elev. = 60.62'.

**FINAL PLAT OF
NEWPORT LAKE
ESTATES
SECTION TWO**

A SUBDIVISION OF 23.02 ACRES OF LAND
LOCATED IN SECTION 75 OF THE
H.T. & B. R.R. SURVEY, A-299
86 LOTS, 6 BLOCKS, 5 RESERVES
CITY OF MANVEL
BRAZORIA COUNTY, TEXAS

RESTRICTED RESERVE TABLE

| RESERVE | AREA (SQ. FT.) | AREA (ACRES) | USE |
|---------|----------------|--------------|---|
| A | 6,026 | 0.14 | LIFT STATION |
| B | 9,750 | 0.22 | LANDSCAPE/PARK/INCIDENTAL UTILITIES/ BLOCK LENGTH RELIEF |
| C | 2,885 | 0.07 | LANDSCAPE/PARK |
| D | 38.813 | 0.89 | LANDSCAPE/PARK |
| E | 7,200 | 0.17 | LANDSCAPE/PARK/INCIDENTAL UTILITIES/ BLOCK LENGTH RELIEF |

PARKS TABLE

| RESERVE | AREA (SQ. FT.) | AREA (ACRES) | USE |
|---------|----------------|--------------|---|
| B | 9,750 | 0.22 | LANDSCAPE/PARK/INCIDENTAL UTILITIES/ BLOCK LENGTH RELIEF |
| C | 2,885 | 0.07 | LANDSCAPE/PARK |
| D | 38.813 | 0.89 | LANDSCAPE/PARK |
| E | 7,200 | 0.17 | LANDSCAPE/PARK/INCIDENTAL UTILITIES/ BLOCK LENGTH RELIEF |

TOTAL REQUIRED: 0.87 AC. (FOR SECTION ONE - SEE NOTE #16)

CURVE TABLE

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|--------|-------------|------------|---------------|--------------|
| C1 | 50.00 | 44°25'36" | 38.77 | S 71°05'44" E | 37.81 |
| C2 | 320.00 | 11°27'03" | 63.95 | N 80°37'58" E | 63.85 |
| C3 | 680.00 | 2°39'58" | 269.00 | N 80°34'23" E | 267.25 |
| C4 | 150.00 | 7°54'12" | 20.69 | S 88°02'45" E | 20.67 |
| C5 | 50.00 | 41°07'43" | 35.89 | N 69°26'14" E | 35.13 |
| C6 | 25.00 | 90°00'13" | 39.27 | N 41°41'17" E | 35.36 |
| C7 | 382.50 | 19°44'57" | 131.84 | N 81°40'11" E | 131.19 |
| C8 | 25.00 | 82°42'47" | 36.09 | S 26°14'54" E | 33.04 |
| C9 | 75.00 | 49°10°00" | 64.36 | S 70°03'27" E | 62.40 |
| C10 | 25.00 | 83°35'49" | 36.48 | N 43°33'38" E | 33.33 |
| C11 | 50.00 | 48°26'09" | 43.14 | N 69°33'00" E | 41.82 |
| C12 | 480.00 | 26°59'52" | 226.18 | N 81°06'14" W | 224.09 |
| C13 | 50.00 | 15°00'57" | 13.07 | N 75°06'46" W | 13.07 |
| C14 | 350.00 | 27°02'10" | 165.15 | S 08°52'37" W | 163.63 |
| C15 | 300.00 | 27°02'09" | 141.56 | S 81°07'22" E | 140.25 |
| C16 | 300.00 | 11°21'53" | 58.72 | N 87°42'06" W | 58.63 |
| C17 | 500.00 | 22°39'56" | 197.79 | S 86°34'23" W | 196.51 |
| C18 | 50.00 | 11°27'03" | 99.93 | S 80°57'58" W | 99.76 |
| C19 | 55.00 | 89°59'50" | 86.39 | N 48°18'37" W | 77.78 |
| C20 | 470.00 | 11°27'03" | 93.93 | N 80°57'58" E | 93.78 |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|------|---------------|----------|------|---------------|----------|------|---------------|----------|
| L1 | N 86°41'18" E | 187.50 | L10 | N 86°41'28" E | 170.06 | L19 | S 42°58'56" W | 63.07 | L28 | N 03°18'42" W | 94.95 |
| L2 | N 03°18'42" W | 10.05 | L11 | S 67°36'18" E | 31.88 | L20 | N 67°36'18" E | 17.91 | L29 | N 03°18'42" W | 118.38 |
| L3 | N 86°41'18" E | 115.00 | L12 | N 08°04'56" E | 133.26 | L21 | N 22°24'42" E | 151.71 | L30 | S 86°18'18" W | 158.13 |
| L4 | N 50°58'21" E | 58.74 | L13 | N 44°31'33" E | 14.33 | L22 | N 67°36'18" W | 17.20 | L31 | S 89°47'13" W | 1.74 |
| L5 | N 75°14'25" E | 108.57 | L14 | S 65°50'42" E | 56.48 | L23 | N 23°18'28" E | 60.01 | L32 | S 03°18'42" E | 94.95 |
| L6 | S 82°05'39" E | 118.78 | L15 | S 03°21'33" E | 145.04 | L24 | S 04°38'27" E | 263.38 | L33 | N 75°14'25" E | 108.57 |
| L7 | S 89°59'51" E | 24.25 | L16 | S 04°38'27" E | 60.00 | L25 | S 67°36'18" E | 54.87 | L34 | S 75°14'25" E | 108.57 |
| L8 | S 50°19'16" E | 52.20 | L17 | S 62°21'33" W | 17.09 | L26 | S 67°36'18" E | 47.84 | L35 | N 05°33'47" W | 54.16 |
| L9 | S 03°18'42" E | 128.87 | L18 | S 04°38'27" E | 124.89 | L27 | N 85°21'33" E | 310.92 | L36 | S 03°18'42" E | 299.94 |

TURNAROUND DETAIL

SCALE: 1"=60'

Dale L. Hardy
GeoSurv
Registered Professional
Land Surveyors

P.O. Box 246, League City, Texas 77574
281-554-7739 409-785-6000 Fax: 281-554-8928
Firm No.: 10040100

THE STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS
COUNTY OF BRAZORIA :

THAT, NEWPORT LAKE ESTATES DEVELOPMENT, L.P., A TEXAS LIMITED PARTNERSHIP BY NEWPORT LAKE ESTATES DEVELOPMENT MANAGEMENT, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, BY JOSEPH L. WATSON, PRESIDENT OF NEWPORT LAKE ESTATES DEVELOPMENT MANAGEMENT, L.L.C. WHICH IS OWNER OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF NEWPORT LAKE ESTATES SECTION TWO, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID NEWPORT LAKE ESTATES DEVELOPMENT, L.P., ACCORDING TO THE LINES, LOTS, BUILDING LINES, PRIVATE STREETS, PARKS AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR THE PUBLIC USE, THE PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE PRIVATE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE PRIVATE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS SUCCESSORS AND ASSIGNED TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNER DOES HEREBY RESERVE, EXCEPT AND HOLD PRIVATELY UNTO SAID NEWPORT LAKE ESTATES DEVELOPMENT, L.P., A TEXAS LIMITED PARTNERSHIP BY NEWPORT LAKE ESTATES DEVELOPMENT MANAGEMENT, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, BY JOSEPH L. WATSON, PRESIDENT OF NEWPORT LAKE ESTATES DEVELOPMENT MANAGEMENT, L.L.C. THEIR SUCCESSORS AND/OR ASSIGNS, ALL STREETS, DRIVES, LANES AND COURTS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND SPECIFICALLY NOTED AS "PRIVATE", AND FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THERE IS ESTABLISHED AND SHALL BE MAINTAINED WITHIN THE BOUNDARIES OF EACH SUCH STREET, DRIVE, LANE, OR COURT, EASEMENTS FOR GAS, WATER, SANITARY SEWER, STORM SEWER, ELECTRICITY, TELEPHONE AND OTHER PUBLIC UTILITIES FOR THE BENEFIT AND GENERAL USE OF THE OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, OF THE PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT, BUT NOT OTHERWISE, AND FURTHER, THAT SUCH EASEMENTS SHALL BE MAINTAINED AND SHALL ALWAYS BE AVAILABLE FOR THE GENERAL USE OF OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS, FIRE-FIGHTING EQUIPMENT, POLICE AND OTHER EMERGENCY VEHICLES OF WHATEVER NATURE, IN THE EXERCISE OF THEIR DUTIES, AND FOR ACCESS ASSOCIATED WITH THE CONSTRUCTION, REPAIR, MAINTENANCE, SERVICE AND OPERATION OF PUBLIC UTILITY FACILITIES LOCATED AND MAINTAINED WITHIN SAID EASEMENTS EXCEPT THAT SUCH USE AND ACCESS SHALL IN NO MANNER BE CONSTRUED TO CREATE A PUBLIC RIGHT-OF-WAY OF INGRESS OR EGRESS ON, OVER OR ACROSS SUCH EASEMENTS AS HEREIN ESTABLISHED.

FURTHER, OWNERS DOES HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF NEWPORT LAKE ESTATES SECTION TWO WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, NEWPORT LAKE ESTATES DEVELOPMENT, L.L.C. HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOSEPH L. WATSON, ITS PRESIDENT, THEREUNTO AUTHORIZED AND ITS COMMON SEAL HERETO AFFIXED, THIS 25th DAY OF SEPTEMBER, 2018.

Newport Lake Estates Development, L.P.,
A Texas Limited Partnership
By: Newport Lake Estates Development
Management, L.L.C.,
Texas Limited Liability Company
Its General Partner

Joseph L. Watson, President

THE STATE OF TEXAS :
COUNTY OF BRAZORIA :

Before me, the undersigned authority, on this day personally appeared Joseph L. Watson, President of Newport Lake Estates Development Management, L.L.C. a Texas Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said company, for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 25th day of September, 2018.

Karen Michele Bithy
Notary Public for the
State of Texas
My Commission Expires: 6/22/2020

THE STATE OF TEXAS :
COUNTY OF BRAZORIA :

I, Todd Aiken (Name), EVP (Title), of First Continental Investment Co., LTD, owner and holder of a lien on the property described herein as NEWPORT LAKE ESTATES SECTION TWO, do hereby in all things subordinate said lien to said plat and confirm that First Continental Investment Co., LTD, is the present owner of said lien and has not assigned the same nor any part thereof.

WITNESS MY HAND THIS 25 day of September, 2018.

Todd Aiken
EVP
First Continental Investment Co., LTD
5718 Westlimer, Suite 1450
Houston, Texas 77057

THE STATE OF TEXAS :
COUNTY OF BRAZORIA :

Before me, the undersigned authority, on this day personally appeared Todd Aiken (Name), EVP (Title) of First Continental Investment Co., LTD, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and heretofore set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25 day of September, 2018.

Commission Expires: 8/7/18

FINAL DRAINAGE PLAN AND PLAT ONLY
APPROVED BY THE BOARD OF COMMISSIONERS ON 8/7/18

Michael D. Yost,
District Superintendent

Andrea Broughton, P.E.
District Engineer

The above has signed these plans and/or plat based on the recommendation of 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 plots 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.

This is to certify that I, Dale Hardy, a Registered Professional Land Surveyor for the State of Texas, registration #9487, have plotted the above and foregoing subdivision from an actual survey made on the ground and under my direction; that this plat accurately represents the facts as found by that survey made by me; that the bearings, distances and curve data as shown hereon form a closed figure, and that all corners have been, or will be, properly monumented.

Dale L. Hardy
Registered Professional
Land Surveyor 4847



CERTIFICATE OF THE CITY PLANNING, DEVELOPMENT AND ZONING COMMISSION

This is to certify that the City Planning, Development and Zoning Commission of the City of Manvel, Texas, approved this plat this 27th day of September, 2018.

Dorothy Wynne, Chairperson

John Barnes, Secretary

Dobbin Harrison, Vice-Chair

George Griffin, Member

Kyle Marantz, Member

Stephen Davison, Member

Muhammad Alam, Member

CERTIFICATE OF CITY COUNCIL

This is to certify that the City Council of the City of Manvel, Texas, approved this plat this 15th day of September, 2018.

Larry Allen, Mayor

Karlene Hehn, Member

Shane Warner, Member

Melissa Silvestri, Member

Jason Albert, Member

Jerome Hudson, Member

THE STATE OF TEXAS :
COUNTY OF BRAZORIA :

I, Joyce Hudman, County Clerk, Brazoria County, Texas, do hereby certify that this written instrument was filed for record in my office on 25th day of September, 2018, at 1:00 o'clock, p.m., and duly recorded on 25th day of September, 2018, at 1:00 o'clock, p.m., at DOCUMENT NUMBER 20180006272, Brazoria County Map Records.

WITNESS MY HAND AND SEAL OF OFFICE at Galveston, Texas, the day and date last above written.

Joyce Hudman
County Clerk
Brazoria County, Texas

By: _____ Deputy

**BRAZORIA DRAINAGE DISTRICT NO. 4
SPECIAL 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 or fee strips.
- 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 developer(s) 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 in writing at least forty-eight (48) hours before placing any concrete for drainage structures.
- 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 berm shall be established prior to acceptance of the construction by the district. At least 95% germination 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 any all easements, fee strips and/or any other rights-of-way across third parties' properties for purposes of moving excess runoff to the district's drainage facilities as contemplated by the final drainage plan and final plat.

BEARINGS BASED ON S. H. 288 FREEWAY SOUTH R.O.W. BEING: N 03° 15' 04" W PER HWY. DEPT. MAP FOR PROPOSED S.H. 288, STATE DISTRICT 12, COUNTY OF BRAZORIA, CONT. 598, SECT. 2, JOB 001.

FINAL PLAT OF NEWPORT LAKE ESTATES SECTION TWO

A SUBDIVISION OF 23.02 ACRES OF LAND
LOCATED IN SECTION 75 OF THE
H.T. & B. R.R. SURVEY, A-299
86 LOTS, 6 BLOCKS, 5 RESERVES

CITY OF MANVEL
BRAZORIA COUNTY, TEXAS

OWNER:
NEWPORT LAKE ESTATES DEVELOPMENT, LP
BY: NEWPORT LAKE ESTATES DEVELOPMENT, MANAGEMENT, L.L.C.

CONTACT INFO:
JOSEPH WATSON

916 HERKIMER STREET
HOUSTON, TEXAS 77008
PHONE: (281) 932-4143



VICINITY MAP
SCALE: 1" = 2,640'

SURVEYOR:
GeoSurv, LLC
P.O. Box 246
League City, TX
77574

ENGINEER:
Dannenbaum
Engineering Corp.
3100 West Alabama
Houston, TX 77098



Registered Professional
Land Surveyors
P.O. Box 246, League City, Texas 77574
281-554-7739 409-765-8030 Fax: 281-554-6928
Firm No.: 10040100

| LOT AREA TABLE | | | | | | | | | | | |
|----------------|-----------|----------------|--------------|-----|-----------|----------------|--------------|----------------|-----------|----------------|--------------|
| LOT | FRONTAGE* | AREA (SQ. FT.) | AREA (ACRES) | LOT | FRONTAGE* | AREA (SQ. FT.) | AREA (ACRES) | LOT | FRONTAGE* | AREA (SQ. FT.) | AREA (ACRES) |
| BLOCK 1 | | | | | | | | | | | |
| 1 | 74.68 | 9,660.02 | 0.22 | 2 | 60.00 | 9,000.00 | 0.21 | 12 | 60.00 | 7,200.00 | 0.17 |
| 2 | 74.18 | 10,092.03 | 0.23 | 3 | 60.00 | 9,000.00 | 0.21 | 13 | 60.00 | 7,200.00 | 0.17 |
| 3 | 60.00 | 9,000.00 | 0.21 | 4 | 60.00 | 9,000.00 | 0.21 | 14 | 60.00 | 7,200.00 | 0.17 |
| 4 | 60.00 | 9,000.00 | 0.21 | 5 | 60.00 | 9,000.00 | 0.21 | 15 | 60.00 | 7,200.00 | 0.17 |
| 5 | 60.00 | 9,000.00 | 0.21 | 6 | 60.00 | 9,000.00 | 0.21 | 16 | 60.00 | 7,200.00 | 0.17 |
| 6 | 60.00 | 9,009.00 | 0.21 | 7 | 60.00 | 9,000.00 | 0.21 | 17 | 60.00 | 7,200.00 | 0.17 |
| 7 | 60.57 | 9,800.00 | 0.22 | 8 | 60.00 | 9,000.00 | 0.21 | 18 | 60.00 | 7,200.00 | 0.17 |
| BLOCK 2 | | | | | | | | | | | |
| 1 | 66.57 | 10,747.00 | 0.25 | 10 | 60.00 | 9,000.00 | 0.21 | 19 | 60.00 | 7,200.00 | 0.17 |
| 2 | 61.28 | 10,652.00 | 0.24 | 11 | 60.00 | 9,000.00 | 0.21 | 20 | 60.00 | 7,200.00 | 0.17 |
| 3 | 64.98 | 11,010.00 | 0.25 | 12 | 60.00 | 9,000.00 | 0.21 | 21 | 62.37 | 15,247.00 | 0.35 |
| 4 | 60.00 | 8,992.00 | 0.21 | 13 | 60.00 | 9,000.00 | 0.21 | 22 | 62.37 | 8,738.00 | 0.20 |
| 5 | 60.00 | 8,994.00 | 0.21 | 14 | 60.00 | 9,000.00 | 0.21 | 24 | 60.00 | 7,050.00 | 0.16 |
| 6 | 60.00 | 8,997.00 | 0.21 | 15 | 60.00 | 9,000.00 | 0.21 | 25 | 60.00 | 7,050.00 | 0.16 |
| 7 | 60.00 | 8,905.00 | 0.20 | 16 | 60.00 | 9,000.00 | 0.21 | BLOCK 3 | | | |
| 8 | 60.00 | 9,123.00 | 0.21 | 17 | 60.00 | 9,000.00 | 0.21 | 1 | 85.00 | 10,068.00 | 0.23 |
| BLOCK 3 | | | | | | | | | | | |
| 1 | 60.00 | 9,082.00 | 0.21 | 18 | 60.00 | 9,295.00 | 0.21 | 2 | 60.00 | 7,200.00 | 0.17 |
| 2 | 60.52 | 9,002.00 | 0.21 | 19 | 60.00 | 9,025.00 | 0.21 | 3 | 60.00 | 7,200.00 | 0.17 |
| 3 | 61.15 | 9,174.00 | 0.21 | 20 | 60.00 | 10,866.00 | 0.24 | 4 | 60.00 | 7,200.00 | 0.17 |
| 4 | 61.17 | 9,175.00 | 0.21 | 1 | 60.00 | 7,200.00 | 0.17 | 5 | 60.32 | 7,200.00 | 0.17 |
| 5 | 61.17 | 9,117.00 | 0.21 | 2 | 60.00 | 7,200.00 | 0.17 | 6 | 61.17 | 7,787.00 | 0.18 |
| 6 | 60.22 | 9,020.00 | 0.21 | 3 | 60.00 | 7,200.00 | 0.17 | 7 | 61.17 | 8,500.00 | 0.20 |
| 7 | 60.14 | 9,011.00 | 0.21 | 4 | 60.00 | 7,200.00 | 0.17 | 8 | 60.96 | 9,197.00 | 0.21 |
| 8 | 60.80 | 9,094.00 | 0.21 | 5 | 60.00 | 7,200.00 | 0.17 | 9 | 60.24 | 8,203.00 | 0.19 |
| 9 | 61.22 | 9,180.00 | 0.21 | 6 | 60.00 | 7,200.00 | 0.17 | 10 | 60.32 | 9,594.00 | 0.22 |
| 10 | 61.15 | 9,179.00 | 0.21 | 7 | 60.00 | 7,200.00 | 0.17 | 11 | 61.08 | 9,108.00 | 0.21 |
| 11 | 60.40 | 9,060.00 | 0.21 | 8 | 60.00 | 7,200.00 | 0.17 | 12 | 61.22 | 8,388.00 | 0.19 |
| 12 | 60.00 | 9,000.00 | 0.21 | 9 | 60.00 | 7,200.00 | 0.17 | 13 | 60.80 | 7,688.00 | 0.18 |
| BLOCK 4 | | | | | | | | | | | |
| 1 | 60.00 | 9,000.00 | 0.21 | 10 | 60.00 | 7,200.00 | 0.17 | 14 | 60.00 | 7,200.00 | 0.17 |
| 11 | 60.00 | 9,000.00 | 0.21 | 11 | 60.00 | 7,200.00 | 0.17 | BLOCK 5 | | | |

* LOT FRONTAGE, AS SHOWN HEREON, REPRESENTS A MEASUREMENT FROM SIDE LOT LINE TO SIDE LOT LINE AT THE FRONT BUILDING LINE OF THE LOT. IF THE LOT IS ALONG A CURVE, THE FRONTAGE LISTED REPRESENTS THE LENGTH OF THE TANGENT OF THE FRONT BUILDING LINE CURVE, FROM SIDE LOT LINE TO SIDE LOT LINE.

PROPERTY DESCRIPTIONS:
TRACT 1

All of that certain 19.05 acres (829,906 square feet) tract or parcel situated in Section 75 of the H. T. & B. R. R. COMPANY SURVEY, Abstract Number 299, Brazoria County, Texas, and being out of that certain 80.0 acres tract described in a Warranty Deed from T.M.C. Funding, Inc. to Trip Investment Corp., recorded under Volume 87498 Page 180 of the Official Records of Brazoria County, Texas, said 19.05 acres tract being more particularly described by metes and bounds as follows:

BEARINGS SHOWN HEREON ARE ORIENTED TO THE BEARING BASE REFLECTED IN THE PLAT OF RODEO PALMS, THE COLONY, SEC. 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 2005006272 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.

COMMENCING at a 5/8-inch iron rod with cap stamped "GeoSurv" set for the Northeast corner of that certain 100 feet wide canal easement and right-of-way described in an instrument from Ivy McFarland, Individually and as Independent Executrix of the Estate of C. E. McFarland, to Brazos Valley Irrigation Company recorded under Volume 674, Page 528 of the Deed Records of Brazoria County, Texas, said point also being the Northwest corner of Restricted Reserve "B" of RODEO PALMS, THE COLONY, SEC. 2, a Subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under Document Number 2007005574 of the Official Public Records of Brazoria County, Texas, and being at the South line of County Road No. 58 (a.k.a. Croix Road), a variable width public roadway right-of-way;

THENCE S 03°21'12" E, along the West line of said RODEO PALMS, THE COLONY, SEC. 2, at 727.02 feet passing an iron rod with cap stamped "EHR&A" found for the Southwest corner of said RODEO PALMS, THE COLONY, SEC. 2 and the Northeast corner of said RODEO PALMS, THE COLONY, SEC. 1, and continuing along the West line of said RODEO PALMS, THE COLONY, SEC. 1 for a total distance of 1069.89 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for the POINT OF BEGINNING and Northeast corner of the herein described tract;

THENCE S 03°21'12" E, continuing along the West line of said RODEO PALMS, THE COLONY, SEC. 2, a distance of 220.11 feet to an iron rod with cap stamped "GeoSurv" found for the Southeast corner of the herein described tract, said point also being the Northeast corner of RODEO PALMS, THE COLONY, SEC. 3, a Subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under Document Number 2011040051 of the Official Public Records of Brazoria County, Texas;

THENCE S 86°41'28" W, along the North line of said RODEO PALMS, THE COLONY, SEC. 3, at 133.18 feet passing the West line of Kirby Drive, an 120.00 feet wide public roadway

THENCE S 03°21'12" E, along the East line of said RODEO PALMS, THE COLONY, SEC. 4, a Subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under Document Number 2012001143 of the Official Public Records of Brazoria County, Texas, at 1341.14 feet passing the Northwest corner of said RODEO PALMS, THE COLONY, SEC. 4, and continuing for a total distance of 2520.75 feet (called 2521.19 feet) to a 5/8-inch iron rod with cap stamped "GeoSurv" set for the Southwest corner of the herein described tract, said point also being at the East line of County Road No. 48 as set forth in a Warranty Deed from Trip Investment Corp. to Brazoria County, Texas recorded under Document Number 2007039138 in the Official Records of Brazoria County, Texas;

THENCE N 03°18'42" W, along the East line of said County Road No. 48, a distance of 314.94 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for the Northwest corner of the herein described tract;

THENCE N 86°41'18" E, a distance of 187.50 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for corner;

PROPERTY DESCRIPTION (CONTINUED):
TRACT 2

All of that certain 3.97 acres (173,005 square feet) tract or parcel situated in Section 75 of the H. T. & B. R. R. COMPANY SURVEY, Abstract Number 299, Brazoria County, Texas, and being out of that certain 80.0 acres tract described in a Warranty Deed from T.M.C. Funding, Inc. to Trip Investment Corp., recorded under Volume 87498 Page 180 of the Official Records of Brazoria County, Texas, said 3.97 acres tract being more particularly described by metes and bounds as follows:

BEARINGS SHOWN HEREON ARE ORIENTED TO THE BEARING BASE REFLECTED IN THE PLAT OF RODEO PALMS, THE COLONY, SEC. 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 2005006272 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.

COMMENCING at a 5/8-inch iron rod with cap stamped "GeoSurv" set for the Northeast corner of that certain 100 feet wide canal easement and right-of-way described in an instrument from Ivy McFarland, Individually and as Independent Executrix of the Estate of C. E. McFarland, to Brazos Valley Irrigation Company recorded under Volume 674, Page 528 of the Deed Records of Brazoria County, Texas, said point also being the Northwest corner of Restricted Reserve "B" of RODEO PALMS, THE COLONY, SEC. 2, a Subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under Document Number 2007005574 of the Official Public Records of Brazoria County, Texas, and being at the South line of County Road No. 58 (a.k.a. Croix Road), a variable width public roadway right-of-way;

THENCE S 86°41'28" W, along the South line of said County Road No. 58, a distance of 107.36 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for the POINT OF BEGINNING and Northeast corner of the herein described tract;

THENCE S 85°21'33" W, along the South line of said County Road No. 58, a distance of 670.90 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for corner;

THENCE S 04°38'27" E, a distance of 260.94 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of curvature of a tangent curve to the right, said curve having a radius of 382.50 feet and a central angle of 82°44'25";

THENCE Southwesterly, along the arc of said tangent curve to the right, a distance of 131.84 feet, the chord of which bears S 05°14'01" W, 131.19 feet, to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of reverse curvature, said curve having a radius of 25.00 feet and a central angle of 82°44'25";

THENCE Southeasterly, along the arc of said reverse curve, a distance of 36.09 feet, the chord of which bears S 26°14'54" E, 33.04 feet, to a 5/8-inch iron rod with cap stamped "GeoSurv" set for POINT OF BEGINNING;

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

BENCHMARK:
BRASS DISK STAMPED "CR58-1" SET ON A CONCRETE HEADWALL AT THE INTERSECTION OF OUTFALL "A" AND THE NORTH SIDE OF CR 58, IN KEYMAP 652G NEAR CR58 WEST DETENTION.

ELEV.=59.14
NAVD 1988, 2001 ADJ.
VERIFIED: SEPTEMBER 10, 2015

FLOODPLAIN:

THIS TRACT LIES IN ZONE X OF THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS DATED JUNE 5 1989, MAP No. 48039C0020H. CONTACT THE CITY OF MANVEL FLOOD PLAN ADMINISTRATOR FOR BASE FLOOD INFORMATION. THIS PRELIMINARY PLAT LIES BEYOND THE 100 YEAR FLOODPLAIN ACCORDING TO THIS F.I.R.M. MAP.

APPROXIMATE LOCATION BENCHMARK

COUNTY ROAD NO. 58 (a.k.a. CROIX ROAD)
(VARIABLE WIDTH R.O.W.)

COMMENCEMENT (POINT OF BEGINNING)

NEWPORT LAKE ESTATES SEC. 3

Vicinity Map
1" = 2640'

BRAZORIA DRAINAGE DISTRICT NO. 4 SPECIAL NOTES

1. ANY GOVERNMENT BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
2. PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERRECTED IN A DRAINAGE EASEMENT OR FEE STRIP.
3. 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 DEVELOPER(S) 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.
4. CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.
5. 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.
6. APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
7. 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. 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 ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS COMPLETED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.

GENERAL NOTES:

1. "B.L." INDICATES BUILDING LINE.
2. "U.E." INDICATES UTILITY EASEMENT.
3. "W.L.E." INDICATES WATER LINE EASEMENT.
4. "STM. SWR. ESMT." INDICATES STORM SEWER EASEMENT.
5. THIS PLAT LIES ENTIRELY WITHIN THE ALVIN INDEPENDENT SCHOOL DISTRICT.
6. THIS PLAT IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF MANVEL.
7. ALL LOTS HAVE A MINIMUM OF A EIGHT-FOOT REAR YARD SETBACK AND A FIVE-FOOT SIDE YARD SET BACK.
8. ALL LOTS WITHIN THIS PLAT ARE A MINIMUM OF 6,500 SQUARE FEET.
9. NO PIPELINE EASEMENT EXISTS WITHIN THE BOUNDARIES OF THIS PLAT.
10. SIDEWALKS ARE REQUIRED ALONG ALL CURB & GUTTER STREETS. THE DEVELOPER PRIOR TO FINAL ONE-YEAR ACCEPTANCE OF THE INFRASTRUCTURE, MUST INSTALL SIDEWALKS ALONG RESERVES & RIGHT-OF-WAY. WHEN SIDEWALKS ARE REQUIRED, THEY SHALL HAVE A WIDTH OF NOT LESS THAN 4- FEET. MANHOLES, FIRE HYDRANTS & WATER VALVES SHALL NOT BE LOCATED WITHIN A DRIVEWAY, SIDEWALK OR STREET.
11. THIS PLAT DOES NOT DEDICATE ANY ROADWAY OR EASEMENT (OR PORTION THEREOF) NOT WITHIN THE PLATTED AREA (HEAVY LINE DELINEATING SECTION THREE OF NEWPORT LAKE ESTATES).
12. RESERVES A, B, C AND D ARE DEDICATED FOR PROVIDING AND DEVELOPING PRIVATE NEIGHBORHOOD PARK LAND FOR SECTION THREE, AS REQUIRED BY SECTION 47-5 OF THE CITY OF MANVEL PARK LAND AND TRAIL DEDICATION ORDINANCE. 0.30 ACRES ARE REQUIRED FOR SECTION TWO AND 2.68 ACRES ARE HEREBY PROVIDED (SEE PARKS TABLE); 2.58 ACRES PREVIOUSLY DEDICATED FROM SECTION ONE AND TWO FOR A TOTAL OF 5.24 ACRES. TO EXTEND THE PARK LAND DEDICATED AND CONSTRUCTED IN SECTIONS ONE, TWO AND THREE COMBINED IS MORE THAN SUFFICIENT TO COMPLY WITH THE ORDINANCE FOR SECTION THREE.

- NOTE:**
- (A) RESTRICTED RESERVE "A" DETENTION/LANDSCAPE/PARK ±0.60 ACRES
 - (B) RESTRICTED RESERVE "B" DETENTION/LANDSCAPE/PARK INCIDENTAL UTILITIES ±0.15 ACRES
 - (C) RESTRICTED RESERVE "C" DETENTION ±1.31 ACRES
 - (D) RESTRICTED RESERVE "D" LANDSCAPE/PARK ±0.02 ACRES

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. APPROVAL OF THIS DOCUMENT IS VALID FOR ONE (1) YEAR ONLY.

RESERVE NOTES:
ALL RESERVES ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION CERTIFICATE OF CITY COUNCIL.

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, APPROVED THIS PLAT THIS DAY OF _____, 2020.

DEBRA DAWSON, MAYOR

LARRY AKERY, MEMBER

BRIAN WILMER, MEMBER

JASON ALBERT, MEMBER

LORRAINE HEHN, MEMBER

DAN DAVIS, MEMBER

JEROME HUDSON, MEMBER

| RESERVE | AC. | WITHIN D.E. | OUTSIDE D.E. |
|--------------|-------------|-------------|--------------|
| A | 0.60 | 0.45 | 0.15 |
| B | 0.15 | 0.12 | 0.03 |
| C | 1.31 | 1.31 | --- |
| D | 0.02 | --- | 0.02 |
| TOTAL | 2.08 | 1.88 | 0.20 |

TOTAL REQUIRED: 0.30 AC. FOR SECTION THREE (SEE NOTE #12)

PRELIMINARY DRAINAGE PLAN AND PLAT ONLY

APPROVED BY BRAZORIA DRAINAGE DISTRICT NO. 4

JOHN GENARO, DISTRICT SUPERINTENDENT

JARROD ADEN, P.E. DISTRICT ENGINEER

THIS IS TO CERTIFY THAT THE CITY PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, APPROVED THIS PLAT THIS DAY OF _____, 2020.

DOROTHY WYNNE, CHAIRPERSON

ALINA ROGERS, SECRETARY

GEORGE GRIFFITH, MEMBER

CHRISTY KENNARD, MEMBER

KYLE MARASCKIN, VICE-CHAIR

NICOLLE LISTON-TYSON, MEMBER

MUHAMMED ALAM, MEMBER

PRELIMINARY PLAT OF NEWPORT LAKE ESTATES SECTION THREE

A SUBDIVISION OF 11.04 ACRES
LOCATED IN SECTION 75 OF THE H.T. & B. R.R. SURVEY, A-299
BRAZORIA COUNTY, TEXAS
CONTAINING 2 BLOCKS - 30 LOTS - 4 RESERVES
GRAPHIC SCALE IN FEET
1 inch = 100 ft.
DECEMBER 1, 2020

OWNER:
NEWPORT LAKE ESTATES DEVELOPMENT, LP
BY: NEWPORT LAKE ESTATES DEVELOPMENT, MANAGEMENT, LLC
CONTACT INFO:
JOSEPH WATSON
916 HERKIMER STREET
HOUSTON, TEXAS 77008
PHONE: (281)932-4143

SURVEYOR:
HIGH TIDE LAND SURVEYING LLC.
P.O. BOX 16142
GALVESTON, TEXAS 77552
CONTACT: STEPHEN BLASKY, R.P.L.S. No. 5856
TEL: 281-554-7739 EMAIL: STEPHEN@HIGHTIDESURVEYING.COM

ENGINEER:
DANNENBAUM
ENGINEERING CORPORATION
T.B.P.E. FIRM REGISTRATION #392
3100 WEST ALABAMA HOUSTON, TX 77098 (713) 520-9570
CONTACT: JOHN A. CARTER, P.E., R.P.L.S.

| BOUNDARY LINE TABLE | | | | | |
|---------------------|---------|---------------|---------------------------|---------------------------|--|
| LINE # | LENGTH | DIRECTION | START POINT | END POINT | |
| L1 | 50.23' | N54° 00' 00"W | (13752021.03, 3110947.72) | (13752050.55, 3110907.08) | |
| L2 | 22.17' | N5° 21' 59"E | (13752083.86, 3110924.01) | (13752105.94, 3110926.08) | |
| L3 | 32.03' | N42° 47' 57"W | (13752125.26, 3110919.53) | (13752148.76, 3110897.78) | |
| L4 | 8.28' | N2° 57' 58"W | (13752180.15, 3110884.53) | (13752186.42, 3110884.20) | |
| L5 | 10.18' | N36° 25' 48"E | (13752234.84, 3110898.76) | (13752243.04, 3110904.81) | |
| L6 | 63.07' | N42° 59' 12"E | (13752278.18, 3110900.08) | (13752324.32, 3110945.08) | |
| L7 | 17.09' | N85° 21' 49"E | (13752448.90, 3110932.87) | (13752450.28, 3110950.01) | |
| L8 | 80.00' | N4° 38' 11"W | (13752450.28, 3110950.01) | (13752510.09, 3110945.16) | |
| L9 | 56.48' | N85° 50' 28"W | (13752654.87, 3110936.67) | (13752677.99, 3110885.13) | |
| L10 | 279.51' | S89° 21' 49"W | (13752653.85, 3110862.16) | (13752631.25, 3110563.56) | |
| L11 | 33.35' | N4° 38' 11"W | (13752699.95, 3110502.75) | (13752733.19, 3110500.05) | |
| L12 | 106.10' | N1° 55' 58"W | (13752737.90, 3110499.78) | (13752843.95, 3110496.20) | |
| L13 | 33.45' | N7° 14' 26"E | (13752846.34, 3110496.31) | (13752879.53, 3110500.53) | |
| L14 | 38.33' | N35° 19' 24"E | (13752886.31, 3110503.17) | (13752917.58, 3110525.33) | |
| L15 | 31.22' | N84° 00' 01"E | (13752923.83, 3110536.00) | (13752927.09, 3110567.05) | |
| L16 | 10.02' | S23° 50' 56"E | (13752918.24, 3110582.34) | (13752909.07, 3110586.30) | |
| L17 | 37.89' | N41° 33' 42"E | (13752909.07, 3110586.30) | (13752937.42, 3110611.52) | |
| L18 | 20.16' | N27° 22' 13"E | (13752937.42, 3110611.52) | (13752955.32, 3110620.79) | |
| L19 | 1.96' | N4° 38' 43"W | (13752955.32, 3110620.79) | (13752957.27, 3110620.63) | |

| CENTERLINE LINE TABLE | | | | | |
|-----------------------|---------|---------------|---------------------------|---------------------------|--|
| LINE # | LENGTH | DIRECTION | START POINT | END POINT | |
| L20 | 210.29' | S89° 21' 49"W | (13752837.35, 3110211.94) | (13752820.33, 3110812.34) | |
| L21 | 434.25' | N3° 21' 12"W | (13752352.24, 3111106.70) | (13752785.75, 3111081.30) | |
| L22 | 112.80' | N24° 38' 19"E | (13752107.10, 311032.87) | (13752209.62, 3110799.90) | |
| L23 | 70.41' | N3° 18' 18"W | (13751894.45, 3111010.12) | (13751984.74, 3111006.06) | |
| L24 | 151.40' | N89° 21' 49"E | (13752480.18, 3110947.58) | (13752482.42, 3110984.48) | |
| L25 | 78.62' | N67° 59' 13"W | (13752083.08, 3111108.27) | (13752112.55, 3110353.77) | |

| RIGHT OF WAY LINE TABLE | | | | | |
|-------------------------|---------|---------------|---------------------------|---------------------------|--|
| LINE # | LENGTH | DIRECTION | START POINT | END POINT | |
| L26 | 97.82' | N89° 21' 49"E | (13752910.08, 3110945.16) | (13752917.97, 3111042.45) | |
| L27 | 240.05' | N3° 21' 12"W | (13752544.36, 3111085.39) | (13752783.99, 3111051.35) | |
| L28 | 159.30' | N85° 21' 49"E | (13752974.56, 3110865.59) | (13752807.45, 3111024.37) | |
| L29 | 176.14' | S89° 21' 49"W | (13752886.61, 311036.29) | (13752854.36, 3110860.74) | |
| L30 | 451.08' | N3° 21' 12"W | (13752354.00, 311136.65) | (13752804.31, 3111110.28) | |
| L31 | 31.99' | N24° 38' 19"E | (13752168.04, 3111093.83) | (13752197.32, 3111107.17) | |
| L32 | 45.40' | N3° 18' 18"W | (13751921.14, 3111036.63) | (13751966.47, 3111036.01) | |
| L33 | 45.41' | N3° 18' 18"W | (13751917.88, 3110978.73) | (13751963.01, 3110978.11) | |
| L34 | 112.80' | N24° 38' 19"E | (13752186.61, 3111036.29) | (13752222.13, 3111062.63) | |
| L35 | 84.17' | N3° 21' 12"W | (13752350.49, 3111078.75) | (13752434.52, 3111071.83) | |
| L36 | 95.15' | S89° 21' 49"W | (13752457.97, 3111044.65) | (13752450.28, 3110950.01) | |

| LOT LINE CURVE TABLE | | | | | | | |
|----------------------|--------|---------|------------|-----------------|--------------|---------------------------|--------------------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH | START POINT | END POINT |
| C36 | 14.82' | 25.00' | 34°11'29" | S88° 15' 49"W | 14.70' | (13752794.56, 3110865.59) | (13752789.1, 3110851.94) |
| C37 | 3.77' | 25.00' | 5°38'32" | S46° 50' 48"W | 3.77' | (13752789.11, 3110851.94) | (13752786.5, 3110849.19) |
| C38 | 60.58' | 50.00' | 89°23'55" | S77° 13' 30"W | 56.93' | (13752786.54, 3110849.19) | (13752774.0, 3110793.67) |
| C39 | 54.95' | 50.03' | 62°55'43" | N36° 35' 41"W | 52.22' | (13752773.95, 3110793.67) | (13752815.9, 3110762.54) |
| C40 | 40.14' | 49.98' | 46°02'15" | N17° 53' 18"E | 39.07' | (13752815.98, 3110762.54) | (13752853.1, 3110774.54) |
| C41 | 40.01' | 50.05' | 49°48'08" | N63° 46' 29"E | 38.95' | (13752853.06, 3110774.54) | (13752870.3, 3110809.49) |
| C42 | 36.18' | 49.94' | 41°30'28" | S72° 32' 13"E | 35.40' | (13752870.25, 3110809.49) | (13752859.6, 3110843.25) |
| C43 | 6.77' | 50.00' | 7°45'20" | N71° 47' 14"E | 6.76' | (13752870.37, 3111043.87) | (13752872.5, 3111050.10) |
| C44 | 47.62' | 49.74' | 54°51'30" | S78° 54' 21"E | 45.82' | (13752872.48, 3111050.10) | (13752862.1, 3111094.73) |
| C45 | 46.75' | 50.67' | 52°51'38" | S23° 02' 47"E | 45.11' | (13752862.10, 3111094.73) | (13752820.6, 3111126.39) |
| C46 | 8.86' | 43.82' | 11°39'45" | S9° 12' 55"W | 8.84' | (13752820.59, 3111126.39) | (13752811.9, 3111110.87) |
| C47 | 12.45' | 330.00' | 2°09'41" | S2° 16' 21"E | 12.45' | (13752354.00, 311136.65) | (13752341.6, 311137.14) |
| C48 | 60.08' | 330.00' | 10°25'52" | S4° 01' 25"W | 60.00' | (13752341.56, 311137.14) | (13752281.7, 311132.93) |
| C49 | 51.14' | 330.00' | 8°52'46" | S13° 40' 44"W | 51.09' | (13752281.71, 311132.93) | (13752222.1, 311120.85) |
| C50 | 37.55' | 330.00' | 6°31'12" | S21° 22' 43"W | 37.53' | (13752232.07, 311120.85) | (13752197.1, 311117.17) |
| C51 | 52.74' | 50.00' | 60°28'09" | S53° 28' 12"E | 50.33' | (13752132.77, 311113.79) | (13752102.8, 311154.22) |
| C52 | 48.08' | 50.00' | 59°04'08" | S4° 18' 56"W | 48.23' | (13752102.79, 311154.22) | (13752056.7, 311150.74) |
| C53 | 43.10' | 50.00' | 49°23'32" | S56° 32' 48"W | 41.78' | (13752056.69, 311150.74) | (13752033.7, 311115.88) |
| C54 | 39.28' | 50.00' | 44°59'11" | N76° 15' 52"W | 38.28' | (13752033.66, 311115.88) | (13752042.7, 3111078.71) |
| C56 | 25.40' | 270.00' | 9°23'27" | N21° 56' 36"E | 25.39' | (13752222.13, 3111052.63) | (13752245.7, 3111062.12) |
| C57 | 71.07' | 270.00' | 19°04'54" | N11° 42' 26"E | 70.87' | (13752245.68, 3111062.12) | (13752315.1, 3111076.50) |
| C58 | 35.44' | 270.00' | 7°31'11" | N67° 24' 24"E | 35.41' | (13752315.08, 3111076.50) | (13752350.5, 3111076.75) |
| C59 | 39.83' | 25.00' | 91°16'54" | S48° 59' 44"E | 35.75' | (13752734.14, 3110862.22) | (13752712.7, 3110883.20) |
| C60 | 39.55' | 25.18' | 90°00'00" | S49° 38' 11"E | 35.61' | (13752743.70, 3110637.95) | (13752720.6, 3110665.08) |
| C61 | 53.06' | 25.28' | 120°22'36" | S64° 49' 29"E | 43.83' | (13752909.07, 3110866.30) | (13752890.4, 3110828.05) |

| BOUNDARY CURVE TABLE | | | | | | | |
|----------------------|---------|---------|-----------|-----------------|--------------|---------------------------|--------------------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH | START POINT | END POINT |
| C1 | 39.29' | 25.00' | 90°02'40" | S41° 40' 24"W | 35.37' | (13751927.50, 3111148.35) | (13751901.1, 3111124.84) |
| C2 | 38.30' | 50.00' | 43°52'53" | N26° 56' 12"E | 37.37' | (13752050.55, 3110907.08) | (13752083.9, 3110924.01) |
| C3 | 21.02' | 25.00' | 48°09'36" | N18° 42' 59"W | 20.40' | (13752105.94, 3110926.08) | (13752125.3, 3110919.53) |
| C4 | 34.76' | 50.00' | 39°49'59" | N22° 52' 57"W | 34.07' | (13752148.76, 3110897.78) | (13752180.1, 3110884.53) |
| C5 | 51.57' | 75.00' | 39°23'45" | N16° 43' 56"E | 50.56' | (13752186.42, 3110884.20) | (13752234.8, 3110898.76) |
| C6 | 32.17' | 25.00' | 73°44'07" | N0° 28' 16"W | 30.00' | (13752243.04, 3110904.81) | (13752273.0, 3110904.58) |
| C7 | 6.85' | 50.00' | 7°50'43" | N41° 13' 40"W | 6.84' | (13752273.03, 3110904.58) | (13752278.2, 3110900.08) |
| C8 | 36.47' | 25.00' | 83°35'35" | S43° 34' 01"W | 33.32' | (13752677.99, 3110885.13) | (13752653.8, 3110862.16) |
| C9 | 117.81' | 75.00' | 90°00'00" | N49° 38' 11"W | 106.07' | (13752631.25, 3110583.56) | (13752699.9, 3110502.75) |
| C10 | 4.72' | 100.00' | 2°42'14" | N3° 17' 05"W | 4.72' | (13752733.19, 3110500.05) | (13752737.9, 3110499.78) |
| C11 | 2.40' | 15.00' | 91°02'44" | N2° 39' 14"E | 2.40' | (13752843.95, 3110496.20) | (13752846.3, 3110496.31) |
| C12 | 7.35' | 15.00' | 28°04'58" | N21° 16' 58"E | 7.28' | (13752879.53, 3110500.53) | (13752886.3, 3110503.17) |
| C13 | 12.74' | 15.00' | 48°40'37" | N59° 39' 43"E | 12.36' | (13752917.58, 3110525.33) | (13752923.8, 3110536.00) |
| C14 | 18.89' | 15.00' | 72°09'02" | S59° 59' 28"E | 17.67' | (13752927.09, 3110567.05) | (13752918.2, 3110582.34) |

| CENTERLINE CURVE TABLE | | | | | | | |
|------------------------|---------|---------|-----------|-----------------|--------------|---------------------------|-------------------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH | START POINT | END POINT |
| C15 | 87.63' | 55.00' | 91°17'15" | N48° 59' 50"W | 78.65' | (13752955.75, 3111081.30) | (13752837.3, 311021.94) |
| C16 | 146.57' | 300.00' | 27°59'31" | N10° 38' 34"E | 145.11' | (13752209.62, 3111079.90) | (13752352.2, 311106.70) |
| C17 | 146.31' | 300.00' | 27°58'36" | N10° 40' 02"E | 144.86' | (13751984.74, 3111006.06) | (13752107.1, 311032.87) |

| RIGHT OF WAY CURVE TABLE | | | | | | | |
|--------------------------|---------|---------|------------|-----------------|--------------|---------------------------|--------------------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH | START POINT | END POINT |
| C18 | 38.71' | 25.00' | 88°43'01" | N41° 00' 18"E | 34.98' | (13752917.97, 3111042.45) | (13752944.4, 311065.39) |
| C19 | 39.83' | 25.00' | 91°17'15" | N48° 59' 50"W | 35.75' | (13752783.99, 311051.35) | (13752807.4, 3111024.37) |
| C20 | 18.69' | 25.00' | 42°50'00" | N63° 56' 33"E | 18.26' | (13752786.54, 3110849.19) | (13752794.6, 3110865.59) |
| C21 | 231.84' | 50.00' | 265°40'01" | S4° 38' 27"E | 73.33' | (13752859.63, 3110843.25) | (13752786.5, 3110849.19) |
| C22 | 18.69' | 25.00' | 42°50'00" | N73° 13' 27"W | 18.26' | (13752854.36, 3110860.74) | (13752859.6, 3110843.25) |
| C23 | 7.01' | 25.00' | 17°28'59" | S78° 38' 03"W | 7.95' | (13752870.37, 3111043.87) | (13752868.6, 311036.29) |
| C24 | 110.12' | 50.00' | 128°11'13" | N48° 59' 50"W | 89.17' | (13752811.86, 311110.47) | (13752870.4, 3111043.87) |
| C25 | 7.61' | 25.00' | 17°28'59" | N5° 22' 18"E | 7.58' | (13752804.31, 311110.28) | (13752811.9, 311110.97) |
| C26 | 181.22' | 330.00' | 27°59'31" | N10° 38' 34"E | 159.82' | (13752197.12, 311107.17) | (13752354.0, 311136.65) |
| C27 | 47.25' | 25.00' | 108°17'36" | S29° 30' 29"E | 40.53' | (13752168.04, 311093.83) | (13752132.8, 311113.79) |
| C28 | 183.18' | 50.00' | 209°53'00" | N21° 17' 13"E | 96.82' | (13752042.74, 311078.71) | (13752132.8, 311113.79) |
| C29 | 50.29' | 25.00' | 116°42'09" | S67° 52' 36"W | 42.68' | (13752042.74, 311078.71) | (13752028.7, 311039.28) |
| C30 | 60.46' | 270.00' | 12°49'50" | N3° 08' 39"E | 60.34' | (13751966.47, 3111036.01) | (13752028.7, 311039.28) |
| C31 | 38.27' | 25.00' | 90°00'25" | N48° 18' 29"W | 35.36' | (13751897.82, 311065.03) | (13751921.1, 3111036.63) |
| C32 | 39.27' | 25.00' | 90°00'00" | N41° 41' 44"E</ | | | |