



**CITY OF MANVEL
PLANNING, DEVELOPMENT AND ZONING COMMISSION
FEBRUARY 8, 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: 432 047 250#**

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 February 8, 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, Final Plat for Pomona Section 19;
BEING A SUBDIVISION OF 41.225 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, THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE H.T. & B.R.R. CO. SURVEY, SECTION 79, ABSTRACT 298 BRAZORIA COUNTY, TEXAS, BEING PORTIONS OF LOTS 1, 2, 3, 41, 42, 51, 53 AND 60 OF SECTION 88 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.
2. Consideration and possible action to approve, Final Plat for Pomona Section 20;
BEING A SUBDIVISION OF 16.244 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 3, 4, 5, 53, 54, AND 55 OF SECTION 55 OF SECTION 88 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.
3. Consideration and possible action to approve, Final Plat for Pomona Section 21;
BEING A SUBDIVISION OF 16.570 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 3, 4, 5, 53, 54, AND 55 OF SECTION 55 OF SECTION 88 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.
4. 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 February 5, 2021 and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Tammy Bell
City Secretary

Lot Type (1)	Minimum Typical Single Family Lot Dimensions	Estimated Number of Lots
Single-family Detached	50x110	183
Single-family Detached	50x120	343 up 48
Single-family Detached	55x120	538 down 53
Single-family Detached	60x120	428 up 11
Single-family Detached	65x120	221
Single-family Detached	70x130	126 down 22
Single-family Detached	75x130	108
Single-family Detached	80x130	84 up 19
Total		2031 up 3

Project Lot Allocation

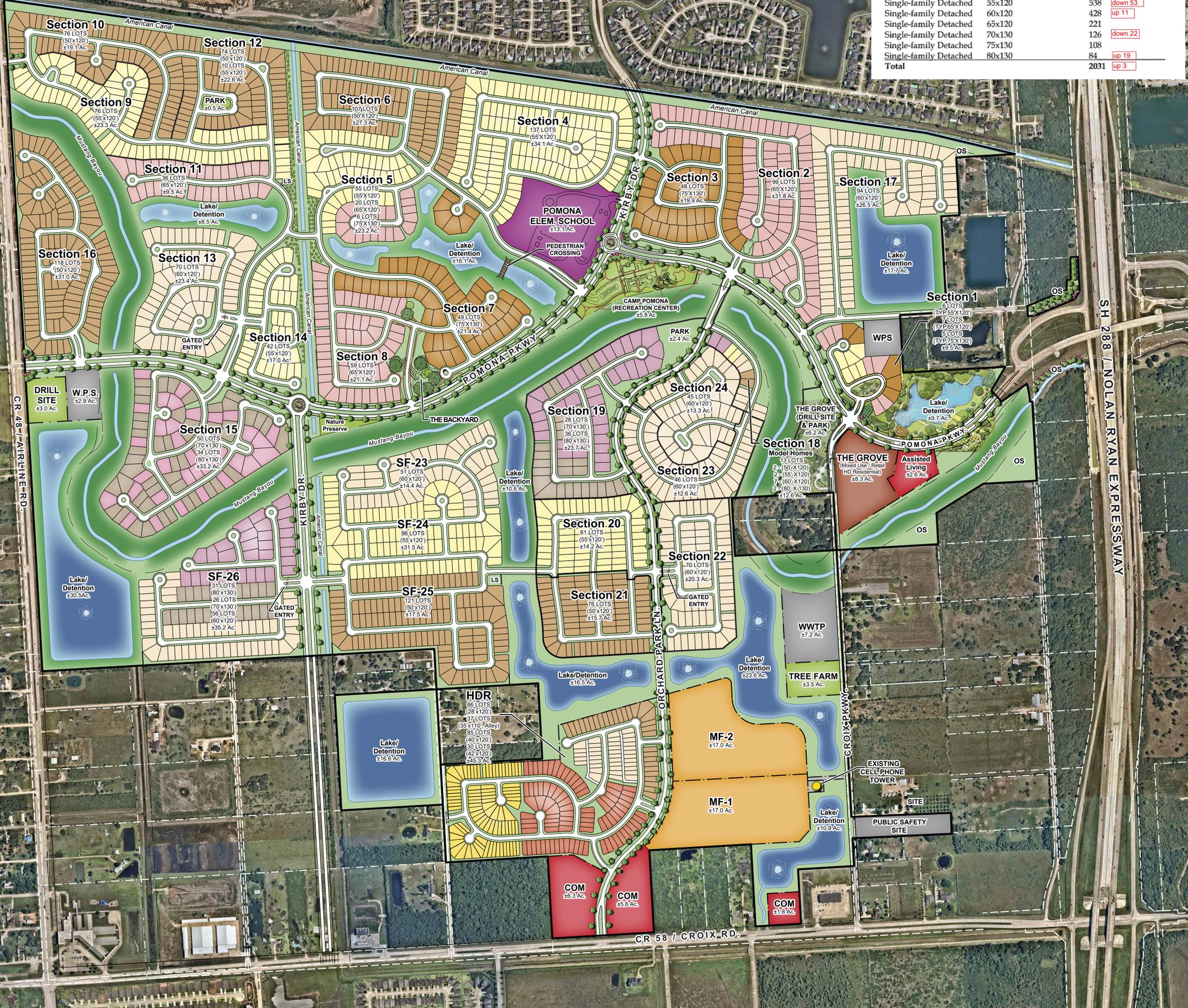
LOT SIZES	Total	% of Total
28' X 120'	86	3.8%
35' X 110'	37	1.6%
40' X 120'	85	3.7%
42' X 120'	30	1.3%
50' X 120'	574	25.3%
55' X 120'	485	21.4%
60' X 120'	439	19.3%
65' X 120'	221	9.7%
70' X 130'	104	4.6%
75' X 130'	108	4.8%
80' X 130'	103	4.5%
Total	2,272	100.0%

South of Creek Lot Allocation

LOT SIZES	Total	% of Total
50' X 120'	199	26.3%
55' X 120'	159	21.0%
60' X 120'	275	36.4%
65' X 120'	-	0%
70' X 130'	54	7.1%
75' X 130'	-	0%
80' X 130'	69	9.2%
Total	756	100.0%

HDR Lot Allocation

LOT SIZES	Total	% of Total
28' X 120' Duplex	86	36.1%
35' X 110' Alley	37	15.6%
40' X 120'	85	35.7%
42' X 120'	30	12.6%
Total	238	100.0%

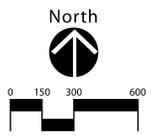


Prepared For:
HILLWOOD COMMUNITIES
Reference Date: 09.08.2020



LJA Engineering, Inc.
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

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POMONA
±1,066.2 Acres of Land
Manvel, Texas
Project #: 2149-09003



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

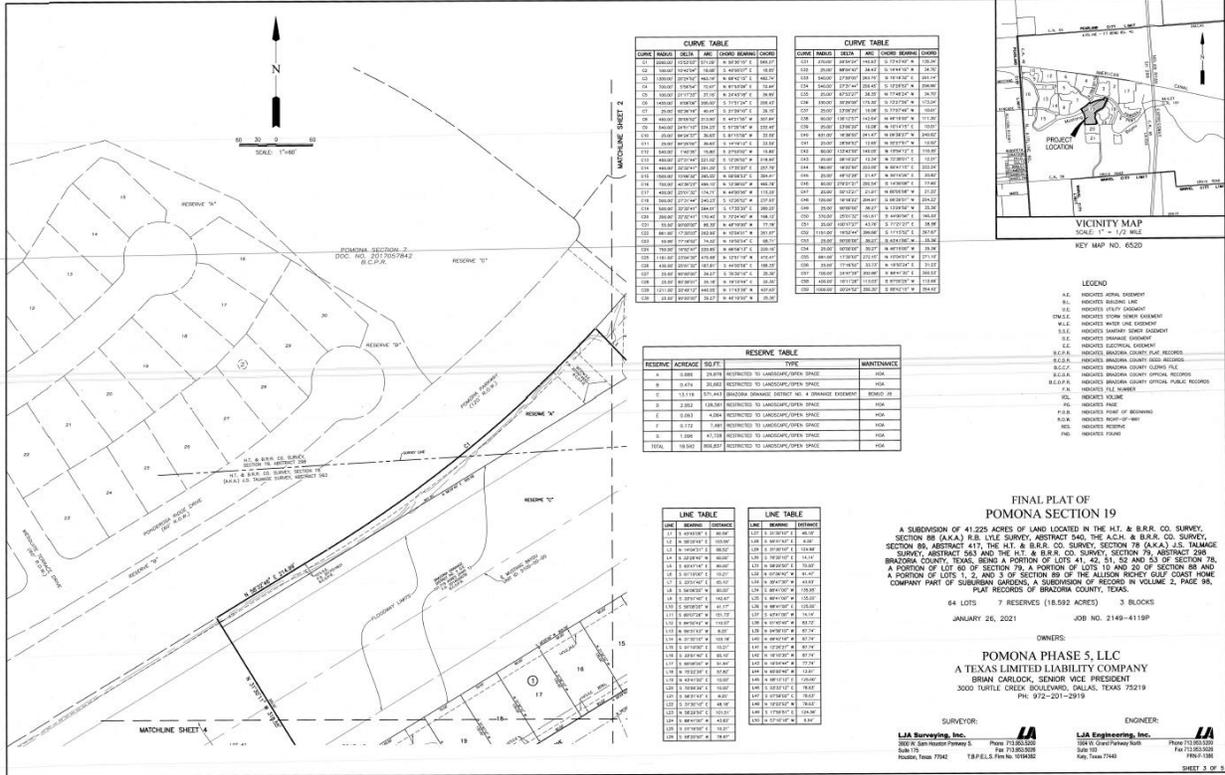
Plat Name	Pomona Section 19 Final Plat
Applicant	Jason Price, LJA
PD&Z Meeting Date	February 8, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval for the Pomona Section 19 Final Plat.



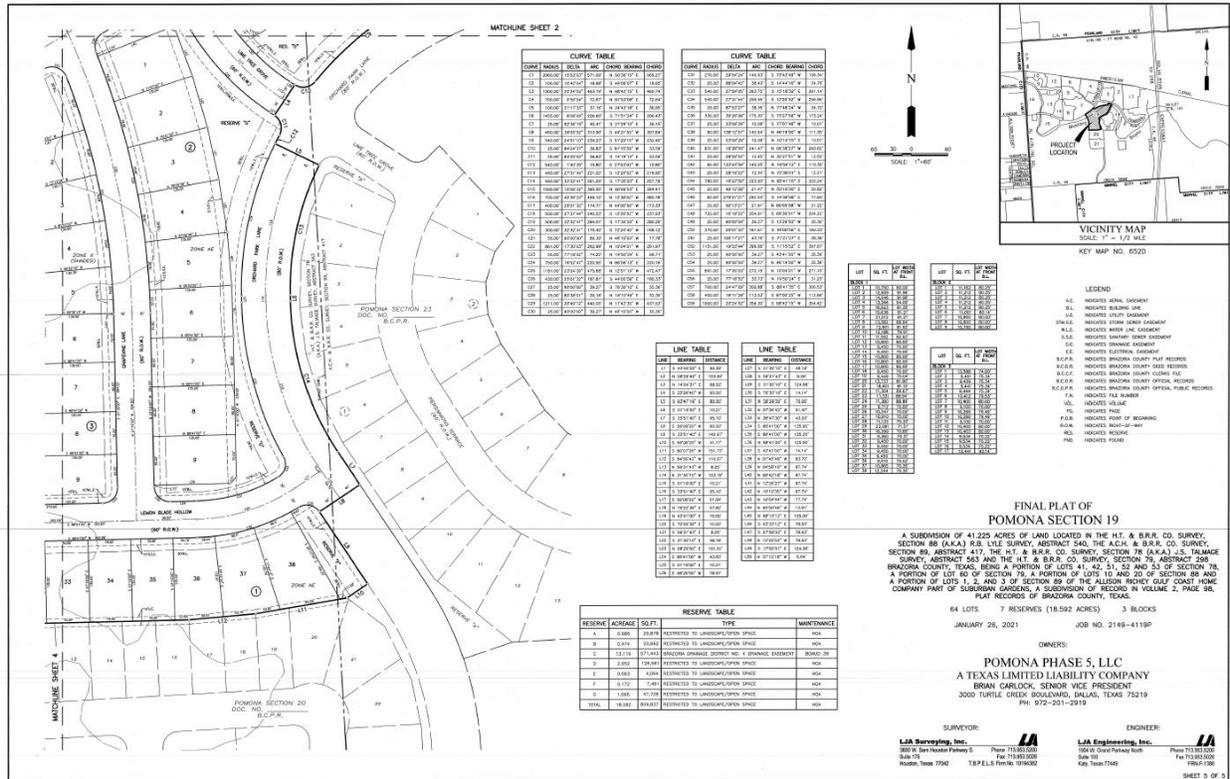
Plat Exhibit

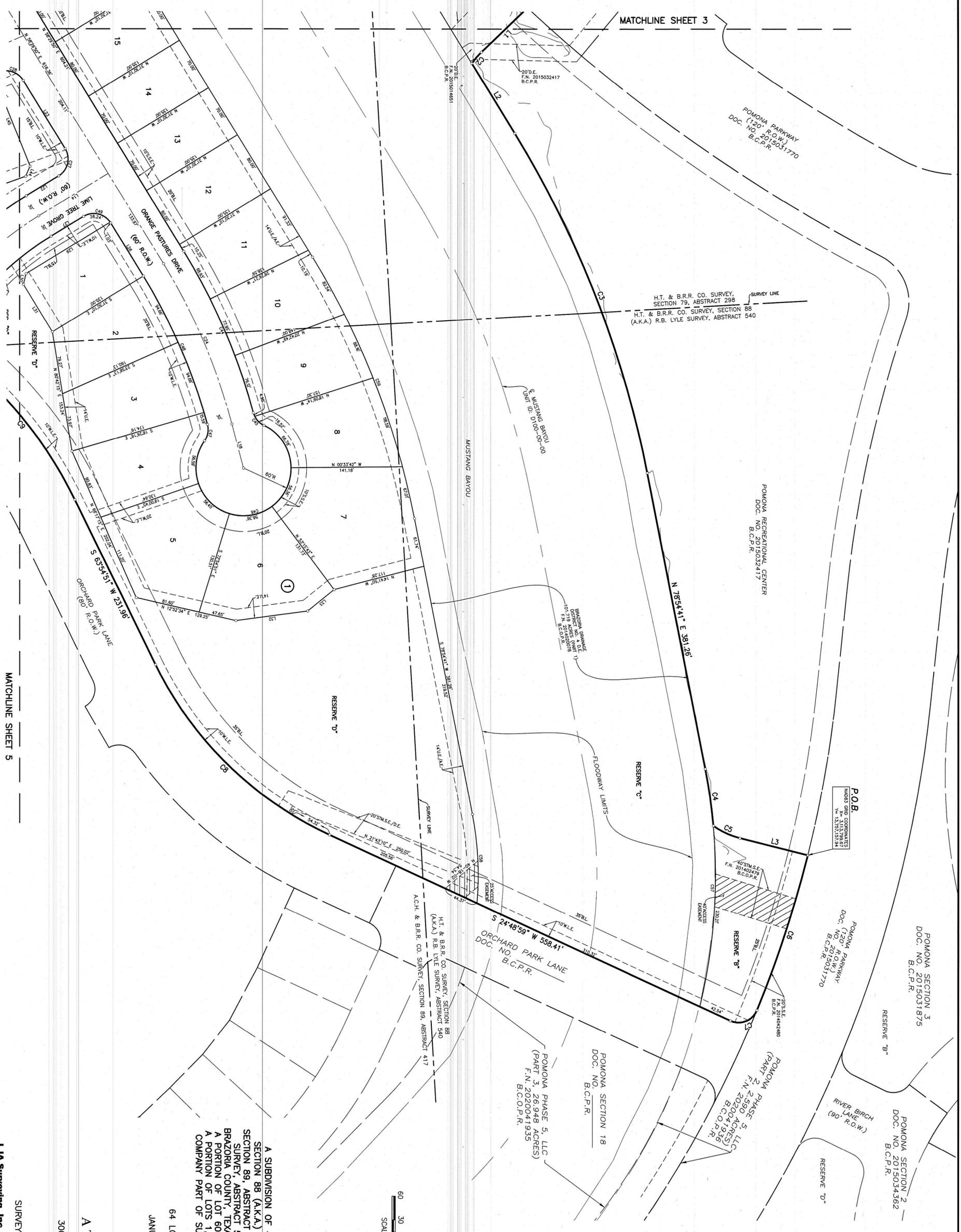




DEVELOPMENT SERVICES DEPARTMENT
 20025 HIGHWAY 6
 MANVEL, TX 77578
 281-489-0630

Plat Exhibit





MATCHLINE SHEET 5

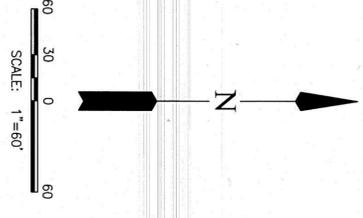
**FINAL PLAT OF
POMONA SECTION 19**

A SUBDIVISION OF 41.225 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 88 (A.K.A.) R.B. LYLE SURVEY, ABSTRACT 540, THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE H.T. & B.R.R. CO. SURVEY, SECTION 79, ABSTRACT 298 BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 41, 42, 51, 52 AND 53 OF SECTION 78, A PORTION OF LOT 60 OF SECTION 79, A PORTION OF LOTS 10 AND 20 OF SECTION 88 AND A PORTION OF LOTS 1, 2, AND 3 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.

64 LOTS 7 RESERVES (18,592 ACRES) 3 BLOCKS
 JANUARY 26, 2021 JOB NO. 2149-4119P

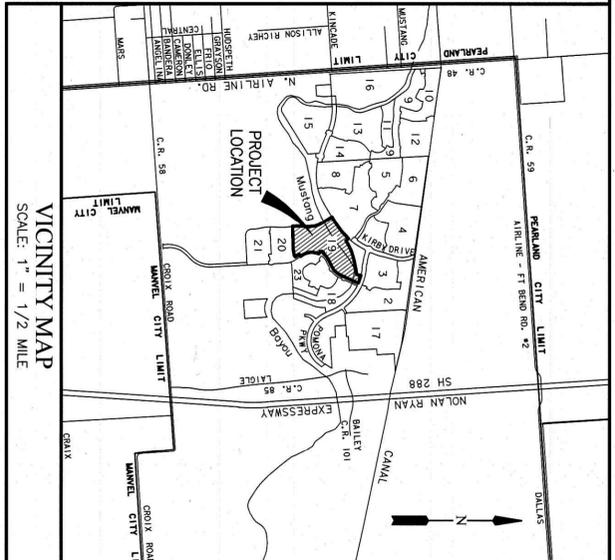
OWNERS:

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



LEGEND

- A.E. INDICATES AERIAL EASEMENT
- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- S.U.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
- F.N. INDICATES FILE NUMBER
- VOL. INDICATES VOLUME
- P.G. INDICATES PAGE
- P.O.B. INDICATES POINT OF BEGINNING
- R.O.W. INDICATES RIGHT-OF-WAY
- RES. INDICATES RESERVE
- FND. INDICATES FOUND



LJA Surveying, Inc.
 3600 W. Sam Houston Parkway S.
 Suite 175
 Houston, Texas 77042
 Phone 713.853.5200
 Fax 713.853.5026
 T.B.P.E.L.S. Firm No. 101949382

LJA Engineering, Inc.
 1804 W. Grand Parkway North
 Suite 100
 Katy, Texas 77449
 Phone 713.853.5200
 Fax 713.853.5026
 FRN-F-1386



CURVE	POINTS	DELTA	ARC	CHORD BEARING	CHORD
C1	2060.00'	1553.03'	571.09'	N 50°35'15" E	568.27'
C2	100.00'	1042.04'	18.68'	S 49°06'07" E	18.66'
C3	1300.00'	2024.52'	463.19'	N 68°42'15" E	460.74'
C4	700.00'	576.54'	72.67'	N 81°53'08" E	72.64'
C5	100.00'	2117.33'	37.16'	N 24°43'18" E	36.95'
C6	1450.00'	808.09'	206.60'	S 71°51'24" E	206.43'
C7	25.00'	923.91'	40.41'	S 21°29'10" E	38.15'
C8	480.00'	390.52'	313.80'	S 44°21'55" W	307.84'
C9	540.00'	2451.10'	234.23'	S 51°29'10" W	232.40'
C10	25.00'	842.43'	36.83'	S 81°15'57" W	33.59'
C11	25.00'	842.50'	36.83'	S 14°19'12" E	33.59'
C12	540.00'	140.35'	15.80'	S 27°03'02" W	15.80'
C13	480.00'	3232.41'	261.29'	S 17°35'20" E	257.79'
C14	480.00'	3232.41'	261.29'	S 17°35'20" E	257.79'
C15	1500.00'	1506.32'	395.55'	N 00°06'53" E	394.41'
C16	700.00'	403.62'	498.10'	N 12°38'02" W	488.78'
C17	400.00'	2501.32'	174.71'	N 44°00'58" W	174.33'
C18	500.00'	2731.44'	240.23'	S 12°28'52" W	237.93'
C19	500.00'	3232.41'	284.01'	S 17°35'20" E	280.20'
C20	300.00'	3232.41'	170.40'	S 17°35'20" E	168.12'
C21	55.00'	9000.00'	88.39'	N 46°19'07" W	77.78'
C22	861.00'	1730.03'	262.99'	N 10°04'01" W	261.97'
C23	55.00'	7718.52'	74.22'	N 18°50'24" E	68.71'
C24	750.00'	1652.47'	220.95'	N 65°56'13" E	220.16'
C25	1181.00'	2304.39'	475.68'	N 12°51'19" W	472.47'
C26	430.00'	2501.32'	187.81'	S 44°00'56" E	186.33'
C27	25.00'	9000.00'	39.27'	S 76°30'10" E	35.36'
C28	25.00'	8028.01'	35.18'	N 18°10'48" E	32.36'
C29	1211.00'	2048.12'	440.05'	N 11°43'35" W	437.63'
C30	25.00'	9000.00'	39.27'	N 46°19'07" W	35.36'

CURVE	POINTS	DELTA	ARC	CHORD BEARING	CHORD
C31	2700.00'	2954.24'	146.93'	S 73°43'48" W	139.34'
C32	25.00'	8604.42'	38.43'	S 14°44'18" E	34.26'
C33	540.00'	2750.05'	263.75'	S 15°18'32" E	261.14'
C34	540.00'	2731.44'	259.45'	S 17°28'52" W	256.86'
C35	25.00'	8735.27'	38.35'	N 77°48'24" W	34.70'
C36	330.00'	3028.08'	175.30'	S 72°27'56" W	173.24'
C37	25.00'	2309.29'	10.08'	S 77°07'46" W	10.01'
C38	60.00'	1361.25'	142.64'	N 66°19'00" W	110.25'
C39	25.00'	2306.29'	10.08'	N 10°14'15" E	10.01'
C40	81.00'	1638.95'	241.47'	N 69°38'27" W	240.62'
C41	25.00'	2898.92'	12.65'	N 32°27'51" W	12.52'
C42	60.00'	1334.59'	140.05'	N 19°54'12" E	110.25'
C43	25.00'	2816.22'	12.34'	N 72°39'01" E	12.21'
C44	780.00'	1622.50'	223.00'	N 66°41'15" E	222.24'
C45	25.00'	4812.28'	21.47'	N 50°16'26" E	20.82'
C46	60.00'	27921.21'	293.54'	S 14°39'08" E	271.65'
C47	25.00'	50713.21'	21.91'	N 80°05'08" W	21.22'
C48	720.00'	1618.22'	204.91'	S 66°39'01" W	204.22'
C49	25.00'	9000.00'	39.27'	S 13°29'50" W	35.36'
C50	370.00'	2501.32'	161.61'	S 44°00'56" E	160.33'
C51	25.00'	10071.22'	43.76'	S 71°21'27" E	38.36'
C52	1151.00'	1953.44'	398.68'	S 11°15'52" E	397.67'
C53	25.00'	9000.00'	39.27'	S 43°41'00" W	35.36'
C54	25.00'	9000.00'	39.27'	N 10°04'01" W	271.10'
C55	891.00'	1739.03'	221.15'	N 18°50'24" E	312.23'
C56	25.00'	7718.52'	33.73'	N 18°50'24" E	312.23'
C57	700.00'	2447.29'	300.88'	S 88°41'55" E	300.53'
C58	400.00'	1811.28'	113.03'	S 87°00'25" W	112.66'
C59	1000.00'	2024.52'	358.30'	S 68°42'15" W	354.42'

LINE	BEARING	DISTANCE
L1	S 43°45'05" E	80.99'
L2	N 85°29'49" E	101.99'
L3	N 14°04'31" E	88.52'
L4	S 33°28'40" W	80.00'
L5	S 63°47'16" E	80.00'
L6	S 01°19'00" E	104.21'
L7	S 33°51'40" E	65.10'
L8	S 56°08'20" W	80.00'
L9	S 33°51'40" E	142.67'
L10	S 56°08'20" W	41.17'
L11	S 80°07'28" W	151.73'
L12	S 84°50'42" W	110.07'
L13	N 56°51'43" W	82.25'
L14	N 31°30'10" W	103.18'
L15	S 01°19'00" E	104.21'
L16	S 33°51'40" E	65.10'
L17	S 56°08'20" W	51.94'
L18	N 75°22'36" E	57.82'
L19	N 43°41'00" E	10.00'
L20	S 70°09'36" E	10.00'
L21	S 86°31'43" E	8.25'
L22	S 31°30'10" E	48.18'
L23	N 58°29'50" E	101.51'
L24	S 84°10'00" W	43.83'
L25	S 01°19'00" E	104.21'
L26	S 82°29'50" W	78.97'

LINE	BEARING	DISTANCE
L27	S 31°30'10" E	48.18'
L28	S 56°31'43" E	8.25'
L29	S 31°30'10" E	124.98'
L30	S 78°30'10" E	144.14'
L31	N 58°29'50" E	70.00'
L32	N 07°56'42" W	91.47'
L33	N 38°47'20" W	43.03'
L34	S 88°41'00" W	135.95'
L35	S 88°41'00" W	135.20'
L36	N 88°41'00" E	125.00'
L37	S 43°41'00" W	144.14'
L38	N 01°46'49" W	83.72'
L39	N 04°58'10" W	87.74'
L40	N 08°42'18" W	87.74'
L41	N 12°26'27" W	87.74'
L42	N 16°10'35" W	87.74'
L43	N 19°54'44" W	77.74'
L44	N 65°50'46" W	131.91'
L45	N 68°13'12" E	125.00'
L46	S 03°33'12" E	78.63'
L47	S 07°58'02" E	78.63'
L48	N 12°22'52" W	78.63'
L49	S 17°55'51" E	124.38'
L50	N 57°10'18" W	6.64'

LOT	SO. FT.	LOT NORTH
LOT 1	10,250	80,000
LOT 2	12,609	91,986
LOT 3	13,498	91,986
LOT 4	11,712	80,256
LOT 5	11,212	80,256
LOT 6	11,212	80,256
LOT 7	11,000	80,114
LOT 8	10,800	80,000
LOT 9	10,250	80,000
LOT 10	12,188	79,917
LOT 11	11,992	80,000
LOT 12	10,800	80,000
LOT 13	9,450	70,000
LOT 14	9,450	70,000
LOT 15	10,800	80,000
LOT 16	10,800	80,000
LOT 17	10,800	80,000
LOT 18	10,800	80,000
LOT 19	10,800	80,000
LOT 20	9,450	70,000
LOT 21	9,450	70,000
LOT 22	11,377	81,990
LOT 23	11,377	81,990
LOT 24	11,377	81,990
LOT 25	11,377	81,990
LOT 26	11,377	81,990
LOT 27	11,377	81,990
LOT 28	11,377	81,990
LOT 29	22,081	71,517
LOT 30	9,450	70,000
LOT 31	9,450	70,000
LOT 32	9,450	70,000
LOT 33	9,450	70,000
LOT 34	9,450	70,000
LOT 35	9,450	70,000
LOT 36	9,450	70,000
LOT 37	9,450	70,000
LOT 38	10,865	70,000
LOT 39	10,865	70,000
LOT 40	12,244	70,000

LOT	SO. FT.	LOT NORTH
LOT 1	13,588	74,000
LOT 2	9,450	75,334
LOT 3	9,450	75,334
LOT 4	9,450	75,334
LOT 5	9,450	75,334
LOT 6	10,412	79,533
LOT 7	10,400	80,000
LOT 8	9,000	70,000
LOT 9	9,000	70,000
LOT 10	10,266	79,489
LOT 11	9,000	70,000
LOT 12	10,400	80,000
LOT 13	9,534	70,222
LOT 14	9,534	70,222
LOT 15	9,534	70,222
LOT 16	9,534	70,222
LOT 17	13,241	92,141

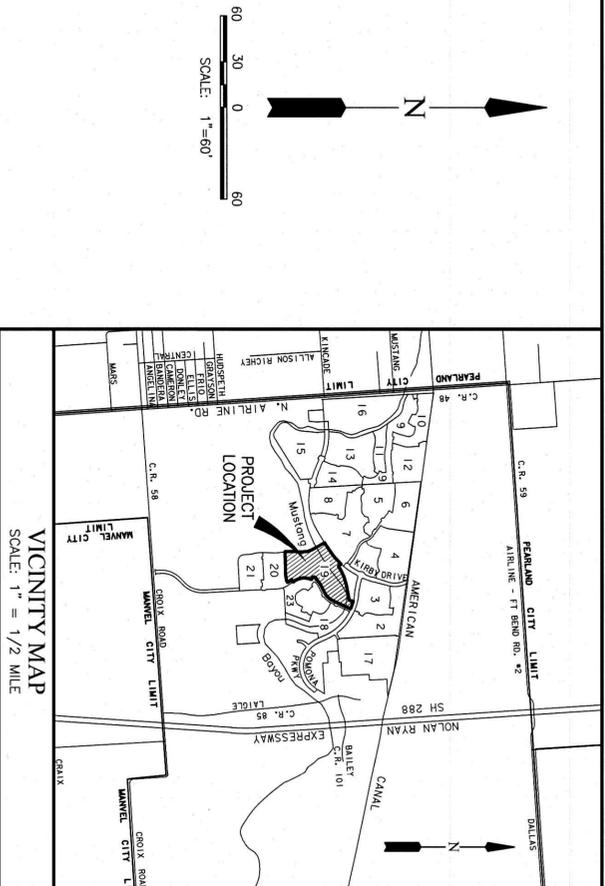
A SUBDIVISION OF 41.225 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 88 (A.K.A.) R.B. LYLE SURVEY, ABSTRACT 540, THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE H.T. & B.R.R. CO. SURVEY, SECTION 79, ABSTRACT 298 BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 41, 42, 51, 52 AND 53 OF SECTION 78, A PORTION OF LOT 60 OF SECTION 79, A PORTION OF LOTS 10 AND 20 OF SECTION 88 AND A PORTION OF LOTS 1, 2, AND 3 OF SECTION 89 OF THE ALLISON RICHIEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

64 LOTS 7 RESERVES (18,592 ACRES) 3 BLOCKS
 JANUARY 26, 2021
 JOB NO. 2149-4119P

OWNERS:
POMONA PHASE 5, LLC
 A TEXAS LIMITED LIABILITY COMPANY
 BRAN CARLOCK, SENIOR VICE PRESIDENT
 3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219
 PH: 972-201-2919

LJA Surveying, Inc. SURVEYOR:
 3600 W. Sam Houston Parkway S. Phone 713.653.5200
 Suite 175 Fax 713.653.5026
 Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194932

LJA Engineering, Inc. ENGINEER:
 1504 W. Grand Parkway North Phone 713.653.5200
 Suite 100 Fax 713.653.5026
 Katy, Texas 77449 FRN#-1386



VICINITY MAP
 SCALE: 1" = 1/2 MILE
 KEY MAP NO. 6520

LEGEND
 A.E. INDICATES AERIAL EASEMENT
 B.L. INDICATES BUILDING LINE
 U.E. INDICATES UTILITY EASEMENT
 S.M.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.O.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 B.C.O.P.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 B.C.O.F. INDICATES BRAZORIA COUNTY CLERKS FILE
 B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 F.N. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 V.L. INDICATES VOLUME
 P.G. INDICATES PAGE
 P.O.B. INDICATES POINT OF BEGINNING
 R.O.W. INDICATES RIGHT-OF-WAY
 RES. INDICATES RESERVE
 F.N.D. INDICATES FOUND



DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

Plat Name	Pomona Section 20 Final Plat
Applicant	Jason Price, LJA
PD&Z Meeting Date	February 8, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

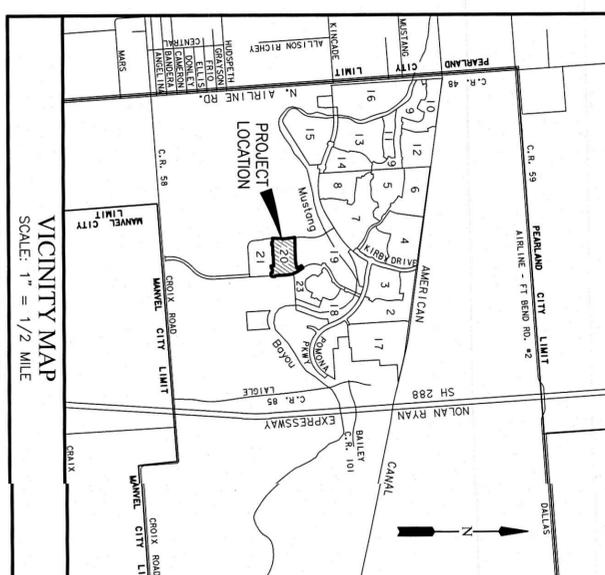
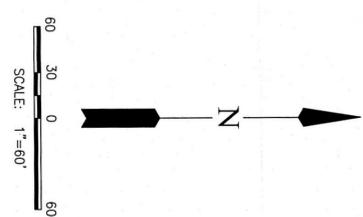
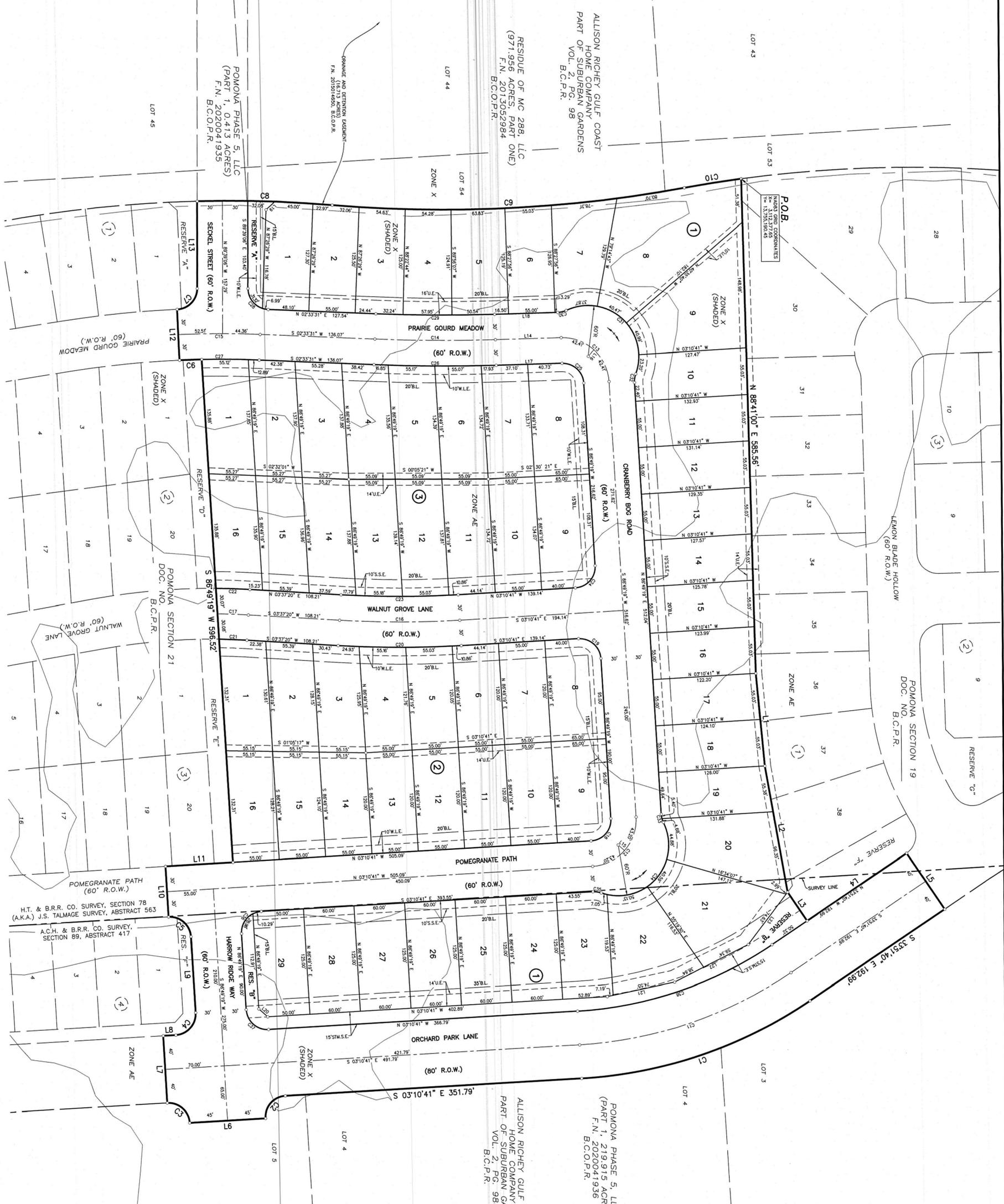
The City staff recommends approval for the Pomona Section 20 Final Plat.



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

Plat Exhibit

Final plat document for Pomona Phase 5, LLC. Includes a lot summary table with columns for lot size, acreage, and lot numbers. Contains detailed survey descriptions, a vicinity map, and signatures of the surveyor and city officials. The table lists 20 sections and a total of 183 lots.



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 652D

- LEGEND**
- EXST. INDICATES EXISTING
 - BL INDICATES BUILDING LINE
 - UE INDICATES UTILITY EASEMENT
 - SMS.E INDICATES STORM SEWER EASEMENT
 - W.LE INDICATES WATER LINE EASEMENT
 - S.S.E INDICATES SANITARY SEWER EASEMENT
 - DE INDICATES DRAINAGE EASEMENT
 - EE INDICATES ELECTRICAL EASEMENT
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - B.C.O.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
 - INDICATES STREET NAME CHANGE
 - 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 20**

A SUBDIVISION OF 16.224 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 33, 34 AND 55 OF SECTION 78 AND A PORTION OF LOTS 3, 4, AND 5 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANET PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

61 LOTS 2 RESERVES (0.351 ACRES) 3 BLOCKS
 JANUARY 26, 2021 JOB NO. 2149-4120P

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.**
 ENGINEER: **LJA Engineering, Inc.**

LJA Surveying, Inc.
 3600 W. Sam Houston Parkway S., Suite 175
 Houston, Texas 77042
 Phone 713.953.5200
 Fax 713.953.5026
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LJA Engineering, Inc.
 1904 W. Grand Parkway North, Suite 100
 Katy, Texas 77449
 Phone 713.953.5200
 Fax 713.953.5026
 FNN-1-1989

- 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. 1063003, DATED JANUARY 18, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986547.
 - ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR 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. LOT BLOCK OWNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
 - BENCHMARK: A BRASS DISK STAMPED M 668 RESET, LOCATED 2.35 MILES NORTHEASTERLY APPROXIMATELY 140' SOUTH FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLA, AND APPROXIMATELY 140' SOUTH FROM THE CROSSING OF THE AMERICAN CANAL AND F.M. 521 AT FRESNO. THE BRASS DISK IS SET IN THE TOP OF A CONCRETE HEADWALL 30' EAST OF THE CENTERLINE OF F.M. 521, 13.0 FEET SOUTH OF THE CENTERLINE OF THE AMERICAN CANAL. 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.)
 - B004 BENCHMARK: A BRASS DISK STAMPED "M-1" SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND JUST WEST OF THE BRASS DISK-GENERALINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAP 6520 NEAR UNIT D100-00-08.
 - 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 28, AND +/- 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101.
 - ELEV. = 63.84 FEET, NGVD-29 (1978 ADJ.)
 - THIS TRACT LIES IN ZONE "X", ZONE "X" (SHADED) AND ZONE "AE" OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 480390020K. 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 FIRMS 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. HIGH CLEARANCES OVER THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES UTILIZING APPROVAL FROM THE PRIVATE ENTITY 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 FINISHED CURB SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100-YEAR FLOODPLAIN, OR (2) 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, ETUI 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 ASSTRO 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 MASTERSETBACK AND MINIMUM LOT FRONTAGE REQUIREMENTS TO DEVELOPMENT AGREEMENT EFFECTIVE JANUARY 26, 2015 AND RECORDED IN FILE NO. 2015050986, B.C.O.P.R.
 - FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE FIVE FEET OR FRONT BUILDING LINE AND 25-FEET FOR GARAGES, AND MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET. 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 11, 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
 24. A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.

LINE	BEARING	DISTANCE
L1	N 84°50'42" E	110.07'
L2	N 80°07'26" E	151.73'
L3	N 86°08'20" E	142.67'
L4	N 33°51'40" W	80.00'
L5	N 03°10'41" E	80.00'
L6	S 03°10'41" W	80.00'
L7	S 88°49'19" W	15.00'
L8	N 03°10'41" W	15.00'
L9	S 86°49'19" W	90.00'
L10	S 88°49'19" W	60.00'
L11	N 03°10'41" W	80.09'
L12	S 87°43'56" W	60.00'
L13	N 89°39'06" W	103.05'
L14	S 01°32'04" E	77.83'
L15	S 41°49'19" W	100.00'
L16	S 47°21'22" E	10.00'
L17	S 01°32'04" E	77.83'
L18	N 01°32'04" W	74.79'
L19	S 42°38'18" E	14.14'
L20	N 41°49'19" E	14.14'
L21	N 11°48'35" W	81.73'
L22	N 26°39'22" W	97.97'
L23	N 52°51'31" W	77.62'

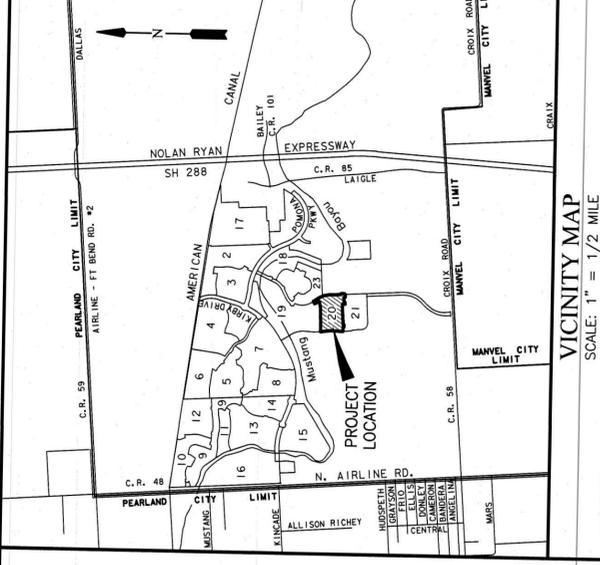
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	540.00'	30°40'59"	288.18'	S 183°11'1" E	285.74'
C2	25.00'	90°00'00"	39.27'	S 48°10'41" E	35.36'
C3	25.00'	90°00'00"	39.27'	S 41°49'19" W	35.36'
C4	25.00'	90°00'00"	39.27'	N 48°10'41" W	35.36'
C5	25.00'	90°00'00"	39.27'	S 41°49'19" W	35.36'
C6	1120.00'	120°49'	26.33'	S 01°30'38" E	26.33'
C7	25.00'	87°23'02"	38.13'	N 45°57'35" W	34.54'
C8	1500.00'	6°06'48"	160.00'	N 01°53'42" E	159.98'
C9	1600.00'	14°59'55"	418.84'	N 02°32'51" W	417.65'
C10	1500.00'	2°38'28"	68.25'	N 08°44'36" W	68.25'
C11	500.00'	30°40'59"	267.76'	S 183°11'1" E	264.57'
C12	55.00'	90°00'00"	86.39'	N 48°10'41" W	77.78'
C13	55.00'	88°21'23"	84.82'	S 42°38'38" W	76.66'
C14	2000.00'	4°05'35"	142.88'	S 00°30'44" W	142.84'
C15	11500.00'	4°48'35"	96.87'	S 00°08'44" W	96.84'
C16	1200.00'	6°48'01"	142.43'	S 00°13'19" W	142.34'
C17	750.00'	2°47'16"	36.49'	S 02°13'42" W	36.49'
C18	25.00'	90°00'00"	39.27'	N 48°10'41" W	35.36'
C19	25.00'	90°00'00"	39.27'	S 41°49'19" W	35.36'
C20	1230.00'	6°48'01"	145.99'	S 00°13'19" W	145.90'
C21	720.00'	2°37'13"	32.93'	S 02°18'44" W	32.92'
C22	780.00'	2°56'32"	40.05'	N 02°09'04" E	40.05'
C23	1170.00'	6°48'01"	138.87'	N 00°13'19" E	138.78'
C24	25.00'	90°00'00"	39.27'	N 48°10'41" W	35.36'
C25	25.00'	88°21'23"	38.55'	S 42°38'38" W	34.84'
C26	2030.00'	4°05'35"	145.02'	S 00°30'44" W	144.90'
C27	1120.00'	4°48'35"	94.34'	S 00°08'44" W	94.32'
C28	25.00'	87°47'23"	38.31'	N 46°27'13" E	34.67'
C29	1970.00'	4°05'35"	140.73'	N 00°30'44" E	140.70'
C30	25.00'	2°52'27"	10.42'	N 13°28'17" W	10.34'
C31	60.00'	136°06'17"	142.53'	N 42°38'38" E	111.30'
C32	25.00'	2°52'27"	10.42'	S 81°4'28" E	10.34'
C33	25.00'	2°30'6" W	10.08'	N 75°16'04" E	10.01'
C34	60.00'	136°12'57"	142.64'	S 48°10'41" E	111.35'
C35	25.00'	2°30'6" W	10.08'	S 08°22'33" W	10.01'
C36	25.00'	90°00'00"	39.27'	S 48°10'41" E	35.36'
C37	25.00'	90°00'00"	39.27'	N 41°49'19" E	35.36'
C38	480.00'	30°40'59"	248.34'	N 183°11'1" W	243.41'

RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	0.056	2,433	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
B	0.295	12,843	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
TOTAL	0.351	15,276		

LOT	SQ. FT.	LOT WIDTH AT FRONT B.L.
LOT 1	6,971	55.00'
LOT 2	6,950	55.00'
LOT 3	6,958	55.36'
LOT 4	6,958	55.36'
LOT 5	6,179	66.32'
LOT 6	6,925	55.00'
LOT 7	6,988	60.00'
LOT 8	7,685	64.50'
LOT 9	12,845	58.00'
LOT 10	7,230	55.48'
LOT 11	7,262	55.00'
LOT 12	6,600	55.00'
LOT 13	7,065	55.00'
LOT 14	6,967	55.00'
LOT 15	6,859	55.00'
LOT 16	6,770	55.00'
LOT 17	6,770	55.00'
LOT 18	6,878	55.00'
LOT 19	7,107	55.03'
LOT 20	9,690	57.96'
LOT 21	9,316	63.16'
LOT 22	9,316	63.16'
LOT 23	7,468	60.21'
LOT 24	7,500	60.00'
LOT 25	7,500	60.00'
LOT 26	7,500	60.00'
LOT 27	7,500	60.00'
LOT 28	7,500	60.00'
LOT 29	7,443	60.00'

LOT	SQ. FT.	LOT WIDTH AT FRONT B.L.
LOT 1	7,540	55.17'
LOT 2	7,565	55.27'
LOT 3	7,584	55.26'
LOT 4	7,518	55.27'
LOT 5	7,394	55.07'
LOT 6	7,350	55.07'
LOT 7	7,350	55.07'
LOT 8	8,530	64.65'
LOT 9	7,392	55.00'
LOT 10	7,495	55.00'
LOT 11	7,495	55.00'
LOT 12	7,628	55.03'
LOT 13	7,570	55.18'
LOT 14	7,504	55.39'
LOT 15	7,504	55.39'
LOT 16	7,459	55.27'

LOT	SQ. FT.	LOT WIDTH AT FRONT B.L.
LOT 1	7,243	55.31'
LOT 2	7,116	55.39'
LOT 3	6,983	55.35'
LOT 4	6,959	55.15'
LOT 5	6,959	55.15'
LOT 6	6,600	55.00'
LOT 7	6,600	55.00'
LOT 8	7,685	64.50'
LOT 9	7,685	64.50'
LOT 10	6,600	55.00'
LOT 11	6,600	55.00'
LOT 12	6,600	55.00'
LOT 13	6,713	55.00'
LOT 14	6,938	55.00'
LOT 15	6,938	55.00'
LOT 16	7,164	55.00'



FINAL PLAT OF POMONA SECTION 20

A SUBDIVISION OF 16.224 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 53, 54 AND 55 OF SECTION 78 AND A PORTION OF LOTS 3, 4, AND 5 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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DEVELOPMENT SERVICES DEPARTMENT

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

Planning, Development and Zoning Commission Plat Report

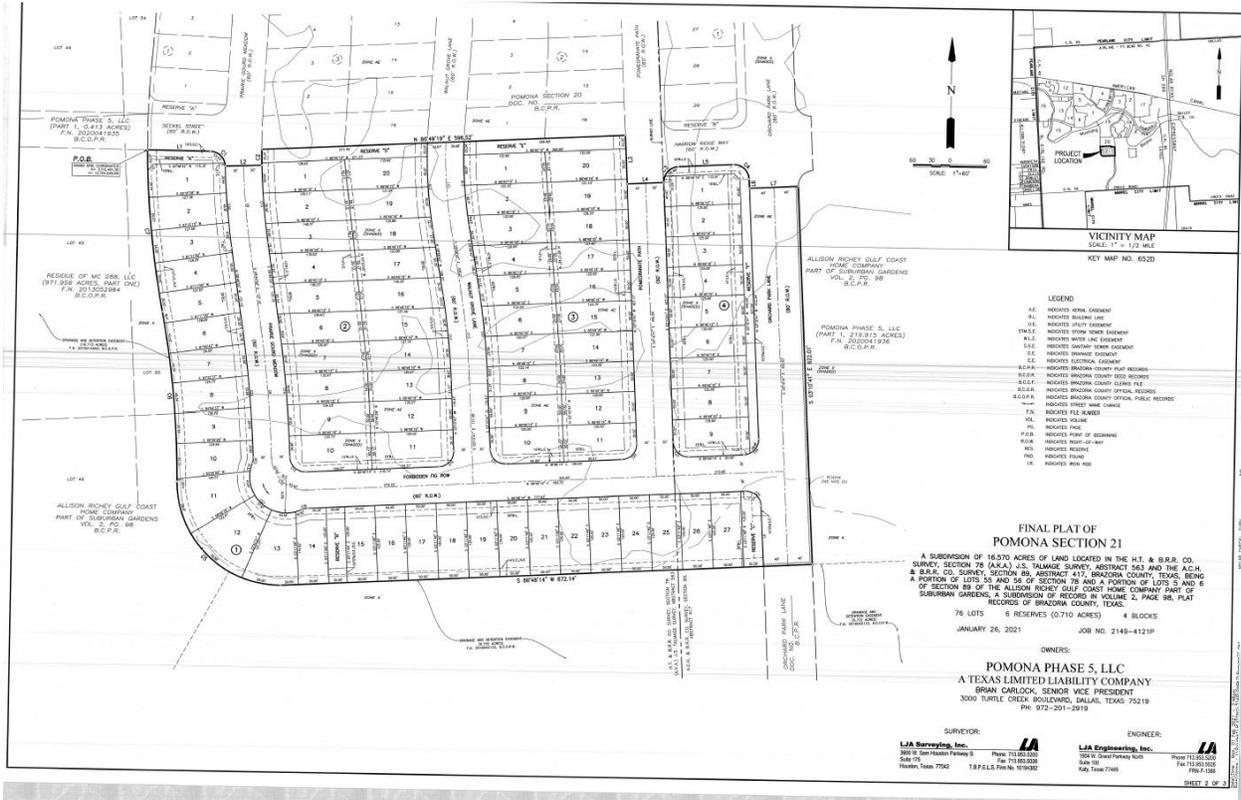
Plat Name	Pomona Section 21 Final Plat
Applicant	Jason Price, LJA
PD&Z Meeting Date	February 8, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

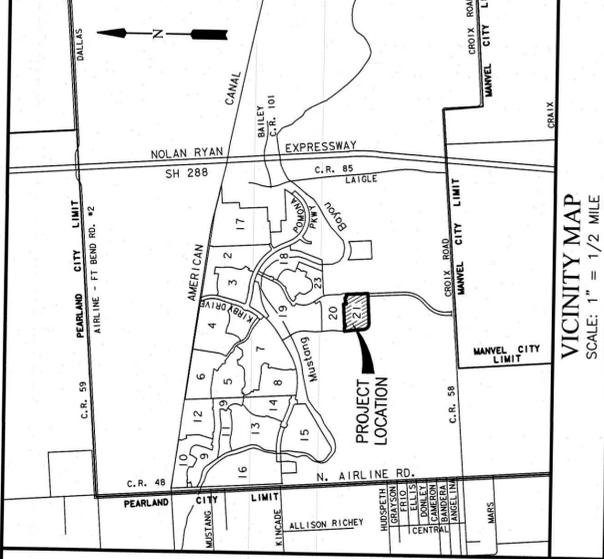
Staff Recommendation

The City staff recommends approval of the Pomona Section 21 Final Plat.



Plat Exhibit





VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 652D

- LEGEND**
- A.E. INDICATES AERIAL EASEMENT
 - B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - ST.M.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.P.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - INDICATES STREET NAME CHANGE
 - F.N. INDICATES FILE NUMBER
 - VOL. INDICATES VOLUME
 - P.C. 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 21**

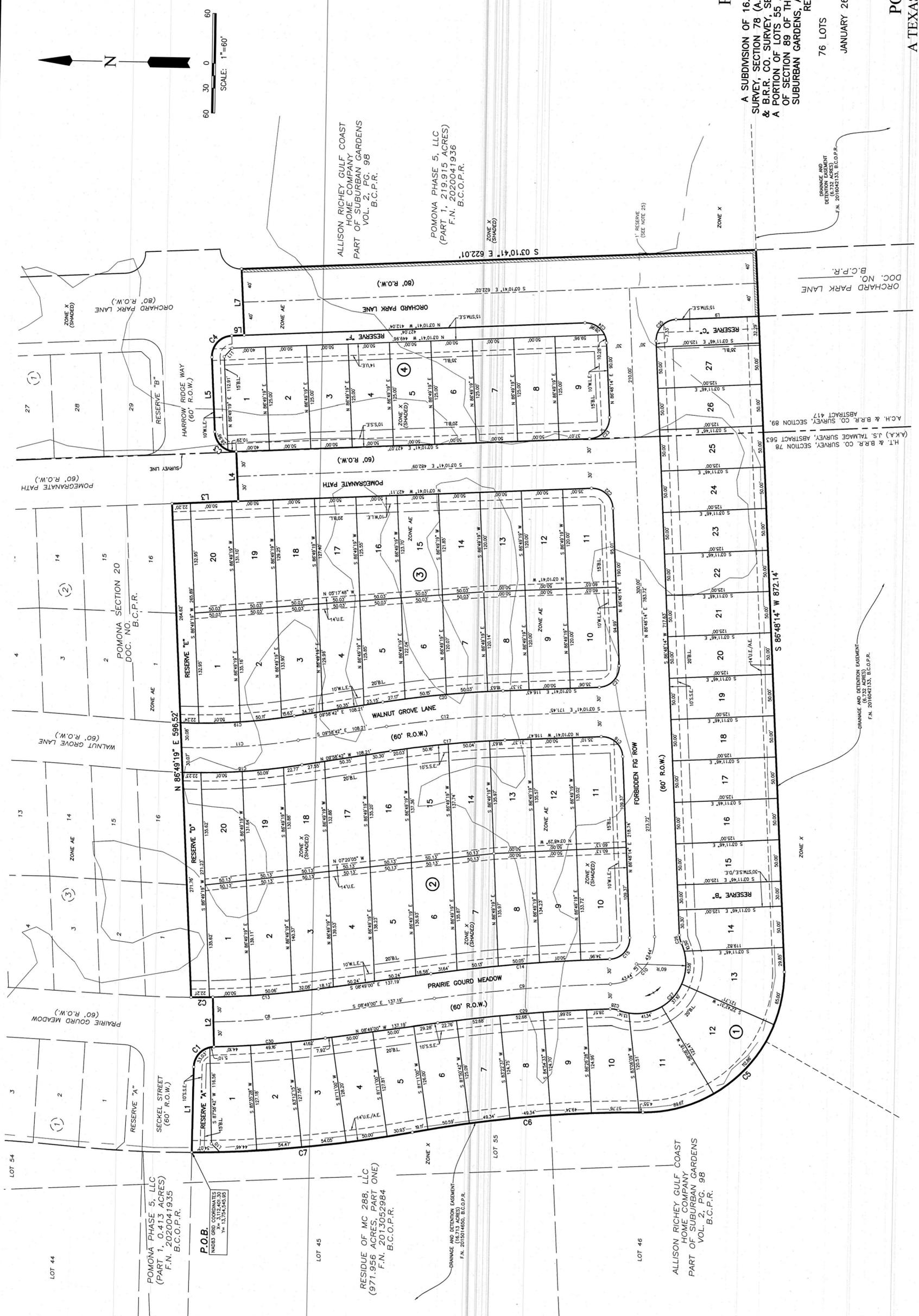
A SUBDIVISION OF 16.570 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 55 AND 56 OF SECTION 78 AND A PORTION OF LOTS 5 AND 6 OF SECTION 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.

76 LOTS 6 RESERVES (0.710 ACRES) 4 BLOCKS
JANUARY 26, 2021 JOB NO. 2149-4121P

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:
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3600 W. Sam Houston Parkway S.
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Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386



LOT 44
POMONA PHASE 5, LLC
(PART 1, 0.413 ACRES)
F.N. 2020041935
B.C.O.P.R.

RESERVE OF MC 288, LLC
(971.956 ACRES, PART ONE)
F.N. 2013052984
B.C.O.P.R.

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

DRAINAGE AND
DETENTION EASEMENT
(F.N. 2016042133, B.C.O.P.R.)

DRAINAGE AND DETENTION EASEMENT
(F.N. 2016042133, B.C.O.P.R.)

- 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. 1083026, DATED JANUARY 16, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - ALL BEARINGS AND DISTANCES ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ADJUSTMENT FACTOR OF 0.9998647.
 - 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 EIGHTH INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LA" SHALL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
 - BENCHMARK: A BRASS DISK EMPLOYED IN 689 BUSHET LOCATED 2.35 MILES NORTHWESTERLY 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 PRESNO, THE BRASS DISK LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNER. A CONCRETE HEADWALL 30.0 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, NVD-09 (1978 ADJ.)
 - BDD4 BENCHMARK: A BRASS DISK STAMPED "M1-1" 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, NVD-08 (2001 ADJ) (ADD 1.65 FEET FOR NVD-09 (1978 ADJ))
 - TRM INDICATES TEMPORARY BENCHMARK. A BRASS DISK IN CONCRETE LOCATED 1'-6" WEST OF THE EDGE OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 288 AND 4'-55" FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101.
ELEV. = 63.64 FEET, NVD-09 (1978 ADJ.)
 - THIS TRACT LIES IN ZONE "X", ZONE "X" (SHADED) AND ZONE "AE" OF THE FEMA FLOOD INSURANCE RATE MAP NUMBER 30, 2020, MAP NO. 4603050200R. THIS TRACT LIES PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN.

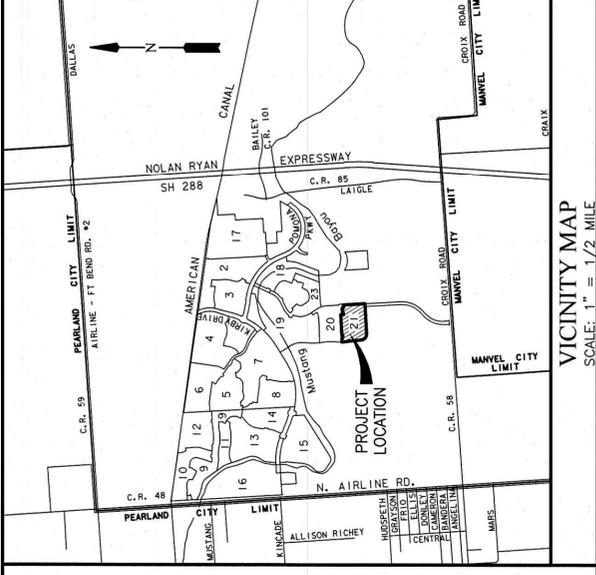
ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

- 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 INSTALLATION 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 FINISHED GRADE OF 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 COUNTY MUNICIPAL UTILITY DISTRICT NO. 39, THE CITY OF MANVEL, ED. ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 4, AT THE TIME OF PLATING.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
- SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT OR LOT.
- THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY POAZ. IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY POAZ.
- 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. 20150609596, 8.C.C.P.R.
- FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE FIVE FEET, MINIMUM REAR YARD SETBACKS SHALL BE FIVE FEET, 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.
- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OF EASE OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED PLAT, THE ADJACENT PROPERTY SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF MANVEL STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE TO SHALL REVERT TO AND REST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

24. A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.

25. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OF EASE OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED PLAT, THE ADJACENT PROPERTY SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF MANVEL STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE TO SHALL REVERT TO AND REST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.



RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	0.061	2,653	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
B	0.086	3,750	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
C	0.090	3,905	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
D	0.138	6,026	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
E	0.135	5,889	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
F	0.200	8,692	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
TOTAL	0.710	30,915		

LOT	SQ. FT.	LOT WIDTH AT FRONT	LOT WIDTH AT B.L.
BLOCK 3			
LOT 1	6,177	50.00'	50.00'
LOT 2	6,177	50.00'	50.00'
LOT 3	6,177	50.00'	50.00'
LOT 4	6,177	50.00'	50.00'
LOT 5	6,177	50.00'	50.00'
LOT 6	6,177	50.00'	50.00'
LOT 7	6,177	50.00'	50.00'
LOT 8	6,177	50.00'	50.00'
LOT 9	6,177	50.00'	50.00'
LOT 10	6,177	50.00'	50.00'
LOT 11	6,177	50.00'	50.00'
LOT 12	6,177	50.00'	50.00'
LOT 13	6,177	50.00'	50.00'
LOT 14	6,177	50.00'	50.00'
LOT 15	6,177	50.00'	50.00'
LOT 16	6,177	50.00'	50.00'
LOT 17	6,177	50.00'	50.00'
LOT 18	6,177	50.00'	50.00'
LOT 19	6,177	50.00'	50.00'
LOT 20	6,177	50.00'	50.00'

LOT	SQ. FT.	LOT WIDTH AT FRONT	LOT WIDTH AT B.L.
BLOCK 1			
LOT 1	6,534	50.00'	50.00'
LOT 2	6,534	50.00'	50.00'
LOT 3	6,534	50.00'	50.00'
LOT 4	6,534	50.00'	50.00'
LOT 5	6,534	50.00'	50.00'
LOT 6	6,534	50.00'	50.00'
LOT 7	6,534	50.00'	50.00'
LOT 8	6,534	50.00'	50.00'
LOT 9	6,534	50.00'	50.00'
LOT 10	6,534	50.00'	50.00'
LOT 11	6,534	50.00'	50.00'
LOT 12	6,534	50.00'	50.00'
LOT 13	6,534	50.00'	50.00'
LOT 14	6,534	50.00'	50.00'
LOT 15	6,534	50.00'	50.00'
LOT 16	6,534	50.00'	50.00'
LOT 17	6,534	50.00'	50.00'
LOT 18	6,534	50.00'	50.00'
LOT 19	6,534	50.00'	50.00'
LOT 20	6,534	50.00'	50.00'
LOT 21	6,534	50.00'	50.00'
LOT 22	6,534	50.00'	50.00'
LOT 23	6,534	50.00'	50.00'
LOT 24	6,534	50.00'	50.00'
LOT 25	6,534	50.00'	50.00'
LOT 26	6,534	50.00'	50.00'
LOT 27	6,534	50.00'	50.00'

LOT	SQ. FT.	LOT WIDTH AT FRONT	LOT WIDTH AT B.L.
BLOCK 2			
LOT 1	6,877	50.00'	50.00'
LOT 2	6,877	50.00'	50.00'
LOT 3	6,877	50.00'	50.00'
LOT 4	6,877	50.00'	50.00'
LOT 5	6,877	50.00'	50.00'
LOT 6	6,877	50.00'	50.00'
LOT 7	6,877	50.00'	50.00'
LOT 8	6,877	50.00'	50.00'
LOT 9	6,877	50.00'	50.00'
LOT 10	6,877	50.00'	50.00'
LOT 11	6,877	50.00'	50.00'
LOT 12	6,877	50.00'	50.00'
LOT 13	6,877	50.00'	50.00'
LOT 14	6,877	50.00'	50.00'
LOT 15	6,877	50.00'	50.00'
LOT 16	6,877	50.00'	50.00'
LOT 17	6,877	50.00'	50.00'
LOT 18	6,877	50.00'	50.00'
LOT 19	6,877	50.00'	50.00'
LOT 20	6,877	50.00'	50.00'

LOT	SQ. FT.	LOT WIDTH AT FRONT	LOT WIDTH AT B.L.
BLOCK 4			
LOT 1	6,193	50.00'	50.00'
LOT 2	6,193	50.00'	50.00'
LOT 3	6,193	50.00'	50.00'
LOT 4	6,193	50.00'	50.00'
LOT 5	6,193	50.00'	50.00'
LOT 6	6,193	50.00'	50.00'
LOT 7	6,193	50.00'	50.00'
LOT 8	6,193	50.00'	50.00'
LOT 9	6,193	50.00'	50.00'
LOT 10	6,193	50.00'	50.00'
LOT 11	6,193	50.00'	50.00'
LOT 12	6,193	50.00'	50.00'
LOT 13	6,193	50.00'	50.00'
LOT 14	6,193	50.00'	50.00'
LOT 15	6,193	50.00'	50.00'
LOT 16	6,193	50.00'	50.00'
LOT 17	6,193	50.00'	50.00'
LOT 18	6,193	50.00'	50.00'
LOT 19	6,193	50.00'	50.00'
LOT 20	6,193	50.00'	50.00'

LINE	BEARING	DISTANCE
L1	S 89°29'06" E	103.05'
L2	N 87°43'56" E	60.00'
L3	S 03°10'41" E	80.09'
L4	N 86°49'19" E	60.00'
L5	N 86°49'19" E	90.00'
L6	S 03°10'41" E	15.00'
L7	N 86°49'19" E	80.00'
L8	N 42°03'10" E	10.00'
L9	N 03°10'41" W	99.99'
L10	S 42°51'11" W	14.11'
L11	N 48°10'41" W	14.14'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C16	25.00'	89°58'55"	39.26'	N 41°48'46" E	35.35'
C17	1170.00'	6°48'01"	138.87'	N 06°34'42" W	138.78'
C18	780.00'	10°39'30"	145.10'	N 04°38'57" W	144.89'
C19	720.00'	10°59'50"	137.98'	S 04°29'18" E	137.77'
C20	1230.00'	6°48'01"	145.95'	S 06°34'42" E	145.90'
C21	25.00'	90°10'05"	39.26'	S 48°11'14" E	35.36'
C22	25.00'	89°58'55"	39.26'	N 41°48'46" E	35.35'
C23	25.00'	90°10'05"	39.26'	S 48°11'14" E	35.36'
C24	25.00'	89°58'55"	39.26'	N 41°48'46" E	35.35'
C25	25.00'	90°10'05"	39.26'	S 48°11'14" W	35.36'
C26	25.00'	2°52'07"	9.98'	S 79°22'10" W	9.91'
C27	60.00'	136°14'06"	142.66'	N 47°56'51" W	111.35'
C28	25.00'	2°52'07"	9.99'	N 08°43'13" E	9.93'
C29	1970.00'	6°05'13"	209.29'	N 05°46'24" W	209.19'
C30	1180.00'	6°32'57"	134.88'	N 05°32'32" W	134.80'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	87°23'02"	38.13'	S 45°57'35" E	34.54'
C2	1200.00'	1°20'49"	26.33'	N 01°35'39" W	26.33'
C3	25.00'	90°00'00"	39.27'	N 41°49'19" E	35.36'
C4	25.00'	90°00'00"	39.27'	S 48°10'41" E	35.36'
C5	170.00'	90°08'46"	267.47'	N 45°46'28" W	240.72'
C6	1500.00'	10°41'46"	280.03'	N 05°02'58" W	279.62'
C7	1500.00'	10°14'09"	267.97'	N 05°16'47" W	267.62'
C8	1150.00'	6°32'57"	131.45'	S 05°32'32" E	131.38'
C9	2000.00'	6°07'07"	213.58'	S 05°45'27" E	213.48'
C10	55.00'	90°29'53"	86.87'	S 47°56'50" E	78.12'
C11	750.00'	10°48'47"	141.54'	S 04°34'19" E	141.33'
C12	1200.00'	6°48'01"	142.43'	S 06°34'42" E	142.34'
C13	1200.00'	6°32'57"	128.02'	S 05°32'32" E	127.95'
C14	2030.00'	6°07'07"	216.79'	S 05°45'27" E	216.68'
C15	25.00'	90°29'53"	39.49'	S 47°56'50" E	35.51'

FINAL PLAT OF POMONA SECTION 21

A SUBDIVISION OF 16.570 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 55 AND 56 OF SECTION 78 AND A PORTION OF LOTS 5 AND 6 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.

76 LOTS 6 RESERVES (0.710 ACRES) 4 BLOCKS

JANUARY 26, 2021 JOB NO. 2149-4121P

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:

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Fax 713.953.5026
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FRN-F-1586