

STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, POMONA PHASE 4, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BRIAN CARLOCK, ITS SENIOR VICE PRESIDENT, AND POMONA PHASE 6, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BRIAN CARLOCK, ITS SENIOR VICE PRESIDENT, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF KIRBY DRIVE STREET DEDICATION NO. 2, 1.636 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A-K-A) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 22 AND 23 OF SECTION 78 OF THE ALISON RICHIE 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 SUBMISSION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HERON AND DECATO FOR PUBLIC USE AS SHOWN THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HERON 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.

I, CULLEN D. WESBURN, 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 MARKS ON THE GROUND UNLESS MY SUPERVISION, ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION, THAT THE BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE/TANGENCY AND INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED BY ME AND THAT THESE CORNERS ARE TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL LOT GRADING WITHIN THE SUBDIVISION; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MARKERS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MARKERS ARE A MINIMUM OF 3/8-INCH DIAMETER IRON ROD WITH SURVEYOR'S CAP.

THE INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED AND SEALED BY ME; THESE CORNERS ARE EXPECTED TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL GRADING WITHIN THE SUBDIVISION.

*Cullen D. Wesburn*  
CULLEN D. WESBURN, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6950



APPROVED BY THE BOARD OF COMMISSIONERS ON 06-03-2022

*J.R.L.*  
BRAZORIA DRAINAGE DISTRICT NO. 4  
*John*  
DISTRICT ENGINEER

IN TESTIMONY WHEREOF, POMONA PHASE 4, L.L.C., A TEXAS LIMITED LIABILITY COMPANY AND POMONA PHASE 6, L.L.C., A TEXAS LIMITED LIABILITY COMPANY HAVE CAUSED THESE PRESENTS TO BE SIGNED BY BRIAN CARLOCK, THEIR SENIOR VICE PRESIDENT, THEREUNTO AUTHORIZED, THIS 18 DAY OF April, 2022.

BY: POMONA PHASE 4, L.L.C.  
A TEXAS LIMITED LIABILITY COMPANY  
AND  
POMONA PHASE 6, L.L.C.  
A TEXAS LIMITED LIABILITY COMPANY

*Brian Carlock*  
BY: 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 4, L.L.C., A TEXAS LIMITED LIABILITY COMPANY AND POMONA PHASE 6, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THESE PRESENTS AND WHO HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN INDICATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 18 DAY OF April, 2022.

*Sharon Dea*  
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 KIRBY DRIVE STREET DEDICATION NO. 2 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL, AS SHOWN HERON, AND AUTHORIZES THE RECORDING OF THIS PLAT

*Sharon Dea*  
PLANNING AND ZONING COMMISSION

WE, TEXAS CAPITAL BANK, A TEXAS STATE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS KIRBY DRIVE STREET DEDICATION NO. 2, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2018003850 AND 2020018797 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 HERIN 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, NATIONAL ASSOCIATION  
BY: *Tom Miller*  
FRONT NAME: Tom Miller  
TITLE: VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tom Miller, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THESE PRESENTS AND WHO HAS ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 20 DAY OF April, 2022.

*Queen Weeres*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



BEING 1.636 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A-K-A) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 22 AND 23 OF SECTION 78 OF THE ALISON RICHIE GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, BEING 1.636 ACRES ALSO BEING A PORTION OF THAT CERTAIN CALLED 136.646 ACRE TRACT (DESCRIBED AS TRACT 3) CONVERTED TO POMONA PHASE 4, L.L.C. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2018003949, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY (B.C.O.P.R.), A PORTION OF THAT CERTAIN CALLED 101.399 ACRE TRACT CONVERTED TO POMONA PHASE 4, L.L.C. BY INSTRUMENT OF RECORD IN FILE NUMBER 2017030818, B.C.O.P.R., SAID 1.636 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 ROD WITH CAP STAMPED "J.A. SURVEY", PREVIOUSLY SET FOR THE MOST SOUTHERLY CORNER OF POMONA PARKWAY STREET DEDICATION NO. 2, A SUBDIVISION OF RECORD IN FILE NUMBER 2018003850, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY (B.C.O.P.R.), SAME BEING ON THE EASTERN LINE OF RESERVE "A" OF POMONA SECTION 78 (A-K-A) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING 1.636 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)).

THENCE, NORTH 77° 23' 53" EAST, DEPARTING THE EASTERN LINE OF SAID RESERVE "A", ALONG THE SOUTHERLY LINE OF SAID POMONA PARKWAY STREET DEDICATION NO. 2, 120.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, DEPARTING THE SOUTHERLY LINE OF SAID POMONA PARKWAY STREET DEDICATION NO. 2, 254.14 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1540.00 FEET, A CENTRAL ANGLE OF 09° 21' 07", AND A CHORD WHICH BEARS S 07° 07' 34" EAST, 264.55 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 15' 00" EAST, 340.07 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 80° 45' 00" WEST, 120.00 FEET TO A POINT FOR CORNER, SAME BEING ON THE EASTERN LINE OF THAT CERTAIN CALLED 34.293 ACRE TRACT (DESCRIBED AS TRACT 1) CONVERTED TO MLP PARTNERSHIP, LTD. BY INSTRUMENT OF RECORD IN FILE NUMBER 201104443, B.C.O.P.R.);

THENCE, NORTH 03° 15' 00" WEST, ALONG THE EAST LINE OF SAID 34.293 ACRES, PASSING AT 32.86 FEET, THE NORTHEAST CORNER OF SAID 34.293 ACRES, AND CONTINUING IN ALL SAID 03° 15' 00" WEST, TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, PASSING AT AN ARC LENGTH OF 24.14 FEET, THE SOUTHWEST CORNER OF APPROXIMATELY RESERVE "A", AND CONTINUING ALONG THE EASTERN LINE OF SAID RESERVE "A", TO A POINT FOR CORNER, HAVING A RADIUS OF 1440.00 FEET, A CENTRAL ANGLE OF 09° 21' 07", AND A CHORD WHICH BEARS NORTH 07° 55' 34" WEST, 234.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.636 ACRES OF LAND.

### FINAL PLAT OF KIRBY DRIVE STREET DEDICATION NO. 2

A SUBDIVISION OF 1.636 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A-K-A) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 22 AND 23 OF SECTION 78 OF THE ALISON RICHIE GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

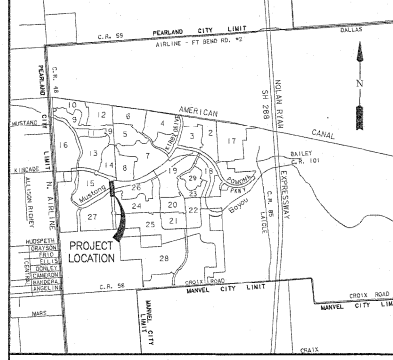
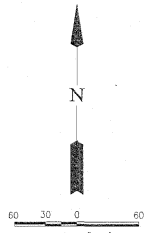
0 LOTS 0 RESERVES 0 BLOCKS  
MAY 13, 2022 JOB NO. 2149-8009P

OWNERS:  
**POMONA LAND, LLC AND  
POMONA PHASE 4, LLC AND  
POMONA PHASE 6, LLC**  
A TEXAS LIMITED LIABILITY COMPANY  
BRIAN CARLOCK, SENIOR VICE PRESIDENT  
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219  
PH: 972-201-2919

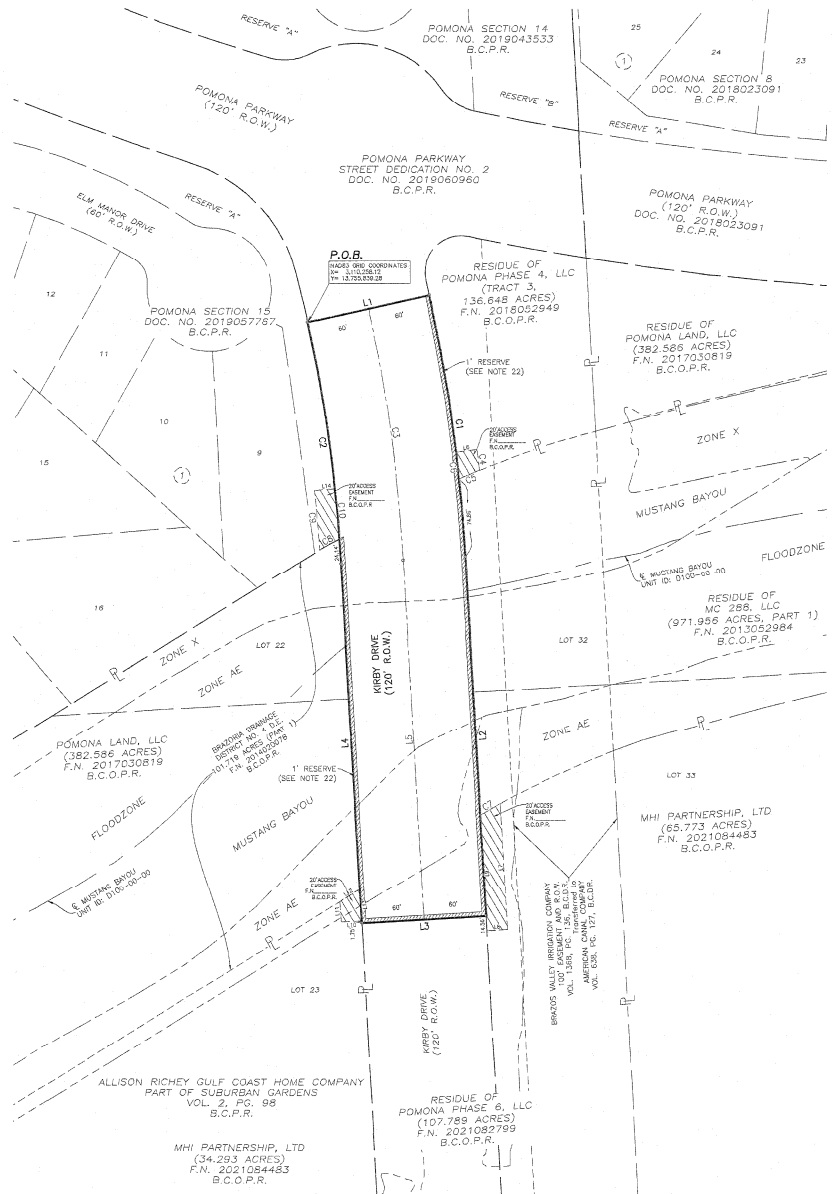
SURVEYOR: **LJA Surveying, Inc.**  
1904 W. Sam Houston Parkway S. Phone 713.853.5200  
Suite 100 Fax 713.853.5206  
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 0194982  
ENGINEER: **LJA Engineering, Inc.**  
1904 W. Grand Parkway North Phone 713.853.5200  
Suite 100 Fax 713.853.5206  
Katy, Texas 77449 TRN-4-0308

LINE	BEARING	DISTANCE
L1	N 87°23'55" E	130.00
L2	S 03°15'00" E	348.07
L3	S 86°45'00" W	150.00
L4	N 03°15'00" W	348.07
L5	S 03°15'00" E	348.07
L6	N 87°23'55" E	20.00
L7	N 03°15'00" W	122.38
L8	N 87°45'00" E	20.00
L9	S 03°15'00" E	112.40
L10	S 86°45'00" W	20.00
L11	N 03°15'00" W	18.90
L12	N 87°45'00" E	22.70
L13	S 03°15'00" E	30.85
L14	N 87°45'00" E	20.00

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1350.00	23°10'17"	24.85	S 07°24'34" E	224.22
C2	1440.00	23°10'17"	235.84	S 07°52'34" W	234.76
C3	1500.00	23°10'17"	244.84	S 07°52'34" E	244.58
C4	1580.00	23°10'17"	20.00	N 08°34'51" W	20.00
C5	1175.00	17°01'50"	20.88	S 67°32'21" W	20.88
C6	1580.00	23°10'17"	25.70	N 08°28'18" W	25.70
C7	875.00	17°01'50"	22.25	S 67°32'18" W	22.25
C8	1175.00	17°01'50"	22.27	S 67°32'18" W	22.27
C9	1420.00	27°18'17"	27.53	N 04°28'42" W	27.52
C10	1440.00	27°18'17"	48.18	N 09°10'01" W	48.19



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



- 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 CHARTERED TITLE COMPANY, ORDER NO. 2022-0110, DATED MARCH 24, 2022. 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 0.99858647.
  - 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 (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED BY SURVEYOR WILL BE SET ON ALL PERMITTER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECDICATION OF THE ASSOCIATED SUBDIVISION PLAT.
  - BENCHMARK: A BRASS DISK STAMPED M 688 RESET, LOCATED 2.15 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 5 IN ARCOLA, AND APPROXIMATELY 0.49 MILES SOUTH WESTERLY FROM THE CORNER OF THE AMERICAN CANAL AND F.M. 521, AT PRENO. 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).
  - 8004 BENCHMARK: A BRASS DISK STAMPED "M-11" SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND MARSHING BAYOU AT BRUSH CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAP 6820 NEAR UTD 0100-00-00.  
ELEV. = 62.31 FEET, NAVD-88 (2001 ADJ) (ADD 1.65 FEET FOR NGVD-29 (1978 ADJ)).
  - TM 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. = 63.84 FEET, NGVD-29 (1978 ADJ).
  - THIS TRACT LIES PARTIALLY WITHIN THE FLOODWAY, PARTIALLY WITHIN ZONE "AE" AND PARTIALLY WITHIN ZONE "X" OF THE FIRM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 4803B0202C. THIS TRACT LIES PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN.
  - ALL FLOODPLAIN INFORMATION NOTED IN THIS 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 PARKING, 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. 40, THE CITY OF MANVEL, ELM ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF PLATING.
  - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
  - BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.
  - 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 PONDING, HAVE BEEN COMPLETED.
  - THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
  - THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
  - THE FOLLOWING DEVELOPMENT AGREEMENTS WITH THE CITY OF MANVEL APPLY TO THIS PLAT:  
DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 13, 2006  
1ST AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE SEPTEMBER 9, 2013  
2ND AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JANUARY 26, 2015  
3RD AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 1, 2016  
4TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE AUGUST 22, 2016  
5TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JUNE 4, 2018  
6TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 16, 2019  
7TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 15, 2021  
8TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 6, 2021
  - A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
  - SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
  - ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END 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 SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREAFTER BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE TO SHALL REVERT TO AND REST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

Street Name	ROW	Length(Ft.)	Length(Mi.)
Kirby Drive Bridge	120'	593.91'	.0122

- LEGEND
- 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
  - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
  - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
  - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
  - B.C.C.P.R. INDICATES BRAZORIA COUNTY OFFICIAL, PUBLIC RECORDS
  - F.N. INDICATES FILE NUMBER
  - VOL. INDICATES VOLUME
  - P.O. INDICATES POINT
  - P.O.B. INDICATES POINT OF BEGINNING
  - R.O.W. INDICATES RIGHT-OF-WAY
  - RES. INDICATES RESERVE

FINAL PLAT OF  
KIRBY DRIVE STREET DEDICATION NO. 2

A SUBDIVISION OF 1.636 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 22 AND 23 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.

0 LOTS 0 RESERVES 0 BLOCKS  
MAY 13, 2022 JOB NO. 2149-8009P

OWNERS:  
**POMONA LAND, LLC AND  
POMONA PHASE 4, LLC AND  
POMONA PHASE 6, LLC**  
A TEXAS LIMITED LIABILITY COMPANY  
BRIAN CARLOCK, SENIOR VICE PRESIDENT  
3000 TURTLE CREEK BOULEVARD, DALLAS, TEXAS 75219  
PH: 972-201-2919

SURVEYOR:  
**LJA Surveying, Inc.**  
3000 W. Sam Houston Parkway S.  
Suite 176  
Houston, Texas 77042

ENGINEER:  
**LJA Engineering, Inc.**  
1900 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449

2024024309  
Brazoria County - Joyce Hudman, County Clerk  
Notary Public - State of Texas  
My Comm. Expires 12/25/25  
Notary Seal No. 18-25-01  
Notary ID No. 4092  
Notary Signature: Joyce Hudman

FRN-F-1386