

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, VPDF POMONA LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH VP FINDERS 2 HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER, ACTING BY AND THROUGH VARDE PARTNERS, INC., A DELAWARE CORPORATION, MANAGER, ACTING BY AND THROUGH BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR, AND POMONA PHASE 4, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH RUSSELL BYNUM, GENERAL MANAGER-HOUSTON, AND MC 288, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH RUSSELL BYNUM, GENERAL MANAGER-HOUSTON, AND POMONA LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH RUSSELL BYNUM, GENERAL MANAGER-HOUSTON, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF POMONA SECTION 26, BEING 29.564 ACRES OF LAND, BEING A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF SAID 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 UNOBSTRUCTED 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.

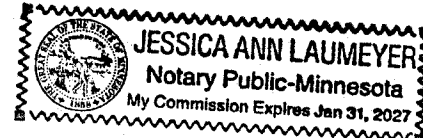
FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (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 26 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, VPDF POMONA LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH VP FINDERS 2 HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER, ACTING BY AND THROUGH VARDE PARTNERS, INC., A DELAWARE CORPORATION, ITS MANAGER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR OF VARDE PARTNERS, INC., A DELAWARE CORPORATION, THEREUNTO AUTHORIZED,

THIS 4 DAY OF OCTOBER, 2023.BY: VPDF POMONA, LLC,
A DELAWARE LIMITED LIABILITY COMPANYBY: VP FINDERS 2 HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
SOLE MEMBERBY: VARDE PARTNERS, INC.,
A DELAWARE CORPORATION,
MANAGERBY: Brendan Bosman
BRENDAN BOSMAN, SENIOR MANAGING DIRECTORSTATE OF MINNESOTA
COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRENDAN BOSMAN, 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 4 DAY OF OCTOBER, 2023.NOTARY PUBLIC IN AND FOR THE STATE OF MINNESOTA

IN TESTIMONY WHEREOF, POMONA PHASE 4, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY RUSSELL BYNUM, ITS GENERAL MANAGER-HOUSTON, THEREUNTO AUTHORIZED,

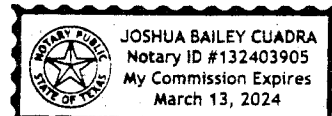
THIS 27 DAY OF SEPTEMBER, 2023.BY: POMONA PHASE 4, LLC,
A TEXAS LIMITED LIABILITY COMPANYBY: Russell Bynum
RUSSELL BYNUM, GENERAL MANAGER-HOUSTONSTATE OF Texas
COUNTY OF Brazoria

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RUSSELL BYNUM, 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 27 DAY OF SEPTEMBER, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Street Name	ROW Width	Length (ft)	Length (miles)
Gleaming Pear Drive	60'	1,439.64'	0.272
Sweet Cherry Court	60'	435.86'	0.082
Palm Grove Drive	60'	281.99'	0.053



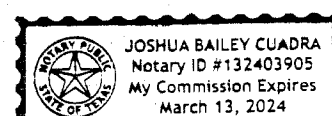
IN TESTIMONY WHEREOF, MC 288, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY RUSSELL BYNUM, ITS GENERAL MANAGER-HOUSTON, THEREUNTO AUTHORIZED,

THIS 27 DAY OF SEPTEMBER, 2023.BY: MC 288, LLC,
A DELAWARE LIMITED LIABILITY COMPANYBY: Russell Bynum
RUSSELL BYNUM, GENERAL MANAGER-HOUSTONSTATE OF Texas
COUNTY OF Brazoria

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RUSSELL BYNUM, 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 27 DAY OF SEPTEMBER, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



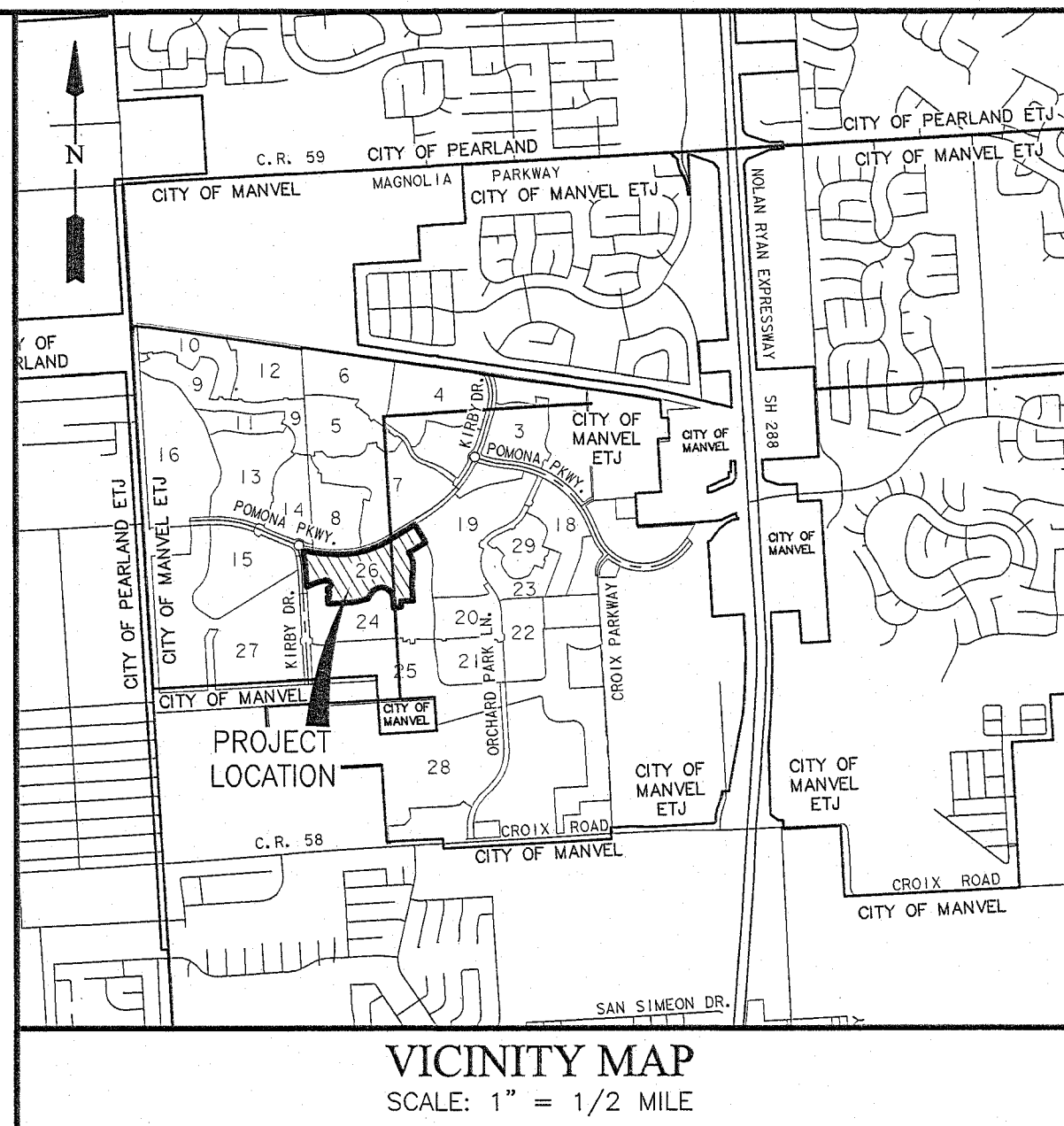
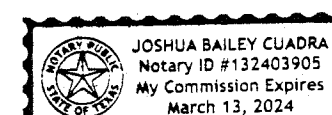
IN TESTIMONY WHEREOF, POMONA LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY RUSSELL BYNUM, ITS GENERAL MANAGER-HOUSTON, THEREUNTO AUTHORIZED,

THIS 27 DAY OF SEPTEMBER, 2023.BY: POMONA LAND, LLC,
A TEXAS LIMITED LIABILITY COMPANYBY: Russell Bynum
RUSSELL BYNUM, GENERAL MANAGER-HOUSTONSTATE OF Texas
COUNTY OF Brazoria

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RUSSELL BYNUM, 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 27 DAY OF SEPTEMBER, 2023.

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:

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, ACCESS 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'S INSPECTOR AT LEAST FORTH-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.
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 CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
9. 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.
10. ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICT'S DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.
11. AN AS-BUILT CERTIFICATE AND AS-BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICT'S INSPECTOR FOR FURTHER CLARIFICATION.
12. ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE. DEVIATION FROM THE DISTRICT'S RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY A SEPARATE REQUEST FOR VARIANCE WHICH WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER PAGE AND ON THE APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.

APPROVED BY THE BOARD OF COMMISSIONERS ON 09/03/2022

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. IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICT'S "RULES, REGULATIONS AND GUIDELINES" AND THESE APPROVED DRAINAGE PLANS AND/OR PLAT, THE DISTRICT'S "RULES, REGULATIONS & GUIDELINES" SHALL GOVERN AND PREVAIL. ANY APPROVED VARIANCES SHALL BE ITEMIZED ON THE COVER SHEET AND PLACED ON THE APPROPRIATE SHEET WHERE APPLICABLE. 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 #22-000076

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF POMONA SECTION 26 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 23rd DAY OF OCTOBER, 2023

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

FINAL PLAT OF
POMONA SECTION 26

A SUBDIVISION OF 29.564 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, 23, 32, 33, AND 41-44, 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 (B.C.P.R.).

51 LOTS 4 RESERVES (15.191 ACRES) 2 BLOCKS

SEPTEMBER 7, 2023

JOB NO. 2149-4126P

OWNERS:

OWNERS:

MC 288, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TEXAS 77584
PH: 832-336-6271

POMONA LAND, LLC,
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TEXAS 77584
PH: 832-336-6271

OWNERS:

OWNERS:

POMONA PHASE 4, LLC,
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TEXAS 77584
PH: 832-336-6271

VPDF POMONA, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR
901 MARQUETTE AVENUE SOUTH, SUITE 3300,
MINNEAPOLIS, MINNESOTA 55404
PH: 952-893-1554

SURVEYOR:

ENGINEER:

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

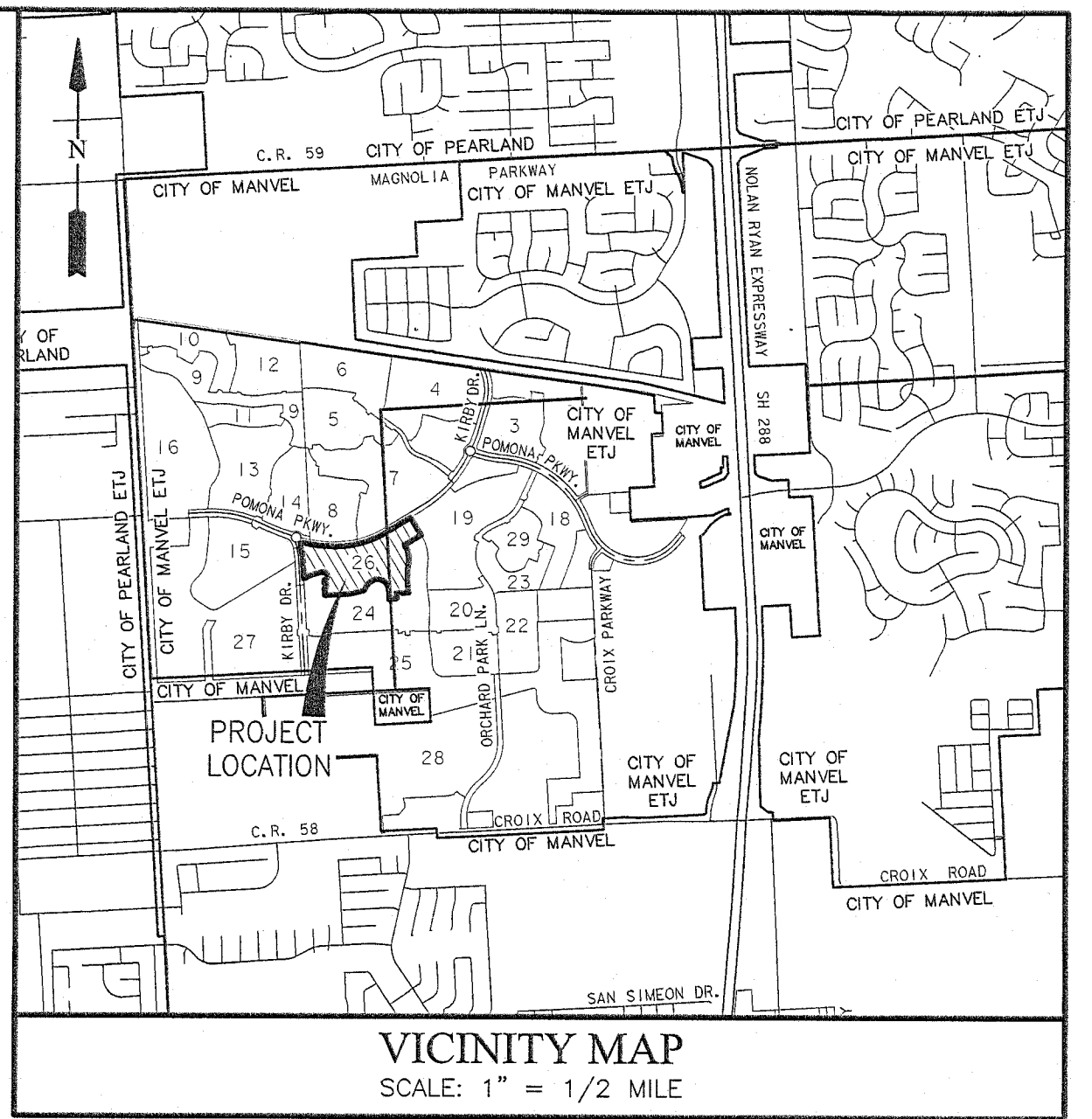
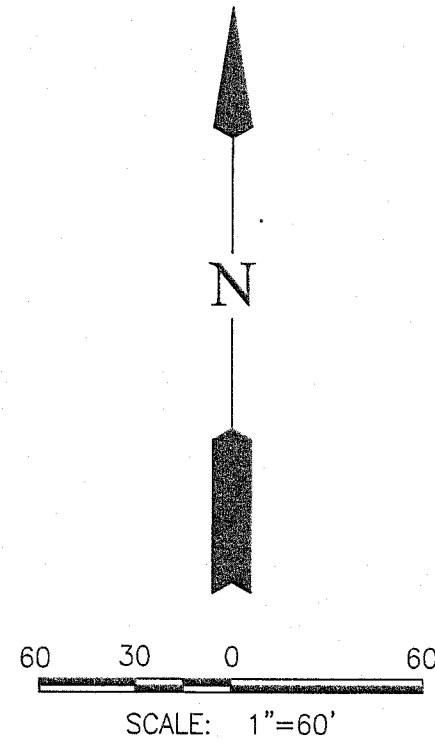
LJA Engineering, Inc.

1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SHEET 1 OF 4

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



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 652D



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°13'42" E	68.37'
L2	S 86°46'18" W	95.00'
L3	N 06°43'01" W	60.86'
L4	N 23°52'10" W	56.31'
L5	N 41°52'00" W	56.31'
L6	N 59°51'50" W	56.31'
L7	N 77°51'40" W	56.31'
L8	S 84°08'30" W	56.31'
L9	S 66°08'40" W	56.31'
L10	S 49°50'13" W	58.19'
L11	S 84°04'11" W	55.06'
L12	N 03°15'00" W	94.99'
L13	N 02°24'47" W	60.01'
L14	N 13°14'53" W	12.19'
L15	S 76°45'07" W	24.58'
L16	S 03°13'42" E	56.55'
L17	N 25°32'35" E	18.81'
L18	S 03°13'42" E	56.55'
L19	N 03°13'42" E	56.55'
L20	N 13°14'53" W	5.00'
L21	N 85°51'40" E	5.00'
L22	N 83°03'23" E	20.00'
L23	N 13°23'14" E	14.71'
L24	N 77°23'53" E	27.74'
L25	N 42°25'57" W	27.30'
L26	S 42°25'57" E	44.30'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	35.00'	114°50'48"	70.16'	N 44°16'13" E	58.99'
C2	2560.00'	10°36'47"	474.20'	S 83°36'46" E	473.52'
C3	1560.00'	32°32'04"	885.82'	N 74°48'48" E	873.97'
C4	400.00'	41°40'57"	291.00'	S 13°10'19" E	284.62'
C5	1800.00'	15°08'53"	475.89'	S 00°05'43" W	474.51'
C6	25.00'	90°00'00"	39.27'	S 41°46'18" W	35.36'
C7	25.00'	90°01'19"	39.28'	N 41°45'39" E	35.36'
C8	25.00'	94°52'43"	41.40'	N 45°47'20" W	36.83'
C9	270.00'	4°05'36"	19.29'	N 03°41'49" E	19.28'
C10	25.00'	59°25'23"	25.93'	N 35°27'18" E	24.78'
C11	60.00'	168°24'53"	176.36'	N 19°02'27" W	119.39'
C12	875.00'	11°17'16"	172.38'	S 65°08'01" W	172.10'
C13	1560.00'	9°54'11"	269.63'	N 08°12'06" W	269.29'
C14	300.00'	39°37'51"	207.51'	N 68°57'23" E	203.39'
C15	330.00'	129°37'51"	746.62'	S 68°02'37" E	597.26'
C16	300.00'	38°30'23"	201.62'	N 44°47'46" E	197.85'
C17	25.00'	90°00'00"	39.27'	N 41°46'18" E	35.36'
C18	25.00'	49°40'47"	21.68'	N 28°04'05" W	21.00'
C19	60.00'	279°21'34"	292.54'	N 86°46'18" E	77.65'
C20	25.00'	49°40'47"	21.68'	S 21°36'42" W	21.00'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	13.191	574,594	RESTRICTED TO BRAZORIA DRAINAGE DISTRICT NO. 4 DRAINAGE EASEMENT	MUD
B	0.231	10,052	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
C	0.440	19,150	RESTRICTED TO CANAL	MUD/GCWA
D	1.329	57,913	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
TOTAL	15.191	661,709		

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C21	25.00'	103°36'24"	45.21'	S 55°01'54" E	39.29'
C22	270.00'	26°01'27"	122.64'	N 60°09'11" E	121.58'
C23	360.00'	60°24'44"	379.58'	N 77°20'50" E	362.24'
C24	25.00'	76°45'53"	33.49'	N 69°10'15" E	31.05'
C25	330.00'	33°15'39"	191.57'	N 47°25'08" E	188.89'
C26	25.00'	49°40'47"	21.68'	N 39°12'34" E	21.00'
C27	60.00'	279°21'34"	292.54'	S 25°57'02" E	77.65'
C28	25.00'	49°40'47"	21.68'	S 88°53'22" W	21.00'
C29	270.00'	31°00'59"	146.16'	S 48°32'28" W	144.38'
C30	25.00'	88°57'44"	38.82'	S 11°26'54" E	36.03'
C31	360.00'	52°42'04"	331.13'	S 29°34'44" E	319.58'
C32	300.00'	129°37'51"	678.75'	N 68°02'37" W	542.98'
C33	330.00'	39°37'51"	228.26'	S 68°57'23" W	223.73'
C34	1175.00'	4°34'44"	93.90'	N 69°00'11" E	93.88'
C35	900.00'	18°15'18"	286.75'	N 67°37'28" E	285.54'
C36	1200.00'	18°15'18"	382.33'	S 67°37'28" W	380.72'
C37	1580.00'	0°43'31"	20.00'	S 06°34'51" E	20.00'

FINAL PLAT OF POMONA SECTION 26

A SUBDIVISION OF 29.564 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, 23, 32, 33, AND 41-44, 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 (B.C.P.R.).

51 LOTS 4 RESERVES (15.191 ACRES) 2 BLOCKS

SEPTEMBER 7, 2023

JOB NO. 2149-4126P

OWNERS:

OWNERS:

MC 288, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TEXAS 77584
PH: 832-336-6271

POMONA LAND, LLC,
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TEXAS 77584
PH: 832-336-6271

OWNERS:

OWNERS:

POMONA PHASE 4, LLC,
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TEXAS 77584
PH: 832-336-6271

VPDF POMONA, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR
901 MARQUETTE AVENUE SOUTH, SUITE 3300,
MINNEAPOLIS, MINNESOTA 55404
PH: 952-893-1554

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.

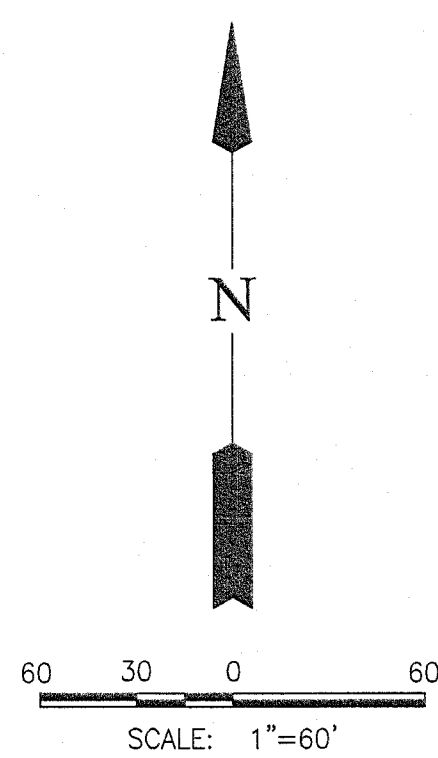
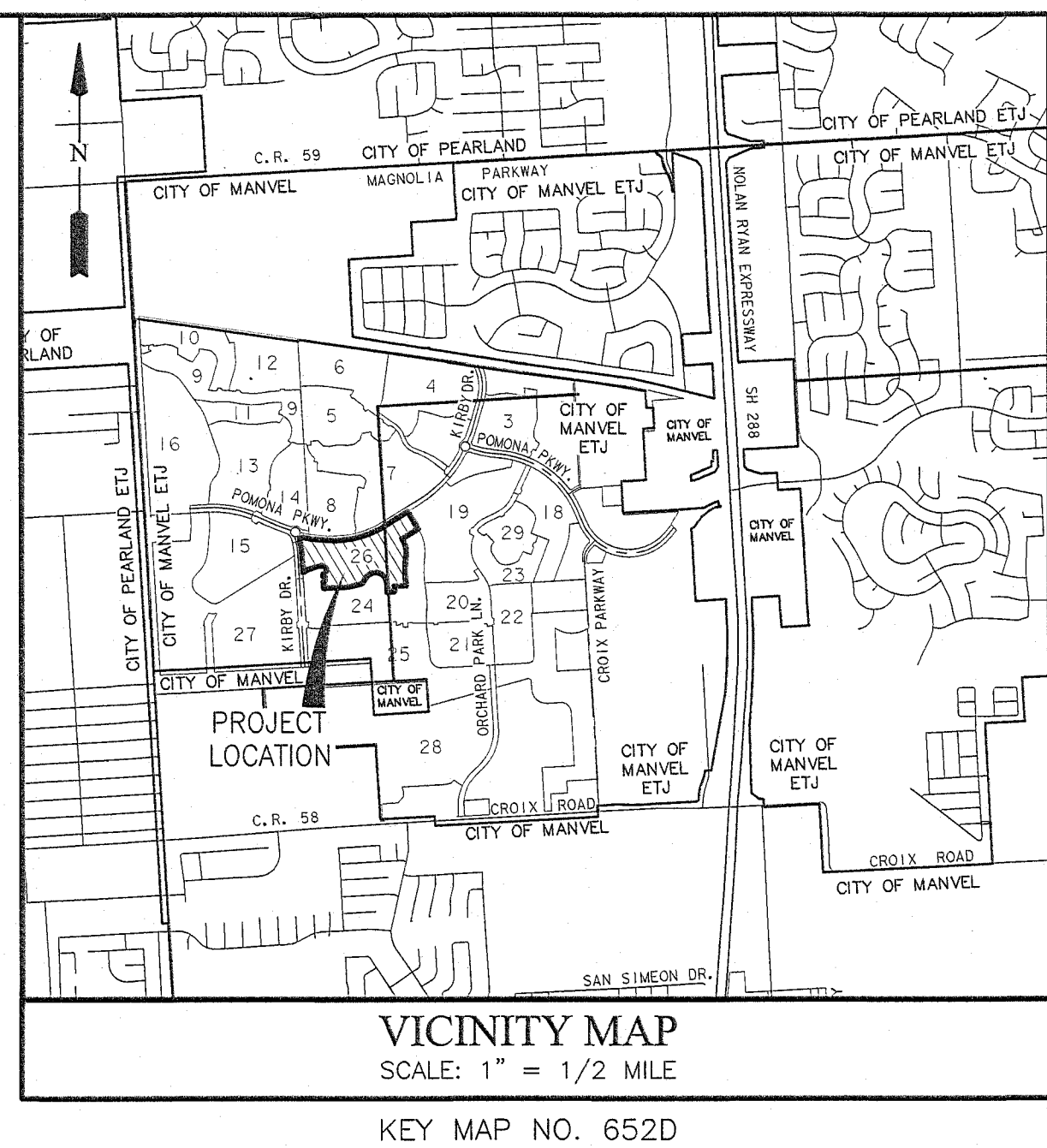
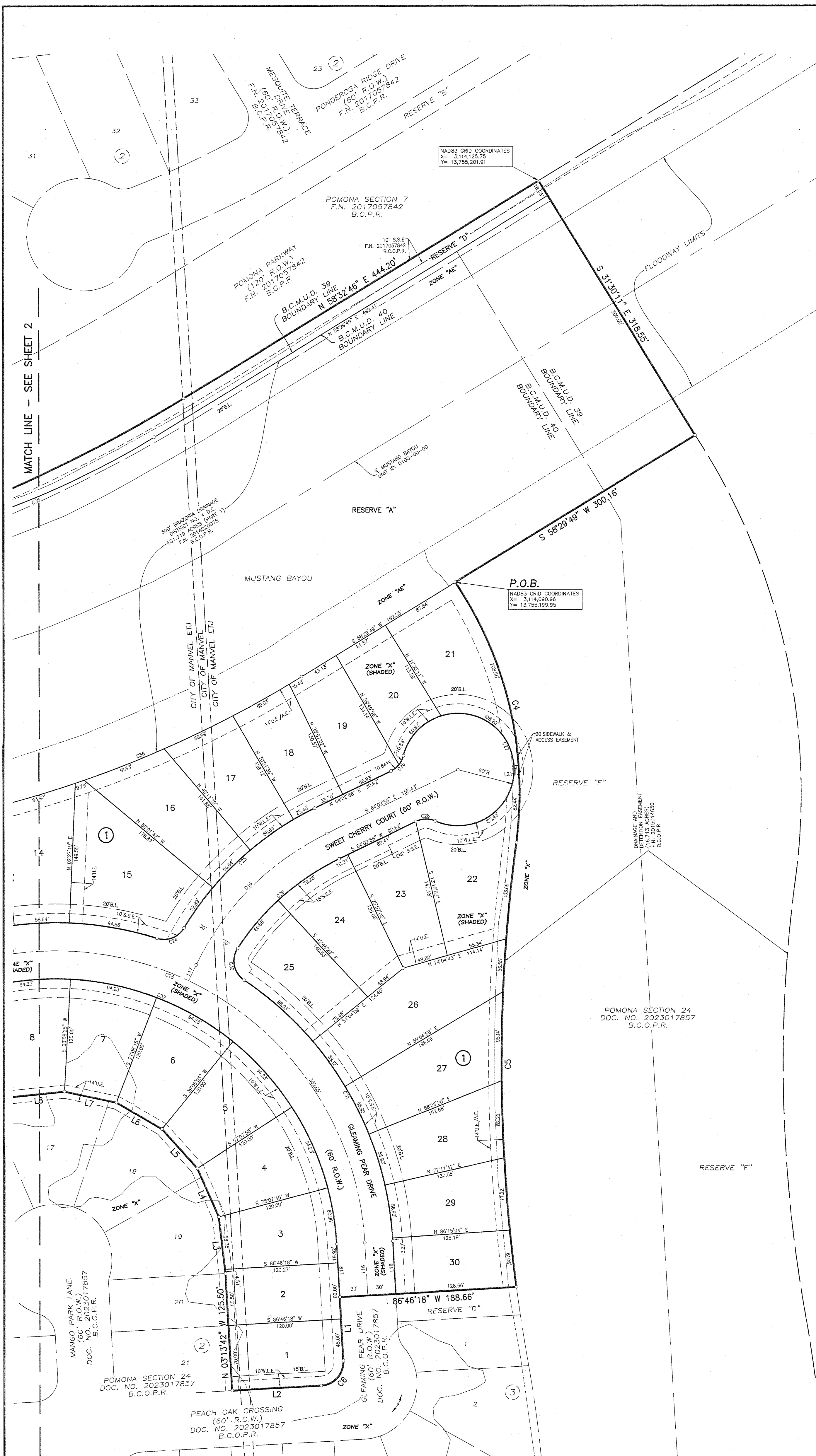
3600 W. Sam Houston Parkway S.
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

LJA Engineering, Inc.

1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386



LOT AREA SUMMARY		
BLOCK 1		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	12,174	93.49'
2	7,534	62.71'
3	11,788	79.03'
4	10,366	69.49'
5	9,000	60.00'
6	14,305	113.52'
7	12,552	92.18'
8	8,016	67.02'
9	14,818	119.81'
10	14,613	130.92'
11	9,984	60.19'
12	8,687	60.19'
13	8,410	60.19'
14	9,585	62.04'
15	15,389	81.57'
16	11,106	60.22'
17	9,078	60.22'
18	8,234	60.69'
19	8,399	66.13'
20	7,453	66.84'
21	11,776	95.53'
22	12,420	103.80'
23	9,018	75.90'
24	9,611	83.26'
25	10,534	86.25'
26	14,148	62.03'
27	12,178	60.19'
28	9,525	60.19'
29	8,468	60.19'
30	7,654	60.00'

LOT AREA SUMMARY		
BLOCK 2		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	8,266	69.49'
2	7,201	60.00'
3	8,310	76.64'
4	9,130	87.59'
5	9,130	87.59'
6	9,130	87.59'
7	9,130	87.59'
8	9,130	87.59'
9	9,130	87.59'
10	8,303	75.62'
11	7,632	60.00'
12	9,625	60.17'
13	9,573	60.04'
14	8,192	60.04'
15	7,895	60.04'
16	7,418	60.01'
17	7,200	60.00'
18	7,200	60.00'
19	7,200	60.00'
20	7,200	60.00'
21	8,268	69.52'

FINAL PLAT OF POMONA SECTION 26

A SUBDIVISION OF 29.564 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, 23, 32, 33, AND 41-44, 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 (B.C.P.R.).

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3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TEXAS 77584
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OWNERS:

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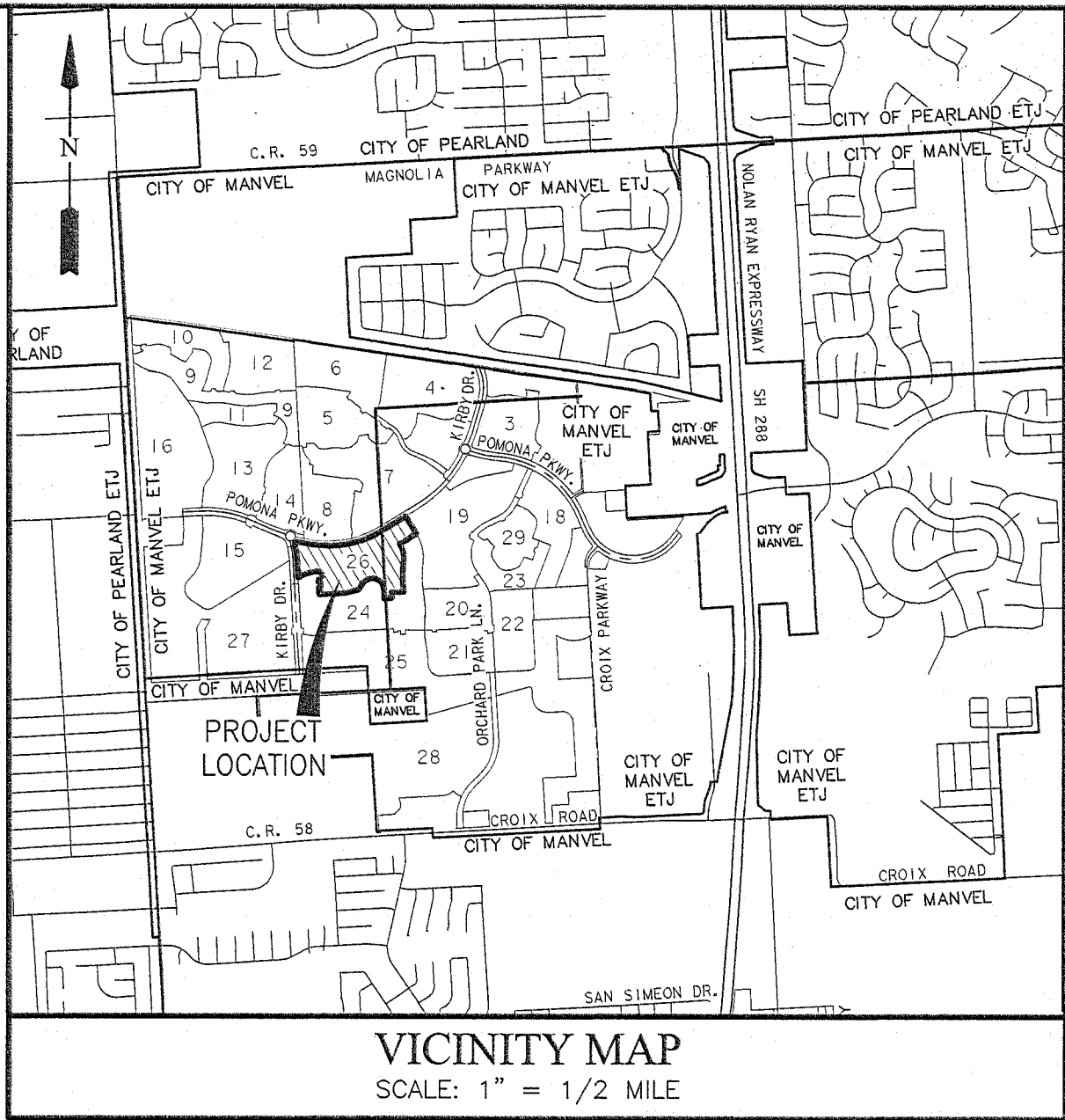
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Katy, Texas 77449 FRN-F-1386

LEGEND

A.E.	INDICATES AERIAL EASEMENT
B.C.C.F.	INDICATES BRAZORIA COUNTY CLERKS FILE
B.C.D.R.	INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.O.P.R.	INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.O.R.	INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
B.C.P.R.	INDICATES BRAZORIA COUNTY PLAT RECORDS
B.L.	INDICATES BUILDING LINE
D.E.	INDICATES DRAINAGE EASEMENT
E.E.	INDICATES ELECTRICAL EASEMENT
F.N.	INDICATES FILE NUMBER
FND.	INDICATES FOUND
I.R.	INDICATES IRON ROD
PD&Z	INDICATES PLANNING, DEVELOPMENT & ZONING
PG.	INDICATES PAGE
P.O.B.	INDICATES POINT OF BEGINNING
RES.	INDICATES RESERVE
R.O.W.	INDICATES RIGHT-OF-WAY
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
U.E.	INDICATES UTILITY EASEMENT
VOL.	INDICATES VOLUME
W.L.E.	INDICATES WATER LINE EASEMENT
	INDICATES STREET NAME CHANGE

POMONA DEVELOPMENT – LOT SUMMARY TABLE

LOT SIZES	40'x110'	42'x125'	45'x125'	50'x110'	50'x120'	55'x120'	60'x120'	60'x125'	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	-----	-----	-----	-----	-----	-----	-----	-----	56 LOTS	-----	-----	-----	-----	56 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	-----	-----	-----	-----	-----	-----	-----	-----	29 LOTS	-----	35 LOTS	-----	-----	64 LOTS
SECTION 20	-----	-----	-----	-----	-----	61 LOTS	-----	-----	-----	-----	-----	-----	-----	61 LOTS
SECTION 21	-----	-----	-----	-----	76 LOTS	-----	-----	-----	-----	-----	-----	-----	-----	76 LOTS
SECTION 22	-----	-----	-----	-----	-----	17 LOTS	53 LOTS	-----	-----	-----	-----	-----	-----	70 LOTS
SECTION 23	-----	-----	-----	-----	-----	4 LOTS	42 LOTS	-----	-----	-----	-----	-----	-----	46 LOTS
SECTION 24	-----	-----	-----	-----	-----	100 LOTS	-----	-----	-----	-----	-----	-----	-----	100 LOTS
SECTION 25	-----	-----	-----	-----	121 LOTS	-----	-----	-----	-----	-----	-----	-----	-----	121 LOTS
SECTION 26	-----	-----	-----	-----	-----	-----	51 LOTS	-----	-----	-----	-----	-----	-----	51 LOTS
SECTION 27	-----	-----	-----	-----	-----	-----	-----	-----	36 LOTS	-----	57 LOTS	-----	-----	93 LOTS
SECTION 28	124 LOTS	56 LOTS	56 LOTS	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	240 LOTS
SECTION 29	-----	-----	-----	-----	-----	-----	-----	45 LOTS	-----	-----	-----	-----	-----	45 LOTS
TOTAL LOTS	124 LOTS	56 LOTS	56 LOTS	163 LOTS	391 LOTS	489 LOTS	243 LOTS	140 LOTS	185 LOTS	36 LOTS	115 LOTS	108 LOTS	128 LOTS	2,258 LOTS



KEY MAP NO. 652D

BEING 29.564 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, 23, 32, 33, AND 41-44, SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.), ALSO BEING A PORTION OF THAT CERTAIN CALLED 382.586 ACRE TRACT CONVEYED TO POMONA LAND, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2017030819, OF THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY (B.C.P.R.), A PORTION OF THAT CERTAIN CALLED 971.956 ACRE TRACT CONVEYED TO MC 288, LLC (DESCRIBED AS PART 1), BY INSTRUMENT OF RECORD IN FILE NUMBER 2013052984, B.C.O.P.R., AND A PORTION OF THAT CERTAIN CALLED 136.648 ACRE TRACT (DESCRIBED AS TRACT 3), CONVEYED TO POMONA PHASE 4, LLC, BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2018052949, B.C.O.P.R., AND A PORTION OF THAT CERTAIN CALLED 65.773 ACRE TRACT CONVEYED TO VPDF POMONA, LLC, BY INSTRUMENT OF RECORD IN FILE NUMBER 2022017900, B.C.O.P.R., SAID 29.564 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 ROD WITH CAP STAMPED "LIA ENG" PREVIOUSLY FOUND FOR THE NORTHEASTERLY CORNER OF SAID 65.773 ACRES TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 16.713 ACRES DRAINAGE AND DETENTION EASEMENT OF RECORD IN FILE NUMBER 2015014050, B.C.O.P.R., AND ON THE SOUTHERLY LINE OF SAID 101.719 ACRE DRAINAGE EASEMENT (DESCRIBED AS PART 1), CONVEYED TO BRAZORIA DRAINAGE DISTRICT NO. 4, BY INSTRUMENT OF RECORD IN FILE NUMBER 2014020078, B.C.O.P.R.;

THENCE, WITH THE COMMON LINE OF THE EASTERLY LINE OF SAID 65.773 ACRES, AND THE WESTERLY LINE OF SAID 16.713 ACRES, 291.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 41° 40' 57", AND A CHORD WHICH BEARS SOUTH 13° 10' 19" EAST, 284.62 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, CONTINUING ALONG SAID COMMON LINE, 475.89 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1800.00 FEET, A CENTRAL ANGLE OF 15° 08' 53", AND A CHORD WHICH BEARS SOUTH 00° 05' 43" WEST, 474.51 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 46' 18" WEST, DEPARTING SAID COMMON LINE, 188.66 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 13' 42" EAST, 68.37 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 41° 46' 18" WEST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 46' 18" WEST, 95.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 13' 42" WEST, 125.50 FEET TO A POINT FOR CORNER;

THENCE, NORTH 06° 43' 01" WEST, 60.86 FEET TO A POINT FOR CORNER;

THENCE, NORTH 23° 52' 10" WEST, 56.31 FEET TO A POINT FOR CORNER;

THENCE, NORTH 41° 52' 00" WEST, 56.31 FEET TO A POINT FOR CORNER;

THENCE, NORTH 59° 51' 50" WEST, 56.31 FEET TO A POINT FOR CORNER;

THENCE, NORTH 77° 51' 40" WEST, 56.31 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 84° 08' 30" WEST, 56.31 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 66° 08' 40" WEST, 56.31 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 49° 50' 13" WEST, 58.19 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 33° 39' 31" WEST, 136.92 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 78° 38' 25" WEST, 223.48 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 84° 04' 11" WEST, 55.06 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 46' 18" WEST, 340.04 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 15' 00" WEST, 94.99 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.28 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 01' 19", AND A CHORD WHICH BEARS NORTH 41° 45' 39" EAST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, NORTH 02° 24' 47" WEST, 60.01 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 41.40 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 94° 52' 43", AND A CHORD WHICH BEARS NORTH 45° 47' 20" WEST, 36.83 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 19.29 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 04° 05' 36", AND A CHORD WHICH BEARS NORTH 03° 41' 49" EAST, 19.28 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 25.93 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 59° 25' 23", AND A CHORD WHICH BEARS NORTH 35° 27' 18" EAST, 24.78 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 176.36 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 168° 24' 53", AND A CHORD WHICH BEARS NORTH 19° 02' 27" WEST, 119.39 FEET TO A POINT FOR CORNER;

THENCE, NORTH 13° 14' 53" WEST, 12.19 FEET TO A POINT FOR CORNER, ON THE NORTHERLY LINE OF THE AFOREMENTIONED 65.773 ACRE TRACT, SAME BEING THE SOUTHERLY LINE OF THE AFOREMENTIONED 101.719 ACRES;

THENCE, SOUTH 76° 45' 07" WEST, ALONG SAID COMMON LINE, 24.58 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 74° 32' 01" WEST, CONTINUING ALONG SAID COMMON LINE, 122.78 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, WITH SAID COMMON LINE, PASSING AT AN ARC LENGTH OF 29.37 FEET, THE NORTHWEST CORNER OF SAID 65.773 ACRE TRACT, AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID 101.719 ACRES A TOTAL ARC LENGTH OF 172.38 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 875.00 FEET, A CENTRAL ANGLE OF 11° 17' 16", AND A CHORD WHICH BEARS SOUTH 65° 08' 01" WEST, 172.10 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 15' 00" WEST, DEPARTING THE SOUTHERLY LINE OF SAID 101.719 ACRES, 251.23 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 269.63 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1560.00 FEET, A CENTRAL ANGLE OF 09° 54' 11", AND A CHORD WHICH BEARS NORTH 06° 12' 06" WEST, 269.29 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE, SAME BEING ON THE SOUTHERLY LINE OF POMONA PARKWAY STREET DEDICATION NO. 2, A SUBDIVISION OF RECORD IN FILE NUMBER 2019060960, B.C.P.R.;

THENCE, WITH THE SOUTHERLY LINE OF SAID POMONA PARKWAY STREET DEDICATION NO. 2, 70.16 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 114° 50' 48", AND A CHORD WHICH BEARS NORTH 44° 16' 35" EAST, 58.99 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, CONTINUING WITH THE SOUTHERLY LINE OF SAID POMONA PARKWAY STREET DEDICATION NO. 2, PASSING AT AN ARC LENGTH OF 115.29 FEET, THE SOUTHWEST CORNER OF POMONA SECTION 8, A SUBDIVISION OF RECORD IN FILE NUMBER 2018023091, B.C.P.R., 65.773 ACRE TRACT CONVEYED TO MHI PARTNERSHIP, LTD, BY INSTRUMENT OF RECORD IN FILE NUMBER 2021084483 AND CONTINUING ALONG THE COMMON LINE OF SAID POMONA SECTION 8, AND SAID 382.586 ACRES A TOTAL ARC LENGTH OF 474.20 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,560.00 FEET, A CENTRAL ANGLE OF 10° 36' 47", AND A CHORD WHICH BEARS SOUTH 83° 36' 46" EAST, 473.52 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, WITH SAID COMMON LINE, PASSING AT AN ARC LENGTH OF 404.90 FEET, THE SOUTHEAST CORNER OF SAID POMONA SECTION 8, AND THE SOUTHWEST CORNER OF POMONA SECTION 7, A SUBDIVISION OF RECORD IN FILE NUMBER 2017057842, B.C.P.R., AND CONTINUING WITH THE COMMON LINE OF THE SOUTHERLY LINE OF SAID POMONA SECTION 7, AND SAID 382.586 ACRES, A TOTAL ARC LENGTH OF 885.82 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1560.00 FEET, A CENTRAL ANGLE OF 32° 32' 04", AND A CHORD WHICH BEARS NORTH 74° 48' 48" EAST, 873.97 FEET TO A POINT FOR CORNER;

THENCE, NORTH 58° 32' 46" EAST, CONTINUING ALONG THE COMMON LINE OF SAID POMONA SECTION 7, AND SAID 382.586 ACRES, 444.20 FEET TO THE NORTHWEST CORNER OF POMONA SECTION 19, A SUBDIVISION OF RECORD IN FILE NUMBER 2022000516, B.C.P.R.

THENCE, SOUTH 31° 30' 11" EAST, DEPARTING SAID COMMON LINE, ALONG THE WESTERLY LINE OF SAID POMONA SECTION 19, 318.55 FEET TO A POINT FOR CORNER, SAME BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED 16.713 ACRES, SAME BEING ON THE SOUTHERLY LINE OF THE AFOREMENTIONED 101.719 ACRES;

THENCE, SOUTH 58° 29' 49" WEST, DEPARTING THE WESTERLY LINE OF SAID POMONA SECTION 19, ALONG THE NORTHERLY LINE OF SAID 16.713 ACRES, AND THE SOUTHERLY LINE OF SAID 101.719 ACRES, 300.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.564 ACRES OF LAND.

NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS FOR THE STATE OF TEXAS, BRAZORIA COUNTY, AND THE INCORPORATED LIMITS OF THE CITY OF MANVEL.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2022-0251, DATED SEPTEMBER 8, 2023. 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 "LIA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. CORNER MONUMENTS SHALL BE SET AFTER CONSTRUCTION AND BEFORE RECORDED 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, 38.0 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 PARTIALLY IN ZONE "AE", PARTIALLY IN ZONE "X" (SHADED), AND PARTIALLY IN UNSHADED ZONE "XX" OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, MAP NO. 48038C0202K AND BY LETTER OF MAP REVISION BASED ON FILL (LOMR-F) DATED JANUARY 17, 2023, CASE NO. 23-06-0490A. THIS TRACT LIES PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN.
LOTS HAVE BEEN REMOVED FROM THE FLOOD PLAIN AND LIE WITHIN ZONE "X" (SHADED) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY LETTER OF MAP REVISION BASED ON FILL (LOMR-F) DATED JANUARY 17, 2023, CASE NO. 23-06-0490A.
- 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 INCORPORATED LIMITS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICTS NO. 39 AND 40, THE INCORPORATED LIMITS OF THE CITY OF MANVEL, 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 ASHITO 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 APRIL 17, 2023 AND RECORDED IN FILE NO. 2023017853, 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 YARDS 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
- 7TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE MARCH 15, 2021
- 8TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 6, 2021
- 9TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE APRIL 17, 2023
- A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.

FINAL PLAT OF
POMONA SECTION 26

A SUBDIVISION OF 29.564 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, 23, 32, 33, AND 41-44, 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 (B.C.P.R.).

51 LOTS 4 RESERVES (15.191 ACRES) 2 BLOCKS

SEPTEMBER 7, 2023

JOB NO. 2149-4126P

OWNERS:

OWNERS:

MC 288, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TEXAS 77584
PH: 832-336-6271

POMONA LAND, LLC,
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TEXAS 77584
PH: 832-336-6271

OWNERS:

OWNERS:

POMONA PHASE 4, LLC,
A TEXAS LIMITED LIABILITY COMPANY
RUSSELL BYNUM, GENERAL MANAGER-HOUSTON
3129 KINGSLEY DRIVE, SUITE 1340, PEARLAND, TEXAS 77584
PH: 832-336-6271

VPDF POMONA, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR
901 MARQUETTE AVENUE SOUTH, SUITE 3300,
MINNEAPOLIS, MINNESOTA 55404
PH: 952-893-1554

SURVEYOR:

ENGINEER:

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

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Suite 100
Katy, Texas 77449