STATE OF TEXAS COUNTY OF BRAZORIA

POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING SELL BYNUM, GENERAL MANAGER-HOUSTON OF POMONA PHASE 6, LLC, BILLY COMPANY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT

THE DIRECT STREET, THE STREET,

THE PROPERTY OF THE WORLD BY THESE PROSESSYS OF SCHOOL TO THE SECTION OF THE SECT

PRINTER, WE OF HEADY CENTEY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARDS OF THE ADJACE AND FORECOME SUBDIVISION OF KIRPL DEVELOPMENT OF THE ADJACE AND TO THE CONTROL OF THE ADJACE AND THE ADJACE AND

IMUNY HEREIO, POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS THESE PRESENTS TO BE SIGNED BY RUSSELL BYOUN, ITS GENERAL FROUSTON, THEREUNTO AUTHORSPEN THIS 13th DAY OF FEBRUARY 2023.

BY: POMONA PHASE 6, LLC, A TEXAS LIMITED LIABILITY COMPANY BY: MISSELL BYNUM, GENERAL MANAGER-

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY AMPEARED RUSSELL FRIMIN CHIEFE MANAGER-HOITEN OF POINTAIN DHAFF RICH A FEVER INHER INDICATION OF THE PERSON WHOSE NAME IS SUSCEIDED TO THE COMPANY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUSCEIDED TO THE PORPOVES AND CURSULANTIAN ON THE PERSON WHOSE NAME IS SUSCEIDED TO THE PORPOVES AND CURSULANTIAN THEOLY EXPRESSELL AND WITHE CAPACITY THEREIN AND THEREIN SHALLD.

CIMEN UNDER MY HAND AND SEAL OF OFFICE, THIS 13¹¹ DAY OF FEDRUCIA 2023.





THE TOOL COTTE, WHILL ATTOCK STREET, DAVID, A CHIEF AND PAULES OF A LED FAMOUS IN PROTECTIVE CONTINUES OF IN IT. A CHIEF AND PAULES OF A LED FAMOUS IN LID EQUAL DISCUSSION OF A LED FAMOUS OF A CHIEF A LED FAMOUS OF A LID EQUAL DISCUSSION OF A LED FAMOUS OF A LID FAMOUS OF A LID FAMOUS OF LID EXPLORED TO A LITTLE OF THE OFFICE AND PROTECTIVE OF A LID FAMOUS OF A LI

TEXAS CAPITAL BANK, A TEXAS STATE BANK

BY: JOY Mil PRINT NAME: TO M MILLER TITLE: VILL PRESSIPENT

BEFOSE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NOW IN O ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED. TO THE THEORY OF THE PERSON OF THE PERSON

CIVEN UNDER UY HIGHD AND SEAL OF OFFICE. THIS ZANKDAY OF FELDERAY . 2023.





I, RETHY WE MOMENCE, A REGISTERIO PHOTE-SOUTHER, LAND SUPPLYIN OF THE SHALL OF TEXAS, ACTUAL GOURGN'S CHARGE OF THE TROPE OF THE PROPERTY MARK ON THE GROUND WEST MAY SUPPLY CANCELOR OF THE TROPE OF TH

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

Kuin L. Monnoe Ketth W MONBOE D I S REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 4797



BRAZORIA DISTRICT NO. 4 DIOTRICT ENGINEER

THE ABOVE HAVE SCHAFT THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S DROMBERS WHO HAVE REPORTED ALL SHEETS PROVIDED AND FIRMED THAN TO BE OFFICENCE. THE OFFICENCE WITH THE DISTRICT'S TRUET, RECOMMENDATION, AND CHARLESS, THE OFFICENCE AND PLANS AND CHARLESS. THE CALCULATION SET OFFICENCE AND CHARLESS AND CH

ANNING, DEVELOPMENT, AND ZONING COMMISSION

IS IS TO CERTEY THAT THE PLANNING, DEVELOPMENT AND ZOWING COMMISSION OF THE CITY MANCAL, TRUSK, NEW APPROVED THE FLOT OF HEIRY DONE CHEEKET REDICTION NO. 3 IN THE PLAN OF THE SILL OF HEIR SILL OF HEIRY SILL OF HEIR SILL OF HEIR SILL OF HEIR SILL OF HEIR SILL OF HEIRY SILL OF HEIR SILL OF HE

STREET NAME ROW WIDTH LENGTH (ft) LENGTH (mi) Kirby Drive Pecan Drive ,415.86' 181.48' 0.0344

Total Pages: 2 Ell Brunt Brown, introver Exploration And High Ell

- 1. THIS PLAT HAS BEEN PREPARED TO MEET THE RE
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2022-0294, DATED FEDRINGEY 24,2025, THE SURVEYOR HAS NOT ABSTRACTIVE ADDRESS PROVIDED FOR 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 DINDING BY AN ADJUSTMENT FACTOR OF 0.9986547.
- FIVE BUTTITS INCH (3/07) INCH ROUS INTEE FEEL (3) IN LEWITH THIN A FUSIOU. CAMMINED "LIN SOUTCE," WILL BE OFF ON ALL PERMETER BOUNDARY CONTENS. CORNERS MANABLEME WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATION SUBDIMENSION DIST.
- THE PROPERTY OF THE PROPERTY O DLEV. = 71.52 FEET.
- BDD4 BENCHMARK, A BRASS DIEK STAMPED "MU 1" SET ON THE DOWNSTREAM SIDE OF A CONCRETE BRIDGE AT COUNTY ROAD 84 AND MUSTANC BAYOU AT STREAM CENTERLINE, EAST SIDE OF COUNTY ROAD 84, IN KEY MAP 652D NEAR LIMIT DIDG-CO-CO.
- 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 NORTHEAUX LOGG OF PAVAMENT OF CUDINITY NORD 101.
- 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. 40039C02020. THIS TRACT LIES PARTIALLY WITHIN THE 100-YEAR FLOODPLAN. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REPLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. PLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- 10. ANY CONSTRUCTION PROPOSED TO SE RESILLED WITHIN A PROPERTY ESSENSIT WITH PROPERTY OF THE PROPERTY PROPERTY OF
- 11. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANYEL AND BRAZONIA DRAINAGE DISTRICT NO. 4.
- 12. THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 40, THE CITY OF MANNEL ETJ, ALVIN INDEPENDENT SCHOOL DISTRICT AND BRAZORIA DRAIMAGE DISTRICT NO. 4. AT THE TIME OF PLATING.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANYEL AND ASSHIP SITE DISTANCE, REQUIREMENTS FOR MOTORISTS.
- 14. BOUNDARY CLOSURE CALCULATIONS IS AT LEAST 1:15,000.

 15. SIDDINUKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A RILIDING PERMIT FOR EACH TRACT OR LOT.
- 16. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY PD&Z, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMERCED WITHIN THE TWO-TEAR INITIAL PERIOD OF THE ONE YEAR EXTENSION PERIOD GRANTED BY PD&Z.
- THEROO OR THE ONE YEAR COTTERIOR PERIOD GRAVITED OF TROLE.

 "J. BUILDING DEPTIS WILL NOT BE SCRIED HIRT ALL SCORE GRAVATE ADMINISTRATING, WHICH MAY NOLLIDE CETERITION FORCES, HAVE ESEN CONSTRUCTED.

 AN TREE ARE NO PRESIDENCE OF PRESIDENCE WHITH THE GRAVIDANCY OF THE RAT.

 19. THE DEVELOPMENT REQUILITIONS AND FERRILLS WERE REQUIRED ON ALL PROPERTY.

 20. THE FOLIOWING DEVELOPMENT AGREDMENTS WITH THE CITY OF MANNEL APPLY TO THIS FLAT.
- - DEVELOPMENT AGREEMENT, FFFECTIVE MARCH 13, 2006
- TO THE DEVELOPMENT AGREEMENT, EFFECTIVE SEPTEMBER 9, 2013
 SHO ARCHMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE SEPTEMBER 9, 2013
 SHO ARCHMENT TO THE DEVELOPMENT AGREEMENT, DETECTIVE ARCHMENT 28, 2016
 AND ARCHMENT TO THE DEVELOPMENT AGREEMENT, FFFECTIVE LIGHT 22, 2016
 ATH AMENDMENT TO THE DEVELOPMENT AGREEMENT, FFFECTIVE ARCHMENT 22, 2016
- 5TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE JUNE 4, 2018
- 6TH AMENDMENT TO THE DEVELOPMENT AGREEMENT, EFFECTIVE DECEMBER 16, 2019
- OH AMERICANIENT TO THE DEVILOPMENT AMERICANT, EFFECTIVE DECEMBER 10, 2019

 7TH AMERICANIENT TO THE DEVILOPMENT AMERICANT, EFFECTIVE MARCH 16, 2021

 8TH AMERICANT TO THE DEVILOPMENT AMERICANT, EFFECTIVE DECEMBER 6, 2021

 21. A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.
- 20 ME FOOT RECEIVE DEDICATE TO THE FUGUE IN TEC AS A BUTTER SEPARATION ENTWERN COMMITTED THE SEPARATION FRANCISCO THE ASSOCIATION FOR THE SEPARATION FRANCISCO THE SERVICE OF RESIDENCE OF A SECONDARY OF

23. THIS PLAT LIES OUTSIDE OF THE LIMITS OF MUSTANO BAYOU.

BETTA 454, ARES, OF UND LOCATION IN THE 41.4 BETA CO. SIRVEY, SCITION OF LOSS AS A STATE OF THE AREA O

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVE" PREVIOUSLY SET THE SOUTHEAST COMMER OF THAT CERTAIN CALLED 34,283 ACRE TRACT CONVEYED TO MHI THERSHIP, LTD. 87 INSTRUMENT OF RECORD IN FILE NUMBER 2021084483, B.C.O.P.R., AND THE SOUTHERLY LINE OF SAID 107.709 ACRES,

THENCE, ALONG THE EAST LINE OF SAID 34.293 ACRES, THE FOLLOWING FIVE (5) COURSES;

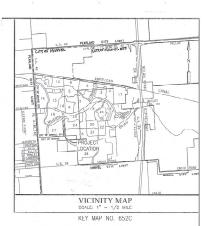
- NORTH 03' 15' 00" WEST. DEPARTING SAID SOUTHERLY LINE, 605.11 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A CURVE:
- 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A MADUS OF 25.00 FEET, A CENTRAL ANGLE OF 90' 00' 00', AND A CHORD WHICH BEARS NORTH 48 15' 00' WEST, 33.64 FEET TO A 5/8-IRCH INON MOD WITH CAP STAMPED "LIA SURVEY PREMIOUSLY SET FOR COMMENT.
- 3. NORTH 03" 15" 00" WEST, 00.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A CURVE;
- 4. 39.27 FEET ALONG THE ARC OF A MON-TANGENT CURVE TO THE LEFT, HAWNS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90'00'00', AND A CHORD WHICH BEARS NORTH 41' 45' 00' FAST, 33.36 FEET TO A 5.98-INCH IRON ROD WITH CAP STAMPET 11.3. SURVEY PREZVOUSLY SET FOR CORNERS.
- NORTH 03' 15' 00" WEST, 670.73 FEET TO A POINT FOR CORNER;
- THENCE, NORTH 86" 45" 00° EAST, DEPARTING THE EAST LINE OF SAID 34.293 ACRES, 120.00 FEET TO A POINT FOR CORNER; THENCE, SOUTH 03' 15' 00" EAST, 077.10 FEET TO A POINT FOR CORNER, THE BECOMMING OF A CURVE.
- THIS SEC. SEC. SET A LOVE THE ARC OF A TAMOSTIC CURRY. TO THE FIFT HANDS A BROWLE OF 75 TO THE FIFT HANDS A BROWLE OF 75 TO THE THE THINK A STATE OF THE THE THINK A CHORD MACHINE CORRECT TO THE THE THINK A CHORD MACHINE CORRECT TO THE THINK A CHORD MACHINE CORRECT THE CORRECT

THENCE, SOUTH 06' 15' 19" WEST, ALONG SAID WESTERLY LINE, 90.03 FEET TO A 5/8-MICH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREXVOUSLY SET FOR A WESTERLY CORNER OF SAID 65.773 ACRE 18ACT, THE BEGINNING OF A CURVE;

THENCE, 44.10 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LETT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 101" 04" 22", AND A CHORD WHICH DEARS SOUTH 47" 17" 11" WEST, 38.60 FEET TO A POINT FOR CORNECT.

THENCE, SOUTH 03" 15" 00" EAST, 596.68 FEET TO A POINT FOR CORNER ON THE SOUTHFRIY INF OF THE AFOREMENTIONED 107.789 ACRE TRACT:

THENCE, SOUTH 86" 46" 18" WEST, ALONG THE SOUTHERLY LINE OF SAID 107.789 ACRES, 120.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.043 ACRES OF LAND;



- ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EXEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
- PERMANENT STRUCTURES, INCLIDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT RE ERECTED IN A DRAINAGE EASEMENT. ACCESS EASEMENT. OR FEE STRIP.
- 3. MANTENNACE OF SETEMBON FACILITIES IS THE SALE RESPONSIBILITY OF THE OWNER OF MANTENNACE OF SETEMBON FACILITIES IS THE SALE RESPONSIBILITY OF THE OWNER OF MAN COOSMINGTOR BY THE DISTRICT, ON SAID RESPONSE, FACILITIES CONSTRUCTED BY THE DISTRICT, ON SAID RESPONSE OF THE SALE RESPONSIBILITY OF THE OWNER OF THE OWNER OWNER OF THE OWNER OWNER OF THE OWNER OWNE
- CONTRACTOR SHALL MOTHEY THE DISTRICT'S INSPECTOR AT LEAST FORTY-EIGHT (48) HOURS REFORE REGINNING WORK AND TWENTY-FOLIR (24) HOURS REFORE PLACING ANY CONCRETE.

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 HE DISTRIPTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.

- APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MANITEMANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% CERLINATION OF THE CRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
- THE FINAL DIMANICE FLAN AND THAIL THAIL.

 SOMMER EXCEPTION AND THAIL THAIL THAIL TO BE FOR EXCEPTION TO SOME AND THE PLANT AND THE PLANT AND THAIL THA
- 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.
- 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.
- 12.4L SHAULEY PARK AND PAIRS SHALL BY A CONFIGURACY BY THE SCHIEFTY SHALL BY CONFIGURATE THE RESTRICTY SHALL BY CONFIGURATE AND PAIRS AND ADMINISTRATION OF THE STRICTY SHALL BY CONFIGURATE PAIRS AND ADMINISTRATION OF THE SHALL BY CONFIGURATE CONCESS FOR WHITE CONFIGURATION OF THE PAIR OF THE PAIR

FINAL PLAT OF KIRBY DRIVE STREET DEDICATION NO. 3

A SUDDINGION OF 4.043 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALIMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 23, 24, 28 MD 26 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

FEBRUARY 2, 2023

JOB NO. 2149-8008F

OWNER: POMONA PHASE 6, LLC

A TEXAS LIMITED LIABILITY COMPANY RUSSELL BYNUM, GENERAL MANAGER-HOUSTON 4545 POMONA PARKWAY, MANVEL, TEXAS 77578 PH: 832–336–6271

SURVEYOR:

 LJA Surveying, Inc.
 J

 3600 W. Sam Houston Parkway S.
 Phone 713,953,5200

 Sulle 175
 Fax 713,953,5026

 Houston, Texas 7/042
 T.B.P.E.L.S. Firm No. 10194382

ENGINEER:

[] LJA Engineering, Inc. Suite 100 Katy, Texas 77449 Fax 713.953.5026 FRN-F-1386 SHEET 1 OF 2

