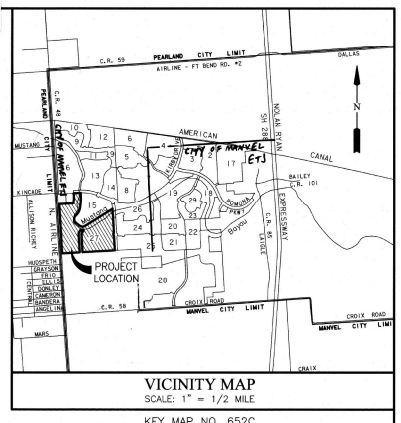


STATE OF TEXAS COUNTY OF BRAZORIA WE, VPFF POMONA, LLC, A DELAWARE LIMITED LIABILITY COMPANY...

BEING 85.448 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A. 'PLANNED SURVEY', BRAZORIA COUNTY, TEXAS...



FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES...

BEING 2.722 ACRES TRACT (DESCRIBED AS PART 2), CONVEYED TO POMONA PHASE 3, L.L.C. BY INSTRUMENT OF RECORD IN FILE NUMBER 201907775...

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

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES...

THENCE, NORTH 03° 18' 17" WEST, ALONG THE WEST LINE OF SAID 5.259 ACRE TRACT AND THE EAST LINE OF SAID 2.722 ACRE TRACT...

- BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES: 1. ANY GOVERNMENT BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS NOTIFIED...

STATE OF MINNESOTA COUNTY OF MAHANNA I, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRENDAN BOSMAN...

THENCE, ALONG THE EASTERLY LINE OF SAID 3.561 ACRE TRACT, THE FOLLOWING THREE (3) COURSES: 1. NORTH 04° 54' 05" EAST, 214.71 FEET TO A POINT FOR CORNER...

- 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...

IN TESTIMONY HERETO, VPFF POMONA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, POMONA PHASE 3, L.L.C. A TEXAS LIMITED LIABILITY COMPANY...

THENCE, ALONG THE SOUTHERLY LINE OF SAID POMONA PARKWAY STREET DEDICATION NO. 3, THE FOLLOWING TWO (2) COURSES: 1. NORTH 86° 48' 18" EAST, 268.19 FEET TO A POINT FOR CORNER...

- 4. CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTY-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...

STATE OF TEXAS COUNTY OF DALLAS BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN CARLOCK...

THENCE, ALONG THE PERIMETER OF SAID POMONA SECTION 15, THE FOLLOWING TEN (10) COURSES: 1. SOUTH 03° 18' 17" WEST, 193.23 FEET TO A POINT FOR CORNER...

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAN OF POMONA SECTION 27...

WE, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS POMONA PHASE 3, L.L.C. A TEXAS LIMITED LIABILITY COMPANY...

THENCE, ALONG THE EASTERLY LINE OF SAID 34.293 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES: 1. 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET...

THENCE, SOUTH 03° 15' 00" EAST, PASSING AT 316.49 FEET, THE NORTHEAST CORNER OF THE AFOREMENTIONED 34.293 ACRE TRACT...

STATE OF TEXAS COUNTY OF HARRIS BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEITH W. MONROE...

THENCE, ALONG THE WEST LINE OF SAID 34.293 ACRES, 146.52 FEET TO A POINT FOR CORNER; 2. NORTH 03° 12' 16" WEST, ALONG THE WEST LINE OF SAID 34.293 ACRES, 633.50 FEET...

THENCE, SOUTH 86° 48' 18" WEST, ALONG THE SOUTHERLY LINE OF SAID 34.293 ACRE TRACT, 1,390.36 FEET TO A POINT FOR CORNER...

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT...

THENCE, SOUTH 86° 48' 18" WEST, ALONG THE SOUTHERLY LINE OF SAID 34.293 ACRE TRACT, 1,390.36 FEET TO A POINT FOR CORNER...

THENCE, SOUTH 86° 48' 18" WEST, ALONG THE SOUTHERLY LINE OF SAID 34.293 ACRE TRACT, 1,390.36 FEET TO A POINT FOR CORNER...

THE INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED AND SEALED BY ME...

APPROVED BY THE BOARD OF COMMISSIONERS ON OCTOBER 18, 2022

FINAL PLAT OF POMONA SECTION 27

A SUBDIVISION OF 85.448 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAJUE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS...

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED...

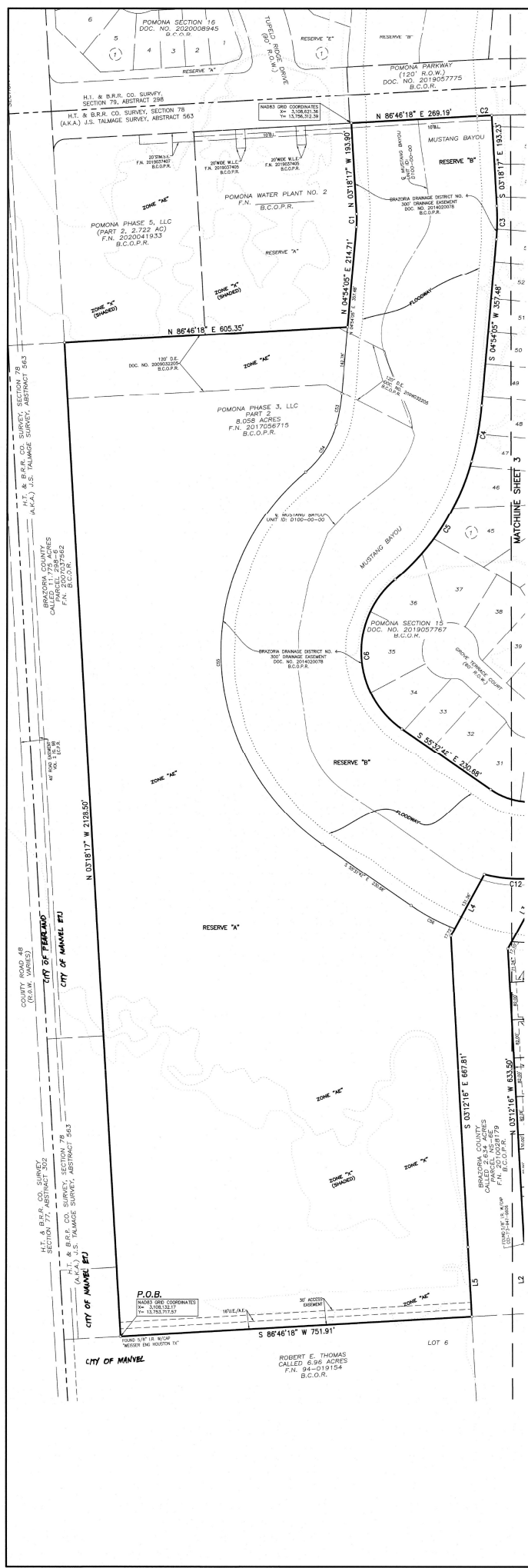
OWNERS: VPFF POMONA, LLC A DELAWARE LIMITED LIABILITY COMPANY BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR

OWNERS: POMONA LAND, LLC, POMONA PHASE 3, L.L.C., POMONA PHASE 4, L.L.C., POMONA PHASE 6, L.L.C., A TEXAS LIMITED LIABILITY COMPANY

BDD4 REF. ID #22-00077

LJA Surveying, Inc. 3000 W. Dan I Houston Parkway D. Phone: 713.953.2000

LJA Engineering, Inc. 194 W. O'Connell Parkway Suite 100 Phone: 713.953.5028



- 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 CHARTER TITLE COMPANY, ORDER NO. 2022-0022, DATED OCTOBER 13, 2022. THE SURVIVOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONING CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99886547.
 - 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 MARKER SHALL BE SET AT ALL PRIMER BOUNDARY CORNERS. CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.
 - BENCHMARK: A BRASS DISK STAMPED M 668 RESET, LOCATED 2.35 MILES NORTHEASTERLY ALONG F.M. 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 IN ARCOLE, AND APPROXIMATELY 0.42 MILE SOUTH WESTERLY FROM THE CENTERLINE OF THE AMERICAN CANAL, AND F.M. 521, AT THE INTERSECTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEAVILY-WEAR SURFACE, 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 HEAVILY-WEAR, 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-11" 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 6520 NEAR UNIT 0100-00-00.
 - B170 = 451.71 FEET NORTH-88.08 (0991 ADJ.) (451.14 FEET FROM NORTH-79 (1978 ADJ.))
 - T89 INDICATES TEMPORARY BENCHMARK: A BRASS DISK IN CONCRETE LOCATED 8.4 - 8.07 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 289 AND 4'-1/2" 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101.
ELEV. = 63.64 FEET, NGVD-29 (1978 ADJ.)
 - THIS TRACT LIES IN ZONE "K" ZONE "K" (SHADED) AND ZONE "M" OF THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP REVISED DECEMBER 30, 2020, AND APPROXIMATELY 0.42 MILE SOUTH WESTERLY FROM THE CENTERLINE OF THE AMERICAN CANAL, AND F.M. 521, AT THE INTERSECTION OF DALLAS ROAD, SET IN THE TOP OF A CONCRETE HEAVILY-WEAR SURFACE, 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 HEAVILY-WEAR, AND IS APPROXIMATELY LEVEL WITH THE HIGHWAY AND THE ROAD.
ELEV. = 71.52 FEET, NGVD-29 (1978 ADJ.)
 - T89 INDICATES TEMPORARY BENCHMARK: A BRASS DISK IN CONCRETE LOCATED 8.4 - 8.07 FEET WEST OF THE SOUTH BOUND SERVICE ROAD OF STATE HWY 289 AND 4'-1/2" 55 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF COUNTY ROAD 101.
ELEV. = 63.64 FEET, NGVD-29 (1978 ADJ.)
 - 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. ANY CONSTRUCTION OF A PROPERTY EASEMENT WITHIN A PROPERTY EASEMENT MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED CONSTRUCTION INSTALLED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT OR TO REMOVE ANY CONSTRUCTION INSTALLED WITHIN AN EASEMENT SHALL BE THE RESPONSIBILITY OF THE PRIVATE ENTITY.
 - THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN (3) 12 INCHES ABOVE FINISHED GRADE.
 - ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
 - THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 40, THE CITY OF MANVEL, AND AN 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 INDEPENDENT SCHOOL DISTRICT, AND BRAZORIA DRAINAGE DISTRICT NO. 4, AT THE TIME OF PLATTING.
 - BOUNDARY LINES, 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 PR&I, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR PERIOD OR THE ONE-YEAR EXTENSION PERIOD PROVIDED BY PD&Z.
 - THE MINIMUM SETBACK AND MINIMUM LOT FRONTAGE REQUIREMENTS ARE BASED ON THE MASTER PLAT WHICH INCLUDES THE ENTIRE TRACT WITHIN THE SECOND AMENDMENT TO DEVELOPMENT AGREEMENT EFFECTIVE JANUARY 26, 2015 AND RECORDED IN FILE NO. 2015050956, B.C.O.P.R.
 - FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 20 FEET FOR FRONT BUILDING LINE AND 25 FEET FOR GARAGES, 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 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
A 2-YEAR MAINTENANCE BOND WILL BE REQUIRED FOR CONSTRUCTED IMPROVEMENTS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 03°15'00" E	90.00'
L2	N 03°15'45" W	148.52'
L3	N 28°36'44" E	176.53'
L4	S 28°36'44" W	149.10'
L5	S 03°15'45" E	148.50'
L6	N 18°15'24" W	11.99'
L7	N 89°47'44" E	30.00'
L8	N 48°14'21" E	3.00'
L9	N 41°47'01" E	11.00'
L10	S 03°12'16" E	88.90'
L11	N 83°08'42" W	48.93'
L12	N 12°52'12" E	38.78'
L13	N 89°45'00" E	110.00'
L14	N 89°45'00" E	110.00'
L15	N 41°45'00" E	14.14'
L16	N 69°04'56" W	12.09'
L17	S 48°13'17" W	39.57'
L18	N 31°53'40" W	85.09'
L19	N 12°52'12" E	38.78'
L20	N 18°52'54" E	6.15'
L21	N 78°38'11" E	22.82'
L22	N 31°53'40" W	5.00'
L23	N 31°53'40" W	10.00'
L24	S 48°13'17" E	14.14'
L25	N 89°45'00" E	124.40'
L26	S 10°48'32" E	78.71'
L27	S 19°58'00" E	78.26'
L28	S 07°50'57" E	63.14'
L29	S 49°13'39" E	40.99'
L30	N 41°45'39" E	38.28'
L31	S 89°45'00" W	30.00'
L32	S 03°15'00" E	20.00'
L33	S 89°45'00" W	20.00'
L34	N 03°15'00" W	19.90'
L35	N 50°02'20" E	164.42'
L36	N 89°45'00" E	54.23'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	BEARING	CHORD
C1	200.00'	81°22'22"	28.64'	N 00°47'54" E	28.62'	
C2	1740.00'	1°00'52"	30.81'	N 87°16'45" E	30.81'	
C3	500.00'	81°22'22"	71.61'	S 00°47'54" W	71.65'	
C4	675.00'	107°17'16"	121.20'	S 10°02'43" W	121.04'	
C5	500.00'	37°02'56"	305.89'	S 32°42'49" W	301.11'	
C6	200.00'	109°46'09"	369.25'	S 02°02'12" E	319.00'	
C7	150.00'	49°20'58"	173.70'	S 88°45'11" E	164.16'	
C8	1175.00'	2°19'22"	47.66'	N 59°16'03" E	47.66'	
C9	1440.00'	0°57'38"	24.14'	S 07°43'49" E	24.14'	
C10	34.00'	89°00'00"	59.97'	E 41°47'00" W	59.96'	
C11	25.00'	90°00'00"	39.27'	S 41°45'00" E	35.36'	
C12	200.00'	29°59'24"	6.98'	N 89°37'14" W	134.92'	
C13	600.00'	1°02'02"	157.50'	N 10°46'13" W	157.00'	
C14	55.00'	90°01'19"	86.41'	S 41°45'39" W	77.90'	
C15	55.00'	90°01'20"	86.42'	N 41°45'39" W	77.90'	
C16	600.00'	1°04'59"	105.59'	N 88°11'12" E	105.45'	
C17	600.00'	2°19'14"	244.21'	N 12°13'33" W	242.53'	
C18	25.00'	90°00'00"	39.27'	S 41°45'00" W	35.36'	
C19	200.00'	29°59'24"	6.98'	N 89°37'09" W	134.92'	
C20	600.00'	1°02'02"	157.50'	N 10°46'13" W	157.00'	
C21	25.00'	30°30'00"	13.31'	N 77°58'39" W	13.15'	
C22	25.00'	21°51'00"	9.53'	S 79°50'48" W	9.48'	
C23	60.00'	13°43'25"	14.04'	N 48°12'59" W	110.35'	
C24	25.00'	21°51'00"	9.53'	S 07°43'14" E	9.48'	
C25	60.00'	29°23'43"	264.63'	S 56°45'25" E	66.53'	
C26	25.00'	2°23'57"	31.89'	S 39°13'59" W	29.70'	
C27	25.00'	90°01'20"	39.28'	S 48°12'59" E	35.36'	
C28	25.00'	90°01'19"	39.28'	N 41°45'39" E	35.36'	
C29	25.00'	89°58'41"	39.28'	N 48°14'21" E	35.35'	

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	BEARING	CHORD
C30	630.00'	10°54'58"	110.87'	N 89°11'12" W	110.13'	
C31	25.00'	49°40'47"	21.68'	S 72°00'54" W	21.00'	
C32	60.00'	27°03'14"	292.54'	N 06°51'58" E	17.65'	
C33	25.00'	49°40'47"	21.68'	S 58°18'19" E	21.00'	
C34	570.00'	10°54'59"	100.31'	S 88°11'12" E	100.18'	
C35	25.00'	92°01'11"	140.57'	N 49°22'43" E	36.22'	
C36	570.00'	11°16'28"	112.46'	N 17°44'07" W	112.31'	
C37	25.00'	57°00'23"	23.13'	N 43°53'32" E	22.31'	
C38	60.00'	27°03'14"	292.42'	N 69°12'47" E	77.70'	
C39	34.00'	89°00'00"	59.97'	E 09°58'00" W	18.84'	
C40	630.00'	12°13'00"	135.89'	S 11°49'52" E	135.62'	
C41	25.00'	87°07'08"	38.27'	S 49°24'31" E	34.62'	
C42	25.00'	90°01'19"	39.28'	N 41°45'39" E	38.36'	
C43	570.00'	9°41'56"	364.49'	N 08°05'58" W	96.37'	
C44	25.00'	92°01'11"	140.57'	N 39°25'48" W	22.27'	
C45	60.00'	27°03'14"	292.41'	N 73°46'09" E	77.70'	
C46	25.00'	49°53'00"	20.48'	S 09°58'28" W	19.89'	
C47	630.00'	10°15'00"	110.71'	S 09°22'31" E	110.56'	
C48	25.00'	90°00'00"	39.27'	S 49°13'05" E	35.36'	
C49	25.00'	89°58'41"	39.28'	S 48°14'21" E	35.35'	
C50	25.00'	90°01'19"	39.28'	S 41°45'39" W	35.36'	
C51	25.00'	90°01'20"	39.28'	N 48°12'59" W	35.36'	
C52	25.00'	89°58'39"	39.28'	N 41°47'01" E	35.35'	
C53	25.00'	101°17'16"	67.33'	S 10°02'43" W	67.24'	
C54	200.00'	39°29'56"	123.54'	S 32°42'48" W	120.45'	
C55	500.00'	109°46'09"	663.13'	S 07°59'12" E	297.90'	
C56	450.00'	17°39'47"	106.00'	S 52°17'35" E	105.70'	
C57	450.00'	38°56'07"	200.90'	S 78°34'31" E	285.09'	

**FINAL PLAT OF
POMONA SECTION 27**

A SUBDIVISION OF 85.449 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALLMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1-6, 11-16 AND 22-26 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOUSING COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

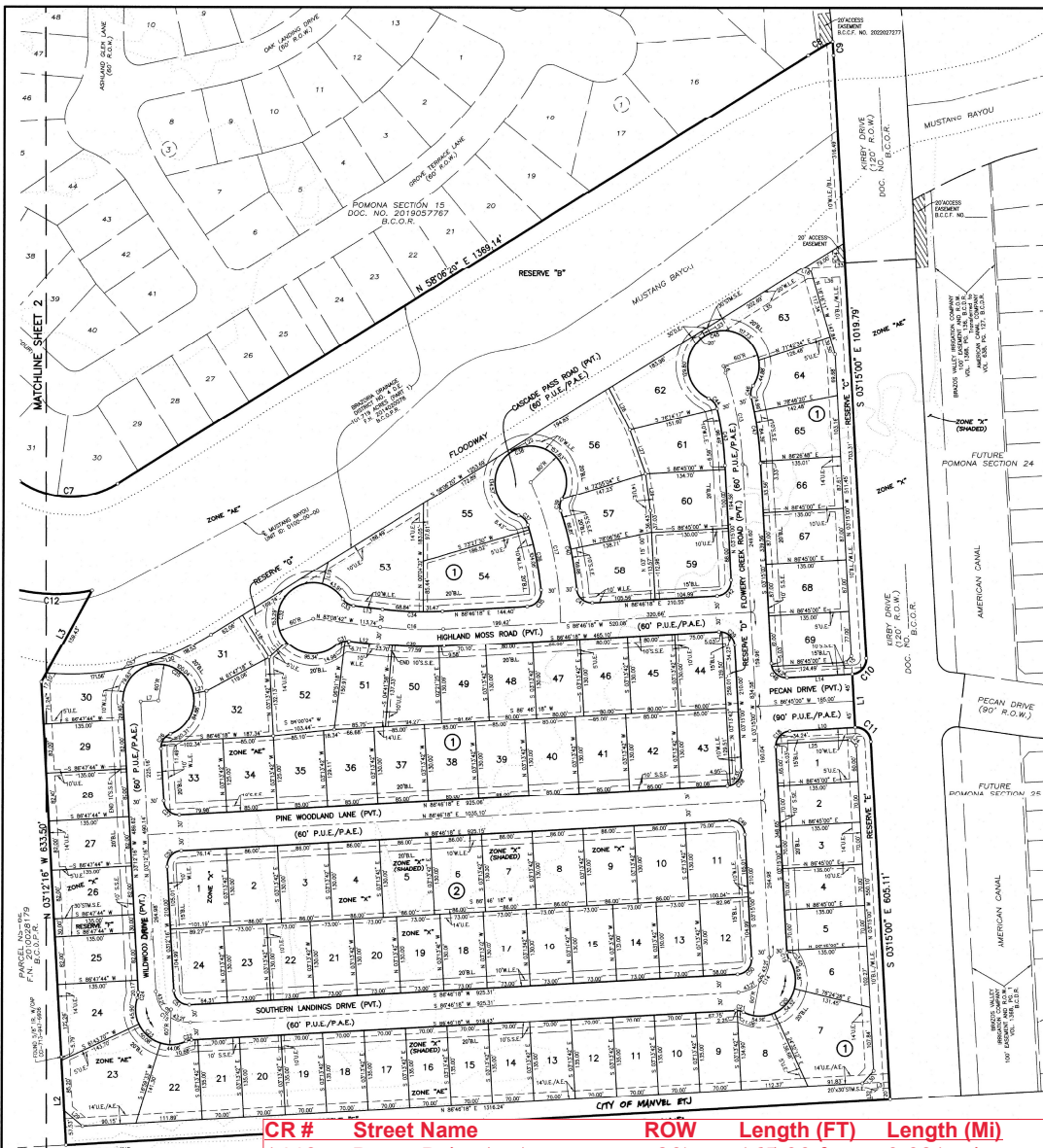
93 LOTS 7 RESERVES (53.402 ACRES) 2 BLOCKS
OCTOBER 18, 2022 JOB NO. 2149-4127P

OWNERS:
VPDF POMONA, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR
901 MARQUETTE AVENUE SOUTH, SUITE 3300,
MINNEAPOLIS, MINNESOTA 55404
(P)952.893.1554

OWNERS:
POMONA LAND, LLC,
POMONA PHASE 3, LLC,
POMONA PHASE 4, LLC,
POMONA PHASE 6, LLC,
A TEXAS LIMITED LIABILITY COMPANY
3000 CREEK BOULEVARD, DALLAS, TEXAS 75219
PH: 972-201-2919

SURVEYOR: **LJA Engineering, Inc.**
3650 W. Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone: 713.673.6700
Fax: 713.683.8028
T.B.E.P.L.S. Firm No. 10194382

ENGINEER: **LJA Engineering, Inc.**
1901 W. Grand Parkway North
Suite 1000
Katy, Texas 77449
Phone: 713.683.6200
Fax: 713.683.8028
FRN-F1386



BLOCK 1		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	5,399	70.00'
2	5,445	70.00'
3	8,450	70.00'
4	8,450	70.00'
5	8,450	70.00'
6	13,883	72.00'
7	20,124	77.96'
8	11,109	73.45'
9	8,450	70.00'
10	8,450	70.00'
11	8,450	70.00'
12	8,450	70.00'
13	8,450	70.00'
14	8,450	70.00'
15	8,450	70.00'
16	8,450	70.00'
17	8,450	70.00'
18	8,450	70.00'
19	8,450	70.00'
20	8,450	70.00'
21	8,450	70.00'
22	11,538	71.95'
23	20,013	70.98'
24	13,395	84.00'
25	11,070	82.00'
26	11,070	82.00'
27	11,070	82.00'
28	11,070	82.00'
29	11,070	82.00'
30	11,865	83.02'
31	11,853	83.36'
32	14,623	112.75'
33	12,979	104.87'
34	10,625	85.00'
35	10,800	85.00'
36	11,042	85.00'
37	11,050	85.00'
38	11,050	85.00'
39	11,050	85.00'
40	11,050	85.00'
41	11,050	85.00'
42	11,050	85.00'
43	11,048	85.00'
44	10,399	80.00'
45	10,400	80.00'
46	10,400	80.00'
47	10,400	80.00'
48	10,400	80.00'
49	10,400	80.00'
50	11,384	80.15'
51	11,832	80.19'
52	16,098	122.50'
53	20,022	117.68'
54	20,902	124.75'
55	16,910	126.24'
56	18,481	140.94'
57	13,430	88.31'
58	13,580	86.24'
59	14,554	112.49'
60	13,148	100.00'
61	12,968	99.20'
62	14,551	119.10'
63	18,287	131.25'
64	12,833	91.50'
65	12,879	87.20'
66	11,376	87.00'
67	11,745	87.00'
68	11,745	87.00'
69	11,694	87.00'

BLOCK 2		
LOT NO.	SQ.FT.	LOT WIDTH AT B.L.
1	13,077	100.84'
2	11,180	86.00'
3	11,180	86.00'
4	11,180	86.00'
5	11,180	86.00'
6	11,180	86.00'
7	11,180	86.00'
8	11,180	86.00'
9	11,180	86.00'
10	11,180	86.00'
11	11,180	86.00'
12	11,180	86.00'
13	11,180	86.00'
14	11,180	86.00'
15	11,180	86.00'
16	11,180	86.00'
17	11,180	86.00'
18	11,180	86.00'
19	11,180	86.00'
20	11,180	86.00'
21	11,180	86.00'
22	11,180	86.00'
23	11,180	86.00'
24	11,474	88.81'

CR #	Street Name	ROW	Length (FT)	Length (Mi)
1443	Pecan Drive (ext)	90'	165.00 ft.	0.031 mi.
1485	Southern Landings Drive	60'	1098.14 ft.	0.208 mi.
1484	Pine Woodland Lane	60'	1035.10 ft.	0.196 mi.
1483	Highland Moss Road	60'	799.99 ft.	0.152 mi.
1486	Wildwood Drive	60'	580.14 ft.	0.110 mi.
1481	Cascade Pass Road	60'	304.21 ft.	0.058 mi.
1482	Flowery Creek Road	60'	1064.07 ft.	0.202 mi.

LOT SIZES	40'x110'	42'x107'	45'x107'
SECTION 1
SECTION 2
SECTION 3
SECTION 4
SECTION 5
SECTION 6
SECTION 7
SECTION 8
SECTION 9
SECTION 10
SECTION 11
SECTION 12
SECTION 13
SECTION 14
SECTION 15
SECTION 16
SECTION 17
SECTION 18
SECTION 19
SECTION 20
SECTION 21
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SECTION 56
SECTION 57
SECTION 58
SECTION 59
SECTION 60
SECTION 61
SECTION 62
SECTION 63
SECTION 64
SECTION 65
SECTION 66
SECTION 67
SECTION 68
SECTION 69
TOTAL LOTS	124 LOTS	98 LOTS	98 LOTS
TOTAL LOTS	124 LOTS	98 LOTS	98 LOTS

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE
A	27.655	1,204,639	RESTRICTED TO LANDSCAPE/LAKE/DETENTION/AMENITY	BOMUD 40
B	23.502	1,023,737	BRAZORIA DRAINAGE DISTRICT NO. 4 DRAINAGE EASEMENT	BOMUD 40
C	0.543	23,647	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
D	0.113	4,944	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
E	1.373	59,797	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
F	0.093	4,050	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
G	0.123	5,346	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOA
TOTAL	53.402	2,326,160		

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
 P.U.E. INDICATES PUBLIC UTILITY EASEMENT
 P.A.E. INDICATES PERMANENT ACCESS EASEMENT
 PVT. INDICATES PRIVATE

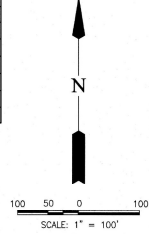
**FINAL PLAT OF
 POMONA SECTION 27**

A SUBDIVISION OF 85.449 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 1-6, 11-16 AND 22-26 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.

93 LOTS 7 RESERVES (53.402 ACRES) 2 BLOCKS
 OCTOBER 18, 2022 JOB NO. 2149-4127P

OWNERS:
VPDF POMONA, LLC
 A DELAWARE LIMITED LIABILITY COMPANY
 BRENDAN BOSMAN, SENIOR MANAGING DIRECTOR
 901 MARQUETTE AVENUE SOUTH, SUITE 3300,
 MINNEAPOLIS, MINNESOTA 55404
 (P)952.893.1554

OWNERS:
POMONA LAND, LLC,
POMONA PHASE 3, LLC,
POMONA PHASE 4, LLC,
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



LJA Surveying, Inc.
 3600 W. Sam Houston Parkway S. Phone 713.953.5200
 Suite 175 Houston, Texas 77042 Fax 713.953.5028
 T.B.P.E.L.S. Firm No. 10194382

LJA Engineering, Inc.
 1904 W. Grand Parkway North Phone 713.953.5200
 Suite 100 Houston, Texas 77042 Fax 713.953.5028
 Kaly, Texas 77448 FPN-V-1386

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 Brazoria County - Joyce Hudson, County Clerk
 MAY 18 2023 10:28 AM
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