



POMONA

BY HILLWOOD COMMUNITIES

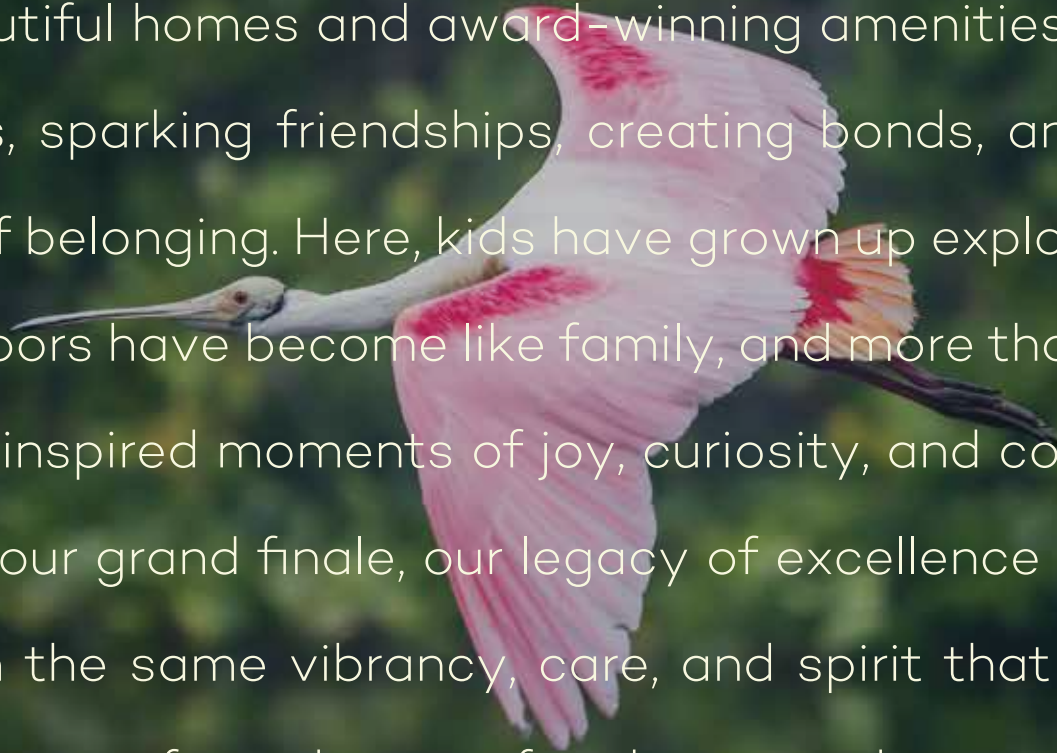


A DECADE OF *Inspired Living*



A Decade of Excellence

As one of Houston's most celebrated master planned communities, Pomona has delivered on its promise of something extraordinary. Beyond beautiful homes and award-winning amenities, Pomona has shaped lives, sparking friendships, creating bonds, and fostering a true sense of belonging. Here, kids have grown up exploring trails and parks, neighbors have become like family, and more than 300 events a year have inspired moments of joy, curiosity, and connection. And as we enter our grand finale, our legacy of excellence will be carried forward with the same vibrancy, care, and spirit that have defined our every moment from the very first home to the very last beautiful new home sold.





LIFESTYLE

WHERE LIFE TAKES CENTER STAGE

At Pomona, community runs deep and traditions run strong. Here, time slows down just enough to appreciate the charms of the bayou and the moments that make life rich.

Testimonials

Our Lifestyle Manager has left a lasting impression on us. The lineup of laid-back but lively affairs leave the residents lusting for more. Her laughter is infectious, and her character is laudable. We're so lucky to have her in Pomona!

— *Tram Vu*

Pomona is the up-and-coming community in the Manvel area. Great family areas and a school! It's the ultimate community to relax and enjoy life. Plenty of community-based activities so you can get to know your neighbors and stay active at the same time.

— *Denitra Bruer*

ELEVATE THE EVERYDAY

AMENITIES

Built to Bring People Together

Designed to promote genuine connection, inspiration, and growth, every amenity shares a unique relationship with the land and nature.

See community map on page 12.

Resort-Style Pools

Leave the summer heat behind! Open year-round for your enjoyment.



Fish Camp
Bait your hook and catch a good time.



Trails
Connect with nature and each other on miles of meandering trails.



The Grove
Wander through a fruit tree farm, open-air pavilion, half court basketball, dog park, and more.





Exploration Zone
Let your inner kid enjoy all the fun our park has to offer.



The Nectar
This playground is packed with fun! Sway on the swing set, spin your hearts content on the bucket spinners, or play pretend in the charming flower-themed playhouse.



The Backyard
Escape to a forested reserve, chill in the treehouse and zipline between 100-year-old trees.



The Chrysalis
Your little ones will enjoy this colorful, butterfly themed pocket park that includes education components as well as a play area and event lawn. Residents can relax under our covered open-air pavilion that includes an outdoor kitchen with grill.



Fitness Center
Work out anytime on Peloton bikes and treads, TRX bands, rowing machines, and more.



Camp Pomona

Enjoy a gameroom, plan an event, or spend time on The Courtyard with seating and fire pits.

The Zone

Enjoy multiple outdoor sport courts like pickleball, tennis, sand volleyball and basketball. Your little ones can also burn off some energy at the event lawn and splash pad.



The Hive

Geared for ages 1-7, our honeycomb-themed park features slides, swings, climbing elements, and more!

The Dock

Complete with a ramp for electric boats, dock area, kayak launch, boardwalk, and boat ties, The Dock is built for enjoyment on this 18-acre lake right in your backyard.



An HOA with Value

The moment you join the Pomona community, you become a member of a thriving homeowners association that adds value in many ways.

Included in your annual dues:

- Access to and upkeep of all amenities, parks, and walking trails
- HomePro monitored security system
- Community landscaping
- Onsite HOA General Manager
- Onsite HOA Lifestyle Manager

TOTAL: \$1,375*

**Homeowners living in a gated section of the community also pay an annual \$500 maintenance fee.*

The Evolution of Home

Pomona's state-of-the-art initiatives enable homeowners to lead smarter, more balanced lives.

Home monitoring and automation:

- Monitored alarm system
- Remote access
- Automated smart thermostats and lighting
- Front door camera

Items above are standard features. Options to upgrade are available.

Hurricane Prepared

Designed to withstand a 100-year storm event, Pomona has proactively addressed hurricane and flooding risks by elevating the land to ensure safe residential construction.

For the protection of our residents:

- Homes are windstorm rated (up to 120mph)
- Located near hurricane evacuation routes on Hwy 288 and Hwy 6
- No street flooding during Hurricane Beryl or Hurricane Harvey



1,100

MASTERFULLY PLANNED ACRES

15

MILES TO DOWNTOWN HOUSTON

FIVE

AWARD-WINNING BUILDERS

300+

COMMUNITY EVENTS EVERY YEAR

ONE

ONSITE ELEMENTARY SCHOOL



Award-Winning Lifestyle Program and Manager

The lifestyle at Pomona is everything you want it to be. Really. Our award-winning lifestyle program includes activities that appeal to all residents. Our Lifestyle Manager takes the time to get to know members of the community, so she understands their interests and passions. The result? The best lifestyle program in the entire country, as recognized by the National Association of Home Builders (NAHB). We're extremely proud of these honors and what it means for you and your family when you choose Pomona for your new home.

- Candle Making Classes
- Community Festivals
- Community Outreach
- Crawfish Boils
- Dive in Movie Nights
- Fishing Tournament
- Grandparents Day Social
- Interactive Children's Storytime
- Pickleball Tournament
- Pomona Book Club
- Pomona Car Club
- Wine & Beer Tastings



CREATING CONNECTIONS & MAKING MEMORIES

Meet people and make friends who share your interests from wellness, family entertainment, fitness, to couples' nights and make the most of everyday with thoughtfully curated adventures just steps from home.



- Adult Bingo Nights
- Community Outings
- Food Trucks
- Group Fitness Classes
- Holiday Celebrations
- Kayaking at The Dock
- Kite Festival
- Paint and Sip Classes
- Poker Nights
- Pomona Littles Play & Learn Program
- Teen Pool Parties
- Yoga retreat



EDUCATION

Enrichment for Everyone

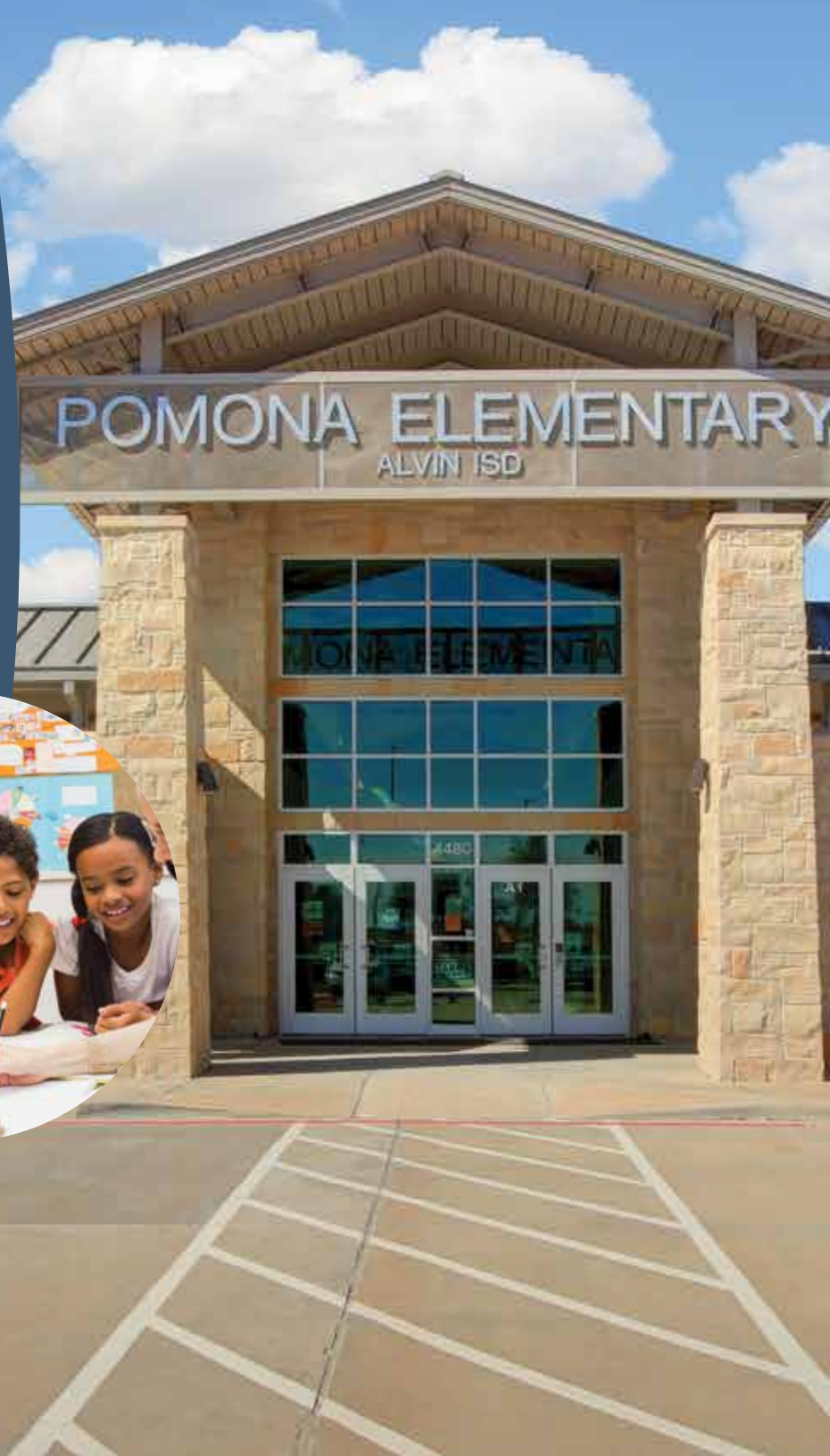
At Pomona, we recognize that education is a lifelong pursuit. Students attend schools within Alvin ISD and enjoy being within walking distance of our onsite elementary school, and less than seven miles away from the junior high and high school campuses. Residents in pursuit of higher learning are just a short drive away from Houston's leading universities.

District Snapshot

- POMONA ELEMENTARY SCHOOL (ONSITE) | K - 5TH
- RODEO PALMS JUNIOR HIGH | 6TH - 8TH
- MANVEL HIGH SCHOOL | 9TH - 12TH

WITHIN THE COMMUNITY

- *Action Behavior Center for Autism*
- *Avant Garde Montessori School*
- *Pomona Elementary School*
- *The Learning Experience Day Care*

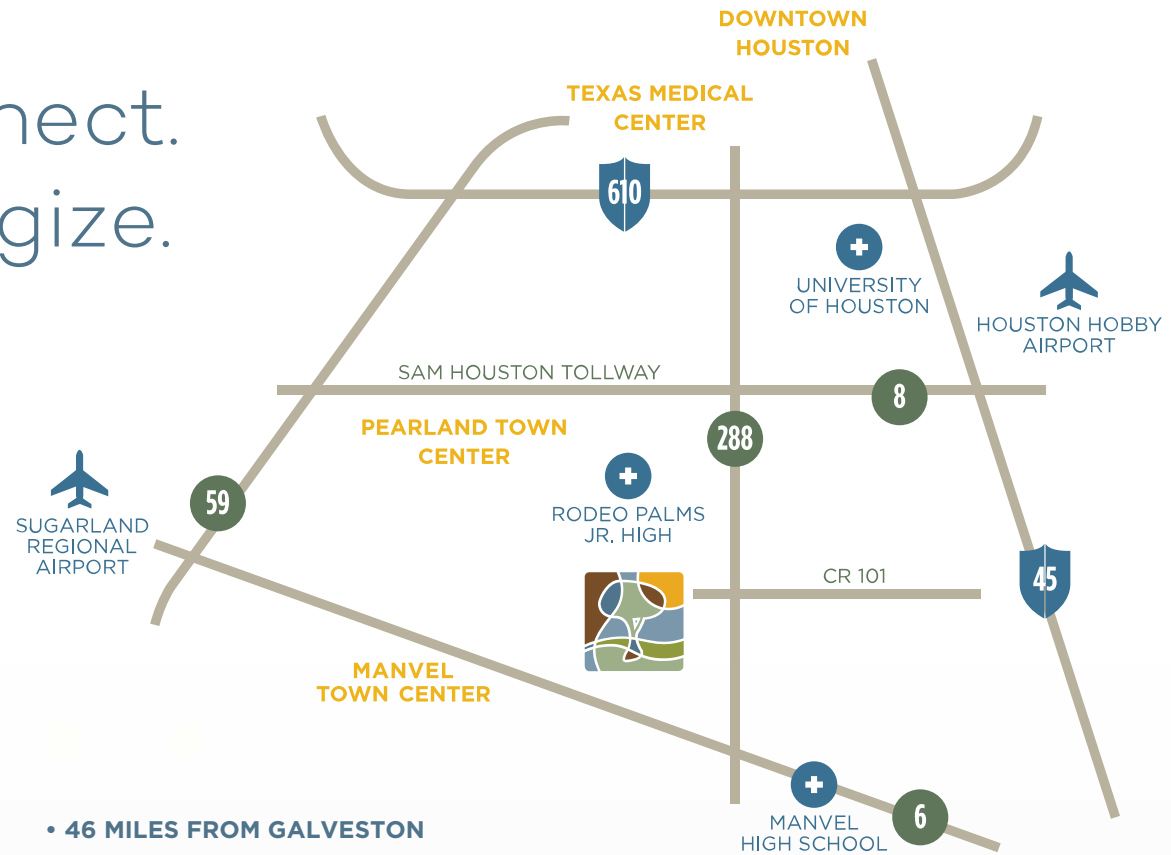


Escape and Connect. Unwind and Energize.

Pomona is close to everything, but with plenty of breathing room built in. Texas 288 Toll Road makes access to the city even more convenient while still giving Pomona the feeling of a tranquil oasis.

Pomona is:

- MINUTES FROM TEXAS TOLL ROAD 288
- MINUTES FROM STATE HIGHWAY 6 AND BELTWAY 8
- 2 MILES FROM PEARLAND TOWN CENTER
- 5 MILES FROM THE MANVEL TOWN CENTER
- 15 MILES FROM TEXAS MEDICAL CENTER
- 21 MILES FROM THE GALLERIA
- 46 MILES FROM GALVESTON
- 16 MILES FROM WILLIAM P. HOBBY AIRPORT (HOU)
- 17 MILES FROM RICE UNIVERSITY
- 15 MILES TO DOWNTOWN HOUSTON
- 18 MILES FROM THE UNIVERSITY OF HOUSTON
- 38 MILES FROM GEORGE BUSH INTERCONTINENTAL AIRPORT (IAH)





40s
DAVID WEEKLEY HOMES
HIGHLAND HOMES

ALLEY ACCESS

42s
45s
DAVID WEEKLEY HOMES
HIGHLAND HOMES

60s
COVENTRY HOMES



- MODELS
- FUTURE DEVELOPMENT
- OPEN SPACE
- PARKS
- FOUNTAIN
- GATE
- TRAILS/WALKING PATHS

DISCLAIMER:
The details as shown on this map exhibit are for illustrative purposes only and is by no means a guaranty that future improvements will be constructed. The information provided is not drawn to scale and is subject to change based on the Developer's (Hillwood and any of its affiliated entities) discretion at any time. Furthermore, the development and phasing of the development is subject to market conditions and other unforeseen conditions that may occur. Hillwood Communities Mar. 2019

HOMES FROM THE \$300S TO \$1 MILLION+



Amenities

- 1 RESORT-STYLE POOLS**
Poolside cabanas offer a shady spot to relax while kids swim.
- 2-6 CAMP POMONA**
Outdoor living area, event lawn, fitness center, social hall, and fire pits, back porch & grilling area.
- 7 EXPLORATION ZONE**
Stay active and explore this state-of-the-art playground.
- 8 FISH CAMP**
Catch-and-release pond is the perfect place to catch a good time.
- 9 THE BACKYARD**
Zip line, 100-year-old trees, fireplace, and treehouse.
- 10 THE CHRYSALIS**
Your littles will enjoy this butterfly themed park with education components, play area, event lawn, and open-air pavilion.
- 11 THE DOCK**
E-boat ramp, kayak launch, dock area and boat ties.
- 12 THE GROVE**
Enjoy a fruit tree farm, open-air pavilion, half court basketball, dog park, and more!
- 13 THE HIVE**
Geared for ages 1-7, our honeycomb-themed park features slides, swings, and more!
- 14 THE NECTAR**
Sway on the swing set, spin your hearts content on the bucket spinners, or play pretend in the charming flower-themed playhouse.
- 15 THE ZONE**
Enjoy multiple outdoor sport courts, an event lawn, and a splashpad for your little ones!

HOMES FROM THE \$300s TO \$1 MILLION+

Award-Winning Builders



Coventry Homes represents the very best in quality, award-winning design and skilled craftsmanship that is created when excellence is the only objective.

David Weekley Homes

David Weekley Homes began in 1976 in Houston, Texas, and is passionate about their customers, building exceptional homes, and the communities in which they live and work.



Consistently ranked among the top new home builders in the nation, Highland Homes provides beautiful homes built for your lifestyle.

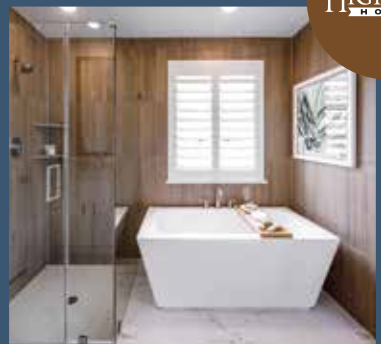




COVENTRY HOMES
Built Around You



HIGHLAND HOMES



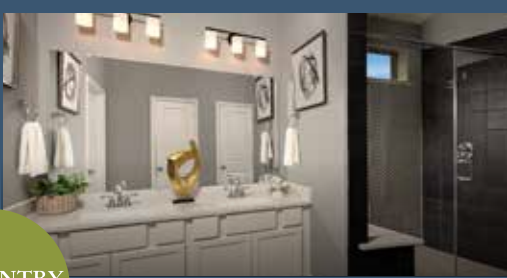
David Weekley Homes



David Weekley Homes



HIGHLAND HOMES



COVENTRY HOMES
Built Around You



About Hillwood Communities

Hillwood, a Perot company, is a premier commercial and residential real estate developer, investor and advisor of properties throughout North America and Europe.

With a diverse portfolio of properties and home to many of the world's leading companies, Hillwood is committed to bringing long-term value to our customers, partners and the communities we serve. Through its Communities division, Hillwood has delivered more than 40,000 single-family lots in more than 100 master planned communities across 13 states and Costa Rica. These communities continue to raise the bar in terms of quality, innovation, and the unmistakable sense of community that sets each property apart. Before laying the physical groundwork for any new residential development, Hillwood Communities takes the time to focus on the ideals that draw people together —and the everyday interactions that strengthen those bonds. By purposefully designing its walkways, gathering spaces, and structural amenities to spark spontaneous encounters and foster shared interests, Hillwood Communities believes in the power of community.

POMONABYHILLWOOD.COM

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