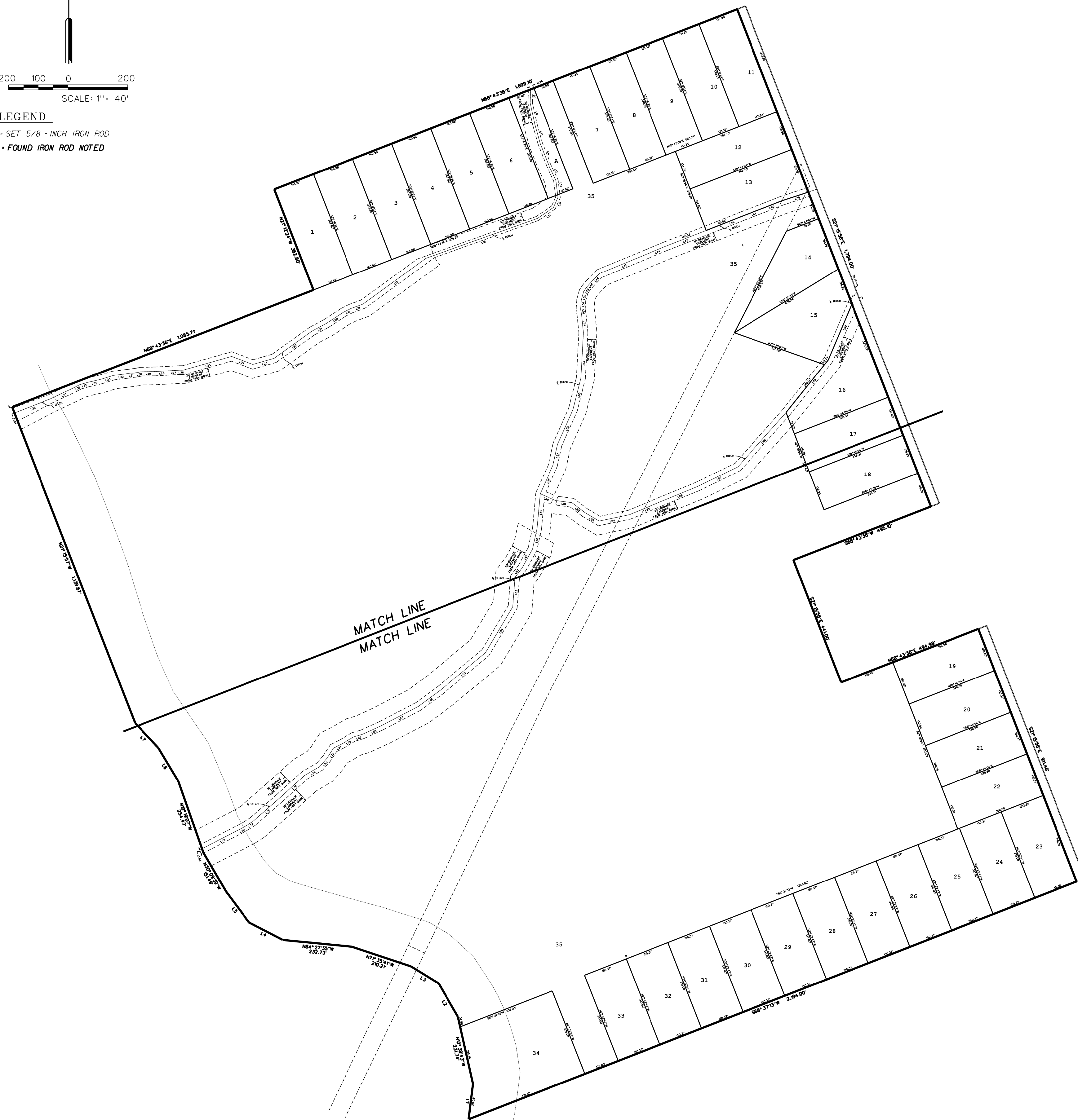




200 100 0 200
SCALE: 1" = 40'

LEGEND

- SET 5/8" - INCH IRON ROD
- ⊙ FOUND IRON ROD NOTED



GENERAL NOTES

1. According to the National Flood Insurance Program Flood Insurance Rate Map for Brazoria County, Texas, Map Number 48039C0165 H date June 05, 1989, this property is located in Zone "X", Shaded Zone "X", Zone "AE", and Floodways of Zone "AE". Base Flood Elevation is about 33.5 (average) Flood zones shown here on were scaled from said firm.
2. All utilities shown are based on above ground visible features and no effort was made to locate below ground utility lines.
3. This survey was completed without the benefit of a title report, there may be easement, building line, and other matters of record not shown hereon.
4. Benchmark Alvin GPS 0225: Elev.-27.79 NAVD 88 (28.22 NGVD 29, 78 Adj.)

STATE OF TEXAS
COUNTY OF BRAZORIA
BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3
NOTES:

1. DRAINAGE EASEMENTS MAY BE USED BY ANY GOVERNMENT BODY FOR THE PURPOSES OF DRAINAGE WORK PROVIDED BRAZORIA COUNTY CONSERVATIVE AND RECLAMATION DISTRICT NO. 3 (B.C.C.R.D. #3) IS PROPERLY NOTIFIED.
 2. ALL DRAINAGE EASEMENTS SHOWN HEREIN SHALL BE KEPT CLEAR OF FENCES, BUILDING FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES. LANDSCAPING SHALL BE PERMITTED WITHIN DETENTION PONDS LOCATED WITHIN THIS SUBDIVISION.
 3. MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C.R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C.R.D. #3 OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE B.C.C.R.D. #3. WITH THEIR APPROVAL, B.C.C.R.D. #3 SHALL BE RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THEM, UNLESS B.C.C.R.D. #3 SPECIFICALLY CONTACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
 4. THE SIDES OF DRAINAGE CHANNELS AND DETENTION FACILITIES SHALL BE HYDROMULCH SEEDED.
 5. OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH SECTION 111 S, 2 OF THE B.C.C.R.D. #3 REGULATIONS. B.C.C.R.D. #3 HAS ADOPTED THE BRAZORIA COUNTY DRAINAGE DISTRICT CRITERIA MANUAL AS ITS GUIDE. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE. CONCRETE RUBBLE IS NOT ALLOWED.
 6. B.C.C.R.D. #3 APPROVAL OF THE FINAL DRAINAGE PLANS AND FINAL PLAT (IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHT-OF-WAY ACROSS THIRD PARTY DRAINAGE FACILITIES AS CONTEMPLATED BY FINAL DRAINAGE PLANS AND THE FINAL PLAT.
 7. B.C.C.R.D. #3 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 FACILITIES ARE OPERATING PROPERLY.
 8. DETENTION IS REQUIRED BY B.C.C.R.D. #3 IN ORDER TO OFFSET ADDITIONAL STORM RUNOFF DUE TO THE INCREASED IMPERVIOUS COVER FROM THE DEVELOPMENT.
- THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THE PLAT OF MUSTANG CROSSING SECTION 8 AS SHOWN HEREON ON THE ----DAY OF -----, 2020.

RICKY KUBECZKA, COMMISSIONER

JUDY SCHIBL, COMMISSIONER

ALFRED'S FROBERG, JR., COMMISSIONER

DONG NGUYEN, P.E., C.F.M.
DISTRICT ENGINEER

VICINITY MAP
KEY MAP #328-A

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, SSM JJ, LLC, ACTING BY AND THROUGH CARL JONES, OWNER OF THE 175.48 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SHADOW POND, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

IN TESTIMONY WHEREOF, SSM JJ, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CARL, OWNER, THEREUNTO AUTHORIZED,

CARL JONES
SSM JJ, LLC,

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARL, OWNER, 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 SET OUT, AND AS THE ACT AND DEED OF SAID SSM JJ, LLC.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ----- DAY OF -----, 2020.

NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: -----

**ABBREVIATED PLAT OF
SHADOW POND**

**BEING 175.48 ACRES
LOCATED IN THE
B.B.B.&C.R.R. CO. SURVEY, A-161
R.L. WEIR SURVEY, A-391
H.T.&B.R.R. CO. SURVEY
SECTION 11, A-224
BRAZORIA COUNTY, TEXAS**

35 LOTS 1 BLOCKS

MAY, 2020

OWNER:
SSM, JJ, LLC
604 ROYAL OAKS
FRIENDSWOOD, TEXAS 77546
PHONE: 409-995-0210

SURVEYOR:
ALS
LUTHER DALY
1689 COUNTY ROAD 99
ALVIN, TEXAS 77511
PHONE: 832-876-0984

LUTHER J. DALY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6150

