

METES AND BOUNDS

ALL OF THAT CERTAIN 175.48 ACRES (7,644,150 SQUARE FEET) OF LAND BEING OUT OF AND A PART OF THE B.B.B.&C.R.R. CO. SURVEY, ABSTRACT NO. 161, A PORTION OF LOT 63 OF SECTION 11, H.T.&B.R.R. CO. SURVEY, ABSTRACT NO. 224, AND A PORTION OF THE R.L. WEIR SURVEY, ABSTRACT NO. 391, BRAZORIA COUNTY, TEXAS; SAID 175.48 ACRES BEING ALL THOSE CERTAIN TRACTS OF LAND CALLED TRACT 1, TRACT 2, AND TRACT 3 CONVEYED TO MICHAEL STEVEN GALES BY WARRANTY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER 2005023203, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH BEARINGS BEING REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 1983 DATUM (NAG 83):

BEGINNING AT AN IRON ROD STAMPED "GEOSURV" FOUND FOR THE SOUTHEAST CORNER OF LAKESIDE VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 94, BRAZORIA COUNTY MAP RECORDS, SAID POINT BEING AT THE SOUTHEAST LINE OF SAID B.B.B.&C.R.R. CO. SURVEY AND THE NORTHWEST LINE OF SAID R.L. WEIR SURVEY, AND BEING THE SOUTHERLY CORNER OF SAID GALES TRACT 2;

THENCE N 21°12'24" W, ALONG THE EASTERLY LINE OF SAID LAKESIDE VILLAGE, A DISTANCE OF 362.80 FEET TO AN IRON ROD SET FOR CORNER, SOME BEING THE WESTERLY CORNER OF SAID GALES TRACT 2;

THENCE N 68°43'36" E, ALONG THE NORTHWEST LINE OF SAID GALES TRACT 2 AND THE GALES TRACT 1, A DISTANCE OF 1699.10 FEET TO AN IRON ROD WITH CAP STAMPED "GEOSURV" FOUND MARKING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 21°15'56" E, PASSING THE NORTHERNMOST CORNER OF SAID R.L. WEIR SURVEY, AND CONTINUING ALONG THE NORTHEAST LINE OF SAID R.L. WEIR SURVEY AND THE SOUTHWEST LINE OF SAID H.T.&B.R.R. CO. SURVEY, A DISTANCE OF 1794.00 FEET TO A MAG NAIL FOUND IN ASPHALT ROAD FOR CORNER, SAID POINT BEING THE MOST NORTHERLY CORNER A CALLED 5.32 ACRES TRACT DESCRIBED IN THAT CERTAIN GENERAL WARRANTY DEED WITH THIRD PARTY VENDOR'S LIEN RECORDED IN CLERK'S FILE NUMBER 2015032658 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE S 68°43'36" W, A DISTANCE OF 525.00 FEET TO AN IRON ROD WITH CAP STAMPED "GEOSURV" FOUND MARKING A REENTRANT CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE MOST WESTERLY CORNER OF SAID 5.32 ACRES TRACT;

THENCE S 21°15'56" E, A DISTANCE OF 441.00 FEET TO AN IRON ROD WITH CAP STAMPED "GEOSURV" FOUND MARKING A REENTRANT CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID 5.32 ACRES TRACT;

THENCE N 68°43'36" E, A DISTANCE OF 525.00 FEET TO A MAG NAIL FOUND FOR CORNER, SAID POINT BEING AT THE NORTHEAST LINE OF SAID R.L. WEIR SURVEY;

THENCE S 21°15'56" E, ALONG THE NORTHEAST LINE OF SAID R.L. WEIR SURVEY, A DISTANCE OF 911.46 FEET TO A P.K. NAIL SET IN ASPHALT ROAD MARKING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE MOST EASTERLY CORNER OF SAID R.L. WEIR SURVEY;

THENCE S 68°37'13" W, ALONG THE SOUTHEAST LINE OF SAID R.L. WEIR SURVEY AND THE NORTHWEST LINE OF COUNTY ROAD 160 (C.R. 160), A 60 FEET WIDE ROADWAY RIGHT-OF-WAY, A DISTANCE OF 2,224.02 FEET TO A POINT FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING AT THE CENTER THREAD OF MUSTANG BAYOU AND BEING THE MOST EASTERLY CORNER OF A CALLED 11.50 ACRES TRACT DESCRIBED IN THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN FROM SABLE QUOTE, LTD. TO CAROLYN J. MOORE RECORDED IN CLERK'S FILE NUMBER 2017008646 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE, NORTHWESTERLY, ALONG THE CENTER THREAD OF SAID MUSTANG BAYOU AND THE NORTHEASTERLY LINE OF SAID 11.50 ACRES TRACT, THE FOLLOWING COURSES AND DISTANCES:

N 07°05'11" E, A DISTANCE OF 120.03 FEET TO AN ANGLE POINT TO THE LEFT;

N 12°38'43" W, A DISTANCE OF 231.74 FEET TO AN ANGLE POINT TO THE LEFT;

N 30°08'03" W, A DISTANCE OF 130.05 FEET TO AN ANGLE POINT TO THE LEFT;

N 58°22'58" W, A DISTANCE OF 108.77 FEET TO AN ANGLE POINT TO THE LEFT;

N 71°35'41" W, A DISTANCE OF 210.21 FEET TO AN ANGLE POINT TO THE LEFT;

N 84°27'35" W, A DISTANCE OF 232.73 FEET TO AN ANGLE POINT TO THE RIGHT;

N 62°37'31" W, A DISTANCE OF 127.72 FEET TO AN ANGLE POINT TO THE RIGHT;

N 36°42'28" W, A DISTANCE OF 129.16 FEET TO AN ANGLE POINT TO THE RIGHT;

N 30°09'39" W, A DISTANCE OF 151.49 FEET TO AN ANGLE POINT TO THE RIGHT;

N 19°19'07" W, A DISTANCE OF 254.47 FEET TO AN ANGLE POINT TO THE LEFT;

N 30°49'20" W, A DISTANCE OF 130.37 FEET TO AN ANGLE POINT TO THE LEFT;

N 43°06'07" W, A DISTANCE OF 114.20 FEET TO A POINT FOR CORNER, SAID POINT BEING AT THE SOUTHWEST LINE OF SAID R.L. WEIR SURVEY AND BEING AT THE NORTHEAST LINE OF M.V. O'DONNELL SURVEY, ABSTRACT NO. 478, BRAZORIA COUNTY, TEXAS;

THENCE, N 21°15'56" W, ALONG THE NORTHEAST LINE OF SAID M.V. O'DONNELL SURVEY, A DISTANCE OF 1139.65 FEET TO A POINT IN THE CENTERLINE OF MUSTANG BAYOU FOR THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF SAID R.L. WEIR SURVEY AND BEING AT THE SOUTHEAST LINE OF SAID B.B.B.&C.R.R. CO. SURVEY;

THENCE N 68°43'36" E, ALONG THE NORTHEAST LINE OF SAID R.L. WEIR SURVEY, AND THE SOUTHWEST LINE OF SAID B.B.B.&C.R.R. CO. SURVEY, PASSING AT 90.00 FEET AN IRON ROD FOUND FOR REFERENCE, AND CONTINUING A TOTAL DISTANCE OF 1,085.71 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN SAID BOUNDARIES A CALCULATED AREA OF 175.48 ACRES (7,644,150 SQUARE FEET) OF LAND.

LINE DATA TABLE

Table with columns: NUMBER, DIRECTION, DISTANCE (FEET). Rows L1 through L90.

LOT DATA TABLE

Table with columns: NUMBER, LOT WIDTH (FT), LOT ACRES. Rows 1 through 34.

GENERAL NOTES

- 1. According to the National Flood Insurance Program Flood Insurance Rate Map for Brazoria County, Texas, Map Number 480390165 H, dated June 05, 1989, this property is located in Zone "X", Shaded Zone "A", and Floodways of Zone "A". 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 plat is based a title commitment issued by First American Title Company, File Number 2457530-H060 dated March 27, 2020.
4. Benchmark Alvin GPS 0225: Elev.=27.79 NAVD 88 (28.22 NGVD 29, 78 Adj.)
5. Rear Lot corners have been set at 20' offset to remove monuments from drainage swales where possible.

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.C. #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 --4-- DAY OF AUGUST, 2020.

Ricky Kubezka, Commissioner

Jody Schibi, Commissioner

Alfred Froberg, Jr., Commissioner

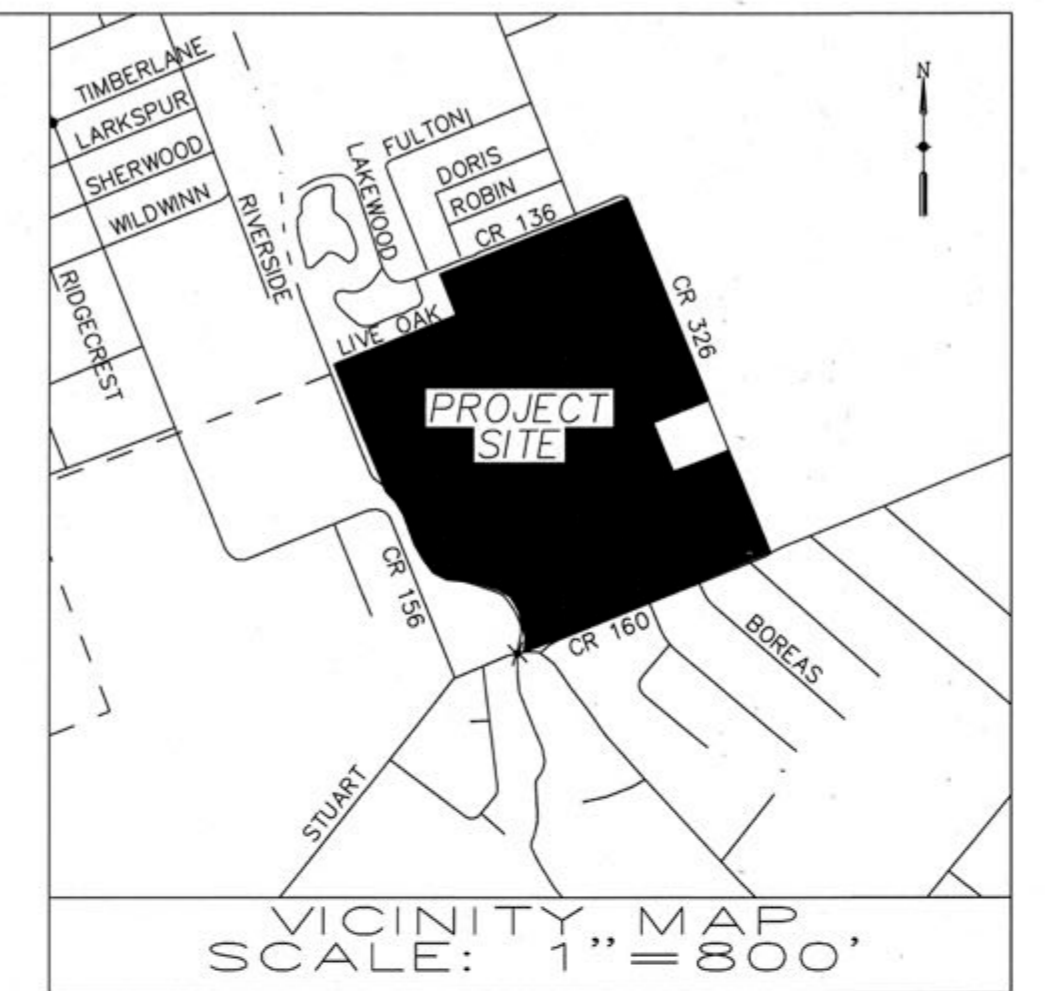
Dong Nguyen, P.E., C.F.M., District Engineer

CITY OF ALVIN APPROVAL

Paul Horn, Mayor

Dixie Roberts, City Secretary

Michelle H. Segovia, City Engineer



STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, SMJJ, LLC, ACTING BY AND THROUGH JEFF DOLEN, MANAGING PARTNER OF THE 175.48 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SHADOW POND AND SHARON FREE, ASSISTANT VICE PRESIDENT, TEXAS FIRST BANK - SANTE FE, TEXAS, 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, SMJJ, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JEFF DOLEN, MANAGING PARTNER AND MICHAEL BURKHART, PRESIDENT, TEXAS FIRST BANK, THEREUNTO AUTHORIZED,

Jeff Dolen, Managing Partner

Sharon Free, Assistant Vice President

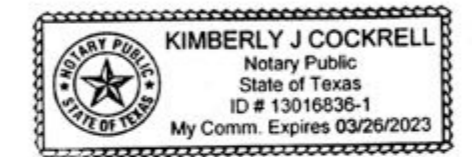
Texas First Bank

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF DOLEN, MANAGING PARTNER AND SHARON FREE, ASSISTANT VICE PRESIDENT, TEXAS FIRST BANK, 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 SMJJ, LLC.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 31 DAY OF July 2020.

Kimberly J. Cockrell, Notary Public



MY COMMISSION EXPIRES: 03/26/2023

FINAL 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

34 LOTS: 1 BLOCK: 2 RESERVES

JULY 06, 2020

OWNER:  
SMJJ, LLC

PO BOX 863  
HITCHCOCK, TX 77563

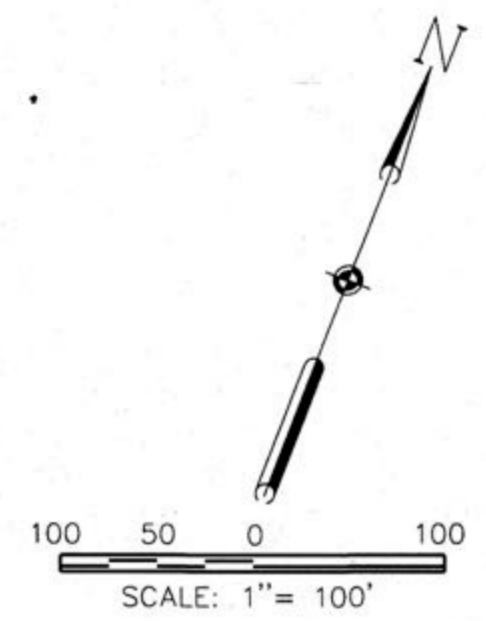
SURVEYOR:  
ALS  
LUTHER J. DALY

1689 COUNTY ROAD 99  
ALVIN, TEXAS 77511  
PHONE: 832-876-0984

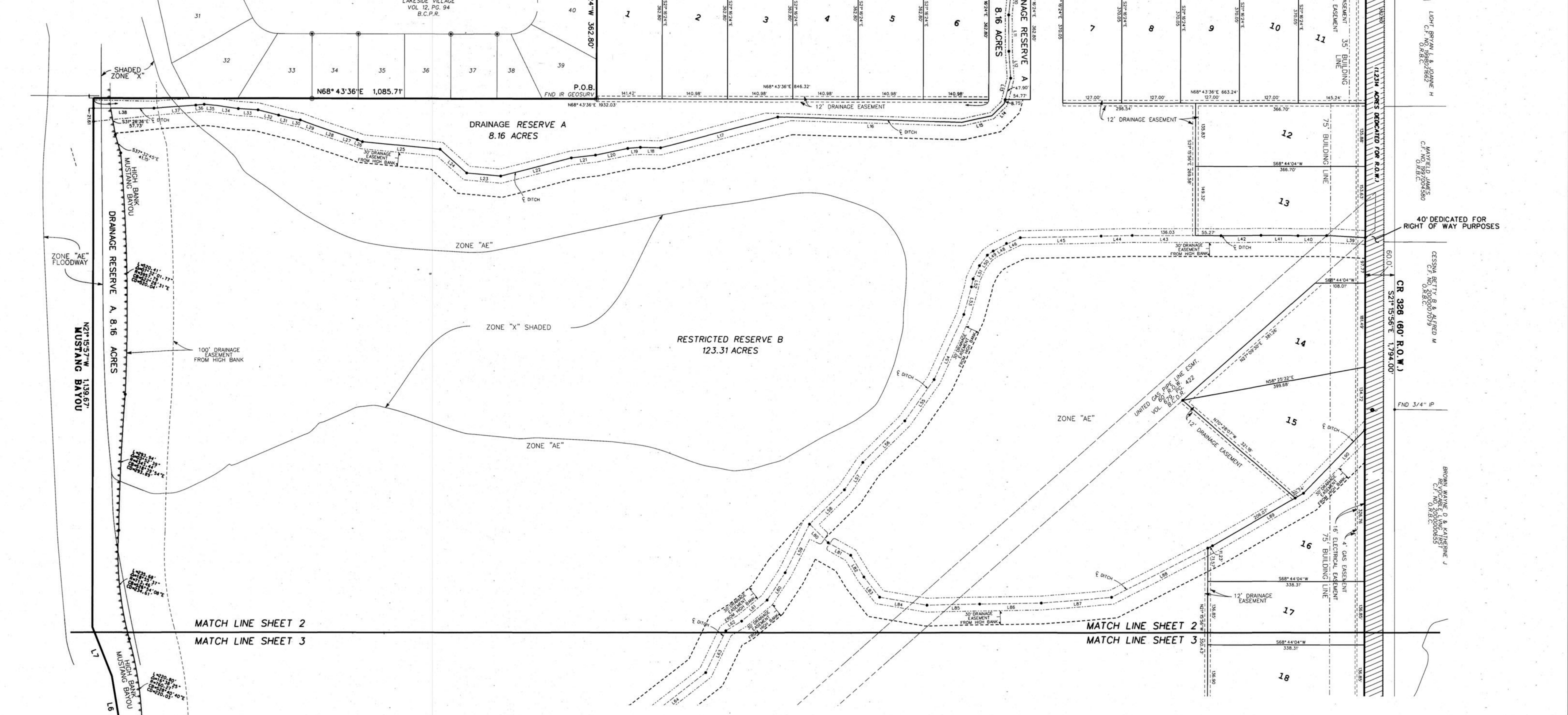
Luther J. Daly, Registered Professional Land Surveyor, Texas Registration No. 6150







SCALE: 1" = 100'



MATCH LINE SHEET 2  
MATCH LINE SHEET 3

MATCH LINE SHEET 2  
MATCH LINE SHEET 3

**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.
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3. This plat is based on a title commitment issued by First American Title Company, File Number 2457530-H060 dated March 27, 2020.
4. Benchmark Alvin GPS 0225: Elev.-27.79 NAVD 88 (28.22 NGVD 29, 78 Adj.)
5. Rear Lot corners have been set at 20' offset to remove monuments from drainage swales where possible.

**FINAL PLAT OF  
SHADOW POND**

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

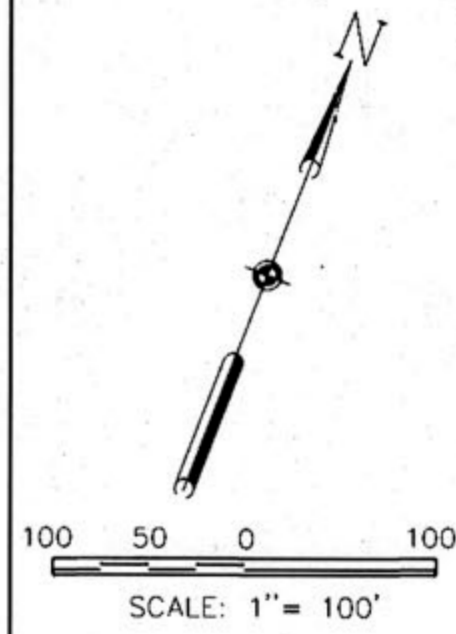
34 LOTS: 1 BLOCK: 2 RESERVES

JULY 06, 2020

**OWNER:**  
SMJJ, LLC  
PO BOX 863  
HITCHCOCK, TX 77563

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





MATCH LINE SHEET 2  
MATCH LINE SHEET 3

MATCH LINE SHEET 2  
MATCH LINE SHEET 3

**FINAL 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

34 LOTS: 1 BLOCK: 2 RESERVES

JULY 06, 2020

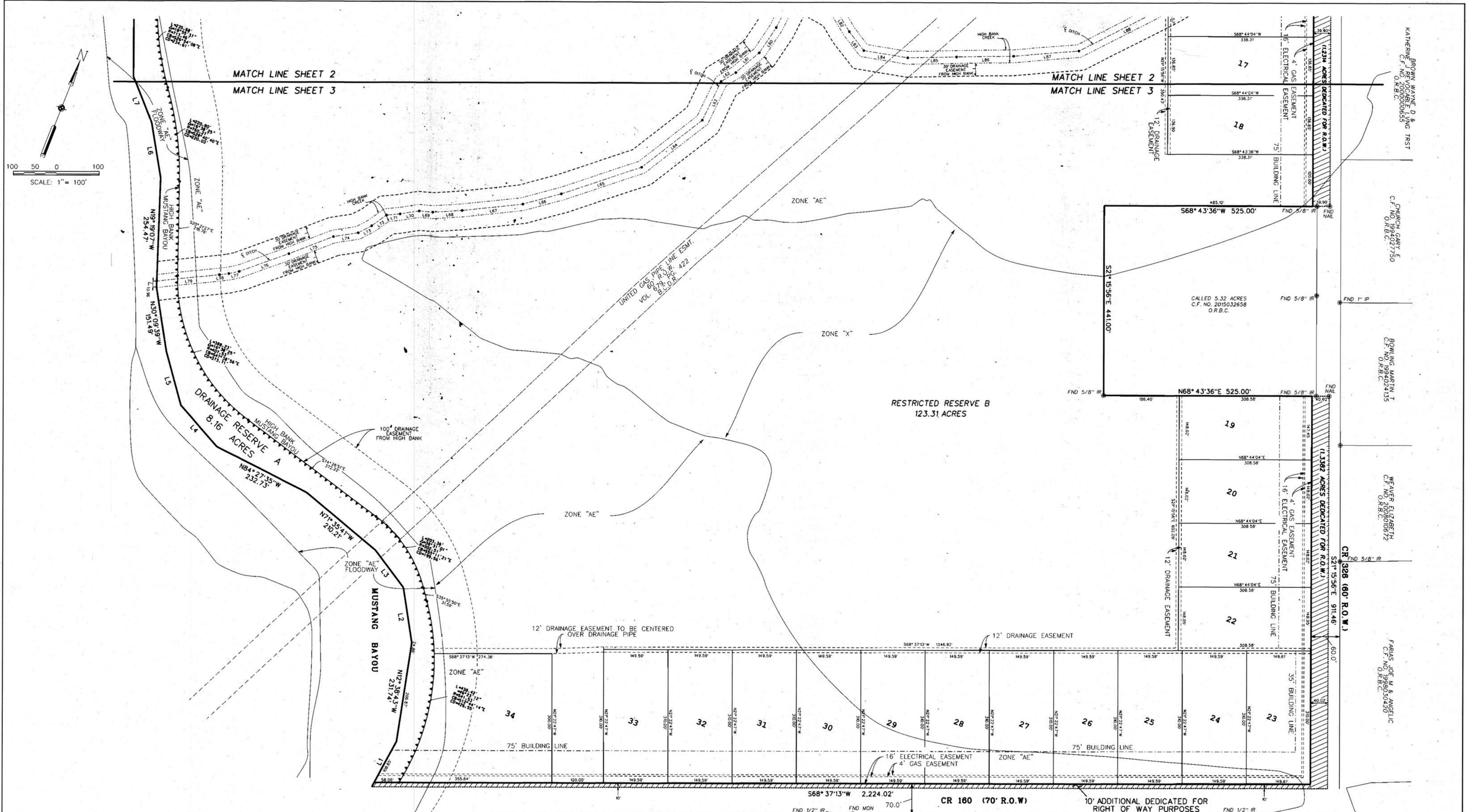
**OWNER:**  
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PO BOX 863  
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**SURVEYOR:**  
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LUTHER DALY  
1689 COUNTY ROAD 99  
ALVIN, TEXAS 77511  
PHONE: 832-876-0984

**GENERAL NOTES**

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2020043784 Conformed Copy  
Brazoria County - Joyce Hudman, County Clerk  
05/05/2020 03:05 PM  
Total Pages: 3  
Fee: 325.00



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|---|------------------------------------|------------------------------------|--|--|---|--|---|--|
| GRAHAM MICHAEL C & C.F. NO. 1999001793 O.R.B.C. | LOT 7 MUSTANG ESTATES (UNRECORDED) | LOT 8 MUSTANG ESTATES (UNRECORDED) | FOX SUSAN IZARD C.F. NO. 1982039278 O.R.B.C. | AULIE WILLIAM W & CATHERINE N C.F. NO. 2019012816 O.R.B.C. | LECOMPTÉ FLP C.F. NO. 2012039722 O.R.B.C. | BROCKETT LARRY E & JOY C.F. NO. 92-1076 289 O.R.B.C. | OWENS MARY C.F. NO. 2005005240 O.R.B.C. | HENSON GREGORY B & LISA M C.F. NO. 1998013084 O.R.B.C. |
|---|------------------------------------|------------------------------------|--|--|---|--|---|--|