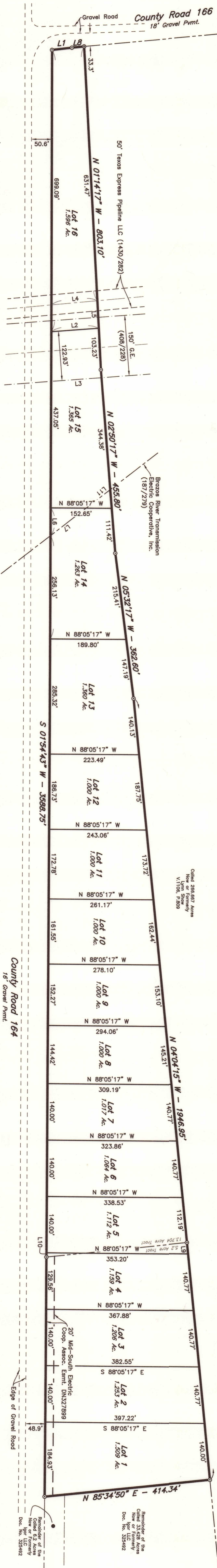


Vicinity Map



Scale: 1"=120'

THE STATE OF TEXAS
COUNTY OF GRIMES

I, BRITTO DEVELOPMENT, LLC, owner of the property subdivided in the above and foregoing plat of GIBBONS GROVE, do hereby make subdivision of said property into 16 lots, as shown on the plat hereof, and do hereby bind ourselves, our successors and assigns to maintain and forever defend the title to the land so subdivided.

This is to certify that we, BRITTO DEVELOPMENT, LLC, owner of the property subdivided in the above and foregoing plat, do hereby bind ourselves, our successors and assigns to maintain and forever defend the title to the land so subdivided. Further, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable in the event of a foreclosure sale of the property, or any other action, by the purchaser of the property.

1. That drainage of surface waters into roads, streets, alleys, or other public ditches shall be permitted.

2. Drainage structures under private drives shall have a free drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1.75) square feet (18" diameter pipe and manhole).

Further, we do hereby declare that all parcels of land designated on this plat as lots shall be restricted in their use, which restrictions shall run with the title to the property and shall be enforceable in the event of a foreclosure sale of the property, or any other action, by the purchaser of the property, unless otherwise noted.

WITNESS our hands in Galveston, Grimes County, Texas, this 1 day of November, 2022.

BRITTO DEVELOPMENT, LLC

 Notary Public State of Texas
 Notary Name: Betty Heath
 Notary Commission Expires: 03-07-25

COMMISSIONERS COURT ACKNOWLEDGMENT

APPROVED by the Commissioners Court of Grimes County, Texas, this 20 day of November, 2022.

County Judge _____
 Commissioner, Precinct 1 _____
 Commissioner, Precinct 2 _____
 Commissioner, Precinct 3 _____
 Commissioner, Precinct 4 _____

COUNTY CLERK ACKNOWLEDGMENT STATEMENT

THE STATE OF TEXAS
COUNTY OF GRIMES

I, VAIENSA BURZUMAKI, Clerk of the County Court of Grimes County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for record on NOVEMBER 20, 2022, at 1:31 o'clock, P. M. in Document No. 2022-00022 of the 2022 year for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Anderson, Grimes County, Texas, the day and date last above written.

 VaienSA Burzumaki
 Clerk, County Court,
 Grimes County, Texas

SUBROTOR'S ACKNOWLEDGMENT

This is to certify that I, Gregory Hopson, a Registered Professional Land Surveyor of the State of Texas, have prepared the above subdivision from an actual survey on the ground, that all easements and other interests in the land have been properly shown, and that the plat hereof is a true and correct representation of the survey made by me.

 Gregory Hopson
 Registered Professional Land Surveyor
 Texas Registration No. 6047

GENERAL NOTES:

1. BASIS OF BEARINGS: Bearings are GHD North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations. The actual measured distance is 327980.0 & 327917.0 of the Real Property Records of Grimes County, Texas.
2. Proposed Land Use: Single Family Residential Lots (1.18 Acres/lot average). This subdivision without prior issuance of a permit by Grimes County. All lots, regardless of size, must comply with the 50 of the Texas Administrative Code, Ord-Site Sewage Facilities.
3. No portion of this plat shall be subject to the Flood Insurance Rate Maps for Grimes County, Texas, Map Number 48198C0150C effective April 3, 2012, no portion of this property is in the building setback requirements as established by the Grimes County Rules and Regulations for Subdivisions dated June 2014.
4. Additional subdivision may be required by the components, conditions, and restrictions of the subdivision recorded in the deed from BRITTO DEVELOPMENT, LLC recorded in Document Number 2022-00022 of the Real Property Records of Grimes County, Texas.
5. All terms, conditions, and provisions of that certain Right-of-Way/Easement Instrument dated December 1, 1981 recorded in Volume 444, Page 548, Official Records, Grimes County, Texas. (Two copies to plat)
6. All terms, conditions, and provisions of that certain Right-of-Way/Easement Instrument dated December 1, 1981 recorded in Volume 444, Page 548, Official Records, Grimes County, Texas. (Two copies to plat)
7. All terms, conditions, and provisions of that certain Right-of-Way/Easement Instrument dated April 18, 2012 recorded in Volume 1420, Page 282, Real Property Records, Grimes County, Texas. (Shown on survey).
8. Electrical utilities to be provided by Mid-South Electric Co. (MSE) shall be installed in accordance with the 2012 National Electrical Code (NEC) and the 2012 Texas Electrical Code (TEC).
9. All lots shall be 1/2" iron rod found (O/R).
10. All lots shall be 1/2" iron rod found (O/R).

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 85°14'43" W	50.00'
L2	S 87°27'39" W	118.82'
L3	S 87°27'39" W	128.14'
L4	S 89°27'34" W	115.22'
L5	S 1°14'17" E	68.40'
L6	S 1°54'43" W	68.49'
L7	S 84°12'03" W	111.97'
L8	S 85°59'43" W	30.50'
L9	N 4°04'15" W	28.58'
L10	S 1°54'43" W	10.44'
L11	S 84°12'03" W	10.44'

LEGAL DESCRIPTION:
 Being all that certain tract or parcel of land lying and being situated in the NW/4 of the Section 5, 20th acre tract described in the deed from BRITTO DEVELOPMENT, LLC recorded in Document Number 2022-00022 of the Real Property Records of Grimes County, Texas, and being all of the called 13,704 acre tract described in the deed from BRITTO DEVELOPMENT, LLC recorded in Document Number 2022-00022 of the Real Property Records of Grimes County, Texas.

FINAL PLAT

GIBBONS GROVE

18.904 ACRES

LOTS 1-16

TANDY H. WALKER SURVEY, A-471

GRIMES COUNTY, TEXAS

OCTOBER 2022

SCALE: 1" = 120'