

Called 25.30 Acres
Now or Formerly
Surrendered
V.1803, P.432

Called 24.73 Acres
Now or Formerly
Robert & Lori Gilliland
V.1305, P.470

Called 266.667 Acres
Now or Formerly
Lynn Shaw
V.1106, P.809

Called 5.422 Acres
Now or Formerly
Jury & Wager
DN: 2022-327976



Vicinity Map

THE STATE OF TEXAS
COUNTY OF GRIMES

I, BRAZOS HOME CENTER, LLC, owner of the property subdivided in the above and foregoing plat of GIBBONS GROVE II, do hereby make subdivision of said property according to the lines, lots and building lines thereon shown and designate said subdivision as GIBBONS GROVE II, located in the TANDY H. WALKER SURVEY, Abstract-471 in Grimes County, Texas, and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that we, BRAZOS HOME CENTER, LLC, owner of the property subdivided in the above and foregoing plat of GIBBONS GROVE II, have complied or will comply with all regulations heretofore on file with the County and adopted by the Commissioners Court of Grimes County, Texas.

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 at the option of Grimes County, by Grimes County, or any citizen thereof, by injunction as follows:

1. That drainage of septic tanks into roads, streets, alleys, or other public ditches either directly or indirectly is strictly prohibited;
2. Drainage structures under private drives shall have a net 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 (1-3/4) square feet (18" diameter pipe culvert);

Further, we do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon and shall be restricted for the same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

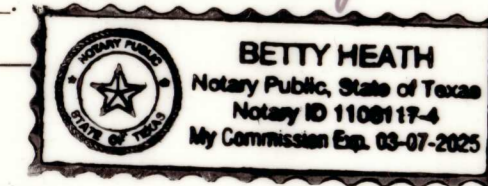
WITNESS our hands in Grimes County, Texas, this 16 day of May, 2023.

Brazos Home Center, LLC
BRAZOS HOME CENTER, LLC

THE STATE OF TEXAS
COUNTY OF GRIMES

This instrument was acknowledged before me on the 16 day of May, 2023, by Brazos Home Center, LLC

Notary's Name: Betty Heath
Notary Commission Expires: 3/16/25



COMMISSIONERS COURT ACKNOWLEDGMENT

APPROVED by the Commissioners Court of Grimes County, Texas, this day of May, 2023.

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

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT

I, VANESSA BUZYNSKI, Clerk of the County Court of Grimes County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on MAY 17, 2023, at 1:15 o'clock, P. M., and duly recorded on MAY 17, 2023, at 1:15 o'clock, P. M. in Document No. 2023-330181 for said County.

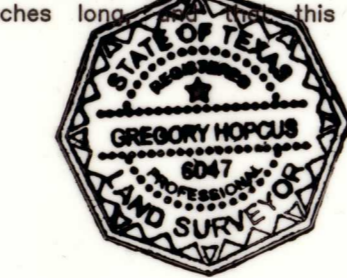
WITNESS MY HAND AND SEAL OF OFFICE, at Anderson, Grimes County, Texas, the day and date last above written.

Vanessa Buzynski
Clerk, County Court,
Grimes County, Texas

SURVEYOR'S ACKNOWLEDGMENT

This is to certify that I, Gregory Hopcus, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; that all easements as appear of record in the office of the County Clerk of Grimes County, Texas, are depicted thereon and that all block corners, angle points and points of curve are properly marked with iron rods of minimum 5/8-inch diameter and twenty-four (24) inches long. This plat correctly represents that survey made by me.

Gregory Hopcus
Texas Registration No. 8047



GENERAL NOTES:

1. BASIS OF BEARINGS: Bearings are Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations. The actual measured distance to the monuments are consistent with the deeds recorded in Document Number 2022-330181 of the Real Property Records of Grimes County, Texas.
2. Proposed Land Use:
5 Single Family Residential Lots (2.0798 Acres/lot average).
3. No private sewage facility may be installed on any lot in this subdivision without prior issuance of a permit by Grimes County. All lots, regardless of size, must comply with Title 30 of the Texas Administrative Code, On-Site Sewage Facilities and also with the other provisions of the Grimes County Subdivision regulations.
4. According to the Flood Insurance Rate Maps for Grimes County, Texas, Map Number 48185C0150C effective April 3, 2012, no portion of this property is located within a Special Flood Hazard Area.
5. The building setback requirements are established by the Grimes County Rules and Regulations for Subdivisions dated June 2014.
• Front = 25 feet
• Side = 10 feet
• Back = 10 feet
Additional setbacks may be required by the covenants, conditions, and restrictions of the subdivision.
6. All terms, conditions, and provisions of that certain Right-of-Way/Easement from J.W. Brasig, et al to Brazos River Transmission Electric Cooperative, Inc. in instrument dated November 12, 1947, recorded in Volume 187, Page 279, Official Records, Grimes County, Texas. (Blanket - No Width Provided)
7. a) All terms, conditions, and provisions of that certain Right-of-Way/Easement from A.V. Rice, et ux to Texas Telephone and Telegraph Co. in instrument dated March 5, 1959, recorded in Volume 242, Page 275, Official Records, Grimes County, Texas. (Blanket)
b) All terms, conditions, and provisions of that certain Right-of-Way/Easement from Charles Edward Putz and Frances M. Putz to Ensearch Corporation in instrument dated February 20, 1980 recorded in Volume 402, Page 368, Official Records, Grimes County, Texas. (Blanket)
c) All terms, conditions, and provisions of that certain Right-of-Way/Easement from Gulf States Utilities Company to Charles Edward Putz in instrument dated October 6, 1980 recorded in Volume 7, Page 186 and Volume 408, Page 228, Official Records, Grimes County, Texas. (Not located on subject tract)
d) All terms, conditions, and provisions of that certain Right-of-Way/Easement from Charles Edward Putz and France M. Putz to Carlos Water Supply Corp. in instrument dated December 1, 1981 recorded in Volume 444, Page 548, Official Records, Grimes County, Texas. (Too vague to plot)
e) All terms, conditions, and provisions of that certain Right-of-Way/Easement from James Carl Johnson, Jr. to Texas Express Pipeline, LLC in instrument dated April 18, 2012 recorded in Volume 1430, Page 282, Real Property Records, Grimes County, Texas. (Not located on subject tract)
8. Potable water for this subdivision to be provided by Wickson Creek S.U.D.
9. Electrical utilities to be provided by Mid-South Synergy.
10. Unless otherwise indicated 5/8" Iron Rods are set at all corners.
• 1/2" Iron Rod Found (CM)
11. Abbreviations:
B.S.L. - Building Setback Line
CM - Controlling Monument
DN - Document Number
N.T.S. - Not to Scale

LEGAL DESCRIPTION:
Being all that certain tract or parcel of land lying and being situated in the TANDY H. WALKER SURVEY, Abstract No. 471, Grimes County, Texas and being all of the called 5.200 acre Tract One and all of the called 5.200 acre Tract Two described in the deed from IGOR, LLC to Brazos Home Center, LLC recorded in Document Number 2022-330181 of the Official Records of Grimes County, Texas.

FINAL PLAT

GIBBONS GROVE II

10.4000 ACRES
LOTS 1-5
TANDY H. WALKER SURVEY, A-471
GRIMES COUNTY, TEXAS

APRIL, 2023
SCALE: 1" = 50'

Surveyor:
Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Owner:
Brazos Home Center, LLC
2104 East SH 21
Bryan, Texas 77803