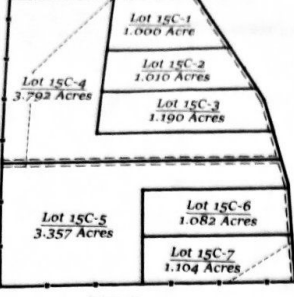
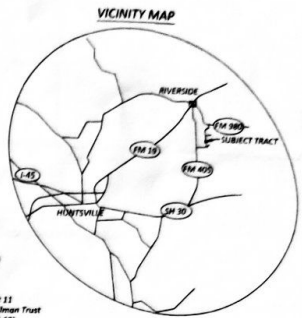


**ORIGINAL PLAT OF
REPLAT OF PART OF LOT 15C
FOXWOOD ADDITION, SECTION 2
(7-91, Plat Records of Walker County, Texas)**



**FINAL PLAT OF
REPLAT OF LOTS 15C-1, 15C-2, 15C-3 & 15C-4
OF THE REPLAT OF PART OF LOT 15C
FOXWOOD ADDITION, SECTION 2**

**BALTHAZAR ORSETT LEAGUE, A-33
WALKER COUNTY, TEXAS**



OWNERSHIP
Situating in Walker County, Texas, out of the B. Orsett League, Abstract No. 33, being a Replat of Lots 15C-1, 15C-2, 15C-3 & 15C-4 of the Replat of part of Lot 15C, Foxwood Addition, Section 2, according to the map or plat thereof recorded in Volume 7, Page 91 of the Plat Records of Walker County, Texas.

LOT 15C-1 & 15C-4 being a part of a called 12.36 acre tract as described in a Warranty Deed with Vendor's Lien to Apostolo & Associates, Inc. (Doc. No. 2020-58759).
Lot 15C-2 being described in a General Warranty Deed to Jimmy Conley (Doc. # 2021-71876).
Lot 15C-3 being described in a Warranty Deed with Vendor's Lien to Tuesday Faye Cooley (Doc. # 2021-72496).

Callled 4.43 Acre Easement
Derrick Harris, et al (1270-826)

Callled 0.83 Acre Ashley Cooper (867-608)

Callled 9.35 Acres
Derrick Harris, et al (1270-826)

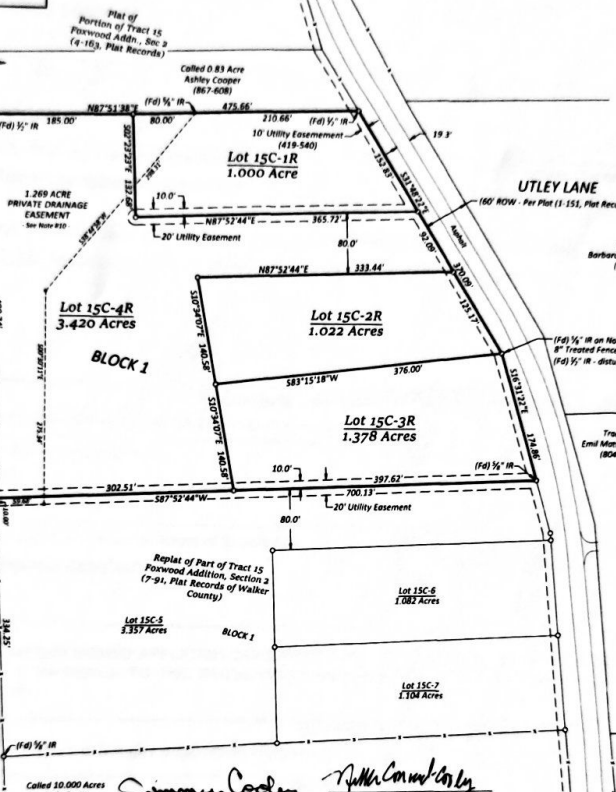
Callled 10,000 Acres
Jody Curtis (546-153)

OWNERSHIP ACKNOWLEDGMENT AND DEDICATION
THE STATE OF TEXAS, COUNTY OF WALKER
I, Stanley Apostolo, Sr., President, respectfully of Apostolo & Associates, Inc., owner and developer of the lots 15C-1 & 15C-4 shown on this plat and designated herein as Replat of Lots 15C-1, 15C-2, 15C-3 & 15C-4 of the Replat of Part of Lot 15C, Foxwood Addition, Section 2.
FURTHER, We, the undersigned, do hereby DEDICATE to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and public places and public improvement shown on this plat for the purposes and consideration therein expressed.
FURTHER, all lots within the subdivision and the owners thereof must continue to accept all drainage flows and drainage structures in place at the time of the development, which are in part or necessary to the public roads infrastructure or public works of drainage, in addition to all natural flows of water entering onto or crossing the property.

NOTARY PUBLIC ACKNOWLEDGMENT
This instrument was acknowledged before me this 19 day of January, 2022
By: Margaret S. Bodman
Notary's Signature
Notary Public, State of Texas
Notary's name: Margaret S. Bodman
Notary's commission expires: 8/14/2024

LIEN HOLDER'S STATEMENT
The undersigned Trustee for the First National Bank of Anderson, owner and holder of a lien against the property shown on this plat, said lien being evidenced by instrument of record in Document No. 2021-72498 of the Deed Records of Walker County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat. Further, I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

NOTARY PUBLIC ACKNOWLEDGMENT
This instrument was acknowledged before me this 21 day of January, 2022
By: Darby Jordan
Notary's Signature
Notary Public, State of Texas
Notary's name: Darby Jordan
Notary's commission expires: 8-22-25



**FOR TAX PURPOSES
THIS PLAT COMPLIES
WITH SECTION 12.002
OF THE PROPERTY
CODE**

ENGINEER'S STATEMENT
Based on the calculations made from available data, if the impervious cover on Lots 1, 2 & 3 does not exceed 8,500 sq. ft. and impervious cover on Lot 4 does not exceed 24,000 sq. ft., then the existing detention on the property will be sufficient. However, if the impervious cover of the property exceeds or surpasses said amounts then further study will be necessary and possible drainage/detention improvements may be required in accordance with current local, state and federal regulation including the Walker County Subdivision Regulations. Local approval or allowance must be given by Walker County in writing prior to alteration of the drainage infrastructure. It is the responsibility of lot owners to comply with any regulations or limitations noted, and permits issued by Walker County for development do not act as a waiver or variance of the lot owner's responsibility to provide for excess runoff and drainage created by the permitted development.

Paul Dill 12-29-2021
Paul Dill, P.E. 3330
N.W. Highway 115, Ste 200
P.O. Box 16, P-289
Walker County, Texas

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT
The State of Texas
County of Walker
I, Kari French, Clerk of the County Court of Walker County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on the 19th day of January, 2022, and duly recorded in Volume 7, Page 151 of the Plat Records of Walker County, Texas, the day and date just above written.
Kari French
County Clerk
Walker County, Texas

NOTARY PUBLIC ACKNOWLEDGMENT
This instrument was acknowledged before me this 19 day of January, 2022
By: Margaret S. Bodman
Notary's Signature
Notary Public, State of Texas
Notary's name: Margaret S. Bodman
Notary's commission expires: 8/14/2024

NOTARY PUBLIC ACKNOWLEDGMENT
This instrument was acknowledged before me this 19 day of January, 2022
By: Margaret S. Bodman
Notary's Signature
Notary Public, State of Texas
Notary's name: Margaret S. Bodman
Notary's commission expires: 8/14/2024

LIEN HOLDER'S STATEMENT
The undersigned Trustee for 21st Mortgage Corporation, owner and holder of a lien against Lot 15C-2 shown on this plat, said lien being evidenced by instrument of record in Document No. 2021-72498 of the Deed Records of Walker County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat. Further, I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

Trustee for 21st Mortgage Corporation
NOTARY PUBLIC ACKNOWLEDGMENT
This instrument was acknowledged before me this 12 day of January, 2022
By: Elisabeth B. Peltz
Notary's Signature
Notary Public, State of Texas
Notary's name: Elisabeth B. Peltz
Notary's commission expires: 5-11-25

NOTES:
1) All Deed references are of the Deed Records or Real Property Records of Walker County, Texas.
2) The subject tract does not appear to be located within Zone "A" of FEMA's FEMA No. 48871C 0235D with an effective date of August 16, 2011.
3) All distances and areas are and can be converted to surface by dividing by a combined scale factor of 0.998479338073.
4) The 10 ft. wide utility easement shown herein appears to have been granted by any tract adjoining Utley Lane in a Deed from Bobby O'Connell, Trustee to the Veterans Land Board #12-5403, as recorded in Volume 7, Page 151 of the Plat Records of Walker County, Texas, the day and date just above written.
5) The Gulf States Utilities Company easement 1988-276 does not appear to affect the subject tract. It is described as being South of Jamison Ranch Road which is South of the subject tract.
6) All corners are set 1/2" iron rods with caps, unless noted.
7) The portion of this plat is to establish a residential lots along with utility easements.
8) All lots have a 20 ft. front setback, a 10 ft. side setback and a 10 ft. rear setback.
9) This replat is not located within the City Limits or ETJ of any municipality.
10) The Private Drainage Easement shown within Lot 15C-1 and Lot 15C-4 along with the detention improvements will be maintained by the owner(s) of said lots.

SURVEYOR'S STATEMENT
I, Steven Wiskoski, RPLS 6006, do hereby certify that I made an actual and accurate survey of the platted land and that the corner monuments shown on the foregoing plat were properly placed under my personal supervision.
Steven Wiskoski 12-24-2021
Steven Wiskoski, RPLS 6006

**FINAL PLAT OF
REPLAT OF LOTS 15C-1, 15C-2, 15C-3 &
15C-4 OF THE REPLAT OF PART OF LOT 15C
FOXWOOD ADDITION, SECTION 2**

Containing 6,820 Acres
One Block and 4 Lots

Balthazar Orsett League, A-33
Walker County, Texas

Plat prepared by:
Wiscoski Land Surveying, LLC
PO Box 1744
Newcastle, Texas 77868

Owner/Developer of Property:
Apostolo & Associates, Inc.
15507 SH 30
Box 0
Anderson, Texas 77830