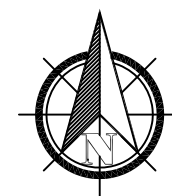


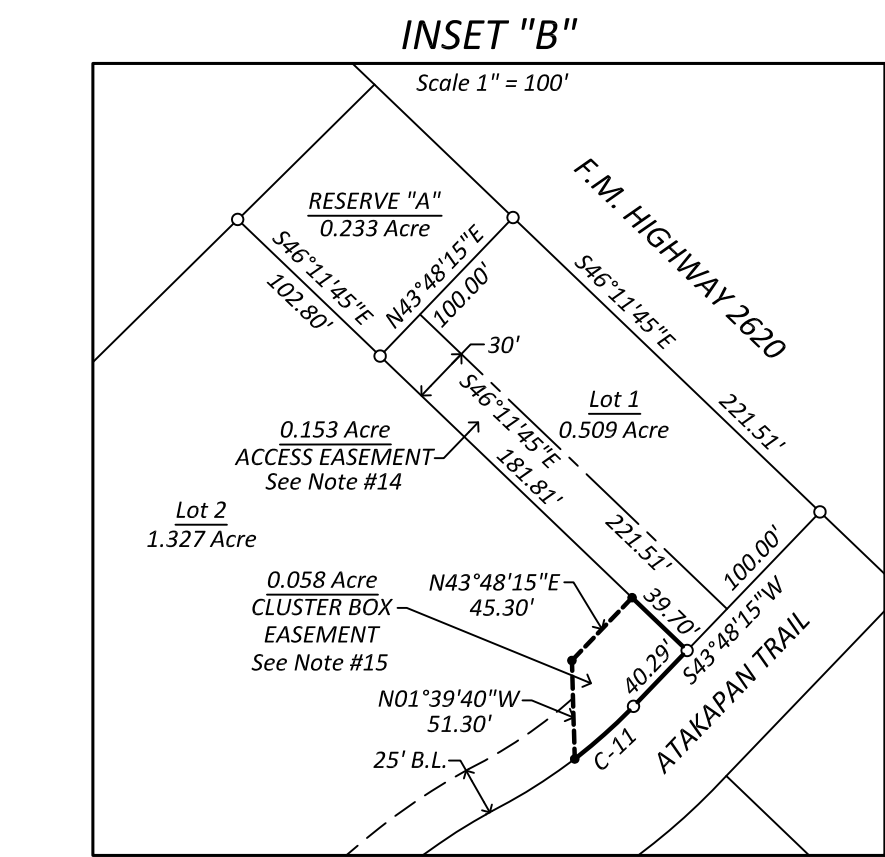
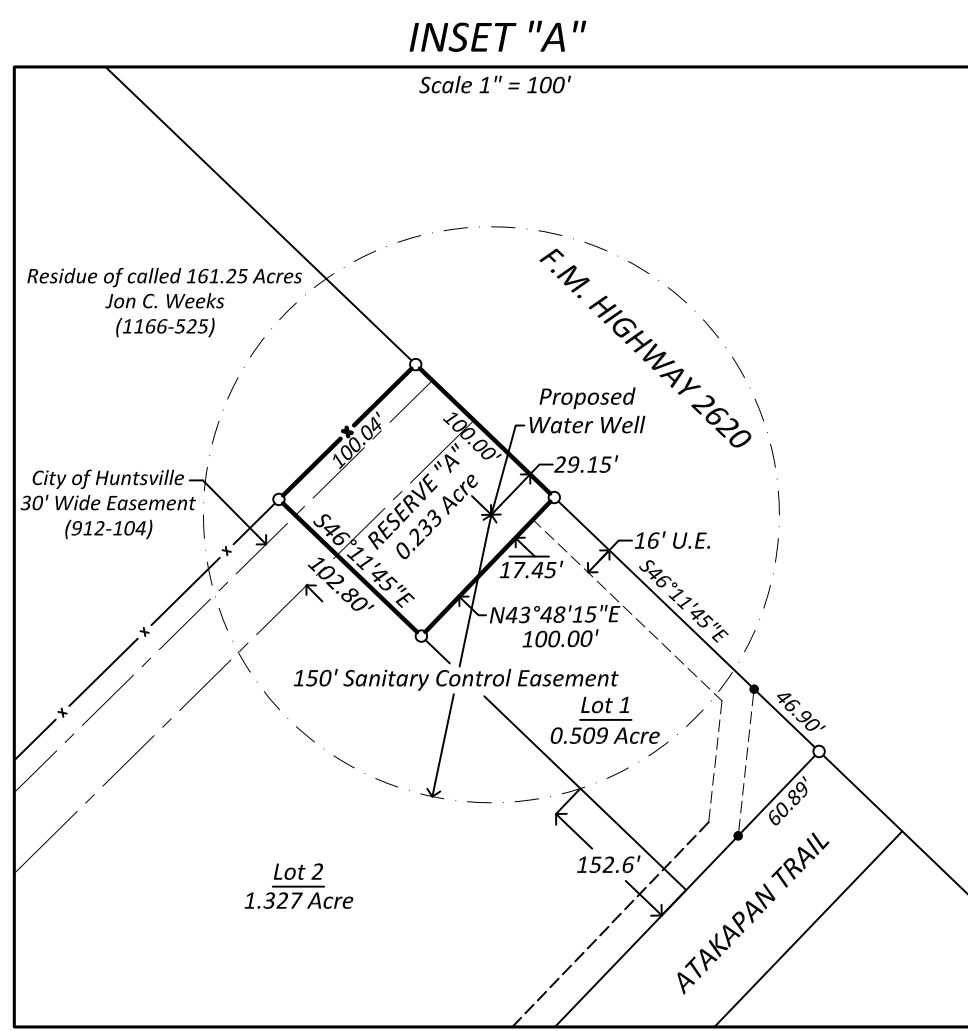
BRUSHWOOD CROSSING

PHASE ONE

George W. Robinson Survey, A-391
Grimes County, Texas

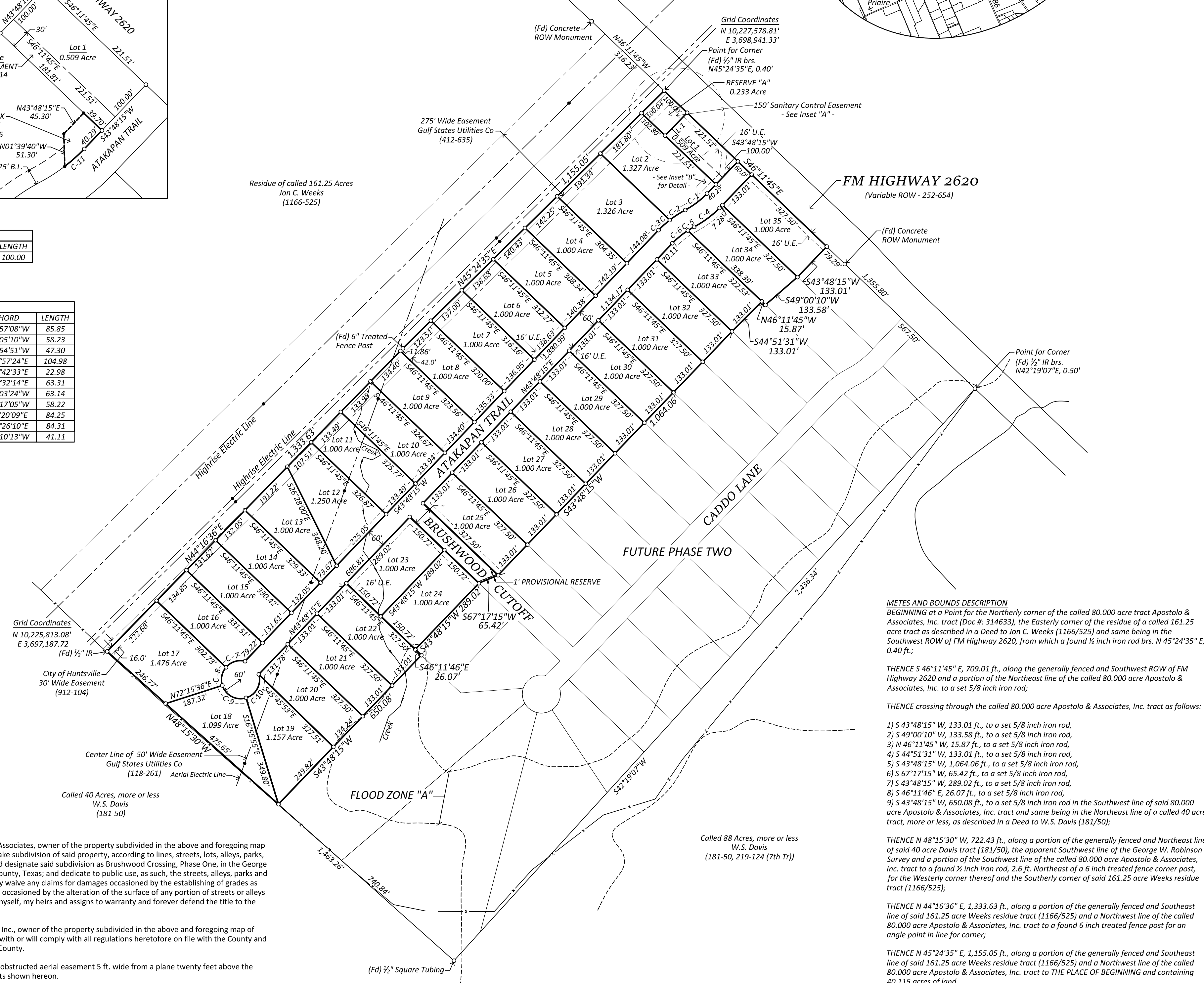


Scale: 1" = 200'
BASIS OF BEARINGS & DISTANCES
Grid North, State Plane Coordinate System
of 1983, Central Zone



LINE	BEARING	LENGTH
L-1	S43°48'15"W	100.00'

CURVE	RADIUS	ARC	CHORD	LENGTH
C-1	270.00	86.22	S52°57'08"W	85.85
C-2	330.00	58.31	S57°05'10"W	58.23
C-3	330.00	47.34	S47°52'51"W	47.30
C-4	330.00	105.43	N52°57'24"E	104.98
C-5	270.00	22.99	N59°42'33"E	22.98
C-6	270.00	63.46	N50°32'14"E	63.31
C-7	60.00	66.49	S72°03'24"W	63.14
C-8	60.00	60.79	S11°17'05"W	58.22
C-9	60.00	93.40	S62°20'09"E	84.25
C-10	60.00	93.48	N28°26'10"E	84.31
C-11	270.00	41.15	S48°10'13"W	41.11



METES AND BOUNDS DESCRIPTION
BEGINNING at a Point for the Northern corner of the called 80.000 acre tract Apostolo & Associates, Inc. tract (Doc. #: 314633), the Easterly corner of the residue of a called 161.25 acre tract as described in a Deed to Jon C. Weeks (1166/525) and same being in the Southwest ROW of FM Highway 2620, from which a found 5/8 inch iron rod brs. N 45°24'35" E, 0.40' ft.,

THENCE S 46°11'45" E, 709.01 ft., along the generally fenced and Southwest ROW of FM Highway 2620 and a portion of the Northeast line of the called 80.000 acre Apostolo & Associates, Inc. tract to a set 5/8 inch iron rod;

THENCE crossing through the called 80.000 acre Apostolo & Associates, Inc. tract as follows:

- 1) S 43°48'15" W, 133.01 ft., to a set 5/8 inch iron rod,
- 2) S 49°00'10" W, 133.01 ft., to a set 5/8 inch iron rod,
- 3) N 46°11'45" W, 15.87 ft., to a set 5/8 inch iron rod,
- 4) S 44°51'31" W, 133.01 ft., to a set 5/8 inch iron rod,
- 5) S 43°48'15" W, 1,064.06 ft., to a set 5/8 inch iron rod,
- 6) S 67°17'15" W, 65.42 ft., to a set 5/8 inch iron rod,
- 7) S 43°48'15" W, 289.02 ft., to a set 5/8 inch iron rod,
- 8) S 46°11'46" E, 26.07 ft., to a set 5/8 inch iron rod,
- 9) S 43°48'15" W, 650.08 ft., to a set 5/8 inch iron rod in the Southwest line of said 80.000 acre Apostolo & Associates, Inc. tract and same being in the Northeast line of a called 40 acre tract, more or less, as described in a Deed to W.S. Davis (181/50);

THENCE N 48°15'30" W, 722.43 ft., along a portion of the generally fenced and Northeast line of said 40 acre Davis tract (181/50), the apparent Southwest line of the George W. Robinson Survey and a portion of the Southwest line of the called 80.000 acre Apostolo & Associates, Inc. tract to a found 3/4 inch iron rod, 2.6 ft. Northeast of a 6 inch treated fence corner post, for the Westerly corner thereof and the Southern corner of said 161.25 acre Weeks residue tract (1166/525);

THENCE N 44°16'36" E, 1,333.63 ft., along a portion of the generally fenced and Southeast line of said 161.25 acre Weeks residue tract (1166/525) and a Northwest line of the called 80.000 acre Apostolo & Associates, Inc. tract to THE PLACE OF BEGINNING and containing 40.115 acres of land.

- NOTES:**
- 1) All Deed references are of the Real Property Records of Grimes County, Texas.
 - 2) A portion of the subject tract appears to be located within Zone "A" of FEMA's FIRM Map No. 48185C 0175C & 48185C 0200C, dated April 3, 2012. The flood zone shown hereon was scaled from said map.
 - 3) All distances & areas are grid and can be converted to surface by dividing by a combined scale factor of 0.999888257065.
 - 4) Lots 2 through 35 are intended for single-family residential use. Only one single family dwelling is allowed per lot. Lot 1 is to be used for access to a public water system (Reserve "A"), cluster mailboxes, access to the cluster mailboxes & signage for Brushwood Crossing, Phase One.
 - 5) Unless otherwise noted all property corners, P.C.'s and P.T.'s are monumented with capped 5/8" iron rods (Stamped: Wisnoski RPLS 6006).
 - 6) Wastewater service will be provided by on-site sewage facilities.
 - 7) This tract lies outside the legal limits or E.T.J. of any incorporated City or Town in Grimes County, Texas.
 - 8) The area being subdivided totals 40.115 acres into 35 Lots.
 - 9) All lots have a 25 ft. front building setback, a 10 ft. side and rear building setback for the main residential building & 5 ft. for a garage or other out-building. All corner lots have a 15 ft. side setback.
 - 10) All lots with the exception of Lot 1 have a 16 ft. utility easement (U.E.) along any lot line adjoining a road right of way (FM Highway 2620, Atakapan Trail & Brushwood Cutoff). See Inset "A" for the utility easement running through Lot 1.
 - 11) No road, street or passageway set aside in the Plat shall be maintained by Grimes County, Texas in the absence of an express Order of the Commissioners' Court entered of record in the minutes of the Commissioners' Court of Grimes County, Texas specifically accepting such road, street or passageway for county maintenance.
 - 12) The Mid-South Electric Cooperative Association Easement and Right of Way (1592-454) appears to be a blanket easement and cannot be defined hereon.
 - 13) Lots 1 and 35 must be accessed by Atakapan Trail. Direct access to FM Highway 2620 is prohibited.
 - 14) The 0.153 acre Access Easement through Lot 1 is to provide access to Atakapan Trail for the benefit of the Cluster Box Easement and Reserve "A".
 - 15) The 0.058 acre Cluster Box Easement located within Lot 2 is for the construction of cluster mailboxes & access to and from Atakapan Trail.

OWNER ACKNOWLEDGMENT AND DEDICATION
I, Stanley Apostolo, Sr., President of Apostolo & Associates, owner of the property subdivided in the above and foregoing map of Brushwood Crossing, Phase One do hereby make subdivision of said property, according to lines, streets, lots, alleys, parks, building lines, and easements therein shown, and designate said subdivision as Brushwood Crossing, Phase One, in the George W. Robinson Survey, Abstract No. 391, Grimes County, Texas; and dedicate to public use, as such, the streets, alleys, parks and easements shown thereon forever and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind myself, my heirs and assigns to warranty and forever defend the title to the land so dedicated.

This is to certify that We, Apostolo & Associates, Inc., owner of the property subdivided in the above and foregoing map of Brushwood Crossing, Phase One, have complied with or will comply with all regulations heretofore on file with the County and adopted by the Commissioners Court of Grimes County.

Further, there is also dedicated for utilities an unobstructed aerial easement 5 ft. wide from a plane twenty feet above the ground upward, located adjacent to all easements shown hereon.

Further, We, Apostolo & Associates, Inc., do hereby dedicate forever to the public a strip of land a minimum of fifteen feet wide on each side of the centerline of any and all gullies, ravines, draws, sloughs or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving Grimes County and/or other public agencies the right to enter upon said easement at any and all times for the purposes of construction and/or maintaining drainage work and/or structure.

Further, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title of the property, and shall be enforceable, at the option of Grimes County by Grimes County or any citizen thereof, by injunction as follows:

1. The drainage of septic tanks into road, street, alley or other public ditches, either directly or indirectly, is strictly prohibited.
2. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater.

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 same under the terms and conditions of such restrictions filed separately, unless otherwise noted.

Witness my hand in _____, Grimes County, Texas, this _____ day of _____, 2022.

By: _____
Stanley Apostolo, Sr., President

NOTARY PUBLIC ACKNOWLEDGEMENT
This instrument was acknowledged before me
this _____ day of _____, 2022.

Notary Public, State of Texas
By: _____
Printed Name

Notary's Signature: _____
Notary's commission expires: _____

COMMISSIONERS COURT ACKNOWLEDGEMENT
APPROVED by the Commissioners Court of Grimes County, Texas, this _____ day
of _____, 2022.

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

COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT
I, Vanessa Burzynski, County Clerk in and for said County hereby certify that the foregoing instrument
with its certificate of authentication was filed in my office the _____ day of _____, 2022, A.D., at _____ o'clock _____ m. and duly recorded the
_____ day of _____, 2022, A.D., at _____ o'clock _____ m. of record in
Document No. _____ of the Real Property Records of Grimes County, Texas.

Witness my hand and seal of the County Court of the
said County, at office in Anderson, Texas.

Vanessa Burzynski
County Clerk
Grimes County, Texas

By: _____
Deputy County Clerk

SURVEYOR'S CERTIFICATION
THE STATE OF TEXAS
COUNTY OF GRIMES

I, Steven Wisnoski, Registered Professional Land Surveyor No. 6006, of the State of Texas, have plotted the above subdivision from an actual survey on the ground meeting all minimum standards as set forth by the TPBLS; and is true and correct in accordance with an actual survey made on the ground under my personal direction and supervision.

Dated this _____ day of _____, 2022.
By: _____
Steven Wisnoski, RPLS 6006

OWNERSHIP
Situated in Grimes County, Texas, out of the A.D. Kennard Survey, Abstract No. 290, being a part of a called 80.000 acre tract as described in a Warranty Deed with Vendor's Lien from A&B Bldc, LLC to Apostolo & Associates, Inc., dated March 10, 2021, of record in Document No. 314633 of the Real Property Records of Grimes County, Texas.

LIEN HOLDER'S ACKNOWLEDGMENT AND SUBORDINATION STATEMENT
I, the below signed Trustee for the First National Bank of Anderson & owner and holder of a lien against the property described in the plat known as Brushwood Crossing, Phase One, said lien being evidenced by instrument of record in Document No. 314634 of the Real Property Records of Grimes County, Texas, do hereby in all things subordinate to said said plat said lien, and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

Lienholder: _____
Signature _____
Printed Name _____

NOTARY PUBLIC ACKNOWLEDGEMENT
The State of Texas
County of Grimes
This instrument was acknowledged before me this _____ day of _____, 2022.

Notary Public, State of Texas
By: _____
Printed Name _____

Notary's Signature: _____
Notary's commission expires: _____

BRUSHWOOD CROSSING PHASE ONE

Containing 35 Lots
1 Block
Reserve Acreage = 0.233
Gross Acreage = 40.115
George W. Robinson Survey, A-391
Grimes County, Texas

Owner/Developer: Apostolo & Associates, Inc.
15520 54th St
Anderson, Texas 77830
Surveyor: Wisnoski Land Surveying LLC
TPBLS Firm #: 10085300
PO Box 1744
Navasota, Texas 77868
Job #: 2021-02-15-01
Dated: 08-11-2022