

BRUSHWOOD CROSSING

PHASE ONE

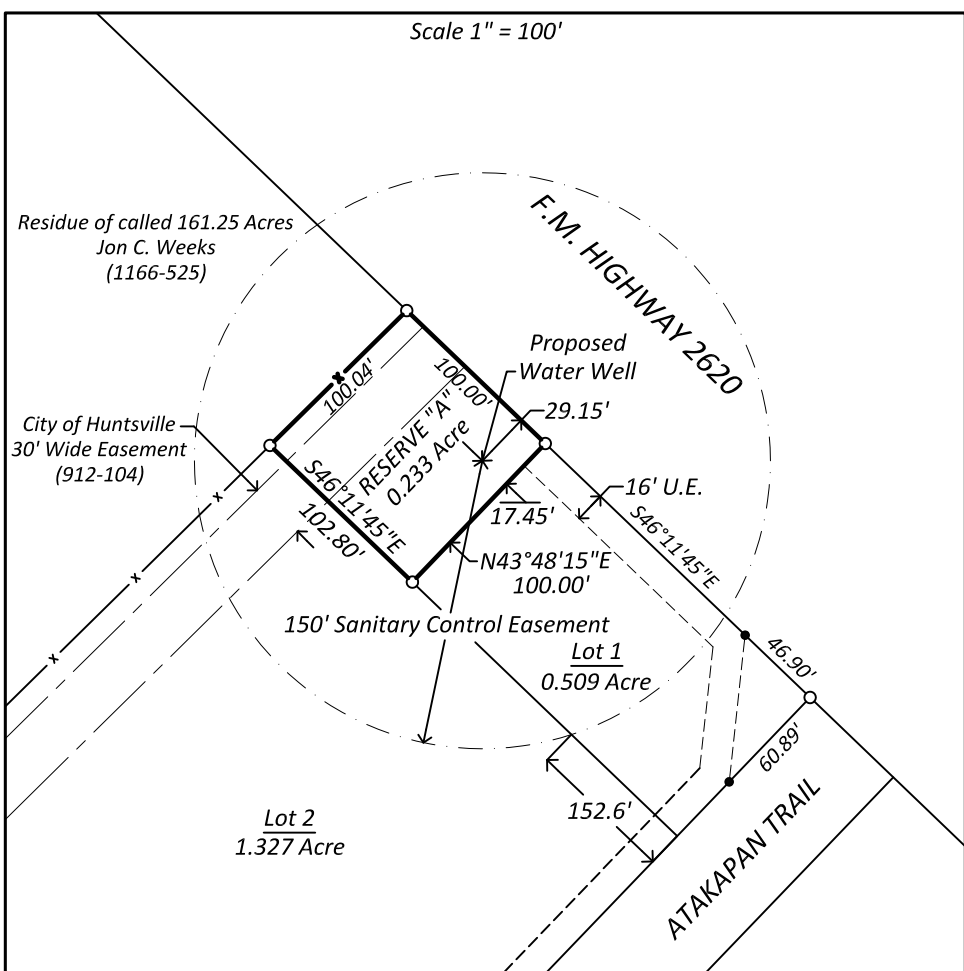
George W. Robinson Survey, A-391
Grimes County, Texas



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

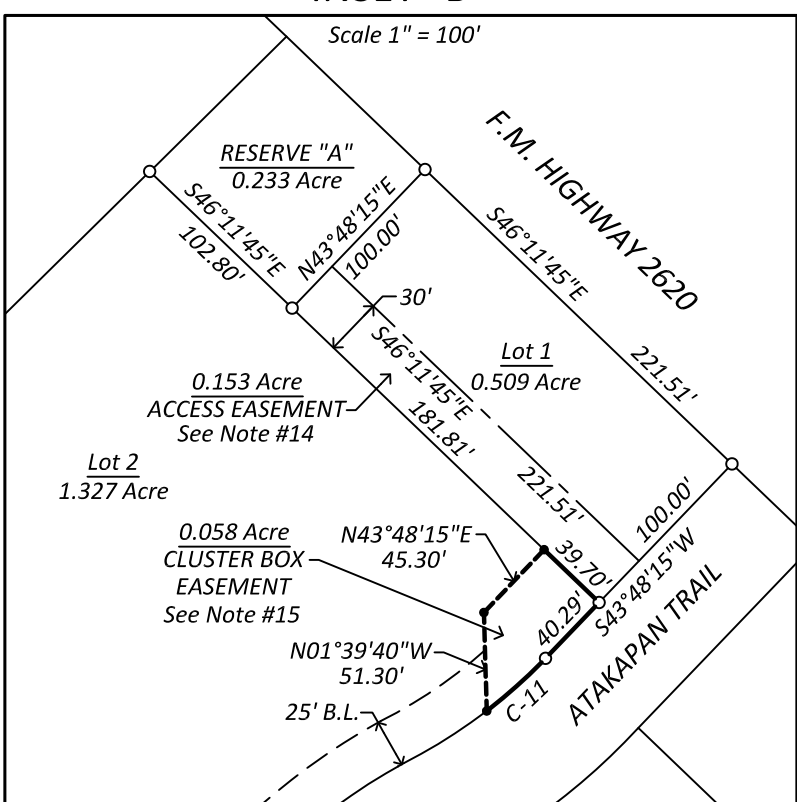
INSET "A"

Scale 1" = 100'



INSET "B"

Scale 1" = 100'



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

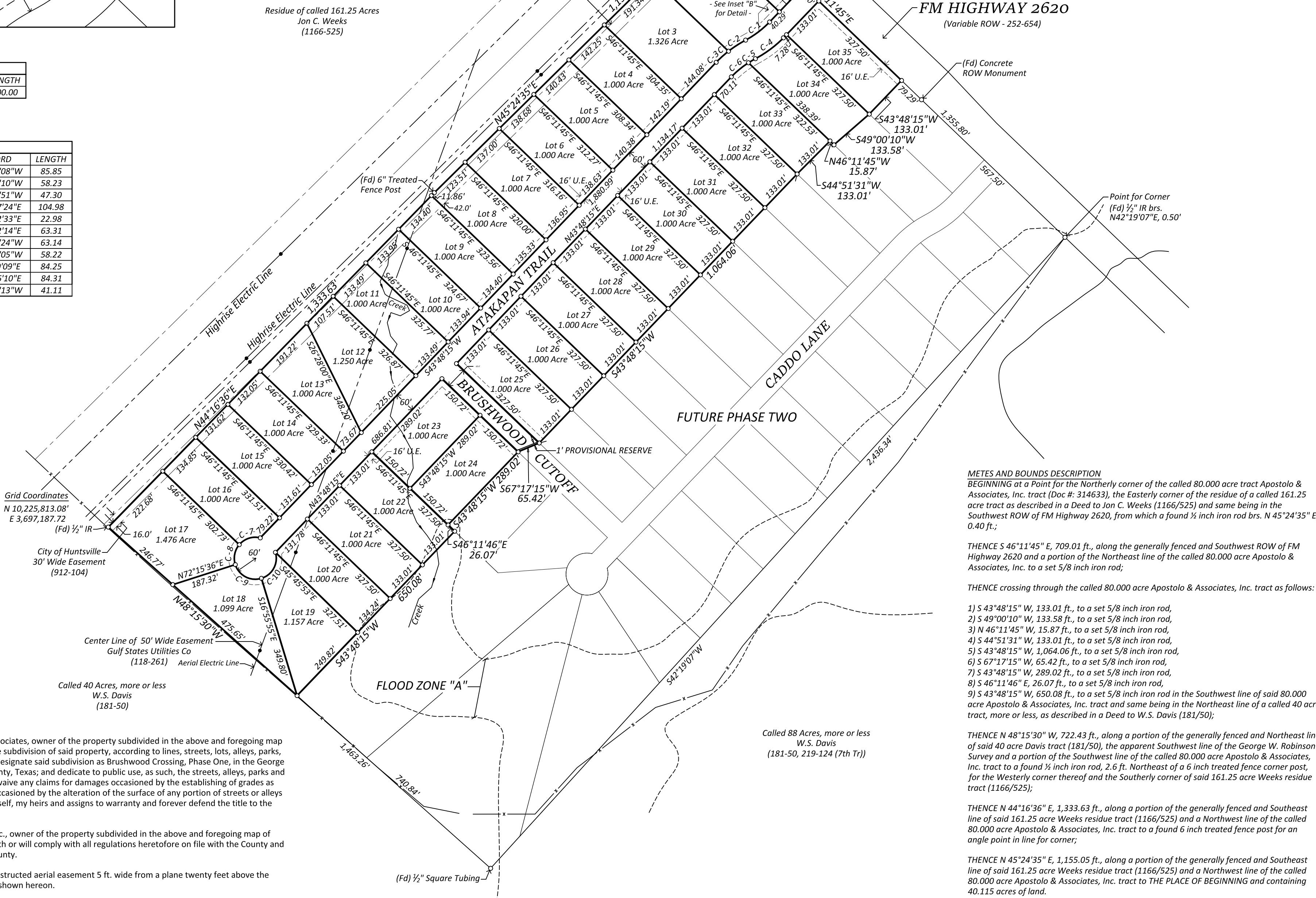
CURVE TABLE			
CURVE	RADIUS	ARC	CHORD
C-1	270.00	86.22	S52°57'08"W 85.85
C-2	330.00	58.31	S57°05'10"W 58.23
C-3	330.00	47.34	S47°54'51"W 47.30
C-4	330.00	105.43	N52°57'24"E 104.98
C-5	270.00	22.99	N59°42'33"E 22.98
C-6	270.00	63.46	N50°32'14"E 63.31
C-7	60.00	66.49	S72°03'24"W 63.14
C-8	60.00	60.79	S11°17'05"W 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

VICINITY MAP



FM HIGHWAY 2620

(Variable ROW - 252-654)



METES AND BOUNDS DESCRIPTION
BEGINNING at a Point for the Northerly corner of the called 80,000 acre tract Apostola & 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 3/4 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 Apostola & Associates, Inc. to a set 5/8 inch iron rod;

THENCE crossing through the called 80,000 acre Apostola & 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, 133.58 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 Apostola & 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 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 Apostola & Associates, Inc. tract to a found 6 inch treated fence post for an angle point in line for corner;

THENCE N 45°24'35" E, 1,155.05 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 Apostola & Associates, Inc. tract to THE PLACE OF BEGINNING and containing 40.115 acres of land.

OWNERSHIP
Situating 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 Bric, LLC to Apostola & 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: _____

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS
COUNTY OF GRIMES

I, Steven Wisonoski, 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 TBP&LS; 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 Wisonoski, RPLS 6006

Owner/Developer: Apostola & Associates, Inc.
15520 54th St
Anderson, Texas 77830

Surveyor: Wisonoski Land Surveying LLC
TBP&LS Firm #: 10085300
PO Box 1744
Navasota, Texas 77868

Job #: 2021-02-15-01
Dated: 08-11-2022

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 ACKNOWLEDGMENT AND DEDICATION

I, Stanley Apostolo, Sr., President of Apostola & 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, Apostola & 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, Apostola & 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: _____
Stanely 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