1) All Deed references are of the Real Property Records of Grimes County, Texas. 2) The subject tract does not appear to be located within Zone "A" of FEMA's FIRM No. 48185C 0175C with an effective date of April 3, 2012. 3) All corners are set 5/8 inch iron rods, with cap "Wisnoski RPLS 6006", unless noted. 4) All Lots have a 30 ft. front building setback, a 15 ft. side setback & a 15 ft. rear setback. 5) The area being subdivided totals 15.024 acres into 3 lots and one block. 6) The lots shown hereon are intended for single-family residential use. 7) Wastewater service will be provided by on-site sewage facilities. 8) This tract lies ouside the legal limits or E.T.J. of any incorporated City or Town in Grime. id North, State 1983, Central Wm C. HILL SURVEY A-271 due of called 110.08 / Dianne M. Johnson (1373-40) ords of Grimes County, Texas. within Zone "A" of FEMA's FIRM No. 12. FM HIGHWAY 2620 -(Variable ROW - (243-474, 243-569, 252-619, 252/654)) Grid: N 10,242,232.67' E 3,692,075.32' esidue of called 42.8 Acre Jo Ann Walkoviak (Doc #: 2020-309431) CURVE DATA Radius: 5,668.93' Arc Length: 530.71' 1: N14°31'49"W, 530.51' WOA 0262 My et 41 ezw. VY ET 41 ELW 16 Mithin FM 2620 ROW VY ET 41 ELW 3.900 Acres \`\\74°10'44"E 143.01' Lot 1 rete ROW Monument - lying sideways rence a (Fd) 5%" IR brs. N77°22'00"W, 0.19' (Fd) ⁵/₈" IR w-cap McDaniel 4081" 4.204 Acres −S25°30'22"W 71.03' d) ½" IR brs. 20°08'37"E, 0.58' 5.097 Acres Grid: N 10,241,917.49' E 3,692,933.28' NOTARY PUBLIC ACKNOWLEDGEMENT This instrument was acknowledged befor THENCE along the center line of FM Highway 2620 as follo NOTARY PUBLIC ACKNOWLEDGEMENT This instrument was acknowledged before Apostolo & Associates, Inc. Name of Companv LIEN HOLDER ACKNOLEDGMENT AND SUBORDINATION STATEMENT We, the First National Bank of Anderson, Texas, owners and holder of a lien against the 15.024 acre tract platted into Brushwood Hill shown hereon, said lien being evidenced by instrument of record in Document No. 317237 of the Real Property Records of Grimes County, Texas, do hereby in all things subordinate to said plat said liens, and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof. 1) N 19°14'19" W, 834.02 ft., to a Point for the PC of a clockwise curve, 2) Along said clockwise curve having a radius of 5,728.93 ft., an arc length of 600.10 ft. and a chord of N 16°12'41" W, 599.83 ft. to a Point for a Northwest corner of the called 15.024 acre Apostolo tract; THENCE S 25°30'22"W, 71.03 ft., crossing into the FM Highway 2620 ROW, along the apparent Southeast line of the William C. Hill Survey and a Southeast line of the called 15.024 acre Apostolo tract to a Point in the centerline of said Highway for the Southerly corner of the tract of land herein described; THENCE S 20°08'37" W, 1,202.99 ft., along a portion of the apparent Southeast line of the William C. Hill Survey and the Southeast line of the called 15.024 acre Apostolo tract to a Point in the Northeast ROW of FN Highway 2620, from which a found ½ inch iron rod 3.7 ft. West of a 6 inch treated fence corner post for the called Southwest corner of said 115.03 acre tract, brs. N 20°08'37" E, 0.58 ft. and a found concrete ROW monument brs. S 19°14'19" E, 1,324.90 ft.; OWNERSHIP Situated in Grimes County, Texas, out of the William C. Hill Survey, Abstract No. 271, being all of a called 15.024 acre tract as described in a Warranty Deed with Vendor's Lien from David Colby Walkoviak to Apostolo & Associates, Inc., dated June 17, 2021, of record in Document No. 317236 of the Real Property Records of Grimes County, Texas. IN TESTIMONY WHEREOF, the Apostolo & Associates, Inc. has caused these pr Notary's Signature: THENCE N 11°21'13" E, 148.18 ft., crossing over the FM Highway 2620 ROW and the Northwest line of the called 15.024 acre Apostolo tract to the PLACE OF BEGINNING and containing 15.023 acres of land, of which 1.822 acres lies within the ROW of FM Highway 2620. lotary's Signature: HENCE S 69°49'43" E, 914.03 ft., along the Northeast line of the called 15.024 acre Apostolo tract to a foun /8 inch iron rod, S 55°15' W, 9.8 ft. from an 8 inch treated high game fence corner post, for the Northeast orner of said 15.024 acre tract and same being the apparent Northeast corner of the William C. Hill Survey, NETES AND BOUNDS DESCRIPTION IEGINNING at a found 3/8 inch iron rod for the Northwest corner of the called 15.024 acre Apostolo tract Doc #: 317236), the Northeast corner of the residue of a called 110.08 acre tract as described in a Deed to lobert J. Johnson, et ux (1373/40), a Southeast corner of the residue of a called 339.23 acre tract as described a Deed to Richard H. Shepherd, et ux (962/838), in the Northwest line of the William C. Hill Survey, A-271 and same being in a curve in the Northeast ROW of FM Highway 2620 (243/569, 243/474, 252/619, 252/654); WNER ACKNOWLEDGMENT AND DEDICATION Stan Apostolo, Sr., President, respectively of Apostolo & Associates, Inc., owner of the property subdivided in the above and foregoing nap of Brushwood Hill, do hereby make subdivision of said property for and on behalf of said Apostolo & Associates, Inc. according to lines, treets, lots, alleys, parks, building lines, and easements therein shown, and designate said subdivision as Brushwood Hill, located in the Villiam C. Hill Survey, Abstract No. 271, Grimes County, Texas; and dedicate to public use, as such, the streets, alleys, parks and easements hown 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 ereby bind ourselved, our successors and assigns to warranty and forever defend the title to the land so dedicated. otary Public, State of Texas otary Public, State of Texas ırther, there is also dedicated for utilities an obstructed aerial easement five (5) feet wide from a plane tw oward, located adjacent to all easements shown hereon. his is to certify that I, Stan Apostolo, Sr., President, respectively of Apostolo & Associates, Inc., owner of the property subdivided in the sove and foregoing map of Brushwood Hill, have complied with or will comply with all regulations heretofore on file with the County and sopted by the Commissioner's Court of Grimes County. irther, We do hereby declare that all parcels of land designated as lots on this plat are originally intended i sidential dwelling units thereon and shall be restricted for same under the terms and conditions of such re nless otherwise noted. The drainage of septic tanks into road, street, alley or other public ditches, either directly or indirectly, is strictly prohibited. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water ithout backwater. rther, all of the property subdivided in the above and foregoing map shall be restricted in its use, which re the property, and shall be enforceable, at the option of Grimes County by Grimes County or any citizen th rther, we, Apostolo & Associates, Inc., do hereby dedicate forever to the public a strip of land a minimum of fifteen feet wide on each side the centerline of any and all gullies, ravines, draws, sloughs or other natural drainage courses located in said subdivision, as easements r drainage purposes, giving Grimes County and/or other public agencies the right to enter upon said easement at any and all times for the rposes of construction and/or maintaining drainage work and/or structure. reunto authorized and its common seal hereunto affixed this: _day of **BRUSH** ιts to be signed by Stan Αρ WILLIAM C. HILL SURVEY, A-271 GRIMES COUNTY, TEXAS for the construction of estrictions filed separately, enty (20) feet above the ground trictions shall run with the title reof, by injunction as follows: tolo, Sr. its Pres FINAL PLAT OF 2021. Owner/Developer: Apostolo & Associates, Ind 15520 SH30 Anderson, Texas 77830 田川田 SURVEYOR'S CERTIFICATION THE STATE OF TEXAS COUNTY OF GRIMES COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT vith its certificate of authentica Steven Wisnoski, Registered Professional Land Surveyor No. 6006, of the State of Texas, ave platted the above subdivision from an actual survey on the ground meeting all inimum standards as set forth by the TBPELS; and is true and correct in accordance with a actual survey made on the ground under my personal direction and supervision. nessa Burzynski, County Clerk in and for said Co OVED by the Cor _ day of _ Steven Wisnoski, RPLS 6006 2021, A.D., at ion was filed in my office the VICINITY MAP 2021. , 2021, A.D., at _ WILLIAM C. HILL SURVEY, A-271 GRIMES COUNTY, TEXAS BRUSHWOOD HILL _o'clock day of Containing 3 Lots and 1 Block Gross Acreage: 15.023 Acres FINAL PLAT of record in