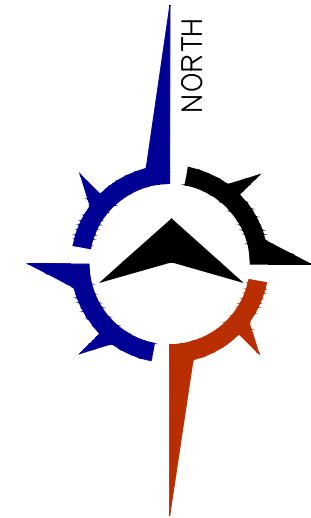
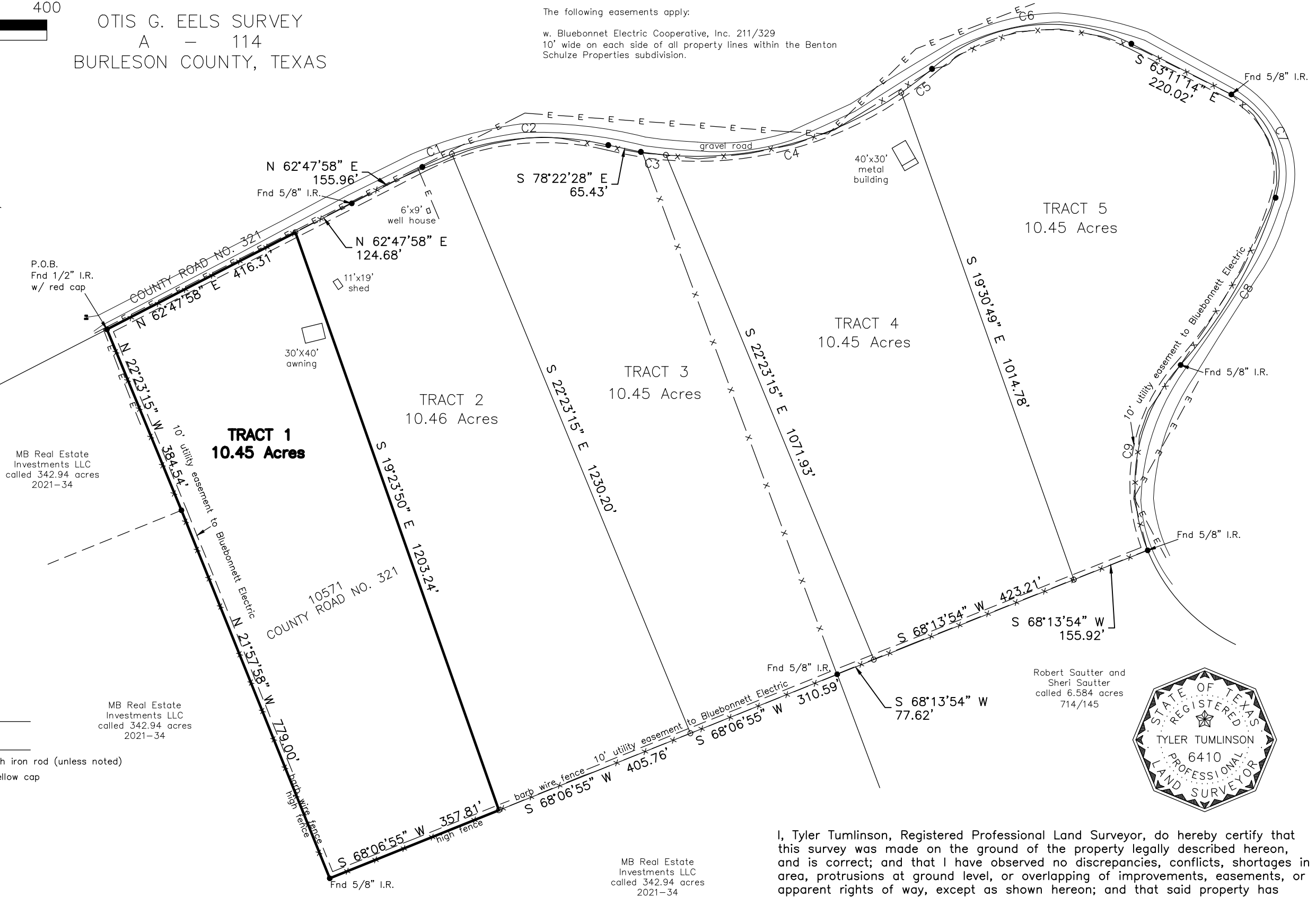




OTIS G. EELS SURVEY
A — 114
BURLESON COUNTY, TEXAS

The following easements apply:
w. Bluebonnet Electric Cooperative, Inc. 211/329
10' wide on each side of all property lines within the Benton
Schulze Properties subdivision.



- LEGEND
- These standard symbols will be found in the drawing.
- Found iron rod 1/2 inch iron rod (unless noted)
 - Set 1/2" iron rod w/yellow cap
 - E— overhead electric line
 - x— wire fence
 - xx gas pipeline

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	
C1	525.00'	63.38'	63.35'	N 66°15'29" E	
C2	525.00'	312.30'	307.72'	N 86°45'29" E	
C3	706.96'	49.65'	49.64'	S 83°02'19" E	
C4	706.96'	487.84'	478.22'	N 75°10'50" E	
C5	706.96'	76.01'	75.98'	N 52°19'54" E	
C6	353.02'	419.01'	394.84'	N 82°48'54" E	
C7	171.64'	239.66'	220.66'	S 23°11'06" E	
C8	875.00'	380.70'	377.70'	S 29°35'53" W	
C9	350.00'	389.49'	369.70'	S 10°05'36" W	

TRACT 1

I, Tyler Tumlinson, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described hereon, and is correct; and that I have observed no discrepancies, conflicts, shortages in area, protrusions at ground level, or overlapping of improvements, easements, or apparent rights of way, except as shown hereon; and that said property has access to and from a dedicated roadway, except as shown hereon.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, NAD 1983.


Tyler Tumlinson, R.P.L.S. No 6410
March 9, 2022



PROJECT:	02806-GTA-TR1
DATE:	3-9-2022
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file

BOUNDARY AND IMPROVEMENT SURVEY
OF A 10.45 ACRE TRACT OF LAND OUT OF THE
52.26 ACRE TRACT TO BOSE IKARD, LLC
RECORDED IN DOC. NO. 2022-1182 O.R.B.C.
OTIS G. EELS SURVEY, A-114, BURLESON COUNTY, TEXAS.
Surveyed for: GTA REAL ESTATE FUND I, LLC

TUMLINSON LAND
SURVEYING

1255 MILLICAN MEADOWS CIRCLE
COLLEGE STATION, TEXAS 77845
254-931-6707
T.B.P.L.S. FIRM NO. 10193858