

CLEVELAND HILLS FINAL PLAT

GRANDE 11 LEAGUES SURVEY, A32, ROBERTSON COUNTY, TEXAS

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A 32.75 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO GTA REAL ESTATE FUND I LLC, RECORDED IN VOLUME 1449, PAGE 220 OF THE OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS.

THE STATE OF TEXAS
COUNTY OF ROBERTSON

I, GTA REAL ESTATE FUND I, LLC, (or assigns), owner of the property plotted in the above foregoing map of the 32.75 acres do hereby make this plat of said property, according to lines, streets, alleys, parks, building lines, and easements therein shown, and designate said subdivision as CLEVELAND HILLS in the GRANDE 11 LEAGUES SURVEY, Abstract No. 32, Robertson 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 surface of any portion of streets or alleys to conform to such grades; and do hereby bind myself, my heirs and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that I, GTA REAL ESTATE FUND I, LLC (or assign), have complied with or will comply with all regulations heretofore on file with the County and adopted by the Commissioners Court of Robertson County.

WITNESS my hand in _____ County, TX, this ____ day of _____, 2021.

By: GTA Opportunistic Investments, LLC
a Delaware Limited Liability Company,
its Managing Member

By: _____
Name: Broderick Norman
Title: Operating Manager

THE STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2021
by _____

NOTARY PUBLIC, STATE OF TEXAS

(Notary Signature)

(Notary Printed Name)

(Notary Commission Expiration)

APPROVED by the Commissioners Court of Robertson County, Texas,
this _____ day of _____, 2021.

(County Judge)

(Commissioner, Precinct 1) _____
(Commissioner, Precinct 2)

(Commissioner, Precinct 3) _____
(Commissioner, Precinct 4)

THE STATE OF TEXAS
COUNTY OF ROBERTSON

I, _____ Clerk of the County Court of Robertson County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on the _____ day of _____, 2021, at _____ o'clock ____M. and duly recorded on the _____ day of _____, 2021, at _____ o'clock ____M. in plat cabinet _____ sheet _____ of record in the Plat Records of Robertson County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE, at Franklin, Robertson County, Texas, the day and date last above written

Clerk of the County Court, Robertson County, Texas

"No road, street or passageway set aside in this plat shall be maintained by Robertson County, Texas in the absence of an express Order of the Commissioners Court entered of record in the minutes of the Commissioners Court of Robertson County, Texas specifically accepting such road, street or passageway for county maintenance."

BUILDING LOCATION: No building shall be located on any tract nearer to any dedicated right-of-way than (50 feet) ; in any event, no building shall be located on any tract nearer than (25 feet) from any adjoining property line.

Electric utilities will be provided by Bluebonnet Electric Cooperative. A 50 foot wide utility easement shall be located along all public right-of-ways and a 25 foot wide utility easement shall be located along all adjoining property lines.

This is to certify that I, Tyler Tumlison, a Registered Professional Land Surveyor of the State of Texas, Registration No. 6410, have plotted the above subdivision from an actual survey on the ground meeting all minimum standards as set forth by the TBP&LS; and that all easements as appear of record in the office of the County Clerk of Robertson County, Texas, are depicted thereon and that all lot corners, angle points and points of curve are property marked with capped iron rods of minimum 1/2 inch diameter and (16) inches long, and that this plat correctly represents that survey made by me.

According to F.J.R.M. Map I.D. No. 48395C0325C, effective on (7/18/2011), this property is not located in any special flood hazard area, except as shown hereon.

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

Tyler Tumlison RPLS No. 6410



TUMLINSON LAND SURVEYING

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

TRACT ACREAGES

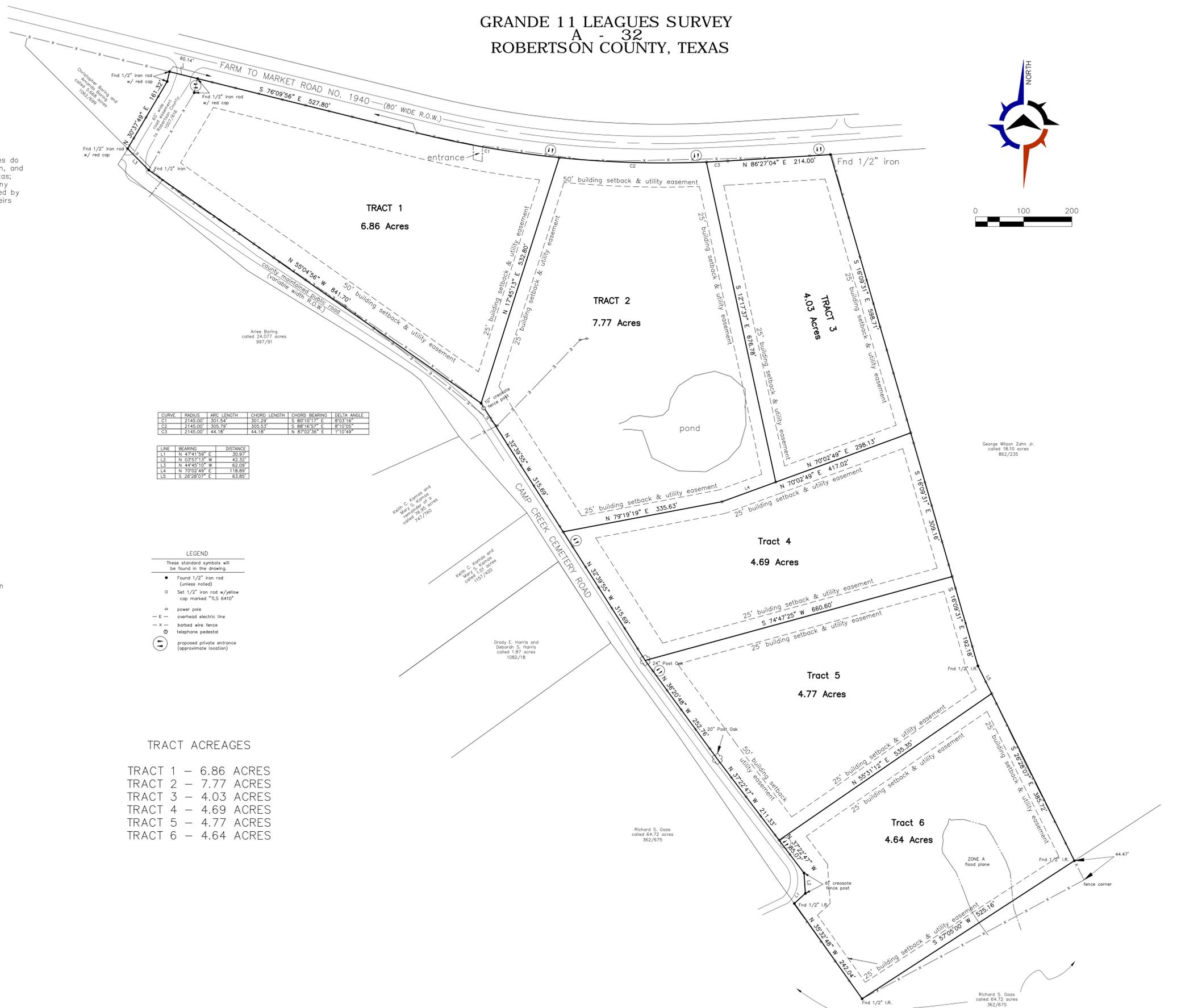
TRACT 1 - 6.86 ACRES
TRACT 2 - 7.77 ACRES
TRACT 3 - 4.03 ACRES
TRACT 4 - 4.69 ACRES
TRACT 5 - 4.77 ACRES
TRACT 6 - 4.64 ACRES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2145.00	301.54'	301.29'	S 89°10'17" E	8°03'16"
C2	2145.00	309.79'	305.53'	S 88°16'57" E	8°10'05"
C3	2145.00	44.18'	44.18'	N 8°02'36" E	1°10'49"

LINE	BEARING	DISTANCE
L1	N 47°41'59" E	39.97'
L2	N 03°57'13" W	42.32'
L3	N 44°45'10" W	62.09'
L4	N 72°02'49" E	118.89'
L5	S 26°28'07" E	63.85'

- LEGEND**
These standard symbols will be found in the drawing:
- Found 1/2" iron rod (unless noted)
 - Set 1/2" iron rod w/yellow cap marked "T.L.S. 6410"
 - power pole
 - E - overhead electric line
 - X - barbed wire fence
 - ⊙ telephone pedestal
 - ⊕ proposed private entrance (approximate location)

GRANDE 11 LEAGUES SURVEY A - 32 ROBERTSON COUNTY, TEXAS



PROJECT: 02630
DATE: 8-18-2021
SURVEYOR: T. TUMLINSON
DRAWN BY: T. TUMLINSON
FIELDBOOK: see file