



LIEN HOLDER ACKNOWLEDGMENT

The above-described land is subject to a Deed of Trust, dated March 1, 2022, and recorded at Instrument Number 20220770 of the Robertson County, Texas Official Public Records, in favor of ILS Lending, LLC, 210 Market Street, El Campo, Tx 77437. By its signature on this Instrument, ILS Lending, LLC consents to such dedication.

ILS Lending, LLC
 By: _____
 Title: _____

STATE OF TEXAS §
 COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 2023 by _____ member/manager/authorized officer/agent of ILS Lending, LLC, on behalf of ILS Lending, LLC.

Notary Public _____ Notary's Name (Printed): _____
 State of Texas _____ Notary's Commission Expires: _____

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
 COUNTY OF ROBERTSON
 I, Brodrick Norman, (Managing Member of Not Love, LLC, owner of a portion of the land described herein), whose name is subscribed hereto, do hereby offer, adopt and acknowledge the subdivision of said property in accordance with the plat hereon.

This is to certify that I, Brodrick Norman owner of the property subdivided in the above and foregoing map of the Plat of Lots 5 - 9, Rufus Payne Subdivision have complied or will comply with all regulations heretofore on file with the County and adopted by the Commissioner's Court of Robertson County.

FURTHER, I, Brodrick Norman do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) 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 Robertson County and/or any other public agency the right to enter upon said easement at any and all times for the purpose of constructing 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 Robertson County, by Robertson 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.

By: _____

 Attest: _____

This instrument was acknowledged before me on the ____ day of _____, 2023 by _____

Notary Public _____ Notary's Name (Printed): _____
 State of Texas _____ Notary's Commission Expires: _____

Line Table

LINE	BEARING	DISTANCE
L1	S 57°19'31" W	122.01
L2	N 57°22'00" E	14.57

- LEGEND:**
- CH CONCRETE HEADWALL
 - DRRC DEED RECORDS OF ROBERTSON COUNTY
 - GA GUY ANCHOR
 - MP METER POLE
 - OPRRC OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY
 - PP POWER POLE
 - POB POINT OF BEGINNING
 - "S" SET 5/8" IRON ROD WITH CAP STAMPED "JONES|CARTER"
 - SN SIGN
 - TCM TELEPHONE CABLE MARKER
 - TPD TELEPHONE PEDESTAL
 - WH WELL HOUSE
 - WW WATER WELL
 - SET 5/8-INCH IRON ROD WITH CAP STAMPED "JONES|CARTER" UNLESS OTHERWISE NOTED
 - ▭ ASPHALT
 - ▭ GRAVEL
 - ▭ WATER
 - ADJOINER LINE
 - BOUNDARY LINE
 - (HP) OVERHEAD ELECTRIC

STATE OF TEXAS §
 COUNTY OF ROBERTSON §

A METES & BOUNDS description of a certain 25.00 acre tract situated in the T. J. Chambers Survey, Abstract No. 2 in Robertson County, Texas, being a portion of a called 43.12 acre tract conveyed by General Warranty Deed with Vendor's Lien to Not Love, LLC, recorded in Volume 1473, Page 612 of the Official Public Records of Robertson County, Texas (OPRRC), more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, Central Zone;

BEGINNING at a set 5/8-inch iron rod (with cap stamped "Jones|Carter" marking the east corner of the herein described 43.12 acre tract, the south corner of a called 2 acre tract out of the northeast corner of said 45 acre tract sold to Tennessee Love as referenced in Volume 460 Page 505 of the Deed Records of Robertson County (DRRC), and lying in the occupied northwest right-of-way line of Old Highway Road (unknown right-of-way width), from which a found 10-inch treated post marking the east corner of said 45 acre tract, the east corner of said 2 acre tract and the south corner of a called 23.38 acre tract conveyed by Warranty Deed with Vendor's Lien to Kenneth Lee Groholski and wife, Melissa Nelson Groholski, recorded in Volume 1398, Page 517 of the OPRRC bears North 58°43'48" East, 256.27 feet and a found 1/2-inch iron rod (with cap stamped "RPLS 2927") marking the east corner of said 23.38 acre tract bears North 57°30'50" East, 914.56 feet;

THENCE along the occupied northwest right-of-way line of Old Highway Road the following two (2) courses and distances:
 1. South 57°19'31" West, 1405.33 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter");
 2. South 57°36'16" West, 722.93 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter" marking the south corner of the herein described tract;

THENCE North 32°23'44" West, 551.38 feet across said 43.12 acre tract to the common lines of said 43.12 acre tract and a called 55 acre tract conveyed by Deed to Tennessee Love, recorded in Volume 90, Page 153 of the DRRC.
 THENCE along common lines of said 43.12 acre tract, said 55 acre tract, a called 5.5 acre tract conveyed by Deed to Laurie Jones and wife, Davie Jones, recorded in Volume 129, Page 458 of the DRRC and a called 5.5 acre tract conveyed by Deed to Leonard Jones, recorded in Volume 66, Page 649 of the DRRC the following two (2) courses and distances:

1. North 57°22'00" East, 859.53 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter" marking the south corner of said 5.5 acre Laurie Jones and wife, Davie Jones tract;
2. North 58°53'24" East, 924.07 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter" marking a northerly corner of said 45 acre tract, in the southeast line of said 5.5 acre Leonard Jones tract and marking an interior corner of said 55 acre tract;

THENCE along common lines of said 45 acre tract and said 55 acre tract the following two (2) courses and distances:
 1. South 40°46'19" East, passing at 5.05 feet a x-tie fence angle point, continuing in all a total distance of 193.00 feet to a x-tie fence corner marking an interior corner of said 45 acre tract;

2. North 54°07'33" East, 267.32 feet to a x-tie fence corner marking the west corner of aforementioned 2 acre tract;
 THENCE South 40°27'24" East, 356.17 feet along the fenced southwest line of said 2 acre tract and across said 45 acre tract to the POINT OF BEGINNING, CONTAINING 25.00 acres of land in Robertson County, Texas, as shown on Dwg No. 16976 filed in the offices of Quiddity in College Station, Texas.

COUNTY CLERK CERTIFICATE

STATE OF TEXAS §
 COUNTY OF ROBERTSON §
 I, Stephanie M. Sanders, 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 _____, 2023, A.D. at ____ o'clock ____ M., in the Plat Records in Slide No. _____ Witnessed by hand and seal of the County Court of the said County, at office in Franklin, Texas.

By: _____
 Stephanie M. Sanders
 Robertson County, Texas
 County Clerk

COMMISSIONERS COURT APPROVAL

Approved this ____ day of _____, 2023, by the Commissioners Court of Robertson County, Texas.

County Judge _____
 Comm. Pct. 1 _____ Comm. Pct. 2 _____
 Comm. Pct. 3 _____ Comm. Pct. 4 _____

SURVEYOR'S ACKNOWLEDGMENT

This is to certify that I, Christopher E. Curtis, a Registered Professional Land Surveyor of the State of Texas, Registration No. 6111, have plotted the above subdivision from an actual survey on the ground meeting all minimum standards as set forth by the TBPLS; 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 properly marked as shown hereon, and that this plat correctly represents that survey made by me.

Christopher E. Curtis
 6111
 Texas Registration No. _____

- GENERAL NOTES:**
1. Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203).
 2. A separate legal description of equal date was written in conjunction with this survey.
 3. Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
 4. This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
 5. According to Map No. 48395C0250C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Robertson County, dated July 18, 2011, the subject tract is situated within: Unshaded Zone "X"; defined as areas determined to be outside the 0.2% annual chance floodplain.
 This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 6. This plat does not attempt to amend or remove any valid covenants or restrictions.
 7. Water test report performed by Aqua-Tech Laboratories, Inc. Test # F011474, Dated 4/4/22.
 8. Lots 5, 7, 8 and 9 shown hereon shall be served by water meter from "Tri County Special Utility District". Lot 6 shall be serviced by existing water well shown hereon.

FINAL PLAT
 OF
RUFUS PAYNE SUBDIVISION
 BEING
25.00 ACRES
 CREATING
LOTS 5-9, BLOCK 1
 OUT OF THE
T. J. CHAMBERS SURVEY, A-2
ROBERTSON COUNTY, TEXAS
BEBRUARY 2023

OWNER: Brodrick Norman
 133 N. Friendswood Drive #202
 Friendswood, Texas 77546
 bnorman@thetragroup.com

LIEN HOLDER: ILS Lending, Inc.
 210 Market Street
 El Campo, Texas 77437
 1-979-541-1250

QUIDDITY
 Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
 150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000