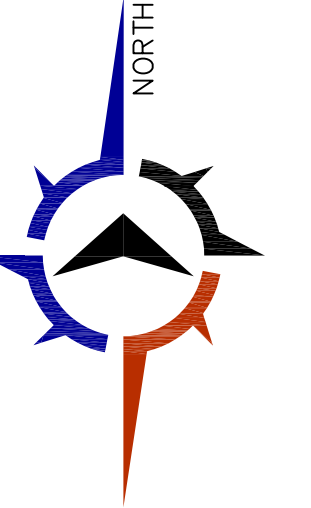
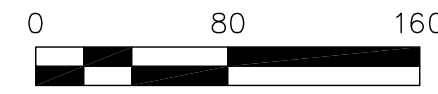


FINAL PLAT J. N. YATES ESTATES

D. LOVE SURVEY, ABSTRACT NO. 212, ROBERTSON COUNTY, TEXAS

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A 17.21 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO LAND MAN, LLC, RECORDED IN VOLUME 1496, PAGE 768 F THE OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS.



THE STATE OF TEXAS
COUNTY OF ROBERTSON

I, Land Man LLC, (or assigns), owner of the property platted in the above foregoing map of the 17.21 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 J. N. Yates Estates in the D. LOVE SURVEY, Abstract No. 212, 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, Land Man, 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 _____, 2023.

By: Land Man, LLC
a Texas Limited Liability Company,
133 N. Friendswood Drive #202
Friendswood, Texas 77546
Galveston County

THE STATE OF TEXAS
COUNTY OF _____

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

(County Judge)

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

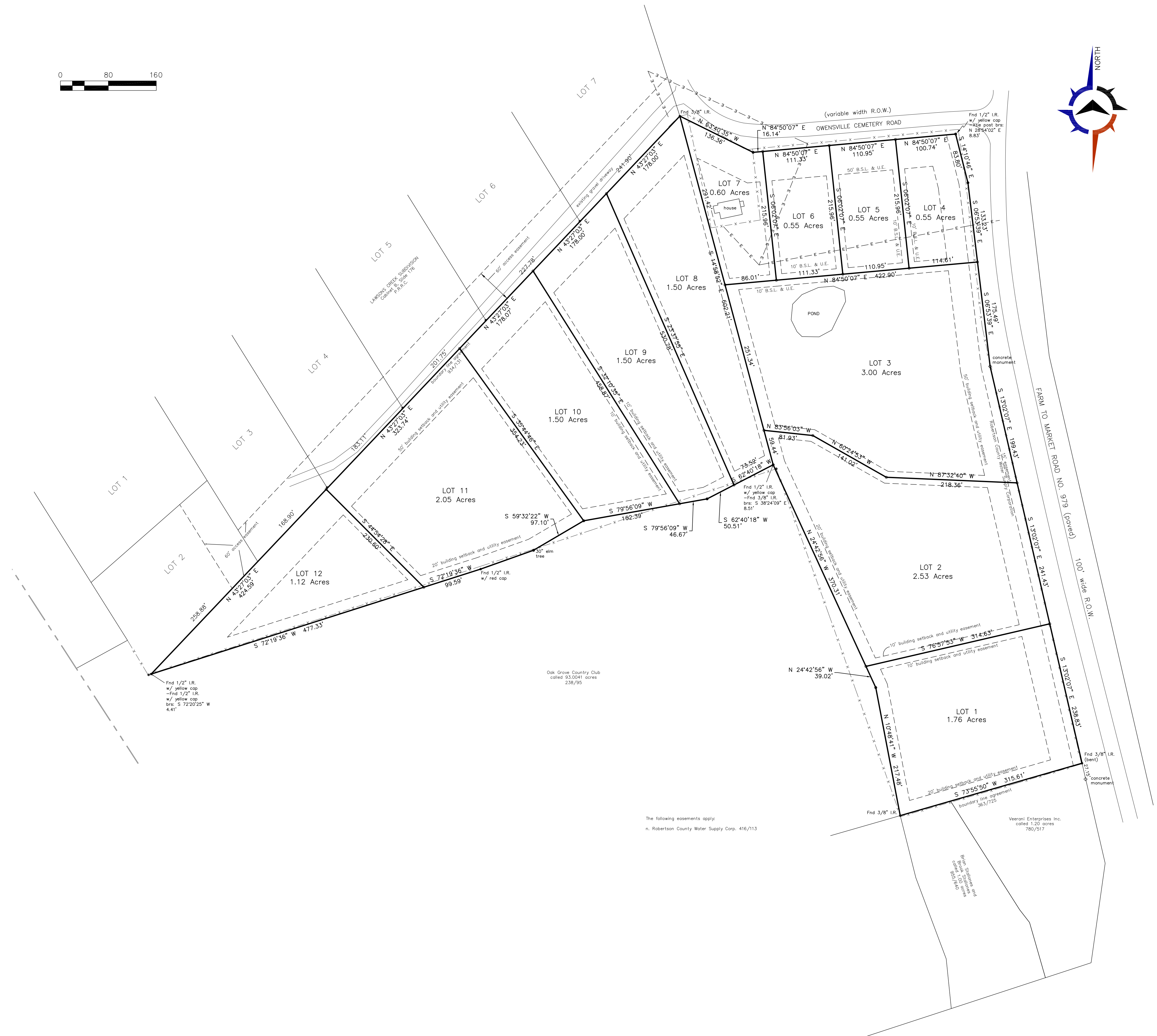
(Commissioner, Precinct 3) _____
(Commissioner, Precinct 4)

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 _____, 2023, at _____ o'clock ____M. and duly recorded on the _____ day of _____, 2023, 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."

This is to certify that I, Tyler Tumlinson, a Registered Professional Land Surveyor of the State of Texas, Registration No. 6410, have platted 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.L.R.M. Map I.D. No. 48395C0275C, 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 Tumlinson RPLS No. 6410



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 (10 feet) from any adjoining property line interior to this subdivision, nor (20) from any existing property line.
-Electric service will be provided by Navasota Valley Electric.
-Water service will be provided by Robertson County Water Supply Corporation.

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.

- LEGEND**
These standard symbols will be found in the drawing.
- Found 1/2" I.R. (unless noted)
 - Set 1/2" iron rod w/yellow cap
 - concrete monument
 - ⊙ telephone pedestal
 - overhead electric line
 - wire fence

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

The following easements apply:
n. Robertson County Water Supply Corp. 416/713

Verani Enterprises Inc.
called 1.20 acres
780/517

PROJECT: 02975
DATE: 1-9-2022
SURVEYOR: T. TUMLINSON
DRAWN BY: T. TUMLINSON
FIELDBOOK: see file