

GENERAL NOTES:

- Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203).
- 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.
- 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.
- Unless otherwise noted, all lot and reserve corners, points of intersection, points of curvature, points of reverse curvature, and points of tangency shown hereon are marked with a 5/8-inch diameter iron rod 2.5-feet in length with a plastic cap stamped "Jones/Carter".
- According to Map NO. 48477C0175C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Washington County, dated August 16, 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.
- All visible evidence of oil/gas pipelines through the subdivision have been shown.
- All visible evidence of oil/gas wells (plugged, abandoned, and/or active) through the subdivision have been shown.
- No building or structure shall be constructed across any pipelines, building lines, and/or easements. Building setback lines will be required adjacent to oil/gas pipelines. The setbacks at a minimum should be 15 feet off centerline of low pressure gas lines, and 30 feet off centerline of high pressure gas lines.
- This plat does not attempt to amend or remove any valid covenants or restrictions.
- All lots shown hereon are subject to restrictions as set forth in Volume 1836, Page 491 of the Official Records of Washington County. 25' Building Setback Lines are shown hereon.
- No surface improvements including fences, structures, etc shall be constructed within the 109 square foot public access easement shown hereon.

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF WASHINGTON

I, N. Nixon Daughtrey, Jr., (Authorized Agent of GTA Real Estate Fund I, LLC, owner of the land described hereon), whose name is subscribed hereto, do hereby make subdivision of said property for and on behalf of said GTA Real Estate Fund I, LLC, according to the lines, streets, lots, alleys, parks, building lines and easements thereon shown and designate said subdivision as Roberson Farms Subdivision, located in the John P. Coles Survey A-34, Washington County, Texas, and on behalf of said GTA Real Estate Fund I, LLC, and dedicated to the public use, as such, the streets, alleys parks and easements as 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 the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that I, N. Nixon Daughtrey, Jr., (Authorized Agent of GTA Real Estate Fund I, LLC, owner of the land described hereon) subdivided in the above and foregoing map of the Plat of Lots 1 - 6 of Roberson Farms Subdivision have complied or will comply with all regulations heretofore on file with the County and adopted by the Commissioner's Court of Washington County.

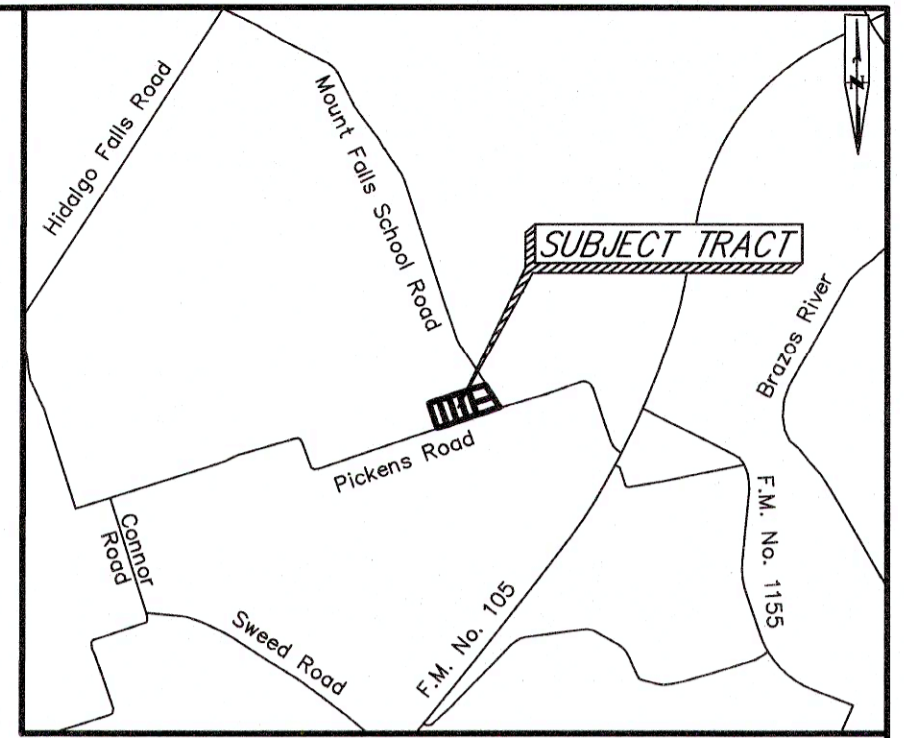
FURTHER, I, N. Nixon Daughtrey, Jr., (Authorized Agent of GTA Real Estate Fund I, LLC, owner of the land described hereon) do hereby dedicate forever to the public a strip of land a minimum of fifteen (15) feet wide on each side of the centerline of any and all gullies, ravines, draws, sloughs or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving Washington 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 Washington County, by Washington County or any citizen thereof, by injunction as follows:

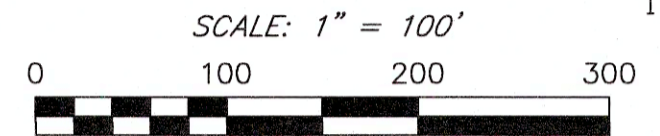
- The drainage of septic tanks into road, street, alley or other public ditches, either directly or indirectly, is strictly prohibited.
- Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater.

By: GTA REAL ESTATE FUND I, LLC,
a Delaware Limited Liability Company,
its Managing Member

By: *N. Nixon Daughtrey, Jr.*
Name: N. Nixon Daughtrey, Jr.
Title: Authorized Agent



VICINITY MAP (NOT TO SCALE)



LINE	BEARING	DISTANCE
L1	S 71°05'18" W	2.01'

LEGEND:

- BSL BUILDING SETBACK LINE
- CMP CORRUGATED METAL PIPE
- DRWC DEED RECORDS OF WASHINGTON COUNTY
- ORWC OFFICIAL RECORDS OF WASHINGTON COUNTY
- POB POINT OF BEGINNING
- "S" SET 5/8" IRON ROD WITH CAP STAMPED "JONES/CARTER"
- TPD TELEPHONE PEDESTAL
- SET 5/8" IRON ROD WITH CAP STAMPED "JONES/CARTER" UNLESS OTHERWISE NOTED
- GRAVEL
- ADJOINER LINE
- BOUNDARY LOT LINE

SURVEYOR'S ACKNOWLEDGMENT

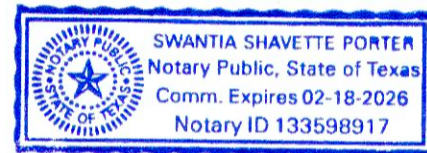
This is to certify that I, Christopher E. Curtis, a Registered Professional Land Surveyor of the State of Texas, Registration No. 6111, have platted the above subdivision from an actual survey on the ground meeting all minimum standards as set forth by the TBPLS; and that all easements as appear of record in the office of the County Clerk of Washington 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 6/29/22
Christopher E. Curtis
6111
Texas Registration No.

This instrument was acknowledged before me on the 30th day of June, 2022 by Nixon Daughtrey

Swantia Shavette Porter
Notary Public
State of Texas
Notary's Name (Printed):
Notary's Commission Expires:



COMMISSIONERS COURT APPROVAL

Approved this 5 day of July, 2022, by the Commissioners Court of Washington County, Texas.

John D. Dunnington County Judge
Joan Marie Pushee Comm. Pct. 1
Tim Hunt Comm. Pct. 5
Candice Bullock Comm. Pct. 2
Jo Duchs Comm. Pct. 4

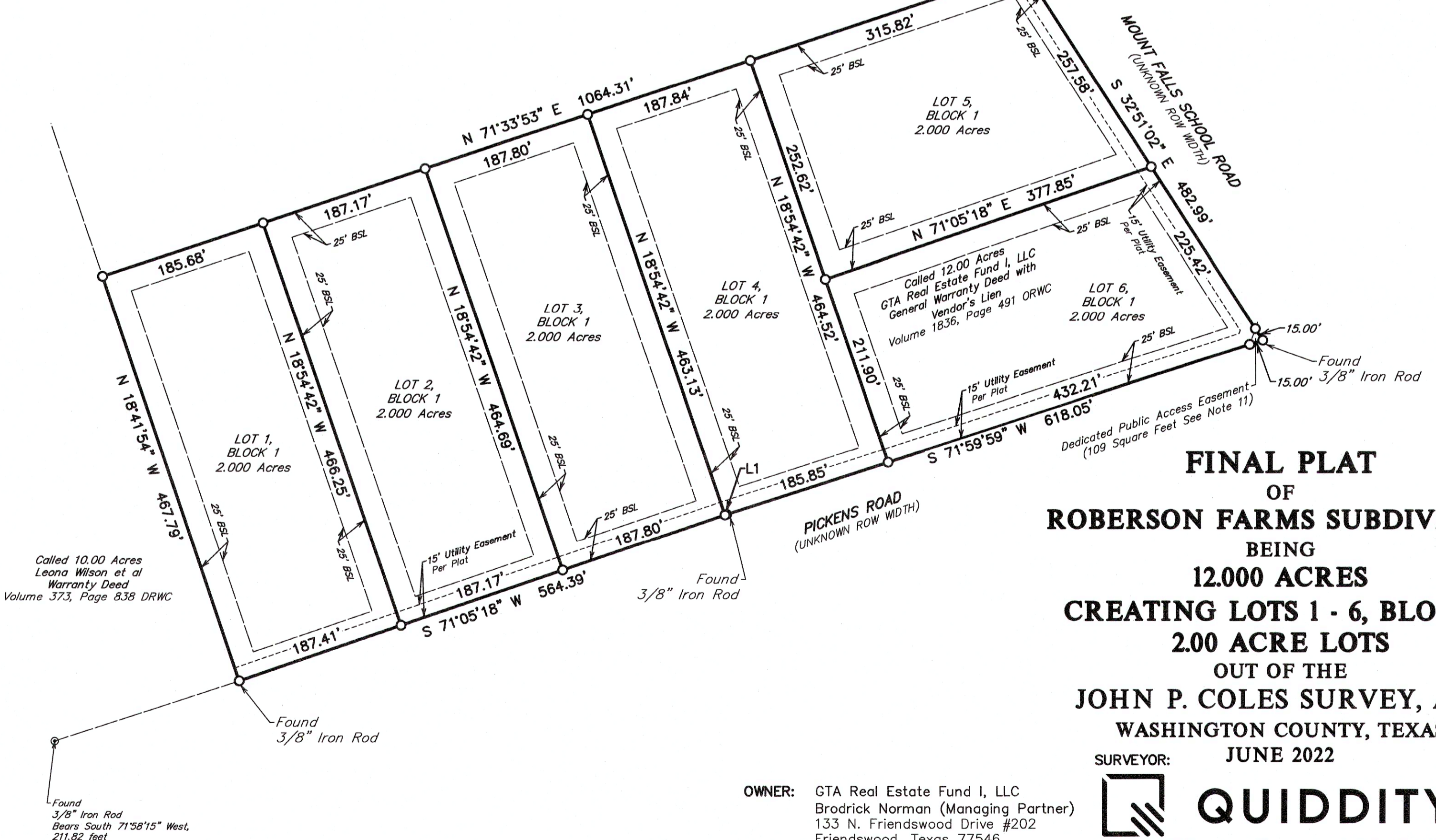
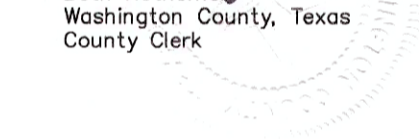
Remainder of
Called 40.893 Acres
Joan Marie Pushee
Cash Warranty Deed
Volume 962, Page 291 ORWC

COUNTY CLERK CERTIFICATE

STATE OF TEXAS §
COUNTY OF WASHINGTON §

I, Beth Rothemel, County Clerk in and for said County, hereby certify that the foregoing instrument with its Certificate of Authentication was filed in my office the 1 day of July, 2022, A.D. at 11:02 o'clock A.M., and duly recorded the day of July, 2022, A.D. at 11:02 o'clock A.M., in the Plat Records in Slide No. 184A. Witnessed by hand and seal of the County Court of the said County, at office in Brenham, Texas.

By: *Wegman Larcia, Deputy*
Beth Rothemel
Washington County, Texas
County Clerk



FINAL PLAT
OF
ROBERSON FARMS SUBDIVISION
BEING
12.000 ACRES
CREATING LOTS 1 - 6, BLOCK 1
2.00 ACRE LOTS
OUT OF THE
JOHN P. COLES SURVEY, A-34
WASHINGTON COUNTY, TEXAS

SURVEYOR: **JUNE 2022**
QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000

OWNER: GTA Real Estate Fund I, LLC
Brodrick Norman (Managing Partner)
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Friendswood, Texas 77546
bnorman@thegtatgroup.com