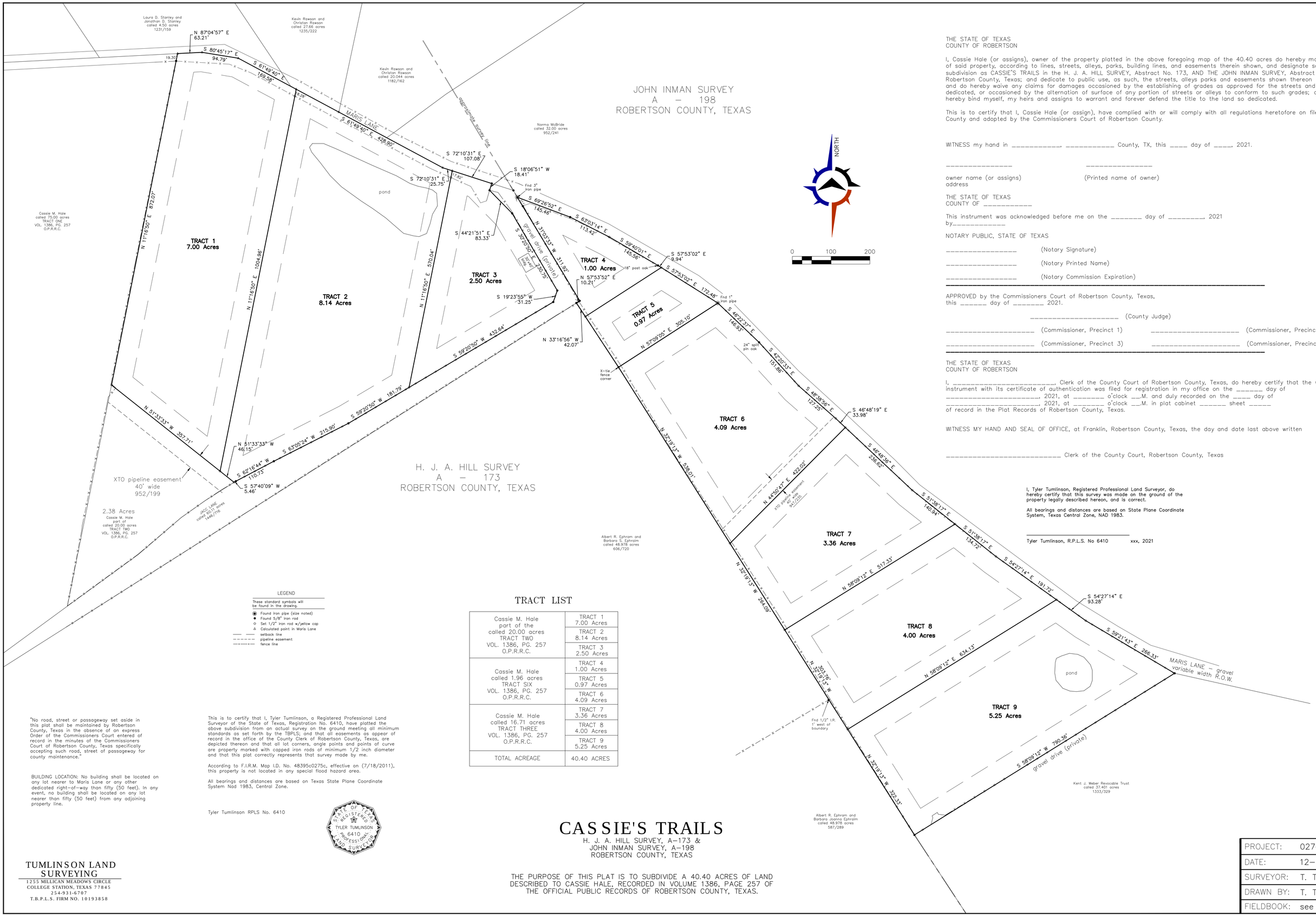

THE STATE OF TEXAS
COUNTY OF ROBERTSON

I, Cassie Hale (or assigns), owner of the property platted in the above foregoing map of the 40.40 acres do hereby make plat of said property, according to lines, streets, alleys, parks, building lines, and easements therein shown, and designate said subdivision as CASSIE'S TRAILS in the H. J. A. HILL SURVEY, Abstract No. 173, AND THE JOHN INMAN SURVEY, Abstract No. 198, 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 alternation 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, Cassie Hale (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.

_____ _____

owner name (or assigns) (Printed name of owner)
address

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

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.

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

_____

Tyler Tumlinson, R.P.L.S. No 6410 xxx, 2021

LEGEND

These standard symbols will be found in the drawing.

- Found iron pipe (size noted)
- Found 5/8" iron rod
- Set 1/2" iron rod w/yellow cap
- Calculated point in Maris Lane
- setback line
- pipeline easement
- fence line

TRACT LIST

Cassie M. Hale part of the called 20.00 acres TRACT TWO VOL. 1386, PG. 257 O.P.R.R.C.	TRACT 1 7.00 Acres
	TRACT 2 8.14 Acres
	TRACT 3 2.50 Acres
Cassie M. Hale called 1.96 acres TRACT SIX VOL. 1386, PG. 257 O.P.R.R.C.	TRACT 4 1.00 Acres
	TRACT 5 0.97 Acres
	TRACT 6 4.09 Acres
Cassie M. Hale called 16.71 acres TRACT THREE VOL. 1386, PG. 257 O.P.R.R.C.	TRACT 7 3.36 Acres
	TRACT 8 4.00 Acres
	TRACT 9 5.25 Acres
TOTAL ACREAGE	40.40 ACRES

"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 of passageway for county maintenance."

BUILDING LOCATION: No building shall be located on any lot nearer to Maris Lane or any other dedicated right-of-way than fifty (50 feet). In any event, no building shall be located on any lot nearer than fifty (50 feet) from any adjoining property line.

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 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 property marked with capped iron rods of minimum 1/2 inch diameter and that this plat correctly represents that survey made by me.

According to F.I.R.M. Map I.D. No. 48395c0275c, effective on (7/18/2011), this property is not located in any special flood hazard area.

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

Tyler Tumlinson RPLS No. 6410

STATE OF TEXAS
REGISTERED
TYLER TUMLINSON
6410
PROFESSIONAL
LAND SURVEYOR

CASSIE'S TRAILS

H. J. A. HILL SURVEY, A–173 &
JOHN INMAN SURVEY, A–198
ROBERTSON COUNTY, TEXAS

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A 40.40 ACRES OF LAND DESCRIBED TO CASSIE HALE, RECORDED IN VOLUME 1386, PAGE 257 OF THE OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS.

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

PROJECT:	02769
DATE:	12–14–2021
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file