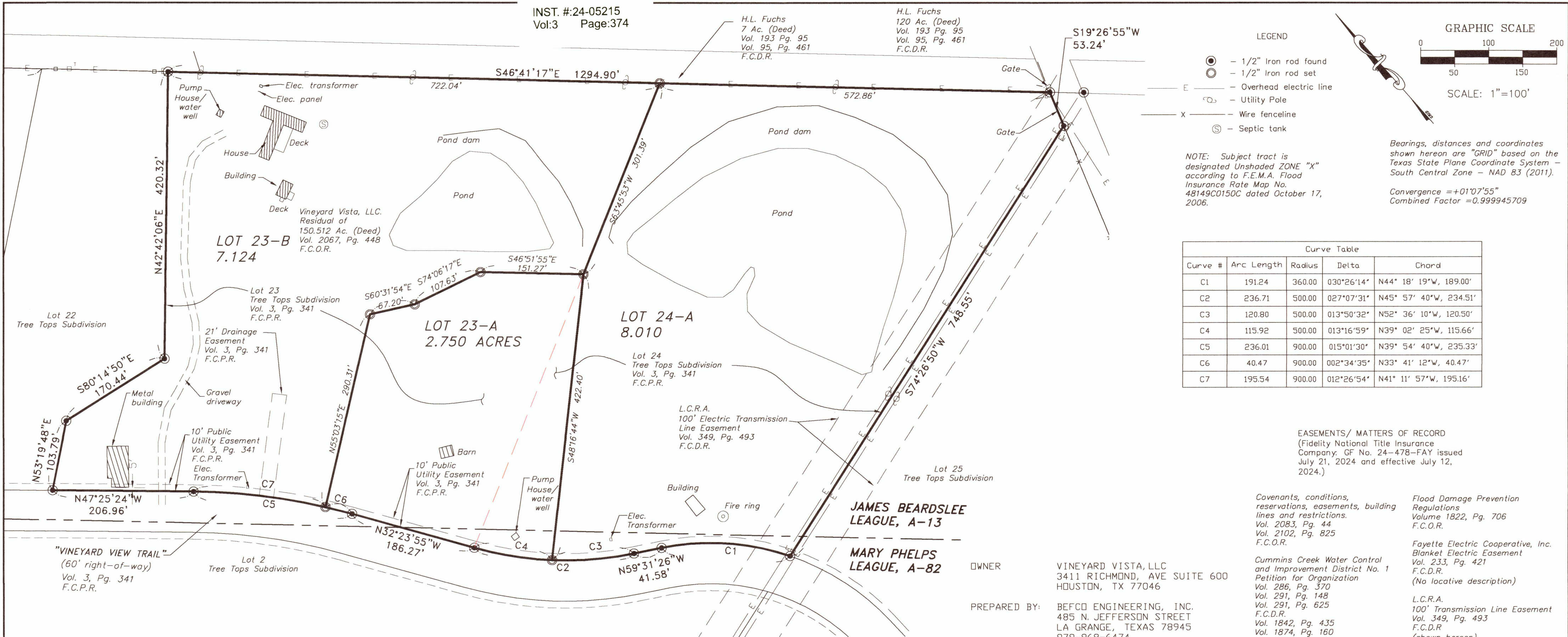




PLAT SHOWING THE SURVEY AND SUBDIVISION OF 17.884 ACRES SITUATED IN THE JAMES BEARDSLEE LEAGUE, A-13 AND MARY PHELPS LEAGUE, A-82, IN FAYETTE COUNTY, TEXAS AND BEING THE REPLAT OF LOT 23 & 24 OF "TREE TOPS SUBDIVISION" RECORDED IN VOLUME 3, PAGE 341 - 342 OF THE PLAT RECORDS OF FAYETTE COUNTY AND A PORTION OF THE RESIDUAL OF THAT SAME TRACT DESCRIBED AS 150.521 ACRES IN A DEED FROM ROUND TOP EVENTS RANCH, LLC, TO VINEYARD VISTA, LLC DATED SEPTEMBER 28, 2022 AND RECORDED IN VOLUME 2067, PAGE 448 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY

STATE OF TEXAS
COUNTY OF FAYETTE

KNOW ALL MEN BY THESE PRESENTS: That VINEYARD VISTA, LLC, a limited partnership organized and existing under the laws of the State of Texas, with its home address at 3411 Richmond Avenue, Suite 600 Houston, Texas 77046, owner of 17.884 acres of land out of the James Beardslee League, A-13 & the Mary Phelps League, A-82 in Fayette County, Texas, being a portion of that same 150.521 acre tract conveyed to it by deed recorded in Volume 2067, Page 448 of the Official Records of Fayette County VINEYARD VISTA, LLC, DOES HEREBY SUBDIVIDE said 17.884 acres of land out of the James Beardslee League, A-13 & the Mary Phelps League, A-82 to be known as REPLAT OF LOT 23 & 24 TREE TOPS SUBDIVISION, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted.

IN WITNESS WHEREOF the said VINEYARD VISTA, LLC, has caused these presents to be executed by its Manager, James B. Kastleman, thereunto duly authorized, this the 1st day of August, 2024 A.D.

VINEYARD VISTA, LLC
James B. Kastleman
James B. Kastleman, Manager

ATTEST:

STATE OF TEXAS
COUNTY OF FAYETTE

Before me, the undersigned authority, on this day personally appeared James B. Kastleman, known to me to be the person whose name is subscribed to the foregoing instrument as manager of VINEYARD VISTA, LLC, acknowledged to me that he executed the same in such capacity as the act and deed of said partnership for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 1st day of August, 2024 A.D.,

Donna Cozzaglio
NOTARY PUBLIC, in and for
Fayette County, Texas

DONNA COZZAGLIO
NOTARY PUBLIC
STATE OF TEXAS
ID # 12953038-2
My Comm. Expires 08-20-2025

STATE OF TEXAS
COUNTY OF FAYETTE

I, Brenda Fietsam, COUNTY CLERK OF FAYETTE COUNTY, TEXAS, do hereby certify that on the 8th day of August, 2024 A.D., the Commissioner's Court of Fayette County, Texas passed an order authorizing the filing for record of this plat, and said order had been duly entered in the minutes of said Court in Volume _____ Page _____

WITNESS MY HAND AND SEAL OF OFFICE this the 8th day of August, 2024 A.D.

Dan Mueller
Dan Mueller, County Judge
FAYETTE COUNTY, TEXAS

Brenda Fietsam
Brenda Fietsam, County Clerk
FAYETTE COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF FAYETTE

I, Brenda Fietsam, COUNTY CLERK OF FAYETTE COUNTY, TEXAS, do hereby certify that the foregoing instrument with its certificate of authentication filed on the date and at the time stamped hereon by me was duly RECORDED in Volume 3 Page 341 side 441 4th August, 2024 A.D.

WITNESS MY HAND AND SEAL OF OFFICE this the _____ day of _____, _____ A.D.

Brenda Fietsam
Brenda Fietsam, County Clerk
FAYETTE COUNTY, TEXAS

FILED
AUG 09 2024
2:14 pm
Brenda Fietsam
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS

By: _____
Deputy

REPLAT OF LOT 23 & 24 TREE TOPS SUBDIVISION
VINEYARD VISTA, LLC.

BEFCO ENGINEERING, INC.
P. O. Box 615
LaGrange, Texas 78945
(979) 968-6474
Engineering Firm #F-2011
Surveying Firm #10001700

DRAWN BY: CRT DATE: 07/18/24 DRAWING NO.
CHECKED BY: CRT DATE: 07/30/30
APP'D BY: CRT DATE: 07/31/24 1 OF 1

S:\PROJECTS\22-8485 JIM KASTLEMAN\SURVEY\DWG\22-8485D-LOT 23 REPLAT R-1.DWG
BEFCO Job No. 22-8485