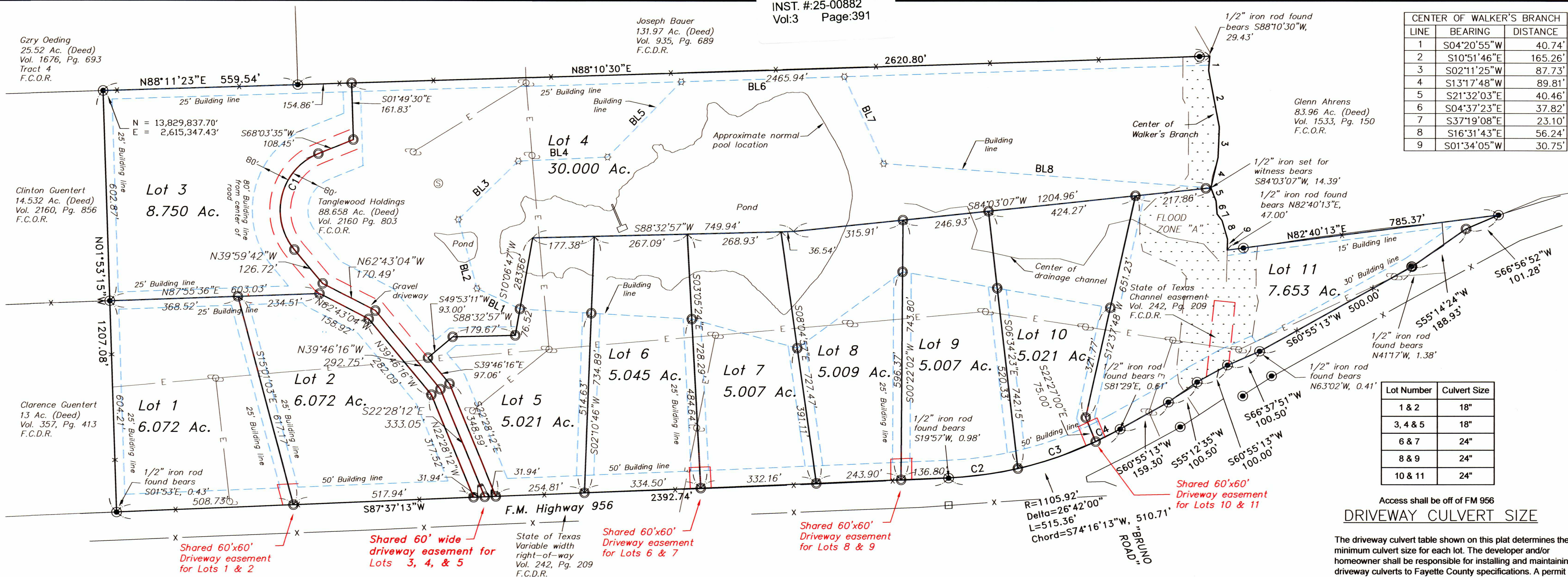




| Building Line Table |               |          |
|---------------------|---------------|----------|
| Line #              | Bearing       | Distance |
| BL1                 | N64° 25' 59"W | 136.88   |
| BL2                 | N15° 10' 31"W | 204.51   |
| BL3                 | N45° 44' 27"E | 239.90   |
| BL4                 | N87° 15' 47"E | 256.96   |
| BL5                 | N44° 19' 02"E | 302.23   |
| BL6                 | N88° 10' 30"E | 469.23   |
| BL7                 | S24° 21' 51"E | 274.02   |
| BL8                 | S85° 44' 39"E | 942.50   |

| Curve Table |            |         |            |                        |
|-------------|------------|---------|------------|------------------------|
| Curve #     | Arc Length | Radius  | Delta      | Chord                  |
| C1          | 330.03     | 175.00  | 108°03'17" | S14° 01' 56"W, 283.25' |
| C2          | 200.66     | 1105.92 | 010°23'44" | S82° 25' 21"W, 200.38' |
| C3          | 236.46     | 1105.92 | 012°15'02" | S71° 05' 58"W, 236.01' |
| C4          | 78.25      | 1105.92 | 004°03'14" | S62° 56' 50"W, 78.23'  |

# THE HOMESTEADS AT WALKER BRANCH

FINAL PLAT

RICHARD SMITH LEAGUE, A-95  
FAYETTE COUNTY, TEXAS

OWNER: TANGLEWOOD LANDHOLDINGS TX LLC  
1321 UPLAND DRIVE #1543  
HOUSTON, TEXAS 77043

PREPARED BY: BEFCO ENGINEERING, INC.  
485 N. JEFFERSON STREET  
LA GRANGE, TEXAS 78945  
979-968-6474

STATE OF TEXAS

COUNTY OF FAYETTE

KNOW ALL MEN BY THESE PRESENTS: That TANGLEWOOD LANDHOLDINGS TX LLC, a Texas Corporation organized and existing under the laws of the State of Texas, with its home address at 1321 Upland Drive #1543, Houston, Texas 77043, owner of 88.658 acres of land out of the Richard Smith League, A-95, in Fayette County, Texas, being all of that tract conveyed to it by deed recorded in Volume 2160, Page 803 of the Official Records of Fayette County, DOES HEREBY SUBDIVIDE said 88.658 acres of land out of the Richard Smith League, A-95 to be known as THE HOMESTEADS AT WALKER BRANCH, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted.

IN WITNESS WHEREOF the said TANGLEWOOD LANDHOLDINGS TX LLC, has caused these presents to be executed by its Manager, Ryan Burnette, thereunto duly authorized, this the 13th day of February, 2025 A.D.

TANGLEWOOD LANDHOLDINGS TX LLC ATTEST:

*Ryan Burnette*  
Ryan Burnette, Manager

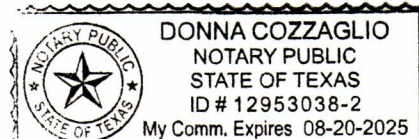
STATE OF TEXAS

COUNTY OF FAYETTE

Before me, the undersigned authority, on this day personally appeared Ryan Burnette, known to me to be the person whose name is subscribed to the foregoing instrument as Manager of TANGLEWOOD LANDHOLDINGS TX 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 13th day of February, 2025 A.D.,

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



STATE OF TEXAS

COUNTY OF FAYETTE

I, Brenda Fietsam, COUNTY CLERK OF FAYETTE COUNTY, TEXAS, do hereby certify that on the 13th day of February, 2025 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 3, Page 391 of the PLAT RECORDS of Fayette County, Texas as stamped hereon by me.

WITNESS MY HAND AND SEAL OF OFFICE this the 13th day of February, 2025 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 391 of the PLAT RECORDS of Fayette County, Texas as stamped hereon by me.

WITNESS MY HAND AND SEAL OF OFFICE this the 13th day of February, 2025 A.D.

*Brenda Fietsam*  
Brenda Fietsam, County Clerk  
FAYETTE COUNTY, TEXAS

By: Deputy

FILED

FEB 13 2025

3:53 pm

BREND A FIET SAM  
CO. CLERK, FAYETTE CO., TEXAS

*Kevin Von Minden*

Kevin Von Minden, R.P.L.S.  
Registration No. 4438  
BEFCO ENGINEERING, INC.  
Firm No. 10001700  
La Grange, Texas  
979-968-6474  
February 13, 2025



THE HOMESTEADS AT WALKER BRANCH  
Tanglewood Landholdings TX LLC



BEFCO ENGINEERING, INC.

P. O. Box 615  
LaGrange, Texas 78945  
(979) 968-6474

Engineering Firm #F-2011  
Surveying Firm #10001700

|             |     |       |         |             |
|-------------|-----|-------|---------|-------------|
| DRAWN BY:   | KVM | DATE: | 1/27/25 | DRAWING NO. |
| CHECKED BY: | KVM | DATE: | 1/27/25 | 1 OF 1      |
| APP'D BY:   | KVM | DATE: | 1/27/25 |             |

S:\\_PROJECTS\24-9158 LAND WITHIN REACH\DWG\24-9158 SD PLAT.DWG  
BEFCO Job No. 24-9158

Bearings, distances and coordinates shown hereon are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83 (2011).

Convergence = +00°59'50"  
Combined Factor = 0.9998768

NOTE: A portion of the Subject tract (as shown) is designated ZONE "A" according to F.E.M.A. Flood Insurance Rate Map No. 48149C0425C dated October 17, 2006. Remainder of tract is designated unshaded ZONE "X".

