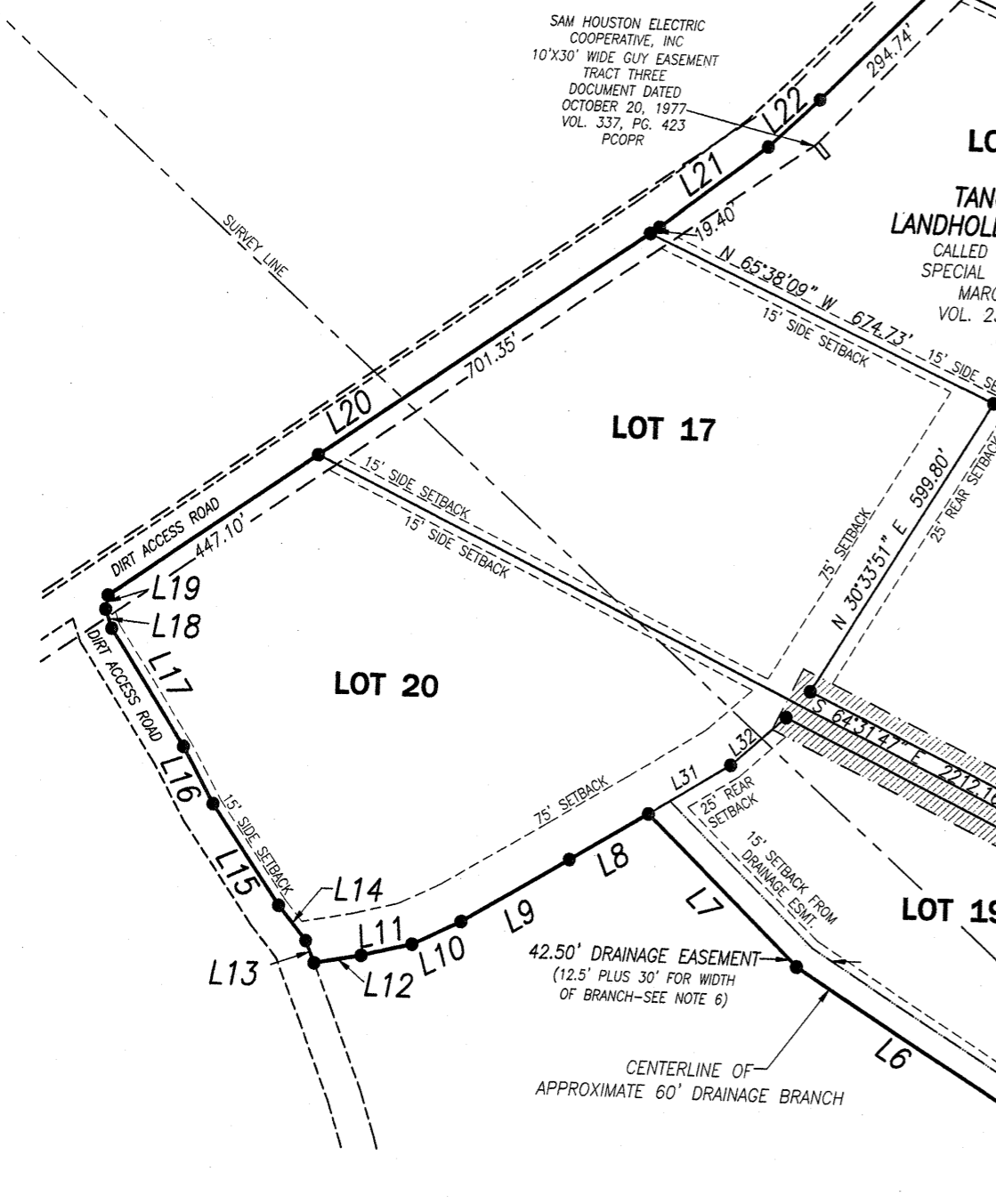
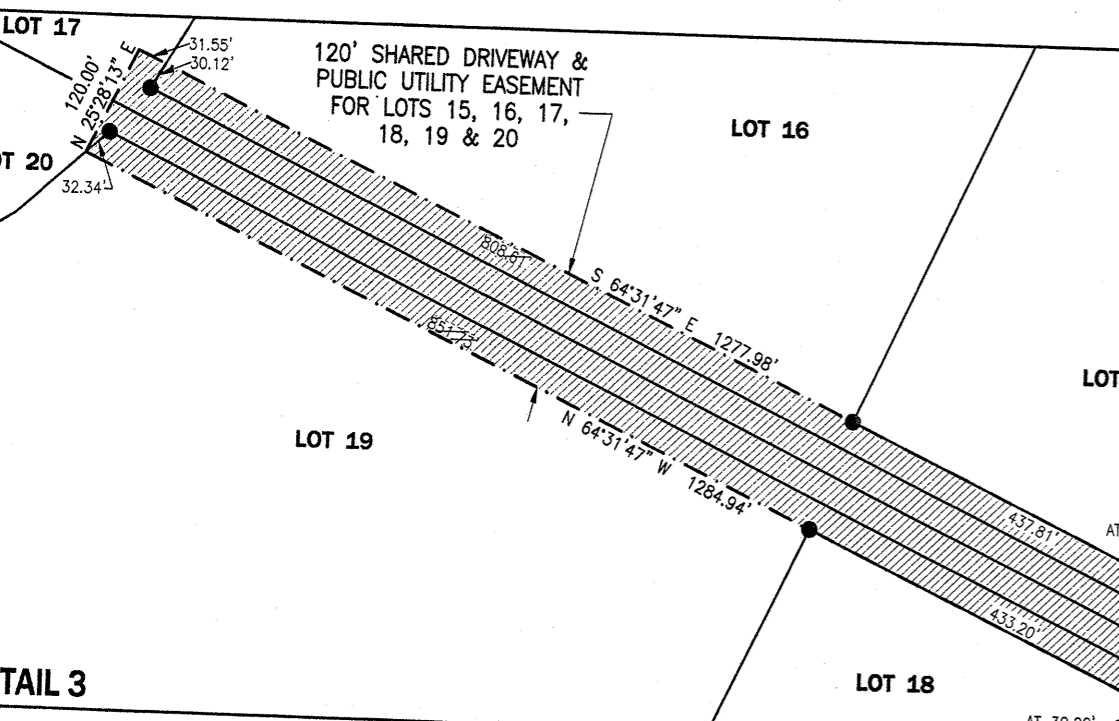


**TAMARACK TIMBERCO TX, LP**  
 RESIDUE OF CALLED 1566.46 ACRES TRACT 26  
 GENERAL WARRANTY DEED  
 DECEMBER 15, 2020  
 VOL. 2310, PG. 379  
 PCOPR  
 (UNDEVELOPED LAND)



**MARIA LINDSEY SURVEY ABSTRACT NO. 397**  
 (21.176 OF SUBDIVISION WITHIN SURVEY)



- LEGEND & ABBREVIATIONS:**
- FND --- FOUND
  - FOUND CONCRETE MONUMENT
  - FOUND PROPERTY CORNERS
  - MH --- MANHOLE
  - MON --- MONUMENT
  - PCDR --- POLK COUNTY DEED RECORDS
  - PCOPR --- POLK COUNTY OFFICIAL PUBLIC RECORDS
  - PFC --- POINT FOR CORNER
  - PAGE
  - PP --- POWER POLE
  - POB --- PLACE OF BEGINNING
  - SET 5/8" IRON ROD (WITH "JAMA GROUP" CAP)
  - TELEPHONE/CABLE MARKER
  - TPD --- TELEPHONE PEDESTAL
  - VOL --- VOLUME

**JUAN FALCON SURVEY ABSTRACT NO. 32**  
 (121.458 OF SUBDIVISION WITHIN SURVEY)

**US HIGHWAY 190**  
 (200' RIGHT-OF-WAY)

**TANGLEWOOD LANDHOLDINGS TX, LLC**  
 CALLED 9.051 ACRES  
 SPECIAL WARRANTY DEED  
 JULY 6, 2021  
 VOL. 2348, PG. 428  
 PCOPR

**POC**  
 FND 5/8" IRON ROD "JAMA GROUP"  
 NORTH: 10,261,430.94  
 EAST: 4,047,239.64  
 TEXAS CENTRAL 4203  
 NAD 83

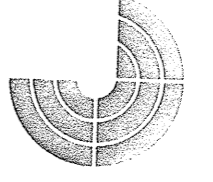
**POB**  
 SET 5/8" IRON ROD "JAMA GROUP"  
 NORTH: 10,260,577.57  
 EAST: 4,046,891.09  
 TEXAS CENTRAL 4203  
 NAD 83

L1	S 80°37'57" E	30.78'
L2	N 43°38'28" W	133.71'
L3	N 16°58'04" W	110.47'
L4	N 57°56'18" W	172.45'
L5	N 45°50'03" W	262.97'
L6	N 58°20'27" W	474.47'
L7	N 46°04'42" W	374.47'
L8	S 57°55'53" W	161.41'
L9	S 58°11'43" W	219.21'
L10	S 63°23'48" W	95.14'
L11	S 75°27'02" W	91.26'
L12	S 79°04'13" W	83.47'
L13	N 22°57'02" W	41.49'
L14	N 39°45'46" W	78.13'
L15	N 34°58'16" W	213.00'
L16	N 29°25'04" W	113.05'
L17	N 33°31'19" W	243.26'
L18	N 19°23'12" W	35.36'
L19	N 08°01'20" E	24.60'
L20	N 54°18'09" E	1167.85'
L21	N 51°38'57" E	238.17'
L22	N 45°46'16" E	122.93'
L23	N 43°58'03" E	798.19'
L24	N 43°20'45" E	642.70'
L25	N 42°39'11" E	1047.48'
L26	N 42°34'17" E	243.72'
L27	N 60°09'15" E	180.64'
L28	S 76°59'19" E	93.73'
L29	S 62°36'03" E	410.02'
L30	S 80°37'57" E	41.68'
L31	N 57°27'49" E	168.11'
L32	N 47°23'11" E	128.75'
L33	N 75°20'14" W	261.19'
L34	N 58°49'17" W	250.07'

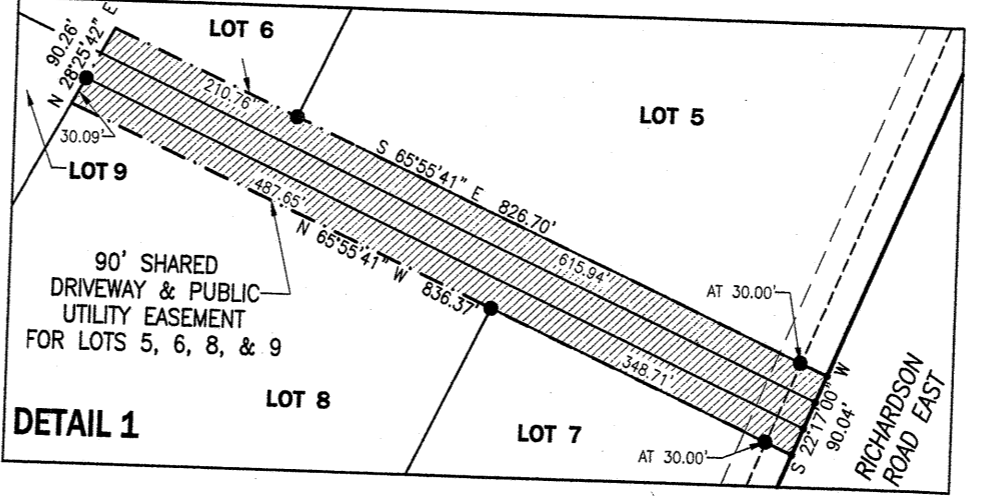
**ACREAGE BREAKDOWN**

LOT #	GROSS ACREAGE	ACRES IN RICHARDSON RD. RIGHT-OF-WAY	NET ACREAGE
1	5.414	0.249	5.165
2	5.437	0.197	5.240
3	5.426	0.175	5.251
4	5.967	0.178	5.789
5	5.010	0.248	4.762
6	5.238	0.021	5.217
7	6.401	0.524	5.877
8	5.075	0.021	5.054
9	5.621	0.021	5.600
10	5.017	0.021	4.996
11	5.737	0.021	5.716
12	5.561	0.421	5.140
13	6.844	0.021	6.823
14	12.224	0.021	12.203
15	5.756	0.406	5.350
16	11.096	0.020	11.076
17	12.461	0.020	12.441
18	5.412	0.428	4.984
19	8.459	0.020	8.439
20	14.478	0.020	14.458

**FINAL PLAT OF FALCONE FOREST SECTION IV**  
 BEING **142.634 ACRES**  
 OUT OF THE **JUAN FALCON SURVEY, ABSTRACT NO. 32 & MARIA LINDSEY SURVEY ABSTRACT NO. 397**  
 POLK COUNTY, TEXAS  
 APRIL 13, 2022



**JAMA GROUP LLC**  
 2860 IH-10 E  
 Beaumont, Texas 77703  
 Office (409) 899-5050  
 TRPLS Firm #10170400



FILED FOR RECORD  
 This day of May 2022  
 o'clock  
 SHELANA HOCK  
 County Clerk, Polk County, Texas  
 By: [Signature]

STATE OF TEXAS  
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS, THAT I, SYDNEY MURPHY, COUNTY JUDGE OF POLK COUNTY, TEXAS DO HEREBY CERTIFY THAT MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF POLK COUNTY, TEXAS, AND BY SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK'S OF POLK COUNTY, TEXAS.

WITNESS MY HAND THIS IS THE 24 DAY OF May, A.D., 2022.

*Sydney Murphy*  
SYDNEY MURPHY  
POLK COUNTY JUDGE

STATE OF TEXAS  
COUNTY OF POLK

APPROVED BY THE COMMISSIONERS COURT OF POLK COUNTY, TEXAS ON THE 24 DAY OF

May, 2022, AUTHORIZING THE FILING FOR RECORD OF THIS PLAT.

*Stephene Robertson*  
COMMISSIONER, PRECINCT 1

*[Signature]*  
COMMISSIONER, PRECINCT 2

*[Signature]*  
COMMISSIONER, PRECINCT 3

*[Signature]*  
COMMISSIONER, PRECINCT 4

*Sydney Murphy*  
COUNTY JUDGE

HEALTH DEPARTMENT APPROVAL

BASED UPON THE REPRESENTATIONS OF THE ENGINEER AND SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WATER REGULATIONS, THE POLK COUNTY FLOOD REGULATIONS, AND THE RULES OF POLK COUNTY FOR ON-SITE SEWAGE FACILITIES. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RULED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. POLK COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

*Karen Olson*  
DISTRICT REPRESENTATIVE  
POLK COUNTY PERMIT DEPARTMENT  
POLK COUNTY, TEXAS

911 ADDRESSING APPROVAL

WHERE RURAL ROUTE MAILBOXES ARE IN USE, SUCH BOXES SHALL BE SET THREE (3) FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN A COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY POLK COUNTY. PROPOSED ROAD NAMES IN THE SUBDIVISION FALL WITHIN THE GUIDELINES OF THE POLK COUNTY 9-1-1 RURAL ADDRESSING AND ARE ACCEPTABLE.

*Linda Hess*  
ADDRESSING COORDINATOR  
POLK COUNTY PERMIT DEPARTMENT  
POLK COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS, THAT I, Schelana Hoek, COUNTY CLERK OF POLK COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS

CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON 24<sup>th</sup> DAY OF May, 2022 AT 3:00 O'CLOCK P.M. AND DULY RECORDED IN THE REAL

PROPERTY RECORDS OF POLK COUNTY, TEXAS IN VOLUME 13, PAGE 0816

WITNESS MY HAND AND SEAL OF OFFICE THIS IS THE 24<sup>th</sup> DAY OF May, A.D., 2022.

*Schelana Hoek*  
DEPUTY OF THE COUNTY CLERK  
POLK COUNTY, TEXAS  
*Wendy Jimm*

FIELD NOTE DESCRIPTION

BEING a 142.634 acre tract of land as situated in the Juan Falcon Survey, Abstract No. 32 and the Maria Lindsey Survey, Abstract No. 397, Polk County, Texas and being all or for a called 142.634 acre tract as conveyed to Tanglewood Landholdings TX, LLC by a Special Warranty Deed dated March 4, 2022 and filed for record under Volume 2399, Page 690 of the Polk County Official Public Records. Said 142.634 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") at the intersection of the south right-of-way of U.S. Highway 190 with the west right-of-way of a county road known locally as Richardson Road East for an angle corner a called 9.051 acre tract as conveyed to Tanglewood Landholdings TX, LLC by a Special Warranty Deed dated July 6, 2021 and filed for record under Volume 2348, Page 428 of said Polk County Official Public Records, from which a concrete monument found for reference bears North 85°35'09" East a distance of 288.53 feet. Said place of commencing has a Texas State Plane Coordinate System, Lambert Projection, North American datum of 1983 (NAD 83), Central Zone (U.S. Survey Foot) value of North: 10,261,430.94 and East: 4,046,239.64;

THENCE, South 22°13'04" West, along the west right-of-way of said Richardson Road East, at a distance of 860.23 feet passing a 5/8-inch iron rod found on the south line of said Tanglewood Landholdings TX, LLC called 142.634 acre tract and the north line of an unimproved access road, and continuing over and across same, IN ALL a total distance of 921.78 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") in the north line of said Tanglewood Landholdings TX, LLC called 142.634 acre tract for an angle corner and PLACE OF BEGINNING of the herein described tract. Said place of beginning has a Texas State Plane Coordinate System, Lambert Projection, North American datum of 1983 (NAD 83), Central Zone (U.S. Survey Foot) value of North: 10,260,577.57 and East: 4,046,891.09;

THENCE, South 80°37'57" East, a distance of 30.78 feet, over and across said Richardson Road East along the north line of said Tanglewood Landholdings TX, LLC called 142.634 acre tract, to a point in the centerline of Richardson Road East for the northeast corner of the herein described tract and the northeast corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;

THENCE, South 22°17'00" West, a distance of 2259.80 feet, along the centerline of said Richardson Road East and the east line of said Tanglewood Landholdings TX, LLC called 142.634 acre tract, to a point for an angle corner of same and an angle corner of the herein described tract;

THENCE, South 22°09'10" West, a distance of 2180.12 feet, along the centerline of said Richardson Road East and the east line of said Tanglewood Landholdings TX, LLC called 142.634 acre tract, to a point for the most southerly south corner of same and the southeast corner of the herein described tract, from which a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for reference bears North 85°35'09" East a distance of 288.53 feet. Said place of beginning has a Texas State Plane Coordinate System, Lambert Projection, North American datum of 1983 (NAD 83), Central Zone (U.S. Survey Foot) value of North: 10,261,430.94 and East: 4,046,239.64;

THENCE, in a northwesterly direction along the centerline of said existing drainage branch and a south line of said Tanglewood Landholdings TX, LLC called 142.634 acre tract the following six (6) courses and distances:

- 1. North 43°38'28" West, a distance of 133.71 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract and an angle corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;
- 2. North 16°58'04" West, a distance of 110.47 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract and an angle corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;
- 3. North 57°56'18" West, a distance of 172.45 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract and an angle corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;
- 4. North 45°50'03" West, a distance of 262.97 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract and an angle corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;
- 5. North 58°20'27" West, a distance of 474.47 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract and an angle corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;
- 6. North 46°04'42" West, a distance of 374.47 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") at the intersection of said existing drainage branch with the south line of an existing unimproved access road for an angle corner of the herein described tract and an angle corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;

THENCE, in a westerly direction along the south line of said existing unimproved access road and an east line of said Tanglewood Landholdings TX, LLC called 142.634 acre tract the following five (5) courses and distances:

- 1. South 57°55'53" West, a distance of 161.41 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract and an angle corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;
- 2. South 58°11'43" West, a distance of 219.21 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract and an angle corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;
- 3. South 63°23'48" West, a distance of 95.14 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract and an angle corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;
- 4. South 75°27'02" West, a distance of 91.26 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract and an angle corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;
- 5. South 79°04'13" West, a distance of 83.47 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") at the intersection of said existing unimproved access road with the east line of an existing unimproved access road for an angle corner of the herein described tract and a south corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;

THENCE, in a northerly direction along the east line of said existing unimproved access road and a south line of said Tanglewood Landholdings TX, LLC called 142.634 acre tract the following seven (7) courses and distances:

- 1. North 22°57'02" West, a distance of 41.49 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract and an angle corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;
- 2. North 39°45'46" West, a distance of 78.13 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract and an angle corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;
- 3. North 34°58'16" West, a distance of 213.00 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract and an angle corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;
- 4. North 29°25'04" West, a distance of 113.05 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract and an angle corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;
- 5. North 33°31'19" West, a distance of 243.26 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract and an angle corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;
- 6. North 19°23'12" West, a distance of 35.36 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract and an angle corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;
- 7. North 08°01'20" East, a distance of 24.60 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") at the intersection of said existing unimproved access road with the southerly line of an existing unimproved access road for an angle corner of the herein described tract and the west corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;

THENCE, in a northeasterly direction along the east line of said existing unimproved access road and the west line of said Tanglewood Landholdings TX, LLC called 142.634 acre tract the following eight (8) courses and distances:

- 1. North 54°18'09" East, a distance of 1167.85 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract and an angle corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;
- 2. North 51°38'57" East, a distance of 238.17 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract and an angle corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;
- 3. North 45°46'16" East, a distance of 122.93 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract and an angle corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;
- 4. North 43°58'03" East, a distance of 798.19 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract and an angle corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;
- 5. North 43°20'45" East, a distance of 642.70 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract and an angle corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;
- 6. North 42°39'11" East, a distance of 1047.48 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract and an angle corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;
- 7. North 42°34'17" East, a distance of 243.72 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract and an angle corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;
- 8. North 60°09'15" East, a distance of 180.64 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract and the north corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;

THENCE, in an easterly direction along the south line of said unimproved access road and the north line of said Tanglewood Landholdings TX, LLC called 142.634 acre tract the following three (3) courses and distances:

- 1. South 76°59'19" East, a distance of 93.73 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract and an angle corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;
- 2. South 62°36'03" East, a distance of 410.02 feet, to a 5/8-inch iron rod found (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract and an angle corner of said Tanglewood Landholdings TX, LLC called 142.634 acre tract;
- 3. South 80°37'57" East, a distance of 41.68 feet, to the PLACE OF BEGINNING, CONTAINING 142.634 acres of land in Polk County, Texas.

GENERAL NOTES

- 1. All horizontal control is referenced to the Texas State Plane Coordinate System, Lambert Projection, North American datum of 1983 (NAD 83), Central Zone (U.S. Survey Foot). All bearings, distances, and acreage amounts shown hereon are grid and may be converted to surface using a Surface Adjustment Factor of 1.000120.
- 2. This survey does not provide any 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.
- 3. According to Map No. 48373C 0500 C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Polk County, Texas (and Incorporated Area), dated September 3, 2010, 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. Location of the subject tract on said maps were determined by scale with actual field elevations not determined. JAMA Group, LLC does not warrant nor subscribe to the accuracy or scale of said maps. Research for Adjoiner Tracts was performed by JAMA Group, LLC.
- 4. This subdivision plat was prepared without the benefit of a current Commitment for Title Insurance or Abstractor's Certificate and therefore easements or encumbrances may exist which are not shown hereon. No research of the Public Records of Polk County regarding these easements or encumbrances was performed by JAMA Group, LLC.
- 5. This subdivision consists of 20 lots, with the smallest lot being 5.010 acres.
- 6. There will be a reservation of a minimum 25' wide drainage easement (being 12.5' each side plus width of drainage way) along all natural drainage ways, including but not limited to creeks, branches, drains, gullies, or any other natural drainage ways.
- 7. All lots in this subdivision shall be for residential use only. No more than two family residences shall be allowed on any lot at any time, contingent upon lots being five acres or larger with adequate water and sewer for two structures.
- 8. No construction or other development within this subdivision may begin until all Polk County development requirements have been met.
- 9. All utility easements shown hereon include the right to trim overhanging trees and shrubs located in the property belonging to or being apart of this addition.
- 10. No portion of this subdivision or other development within this subdivision may begin until all Polk County development requirements have been met.
- 11. This property is not located within the municipal limits or ETJ boundaries of any community.
- 12. This subdivision lies within the boundaries of the Livingston Independent School District.
- 13. No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site sewage facility that has been approved and permitted by Polk County.
- 14. There shall exist a fifty (50) feet setback line from all property lines on all sides and in every dimension for wells and septic systems as required by the Polk County Sewage Facility regulations.
- 15. No structure in this subdivision shall be occupied until connected to an individual water supply, state-approved community water system, or engineered rainwater collection system.
- 16. There shall be no 911 addresses issued to vacant lots. 911 addresses shall be issued only when a development permit is applied for per structure.
- 17. All drainage easements shall be kept clear of fences, buildings, plantings, and other obstructions to the operation and maintenance of the drainage facilities. All drainage easements include the right for ingress and egress to allow maintenance equipment to enter the easement and be able to perform necessary work.
- 18. No wells are present in the subdivision.
- 19. Electric utility service will be provided by: SAM HOUSTON ELECTRIC CO-OP  
Telephone utility service will be provided by: AT&T  
Gas utility service will be provided by: NONE AVAILABLE  
Cable utility service will be provided by: NONE AVAILABLE  
Sewer utility service will be provided by: NONE AVAILABLE  
Water utility service will be provided by: NONE AVAILABLE
- 20. Lot owners are required to follow the guidelines of the Texas A&M Forest Service's Best Management Practices (BMPs), specifically those of the Streamside Management Zone (SMZ) when applicable.
- 21. No modification of existing drainage structures on Richardson Road East are permitted unless permission is granted by the Precinct Commissioner.
- 22. Each shared driveway easement shall be limited to two (2) driveway aprons with a minimum separation requirement of 40 feet on center.
- 23. A 5/8-inch iron rod (with cap stamped "JAMA GROUP") has been set at all corners marked ●. Property corners marked PFC are points for corner in the centerline of Richardson Road. Reference rods will be set along the proposed property lines at distances shown hereon.

STATE OF TEXAS  
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS, THAT I, MICHAEL KETHAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE POLK COUNTY SUBDIVISION REGULATIONS AND I FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

SURVEYED JANUARY 10, 2022

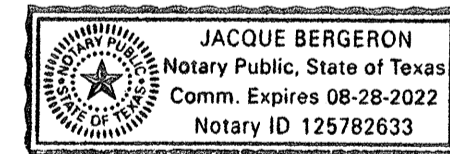
*Michael Kethan*  
MICHAEL KETHAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5709

SUBSCRIBED AND SWORN TO BEFORE ME BY MICHAEL KETHAN AND GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS 16<sup>th</sup> DAY OF May, 2022.

*Joseph B. Byrne*  
NOTARY PUBLIC  
A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: 8-28-2022



STATE OF TEXAS  
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS, THAT TANGLEWOOD LANDHOLDINGS TX, LLC, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 1412 COLLIER STREET, SUITE A, AUSTIN, TX 78704, OWNER/ SUBDIVIDER/ DEVELOPER OF A 142.634 ACRES OF LAND OUT OF THE JUAN FALCON SURVEY, ABSTRACT NO. 32 AND THE MARIA LINDSEY SURVEY, ABSTRACT NO. 397, IN POLK COUNTY, TEXAS, AS CONVEYED TO IT BY DEED DATED MARCH 4, 2022 AND RECORDED IN VOLUME 2399, PAGE 690, REAL PROPERTY RECORDS OF POLK COUNTY, DOES HEREBY SUBDIVIDE 121.458 ACRES OF LAND OUT OF THE JUAN FALCON SURVEY, ABSTRACT NO. 32 AND 21.176 ACRES OF LAND OUT OF THE MARIA LINDSEY SURVEY, ABSTRACT NO. 397, TO BE KNOWN AS FALCONE FOREST, SECTION IV, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DOES HEREBY DEDICATE TO THE PUBLIC THE STREETS AND EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF THE SAID TANGLEWOOD LANDHOLDINGS TX, LLC HAS CAUSED THESE PRESENT TO BE EXECUTED BY ITS

member, THEREUNTO DULY AUTHORIZED, THIS THE 24 DAY OF May, 2022.

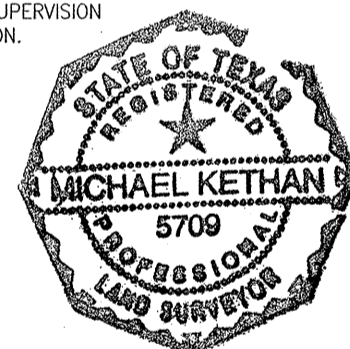
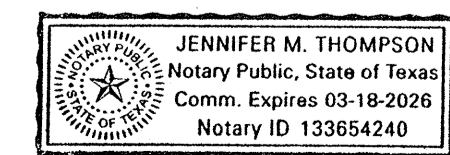
*Geoffrey Rhys Burnett*  
Member  
(NAME, TITLE)  
ATTEST: *Geoffrey Rhys Burnett*  
(NAME, TITLE)

SUBSCRIBED AND SWORN TO BEFORE ME BY *Geoffrey Rhys Burnett* AND GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS 24 DAY OF May, 2022.

*Jennifer M. Thompson*  
NOTARY PUBLIC  
A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: 3-18-2026



FINAL PLAT  
OF  
FALCONE FOREST  
SECTION IV  
BEING  
142.634 ACRES  
OUT OF THE  
JUAN FALCON SURVEY,  
ABSTRACT NO. 32 &  
MARIA LINDSEY SURVEY  
ABSTRACT NO. 397  
POLK COUNTY, TEXAS  
APRIL 13, 2022

JAMA  
GROUP LLC  
2860 IH-10 E  
Beaumont, Texas 77703  
Office (409) 899-5050  
TBPLS Firm #10130400

FILED FOR RECORD  
This 24 day of May, 2022  
3:00 o'clock P.M.  
SCHELANA HOEK  
County Clerk, Polk County, Texas  
By *W. Jimm*

281 A