

Line #	Bearing	Distance
L1	N46° 57' 27"W	29.92
L2	N25° 49' 00"W	206.65
L3	N01° 00' 42"W	260.04
L4	N59° 31' 26"W	41.58
L5	N32° 23' 55"W	186.27
L6	N47° 25' 24"W	339.84
L7	N47° 25' 24"W	322.27
L8	N47° 25' 24"W	329.14
L9	N47° 25' 24"W	62.93
L10	N28° 42' 55"W	53.98
L11	N28° 42' 55"W	17.11
L12	N69° 03' 24"W	125.05
L13	N13° 32' 53"W	10.00
L14	N13° 32' 53"W	10.00

Line #	Bearing	Distance
L15	N69° 03' 24"W	16.64
L16	N69° 03' 24"W	108.42
L17	N28° 42' 55"W	71.08
L18	N47° 25' 24"W	203.81
L19	N47° 25' 24"W	92.59
L20	N47° 25' 24"W	318.00
L21	N47° 25' 24"W	92.26
L22	N47° 25' 24"W	140.54
L23	N47° 25' 24"W	206.96
L24	N28° 42' 55"W	186.27
L25	N59° 31' 26"W	41.58
L26	N01° 00' 42"W	260.04
L27	N25° 49' 00"W	206.65
L28	N46° 57' 27"W	7.30

Curve #	Arc Length	Radius	Delta	Chord
C1	243.53	660.00	021°08'27"	N36° 23' 14"W, 242.15'
C2	155.85	360.00	024°48'18"	N13° 24' 51"W, 154.64'
C3	161.39	300.00	030°49'24"	N16° 25' 24"W, 159.45'
C4	144.98	300.00	027°41'20"	N45° 40' 46"W, 143.57'
C5	265.12	560.00	027°07'31"	N45° 57' 40"W, 262.65'
C6	220.28	840.00	015°01'30"	N39° 54' 40"W, 219.65'
C7	215.50	660.00	018°42'29"	N38° 04' 10"W, 214.55'
C8	310.03	1140.00	015°34'55"	N36° 30' 23"W, 309.08'
C9	317.46	1140.00	015°57'20"	N52° 16' 30"W, 316.44'
C10	175.17	1140.00	008°48'14"	N64° 39' 17"W, 174.99'
C11	38.42	710.00	003°06'03"	N67° 30' 22"W, 38.42'
C12	363.36	710.00	029°19'22"	N51° 17' 40"W, 359.41'
C13	286.07	710.00	023°05'06"	N25° 05' 26"W, 284.14'
C14	53.86	65.00	047°28'38"	N52° 19' 23"W, 52.33'
C15	88.46	65.00	077°58'39"	N10° 24' 16"E, 81.79'

Curve #	Arc Length	Radius	Delta	Chord
C16	157.98	65.00	139°15'24"	N60° 58' 43"W, 121.87'
C17	45.74	65.00	040°18'57"	N28° 48' 28"E, 44.80'
C18	329.18	650.00	029°00'59"	N28° 03' 22"W, 325.67'
C19	300.55	650.00	026°29'32"	N55° 48' 38"W, 297.88'
C20	285.11	1200.00	013°36'47"	N62° 15' 00"W, 284.44'
C21	391.27	1200.00	018°40'55"	N46° 06' 10"W, 389.54'
C22	168.52	1200.00	008°02'47"	N32° 44' 19"W, 168.39'
C23	136.53	600.00	013°02'16"	N35° 14' 03"W, 136.24'
C24	59.38	600.00	005°40'13"	N44° 35' 18"W, 59.35'
C25	236.01	900.00	015°01'30"	N39° 54' 40"W, 235.33'
C26	236.71	500.00	027°07'31"	N45° 57' 40"W, 234.51'
C27	191.24	360.00	030°26'14"	N44° 18' 19"W, 189.00'
C28	176.40	360.00	028°04'30"	N15° 02' 57"W, 174.64'
C29	129.88	300.00	024°48'18"	N13° 24' 51"W, 128.87'
C30	221.39	600.00	021°08'27"	N36° 23' 14"W, 220.13'

Line #	Bearing	Distance
E1	N49° 27' 09"E	151.42
E2	S40° 32' 51"E	21.00
E3	S49° 27' 09"W	151.41
E4	N41° 49' 38"E	423.96
E5	N48° 10' 22"W	40.00'
E6	S41° 49' 38"W	365.00'
E7	S02° 25' 17"E	28.65'

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 the residual of 150.521 acres of land out of the James Beardslee League, A-13 and the Mary Phelps League, A-82 in Fayette County, Texas, being that same 150.521 acre tract conveyed to it by deed recorded in Volume 2067, Page 448 of the Official Records of Fayette County, Texas, and that Round Top Operating, 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 9.558 acres of land out of the Mary Phelps League, A-82 in Fayette County, Texas, being that same 9.558 acre tract conveyed to it by deed recorded in Volume 2083, Page 69 of the Official Records of Fayette County, Texas, VINEYARD VISTA, LLC & ROUND TOP OPERATING, LLC, DOES HEREBY SUBDIVIDE said 150.521 acres of land out of the James Beardslee League, A-13 and the Mary Phelps League, A-82 to be known as 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 & ROUND TOP OPERATING, LLC, has caused these presents to be executed by its Manager, James B. Kastleman, thereunto duly authorized, this the 31st day of March, 2023 A.D.

VINEYARD VISTA, LLC & ROUND TOP OPERATING, LLC
James B. Kastleman, Manager
ATTEST: [Signature]

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, and Round Top Operating, 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 31st day of March, 2023 A.D.,

[Signature]
DONNA COZZAGLIO
NOTARY PUBLIC
STATE OF TEXAS
ID # 12953038-2
My Comm. Expires 08-22-2025

STATE OF TEXAS
COUNTY OF FAYETTE

I, Brenda Fietsam, COUNTY CLERK OF FAYETTE COUNTY, TEXAS, do hereby certify that on the 1st day of March, 2023 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 1st day of March, 2023 A.D.

[Signature]
Dan Mueller, County Judge
FAYETTE COUNTY, TEXAS
[Signature]
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 2083, Page 69 of the PLAT RECORDS of Fayette County, Texas as stamped hereon by me.

WITNESS MY HAND AND SEAL OF OFFICE this the 6th day of April, 2023 A.D.

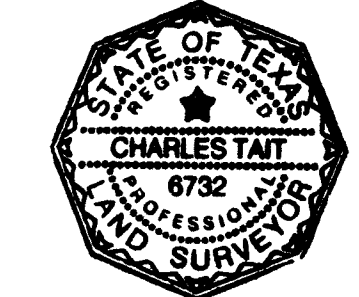
[Signature]
Brenda Fietsam, County Clerk
FAYETTE COUNTY, TEXAS

By: Deputy

FILED
APR 06 2023
1:35 pm
Brenda Fietsam
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS

OWNER: VINEYARD VISTA, LLC & ROUND TOP OPERATING, LLC
3411 RICHMOND, AVE SUITE 100
HOUSTON, TX 77046
PREPARED BY: BEFCO ENGINEERING, INC.
485 N. JEFFERSON STREET
LA GRANGE, TEXAS 78945
979-968-6474

[Signature]
Charles Tait, R.P.L.S.
Registration No. 6732
BEFCO ENGINEERING, INC.
Firm No. 10001700
La Grange, Texas
979-968-6474
March 3, 2023



TREE TOPS SUBDIVISION

JAMES BEARDSLEE LEAGUE, A-13 AND
MARY PHELPS LEAGUE, A-82
FAYETTE COUNTY, TEXAS

PLAT SHOWING THE SURVEY AND SUBDIVISION OF A 150.521 ACRE TRACT SITUATED IN THE JAMES BEARDSLEE LEAGUE, A-13 AND THE MARY PHELPS LEAGUE, A-82, IN FAYETTE COUNTY, TEXAS, AND BEING COMPRISED OF THE FOLLOWING TRACTS:

THAT SAME TRACT DESCRIBED AS THE RESIDUAL OF 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

THAT SAME TRACT DESCRIBED AS 9.558 ACRES IN A DEED FROM VINEYARD VISTA, LLC TO ROUND TOP OPERATING, LLC DATED FEBRUARY 24, 2023 AND RECORDED IN VOLUME 2083, PAGE 69 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY

TREE TOPS SUBDIVISION

VINEYARD VISTA, LLC &
ROUND TOP OPERATING, 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: 01/13/22	DRAWING NO.	
CHECKED BY: CRT	DATE: 01/23/23	1 OF 1	
APP'D BY: CRT	DATE: 03/31/23		