



SURVEYOR'S CERTIFICATION:

I, ROY PFINGSTEN, a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I have prepared this Plat and accompanying Legal Description from an actual and accurate survey made on the ground, and that the corner monuments shown thereon were properly placed under my supervision in accordance with the platting rules and regulations of Brown County, Texas and the State of Texas. Bearings are based on True North as determined by GPS Survey data.

Roy Pfingsten, RPLS No. 4405 of Texas
RC SURVEYING

OWNERS CERTIFICATE:

NOW THEREFORE KNOW ALL MEN BY THESE PERSENTS, THAT LEGACY LAND BW, LP, DO HEREBY ADOPT THIS PLAT OR MAP OF A REPLAT OF PART OF LOTS 25, 26, 27 AND 28, SHERWOOD ESTATES SUBDIVISION, SITUATED IN BROWN COUNTY, TEXAS, AND DEDICATE ALL ROADS AND STREETS AND ALLEY WAYS OR EASEMENTS, TO THE OWNERS. WITNESS MY HAND AT BROWN COUNTY, STATE OF TEXAS.

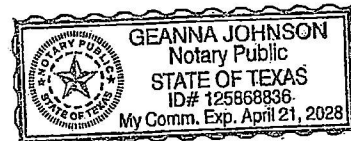
Theresa T. Edell 1-23-2026
by, MANAGING MEMBER DATE

THE STATE OF TEXAS:
COUNTY OF Brown:

Before me the undersigned Notary Public in and for said County and State, on this day appeared, Theresa T. Edell, known to be the person subscribed to the foregoing instrument and acknowledged to me that the same was the act of said person for the purpose and consideration herein expressed as in the capacity therein stated.

Given under my hand and seal of this office, this 23 day of

January, 2026
Geanna Johnson April 21, 2028
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY SEAL EXPIRES



DESIGNATED REPRESENTATIVE:

This subdivision is in compliance with the Texas Development Review Regulations for on-site sewage facilities and FEMA Flood Plain Administration.

Date: 1-23-26 Approved by Rita Thompson
RITA THOMPSON

BROWN COUNTY COURT:

THIS PLAT OR MAP, is hereby approved by the Commissioners Court of Brown County, Texas, and that this map is hereby authorized to be filed in the Plat Records, in accordance with the provisions of Article 974a Vernons Annotated Civil Statutes and Article 972b, Penal Code of Texas, as amended.

Dated 1-23, 2026.

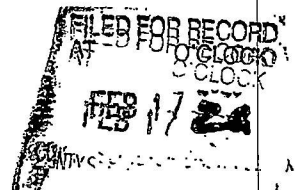
Don King Pro Tem
BROWN COUNTY JUDGE

COUNTY SURVEYOR:
I HEREBY CERTIFY THAT THE PLAT OR MAP DESCRIBED OR SHOWN HEREON WAS FILED FOR
RECORD ON: 1/27/26

FILE NUMBER:
VOLUME 6, PAGE 41, PLAT RECORDS.

BROWN COUNTY SURVEYOR: Don King
DON KING

FILED BUT NOT COMPARED
TO ANY TYPE OF RECORDS
ACTIVITY SURVEYOR'S OFFICE



Through Tax Year
2025

TAX CERTIFICATE

Certificate #
41851

Issued By:

BROWN COUNTY APPRAISAL DISTRICT
3804 HWY 377 S
BROWNWOOD, TX 76801

Property Information

Property ID: 45557 Geo ID: R7851-0026-00
Legal Acres: 22.8300
Legal Desc: SHERWOOD ESTATES, LOT 26-28, S/2 OF 25, VLB
#473-98593-5, ACRES 22.83
Situs: VALLEY VIEW RD BROWNWOOD, TX 76801
DBA:
Exemptions:

Owner ID: 167942 100.00%
LEGACY LAND BW LP
330 N 8TH ST STE 209
MIDLOTHIAN, TX 76065-2638

For Entities

BANGS ISD
BROWN COUNTY
ROAD & BRIDGE

Value Information

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	202,920
Productivity Market:	0
Productivity Use:	0
Assessed Value	202,920

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 01/12/2026

Total Due if paid by: 01/31/2026

0.00

Tax Certificate Issued for:

BROWN COUNTY
BANGS ISD
ROAD & BRIDGE

Taxes Paid in 2025

852.45
1,557.00
151.84

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending


Signature of Authorized Officer of Collecting Office

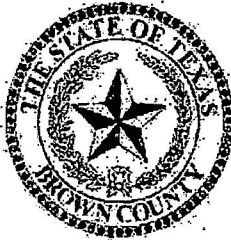
Date of Issue: 01/12/2026
Requested By: TEKELL, TRAVIS
Fee Amount: 10.00
Reference #:

Replat Lot corners.

1,10594000.36400,2682766.18500,1674.02200,"BASE-.38 FD"
118,10593702.32360,2683495.25090,1652.72840,".38 FD"
121,10593679.93410,2682430.88120,1672.63820,".5 FD"
125,10593997.84960,2682426.32720,1683.90380,".5 FD"
700,10593680.07907,2684308.10983,0.00000,""
701,10594200.22915,2684431.41033,0.00000,""
702,10594211.89414,2682764.24769,0.00000,""
703,10593691.06188,2683906.77647,0.00000,""
704,10594203.89997,2683906.77647,0.00000,""
705,10593695.72652,2683736.32129,0.00000,""
706,10594205.09263,2683736.32129,0.00000,""
707,10593700.42317,2683564.69624,0.00000,""
708,10594206.29347,2683564.69624,0.00000,""
709,10593700.15980,2683392.38663,0.00000,""
710,10594207.49911,2683392.38663,0.00000,""
711,10593696.56458,2683221.47424,0.00000,""
712,10594208.69496,2683221.47424,0.00000,""
713,10593692.11731,2683010.05637,0.00000,""
714,10594210.17424,2683010.05637,0.00000,""
715,10593889.67330,2683906.77647,0.00000,""
716,10593889.67330,2684357.79371,0.00000,""
717,10593889.67330,2684150.03084,0.00000,""
718,10594202.19794,2684150.03084,0.00000,""

SHARON FERGUSON

COUNTY CLERK



200 SOUTH BROADWAY, SUITE 101
BROWNWOOD TX 76801

PHONE (325) 643-2594

DO NOT DESTROY
WARNING-THIS IS PART OF THE OFFICIAL RECORD

INSTRUMENT NO. 2600777

FILED FOR REGISTRATION FEBRUARY 17, 2026 03:55PM 3PGS \$33.00

SUBMITTER: SHERWOOD ESTATE SUBD

RETURN TO:

SHERWOOD ESTATE SUBD
PLAT VOL 6 PG 41

I hereby certify that this instrument was FILED in
file number Sequence on the date and at the time
stamped hereon by me, and was duly RECORDED in the
Official Public Records of Brown County, Texas.

By: Sharon Ferguson

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

13