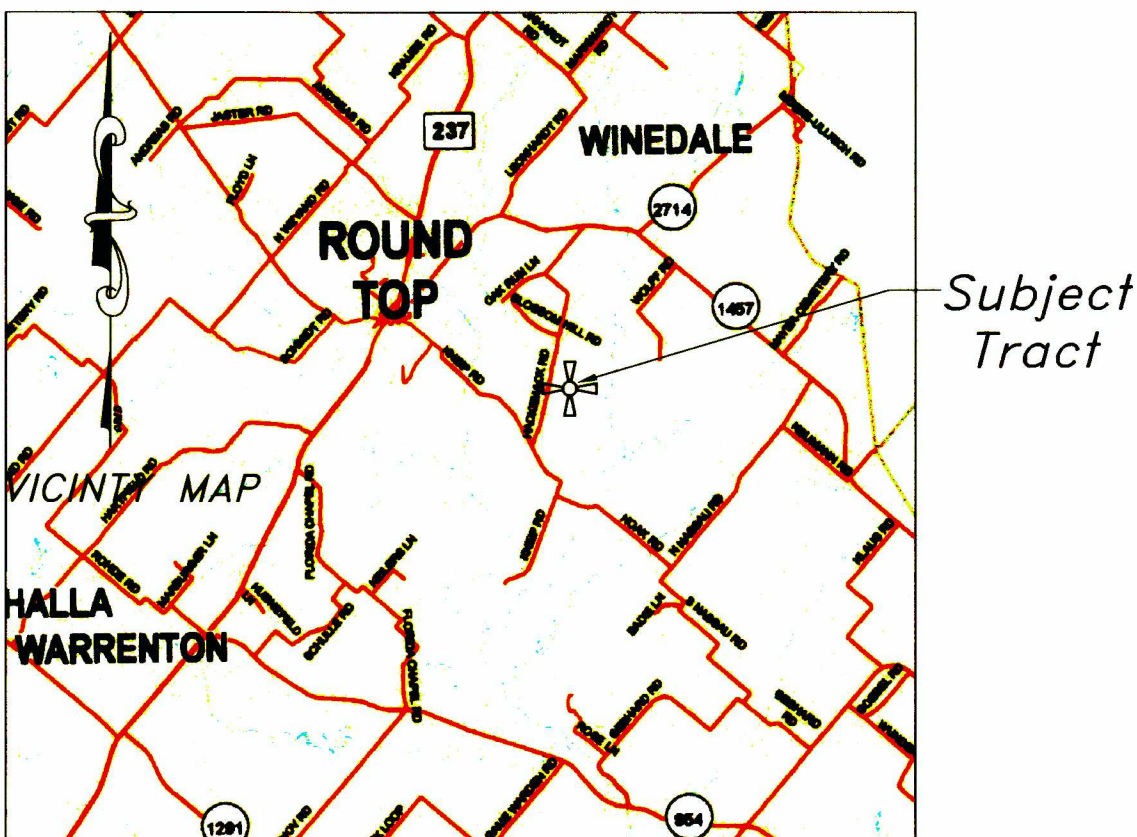


# JACK'S CREEK OAKS

## PHASE 1 - FINAL PLAT

WILLIAM JACK LEAGUE, A-57  
FAYETTE COUNTY, TEXAS



EASEMENTS/MATTERS OF RECORD  
(Commonwealth Land Title Insurance  
Company of No. FA2-22-084 effective  
May 10, 2022 and issued May 18, 2022)

Fayette County Groundwater  
Conservation District Rules  
Vol. 1260, Pg. 142;  
Vol. 1384, Pg. 493  
F.C.O.R.

Cummins Creek Water Control and  
Improvement District No. 1  
Petition for Organization  
Vol. 286, Pg. 370; Vol. 291, Pg. 148;  
Vol. 291, Pg. 625; Vol. 1842, Pg. 435;  
Vol. 1874, Pg. 160; Vol. 1976, Pg. 380  
Vol. 2025, Pg. 172  
F.C.O.R.

Fayette Electric Cooperative  
Blanket electric easement  
(No locative description)  
Vol. 476, Pg. 325  
Vol. 745, Pg. 110;  
Vol. 740, Pg. 226  
F.C.O.R.

\*Fritz Kelm  
10' wide Roadway reservation  
Vol. 137, Pg. 172  
F.C.O.R.

\*(This 10' wide roadway reservation lies  
within the fenced margins of "Hackemack  
Road" and does not directly affect the  
Subject Tract)

\*Aquila Southwest Pipeline Corp.  
Pipeline easement  
Vol. 898, Pg. 491  
F.C.O.R.

\*(This easement is located, by specific  
description, elsewhere on the parent  
tract and does not directly affect the  
Subject Tract.)

CREEK CALLS		
LINE	BEARING	DISTANCE
L1	S19°41'17"E	29.17'
L2	S34°14'16"E	56.01'
L3	S20°28'25"E	168.16'
L4	S36°15'45"E	107.36'
L5	S27°42'19"E	230.81'
L6	S60°49'32"E	44.55'
L7	N40°38'11"E	33.75'
L8	N69°20'20"E	17.88'
L9	S52°44'47"E	17.98'
L10	S08°41'33"E	66.17'
L11	S36°06'52"E	171.92'
L12	S27°05'29"E	220.92'
L13	S24°21'34"W	102.97'
L14	S09°56'14"W	26.08'
L15	S24°42'50"E	49.06'
L16	S51°13'39"E	93.02'
L17	S64°04'49"E	58.10'
L18	S18°04'28"E	38.96'
L19	S08°03'54"E	60.56'

STATE OF TEXAS

COUNTY OF FAYETTE

KNOW ALL MEN BY THESE PRESENTS: That SOUTH LA PROPERTY LLC, a limited partnership organized and existing under the laws of the State of Texas, with its home address at 1283 Sherwood Rd San Marino, CA 91108, owner of 89.072 acres of land out of the William Jack League, A-57 in Fayette County, Texas, being comprised of a 89.072 acre tract conveyed to it by deed recorded in Volume 2059, Page 354 of the Official Records of Fayette County, DOES HEREBY SUBDIVIDE said 89.072 acres of land out of the William Jack League, A-57 to be known as JACK'S CREEK OAKS, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted.

IN WITNESS WHEREOF the said SOUTH LA PROPERTY LLC, has caused these presents to be executed by its Manager, Francisco Pinedo, therunto duly authorized, this the 7th day of October, 2022 A.D.

SOUTH LA PROPERTY LLC,

Francisco Pinedo, Manager

ATTEST:

Donna Cozzaglio  
Notary Public, in and for  
Fayette County, Texas

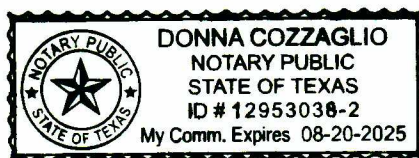
STATE OF TEXAS

COUNTY OF FAYETTE

Before me, the undersigned authority, on this day personally appeared Francisco Pinedo, known to me to be the person whose name is subscribed to the foregoing instrument as Manager of SOUTH LA PROPERTY 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 7th day of October, 2022 A.D.,

Donna Cozzaglio  
Notary Public, in and for  
Fayette County, Texas



OWNER: SOUTH LA PROPERTY LLC  
1283 SHERWOOD RD  
SAN MARINO, CALIFORNIA 91108

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

STATE OF TEXAS

COUNTY OF FAYETTE

I, Brenda Fietz, COUNTY CLERK OF FAYETTE COUNTY, TEXAS, do hereby certify that on the 13th day of October, 2022 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 13th day of October, 2022 A.D.

Joe Weber, County Judge  
FAYETTE COUNTY, TEXAS

Brenda Fietz, County Clerk  
FAYETTE COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF FAYETTE

I, Brenda Fietz, 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 2, Page 331 of the PLAT RECORDS of Fayette County, Texas as stamped hereon by me.

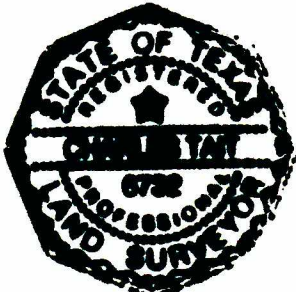
WITNESS MY HAND AND SEAL OF OFFICE this the 27th day of October, 2022 A.D.

Brenda Fietz, County Clerk  
FAYETTE COUNTY, TEXAS

By: Deputy

FILED  
OCT 27 2022  
8:36 AM  
Brenda Fietz, County Clerk  
FAYETTE COUNTY, TEXAS

Charles Tait, R.P.L.S.  
Registration No. 6732  
BEFCO ENGINEERING, INC.  
Firm No. 10001700  
La Grange, Texas  
979-968-6474  
October 5, 2022



## JACK'S CREEK OAKS PHASE 1 SOUTH LA PROPERTY LLC



BEFCO ENGINEERING, INC.

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

Engineering Firm #F-2011  
Surveying Firm #10001700

DRAWN BY: J.P. DATE: 10/04/22  
CHECKED BY: C.R.T. DATE: 10/04/22  
APP'D BY: C.R.T. DATE: 10/05/22

DRAWING NO.

1 of 1

S:\PROJECTS\22-8540 PL-89\DWG\22-8540B-PLAT.DWG  
BEFCO Job No. 22-8540