

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

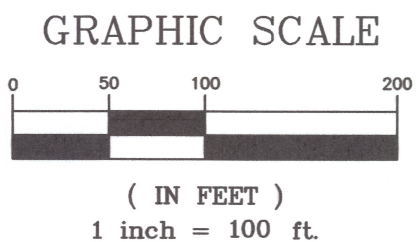
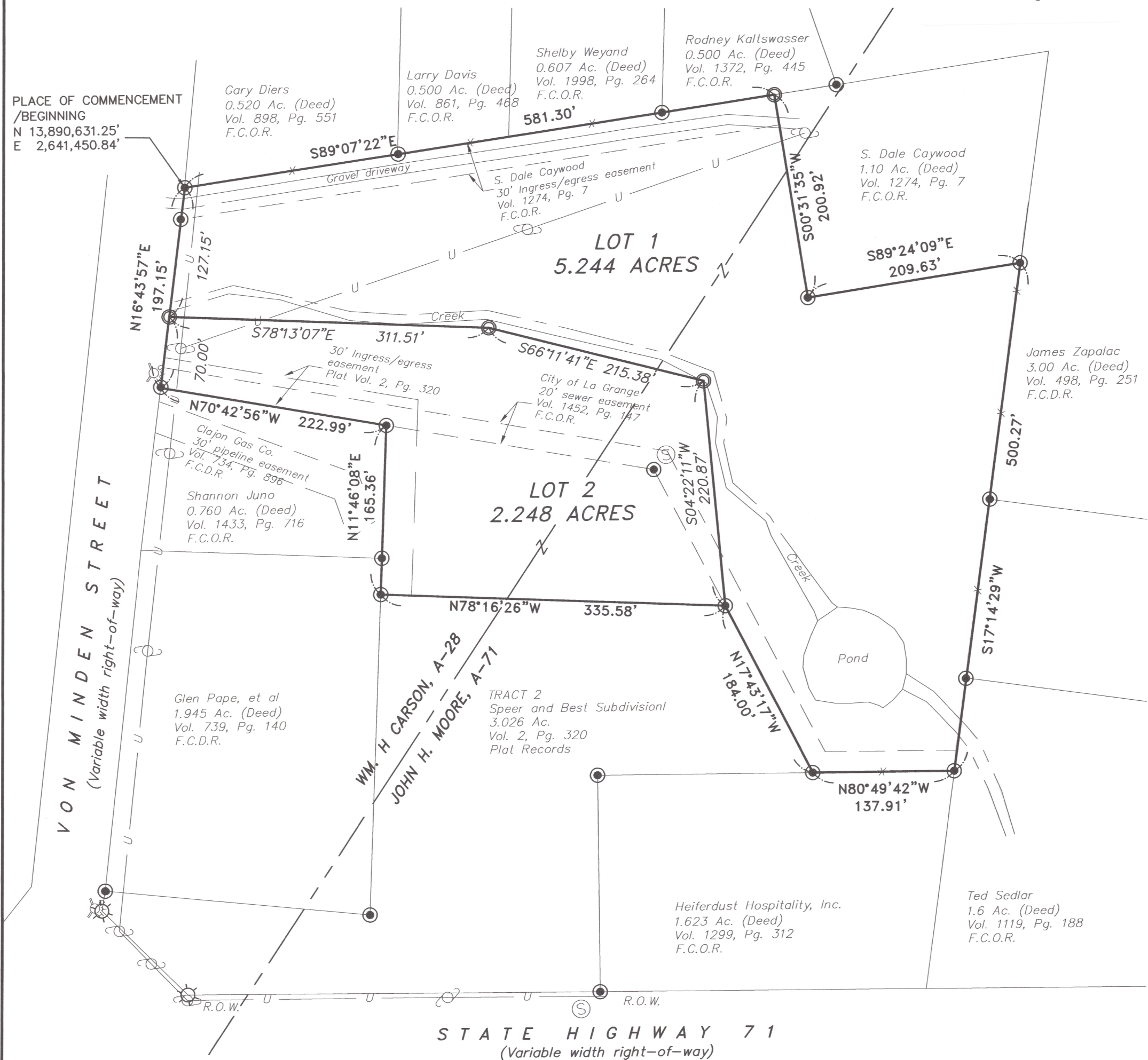
Convergence = +01'02'27"
Combined Factor = 0.999048

NOTE: Subject tract is designated UNSHADED ZONE "X" according to F.E.M.A. Flood Insurance Rate Map Nos. 48149C0265C & 48149C0245C dated October 17, 2006.

SPEER & BEST SUBDIVISION REPLAT OF TRACT 1

FINAL SUBDIVISION PLAT

CITY OF LA GRANGE
JOHN H. MOORE 1/2 LEAGUE, A-71
WM.H. CARSON 1/4 LEAGUE, A-28
FAYETTE COUNTY, TEXAS



- LEGEND
- - 1/2" Iron rod found
 - - 1/2" Iron rod set
 - ☆ - 5/8" Iron rod/concrete found
 - U - Overhead utility line
 - - Utility Pole
 - ⊗ - Fire hydrant
 - ⊙ - Sanitary sewer manhole
 - X - Wire fenceline
 - - Wood fence

THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT. SUBJECT TRACT MAY BE SUBJECT TO ANY CONDITIONS, EASEMENTS, RESTRICTIONS OR EXCEPTIONS THAT A CURRENT TITLE COMMITMENT MIGHT DISCLOSE.

Recommended for Final Approval:
Frank Menefee 01-22-2024
Interim City Manager Date

Approved:
Jan Dockery 1-22-2024
Mayor, City of La Grange Date

I hereby certify that the above and foregoing plat of "SPEER & BEST SUBDIVISION - REPLAT OF TRACT 1" was approved by the City Council of the City of La Grange on the 22nd day of January, 2024. This approval shall be invalid unless the approval plat is recorded in the office of the County Clerk within thirty days from said date of final approval. Said tract shall be subject to all requirements of the Platting Ordinance of the City of La Grange.

Witness my hand this 22nd day of January, 2024
Janet Bayer
City Secretary

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 Plat Cabinet 5, Slide 406 of the PLAT RECORDS of Fayette County, Texas as stamped hereon by me. pg 359

WITNESS MY HAND AND SEAL OF OFFICE this 22nd day of January, A.D. 2024.

Brenda Fietsam
Brenda Fietsam, County Clerk
FAYETTE COUNTY, TEXAS

By: Janet Bayer
Deputy

FILED
JAN 29 2024
9:42 AM PV
Brenda Fietsam
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS

PLAT SHOWING THE SURVEY AND SUBDIVISION OF 7.492 ACRES SITUATED IN THE JOHN H. MOORE 1/2 LEAGUE, A-71, AND THE WM. H. CARSON 1/4 LEAGUE, A-28, IN FAYETTE COUNTY, TEXAS, ALSO BEING WITHIN THE CORPORATE LIMITS OF THE CITY OF LA GRANGE, AND BEING "TRACT 1" OF SPEER & BEST SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 320 OF THE PLAT RECORDS OF FAYETTE COUNTY, AND BEING THAT SAME THAT TRACT DESCRIBED AS 7.492 ACRES IN A DEED FROM C&G INVESTMENTS, ET AL, TO SBA INVESTMENT GROUP, INC., DATED APRIL 11, 2023 AND RECORDED IN VOLUME 2095, PAGE 286 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY

Prepared for: SBA INVESTMENT GROUP, INC.
641 Panorama Drive
La Grange, Texas 78945

Prepared by: BEFCO ENGINEERING, INC.
P. O. Box 615
La Grange, Texas 78945

STATE OF TEXAS
COUNTY OF Fayette

KNOW ALL MEN BY THESE PRESENTS: That SBA INVESTMENT GROUP, INC. of 641 Panorama Drive, La Grange, Texas 78945, are owners of 7.492 acres of land out of the John H. Moore 1/2 League, A-71, and the Wm. Carson 1/4 League, A-28, in Fayette County, Texas, being that tract conveyed by deed dated April 11, 2023 and recorded in Volume 2095, Page 286 of the Fayette County Official Records, DO HEREBY SUBDIVIDE said tract, being within the Corporate Limits of the City of La Grange, to be known as "SPEER & BEST SUBDIVISION - REPLAT OF TRACT 1", in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted.

IN WITNESS WHEREOF, SBA INVESTMENT GROUP, INC. HAS caused these presents to be executed this the 18th day of January, A.D., 2024.

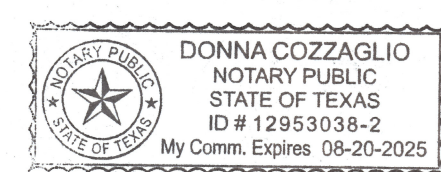
Brandon Schielack
BRANDON SCHIELACK, Managing Partner
of SBA INVESTMENT GROUP, INC.

STATE OF TEXAS
COUNTY OF Fayette

Before me, the undersigned authority, on this day personally appeared BRANDON SCHIELACK, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18th day of January, A.D., 2024.

Donna Cozzaglio
NOTARY PUBLIC, State of Texas



I, Kevin Von Minden, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat was prepared in accordance with the subdivision ordinance of the City of La Grange, Fayette County, Texas from an actual and accurate on the ground survey of the property made under my supervision and all corner monuments were properly placed.

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
October 23, 2023
Revised 11/07/23



BEFCO ENGINEERING, INC.
Engineering Firm No. F-2011
Surveying Firm No. 10001700
P. O. Box 615
LaGrange, Texas 78945
(979) 968-6474