

PB5 SUBDIVISION

WILLIAM BROOKFIELD LEAGUE, A-20
FAYETTE COUNTY, TEXAS

INST. #25-04535
Vol:3 Page:400

STATE OF TEXAS
COUNTY OF FAYETTE

KNOW ALL MEN BY THESE PRESENTS: That PSW LAND CO LLC, a Texas Limited Liability Company organized and existing under the laws of the State of Texas, with its home address at 629 Krenek Stryk Road, Schulenburg, Texas 78956, owner of 40.269 acres of land out of the William Brookfield League, A-20 in Fayette County, Texas, being that same 40.253 acre tract conveyed to it by deed recorded in Volume 2168, Page 777 of the Official Records of Fayette County, PSW LAND CO LLC, DOES HEREBY SUBDIVIDE said 40.269 acres of land out of the William Brookfield League, A-20 to be known as PB5 SUBDIVISION, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted.

IN WITNESS WHEREOF the said PSW LAND CO LLC, has caused these presents to be executed by its owner, authorized signer, Bryn Stryk, thereunto duly authorized, this the 10th day of July, 2025 A.D.

PSW LAND CO LLC

Bryn Stryk
Bryn Stryk, Owner, Authorized Signer

STATE OF TEXAS
COUNTY OF Fayette

Before me, the undersigned authority, on this day personally appeared Bryn Stryk, known to me to be the person whose name is subscribed to the foregoing instrument as owner, authorized signer of PSW LAND CO 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 10th day of July, 2025 A.D.,

Donna Cozzaglio
NOTARY PUBLIC, in and for
Fayette County, Texas



STATE OF TEXAS
COUNTY OF FAYETTE

I, Brenda Fietsam, COUNTY CLERK OF FAYETTE COUNTY, TEXAS, do hereby certify that on the 10th day of July, 2025 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 400 Page Slide 467

WITNESS MY HAND AND SEAL OF OFFICE this the 10th day of July, 2025 A.D.

Dan Mueller
Dan Mueller, County Judge
FAYETTE COUNTY, TEXAS

Brenda Fietsam
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 3 Page 400 of the PLAT RECORDS of Fayette County, Texas as stamped hereon by me.

WITNESS MY HAND AND SEAL OF OFFICE this the 15th day of July, 2025 A.D.

Brenda Fietsam
Brenda Fietsam, County Clerk
FAYETTE COUNTY, TEXAS

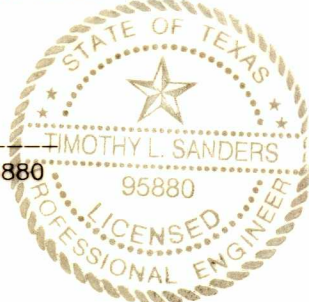
FILED
JUL 15 2025
3:45pm pv
Brenda Fietsam
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS

By: _____
Deputy

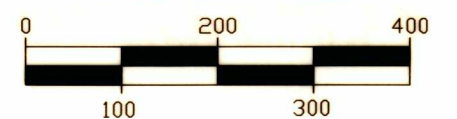
STATE OF TEXAS
COUNTY OF FAYETTE

I, Timothy L. Sanders, do hereby certify that the minimum driveway culvert sizes were determined by me, as shown hereon.

Timothy L. Sanders
Timothy L. Sanders P.E. No. 95880 Date 7-2-25
Befco Engineering, Inc.
P.O. Box 615
La Grange, TX 78945
(979) 968-6474



GRAPHIC SCALE



SCALE: 1"=200'

LEGEND

- 1/2" Iron rod found (or as noted)
- 1/2" Iron rod set
- Overhead electric line
- Utility Pole
- Wire fence line
- Telephone pedestal

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

Convergence = +01'02.51"
Combined Factor = 0.99872407

NOTE: Subject tract is designated unshaded ZONE "X" according to F.E.M.A. Flood Insurance Rate Map No. 48149C0600C dated October 17, 2006.

EASEMENTS/ MATTERS OF RECORD (Old Republic National Title Insurance Company: GF No. CB-12320-JS issued February 26, 2025 and effective January 10, 2025.)

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

Flood Damage Prevention Regulations Vol. 1822, Pg. 706 F.C.O.R.

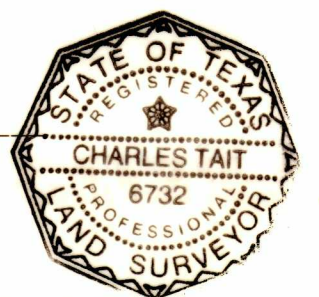
The State of Texas Right-of-way deed Vol. 264, Pg. 90 F.C.O.R. (Within the right-of-way of F.M. 615)

Colorado Valley Telephone Cooperative, Inc. Blanket telecommunications easement Vol. 264, Pg. 92 F.C.O.R. (No locative description)

OWNER PSW LAND CO LLC
629 KRENEK STRYK ROAD
SCHULENBURG, TEXAS 78956

SURVEYOR & ENGINEER: BEFCO ENGINEERING, INC.
485 N. JEFFERSON STREET
LA GRANGE, TEXAS 78945
979-968-6474

Charles Tait
Charles Tait, R.P.L.S.
Registration No. 6732
BEFCO ENGINEERING, INC.
Firm No. 10001700
La Grange, Texas
979-968-6474
July 2, 2025



PB5 SUBDIVISION
PSW LAND CO LLC



BEFCO ENGINEERING, INC.
P. O. Box 615
LaGrange, Texas 78945
(979) 968-6474
Engineering Firm #F-2011
Surveying Firm #10001700

DRAWN BY:	CDS	DATE:	6/30/25	DRAWING NO.
CHECKED BY:	CRT	DATE:	7/01/25	
APP'D BY:	CRT	DATE:	7/02/25	1 OF 1

S:\PROJECTS\25-9280 PSW LAND CO\DWG\25-9280B.DWG
BEFCO Job No. 25-9280

DRIVEWAY CULVERT SIZE

Lot Number	Culvert Size
1	18"
2	18"
3	24"
4	2-24"
5	2-24"

Access for Lot 1 shall be off of F.M. Highway 615.

Access for Lots 2-5 shall be off of Company Field Road.

The driveway culvert table shown on this plat determines the minimum culvert size for each lot. The developer and/or homeowner shall be responsible for installing and maintaining driveway culverts to Fayette County and TXDOT specifications. A permit must be obtained from Fayette County and TXDOT before a driveway culvert can be installed.

PLAT SHOWING THE SURVEY AND DIVISION OF A 40.269 ACRE TRACT SITUATED IN THE WILLIAM BROOKFIELD LEAGUE, A-20, IN FAYETTE COUNTY, TEXAS AND BEING THAT SAME TRACT DESCRIBED AS 40.253 ACRES IN A DEED FROM MATTHEW DEMEL TO PSW LAND CO LLC, DATED MARCH 5, 2025 AND RECORDED IN VOLUME 2168, PAGE 777 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY