

DAVIS 5 SUBDIVISION

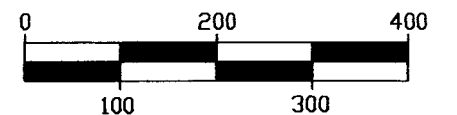
B.B.B. & C. RR CO. SURVEY, A-144
FAYETTE COUNTY, TEXAS

INST. #25-00417
Vol:3 Page:389

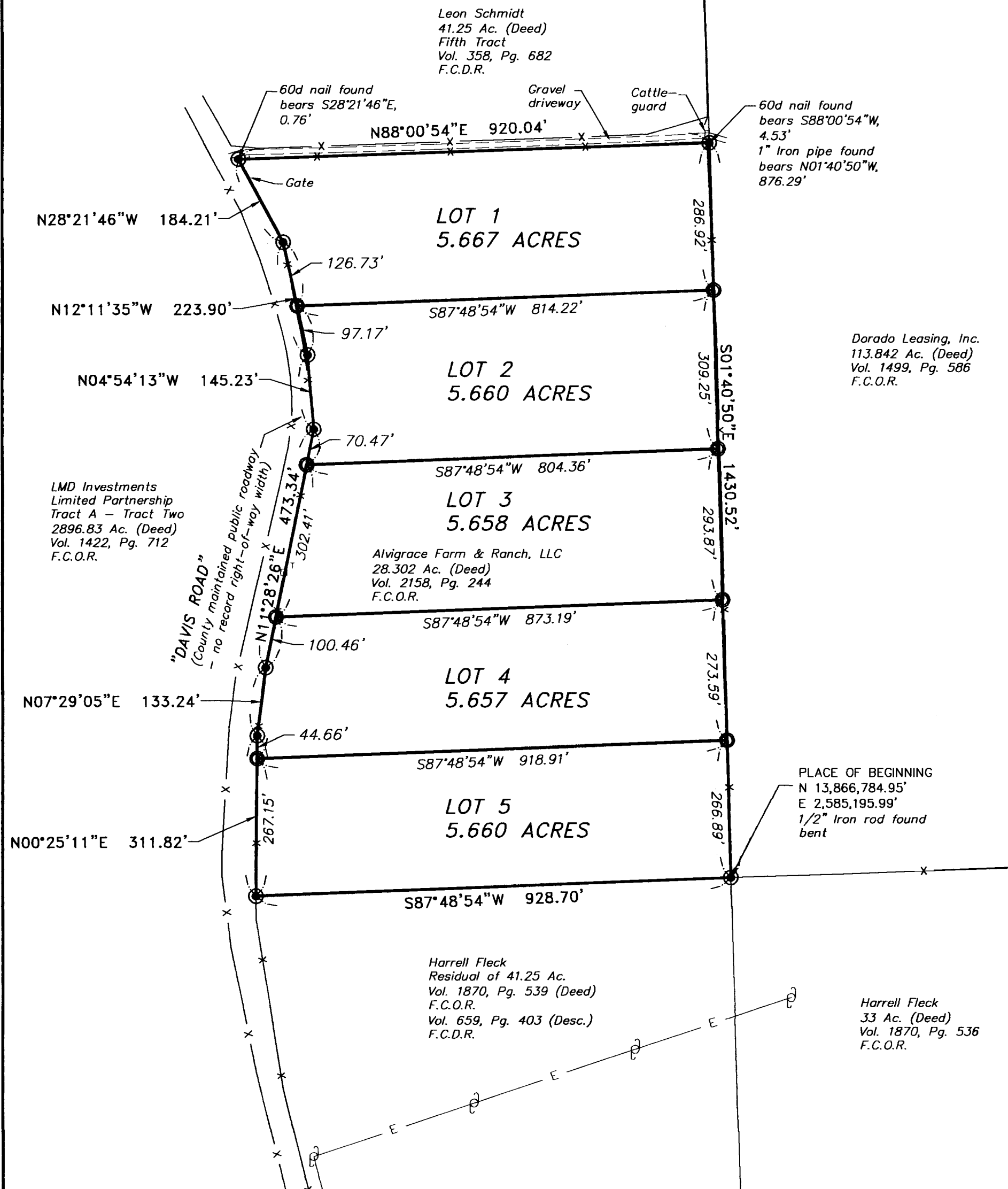
LEGEND

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

GRAPHIC SCALE



SCALE: 1"=200'



STATE OF TEXAS

COUNTY OF FAYETTE

KNOW ALL MEN BY THESE PRESENTS: That ALVIGRACE FARM & RANCH, LLC, a Texas Limited Liability Company organized and existing under the laws of the State of Texas, with its home address at 47 Mission Drive, New Braunfels, Texas 78130, owner of 28.302 acres of land out of the B.B.B. & C. RR Co. Survey, A-144 in Fayette County, Texas, being that same 28.302 acre tract conveyed to it by deed recorded in Volume 2158, Page 244 of the Official Records of Fayette County ALVIGRACE FARM & RANCH, LLC, DOES HEREBY SUBDIVIDE said 28.302 acres of land out of the B.B.B. & C. RR Co. Survey, A-144 to be known as DAVIS 5 SUBDIVISION, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted.

IN WITNESS WHEREOF the said ALVIGRACE FARM & RANCH, LLC, has caused these presents to be executed by its Manager, Anthony C. Weeks, thereunto duly authorized, this the 24 day of December, 2024 A.D.

ALVIGRACE FARM & RANCH, LLC

Anthony C. Weeks, Manager

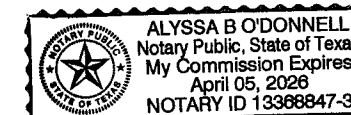
STATE OF TEXAS

COUNTY OF FAYETTE

Before me, the undersigned authority, on this day personally appeared Anthony C. Weeks, known to me to be the person whose name is subscribed to the foregoing instrument as manager of ALVIGRACE FARM & RANCH, 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 24 day of December, 2024 A.D.,

Allyssa B. O'Donnell
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 7th day of January, 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 3, Page 389.

WITNESS MY HAND AND SEAL OF OFFICE this the 7th day of January, 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 389 of the PLAT RECORDS of Fayette County, Texas as stamped hereon by me.

WITNESS MY HAND AND SEAL OF OFFICE this the 23rd day of January, 2025 A.D.

Brenda Fietsam
Brenda Fietsam, County Clerk
FAYETTE COUNTY, TEXAS

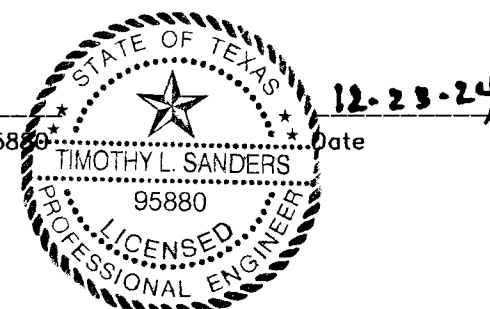
By: _____
Deputy

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
Befco Engineering, Inc.
P.O. Box 615
La Grange, TX 78945
(979) 968-6474



FILED

JAN 23 2025

Brenda Fietsam
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS

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

Convergence = 00°57'47"
Combined Factor = 0.999898080

NOTE: Subject tract is designated unshaded ZONE "X" according to F.E.M.A. Flood Insurance Rate Map No. 48149C0400C dated October 17, 2006.

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

Access shall be off of Davis Road.

DRIVEWAY CULVERT SIZE

The driveway culvert table shows minimum recommended culvert size for each lot and is based on the 10-year storm event. Actual size, quantity and location of all driveway culverts shall be coordinated with and approved by Fayette County prior to installation and ordering of materials. The developer and/or homeowner shall be responsible for installing and maintaining driveway culverts to Fayette County specifications.

EASEMENTS/ MATTERS OF RECORD (Texan Title Insurance Company, CF No. 27334 issued November 13, 2024 and effective October 22, 2024.

South Cen-Tex Gas Company
30' pipeline easement
Vol. 587, Pg. 675
F.C.O.R.

(Located by specific description elsewhere on Parent tract, does not apply to Subject tract)

Fayette Electric Cooperative
Blanket electric easement
Vol. 721, Pg. 539
F.C.O.R.

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.

Subject to Revised Amendment to the Fayette County Subdivision Regulations
Vol. 1882, Pg. 514
F.C.O.R.

OWNER

ALVIGRACE FARM & RANCH, LLC
47 MISSION DRIVE
NEW BRAUNFELS, TEXAS 78130

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
December 23, 2024



PLAT SHOWING THE SURVEY AND SUBDIVISION OF A 28.302 ACRE TRACT SITUATED IN THE B.B.B. & C. RR CO. SURVEY, A-144, IN FAYETTE COUNTY, TEXAS AND BEING THAT SAME TRACT DESCRIBED AS 28.302 ACRES IN A DEED FROM HARRELL FLECK TO ALVIGRACE FARM AND RANCH, LLC, DATED DECEMBER 4, 2024 AND BEING RECORDED IN VOLUME 2158, PAGE 244 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY

DAVIS 5 SUBDIVISION

ALVIGRACE FARM & RANCH, LLC.



BEFCO ENGINEERING, INC.

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

Engineering Firm #F-2011
Surveying Firm #10001700

DRAWN BY:	JVM	DATE:	12/19/24	DRAWING NO.
CHECKED BY:	CRT	DATE:	12/19/24	
APP'D BY:	CRT	DATE:	12/23/24	

1 OF 1

S:\PROJECTS\24-9155 ALVIGRACE\DWG\24-9155B.DWG
BEFCO Job No. 24-9155