

COUNTRY RESERVE

FINAL PLAT

KESIAH CRIER SURVEY, A-38
FAYETTE COUNTY, TEXAS

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

- ⊙ - 1/2" Iron rod found
- - 1/2" Iron rod set
- ⊕ - Utility Pole
- ☆ - Cotton spindle set
- X — Wire fenceline
- E — Overhead electric line

NOTE: Subject Tract is designated unshaded ZONE "X", according to F.E.M.A. Flood Insurance Rate Map No. 48149C0575C dated October 17, 2006.

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

Convergence = +01'01.49"
Combined Factor = 0.99986497

Barbara Kallus
16.02 Ac. (Deed)
Vol. 1270, Pg. 856
F.C.O.R.

PLAT SHOWING THE SURVEY AND SUBDIVISION OF A 24.174 ACRE TRACT SITUATED IN THE KESIAH CRIER SURVEY, A-38, IN FAYETTE COUNTY, TEXAS, BEING THAT SAME TRACT DESCRIBED AS 24.175 ACRES IN A DEED FROM ROBERT KUEHN, ET UX., TO TITAN FINANCING GROUP, LLC, DATED OCTOBER 7, 2022 AND RECORDED IN VOLUME 2068, PAGE 258 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY

STATE OF TEXAS
COUNTY OF FAYETTE

KNOW ALL MEN BY THESE PRESENTS: That Davey Vanicek, , on behalf of TITAN FINANCING GROUP, LLC, whose address is 111 Fosters Branch Drive, Schulenburg, Texas 78956, owner of 24.174 acres of land out of the Kesiah Crier Survey, A-38, in Fayette County, Texas, being all of that tract conveyed to it by deed recorded in Volume 2068, Page 258 of the Official Records of Fayette County, DO HEREBY SUBDIVIDE said 24.174 acres of land out of the Kesiah Crier Survey, A-38 to be known as COUNTRY RESERVE in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted.

IN WITNESS WHEREOF the said Davey Vanicek has caused these presents to be executed this the 19th day of April, 2023 A.D.

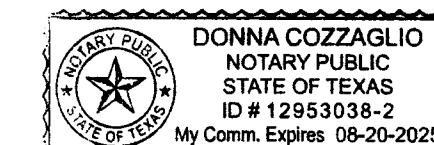
Davey Vanicek
Davey Vanicek, Manager of
TITAN FINANCING GROUP, LLC

STATE OF TEXAS
COUNTY OF FAYETTE

Before me, the undersigned authority, on this day personally appeared Davey Vanicek, known to me to be the persons whose names are subscribed to the foregoing instrument, acknowledged to me that they executed the same for the purpose and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 19th day of April, 2023 A.D.,

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



COUNTRY RESERVE



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

Surveying Firm #10001700
Engineering Firm #F-2011

DRAWN BY:	KVM	DATE:	03/28/23	DRAWING NO.
CHECKED BY:	KVM	DATE:	03/28/23	1 OF 1
APP'D BY:	KVM	DATE:	03/29/23	

FILED
APR 26 2023
10:08 AM PV
Brenda Fietsam
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS

Jerry Machicek
24.16 Ac. (Deed)
Vol. 1075, Pg. 222
F.C.O.R.

Jerry Machicek
24.16 Ac. (Deed)
Vol. 1072, Pg. 240
F.C.O.R.

Kevin Von Minden, R.P.L.S.
Registration No. 4438
BEFCO ENGINEERING, INC.
Firm No. 10001700
La Grange, Texas
979-968-6474
April 3, 2023



OWNER: TITAN FINANCING GROUP, LLC
111 FOSTERS BRANCH DRIVE
SCHULENBURG, TEXAS 78956

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

Connie Cummins, et al
24.16 Ac. (Deed)
Vol. 1336, Pg. 45
F.C.O.R.

NOTE: 1.204 acres in
"Country View Lane"

STATE OF TEXAS
COUNTY OF FAYETTE

I, Brenda Fietsam, COUNTY CLERK OF FAYETTE COUNTY, TEXAS, do hereby certify that on the 13th day of April, 2023 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 2068 Page 258

WITNESS MY HAND AND SEAL OF OFFICE this the 13th day of April, 2023 A.D.

Dan Mueller
Dan Mueller, County Judge
FAYETTE COUNTY, TEXAS

Brenda Fietsam
Brenda Fietsam, County Clerk
FAYETTE COUNTY, TEXAS

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	72.45	65.00	63°51'41"	N30°37'24"W, 68.76
C2	44.89	65.00	39°34'11"	N21°05'33"E, 44.00
C3	107.83	65.00	95°03'06"	N88°24'11"E, 95.89
C4	51.02	65.00	44°58'08"	S21°35'12"E, 49.72
C5	69.85	65.00	61°34'30"	S31°41'07"W, 66.54