

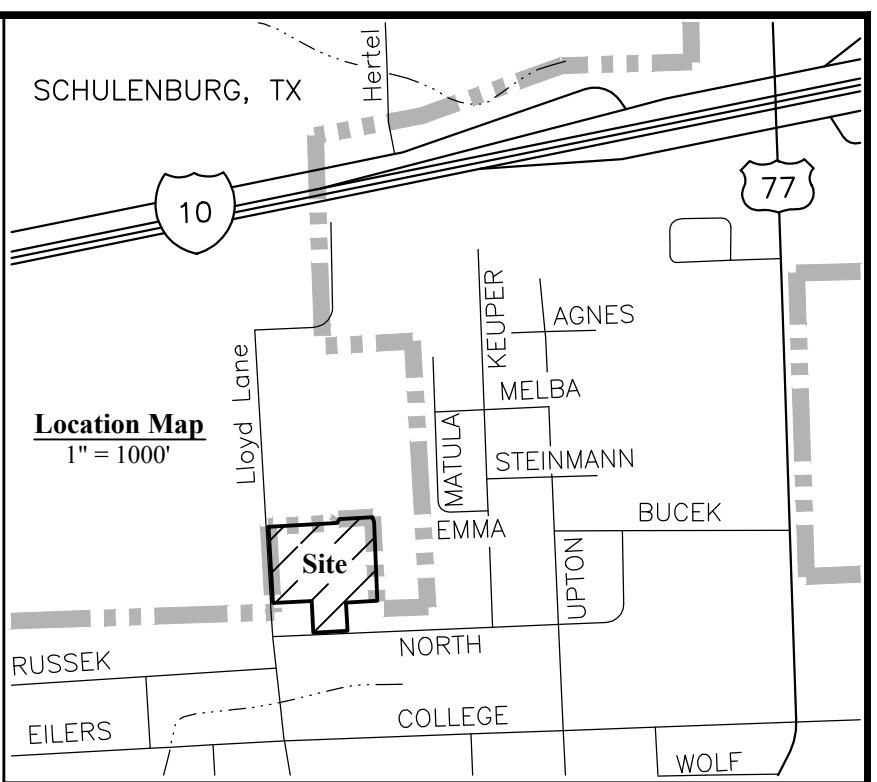
Line#	Bearing	Distance
L1	S86°50'01"W	31.72'
L2	N02°20'52"W	8.15'
L3	N02°20'52"W	17.00'
L4	S02°20'52"E	17.00'
L5	S86°50'01"W	1.50'
L6	N03°35'56"W	147.09'
L7	N86°44'27"E	1.50'

Curve#	Radius	Central Angle	Chord Bearing	Chord Length	Arc Length
C1	17.50'	90°00'00"	N47°20'52"W	24.75'	27.49'
C2	50.00'	286°15'37"	N02°20'52"W	60.00'	249.81'
C3	17.50'	88°15'57"	N43°31'10"E	24.37'	26.96'
C4	330.00'	29°44'32"	N14°15'28"E	169.39'	171.30'
C5	270.00'	32°47'24"	S14°02'50"W	152.42'	154.52'
C6	50.00'	38°06'11"	N53°34'26"E	32.64'	33.25'
C7	50.00'	52°30'49"	S81°07'04"E	44.24'	45.83'
C8	50.00'	52°30'49"	S28°36'16"E	44.24'	45.83'
C9	50.00'	52°30'49"	S23°54'33"W	44.24'	45.83'
C10	50.00'	52°30'49"	S76°25'21"W	44.24'	45.83'
C11	50.00'	38°06'11"	N58°16'09"W	32.64'	33.25'
C12	330.00'	11°02'56"	S04°54'40"W	63.54'	63.64'
C13	330.00'	14°50'31"	S17°51'24"W	85.25'	85.48'
C14	270.00'	0°45'31"	S01°58'06"E	3.57'	3.57'
C15	270.00'	17°16'22"	S07°02'50"W	81.09'	81.40'
C16	270.00'	14°45'31"	S23°03'46"W	69.36'	69.55'
C17	5.00'	90°00'00"	N47°20'52"W	7.07'	7.85'
C18	5.00'	180°00'00"	N87°39'08"E	10.00'	15.71'
C19	5.00'	90°00'00"	S42°39'08"W	7.07'	7.85'
C20	330.00'	3°51'04"	N27°12'12"E	22.18'	22.18'

Final plat of: Foster's Branch Subdivision, Phase 1

Being a 5.532 acre tract of land situated within the City of Schulenburg, in Fayette County, Texas; same being a portion of Abstract 4, Survey No. 18, Ephraim Anderson, original grantee, and Abstract 120, Ygnacio Almansur, original grantee; being a portion of that certain 23.39 acre tract of land conveyed to Roland Kalina et ux, Theresa by an instrument (898/573) recorded in the Fayette County Deed Records, and being all of that certain tract of land conveyed to the said Kalinas by an instrument (1649/769) recorded in the Fayette County Official Public Records.

- Legend**
- ○ Calculated point
 - ① Found 1/4" iron rod
 - ② Found 3/8" iron rod
 - ③ Found 5/8" iron rod
 - ⊙ Capped 5/8" iron rod either already set, or will be set
 - # Line No. (see line table)
 - Ⓢ Curve No. (see curve table)
 - DE Drainage easement
 - PUE Public Utility Easement
 - FCDR Fayette County Deed Records
 - FCOPR Fayette County Official Public Records
 - Name/ID Vol/Pg Current deed see Record Notes
 - Name/ID Vol/Pg Historical deed see Record Notes
 - Easement
 - Building setback line
 - City limits line



State of Texas §
County of Fayette §

We, Roland and Theresa Kalina (P. O. Box 135, Schulenburg, TX 78956), do hereby certify that we are the owners of Phase 1 as described on the foregoing plat; that the streets and easements described hereon are hereby dedicated to the public forever; and that this plat was made for the purpose of description and dedication.

Roland Kalina _____ Date _____

Theresa Kalina _____ Date _____

State of Texas §
County of Fayette §

This Instrument was acknowledged before me on the ____ day of _____, 20____, by Roland Kalina.

Notary Public, State of Texas

State of Texas §
County of Fayette §

This Instrument was acknowledged before me on the ____ day of _____, 20____, by Theresa Kalina.

Notary Public, State of Texas

State of Texas §
County of Fayette §

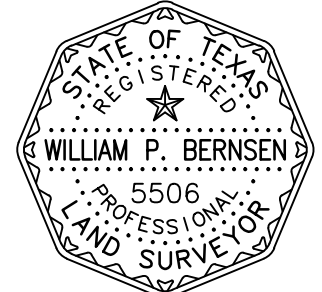
I, Linda Veselka, do hereby certify that this plat was duly considered and approved for recordation by the planning and zoning commission of the City of Schulenburg.

Linda Veselka, Chairperson _____ Date _____

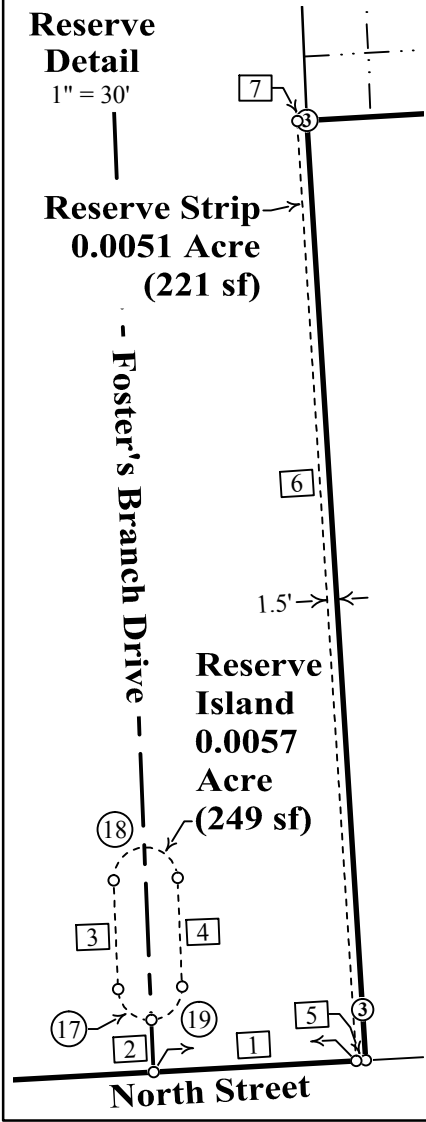
State of Texas §
County of Fayette §

I, Julie Karstedt, Fayette County Clerk, do hereby certify that the foregoing instrument was filed for record in my office, at ____ o'clock, on the ____ day of _____, 20____, in Volume _____, Page _____, Slide _____ of the Fayette County Plat Records.

By: Deputy, for Julie Karstedt, Fayette County Clerk



William P. Bernsen
William P. Bernsen, RPLS #5506
Surveyed 7/1/2013
Certified 8/22/2013



Record Notes

(120/558 FCDR, filed 6/10/1924) Blanket right-of-way easement for pipelines; Magnolia Petroleum Company; (659/291 FCDR, filed 5/17/1984) 2.18 acres; Lazaro Cardenas et ux, Rose; (898/573 FCDR, filed 6/23/1994) 23.39 acres; Roland Kalina et ux, Theresa; (937/67 FCDR, filed 12/5/1995) 0.544 acre; Kalina to Ivan E. Runnels et ux, Brenda D.; (940/185 FCOPR, filed 1/17/1996) 0.489 acre; Kalina to Rodney L. Michalke et ux, Nicole B.; (1091/447 FCOPR, filed 3/16/2000) Tract 1 - 0.871 acre, Tract 2 - 30' easement; Cardenas to John L. Cardenas et ux, Kim; (1091/602 FCOPR, filed 3/20/2000) 11,775 sq. ft.; Kalina to Rodney L. Michalke et ux, Nicole B.; (1649/762 FCOPR, filed 6/4/2013) Tract 2 of a land swap, 0.0618 acre; Rodney L. Michalke et ux, Nicole B.; (1649/769 FCOPR, filed 6/4/2013) Tract 1 of a land swap, 0.0618 acre; Roland Kalina et ux, Theresa;

Survey Notes

Owners: Roland and Theresa Kalina, P. O. Box 135, Schulenburg, TX 78956.

Area summary: The streets in Phase 1 comprise an area of 1.092 acres; Block 1 is 2.977 acres; and Block 2 is 1.463 acres, for a

Ephraim Anderson, Survey No. 18, Abstract 4

total area for all of Phase 1 of 5.532 acres. The Reserve Island is 0.0057 acre (249 s. f.), and the Reserve Strip is 0.0051 acre (221 s. f.).

The annexation of Phase 1 was approved by the City Council of the City of Schulenburg on 8/19/2013 (see the official minutes). A record of the annexation has not been recorded with the Fayette County Clerk's office as of the date of this plat, but is expected shortly hereafter.

Much construction work is necessary for the development of Phase 1. While some of the iron rods labeled hereon as "set" have actually been set, the majority of the iron rods will not be set until such time as it is determined that they will not be disturbed (within reason) by further construction activities. This plat shall not be recorded with the Fayette County Clerk until all monuments have been set.

The basis of bearing is grid north, Texas State Plane Coordinate System of 1983, Central Zone. The distances shown hereon are grid distances.

It appears that the only easement which is situated on the Kalina parent tract is a blanket Magnolia Petroleum Company pipeline easement (120/558). The pipeline is situated west north of Phase 1, but the blanket rights of ingress and egress described in the said easement over the remainder of the Kalina parent tract remain in effect for Phase 1.

Ygnacio Almansur Abstract 120

All building setback lines are 25' front and rear, 10' side (interior) and 15' side (exterior). There is a 10' wide public utility easement in the front of all of the lots, along the streets. There is a 10' drainage easement along the south line of Lot 1, Block 2. There is a 15' drainage easement along the rear line of Lots 1, 2, 3, 5 and 6, Block 1. There is a 15' drainage easement centered on the common line between Lots 7 and 8, Block 1.

Due to rounding errors, incremental distances (and areas) may not add up to the aggregate distances (and areas).

According to the FEMA Flood Insurance Rate Map No. 48149C0575C, effective 10/17/2006, this tract appears to lie entirely within Flood Zone "X", "Areas determined to be outside the 0.2% annual chance floodplain."

Both proposed streets within Phase 1 are sixty feet wide. The North Street right-of-way is 40 feet wide according to a deed (104/326 FCDR) in the chain of title preceding the conveyance to Kalina. The Lloyd Lane right-of-way is prescriptive in nature and varies in width from ±50 feet at the north end to ±45 feet at the south end.

The owner hereby dedicates the Reserve Island and the Reserve Strip to the public, but hereby retains certain rights within these areas for the purpose of landscaping, signage and appurtenances, which will be paid for and maintained by the Home Owner's Association.

Field Notes Description

Field notes description of a 5.532 acre tract of land situated within the City of Schulenburg, in Fayette County, Texas; same being a portions of Abstract 4, Survey No. 18, Ephraim Anderson, original grantee, and Abstract 120, Ygnacio Almansur, original grantee; being a portion of that certain 23.39 acre tract of land conveyed to Roland Kalina et ux, Theresa by an instrument (898/573) recorded in the Fayette County Deed Records (FCDR); being all of that certain 0.0618 acre tract of land (Tract 1 of a land swap) conveyed to the said Kalina by an instrument (1649/769) recorded in the Fayette County Official Public Records (FCOPR); being all of Phase 1 of proposed Foster's Branch Subdivision; and being more particularly described by metes and bounds as follows:

The 5.532 acre tract begins at a point on the north right-of-way line of North Street (40' r.o.w. 104/326 FCDR), same being the south line of the said 23.39 acre Kalina tract, for the southwest corner of that certain 0.544 acre tract of land conveyed by Kalina to Ivan E. Runnels et ux, Brenda D. by an instrument (937/67 FCDR), same being the most southerly, southeast corner hereof, whence a 3/8 inch iron rod found for witness bears N03°35'56"W, 0.42 feet;

Thence, S86°50'01"W, 178.57 feet with the said right-of-way line to a capped 5/8 inch iron rod set for the southwest corner of the said 0.0618 acre Kalina tract, same being the most southerly, southwest corner hereof;

Thence, continuing across the said Kalina tract with the northwesterly right-of-way line

of the said proposed Foster's Branch Drive, with the said curve, to the right, having a radius of 330.00 feet, a central angle of 03°51'04", a chord bearing N27°12'12"E, 22.18 feet, for an arc distance of 22.18 feet to a point for a northwesterly corner hereof;

Thence, N87°09'43"E, 174.83 feet continuing across the said Kalina tract, across the said proposed Foster's Branch Drive, to a 5/8 inch iron rod found leaning for an interior corner of the said Kalina tract, same being the northeast corner hereof;

Thence, S02°20'52"E, 410.23 feet with the most southerly, east line of the said Kalina tract, same being the common line between the herein described tract and that certain 0.871 acre tract of land (Tract 1) conveyed to John L. Cardenas et ux, Kim by an instrument (1091/447 FCOPR), passing the northwest corner of the remaining portion of that certain 2.18 acre tract of land conveyed to Lazaro Cardenas et ux, Rose by an instrument (659/291 FCDR), and continuing with the common line between the herein described tract and the said Lazaro Cardenas tract, to a point for the northeast corner of the said Runnels tract, same being the most easterly, southeast corner hereof, whence a 1/4 inch iron rod found for witness bears S86°44'27"W, 0.73 feet;

Thence, S86°44'27"W, 163.40 feet leaving the west line of the said Lazaro Cardenas, across the said Kalina tract with the north line of the said Runnels tract, same being the most easterly, southeast corner hereof, whence a 1/4 inch iron rod found for witness bears S86°44'27"W, 0.73 feet;

Thence, N03°14'24"W, 379.53 feet with west line of the said Kalina tract, same being the east right-of-way line of Lloyd Lane, to a capped 5/8 inch iron rod set for the northeast corner hereof;

Thence, N87°39'08"E, 363.24 feet leaving the said right-of-way line, across the said Kalina tract to a capped 5/8 inch iron rod set on the curving northwest right-of-way line of proposed Foster's Branch Drive (proposed 60' r.o.w.) for an interior corner hereof;

Thence, continuing across the said Kalina tract with the northwesterly right-of-way line