

**CERTIFICATE OF COMPLETION, ACCEPTANCE, AND AUTHORIZATION TO FILE**

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
City of Fredericksburg, Texas  
City Secretary  
City of Fredericksburg, Texas

**OWNER'S ACKNOWLEDGMENT AND DEDICATION**  
STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_  
I, (we), the undersigned, owner(s) of the land shown on this plat when the area described by metes and bounds as follows: (Metes and Bounds Description of Boundary) and designated herein as the Oaks of Windcrest IV-A Subdivision to the City of Fredericksburg, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by the several title, fee and easement of all lands and encumbrances, of streets, thoroughfares, alleys, drains, and conduits, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, waterways, and other utilities, and any other property necessary to serve the plat and to implement the requirements of the zoning ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Owner: Oaks of Windcrest, L.P.  
By: \_\_\_\_\_, General Partner  
For: Kiled Interiors, Inc., Manager  
By: \_\_\_\_\_, President  
Date: \_\_\_\_\_

**BEFORE ME**, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 considerations therein stated. Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_.

**LENDER'S SATISFACTION OF PLAT DEDICATION**  
STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_  
Whereas, Security State Bank and Trust, acting by and through the undersigned, its duly authorized agent, as the lender of the property described herein, does hereby ratify of dedications and provisions of this plat as shown.

**CERTIFICATE OF FINAL PLAT APPROVAL**  
(FOR FINAL PLATS WITH REQUIRED PUBLIC IMPROVEMENTS INSTALLED AFTER APPROVAL)  
Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
City of Fredericksburg, Texas  
City Secretary  
City of Fredericksburg, Texas

**BENCHMARK**  
CITY OF FREDERICKSBURG, DPS STATIC SURVEY  
2003/07/05: 11452.29 ELEVATION  
ELEVATION: 1751.513

TO REACH THE STATION FROM THE ANGLE OF GREEN MEADOWS BLVD AND GREEN MEADOW DR, GO NORTH ON GREEN MEADOW DR, 0.1 MILE TO STATION SET ON THE RIGHT, A 5" BARS CODE 683 IN CONCRETE FLUSH WITH THE GROUND STAMPED TOPS IN 1994 CITY OF FBC. THE STATION IS 75.57' OFF CORNER OF GREEN MEADOW DR OFF TOPS WITH THE BARS. MONUMENT AZIMUTH TO NORTHWEST CORNER OF A RESUBDIVISION.

**DAKS OF WINDCREST, L.P.**  
REMANUOR OF TRACT  
INSTRUMENT NO. 20062495 O.P.R.

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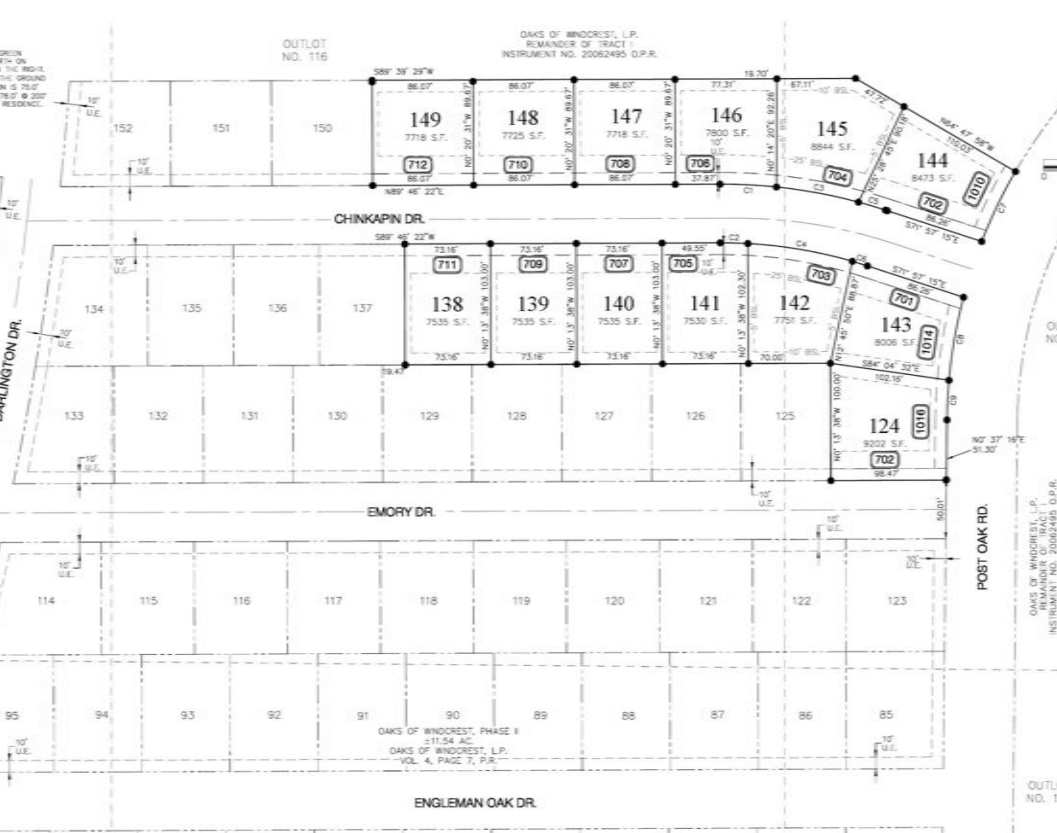
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- LEGEND**
- PROPERTY BOUNDARY
  - ADJACENT PROPERTY BOUNDARY
  - OUTLOT LINES
  - EXISTING EASEMENTS
  - PROPOSED LOT LINES
  - PROPOSED ROAD CENTERLINE
  - PROPOSED EASEMENTS
  - PROPOSED BUILDING SETBACK LINES
  - 1/2" IRON ROD SET WITH "MOS" CAP
  - UTILITY EASEMENT

CDMP #	SEC	TOWNSHIP	RANGE	COUNTY	SECTION	CHDRP	CHDRP NUMBER
01	46.30	46.50	65.00	67.00	67.00	67.00	67.00
02	46.30	46.50	65.00	67.00	67.00	67.00	67.00
03	46.30	46.50	65.00	67.00	67.00	67.00	67.00
04	46.30	46.50	65.00	67.00	67.00	67.00	67.00
05	46.30	46.50	65.00	67.00	67.00	67.00	67.00
06	46.30	46.50	65.00	67.00	67.00	67.00	67.00
07	46.30	46.50	65.00	67.00	67.00	67.00	67.00
08	46.30	46.50	65.00	67.00	67.00	67.00	67.00

**A FINAL PLAT FOR**

**OAKS OF WINDCREST IV - A**

**ZONED: R1 - SINGLE FAMILY RESIDENTIAL**

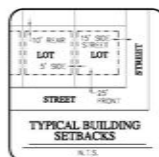
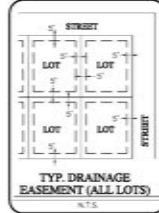
3.766 ACRES OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, COLLINGS COUNTY, TEXAS, BEING ALL OR PART OF PLATS NO. 114, 115, AND 117, AS SAID OUTLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND DIVISIONS BY THE GEORGE W. WILKINS COMPANY, AND BEING PART OF TRACT CALLED 56.5 ACRES TRACT OF LAND DESCRIBED IN CONVEYANCES TO OAKS OF WINDCREST, L.P. BY MARY E. WILKINS ET AL, DATED APRIL 12, 2006, FOUND OF RECORD IN INSTRUMENT NO. 200608, OFFICIAL PUBLIC RECORDS OF COLLINGS COUNTY, TEXAS.

**OAKS OF WINDCREST, L.P. OWNER**  
BY: \_\_\_\_\_, GENERAL PARTNER  
FOR: Kiled Interiors, Inc., MANAGER  
CONTACT: JON H. STARNES, PRESIDENT  
4109 FRONT RANGE LN.  
AUSTIN, TX 78722

**M.D.S. LAND SURVEYING CO., INC. SURVEYOR**  
**VEI CONSULTING ENGINEERS ENGINEER**

ENGINEER CONTACT: KEVIN W. SPRAGGS  
SURVEYOR CONTACT: JEFF BOURNER  
507-D F. HIGHWAY ST. FREDERICKSBURG, TEXAS 78604  
PHONE: (360) 997-4744 FAX: (360) 997-4987  
FILE NO: 15043  
DATE: 01/25/2018 SHEET 1 OF 1

- NOTES**
- THE DEVELOPER DESIGNATED THE SANITARY SEWER & WATER MAINS FROM COMPLETION BY THE DEVELOPER AND ACCORDING TO THE CITY OF FREDERICKSBURG. THE CITY OF FREDERICKSBURG WILL OWN AND MAINTAIN WITHIN TWO (2) YEARS OF ACCEPTANCE OF SAID SEWER & WATER MAINS LOCATED WITHIN THIS SUBDIVISION PLAT.
  - DAMAGE BY ANY UTILITY COMPANY TO ANY STRUCTURES, FENCES, WELLS OR LANDSCAPING OF ANY KIND PLACED WITHIN THE LIMITS OF THE EASEMENTS SHOWN ON THIS PLAT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO LANDSCAPING OR OTHER MODIFICATIONS ALTERING THE CROSS-SECTION OF DRAINAGE EASEMENTS ARE ALLOWED WITHOUT APPROVAL BY THE CITY OF FREDERICKSBURG. THE CITY OF FREDERICKSBURG SHALL HAVE THE RIGHT TO REQUIRE PROPERTY OWNERS TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN PROPERTY DRAINAGE EASEMENTS AND TO REPAIR AND RESTORE THE PROPERTY OWNERS MAKE MODIFICATIONS OR IMPROVEMENTS WITHIN THE EASEMENTS FOR PUBLIC WELFARE.
  - DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY PROPERTY OWNERS AND ACCESS TO BE GIVEN TO DEVELOPER OR AUTHORIZED PERSONS FOR ANY STRUCTURE WITHIN ANY DRAINAGE EASEMENT OR REPAIR OF ANY STRUCTURE WITHIN ANY DRAINAGE EASEMENT.
  - NO ONE SHALL INTERFERE WITH ANY NATURAL DRAINAGE PATTERN OR INTERRUPT DRAINAGE SYSTEM INSTALLED BY THE DEVELOPER BY ALTERING ANY SURFACE DRAINAGE OR CONSTRUCTION OF ANY DRAINAGE, SWALE, OR SWANHOVEN, OR MAKING ANY OTHER ACTION WHICH RESULTS IN A CHANGE OF DRAINAGE OR INTERFERE WITH DRAINAGE OR CREATE EROSION WITHIN THIS AREA.
  - ALL TOPOGRAPHIC INFORMATION, BENCHMARKS, AND DRAINAGE EASEMENTS WERE OBTAINED AND STAMPED ON THE GROUND BY THE CONSULTING ENGINEERS.
  - BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(02).



FILE NO. 15043 SHEET 1 OF 1