

- LEGEND**
- SIGHT VISIBILITY EASEMENT
 - PROPERTY BOUNDARY
 - ADJACENT PROPERTY BOUNDARY
 - OUTLOT LINES
 - EXISTING FENCE LINE
 - EXISTING EASEMENTS
 - EXISTING CONCRETE CURB
 - LOT LINES
 - EASEMENT
 - ROAD CENTERLINE
 - LOT ADDRESS
 -
 - EXISTING IRONS
 - CALCULATED POINT
 - BUILDING SETBACK LINE
 - UTILITY EASEMENT

SIGHT VISIBILITY RESTRICTION: NO STRUCTURE, OBJECT OR PLANT OF ANY TYPE MAY BE LOCATED WITHIN 100' OF THE HEIGHT OF THE CURB INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, WALLS, SIGN, TREES, SHRUBS, CACTI, TRELLIS, ETC. IN THE SIGHT VISIBILITY EASEMENT AS SHOWN ON THE PLAT. THESE SIGHT VISIBILITY EASEMENTS WILL REMAIN IN EFFECT UNTIL VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL AND THE PROPERTY REPLEATED.

- NOTES**
- THE DEVELOPER WARRANTS THE SANITARY SEWER & WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE CITY OF FREDERICKSBURG. THE CITY OF FREDERICKSBURG WILL OWN AND MAINTAIN WITHIN 100' YEARS OF ACCEPTANCE OF SAID SEWER & WATER MAINS LOCATED WITHIN THIS SUBDIVISION PLAT.
 - DAMAGE BY ANY UTILITY COMPANY TO ANY STRUCTURES, CONCRETE WALLS OR LANDSCAPING OR ANY OTHER PLACED WITHIN THE LOT'S OF THE EASEMENTS SHOWN ON THIS PLAT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE CITY OF FREDERICKSBURG WILL NOT BE RESPONSIBLE FOR THE PROPERTY OWNER'S LANDSCAPING OR OTHER MODIFICATIONS. ALTERNATE CROSS-SECTIONS OF DRAINAGE EASEMENTS ARE A. OWNED WITHOUT APPROVAL BY THE CITY OF FREDERICKSBURG. ANY SUCH EASEMENTS SHALL HAVE THE RIGHT TO REQUIRE THE PROPERTY OWNERS TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE PRIVATE DRAINAGE EASEMENTS AND THE RIGHT TO REQUIRE 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 DEVELOPERS OR AUTHORIZED PERSONS FOR ANY ADDITIONAL CONSTRUCTION, MAINTENANCE, OR REPAIR OF ANY STRUCTURE WITHIN ANY DRAINAGE EASEMENT.
 - NO ONE SHALL INTERFERE WITH ANY NATURAL DRAINAGE PATTERN OR CONSTRUCTED DRAINAGE SYSTEM ESTABLISHED BY THE DEVELOPER BY ALTERING ANY SLOPES, CONSTRUCTING OR DESTROYING ANY STRUCTURE OR OBSTRUCTING OR CHANGING THE COURSE OF ANY CHANNEL, CREEK, OR STREAM, OR TAKING ANY OTHER ACTION WHICH MAY BE LIKELY TO DETRIMENT, CHANGE, OR INTERFERE WITH DRAINAGE OR GREAT DRAINAGE WITHIN THE AREA.
 - ALL TOPOGRAPHIC INFORMATION, BENCHMARKS, AND DRAINAGE DESIGNS WERE OBTAINED AND BASED ON THE GROUND BY THE CONSULTING ENGINEERS.
 - MAINTENANCE OF LOT 183 SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE SUBDIVISION THROUGHOUT THE COURSE OF WINDCREST. SUBDIVISION PROPERTY OWNERS ASSOCIATION SHALL BE GIVEN TO DEVELOPER OR ANY AUTHORIZED PERSONS FOR ANY ADDITIONAL CONSTRUCTION, MAINTENANCE, OR REPAIR OF ANY STRUCTURE WITHIN LOT 183.
 - LOT 183 IS NOT INTENDED FOR RESIDENTIAL HOME CONSTRUCTION.
 - BENCHMARKS TO BE INSTALLED ALONG WEST WINDCREST DRIVE AS REQUIRED BY THE CITY OF FREDERICKSBURG SUBDIVISION ORDINANCE, SECTION 6.11.



CERTIFICATE OF SURVEYOR

I, the undersigned, a Licensed Professional Engineer/Registered Professional Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the date:

JEFF BOSER, M. REGISTRATION # 4939 DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §

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 _____, 20____.

Notary Public in and for the State of Texas
Type or Print Notary's Name
My Commission Expires: _____

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF _____

I, (we), the undersigned, owner(s) of the lots shown on this plat within the area described by metes and bounds as follows: (Metes and Bounds Description of Block)

and designated herein on the Oaks of Windcrest IV - A Subdivision to the City of Fredericksburg, Texas, and whose name is associated hereon, hereby dedicate to the public use for use for the public use, for the use of the streets, sidewalks, drains, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the existing ordinances, rules, and regulations therein shown for the purpose and consideration herein asserted.

Owner: Oaks of Windcrest, L.P.
By: Oaks of Windcrest Development, L.L.C., General Partner
By: Alex interests, Inc., Manager

By: _____, Starline President
Date: _____

STATE OF TEXAS §

COUNTY OF _____

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 _____, 20____.

Notary Public in and for the State of Texas
Type or Print Notary's Name
My Commission Expires: _____

LENDER'S RATIFICATION OF PLAT DEDICATION

STATE OF TEXAS §
COUNTY OF _____

Whereas, Starline State Bank and Trust, acting by and through the undersigned, its duly authorized agent, is the lender of the property described herein, and hereby ratifies a conditional and irrevocable dedication of this plat as shown:

Security State Bank and Trust
Lender:
Date: _____

STATE OF TEXAS §

COUNTY OF _____

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 _____, 20____.

Notary Public in and for the State of Texas
Type or Print Notary's Name
My Commission Expires: _____

CERTIFICATE OF FINAL PLAT APPROVAL

(FOR FINAL PLAT'S WITH REQUIRED PUBLIC IMPROVEMENTS INSTALLED AFTER APPROVAL)

Approved: _____ Date: _____

Chairman, Planning and Zoning Commission
City of Fredericksburg, Texas

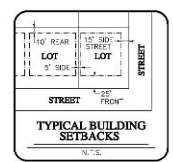
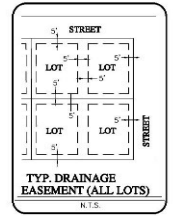
The undersigned, the City Secretary of the City of Fredericksburg, Texas, hereby certifies that the foregoing Final Plat of the Oaks of Windcrest Phase IV-B, Subdivision or Addition to the City of Fredericksburg was submitted to the Planning and Zoning Commission on the _____ day of _____, 20____, and the Commission, by its action, then and there accepted the Final Plat and thereby authorized the developer to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying subdivision plat, and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing hereunder on hereinafter subscribed.

Witness my hand this _____ day of _____, 20____.

City Secretary
City of Fredericksburg, Texas

CURVE #	ARC LENGTH	RADIUS	DELTA	CH-ORD	CHORD LENG ²
C1	74.88	2430.00	147°15"	N05°05'05"E	74.88
C2	74.83	2430.00	147°20"	N03°18'51"E	74.93
C3	79.35	2430.00	153°39"	N01°28'21"E	79.34
C4	81.91	2430.00	157°20"	N00°27'07"W	81.91
C5	80.66	2500.00	150°55"	S00°20'02"E	80.66
C6	82.66	2500.00	153°40"	S01°32'15"W	82.66
C7	78.06	2500.00	147°20"	S03°22'45"W	78.05
C8	78.00	2500.00	147°16"	S05°10'35"W	78.00
C9	85.60	2500.00	150°24"	N05°30'06"E	85.60
C10	84.70	2500.00	154°11"	N03°09'08"E	84.69
C11	101.67	2550.00	217°04"	N30°03'57"W	101.67
C12	85.57	430.00	112°40"	S35°54'57"W	85.43
C13	16.36	430.00	21°04"	S42°42'00"W	16.36
C14	33.66	370.00	57°24"	S41°11'01"W	33.65
C15	113.49	370.00	173°43"	S26°47'25"W	113.30
C16	41.44	370.00	62°50"	S17°47'40"W	41.42
C17	75.37	217.81	184°38"	S01°08'23"W	74.99
C18	24.67	52.88	284°51"	S13°42'07"E	24.45
C19	39.66	52.88	425°28"	S48°33'17"E	38.74
C20	15.77	225.00	430°58"	N87°45'11"W	15.77

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD	CHORD LENG ²
C21	66.28	225.00	155°26"	477'18" 26"W	56.02
C22	34.42	225.00	84°53"	N64°29' 20"W	34.39
C23	26.98	225.00	71°41"	N56°28' 05"W	26.96
C24	17.43	225.00	42°19"	N50°38' 35"W	17.43
C25	89.61	175.00	292°00"	S75°05' 32"E	88.63
C26	17.96	175.00	55°24"	S57°28' 57"E	17.96
C27	18.78	175.00	61°09"	S51°27' 27"E	18.78



BENCHMARK

CITY OF FREDERICKSBURG, GPS STATION SURVEY IDENTIFICATION: NAVD 83 ELEVATION 424.0000, 729.013

TO REACH THE STATION FROM THE JUNCTION OF GREEN HEADS BLVD. AND GREEN HEADS AVE., GO SOUTH ON GREEN HEADS BLVD. TO THE STATION SET ON THE RIGHT. A 1/2" BRASS IRON SET IN CONCRETE 1'-5 1/2" WITH THE GROUND STATION. TOP OF IRON IS 1.984' TO THE STATION. S 30.0' TO CENTER OF COLLESADE. 27' OFF FENCE AND 78.0' @ 200' MAGNETIC AZIMUTH TO NORTHWEST CORNER OF A RECESSED.

A FINAL PLAT FOR

OAKS OF WINDCREST, PHASE IV-B

ZONING: R1 - SINGLE FAMILY RESIDENTIAL

632 ACRES OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING ALL OR PARTS OF OUTLOTS NO. 115, 116 AND 117, AS SAID OUTLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS, BY THE GERMAN EMIGRATION COMPANY, AND BEING PART OF THAT COUNTRY BEING TRACT OF LAND DESCRIBED IN CONVEYANCE TO OAKS OF WINDCREST, L.P., BY MARK S. WILLIAMS, ET AL DATED APRIL 12, 2006, FOUND OF RECORD IN INSTRUMENT NO. 200606, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

OAKS OF WINDCREST, L.P. OWNER

BY: OAKS OF WINDCREST DEVELOPMENT, L.L.C. (512) 266-4550
GENERAL PARTNER
A.L.D. INTERESTS, INC. MANAGER
COR. ACT. JOHN H. STARLINE, PRESIDENT
4109 TRON RANGING LN.
M.D.S. LAND SURVEYING CO., INC. SURVEYOR
VBI CONSULTING ENGINEERS ENGINEER

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

ENGINEER CONTACT: KEVIN W. SPRAGGINS (830) 997-4744
SURVEYOR CONTACT: JEFF BOSER
507 E. HIGHWAY 51 - FREDERICKSBURG, TX 78624
FAX: (830) 997-8967

FILE NO: 18035
DATE: 08/08/2018 SHEET 1 OF 1