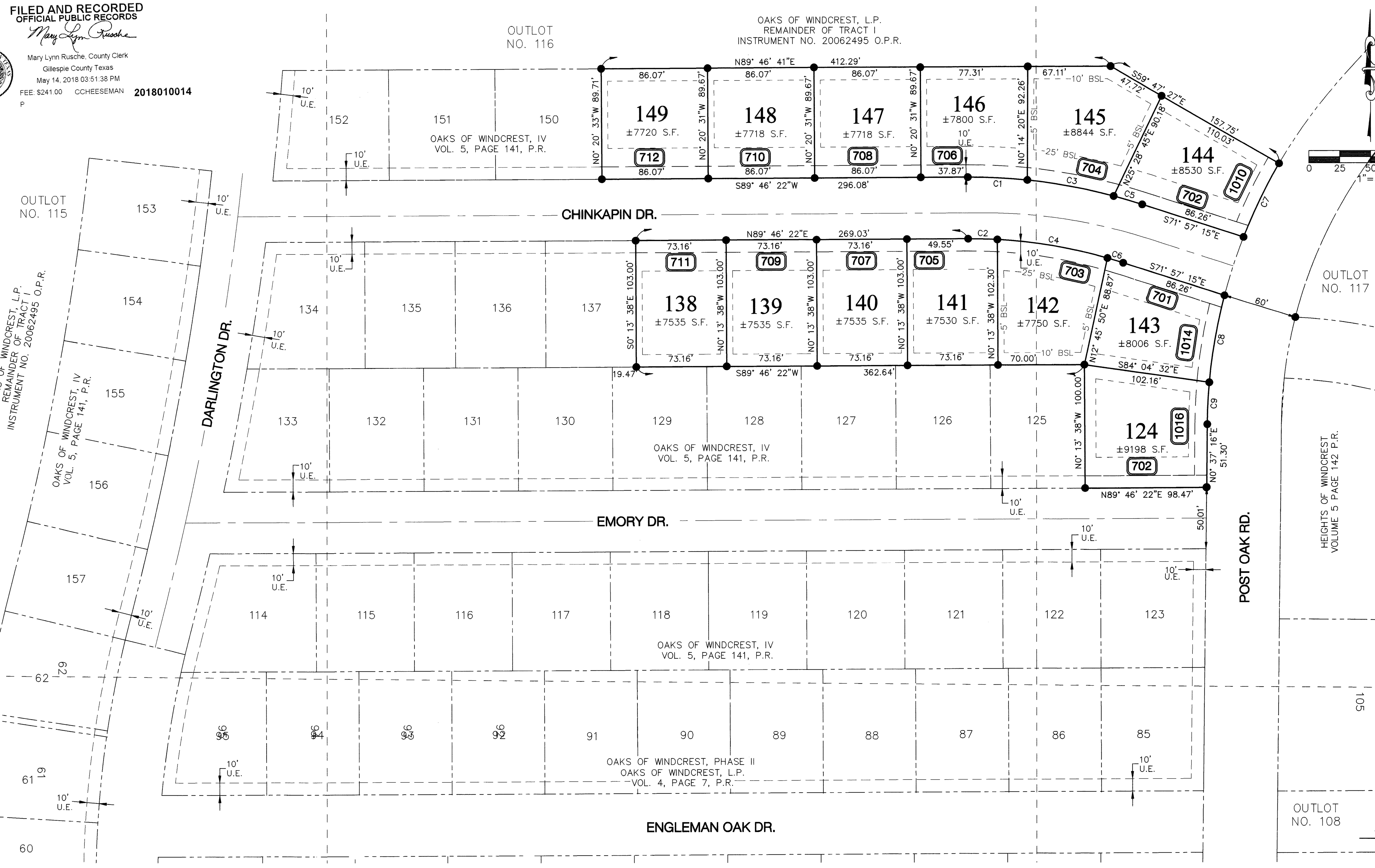
2018010014 1 pg P
Vol. 5, Page 161

BENCHMARK

CITY OF FREDERICKSBURG, GPS STATIC SURVEY
DESCRIPTION: NAVD '29 ELEVATION
ELEVATION: 1751.51

TO REACH THE STATION FROM THE JUNCTION OF GREEN MEADOWS BLVD. AND GREEN MEADOW LN., GO NORTH ON GREEN MEADOW LN., 0.1 MILE TO STATION SET ON THE RIGHT. A 3" BRASS DISK SET IN CONCRETE FLUSH WITH THE GROUND STAMPED "GPS 9 1994 City of FBG." THE STATION IS 75.0' OFF CENTER OF CULDESAC, 2.7' OFF FENCE AND 78.0' @ 200° MAGNETIC AZIMUTH TO NORTHWEST CORNER OF A RESIDENCE.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Mary Lynn Rusche
Mary Lynn Rusche, County Clerk
Gillespie County Texas
May 14, 2018 03:51:38 PM
FEE: $241.00 CCHEESEMAN 2018010014
P



CERTIFICATE OF COMPLETION, ACCEPTANCE, AND AUTHORIZATION TO FILE

Approved
Janice Menking ____ 5/8/18
Chairman, Planning and Zoning Commission ____ Date
City of Fredericksburg, Texas

The undersigned, the City Secretary and the City of Fredericksburg, Texas, hereby certifies that the foregoing Final Plat of the

Oaks of Windcrest Phase IV–A, a Subdivision or Addition to the City of Fredericksburg was submitted to the Planning and Zoning Commission on the

_________ day of __________________ ,________ , and the Commission, by formal action, then and there accepted the dedications, conveyances of land, improvements, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations as shown and set forth in and upon said plat, that the public works and infrastructure improvements have been completed in accordance with the construction plans, have been tested and have been accepted by the City, that the Final Plat is now acceptable for filing with Gillespie County and said Commission further authorized the Chairman of the Planning and Zoning Commission to note the acceptance on behalf of the City thereof by signing his/her name as hereinabove subscribed.
Witness by hand this ________day of _____________, 20__.

____
City Secretary
City of Fredericksburg, Texas

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF Gillespie

I, the undersigned, owner of the land shown on this plat within the area described by metes and bounds as descibed in document #20062495 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 fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Owner: Oaks of Windcrest, L.P.
By: Oaks of Windcrest Development, L.L.C., General Partner
By: Allied Interests Inc., Manager
By: ________________
Jon H. Starnes, President
Date: 27 Apr 2018

STATE OF TEXAS §
COUNTY OF Gillespie

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 27 day of April, 2018.

Gwen Wells
Notary Public in and for the State of Texas
Gwen Wells
Type or Print Notary's Name
My Commission Expires: Feb.13, 2020

GWEN WELLS
Notary Public
STATE OF TEXAS
Notary ID#128890413
My Comm. Exp. Feb. 13, 2020

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF TEXAS §
COUNTY OF Gillespie

Whereas, Security State Bank and Trust, acting by and through the undersigned, its duly authorized agent, is the lienholder of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Security State Bank and Trust
Lienholder: ________ Sr. V.P.
Date: 4/27/18

STATE OF TEXAS §
COUNTY OF Gillespie

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 27th day of April, 2018.

Isabella Chavarria
Notary Public in and for the State of Texas
Isabella Chavarria
Type or Print Notary's Name
My Commission Expires: 08-13-2021

ISABELLA CHAVARRIA
Notary Public
State of Texas
ID # 12962217-7
My Comm. Expires 08-13-2021

Plot Scale: 1"=1"
Plot Date: 08/03/06
File no. 06080_FINALPLAT.DWG

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF Gillespie

I, Jeff Boerner, a Registered Professional Land 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 ground.

____________________ 4-23-18
JEFF BOERNER, TX REGISTRATION # 4939 ____ DATE
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JEFF BOERNER
4939
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF GILLESPIE §

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 23 day of April, 2018.

Gwen Wells
Notary Public in and for the State of Texas
Gwen Wells
Type or Print Notary's Name
My Commission Expire Feb.13, 2020

GWEN WELLS
Notary Public
STATE OF TEXAS
Notary ID#128890413
My Comm. Exp. Feb. 13, 2020

NOTES

1.) THE DEVELOPER DEDICATES 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 TWO (2) YEARS OF ACCEPTANCE OF SAID SEWER & WATER MAINS LOCATED WITHIN THIS SUBDIVISION PLAT.

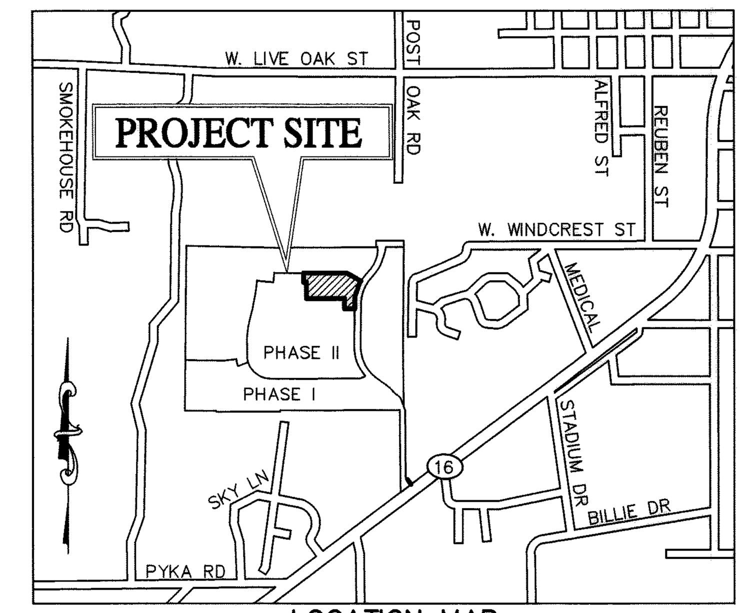
2.) DAMAGE BY ANY UTILITY COMPANY TO ANY STRUCTURES, FENCES, WALLS, OR LANDSCAPING OF ANY KIND PLACED WITHIN THE LIMITS OF THE EASEMENTS SHOWN ON THIS PLAT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO LANDSCAPING OR OTHER MODIFICATIONS ALTERING THE CROSS–SECTIONS OF DRAINAGE EASEMENTS ARE ALLOWED WITHOUT APPROVAL BY THE CITY OF FREDERICKSBURG. THE CITY OF FREDERICKSBURG 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.

3.) DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY PROPERTY OWNERS AND ACCESS TO BE GIVEN TO DEVELOPER OR AUTHORIZED PERSONS FOR ANY ADDITIONAL CONSTRUCTION, MAINTENANCE, OR REPAIR OF ANY STRUCTURE WITHIN ANY DRAINAGE EASEMENT.

4.) NO ONE SHALL INTERFERE WITH ANY NATURAL DRAINAGE PATTERN OR CONSTRUCTED DRAINAGE SYSTEM ESTABLISHED BY THE DEVELOPMENT BY ALTERING ANY SLOPES, CONSTRUCTING OR DESTROYING ANY RETAINING WALL OR OBSTRUCTING OR CHANGING THE CONTOUR OF ANY CHANNEL, SWALE, OR EMBANKMENT, OR TAKING ANY OTHER ACTION WHICH WILL OR IS LIKELY TO RETARD, CHANGE, OR INTERFERE WITH DRAINAGE OR CREATE EROSION WITHIN THIS AREA.

5.) ALL TOPOGRAPHIC INFORMATION, BENCHMARKS, AND DRAINAGE DESIGNS WERE COMPUTED AND STAKED ON THE GROUND BY VEI CONSULTING ENGINEERS.

6.) BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 88(12).



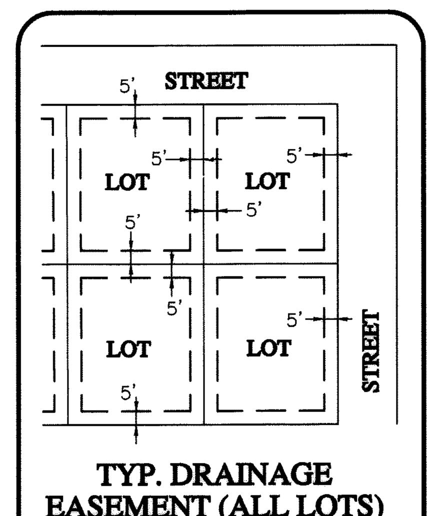
LOCATION MAP
NOT TO SCALE

LEGEND

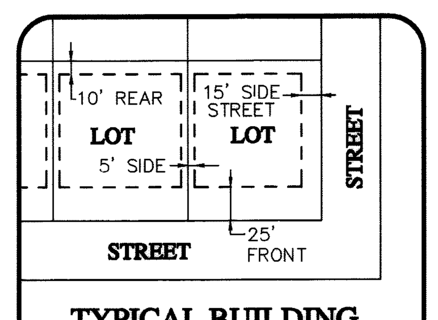
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- OUTLOT LINES
- EXISTING EASEMENTS
- PROPOSED LOT LINES
- PROPOSED ROAD CENTERLINE
- PROPOSED EASEMENTS
- PROPOSED BUILDING SETBACK LINES
- ● 1/2" IRON ROD SET WITH "MDS" CAP
- U.E. UTILITY EASEMENT

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	48.26	450.00	6°08'43"	N87° 09' 16.71"W	48.24
C2	23.62	400.00'	3°23'01"	S88° 32' 7.79"E	23.62
C3	71.19	450.00'	9°03'52"	S79° 32' 59.30"E	71.12
C4	90.64	400.00'	12°58'57"	S80° 21' 8.83"E	90.44
C5	48.26	450.00'	3°03'48"	S73° 29' 9.1"E	24.06
C6	13.32	400.00'	1°54'25"	S72° 54' 27.5"E	13.32
C7	66.27	430.00'	8°49'49"	S25° 47' 38.3"W	66.20
C8	71.88	430.00'	9°34'42"	S9° 55' 25.3"W	71.8
C9	33.87	430.00'	4°30'49"	S2° 52' 40.3"W	33.86



TYP. DRAINAGE EASEMENT (ALL LOTS)
N.T.S.



TYPICAL BUILDING SETBACKS
N.T.S.

A FINAL PLAT FOR

OAKS OF WINDCREST IV - A

ZONED: R1 - SINGLE FAMILY RESIDENTIAL

2.374 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 CALLED 68.37 ACRE TRACT OF LAND DESCRIBED IN CONVEYANCE TO OAKS OF WINDCREST L.P. BY MARY S. WILLIAMS, ET AL, DATED APRIL 12, 2006, FOUND OF RECORD IN INSTRUMENT NO. 20062495, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

OAKS OF WINDCREST, L.P. — OWNER

BY: OAKS OF WINDCREST DEVELOPMENT, L.L.C., GENERAL PARTNER — (512) 266–4590
ALLIED INTERESTS, INC., MANAGER
CONTACT: JON H. STARNES, PRESIDENT
4109 FRONT RANGE LN.
AUSTIN, TX 78732

M.D.S. LAND SURVEYING CO., INC. — SURVEYOR

VEI CONSULTING ENGINEERS — ENGINEER

ENGINEER CONTACT: KEVIN W. SPRAGGINS — (830)997–4744
SURVEYOR CONTACT: JEFF BOERNER — (830) 816–1818
507–D E. HIGHWAY ST. FREDERICKSBURG, TX 78624

FILE NO: 15043

DATE: 03/09/2018

SHEET 1 OF 1