

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL PUBLIC STREETS, ALLEYS, WALKS, PARKS, WATER COURSES, EASEMENTS, AND OTHER OPEN SPACES TO PUBLIC USE FOREVER.

OAKS OF WINDCREST, L.P.
BY: OAKS OF WINDCREST DEVELOPMENT, L.L.C. GENERAL PARTNER
ALLIED INTERESTS, INC., MANAGER

DATE: _____
BY: _____
NAME: JON H. STARNES
TITLE: PRESIDENT

THE STATE OF TEXAS, COUNTY OF GILLESPIE; THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE _____ DAY

OF _____ BY: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

PRINTED NAME OF NOTARY _____

LIEN HOLDER'S CERTIFICATE

THE UNDERSIGNED, SECURITY STATE BANK AND TRUST, BEING THE SOLE OWNER AND "LIEN HOLDER" OF A LIEN AGAINST 98.03 ACRES SHOWN ON THIS PLAT, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN VOLUME _____ AT PAGE(S) _____ OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS, DO HEREBY SUBORDINATE OUR INTEREST AND LIEN IN ALL THINGS IN SAID PROPERTY TO THE PURPOSE AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT. FURTHER, I (WE) HEREBY CONFIRM THAT I AM (WE ARE) PRESENT OWNER(S) OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

DATED THIS THE _____ DAY OF _____ 2006.

SECURITY BANK STATE AND TRUST

BY: _____

STATE OF TEXAS
COUNTY OF GILLESPIE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 2006, BY _____ ON BEHALF

OF SECURITY BANK STATE AND TRUST.

FOR THE STATE OF TEXAS _____ NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, CAREY BONN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND THAT THIS PLAT IS IN ACCORDANCE WITH THE SURVEYING REQUIREMENTS OF THE CITY OF FREDERICKSBURG SUBDIVISION ORDINANCE.

CAREY BONN #4447
REGISTERED PROFESSIONAL LAND SURVEYOR

ENGINEER'S CERTIFICATE

I, THE UNDERSIGNED, KEVIN W. SPRAGGINS (A REGISTERED PROFESSIONAL ENGINEER) IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT; AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE TO THE CITY OF FREDERICKSBURG'S SUBDIVISION ORDINANCE, EXCEPT FOR THE VARIANCES GRANTED BY THE CITY COUNCIL.

KEVIN SPRAGGINS #84823
REGISTERED PROFESSIONAL ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF FREDERICKSBURG, TEXAS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE CITY BOARD OF COMMISSIONERS AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

DATE: _____

CHAIRPERSON, CITY PLANNING AND ZONING COMMISSION

CERTIFICATE OF RECORDATION

FILED FOR RECORD AT _____ O'CLOCK _____ M.,

THIS THE _____ DAY

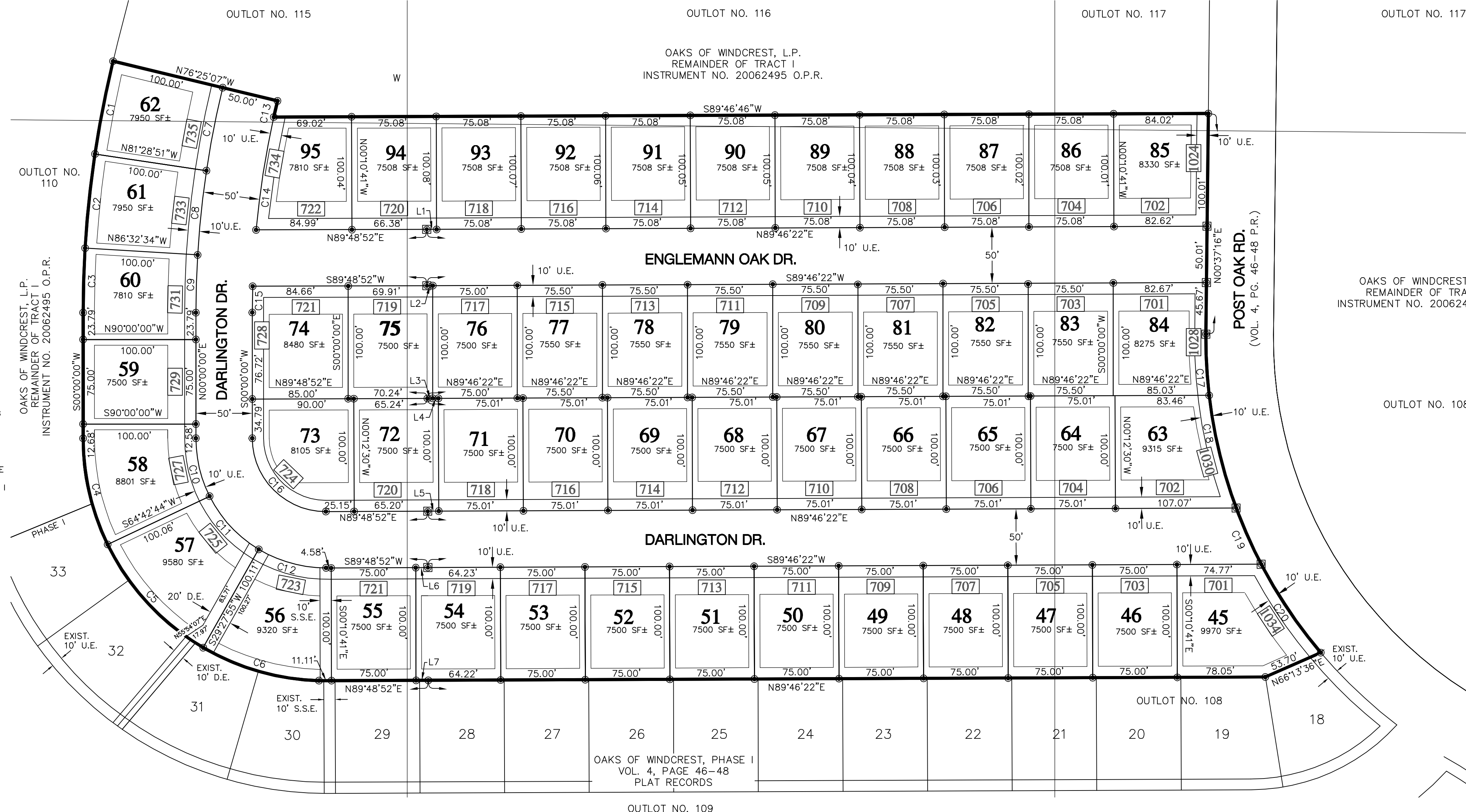
OF _____ A.D. ON

PAGE _____ VOLUME _____ OF THE PLAT

RECORDS OF GILLESPIE COUNTY, TEXAS.

_____ DEPUTY

COUNTY COURT, GILLESPIE COUNTY, TEXAS



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 VORDENBAUM ENGINEERING, INC.

BENCHMARK

CITY OF FREDERICKSBURG, GPS STATIC SURVEY
DESCRIPTION: NGVD '29 ELEVATION
ELEVATION: 1751.513

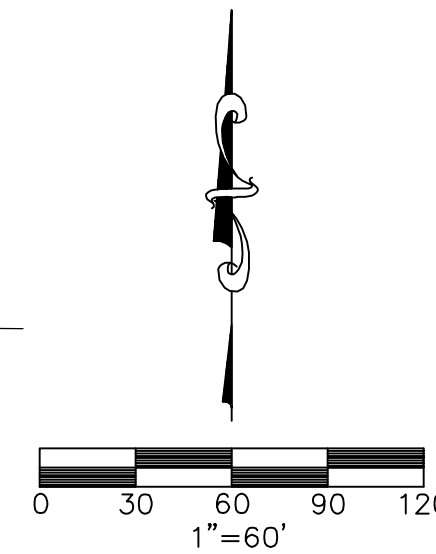
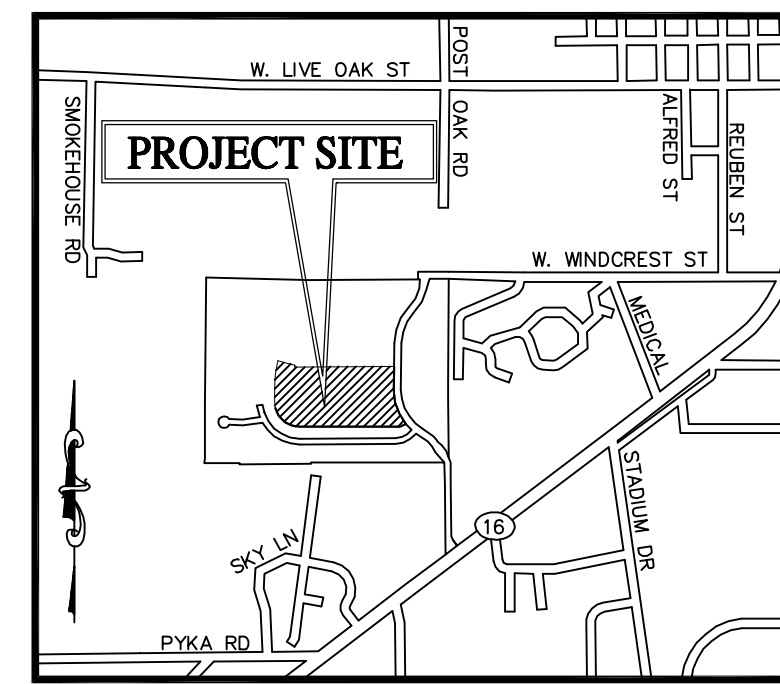
TO REACH THE STATION FROM THE JUNCTION OF GREEN MEADOWS BLVD. AND GREEN MEADOW LN., GO NORTH ON GREEN MEADOW LN., 0.1 MILE TO STATION SET ON THE RIGHT. A 3" BRASS DISK SET IN CONCRETE FLUSH WITH THE GROUND STAMPED "GPS 9 1994 City of FBG." THE STATION IS 75.0' OFF CENTER OF CULDESAC, 2.7' OFF FENCE AND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

LINE TABLE

LINE	LENGTH	BEARING
L1	8.70	N89°46'22"E
L2	5.09	N89°46'22"E
L3	4.76	N89°46'22"E
L4	5.01	N89°46'22"E
L5	9.81	N89°46'22"E
L6	10.77	N89°48'52"E
L7	10.78	N89°48'52"E

CURVE TABLE

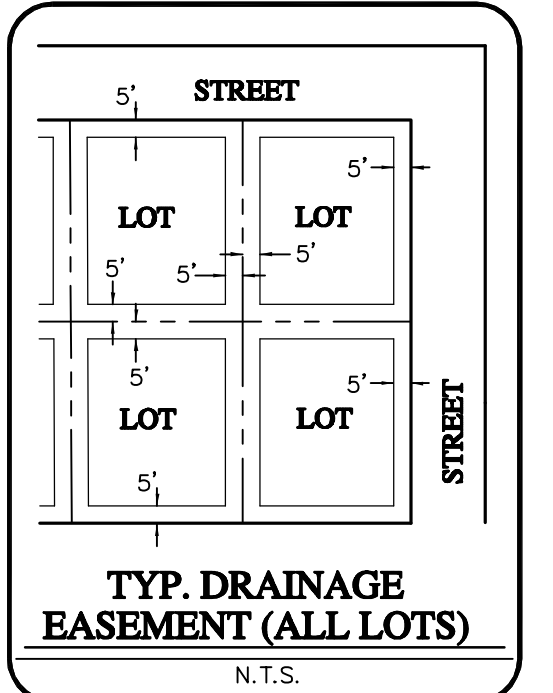
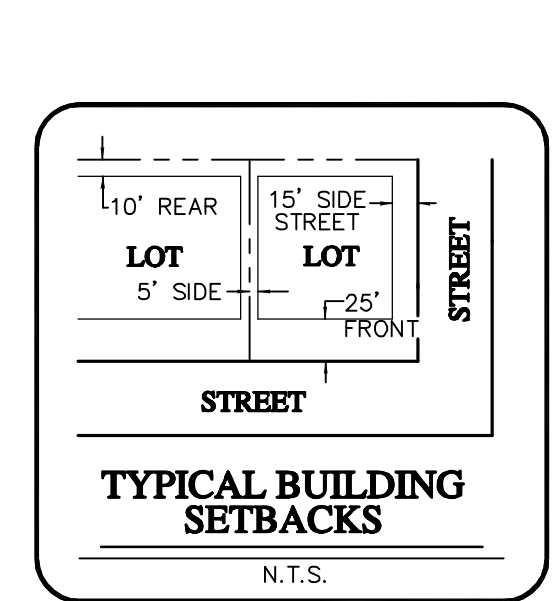
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	5°03'44"	950.00	83.93	S11°03'01"W	83.91
C2	5°03'44"	950.00	83.93	S05°59'18"W	83.91
C3	3°27'26"	950.00	57.32	S01°43'43"W	57.31
C4	25°57'15"	215.00	97.39	S12°58'37"E	96.56
C5	33°43'30"	215.00	126.55	S42°49'00"E	124.73
C6	28°45'45"	215.00	107.93	S74°03'37"E	106.80
C7	5°03'44"	850.00	75.10	S11°03'01"W	75.07
C8	5°03'44"	850.00	75.10	S05°59'18"W	75.07
C9	3°27'26"	850.00	51.29	S01°43'43"W	51.28
C10	26°34'42"	115.00	53.35	S13°17'21"E	52.87
C11	32°22'51"	115.00	64.99	S42°46'08"E	64.13
C12	31°13'35"	115.00	62.68	S74°34'21"E	61.90
C13	1°03'24"	800.00	14.75	S13°03'11"W	14.75
C14	7°15'28"	800.00	101.34	S08°53'45"W	101.27
C15	1°40'09"	800.00	23.30	S00°50'04"W	23.30
C16	90°10'56"	65.00	102.31	S45°05'34"E	92.07
C17	7°15'13"	430.00	54.44	S03°00'20"E	54.40
C18	13°43'22"	430.00	102.99	S13°29'38"E	102.74
C19	7°17'05"	430.00	54.67	S23°59'51"E	54.63
C20	12°36'30"	430.00	94.62	S33°56'39"E	94.43



LEGEND

[Symbol]	PROPOSED ADDITIONAL R.O.W. DEDICATION	(X) U.E.	UTILITY EASEMENT
[Symbol]	OUTLOTS	(X) S.S.E.	SANITARY SEWER EASEMENT
[Symbol]	LOT LINE / R.O.W.	(X) D.E.	DRAINAGE EASEMENT
[Symbol]	EASEMENTS	(X) W.E.	WATER EASEMENT
[Symbol]	BUILDING SETBACKS	[Symbol]	BENCHMARK
[Symbol]	LOT NUMBERS	[Symbol]	1/2" STEEL BAR SET
[Symbol]	ADDRESS #'s	[Symbol]	1/2" STEEL BAR FOUND (AS NOTED)
[Symbol]	OPEN SPACE/ LANDSCAPE	[Symbol]	1/2" STEEL BAR SET AND MONUMENTED IN CONCRETE

OS(#)
A - MAINTENANCE OF ALL OPEN SPACES, MEDIANS, AND DRAINAGE AREAS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE SUBDIVISION THROUGH THE OAKS OF WINDCREST SUBDIVISION PROPERTY OWNERS ASSOCIATION.



**A
SUBDIVISION PLAT
FOR
OAKS OF
WINDCREST, PHASE II**

11.54± ACRES OF LAND SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING ALL OR PARTS OF OUTLOTS NO. 108, 109, 110, 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 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., (512) 327-6318
GENERAL PARTNER FAX (512) 327-6384
ALLIED INTERESTS, INC., MANAGER
CONTACT: JON H. STARNES, PRESIDENT
816 TERRACE MOUNTAIN DRIVE
AUSTIN, TX 78746

BONN SURVEYING SURVEYOR

CONTACT: CAREY BONN (830) 997-3884
503 LONGHORN ST. FREDERICKSBURG, TX 78624 FAX (830) 997-0972

VORDENBAUM ENGINEERING, INC. ENGINEER

CONTACT: KEVIN W. SPRAGGINS (830) 997-4744
507-D. E. HIGHWAY ST. FREDERICKSBURG, TX 78624 FAX: (830) 997-6967

Plat Date: 08/03/06
 File No: 06080 Final Plat