

Lot No. 72
OAKS OF WINDCREST
 Phase II
 Volume 4 - Page 67
 Gillespie County Plat Records
 Gillespie County, Texas

PREPARED FOR: Pauline Barron
 220 Darlington Drive
 Fredericksburg, TX 78624

TITLE COMPANY: Hill County Title, Inc.
 114 East Austin Street
 Fredericksburg, TX 78624

LENDER: JPMORGAN CHASE BANK, N.A.

The lot shown herein is subject to the following encumbrances listed in Hill County Title's Plat Commitment for The Insurance, C. F. #218-1083, issued November 22nd, 2016:

- Subject to all definitions, easements, setbacks, restrictions, covenants, limitations, conditions, rights, privileges, obligations, liabilities, charges, liens, assessments, and other terms and provisions of that certain Declaration of Covenants, Restrictions and Easements for Oaks of Windcrest Subdivision Phase I and Phase II, recorded under Registrar No. 20072282, Official Public Records of Gillespie County, Texas, and of that certain Order of Windcrest Property Owners Association, Inc. recorded under Registrar No. 20121948, Official Public Records, Gillespie County, Texas.

- Building setback lines, utility easements and drainage encumbrances shown on map or plat recorded in Volume 4, Page 67, Plat Records of Gillespie County, Texas. SHOWN HEREON.

The undersigned does hereby certify that a survey was made on the ground of the property shown herein, that it is correct and that there are no obvious boundary line conflicts, encroachments, overlapping of improvements or roads in place except as shown herein and that said survey has access to and from a dedicated roadway except as shown.

Dale Allen Sultemeier
 Registered Professional Land Surveyor
 No. 4542 - State of Texas



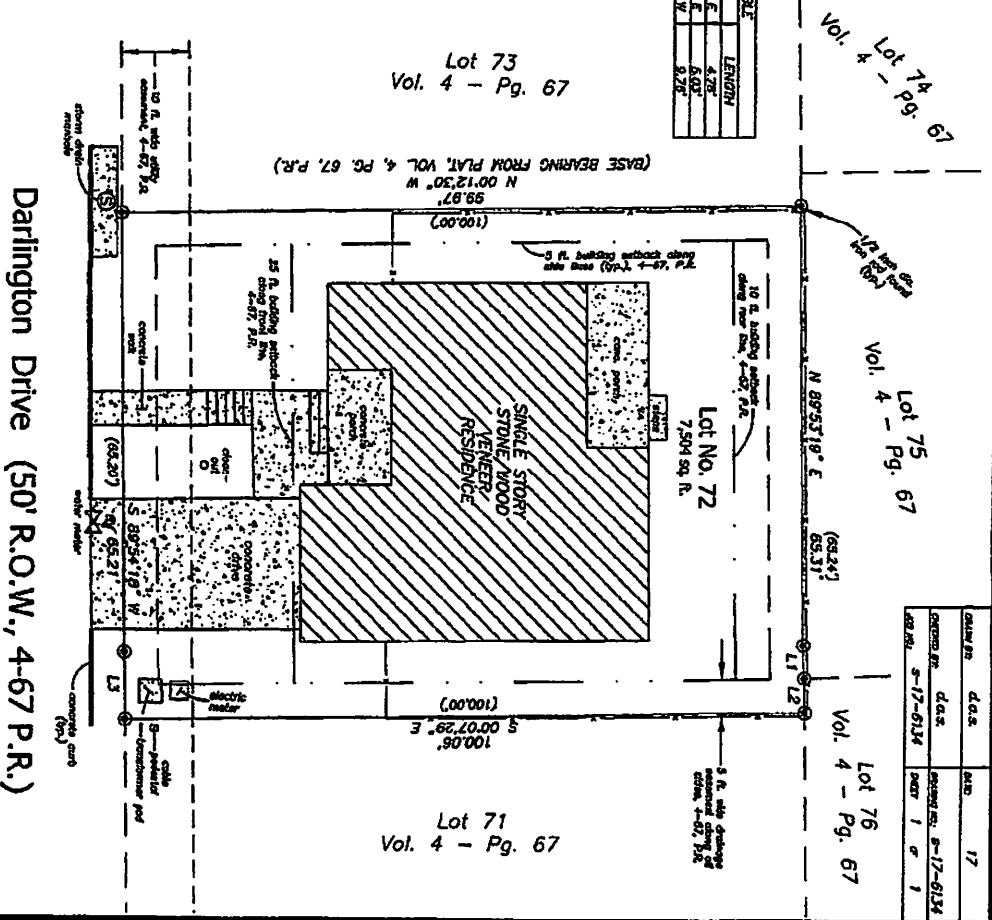
Jan. 2nd, 2017

S SULTEMEIER
 SURVEYING & ENGINEERING
 Boundary - Topographic - Construction Surveys
 Engineering - Land Development Surveys
 240 West 14th
 Fredericksburg, Texas 78624
 (330) 580-1221 Fax (330) 580-1222
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 ds@dsultemeier.com

Texas Licensed Surveying Firm
 100933-00

Texas Registered Engineering Firm
 F-10608

LINE	BEARING	LENGTH
L1	N 89°53'18" E	4.78'
L2	N 87°48'18" E	6.02'
L3	S 88°43'09" W	9.26'



DATE	DRAWN BY	SCALE	SHEET NO.	TOTAL SHEETS
03/18/14	ds	AS SHOWN	1	1

1. THE CITY OF FREDERICKS HAS REVIEWED THE PLANS AND DEEDS AND APPROVED THE PROPERTY SHOW AND DEEDS AND APPROVED THE PROPERTY SHOW AND DEEDS AND APPROVED THE PROPERTY SHOW AND DEEDS...

DATE: 12-19-07
 FILED: JERRY STRAIN
 COUNTY CLERK

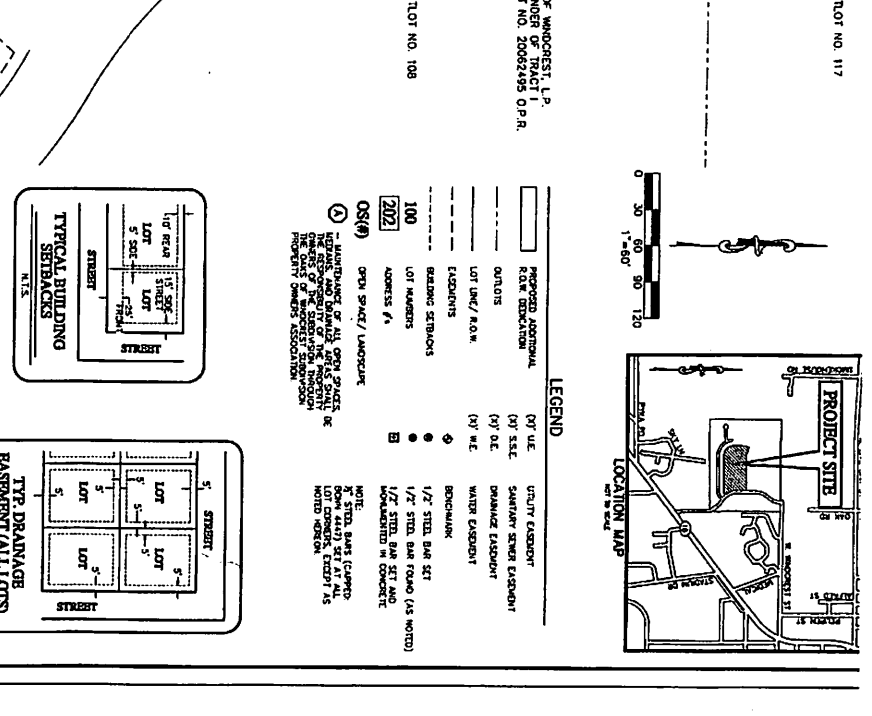
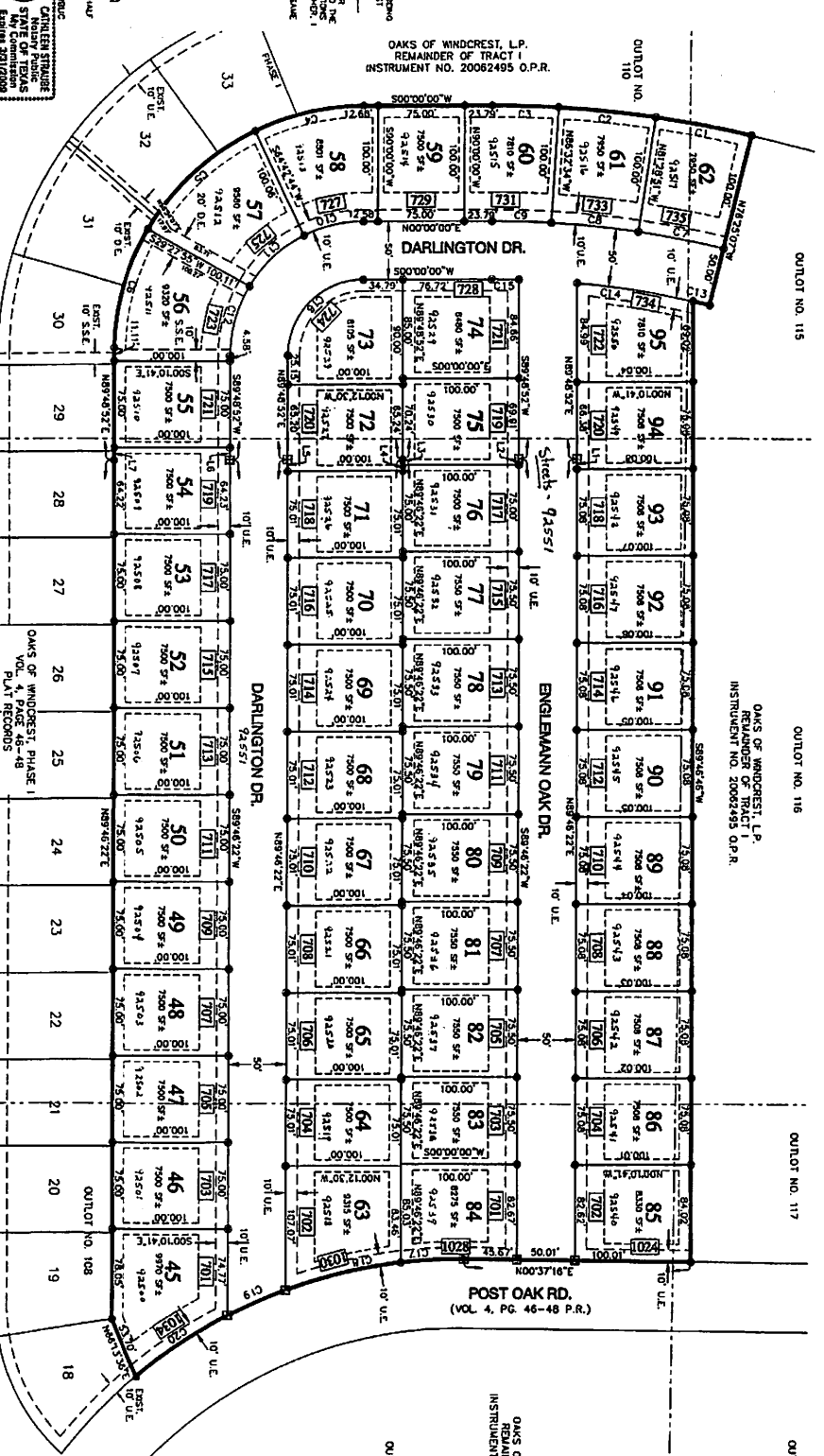
OAKS OF WINDCREST, L.P. REMAINDER OF TRACT 1, INSTRUMENT NO. 20062495 O.P.R.



ENGINEER'S CERTIFICATE
 I, THE UNDERSIGNED, KENNETH W. SPARROWS, A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLANS AND DEEDS SUBMITTED TO ME BY THE CITY OF FREDERICKS AND THE CITY OF FREDERICKS ENGINEERING DEPARTMENT FOR THE PURPOSES OF RECORDING AND THE CITY OF FREDERICKS ENGINEERING DEPARTMENT FOR THE PURPOSES OF RECORDING...

CERTIFICATE OF APPROVAL FOR RECORDING
 I, JERRY STRAIN, COUNTY CLERK OF THE COUNTY OF CALDWELL, TEXAS, DO HEREBY CERTIFY THAT THE PLANS AND DEEDS SUBMITTED TO ME BY THE CITY OF FREDERICKS AND THE CITY OF FREDERICKS ENGINEERING DEPARTMENT FOR THE PURPOSES OF RECORDING...

CERTIFICATE OF RECORDATION
 FILED FOR RECORD AT FREDERICKS, TEXAS
 BY: JERRY STRAIN, COUNTY CLERK
 DATE: 12-19-07



LINE TABLE

LINE	LENGTH	BEARING
1	87.0	N89°48'27.2\"
2	3.09	N89°48'27.2\"
3	377.26	N90°00'00.0\"
4	5.10	N89°48'27.2\"
5	8.81	N89°48'27.2\"
6	10.77	N89°48'27.2\"
7	10.78	N89°48'27.2\"

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
01	53°07.44'	950.00	83.93	S111°01'11.7\"	83.91
02	53°07.44'	950.00	83.93	S05°59'18.1\"	83.91
03	377.26'	950.00	97.32	S01°43'53.1\"	97.31
04	295.71'	215.00	97.38	S12°58'37.7\"	96.58
05	334.52'	215.00	128.55	S42°49'07.2\"	124.73
06	289.45'	215.00	107.83	S74°53'37.7\"	106.80
07	53°07.44'	950.00	78.10	S11°03'01.1\"	78.07
08	53°07.44'	950.00	78.10	S05°59'18.1\"	78.07
09	377.26'	950.00	97.32	S01°43'53.1\"	97.31
10	289.45'	115.00	83.35	S11°31'21.1\"	82.87
11	327.29'	115.00	82.86	S42°46'08.1\"	81.90
12	311.13'	115.00	64.88	S74°53.41'	64.13
13	715.28'	800.00	14.75	S13°33'11.1\"	14.75
14	146.09'	800.00	101.34	S08°53'55.1\"	101.27
15	907.08'	800.00	23.30	S00°50'04.1\"	23.30
16	715.28'	800.00	102.31	S45°05'34.1\"	92.87
17	715.13'	430.00	54.44	S03°07'07.1\"	54.44
18	134.32'	430.00	102.89	S15°59'48.1\"	102.74
19	717.05'	430.00	54.87	S23°59'51.1\"	54.83
20	1236.30'	430.00	94.63	S43°58'39.1\"	94.43

NOTES:

- THE DEVELOPER REPAIRS THE EXISTING SINK AND WATER MAINS, UNLESS OTHERWISE SPECIFIED, IN ACCORDANCE WITH THE CITY OF FREDERICKS ENGINEERING DEPARTMENT PLAY RECORDS.
- DRAINAGE BY ANY UTILITY COMPANY TO ANY STRUCTURES, TRENCHES, OR CONDUITS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO LANDSCAPING OR OTHER IMPROVEMENTS ALTERING THE CROSS-SECTIONS OF THE CITY OF FREDERICKS ENGINEERING DEPARTMENT PLAY RECORDS SHALL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE CITY OF FREDERICKS ENGINEERING DEPARTMENT.
- GRADIENT EXISTENCE IS TO BE MAINTAINED BY PROPERTY OWNERS AND ACCESS IS TO BE GIVEN TO DEVELOPER OR AUTHORIZED PERSONS FOR ANY ADDITIONAL CONSTRUCTION, CONSTRUCTION OF OR FOR ANY STRUCTURE WITHIN ANY PLANNED EASEMENT.
- NO ONE SHALL INTERFERE WITH ANY NATURAL DRAINAGE OR EXISTING DRAINAGE SYSTEMS OR SHALL BE RESPONSIBLE FOR DESTROYING ANY REMAINING WALL OR OBSTRUCTION OF CHANGING THE COURSE OF ANY CHANNEL, SHALL OR EXPANSION OF CHANNEL OR INTERFERE WITH DRAINAGE OR CREATE EROSION WITHIN THIS AREA.
- ALL TOPOGRAPHIC INFORMATION, BENCHMARKS, AND GRADIENT DESIGNS WERE OBTAINED AND STAKED ON THE GROUND BY VORONDAUM ENGINEERING, INC.

LEGEND

Symbol	DESCRIPTION
○	PROPERTY BOUNDARY
○	LOT BOUNDARY
○	UTILITY EXISTENT
○	DRAINAGE EXISTENT
○	WATER EXISTENT
○	BENCHMARK
○	1/2" STEEL BAR SET
○	1/2" STEEL BAR FOUND (AS NOTED)
○	1/2" STEEL BAR FOUND (AS NOTED)
○	1/2" STEEL BAR FOUND (AS NOTED)
○	1/2" STEEL BAR FOUND (AS NOTED)

OAKS OF WINDCREST, PHASE II

SUBDIVISION PLAN FOR

11.544 ACRES OF LAND SITUATED IN THE CITY OF FREDERICKS, TEXAS, COUNTY OF CALDWELL, TEXAS, BEING ALL OR PART OF OUTLOT NO. 10A OF FREDERICKS COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN ACRES THAT WERE PART OF TRACT 1, REMAINDER OF TRACT 1, INSTRUMENT NO. 20062495 O.P.R. OF THE COUNTY OF CALDWELL, TEXAS.

OWNER
 OAKS OF WINDCREST, L.P.
 BY: OAKS OF WINDCREST DEVELOPMENT, L.L.C.
 GENERAL PARTNER: JERRY STRAIN, PRESIDENT
 CONTACT: JERRY STRAIN, PRESIDENT
 ADDRESS: 17404 HISSON, TX 79424

ENGINEER
 VORONDAUM ENGINEERING, INC.
 507 G E HIGHWAY 57
 FREDERICKS, TX 79824

SURVEYOR
 BONN SURVEYING
 CONTACT: GARY BONN
 ADDRESS: 2440 JAMES ST
 FREDERICKS, TX 79824

FILE NO: 06080