CERTIFICATE OF OWNERSHIP AND DEDICATION:

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT 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 THE PUBLIC USE FOREVER.

________________ 20____
DATE

____
RUSSELL MAXEY
CONTROLLED AIR SPACE, LC &
DENARIUS ADVENTURES, LLC
2610 NORTH MIDKIFF RD.
MIDLAND, TEXAS 79705
PH# 432-349-5332

STATE OF TEXAS *
COUNTY OF GILLESPIE *

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ______

DAY OF ____________________, 20___

BY ____________________________.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: ____________________

____
PRINTED NAME OF NOTARY

LIEN HOLDER'S CERTIFICATE:

WE, ____ OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY SHOWN ON THIS PLAT. SADI LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN VOLUME _______ AT PAGE _______ OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS, DO HEREBY SUBORDINATE OUR INTEREST 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, WE HEREBY CONFIRM THAT WE ARE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY POINT THEREOF.

____
NAME
ADDRESS
FREDERICKSBURG, TEXAS 78624
PH# 000-000-0000

STATE OF TEXAS *
COUNTY OF GILLESPIE *

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ______

DAY OF ____________________, 20___

BY ____________________________
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: ____________________

____
PRINTED NAME OF NOTARY

CERTIFICATE OF RECORDATION:

FILED FOR RECORD AT ____________ O'CLOCK ____M., THIS THE _______ DAY OF __________________ 20_____, A.D. IN VOLUME _________, AT PAGE _______ OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

____
DEPUTY

____
CLERK, COUNTY COURT, GILLESPIE COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JEFF BOERNER, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. _________, DO HEREBY STATE THAT I MADE AN ACTUAL AND ACCURATE SURVEY ON THE GROUND OF THE HEREON PLATTED LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH GILLESPIE COUNTY SUBDIVISION REGULATIONS.

________________ 20____.
DATE

____
JEFF BOERNER,
REGISTERED PROFESSIONAL LAND SURVEYOR,
REGISTRATION NO. 4939

JEFF BOERNER
4939

ENGINEER'S CERTIFICATE:

I, THE UNDERSIGNED, KEVIN W. SPRAGGINS (A REGISTERED PROFESSIONAL ENGINEER) IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPSER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT; AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH GILLESPIE COUNTY SUBDIVISION REGULATIONS.

________________ 20____.
DATE

____
KEVIN W. SPRAGGINS,
REGISTERED PROFESSIONAL ENGINEER
REGISTRATION NO. 84623

NOTES:

1. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited. The existing creeks or drainage channels traversing along or across the property will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots. Gillespie County will not be responsible for the maintenance and operation of said drainage ways or the control of erosion. Gillespie County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.

2. GILLESPIE COUNTY AND THE HILL COUNTRY UNDERGROUND WATER CONSERVATION DISTRICT MAKE NO REPRESENTATION OR GUARANTEE AS TO WATER QUALITY OR THAT A PRESENT OR FUTURE ADEQUATE WATER SUPPLY EXISTS.

3. The proposed roadway is a private road that will be owned and maintained by the subdivision's homeowners association.

4. Gillespie County shall not be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; the property owners in this subdivision shall be responsible for the maintenance of private streets, roads, drives, emergency easements, recreation areas and open spaces, and said owners agree to indemnify and save harmless Gillespie County, from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.

5. Controlled Air Space, LC & Denarius Adventures, LLC, by filing this Plat of Record, and all future owners of property within this Subdivision by purchasing such property, acknowledge and agree that Gillespie County shall have no obligation whatsoever to repair or accept maintenance of the roads in this Subdivision until and unless Controlled Air Space, LC & Denarius Adventures, LLC and/or the property owners in the Subdivision have improved the roadways to the then current standards required by Gillespie County and the roads have been accepted for maintenance by formal, written action of the Gillespie County Commissioners Court and the roadway has been dedicated by the owners thereof, and accepted by the County as a public road. Controlled Air Space, LC & Denarius Adventures, LLC and all future owners of property within this Subdivision shall look solely to the Owner, the property owners in the Subdivision, and/or the Homeowners Association for future maintenance and repair of the roads shown on this Subdivision Plat.

Granted unto Central Texas Electric Cooperative, Inc., a Texas corporation, whose Post Office address is Fredericksburg, Texas, and it successors or assigns, an easement, as follows:

Grantors hereby dedicate perpetual easements for the installation and maintenance of utilities and all necessary appurtenances thereto, whether installed in the air, upon the surface or underground, along and within ten (10) feet of the rear, front and side lines of all lots and/or tracts and in the streets, alleys, boulevards, lanes, and roads of the subdivision, and ten (10) feet along the other boundaries of all streets, boulevards, lanes, and roads, where property lines of individual lots and/or tracts are deeded to the center line of said avenues and twenty (20) feet along the entire perimeter of said subdivision and with the authority to place, construct, operate, maintain, relocate and replace thereon and electric distribution line or system. The easement rights herein granted include the privilege of anchoring any support cables or other devices outside said easement when deemed necessary by the utility to support equipment within said easement and the right to install wires and/or cables over some portions of said lots and/or tracts not within said easement so long as such items do not prevent the construction of buildings on any of the lots and/or tracts of this subdivision. Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with installation and maintenance of utilities. The easement areas of each lot and/or tracts and all improvements within it shall be maintained by the owner of the lot except for those improvements for which an authority or utility company is responsible. Utility companies or their employees shall have all the rights and benefits necessary and convenient for the full enjoyment of the rights herein granted, including but not limited to the free right to ingress to, and egress from said right-of-way and easements, and the right from time to time to cut and trim trees, undergrowth and other obstructions that may injure, endanger or interfere with the operation of said installations. The developer and/or landowner shall be responsible for removal of any or all limbs debris, branches or brush that must be cut in order to clear the right-of-way for new construction or maintenance of any lines constructed on the property.

STATE OF TEXAS *

COUNTY OF GILLESPIE *

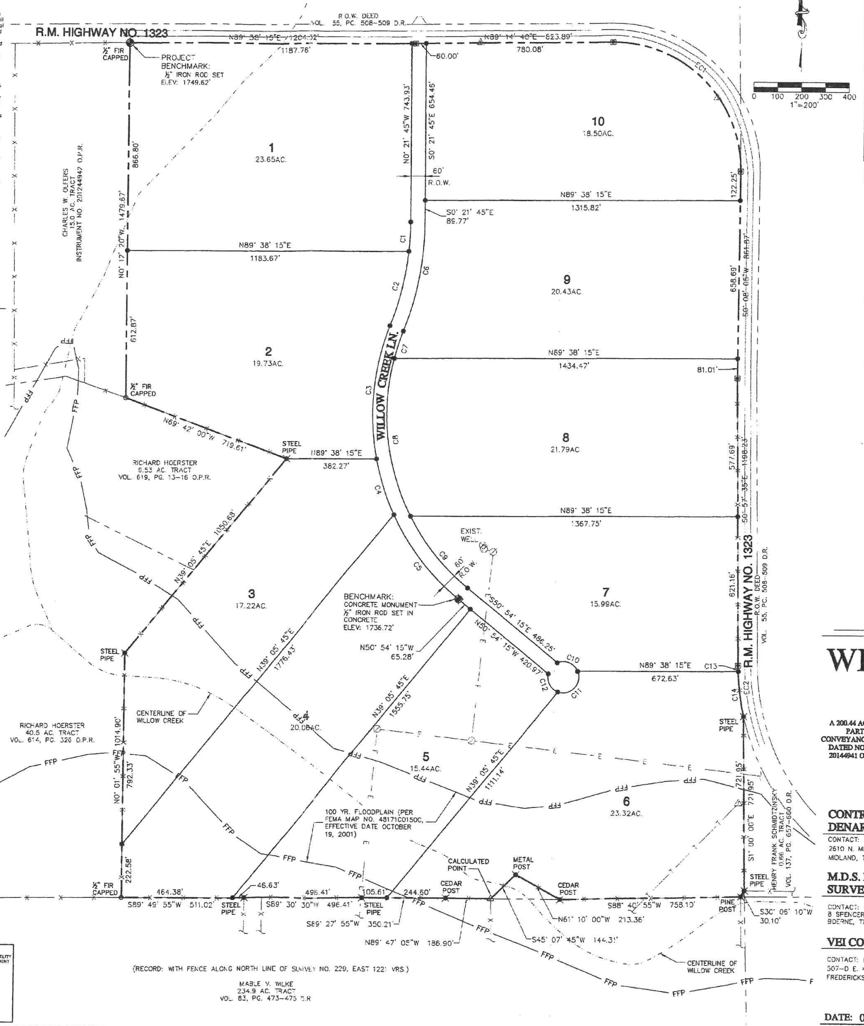
The attached plat, after having been duly presented to the Commissioner's Court of Gillespie County, Texas, and said Court duly considered and found to comply with the Statues and Laws of Gillespie County, Texas, hereby affixes his hand, attested by the seal of the County Clerk of Gillespie County.

This the ________________day of ______________________, 20___

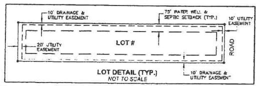
Attest: ____________________________
Mary Lynn Rusche
Gillespie County Clerk

____
County Judge, Mark Stroeher
Gillespie County, Texas

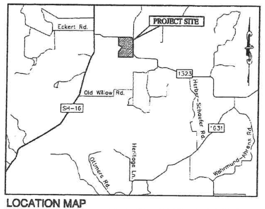
GILLESPIE COUNTY AND THE HILL COUNTRY UNDERGROUND WATER CONSERVATION DISTRICT MAKE NO REPRESENTATION OR GUARANTEE AS TO WATER QUALITY OR THAT A PRESENT OR FUTURE ADEQUATE WATER SUPPLY EXISTS.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD
EC1	845.37'	533.00'	90° 52' 30"	759.51'	N45° 17' 55"W
EC2	213.43'	994.90'	12° 17' 29"	213.02'	S7° 05' 15"E
C1	123.09'	1170.00'	6° 01' 40"	123.03'	N2° 39' 05"E
C2	320.17'	1170.00'	15° 40' 45"	319.17'	N13° 30' 17"E
C3	567.03'	1000.00'	32° 29' 18"	559.46'	S5° 06' 00"W
C4	244.22'	1000.00'	13° 59' 33"	243.61'	S18° 08' 25"E
C5	449.73'	1000.00'	25° 46' 03"	445.95'	S38° 01' 13"E
C6	465.99'	1230.00'	21° 42' 24"	463.21'	N10° 29' 27"E
C7	119.96'	940.00'	7° 18' 42"	119.87'	S17° 41' 18"W
C8	677.14'	940.00'	41° 16' 26"	662.60'	S6° 36' 16"E
C9	388.22'	940.00'	23° 39' 46"	385.46'	S39° 04' 22"E
C10	103.11'	65.00'	90° 53' 28"	92.64'	N67° 58' 20"W
C11	23.97'	994.90'	1° 22' 50"	23.97'	S1° 40' 04"E
C12	188.84'	994.90'	10° 52' 30"	188.55'	S7° 47' 44"E
C13	150.24'	65.00'	132° 25' 56"	118.98'	N43° 41' 22"E
C14	92.69'	65.00'	81° 42' 13"	85.03'	S29° 14' 33"E


10' DRAINAGE & UTILITY EASEMENT
75' WATER WELL & SEPTIC SETBACK (TYP.)
10' UTILITY EASEMENT
LOT #
20' UTILITY EASEMENT
ROAD
10' DRAINAGE & UTILITY EASEMENT

LOT DETAIL (TYP.)
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

LEGEND

— - - —	ADJACENT PROPERTY LINE
—— — — ——	PROPERTY LINE
————	LOT LINE / R.O.W. LINE
—— FFP ——	*EXISTING 100YR. FLOODPLAIN LINE (PER FEMA MAP NO. 48171C0150C, EFFECTIVE DATE OCTOBER 19, 2001)*
—— E ——	EXISTING ELECTRIC LINE
—— T —— T ——	EXISTING TELEPHONE LINE
- · - · - · -	EXISTING CREEK CENTERLINE
—— X —— X ——	EXISTING FENCE
═════	EXISTING PAVED ROADS
# ±X.XX AC.	LOT NUMBER AND SIZE
○ ½" FIR	1/2" FOUND IRON ROD (AS NOTED)
✖ FCP	*FOUND STEEL FENCE CORNER POST (AS NOTED)*
●	1/2" IRON ROD SET
▣	CONCRETE R.O.W. MONUMENT
△	CALCULATED POINT
Ⓦ	EXISTING WATER WELL
∅	EXISTING UTILITY POLE
⏃	EXISTING TELEPHONE PEDESTAL
⊕	BENCHMARK

A
FINAL PLAT
FOR

WILLOW CREEK ESTATES

A 200.44 ACRE TRACT OF LAND, BEING THAT 147.2 ACRE TRACT AND PART OF THE 68.25 ACRE TRACT OF LAND DESCRIBED IN A CONVEYANCE TO STEVEN OLFERS, ET AL, BY RUDOLF A. OLFERS, ET UX, DATED NOVEMBER 26, 2014, FOUND OF RECORD IN INSTRUMENT NO. 20144941 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

CONTROLLED AIR SPACE, LC &
DENARIUS ADVENTURES, LLC **OWNER**
CONTACT: RUSSELL MAXEY
2610 N. MIDKIFF RD.
MIDLAND, TX 79705
(432) 349-5332

M.D.S. LAND
SURVEYING CO., INC. **SURVEYOR**
CONTACT: JEFF BOERNER
8 SPENCER ROAD
BOERNE, TX 78006
(830) 816-1818
Texas Registration # 4939

VEI CONSULTING ENGINEERS **ENGINEER**
CONTACT: KEVIN W. SPRAGGINS
507-D E. HIGHWAY ST.
FREDERICKSBURG, TX 78624
(830) 997-4744
FAX: (830) 997-6967
Texas Registration # F-165

FILE NO: 15166

DATE: 03/29/2016

SHEET: PL (2 OF 7)