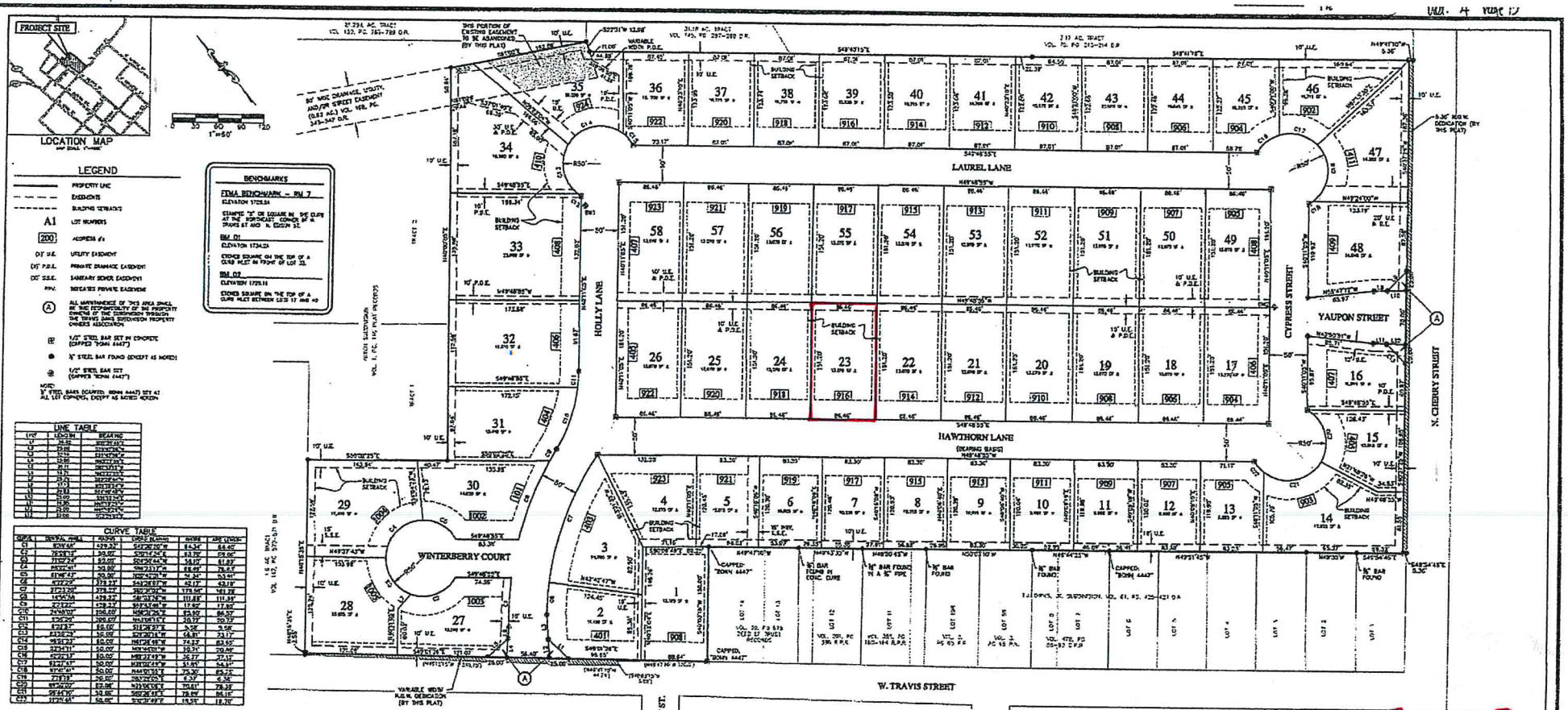

THE PRESERVE

SUBDIVISION PLAT OF

FKA TRAVIS MEADOW

FREDERICKSBURG, 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 SUCH SEWER & WATER MAINS LOCATED WITHIN THIS SUBDIVISION PLAT.

2) DAMAGE BY ANY UTILITY COMPANY TO ANY STRUCTURE, FENCE, WALL, 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 OBSTRUCTIONS IN WITHIN 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 ADJUSTMENTS OR IMPROVEMENTS WITHIN THE EASEMENTS FOR PUBLIC WELFARE.

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

4) NO DIKE SHALL INTERFERE WITH ANY NATURAL DRAINAGE PATTERN OR CONVEYANCE DRAINAGE SYSTEM ESTABLISHED BY THE DEVELOPMENT BY ALTERING ANY EXISTING CONSTRUCTING OR RECONSTRUCTING ANY TERRACE WALL OR OBSTRUCTING OR CHANGING THE FLOW OF STORMWATER, SNOW, OR OTHER WATER, OR CAUSING ANY SUCH ALTERATION WHICH WILL OR IS LIKELY TO RETARD, CHANGE, OR INTERFERE WITH DRAINAGE OR DRAINAGE DIVISION WITHIN THIS AREA.

5) MAINTENANCE TO THE W. TRAVIS STREET AND CHERRY STREET ENTRANCE MEDIANS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE SUBDIVISION THROUGH THE YAUPON RANCH PROPERTY OWNERS ASSOCIATION.

6) ALL TOPOGRAPHIC INFORMATION, BENCHMARKS, AND DRAINAGE DESIGNS WERE COMPILED AND STAMED ON THE GROUND BY WOODSWAIN ENGINEERING, INC.

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 SIDEWALKS, ALLEYS, WALKS, PARKS, WATER COURSES, EASEMENTS, AND OTHER OPEN SPACES TO PUBLIC USE FOREVER.

DATE: 8/1/06

DONALD A. PHELAN (OWNER)

THE STATE OF TEXAS
COUNTY OF GILLESPIE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 1ST DAY OF AUGUST, 2006 BY DONALD A. PHELAN

LINDA SUE HARPER
NOTARY PUBLIC
STATE OF TEXAS
AUGUST 2, 2009

LINDA SUE HARPER
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 8-2-2009
PRINTED NAME OF NOTARY

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, CAREY BORN, 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 ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT IS IN ACCORDANCE WITH THE SUBDIVISION REQUIREMENTS OF THE CITY OF FREDERICKSBURG SUBDIVISION ORDINANCE.

CAREY BORN (PLAT)
REGISTERED PROFESSIONAL LAND SURVEYOR

8/1/06

ENGINEER'S CERTIFICATE

I, THE UNDERSIGNED, STATE IN SPEAKING (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 VARIANCE GRANTED BY THE CITY COUNCIL.

KEVIN W. SPRAGGINS
REGISTERED PROFESSIONAL ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS 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: 8/14/06

Janice Meadows
CHAIRPERSON, CITY PLANNING AND ZONING COMMISSION

CERTIFICATE OF RECORDATION

FILED FOR RECORD AT 2:00 O'CLOCK P.M. THIS THE 31st DAY OF JULY, 2006 A.D. ON FILE IN VOLUME 5 PAGE 13 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

Mary Lou Rauschke
COUNTY CLERK, COUNTY COURT
GILLESPIE COUNTY, TEXAS

DEPUTY

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Mary Lou Rauschke
Mary Lou Rauschke, County Clerk
Gillespie County, Texas
August 02, 2006 02:00:00 PM
FEE: $40.00
FILE NUMBER
2006-5-1

STATE OF TEXAS
KEVIN W. SPRAGGINS
04072
REGISTERED PROFESSIONAL ENGINEER

BORN SURVEYING
CONTACT: CAREY BORN
503 LONGHORN ST.
FREDERICKSBURG, TX 78624
(830)997-3994
FAX: (830) 997-0972
SURVEYOR

WOODSWAIN ENGINEERING, INC.
CONTACT: KEVIN W. SPRAGGINS
502-B E. HIGHWAY 87
FREDERICKSBURG, TX 78624
(830)997-1774
FAX: (830) 997-0972
ENGINEER

FILE NO: 04072

DATE: 07/26/06

SHEET 1 OF 21