STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS:

THAT: WINDERMERE AIRPARK, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER OF 0.29 ACRE OUT OF THE MARIA SALINAS SURVEY NO. 17, ABSTRACT NO. 776, BEING A PORTION OF 3.08 ACRES RECORDED IN VOLUME 898, PAGE 363, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DOES HEREBY PLAT THE SAME AND ADOPT THIS PLAT TO BE KNOWN AS "LOT NO. 1, WINDERMERE AIRPARK III, PLAT NO. 3.1, 0.29 ACRE OUT OF THE MARIA SALINAS SURVEY NO. 17, ABSTRACT NO. 776, BURNET COUNTY, TEXAS, A PRIVATE SUBDIVISION" AS THE OFFICIAL PLAT OF SAME.

EXECUTED THIS _____ DAY OF _____, 2025.

BY:_____
DANA J. MARTIN, CO-MANAGER
205 COVENTRY ROAD
SPICEWOOD, TEXAS 78669
(512)-789-1221

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED DANA J. MARTIN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF_____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

I, DONALD SHERMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF "LOT NO. 1, WINDERMERE AIRPARK III, PLAT NO. 3.1, 0.29 ACRE OUT OF THE MARIA SALINAS SURVEY NO. 17, ABSTRACT NO. 776, BURNET COUNTY, TEXAS, A PRIVATE SUBDIVISION" WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY MADE UNDER MY SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____, 2025.

_____
DONALD SHERMAN, R.P.L.S. NO. 1877

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED PLAT TO BE KNOWN AS "LOT NO. 1, WINDERMERE AIRPARK III, PLAT NO. 3.1, 0.29 ACRE OUT OF THE MARIA SALINAS SURVEY NO. 17, ABSTRACT NO. 776, BURNET COUNTY, TEXAS, A PRIVATE SUBDIVISION" WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR FILING IN THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF BURNET COUNTY, TEXAS THIS_____DAY OF_____,2025.

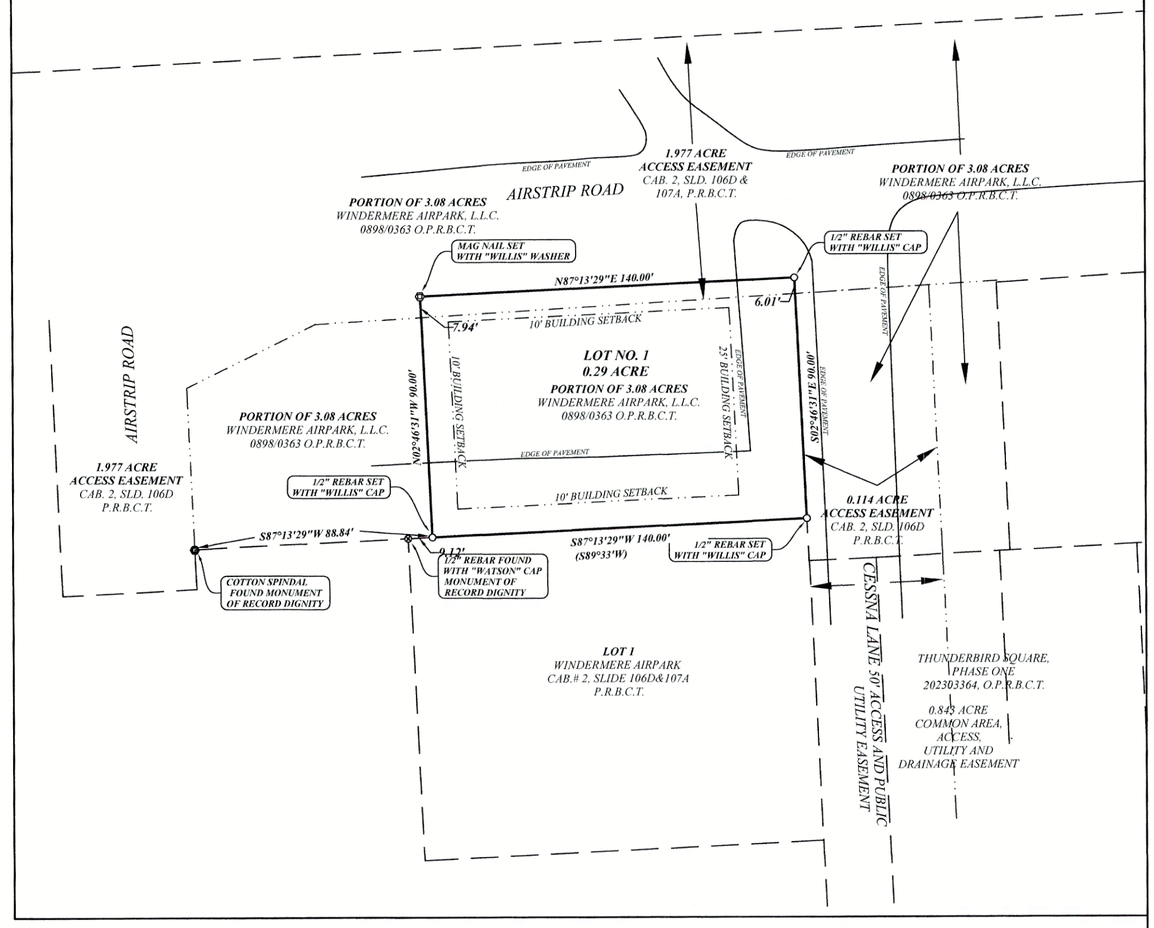
APPROVED BY:_____ _____
JOE DON DOCKERY, COMMISSIONER, PRECINCT 4 BRYAN WILSON, COUNTY JUDGE, BURNET COUNTY, TEXAS

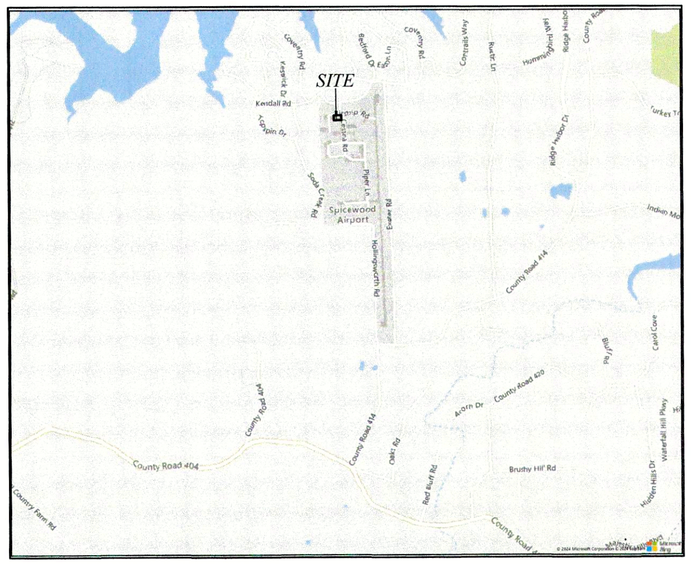
NOTES:

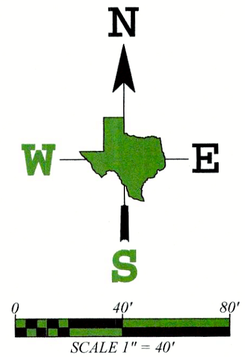
1. THE PROPERTY SHOWN HEREON IS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF A 0.2% ANNUAL CHANCE OF FLOOD, AS RECORDED IN BURNET COUNTY "FIRM" MAP NO. 48053C 0705F DATED MARCH 15, 2012.
2. **LCRA DEVELOPMENT PERMIT PLAT NOTE:**
   ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND /OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
3. CENTRAL SEWAGE IS PROVIDED BY WINDERMERE OAKS WATER SUPPLY CORPORATION.
4. CENTRAL WATER IS PROVIDED BY WINDERMERE OAKS WATER SUPPLY CORPORATION. THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
5. GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
6. IN APPROVAL OF THIS PLAT THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS IT IS UNDERSTOOD THAT BUILDING AND MAINTENANCE OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT AND BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS AND OTHER THOROUGHFARES OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR DEVELOPERS OF THE TRACT OF LAND COVERED BY THIS PLAT ACCORDING TO THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS. THE COUNTY SHALL NOT ACCEPT ALL OR A PORTION OF THE ROADS IN THIS SUBDIVISION FOR MAINTENANCE.
7. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY SUBDIVISION REGULATIONS DATED JANUARY 11, 2011.
8. THERE ARE NO NEW ROADS CREATED BY THIS PLAT.
9. BASIS OF BEARINGS IS TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD 83.
10. BURNET COUNTY IS NOT OBLIGATED TO ISSUE BUILDING OR OTHER ON-SITE PERMITS FOR ANY RESIDENTIAL DWELLING CONSTRUCTED OR PLACED IN THIS SUBDIVISION UNTIL A T.E.C.Q. CERTIFIED POTABLE WATER TREATMENT PLANT WITH SUFFICIENT CAPACITY TO MEET THE DEMANDS OF THIS THE SUBDIVISION IS IN PLACE, OPERABLE AND APPROVED BY T.C.E.Q. FOR THE PROVISION OF POTABLE WATER DELIVERY.
11. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.
12. ELECTRICAL SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOP.
13. TELEPHONE SERVICE WILL BE PROVIDED BY FRONTIER COMMUNICATIONS
14. ALL FUTURE LOT OWNERS ARE OBLIGATED TO ESTABLISH AND MAINTAIN A CLASS "A" MEMBERSHIP IN THE SPICEWOOD AIRPORT AND PILOT'S ASSOCIATION, INC., A TEXAS NONPROFIT CORPORATION AND AGREE TO BE BOUND BY THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE WINDERMERE AIRPARK, AND THE ARTICLES OF INCORPORATION AND BYLAWS OF THE SPICEWOOD AIRPORT AND PILOT'S ASSOCIATION, INC., INCLUDING ENFORCEMENT OF CLASS "B" MEMBERSHIP ON GRANTEE'S TENANTS. MEMBERSHIP IN THE SPICEWOOD AIRPORT AND PILOT'S ASSOCIATION ENTITLES MEMBER THE EASEMENT OF ENJOYMENT AS WELL AS EASEMENT INGRESS AND EGRESS IN, TO AND OVER SPICEWOOD AIRPORT AND PILOT'S ASSOCIATION, INC. COMMON AREAS AND FACILITIES.

WILLIS AND ASSOCIATES
SURVEYORS AND PLANNERS
310 MAIN STREET
MARBLE FALLS, TEXAS 78654
(830) 693-3566
FIRM NUMBER: 10194764

BURNET COUNTY ESD 9 NOTE:
PRIOR TO CONSTRUCTION ON THIS LOT, A SET OF CONSTRUCTION PLANS MUST BE SUBMITTED TO THE BURNET COUNTY ESD 9 FIRE MARSHAL FOR REVIEW AND PERMIT.







PRELIMINARY PLAT OF

LOT NO. 1
WINDERMERE AIRPARK III
PLAT NO. 3.1
0.29 ACRE OUT OF THE MARIA SALINAS
SURVEY NO. 17, ABSTRACT NO. 776
BURNET COUNTY. TEXAS
A PRIVATE SUBDIVISION

OFFICE:D. SHERMAN
FIELD: T. MARTINKA
JOB#: 16853

P:\2024 JOB# 16747-16921\16853 SURVEY 0.29AC WINDERMERE AIRPARK 3\DWG\16853 SURVEY 0.29AC WINDERMERE AIRPARK 3.dwg 2025/06/03 7:33am dw