

STATE OF TEXAS:
COUNTY OF _____:

KNOW ALL MEN BY THESE PRESENTS: THAT JULIE NEUMANN, BEING THE OWNER OF LOTS 3A AND 5A, THE HILLS AT WINDERMERE, SECTION FOUR, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201700784 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING DESCRIBED IN DOCUMENT NOS. 201905694 AND 202509594 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DOES HEREBY REPLAT THE SAME AS SHOWN HEREON AND DOES HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "LOT 3B, THE HILLS AT WINDERMERE, SECTION FOUR" AS THE OFFICIAL PLAT OF SAME AND DOES HEREBY DEDICATE THE STREETS AND EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC

IN WITNESS WHEREOF, HAS THE PRESENTS TO BE SIGNED ON THIS _____ DAY OF _____, 2025.

JULIE NEUMANN – OWNER

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JULIE NEUMANN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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:

THE ATTACHED PLAT OF ALL OF LOTS 3A AND 5A, THE HILLS AT WINDERMERE, SECTION FOUR, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201700784 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS "LOT 3B, THE HILLS AT WINDERMERE, SECTION FOUR", WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR FILING THEREOF IN THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF BURNET COUNTY, TEXAS,

THIS _____ DAY OF _____, 2025.

ATTEST:

JOE DON DOCKERY, COMMISSIONER PRECINCT 4

BRYAN WILSON, COUNTY JUDGE, BURNET COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

I, K.C. LUST, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS REPLAT TO BE KNOWN AS "LOT 3B, THE HILLS AT WINDERMERE, SECTION FOUR" WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION TO THE BEST OF MY BELIEFS AND KNOWLEDGE.

WITNESS MY HAND AND SEAL THIS 16TH DAY OF OCTOBER, 2025.

K.C. LUST, R.P.L.S. NO. 5273



STATE OF TEXAS:
COUNTY OF BURNET

KNOW ALL MEN BY THESE PRESENTS: THAT WINDERMERE OAKS PROPERTY OWNERS ASSOCIATION HAS FOUND THAT THIS PLAT OF LOT 3B THE HILLS AT WINDERMERE, SECTION FOUR" COMPLIES WITH THE EXISTING COVENANTS AND RESTRICTIONS OF THE WINDERMERE OAKS SUBDIVISION AND DOES HEREBY JOIN WITH JULIE NEUMANN IN THE DEDICATION OF THE SAME IN THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____, 2025.

WINDERMERE OAKS PROPERTY OWNERS ASSOCIATION

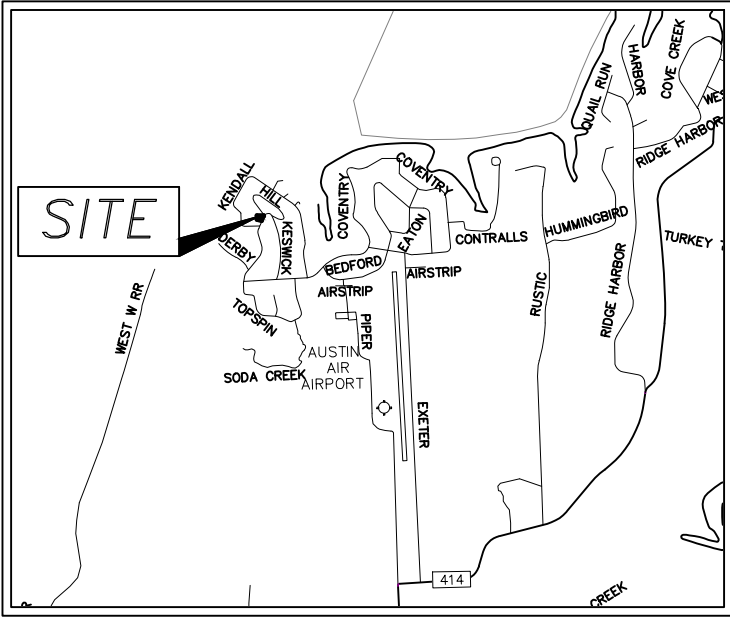
VICE--PRESIDENT

NOTES:

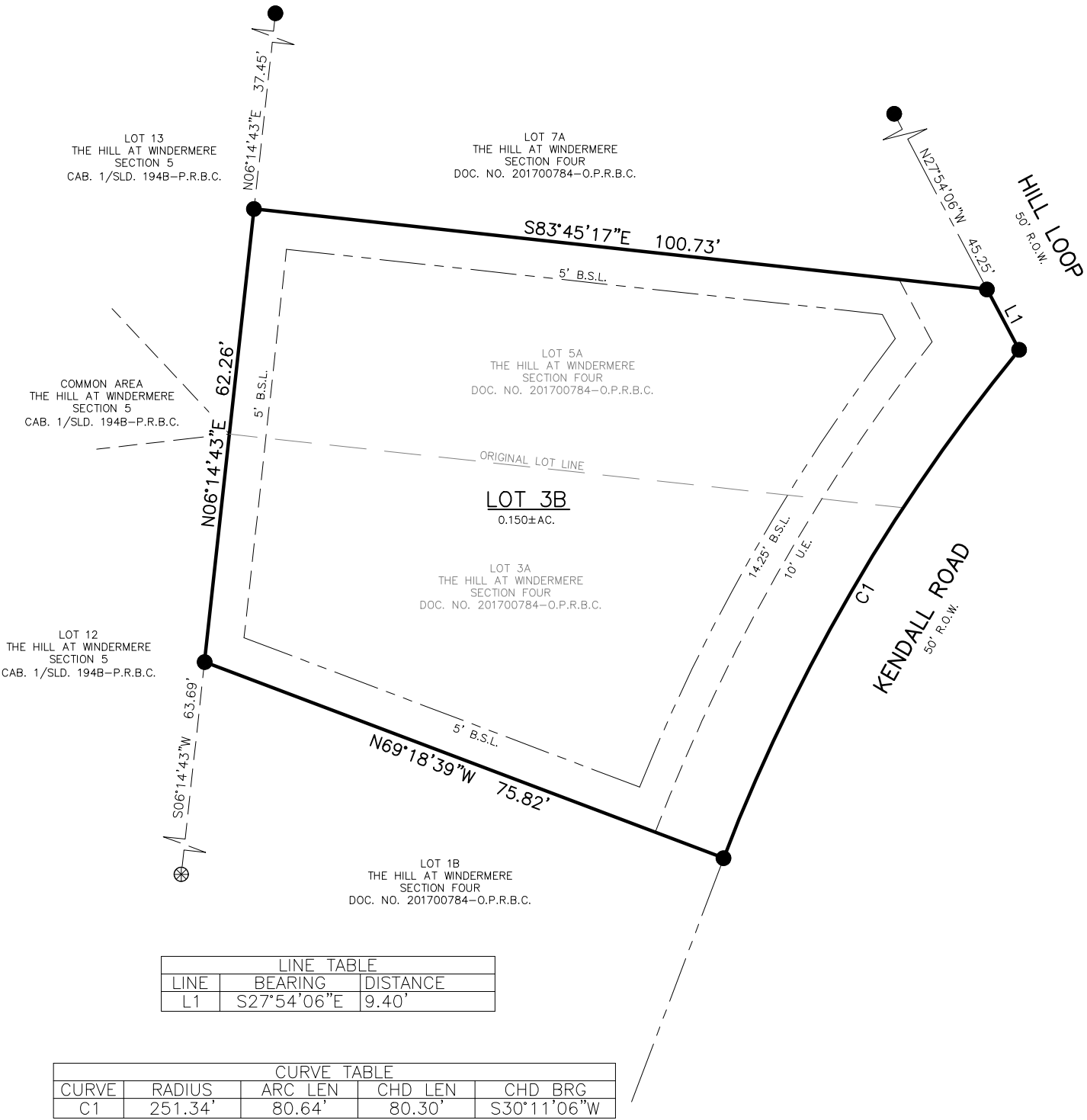
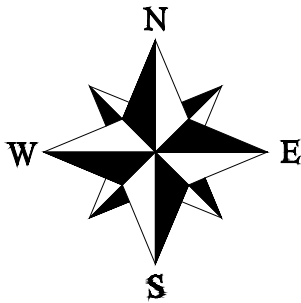
1. WATER WILL BE PROVIDED WINDERMERE OAKS W.S.C.
2. WASTE WATER WILL BE SUPPORTED BY WINDERMERE OAKS W.S.C.
3. GARBAGE PICKUP IS AVAILABLE BY COMMERCIAL FIRM.
4. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY CURRENT SUBDIVISION REGULATIONS.
5. THIS PLAT HEREBY DELETES AND TAKES PLACE OF LOTS 3A AND 5A, THE HILLS AT WINDERMERE, SECTION FOUR, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201700784 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
6. ALL OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0682G, EFFECTIVE 11/1/2019.
7. SUBJECT TO ALL CURRENT LAND USE ORDINANCES AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.
8. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM – NAD 83, CENTRAL ZONE.
9. BEARINGS AND DISTANCES MATCH THOSE OF RECORD PLAT.



LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
⊗	COTTON SPINDLE FOUND
.....	VOLUME/PAGE
P.R.B.C.	PLAT RECORDS BURNET CO.
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS BURNET COUNTY
B.S.L.	BLDG. SETBACK LINE
U.E.	UTILITY EASEMENT



LOCATION MAP
NOT TO SCALE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S27°54'06"E	9.40'

CURVE TABLE				
CURVE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	251.34'	80.64'	80.30'	S30°11'06"W

BEING A REPLAT OF LOTS 3A, AND 5A, THE HILLS AT WINDERMERE, SECTION FOUR, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201700784 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS

LOT 3B, THE HILLS AT WINDERMERE, SECTION FOUR

PROJ. NO. 25915
PREPARED FOR: JULIE NEUMANN
TECH: T.ALSTON
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: 09/30/2025
FILE PATH: PROJECTS 2025\25915\DWG\25915 - REPLAT 10-07-2025.dwg
COPYRIGHT:2025 PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 20'
0 10 20

	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		

1 OF 1
SHEET