

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS:

THAT: CYNTHIA ANN JACKSON, BEING THE OWNER OF LOT 331A, WINDERMERE OAKS, RECORDED IN 200512426, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS (O.P.R.B.C.T.), CONVEYED IN 202412442, O.P.R.B.C.T. AND LOT 333, WINDERMERE OAKS, RECORDED IN VOLUME 2, PAGE 88, PLAT RECORDS BURNET COUNTY TEXAS CONVEYED IN 202604713, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS, DO HEREBY REPLAT THE SAME AND ADOPT THIS PLAT TO BE KNOWN AS "LOT 331B, WINDERMERE OAKS, A PRIVATE SUBDIVISION, BURNET COUNTY, TEXAS" AS THE OFFICIAL PLAT OF SAME AND DO HEREBY DEDICATE THE EASEMENTS SHOWN HEREON TO THE USE OF ALL PUBLIC UTILITY PROVIDERS AND EMERGENCY SERVICE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF WATER, SEWER, TELEPHONE, ELECTRIC AND TELECOMMUNICATION SERVICES AND EMERGENCY SERVICES.

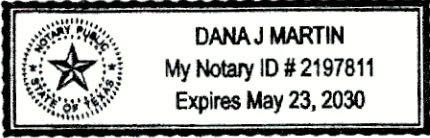
Cynthia Ann Jackson
CYNTHIA ANN JACKSON
315 COVENTRY ROAD
SPICEWOOD, TEXAS 78669

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED CYNTHIA ANN JACKSON, 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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13TH DAY OF June, 2026.

Dana J. Martin
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS:
COUNTY OF BURNET:

WHEREAS, THE WINDERMERE OAKS PROPERTY OWNERS ASSOCIATION HAS AN INTEREST IN MAINTAINING THE RESTRICTIVE COVENANTS OF WINDERMERE OAKS SUBDIVISION AND ASSISTS IN THE ARCHITECTURAL CONTROL CONTAINED IN SAID RESTRICTION WHICH ALSO CONTROLS THE NUMBER, SIZE AND LOCATION OF ALL SITES TO BE PLATTED; KNOW THEREFORE, THE UNDERSIGNED AGREES TO THE PROPOSED PLAT OF "LOT 331B, WINDERMERE OAKS, A PRIVATE SUBDIVISION, BURNET COUNTY, TEXAS" AND HAS NO OBJECTION TO THE COMMISSIONERS COURT OF BURNET COUNTY APPROVING THE REPLAT.

EXECUTED THIS 19 DAY OF June, 2026.

WINDERMERE OAKS PROPERTY OWNERS ASSOCIATION

BY: *Julie Neumann*
JULIE NEUMANN, PRESIDENT

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 331B, WINDERMERE OAKS, A PRIVATE SUBDIVISION, BURNET COUNTY, TEXAS" 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 23RD DAY OF June, 2026.

Donald Sherman
DONALD SHERMAN, R.P.L.S. NO. 1877



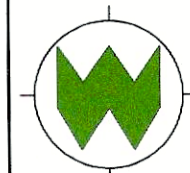
STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED PLAT TO BE KNOWN AS "LOT 331B, WINDERMERE OAKS, A PRIVATE SUBDIVISION, BURNET COUNTY, TEXAS" WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR FILING IN THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

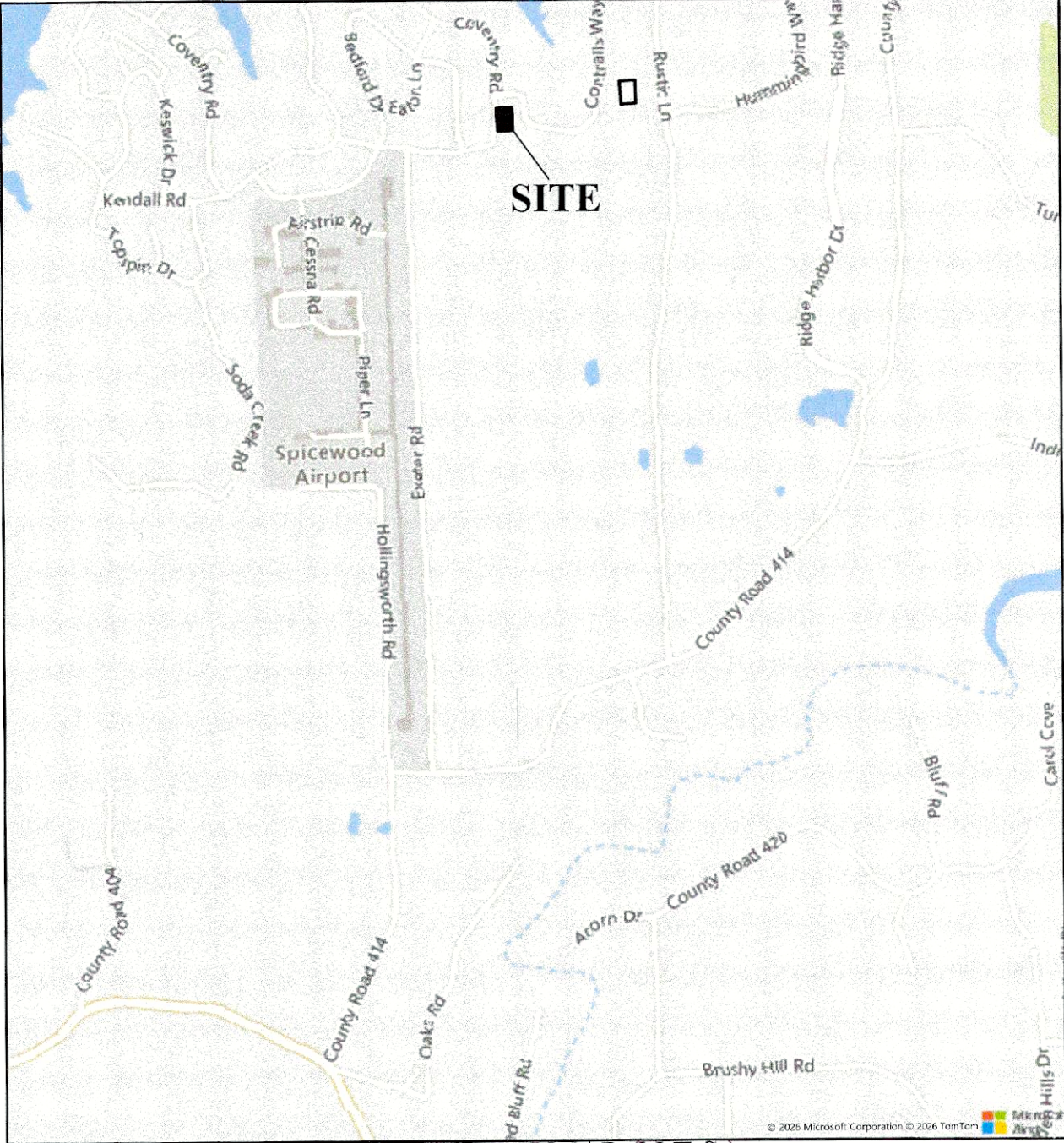
TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF BURNET COUNTY, TEXAS THIS _____ DAY OF _____, 2026.

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

- THIS PLAT HEREBY DELETES AND TAKES THE PLACE OF LOT 331A, WINDERMERE OAKS, RECORDED IN 200512426, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND LOT 333, WINDERMERE OAKS, RECORDED IN VOLUME 2, PAGE 88, PLAT RECORDS BURNET COUNTY TEXAS.
- THE PROPERTY SHOWN HEREON IS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF 100 YEAR FLOODPLAIN, AS SHOWN ON BURNET COUNTY "FIRM" MAP NO. 48053C 0705F DATED MARCH 15, 2012.
- 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.
- SEWAGE DISPOSAL IS PROVIDED BY WINDERMERE WATER SUPPLY CORPORATION.
- WATER IS PROVIDED BY WINDERMERE WATER SUPPLY CORPORATION. THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
- GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
- 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.
- THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY SUBDIVISION REGULATIONS DATED JANUARY 28, 2002.
- THERE ARE NO NEW ROADS BEING CREATED BY THIS PLAT.
10. BASIS OF BEARINGS IS ALL BEARINGS, DISTANCES AND ELEVATIONS ARE BASED ON TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD 83.
11. 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.
12. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.
13. ELECTRICAL SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOP.



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



VICINITY MAP (N.T.S.)

COVENTRY ROAD
2.88 B.C.P.R.

N03°17'31"W 180.00'
(60055600'W)

LOT 330
WINDERMERE OAKS, VOL. 2, PG. 88, P.R.B.C.T.
ALAN D. FEINSILVER
200709005, O.P.R.B.C.T.

(N88°57'18"E 119.97')
N86°38'48"E 119.71'

5' BUILDING SETBACK & UTILITY EASEMENT

LOT 331B
0.49 ACRE

LOT 331A
WINDERMERE OAKS,
200512426 O.P.R.B.C.T.
CYNTHIA ANN JACKSON
202412442, O.P.R.B.C.T.

ORIGINAL LOT LINE

LOT 333
WINDERMERE OAKS, VOL. 2, PG. 88, P.R.B.C.T.
CYNTHIA ANN JACKSON
202408882 O.P.R.B.C.T.

5' BUILDING SETBACK & UTILITY EASEMENT

S86°34'40"W 117.98'
(S89°56'E 120.10')

LOT 334
WINDERMERE OAKS, VOL. 2,
PG. 88, P.R.B.C.T.

JOSEPH DRAGON &
TEAGHAN AMILIA MURPHY
202408882 O.P.R.B.C.T.

S02°44'30"E 179.87'
(S00°25'00"E)

LOT 5, PILOT'S LANDING
CAB. 3, SLIDE 139A,B,C P.R.B.C.T.

LARA ELLE BRUNSTROM
202119194, O.P.R.B.C.T.

A REPLAT OF LOT 331A,
WINDERMERE OAKS, RECORDED IN
200512426, OFFICIAL PUBLIC RECORDS,
BURNET COUNTY, TEXAS AND LOT 333,
WINDERMERE OAKS, RECORDED IN
VOLUME 2, PAGE 88, PLAT RECORDS
BURNET COUNTY TEXAS

TO BE KNOWN AS

LOT 331B,
WINDERMERE OAKS,
A PRIVATE SUBDIVISION,
BURNET COUNTY, TEXAS

JOB#: 17160 FIELD: T.M. / D.F. OFFICE: J.F.