

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS:

THAT: LOOKOUT MOUNTAIN PARTNERS LLC, BEING OWNER OF LOT 55, LOOKOUT MOUNTAIN WEST, PLAT NO. 1.1, RECORDED IN CABINET 4, SLIDES 59C, 59D, 60A, 60B, 60C, AND 60D, PLAT RECORDS OF BURNET COUNTY, TEXAS (P.R.B.C.T.), CONVEYED TO US IN DOCUMENT NO. 201707613, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS (O.P.R.B.C.T.), DO HEREBY REPLAT SAME AND ADOPT THIS PLAT TO BE KNOWN AS "LOOKOUT MOUNTAIN WEST, PLAT NO. 1.2, A REPLAT OF LOT 55, LOOKOUT MOUNTAIN WEST, PLAT NO. 1.1, BURNET COUNTY, TEXAS" AS THE OFFICIAL PLAT OF SAME.

EXECUTED THIS ____ DAY OF _____, 2017.

LOOKOUT MOUNTAIN PARTNERS LLC,
565 ARBORS CIRCLE
ELGIN, BASTROP COUNTY, TEXAS 78621

BY: _____
JOHN J. SNOW, III, MANAGER

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED JOHN J. SNOW, III., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY 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 _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

WHEREAS, THE LOOKOUT MOUNTAIN PROPERTY OWNERS ASSOCIATION HAS AN INTEREST IN MAINTAINING THE SECOND AMENDMENT AND RESTATEMENT OF RESTRICTIVE COVENANTS" RECORDED IN VOLUME 1485, PAGE 0517, OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND ASSISTS IN THE ARCHITECTURAL CONTROL CONTAINED IN SAID INSTRUMENT WHICH ALSO CONTROLS THE NUMBER, SIZE AND LOCATION OF ALL SITES TO BE PLATTED; KNOW THEREFORE, THE UNDERSIGNED AGREES TO THE PROPOSED "A REPLAT OF LOT 55, LOOKOUT MOUNTAIN WEST, PLAT NO. 1.1, BURNET COUNTY, TEXAS" AND HAS NO OBJECTION TO THE COMMISSIONER'S COURT OF BURNET COUNTY APPROVING THE REPLATTING.

EXECUTED THIS ____ DAY OF _____, 2017.

LOOKOUT MOUNTAIN PROPERTY OWNERS ASSOCIATION

BY: _____
JOHN J. SNOW, III, 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 "LOOKOUT MOUNTAIN WEST, PLAT NO. 1.2, A REPLAT OF LOT 55, LOOKOUT MOUNTAIN WEST, PLAT NO. 1.1, 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 ____ DAY OF _____, 2017.

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

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED PLAT TO BE KNOWN AS "LOOKOUT MOUNTAIN WEST, PLAT NO. 1.2, A REPLAT OF LOT 55, LOOKOUT MOUNTAIN WEST, PLAT NO. 1.1, BURNET COUNTY, TEXAS" 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 _____, 2017.

APPROVED BY _____
JIM LUTHER, JR., COMMISSIONER, PRECINCT 1 JAMES OAKLEY, COUNTY JUDGE, BURNET COUNTY, TEXAS

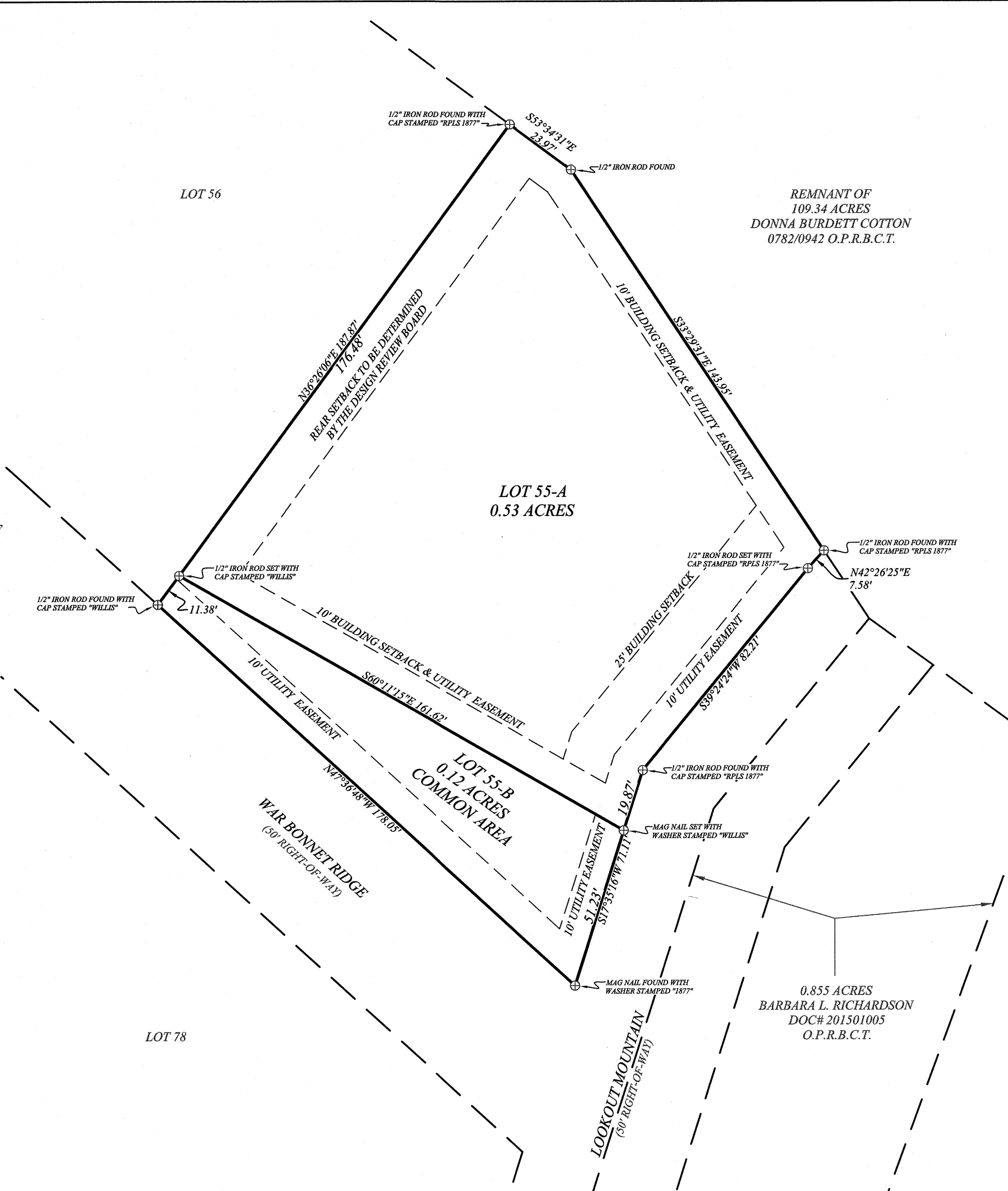
NOTES:

1. THIS PLAT HEREBY DELETES AND TAKES THE PLACE OF LOT 55, LOOKOUT MOUNTAIN WEST, PLAT NO. 1.1, RECORDED IN CABINET 4, SLIDES 59C, 59D, 60A, 60B, 60C, AND 60D P.R.B.C.T.
2. THE PROPERTY SHOWN HEREON IS WITHIN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF A 0.2% ANNUAL CHANCE OF FLOOD, AS RECORDED IN BURNET COUNTY "FIRM" MAP NO. 48053C 0450F DATED MARCH 15, 2012.
3. 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.
4. CENTRAL SEWAGE IS PROVIDED BY KINGSLAND M.U.D..
5. CENTRAL WATER IS PROVIDED BY KINGSLAND WATER SUPPLY CORPORATION. THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
6. GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
7. 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.
8. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY SUBDIVISION REGULATIONS DATED JANUARY 28, 2002.
9. THERE ARE NO NEW ROADS.
10. BEARINGS 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.
14. TELEPHONE SERVICE WILL BE PROVIDED BY FRONTIER

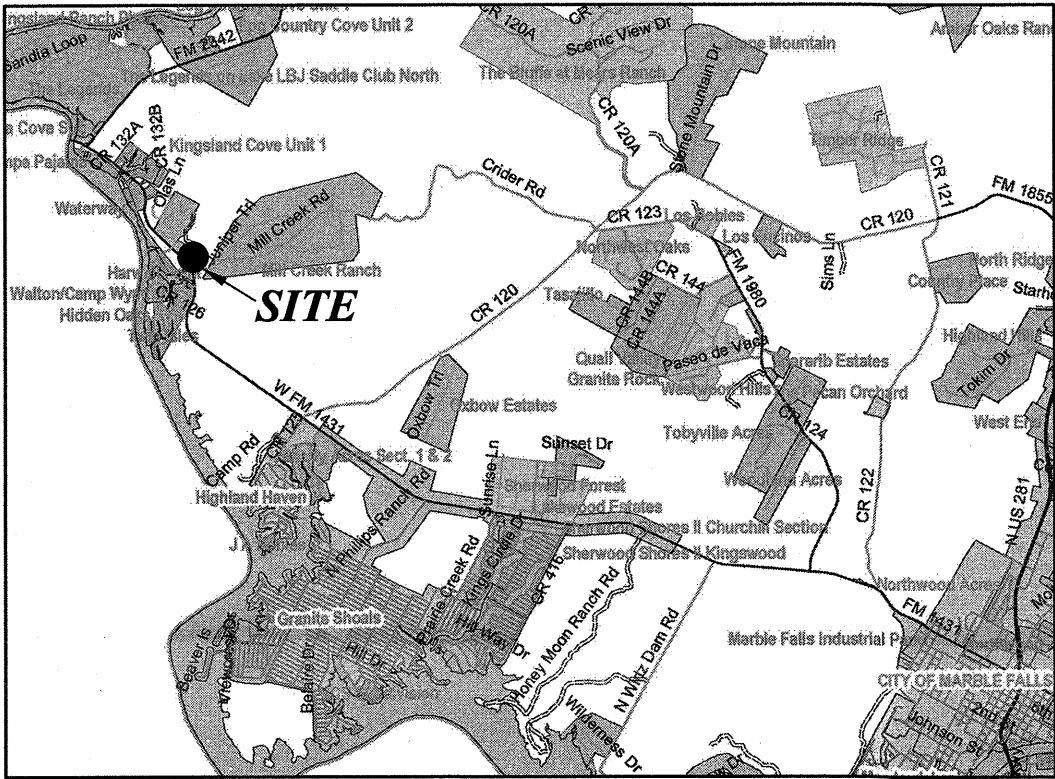
Willis - Sherman Associates, Inc.



FIRM NUMBER: 10027600
LAND SURVEYORS AND PLANNERS
310 MAIN • MARBLE FALLS, TEXAS • 78654
(830) 693-3566 FAX (830) 693-5362



SCALE
1" = 30'



VICINITY MAP (N.T.S.)

LOOKOUT MOUNTAIN WEST
PLAT NO. 1.2
BURNET COUNTY, TEXAS
A REPLAT OF LOT 55
LOOKOUT MOUNTAIN WEST
PLAT NO. 1.1
BURNET COUNTY, TEXAS

OFFICE J. FRAYLEY FIELD J. MARTINKA	JOB NO. 14888
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