

STATE OF TEXAS:
COUNTY OF BURNET:

I, Sam Boyd, being the owner of 0.964 acre out of the Maria Catalina Salinas Survey No. 17, Abstract No. 776, in Burnet County, Texas, and being out of that certain 8.377 acres conveyed by the Chase Corporation to Sam Boyd dated February 3, 1981, and recorded in Volume 280, Page 893 et. seq. of the Burnet County Deed Records, do hereby subdivide same according to the accompanying plat to be known as "The Hill at Windermere," Section Three and do hereby adopt this map or plat of said subdivision to be the official plat of same and do hereby dedicate the streets, alleys, and passageways shown hereon to the use of the property owners forever.

WITNESS MY HAND this 11th day of June, 1984.

Sam Boyd
Sam Boyd

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, on this day personally appeared Sam Boyd, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that the same was for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of June, 1984.

MARYETTA WILLIAMS
MY COMMISSION EXPIRES
APRIL 1, 1986

Maryetta Williams
Maryetta Williams, Notary Public in and for Burnet County, Texas

STATE OF TEXAS:
COUNTY OF BURNET:

The attached plat of a portion of the Maria Catalina Salinas Survey No. 17, Abstract No. 776 and being a portion of that certain 8.377 acres conveyed by The Chase Corporation to Sam Boyd dated February 3, 1981, and recorded in Volume 280, Page 893 et. seq. of the Burnet County Deed Records to be known as "The Hill at Windermere," Section Three, 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 CLERK, I, the undersigned as County Judge of Burnet County, Texas, this 11 day of June, 1984.

ATTEST:

Millie Williams
Millie Williams, County Clerk, Burnet County, Texas

D. C. Kincheloe
D. C. Kincheloe, County Judge of Burnet County, Texas

STATE OF TEXAS:
COUNTY OF BURNET:

I, Millie Williams, County Clerk of County Court of said County, do hereby certify that the foregoing instrument with its certificate of authentication was filed for record on the 11th day of June, 1984, at 3:07 o'clock P. M. and was duly recorded on the 11th day of June, 1984, at 3:12 o'clock P. M. in Cabinet 1, Slide 144A of the Plat Records of Burnet County, Texas.

Millie Williams, by Jo Botic, Deputy
Millie Williams, Burnet County Clerk

STATE OF TEXAS:
COUNTY OF BURNET:

I, Donald Sherman, a Registered Public Surveyor in the State of Texas, do hereby certify that this plat of "The Hill at Windermere," Section Three, was prepared from an actual survey made on the ground 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 11th day of June, 1984.

Donald Sherman
Donald Sherman, R.P.S. No. 1877

STATE OF TEXAS:
COUNTY OF BURNET:

Field notes of a 0.964 acre tract of land out of the Maria Salinas Survey No. 17 in said Burnet County, Texas, and being a portion of that certain 8.377 acre tract of land conveyed by The Chase Corporation to Sam Boyd, dated February 3, 1981, recorded in Volume 280, Page 893 et. seq. of the Burnet County Deed Records, Burnet County, Texas.

Beginning at a one inch steel monument in the Northeast right-of-way line of Hill Loop a 50.0 foot wide roadway shown on the plat of "The Hill at Windermere," Section Two, recorded in Volume 5, Page 11, of the Burnet County Plat Records, Burnet County, Texas, said one inch steel monument being the Southeast corner of the Common Area of said Section Two,

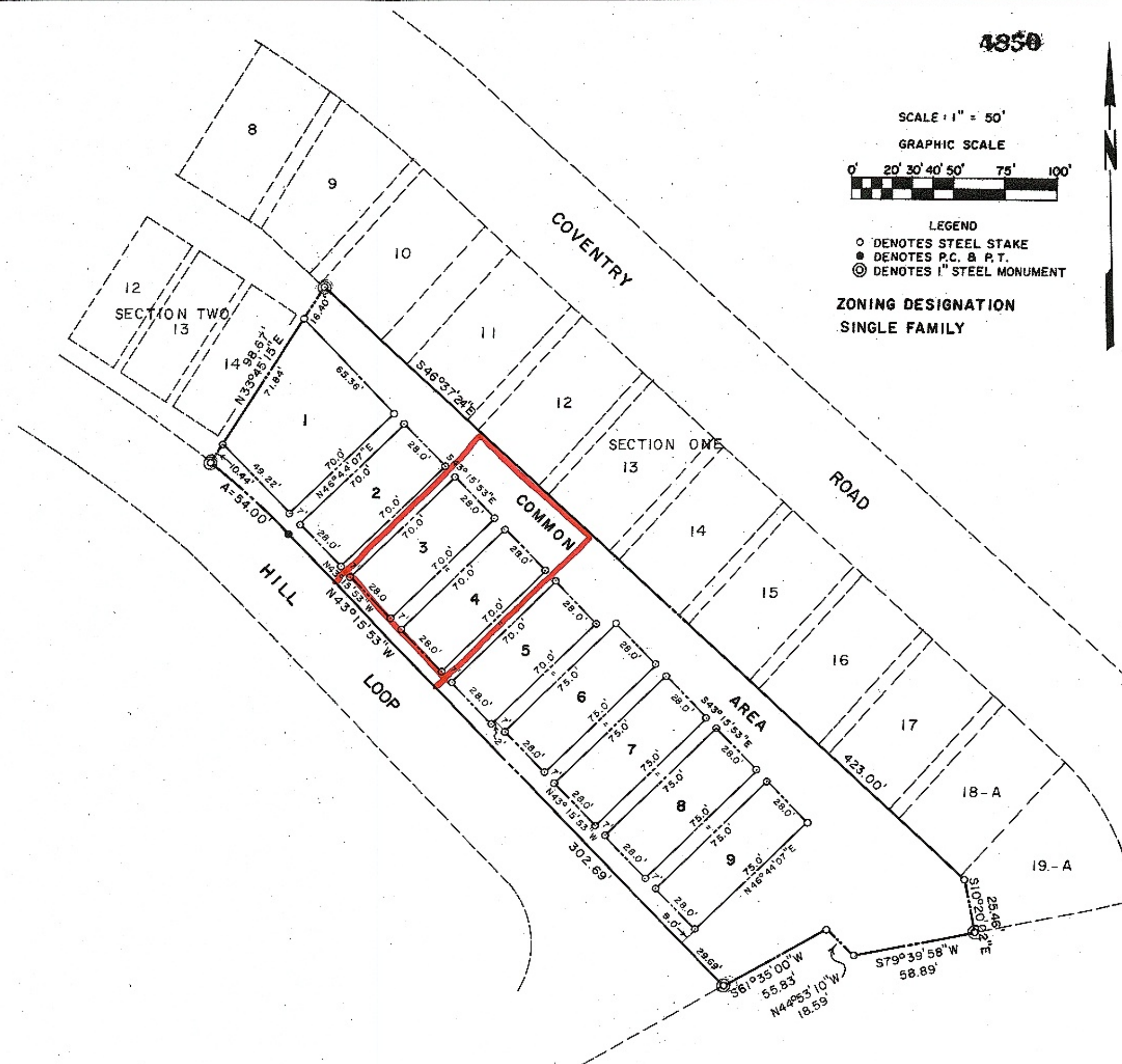
Thence leaving the Northeast right-of-way line of said Hill Loop with the Southeast line of said Section Two and the Northwest line hereof N 33° 45' 15" E 98.67 feet to a one inch steel monument in the South line of "The Hill at Windermere," Section One, recorded in Volume 4, Page 141 of the Burnet County Plat Records, said one inch steel monument also being the Northeast corner of said Section Two and the Northwest corner hereof,

Thence with the Southwest line of said Section One and the Northeast line hereof S 46° 37' 24" E 423.0 feet and S 10° 20' 02" E 25.46 feet to a one inch steel monument being the Southwest corner of Lot No. 19-A of said Section One and the most Easterly corner hereof,

Thence with the Southeast line hereof S 79° 39' 58" W 58.89 feet, N 44° 53' 10" W 18.59 feet and S 61° 35' 00" W 55.83 feet to a one inch steel monument in the Northeast right-of-way line of said Hill Loop, said one inch steel monument being the most Southwesterly corner hereof,

Thence with the Northeast right-of-way line of said Hill Loop and the Southwest line hereof N 43° 15' 53" W 302.69 feet to a 1/2 inch steel stake therein being the P.C. of a curve to the left,

Thence with said curve to the left the radius of which is 459.49 feet through a central angle of 06° 44' 02" as arc distance of 54.0 feet and a chord bearing and distance of N 46° 37' 54" W 53.97 feet to the Place of Beginning.



06° 44' 02"	459.49'	54.0'	27.03'	N 46° 37' 54" W	53.97'
DELTA	RADIUS	ARC	TANGENT	CHORD	

NOTES:

Maintenance of all streets, roads and thoroughfares delineated and shown on this plat shall be the responsibility of the property owners of this subdivision.

Garbage pickup is available in the subdivision by a commercial firm.

THIS PLAT HEREBY RESUBDIVIDES PORTIONS OF LOT NO. 76 AND LOT NOS. 78 THROUGH 85 AS SHOWN ON THE PLAT OF WINDERMERE OAKS RECORDED IN VOLUME 2, PAGE 88 OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS

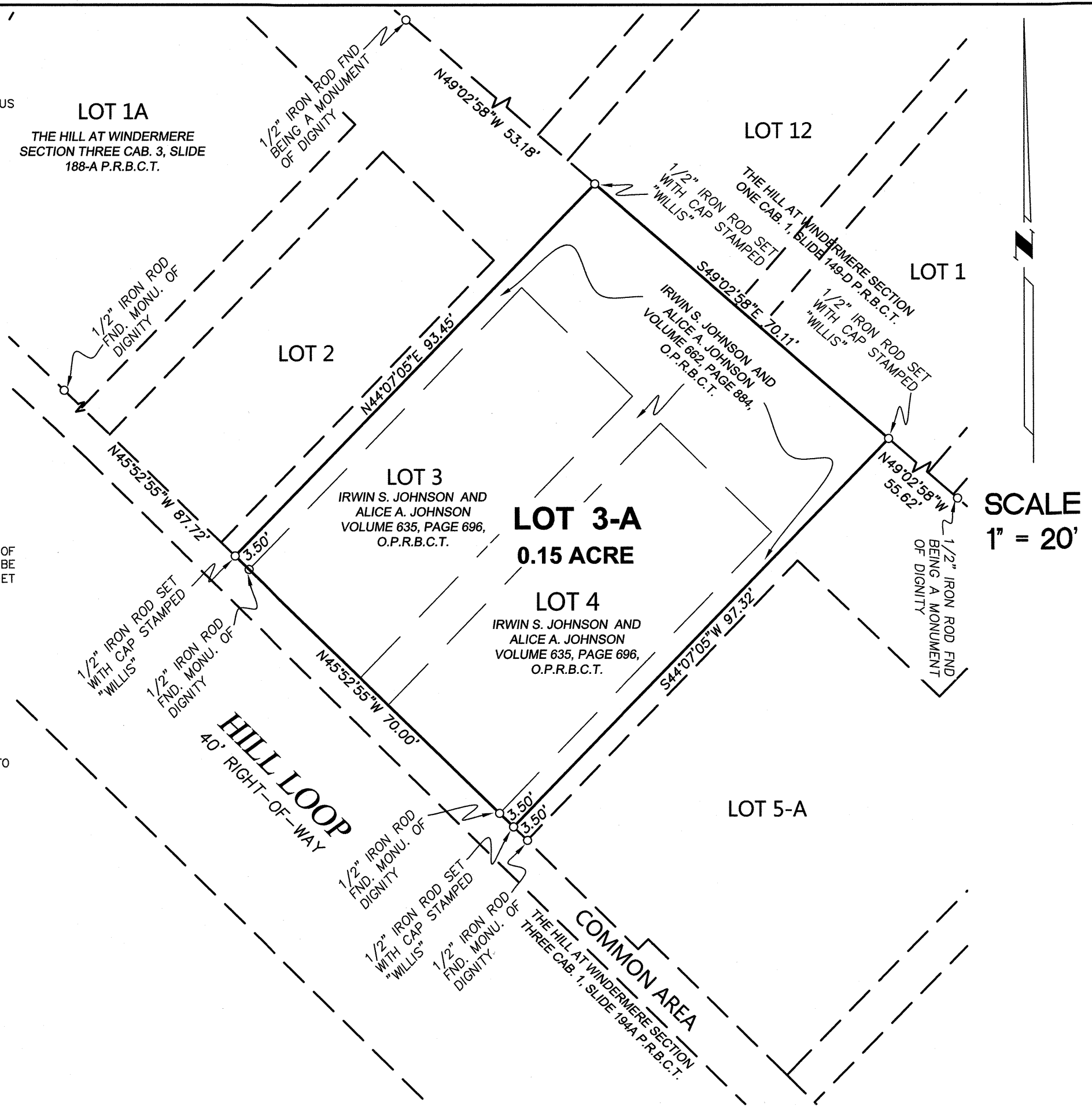
THE HILL AT WINDERMERE
SECTION THREE
0.964 ACRE
out of the
MARIA SALINAS SURVEY NO. 17
BURNET COUNTY, TEXAS

JOB NO. 3708
OFFICE: S. CARDWELL

STATE OF TEXAS:
COUNTY OF BURNET:
KNOW ALL MEN BY THESE PRESENTS:
THAT WE: IRWIN S. JOHNSON AND ALICE A. JOHNSON BEING OWNERS OF LOTS 3 AND 4, THE HILL AT WINDERMERE, SECTION THREE, RECORDED IN CABINET 1, SLIDE 194-A, PLAT RECORDS OF BURNET COUNTY, TEXAS (P.R.B.C.T.), CONVEYED TO US IN VOLUME 635, PAGE 696, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS (O.P.R.B.C.T.), HALF OF THE 7 FT. COMMON AREAS ADJACENT TO LOTS 3 AND 4, ALL OF THE 7 FT. COMMON AREA BETWEEN LOTS 3 AND 4, AND A PORTION OF THE COMMON AREA BETWEEN LOTS 3 AND 4, AND THE HILLS AT WINDERMERE, SECTION ONE RECORDED IN CABINET 1, SLIDE 149-D P.R.B.C.T., CONVEYED TO US IN VOLUME 662, PAGE 884, O.P.R.B.C.T., DO HEREBY REPLAT SAME AND ADOPT THIS PLAT TO BE KNOWN AS "A REPLAT OF LOTS 3 AND 4, AND A PORTION OF THE COMMON AREA ADJACENT TO SAME, THE HILL AT WINDERMERE, SECTION THREE, BURNET COUNTY, TEXAS" AS THE OFFICIAL PLAT OF SAME.
EXECUTED THIS 29 DAY OF August 2017.
BY: Irwin S. Johnson
IRWIN S. JOHNSON
125 HILL LOOP
SOICEWOOD, TEXAS, 78669
Alice A. Johnson
ALICE A. JOHNSON
STATE OF TEXAS:
COUNTY OF BURNET:
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED IRWIN S. JOHNSON AND ALICE A. JOHNSON KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE 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 29 DAY OF August 2017.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
DANA J MARTIN
Notary ID # 2197811
My Commission Expires May 23, 2018
STATE OF TEXAS:
COUNTY OF BURNET:
WHEREAS, THE WINDERMERE OAKS PROPERTY OWNERS ASSOCIATION HAS AN INTEREST IN MAINTAINING THE SECOND AMENDMENT AND RESTATEMENT OF RESTRICTIVE COVENANTS" RECORDED IN VOLUME 754, PAGE 501 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 LOTS 3 AND 4, AND A PORTION OF THE COMMON AREA ADJACENT TO SAME, THE HILL AT WINDERMERE, SECTION THREE, BURNET COUNTY, TEXAS" AND HAS NO OBJECTION TO THE COMMISSIONERS COURT OF BURNET COUNTY APPROVING THE REPLATTING.
EXECUTED THIS 17 DAY OF September 2017.
WINDERMERE OAKS PROPERTY OWNERS ASSOCIATION
BY: Jeff Haggar
JEFF HAGGAR, 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 "A REPLAT OF LOTS 3 AND 4, AND A PORTION OF THE COMMON AREA ADJACENT TO SAME, THE HILL AT WINDERMERE, SECTION THREE, 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 20th DAY OF September 2017.
DONALD SHERMAN, R.P.L.S. NO. 1877
STATE OF TEXAS:
COUNTY OF BURNET:
THE ATTACHED PLAT TO BE KNOWN AS "A REPLAT OF LOTS 3 AND 4, AND A PORTION OF THE COMMON AREA ADJACENT TO SAME, THE HILL AT WINDERMERE, SECTION THREE, 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
JOE DON DOCKERY, COMMISSIONER, PRECINCT 4
JAMES OAKLEY, COUNTY JUDGE, BURNET COUNTY, TEXAS
NOTES:
1. THIS PLAT HEREBY DELETES AND TAKES THE PLACE OF LOTS 3 AND 4 AND HALF OF THE 7 FT. COMMON AREAS ADJACENT TO LOTS 3 AND 4, ALL OF THE 7 FT. COMMON AREA BETWEEN LOTS 3 AND 4, AND A PORTION OF THE COMMON AREA BETWEEN LOTS 3 AND 4, AND THE HILLS AT WINDERMERE, SECTION ONE RECORDED IN CABINET 1, SLIDE 149-D P.R.B.C.T. LOTS 3 AND 4 THE HILL AT WINDERMERE SECTION ONE, BURNET COUNTY, TEXAS.
2. 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.
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 WINDERMERE OAKS WATER SUPPLY CORPORATION.
5. 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.
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



125 HILL LOOP[
A REPLAT OF
LOTS 3 AND 4 AND A
PORTION OF THE COMMON
AREA ADJACENT TO SAME,
THE HILL AT WINDERMERE,
SECTION THREE
BURNET COUNTY, TEXAS

VICINITY MAP

OFFICE D. SHERMAN
FIELD J. MARTINKA
JOB NO. 14796
FIELD BOOK NO. NA

P:\LAND PROJECTS 2017\14796 REPLAT LOTS 3 & 4 THE HILL AT WINDERMERE\DWG\14796 REPLAT LOTS 3 & 4.dwg 2017/08/21 1:15pm dw