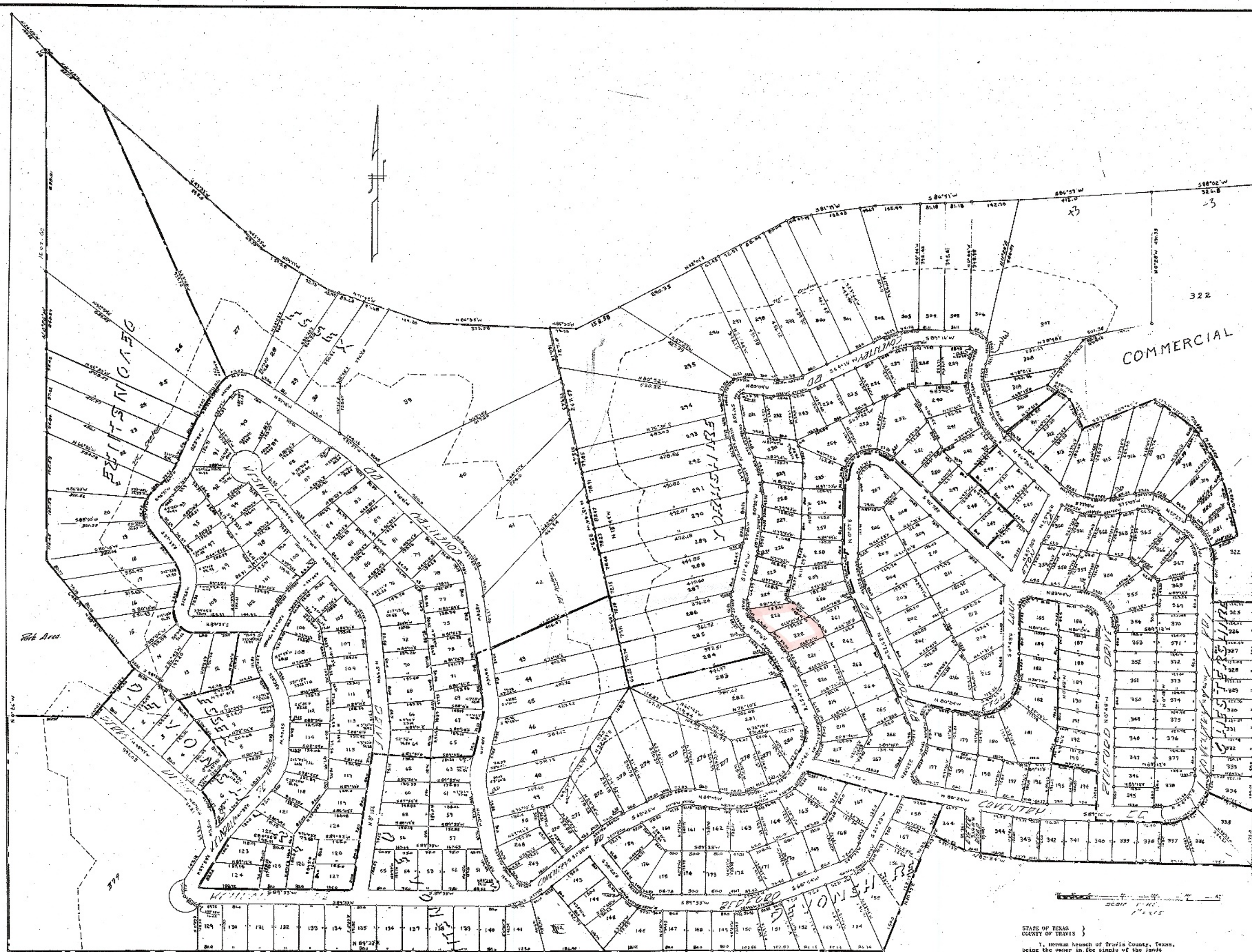




Windermere Oaks

All streets 30' wide

NOTE: (1) A 6' wide utility easement is reserved along the front, sides and rear of all lots for the purpose of installing and maintaining utilities. (2) All residences are restricted to occupancy until properly connected to water and sewer or septic tank. (3) Arrangements have been made with a commercial garbage collector for garbage and trash disposal.

Lots 214 thru 275 Multiple dwelling
Lots 276 thru 322 are for commercial and/or multiple dwelling

STATE OF TEXAS }
COUNTY OF BURNET }
I, LEON A. BROWN, County Judge of Burnet County, Texas, do hereby certify that the attached map or plat and the accompanying field notes and the above certificate and declaration of Windermere Oaks, having been duly presented to the commissioners court of Burnet County, Texas and by said court duly considered, were on this day approved and said map and plat and the field notes accompanying the same authorized to be registered and recorded in the proper records in the office of the County Clerk of Burnet County, Texas.

Witness my hand and seal of said court on this 16th day of March, 1970.

County Judge, Burnet County, Tex.

Filed for record this 16th day of March, 1970 at 10:00 o'clock P.M. Recorded by VOT, Page 55 of the Plat Book Records of Burnet County, Texas on this day of March, 1970 at 10:00 o'clock P.M.

County Clerk, Burnet County, Texas.

STATE OF TEXAS }
COUNTY OF BURNET }
I, Claude P. Hinkle, Registered Public Surveyor do hereby certify that during the months of January, February, and March of 1970, I made a full and complete survey upon the ground of 193.00 acres of land out of the Maria Salinas Survey in Burnet County, Texas and that the annexed map and plat contains and is a true and correct delineation and representation of such survey as I located the said subdivision and its component tracts upon the ground.

Witness my hand and official seal this 16th day of March, 1970.

Registered Public Surveyor

STATE OF TEXAS }
COUNTY OF TRAVIS }
I, Herman Neusch of Travis County, Texas, being the owner in fee simple of the lands shown hereon being 103.00 acres out of the Maria Salinas Survey & 17, do hereby adopt and approve this map or plat as my subdivision to be known as Windermere Oaks, and do hereby dedicate the streets shown thereon to the use of the public forever.

Witness my hand this 19th day of March, AD 1970.

Herman Neusch

STATE OF TEXAS }
COUNTY OF TRAVIS }
Before me, the undersigned authority, on this day personally appeared Herman Neusch, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the considerations and purposes therein expressed.

Given under my hand and seal of office this 19th day of March AD 1970.

Notary Public
in and for Travis County, Texas

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS:

THAT: LESLIE ELICE DAVIS BEING THE OWNER OF LOTS 222 AND 223 AS SHOWN ON PLAT WINDERMERE OAKS, YORKSHIRE SECTION RECORDED IN CABINET 1, SLIDES 70A OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS CONVEYED IN DOCUMENT NO. 201701433 AND 201600204 OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS DO HEREBY RE-PLAT SAME AND ADOPT THIS PLAT TO BE KNOWN AS "A RE-PLAT OF LOTS 222 AND 223 WINDERMERE OAKS YORKSHIRE SECTION BURNET COUNTY, TEXAS" AS THE OFFICIAL PLAT OF SAME AND DO HEREBY DEDICATE THE EASEMENTS SHOWN HEREON TO THE USE OF THE PROPERTY OWNERS OF WHITEWATER SPRINGS SUBDIVISION, AND TO ALL PUBLIC UTILITY PROVIDERS AND EMERGENCY SERVICE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF WATER, SEWER, TELEPHONE, ELECTRIC AND TELECOMUNICATION SERVICES AND EMERGENCY SERVICES.

Leslie D.

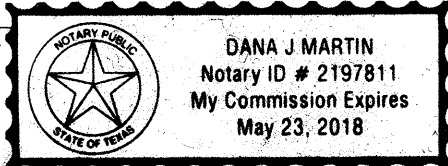
LESLIE ELICE DAVIS
518 COVENTRY ROAD
SPICEWOOD, TEXAS 78669

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED LESLIE ELICE DAVIS 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 2 DAY OF September, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS:
COUNTY OF BURNET:

WHEREAS, THE WINDERMERE OAKS PROPERTY OWNERS ASSOCIATION (THE P.O.A.) 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 REPLATTING OF TWO LOTS INTO ONE LOT, AND THE P.O.A. HAS NO OBJECTION TO THE COMMISSIONER'S COURT OF BURNET COUNTY APPROVING THIS REPLAT.

EXECUTED THIS 17 DAY OF September, 2017.

WINDERMERE OAKS PROPERTY OWNERS ASSOCIATION

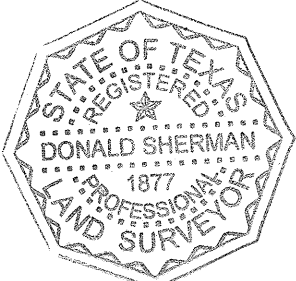
BY: Jeff Hagak
PRESIDENT

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 222 AND 223, WINDERMERE OAKS, YORKSHIRE SECTION, 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 14th DAY OF August, 2017.

Donald Sherman
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 222 AND 223, WINDERMERE OAKS, YORKSHIRE SECTION, 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

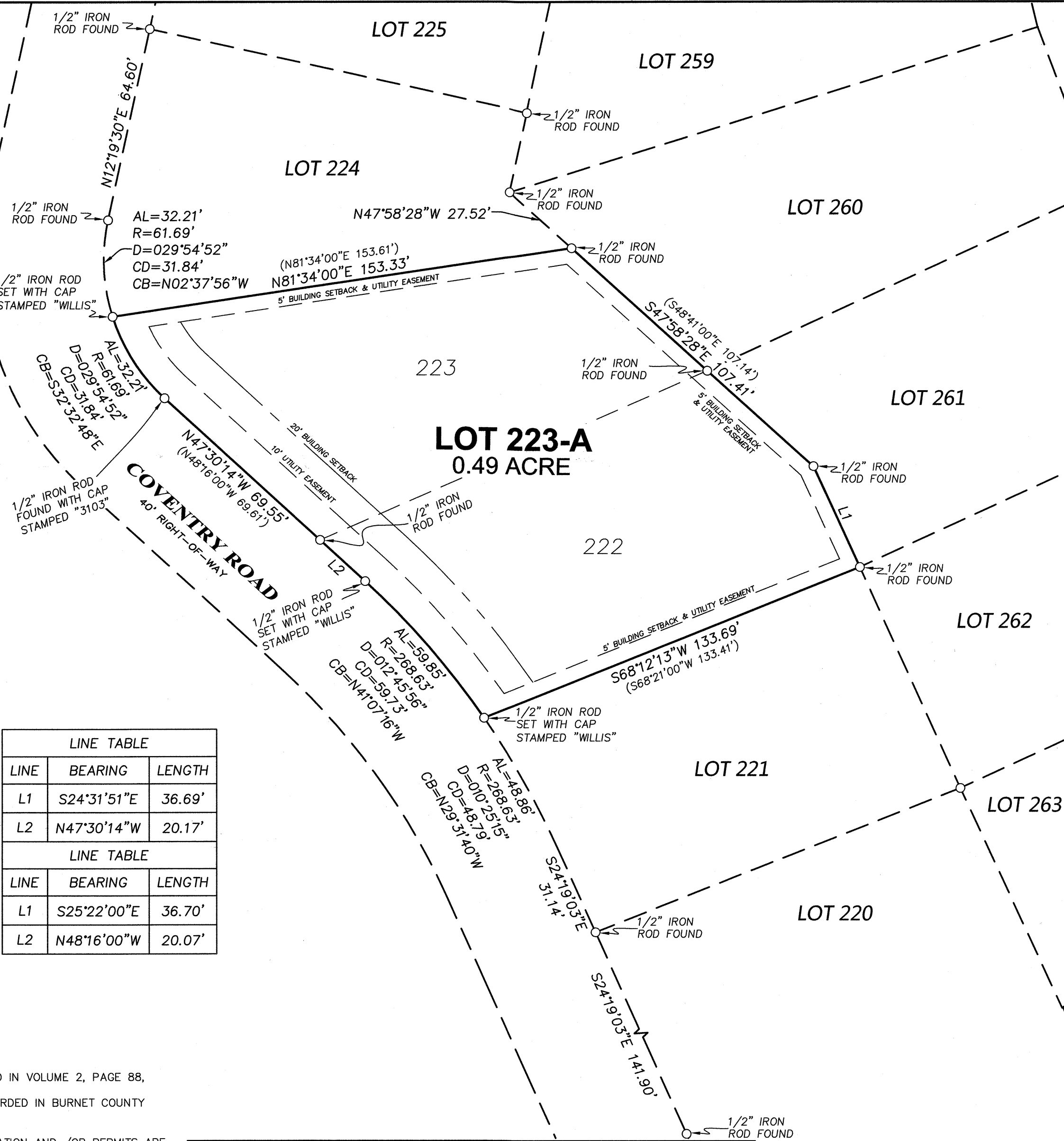
NOTES:

1. THIS PLAT HEREBY DELETES AND TAKES THE PLACE OF LOTS 222 AND 223 WINDERMERE OAKS, YORKSHIRE SECTION ORIGINALLY RECORDED IN VOLUME 2, PAGE 88, CURRENTLY FILED IN CABINET 1, SLIDE 70A, PLAT RECORDS OF 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. 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.E.C.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.

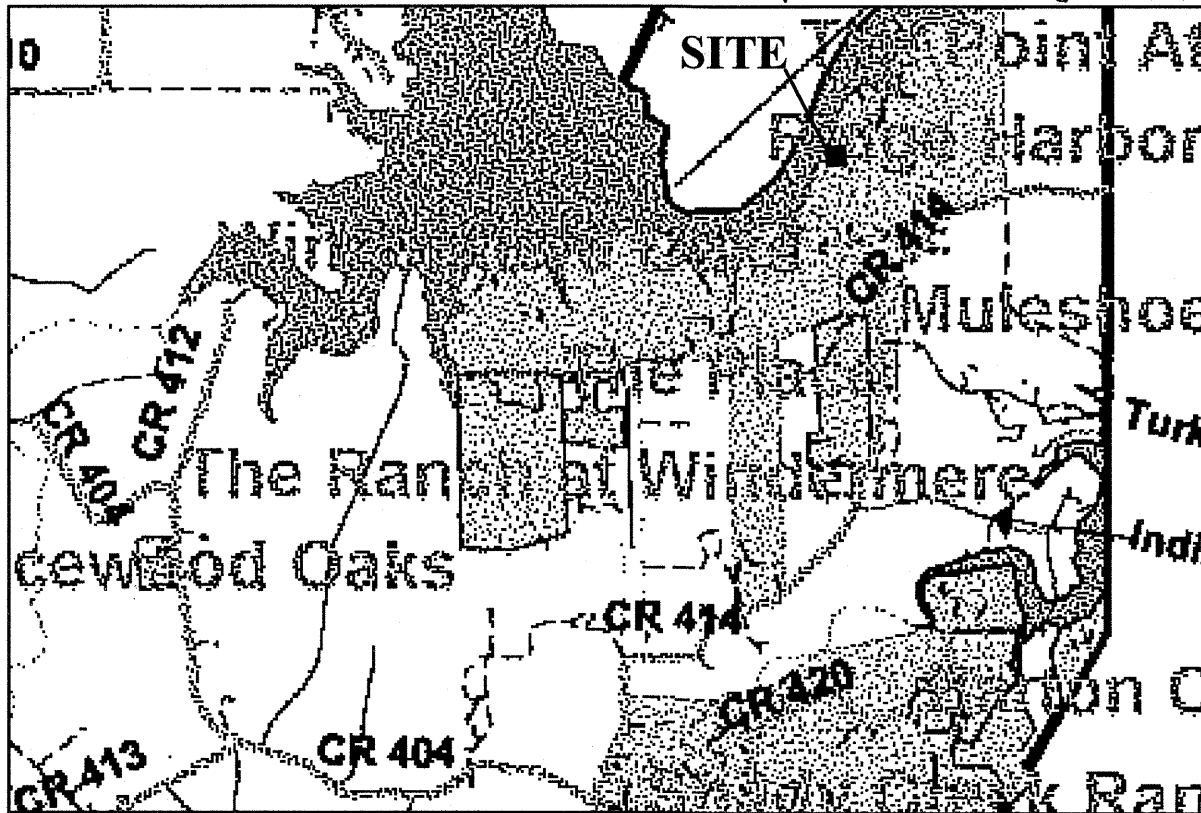


FIRM NUMBER: 10027600
LAND SURVEYORS AND PLANNERS
310 MAIN • MARBLE FALLS, TEXAS • 78654
(830) 693-3566 FAX (830) 693-5362



SCALE
1" = 30'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S24°31'51"E	36.69'
L2	N47°30'14"W	20.17'
LINE TABLE		
LINE	BEARING	LENGTH
L1	S25°22'00"E	36.70'
L2	N48°16'00"W	20.07'



VICINITY MAP

A REPLAT OF
LOTS 222 AND 223
WINDERMERE OAKS
YORKSHIRE SECTION
BURNET COUNTY, TEXAS

OFFICE J. FRAILY
FIELD N/A

JOB NO. 14774
FIELD BOOK NO. N/A