

STATE OF TEXAS:
COUNTY OF HARRIS:

KNOW ALL MEN BY THESE PRESENTS:

THAT: CRAIG A. FOX BEING THE OWNER OF LOTS 85 AND 94 BLOCK "B" AS SHOWN ON THE PLAT OF THE POINT AT RIDGE HARBOR SUBDIVISION RECORDED IN CABINET 2, SLIDE 64D AND 65A-C, OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS CONVEYED TO ME IN DOCUMENT NO. 201709805 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND LOT 86A BLOCK B, THE POINT AT RIDGE HARBOR, CONVEYED TO ME IN VOLUME 722, PAGE 304, OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS DO HEREBY RE-PLAT SAME AND ADOPT THIS PLAT TO BE KNOWN AS "A REPLAT OF LOT 85 AND 94 BLOCK "B" THE POINT AT RIDGE HARBOR AND LOT 86A BLOCK "B" THE POINT AT RIDGE HARBOR, A PRIVATE SUBDIVISION, 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 TELECOMMUNICATION SERVICES AND EMERGENCY SERVICES.

CRAIG A. FOX
13818 PERTHSHIRE,
HOUSTON, TEXAS 77079-5811

STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED CRAIG A. FOX, 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 15TH DAY OF December, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 85, 86A AND 94, BLOCK "B" THE POINT AT RIDGE HARBOR, 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 15TH DAY OF Dec., 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 85, 86A AND 94 BLOCK "B" THE POINT AT RIDGE HARBOR, 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:
EACH DWELLING CONSTRUCTED OR PLACED ON THIS SUBDIVISION SHALL BE CONNECTED TO A SEWAGE AND WASTEWATER DISPOSAL FACILITY MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

LCRA DEVELOPMENT PERMIT PLAT NOTE:

1. 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.
2. POTABLE WATER WILL BE PROVIDED BY CORIX UTILITY TEXAS. THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE. SEWAGE TREATMENT WILL BE PROVIDED BY CORIX UTILITY TEXAS. GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.

IN APPROVAL OF THIS PLAT BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS, IT IS UNDERSTOOD THAT:

1. THE 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.
2. THE COUNTY SHALL NOT ACCEPT ALL OR A PORTION OF THE ROADS IN THIS SUBDIVISION FOR MAINTENANCE.
3. 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.C.E.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.

THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY SUBDIVISION REGULATIONS DATED JANUARY 11, 2011.

FLOOD NOTE:

1. THE PROPERTY SHOWN HEREON IS WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, AS RECORDED IN BURNET COUNTY "FIRM" MAP NO. 48053C 0705F DATED MARCH 15, 2012.
2. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY. ELECTRICAL SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOP. TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON.

TYPICAL LOT BUILDING SETBACK:

- 25' BUILDING SETBACK ALONG FRONT STREET LINES
- 5' BUILDING SETBACK ALONG SIDE LOT LINES
- 10' BUILDING SETBACK ALONG REAR LOT LINES

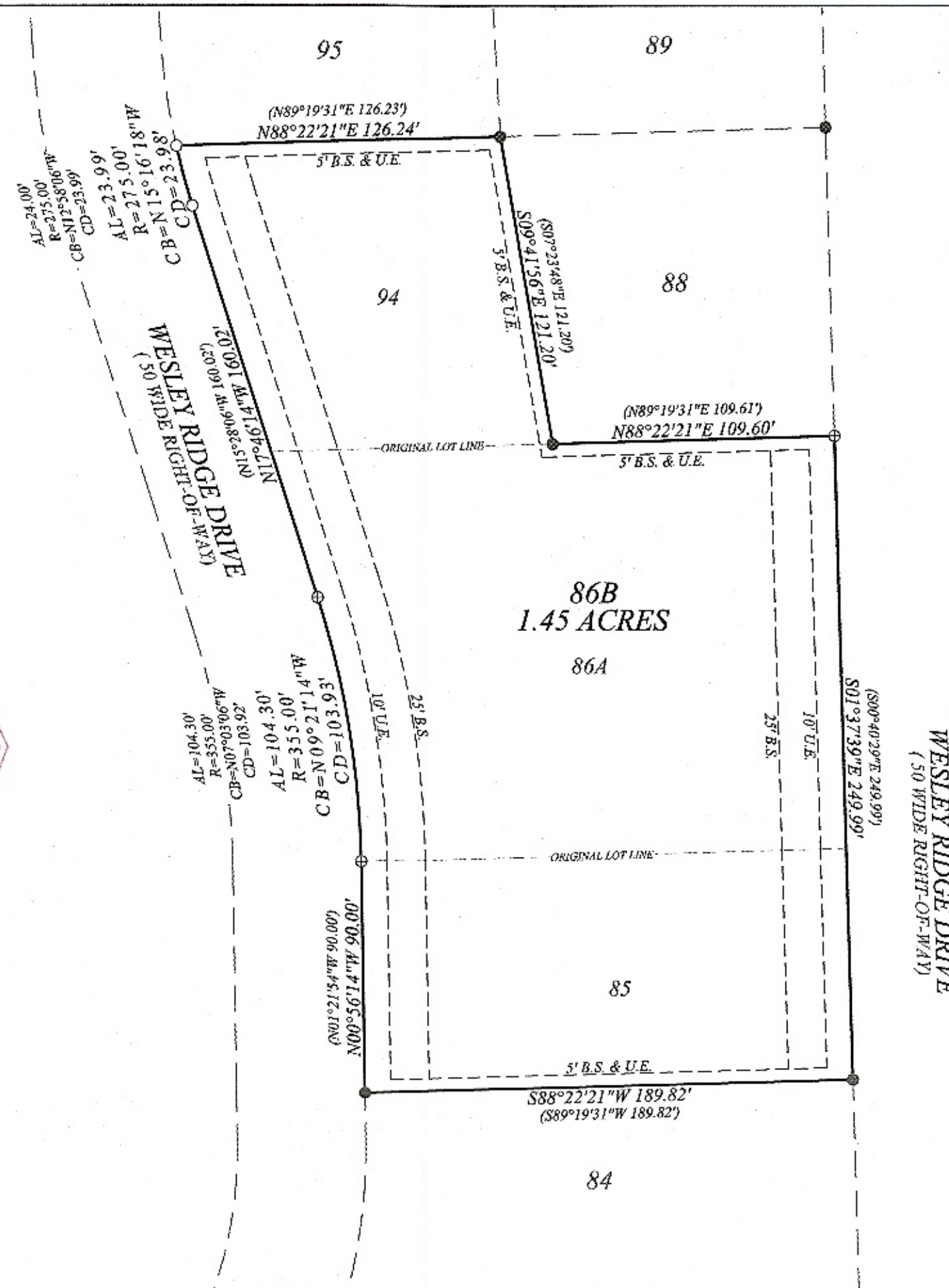
TYPICAL UTILITY AND DRAINAGE EASEMENTS FOR ALL LOTS:

- 15' ALONG ALL STREET LINES
- 10' ALONG REAR LOT LINES
- 5' ALONG ALL SIDE LOT LINES

THIS PLAT HEREBY DELETES AND TAKES THE PLACE LOTS 85 AND 94 BLOCK "B" THE POINT AT RIDGE HARBOR SUBDIVISION, RECORDED IN CABINET 2, SLIDES 64-D AND 65-A,B,C, PLAT RECORDS OF BURNET COUNTY, TEXAS AND LOT 86A BLOCK "B" THE POINT AT RIDGE HARBOR RECORDED IN CABINET 2, SLIDES 43-B PLAT RECORDS OF BURNET COUNTY, TEXAS.

Willis - Sherman Associates, Inc.

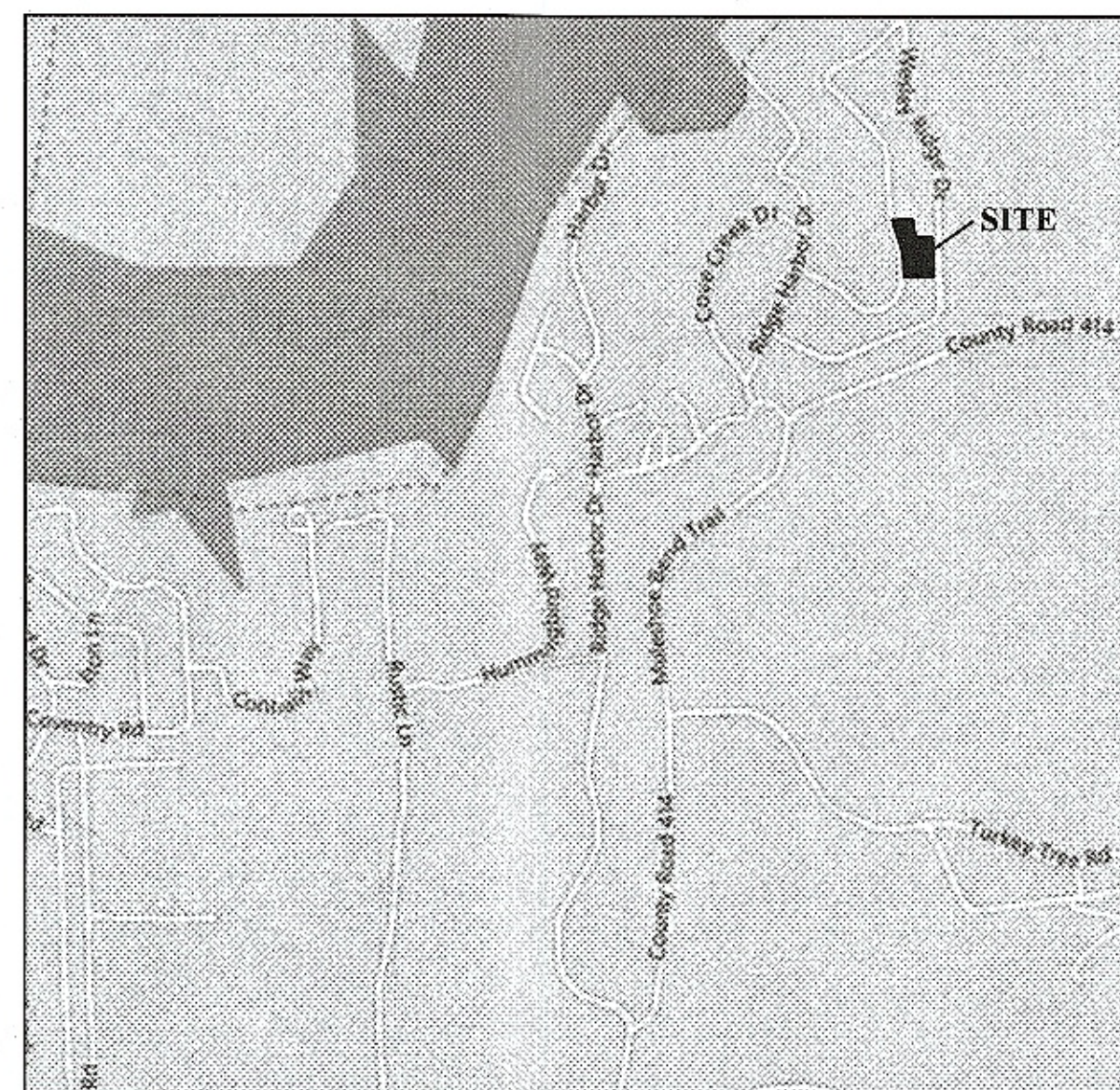
FIRM NUMBER: 10027600
LAND SURVEYORS AND PLANNERS
310 MAIN • MARBLE FALLS, TEXAS • 78654
(830) 693-3566 FAX (830) 693-5362



WESLEY RIDGE DRIVE
(50' WIDE RIGHT-OF-WAY)

SCALE
1" = 50'

LEGEND	
○	1/2" REBAR SET WITH CAP STAMPED "WILLIS"
●	1/2" REBAR FOUND
⊕	1/2" REBAR FOUND WITH CAP STAMPED "WATSON SURVEYING"
B.S.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
()	RECORD INFORMATION



VICINITY MAP (NTS)

REPLAT OF
LOTS 85, 86A AND 94
BLOCK "B"
THE POINT AT RIDGE HARBOR
BURNET COUNTY, TEXAS

OFFICE J.FRAILEY
FIELD T.MARTINKA
JOB NO. 14944