

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS:

THAT: FRIENDSHIP HOMES & HANGARS, LLC. BEING THE OWNERS OF TRACT H1-A AS SHOWN ON A REPLAT OF TRACT H1 & H2 TRACT H OF PIPER LANE, BURNET COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 201700783 OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS CONVEYED IN DOCUMENT NO. 201602256 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 A PORTION OF TRACT H1-A, TRACT H ON PIPER LANE, BURNET COUNTY, TEXAS" AS THE OFFICIAL PLAT OF SAME.

EXECUTED THIS 7th DAY OF MAY, 2018.
FRIENDSHIP HOMES & HANGARS, LLC.

By: Dana J. Martin
DANA J. MARTIN, MANAGER
205 COVENTRY, RD.
SPICEWOOD, TX. 78669
(512)-789-1221

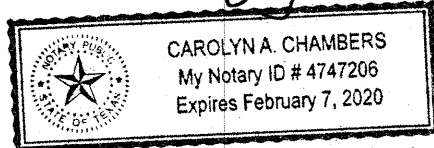
STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED DANA J. MARTIN 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 7th DAY OF MAY, 2018.

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 A PORTION OF TRACT H1-A, TRACT H ON PIPER LANE, 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 11th DAY OF April, 2018.

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

PERMANENT WATER QUALITY BMP EASEMENT PLAT NOTE:

THE PERMANENT WATER QUALITY BEST MANAGEMENT PRACTICE (BMP) EASEMENT IS FOR THE PURPOSE OF PROTECTING THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. NO STRUCTURE OR OTHER IMPROVEMENT MAY BE CONSTRUCTED OR MAINTAINED WITHIN A WATER QUALITY BMP EASEMENT AREA UNLESS SPECIFICALLY AUTHORIZED AND APPROVED IN WRITING IN ADVANCE BY THE LOWER COLORADO RIVER AUTHORITY (LCRA).

THE WATER QUALITY BMP EASEMENT MAY BE ENFORCED BY THE LOWER COLORADO RIVER AUTHORITY OR ANY OTHER GOVERNMENTAL ENTITY WITH THE AUTHORITY TO PROTECT THE ENVIRONMENT FOR THE BENEFIT OF THE PUBLIC, BY INJUNCTION OR OTHER ACTION IN A COURT OF APPROPRIATE JURISDICTION.

LOWER COLORADO RIVER AUTHORITY

DATE

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED PLAT TO BE KNOWN AS "A REPLAT OF A PORTION OF TRACT H1-A, TRACT H ON PIPER LANE, 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 _____, 2018.

APPROVED BY _____
JOE DON DOCKERY, COMMISSIONER, PRECINCT 4

JAMES OAKLEY, COUNTY JUDGE, BURNET COUNTY, TEXAS

NOTES:

- THIS PLAT HEREBY DELETES AND TAKES THE PLACE OF A PORTION OF TRACT H1-A AS SHOWN ON A REPLAT OF TRACT H1 & H2, TRACT H ON PIPER LANE, BURNET COUNTY, TEXAS, DOCUMENT NO. 201700783, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
- 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.
- 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.
- CENTRAL SEWAGE IS PROVIDED BY WINDERMERE OAKS WATER SUPPLY CORPORATION.
- 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.
- 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 IS A NEW ROAD CREATED BY THIS RE-PLAT.
- BASIS OF BEARINGS IS TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD 83.
- 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.
- 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 FRONTIER COMMUNICATIONS
- ALL FUTURE LOT OWNERS ARE OBLIGATED TO ESTABLISH AND MAINTAIN A CLASS "A" MEMBERSHIP IN THE SPICEWOOD PILOT'S ASSOCIATION, INC., A TEXAS NONPROFIT CORPORATION AND AGREE TO BE BOUND BY THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE WINDERMERE AIRPARK, AND THE ARTICLES OF INCORPORATION AND BYLAWS OF THE SPICEWOOD PILOT'S ASSOCIATION, INC., INCLUDING ENFORCEMENT OF CLASS "B" MEMBERSHIP ON GRANTEE'S TENANTS. MEMBERSHIP IN THE SPICEWOOD PILOT'S ASSOCIATION ENTITLES MEMBER THE EASEMENT OF ENJOYMENT AS WELL AS EASEMENT INGRESS AND EGRESS IN, TO AND OVER SPICEWOOD PILOT'S ASSOCIATION, INC. COMMON AREAS AND FACILITIES.
- ALL LOTS HEREIN ARE RESTRICTED AGAINST "HELICOPTER" USE, IN ANY WAY.

Willis - Sherman Associates, Inc.



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

NOTE: ALL IRON RODS FOUND
ARE MONUMENTS OF DIGNITY.

1/2" IRON ROD FND.
WITH CAP STAMPED
"WATSON" MONUMENT
OF DIGNITY

4.027 ACRE
WINDERMERE OAKS WATER
SUPPLY CORP.
#200705996 O.P.R.B.C.T.

1/2" IRON ROD FND.
WITH CAP STAMPED
"RPLS 1877" MONUMENT
OF DIGNITY

1.52 ACRE PORTION OF
9.7855 ACRES
WINDERMERE OAKS
WATER SUPPLY CORP.
752/199 O.P.R.B.C.T.

REMAINDER OF TRACT H1-A
REPLAT OF TRACT H1 & H2 ON PIPER LANE
#201700783 O.P.R.B.C.T.
RESERVED FOR FUTURE DEVELOPMENT
TRACT H1
OF TRACT H ON PIPER LANE
#201601994 O.P.R.B.C.T.
FRIENDSHIP HOMES & HANGARS, LLC.
#201604126 O.P.R.B.C.T.

N87°53'29"E 309.22'

LANCAIR LANE

(50' NON-EXCLUSIVE TAXIWAY, ACCESS AND
UTILITY EASEMENT FOR OWNERS OF TRACT
H1-A, FRIENDSHIP HOMES & HANGARS, LLC
AND ASSIGNS)

TRACT H1-D
0.29 ACRE

TRACT H1-C
0.29 ACRES

TRACT H1-B
0.32 ACRE

TRACT H2-A
REPLAT OF TRACT H1 & H2 ON PIPER LANE
#201700783 O.P.R.B.C.T.
JOHANN MAIR AND MICHAEL MAIR
#201703209 O.P.R.B.C.T.

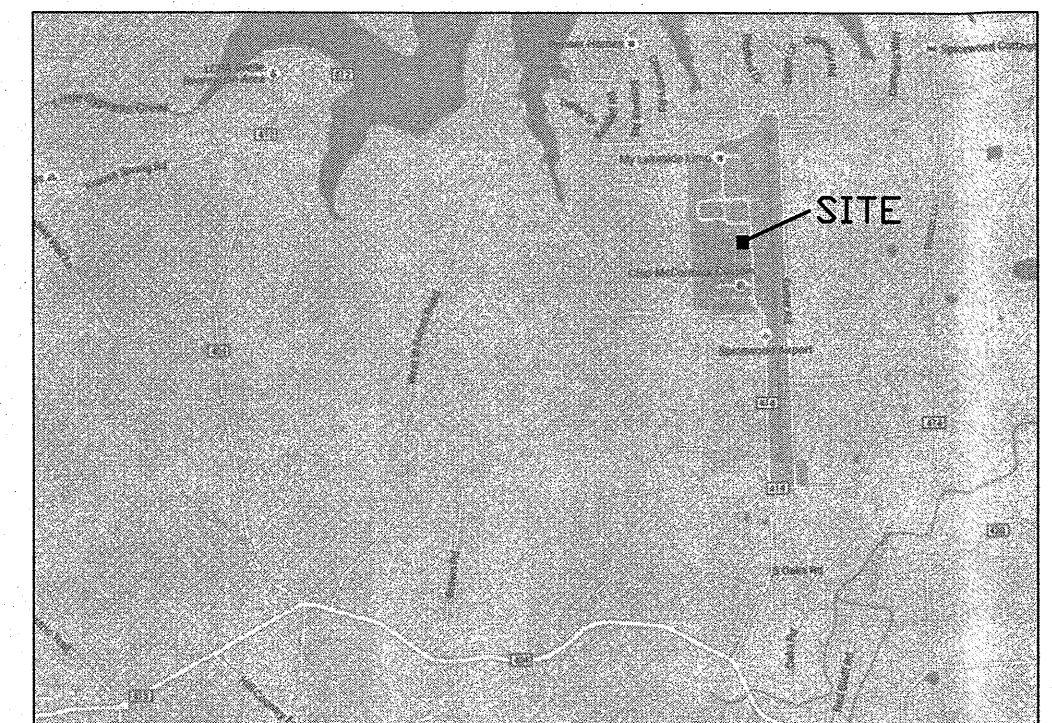
1/2" IRON ROD FND.
WITH CAP STAMPED
"WATSON" MONUMENT
OF DIGNITY

1/2" IRON ROD SET WITH
CAP STAMPED "RPLS

PIPER LANE
(50' P.U.E. ACCESS EASMT.)

1/2" IRON ROD FND.
WITH CAP STAMPED
"RPLS 1877" MONUMENT
OF DIGNITY

SCALE
1" = 40'



VICINITY MAP

LANCAIR LANE ADDITION
BEING

A REPLAT OF A PORTION OF
TRACT H1-A
TRACT H ON PIPER LANE
BURNET COUNTY, TEXAS

OFFICE J.FRAILEY
FIELD T. MARTINKA

JOB NO. 14782
FIELD BOOK NO. .