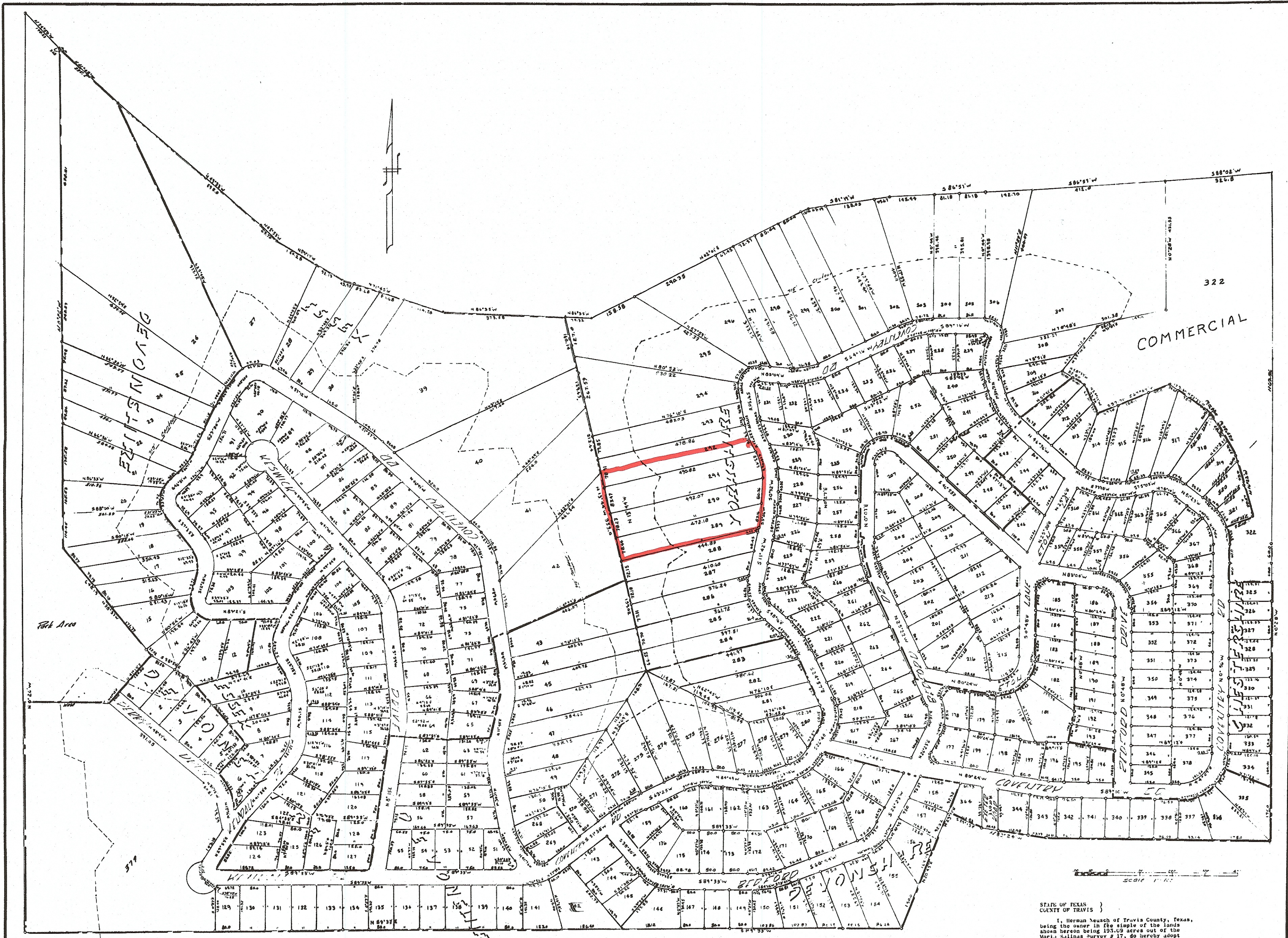


SEE PLAT OF  
THE HILL AT WINDERMERE  
SECT. 2, Vol. 5, Pg. 11,  
PLAT RECORDS, FOR  
CHANGES.



# Windermere Oaks

STATE OF TEXAS }  
COUNTY OF BURNET  
I, John A. Adams, 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 de-  
claration 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 au-  
thorized to be registered and recorded in the pro-  
per records in the office of the County Clerk of  
Burnet County, Texas.  
Witness my hand and seal of said court on  
this 19th day of March, AD 1970.  
  
County Judge, Burnet County, Tex.  
  
Filed for record this 19th day of March,  
1970 at 10:00 o'clock P.M. Recorded in Vol. 5,  
Page 11 of the Plat Book Records of Burnet  
County, Texas on this the 19th day of March,  
1970 at 10:00 o'clock P.M.  
  
County Clerk, Burnet County,  
Texas.

STATE OF TEXAS }  
COUNTY OF BURNET  
I, Claude F. Hinkle, Registered Public Sur-  
veyor 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 195.09  
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 the  
19th day of March, 1970.  
  
Claude F. Hinkle  
Registered Public Surveyor

NOTE: (1) A 3' 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 sep-  
tic tank.  
(3) Arrangements have been made with a com-  
mercial garbage collector for garbage and trash  
disposal.  
Lots 212 thru 215 multiple dwelling  
Lots 216 thru 218 multiple dwelling  
Lots 219 thru 222 are for commercial and/or  
multiple dwelling

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 195.09 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 the 19th day of March,  
AD 1970.  
  
Herman Neusch  
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.  
  
Allen B. Glover  
Allen B. Glover, Notary Public  
in and for Travis County, Texas

STATE OF TEXAS:  
COUNTY OF HARRIS:

KNOW ALL MEN BY THESE PRESENTS:

THAT: BENJAMIN PLOUVIER, BEING THE OWNER OF LOT 318 AND 0.684 ACRES OF LOT 322, WINDERMERE OAKS, CHESTERSHIRE SECTION RECORDED IN CABINET 1, SLIDE 70-A, PLAT RECORDS, BURNET COUNTY, TEXAS, CONVEYED IN DOCUMENT NOS. 201403838, 201809051 AND 201809473, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS WHICH ALSO INCLUDES 0.15 ACRES OUT OF THE MARIA SALINAS SURVEY NO. 17, ABSTRACT NO. 776, DO HEREBY RE-PLAT SAME AND ADOPT THIS PLAT TO BE KNOWN AS "LOT 318-A, WINDERMERE OAKS, CHESTERSHIRE 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 WINDERMERE OAKS 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.

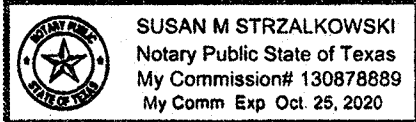
BENJAMIN PLOUVIER  
12458 KIMBERLY LANE  
HOUSTON, TEXAS 77024

STATE OF TEXAS:  
COUNTY OF HARRIS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED BENJAMIN PLOUVIER, 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 17 DAY OF Sept, 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 "LOT 318-A, WINDERMERE OAKS, CHESTERSHIRE 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 19th DAY OF Sept., 2018.

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

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 REPLATTING OF THE THREE PARCELS OWNED BY BENJAMIN PLOUVIER, INTO ONE LOT AND HAS NO OBJECTION TO THE COMMISSIONERS COURT OF BURNET COUNTY APPROVING THE REPLATTING.

EXECUTED THIS \_\_\_ DAY OF \_\_\_, 2018.

WINDERMERE OAKS PROPERTY OWNERS ASSOCIATION

BY: JEFF HAGAR, PRESIDENT

STATE OF TEXAS:  
COUNTY OF BURNET:

THE ATTACHED PLAT TO BE KNOWN AS "LOT 318-A, WINDERMERE OAKS, CHESTERSHIRE 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 \_\_\_, 2018.

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 LOT 318 AND 0.684 ACRES OF LOT 322, WINDERMERE OAKS, CHESTERSHIRE SECTION, RECORDED IN CABINET 1, SLIDE 70-A, PLAT RECORDS, BURNET COUNTY, TEXAS.
2. A PORTION OF THE PROPERTY SHOWN HEREON IS WITHIN ZONE "AE", AREAS DETERMINED TO BE INSIDE OF 100 YEAR FLOODPLAIN, AS SHOWN ON 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. ALL 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.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 FEDERNALES ELECTRIC COOP.
14. TELEPHONE SERVICE WILL BE PROVIDED BY FRONTIER COMMUNICATIONS.

Willis - Sherman Associates, Inc.

LAND SURVEYORS AND PLANNERS

310 MAIN • MARBLE FALLS,

TEXAS • 78654

(830) 693-3566 FAX (830) 693-5362

FIRM NUMBER: 10027600

BEARING BASIS:

ALL BEARINGS ARE BASED ON TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD 83.

