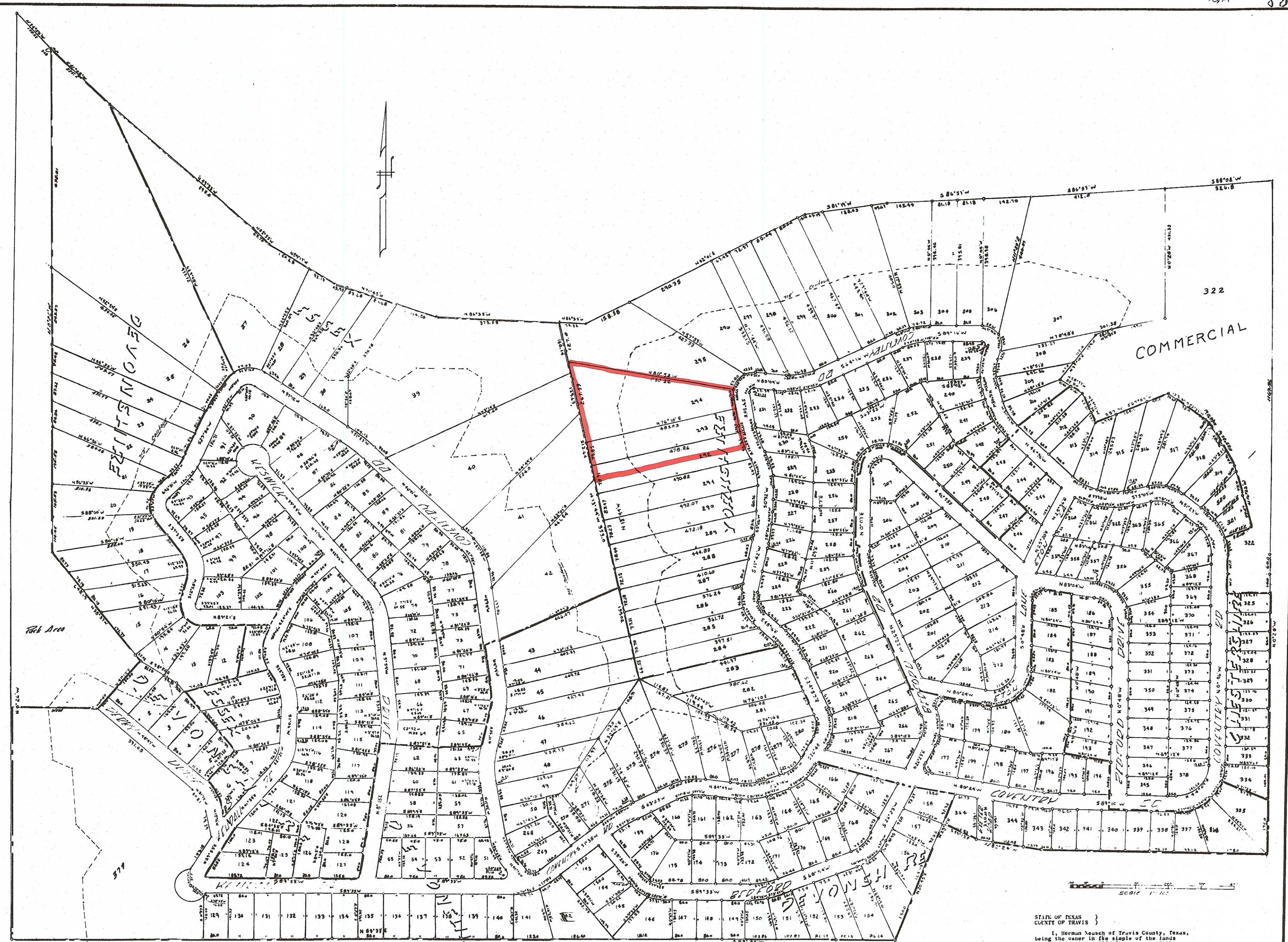


SEE PLAT OF
THE HILL AT WINDERMERE
SECT. 2, Vol. 5, Pg. 11,
PLAT RECORDS, FOR
CHANGES.



STATE OF TEXAS }
COUNTY OF BURNET }
I, CLAUDE P. WINKLE, 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 the 19th day of March, AD 1970.

CLAUDE P. WINKLE
County Judge, Burnet County, Tex.

Filed for record this 19th day of March,
1970 at 11 o'clock AM. Recorded in Vol. 5,
Page 88 of the Plat Book Records of Burnet
County, Texas on this the 19th day of March,
1970 at 11 o'clock AM.

CLAUDE P. WINKLE
County Clerk, Burnet County,
Texas.

STATE OF TEXAS }
COUNTY OF BURNET }
I, CLAUDE P. WINKLE, 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 193.09
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 P. WINKLE
Registered Public Surveyor

Windermere Oaks

All streets 30' wide

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 210 thru 215 multiple dwelling
Lots 216 thru 225 multiple dwelling 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 193.09 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

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.

CLAUDE P. WINKLE
Notary Public
in and for Travis County, Texas

STATE OF TEXAS:
COUNTY OF HARRIS:

KNOW ALL MEN BY THESE PRESENTS:

THAT: JANE D. GRIESENBECK, (SURVIVING SPOUSE OF ROBERT W. GRIESENBECK) AND GARY A. MESSERSMITH, BEING THE OWNERS OF LOTS 289, 290 AND 291 AND THE SOUTH HALF OF LOT 292, WINDERMERE OAKS, YORKSHIRE SECTION, RECORDED IN CABINET 1, SLIDES 70A OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, CONVEYED IN DOCUMENT NO. 200806340 AND 200806342, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS, DO HEREBY RE-PLAT SAME AND ADOPT THIS PLAT TO BE KNOWN AS "LOT 290-A, 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 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.

JANE D. GRIESENBECK, (SURVIVING SPOUSE OF ROBERT W. GRIESENBECK)
510 HUNTERS PARK LANE
HOUSTON, TEXAS 77024-5411

GARY A. MESSERSMITH
5460 HUCKLEBERRY LANE
HOUSTON, TEXAS 77056-2716

STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED JANE D. GRIESENBECK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT SHE 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 _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED GARY A. MESSERSMITH, 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 _____ DAY OF _____, 2018.

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 RE-PLATTING OF TWO LOTS INTO ONE LOT, AND THE P.O.A. HAS NO OBJECTION TO THE COMMISSIONERS COURT OF BURNET COUNTY APPROVING THIS RE-PLAT.

EXECUTED THIS _____ DAY OF _____, 2018.

WINDERMERE OAKS PROPERTY OWNERS ASSOCIATION

BY: _____
JEFF HAGAR, 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 "LOT 290-A, WINDERMERE OAKS, YORKSHIRE SECTION, BURNET COUNTY, TEXAS", WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY COMPLETED 9/6/2018, 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 _____ DAY OF _____, 2018.

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

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED PLAT TO BE KNOWN AS "LOT 290-A, 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 OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS BY THE BURNET COUNTY COMMISSIONERS COURT ON OCTOBER 24, 2017.

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

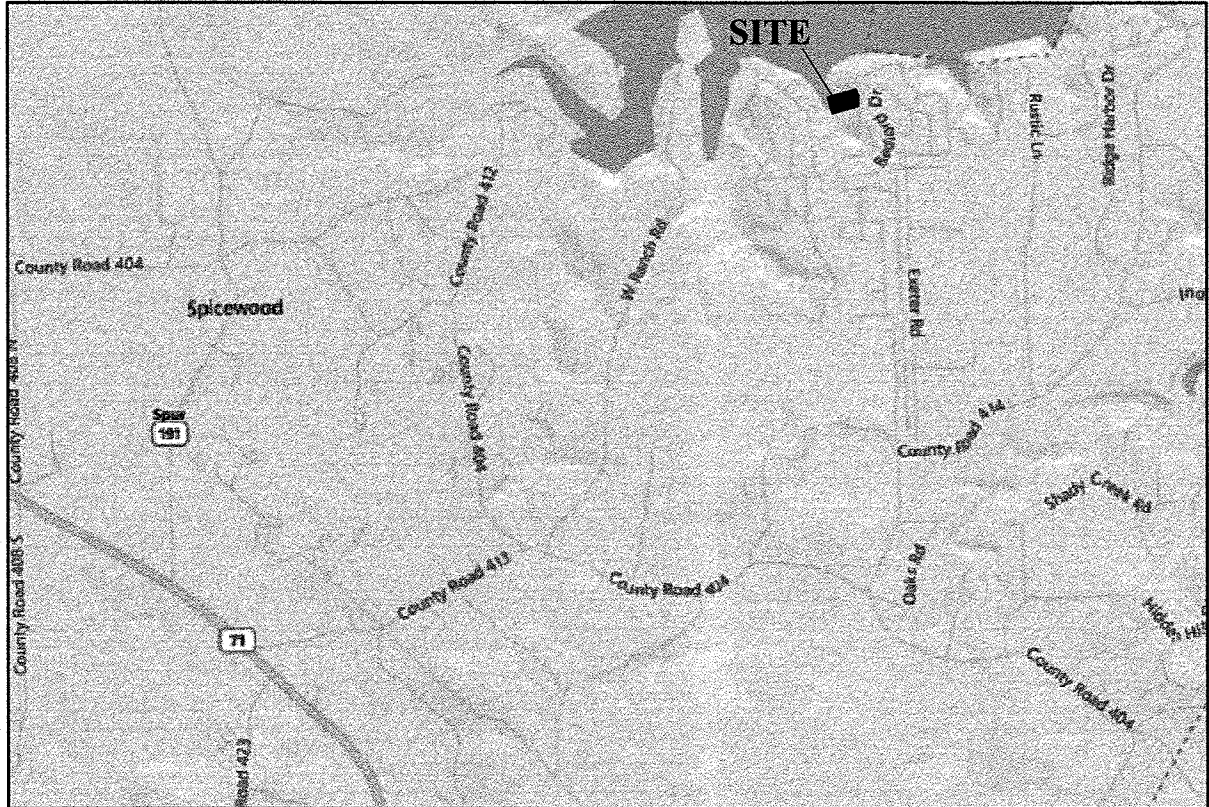
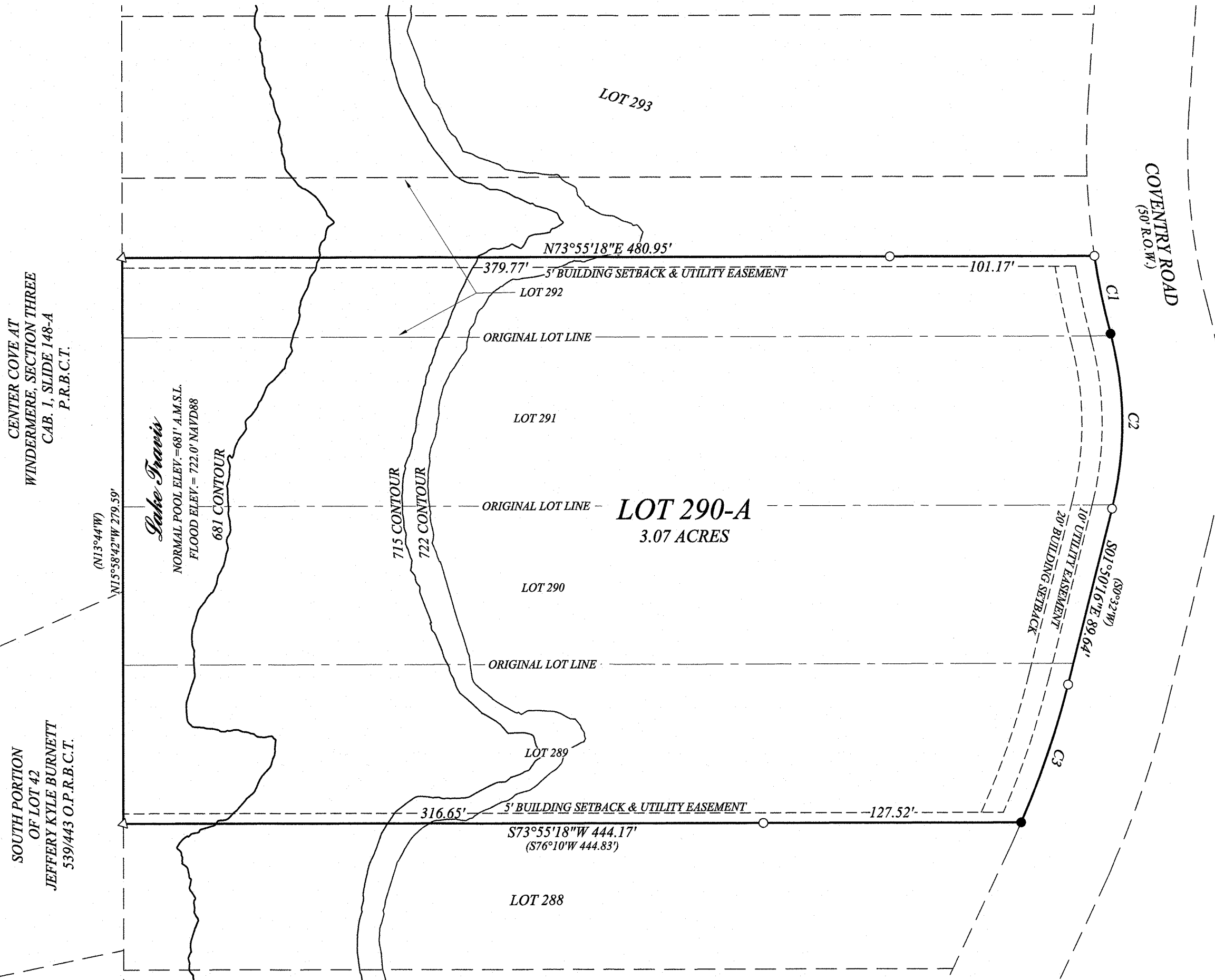
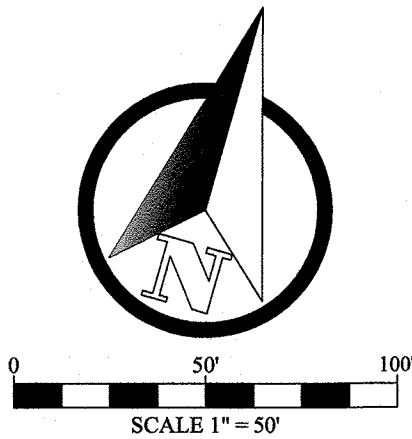
NOTES:

1. THIS PLAT HEREBY DELETES AND TAKES THE PLACE OF ALL OF LOTS 289, 290, 291 AND THE SOUTH HALF OF LOT 292, 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. 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. BASIS OF BEARINGS IS ALL BEARINGS, DISTANCES AND ELEVATIONS ARE BASED ON TEXAS STATE PLANE GRID, CENTRAL ZONE, NAD 83.

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

NOTES CONTINUED:

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 COMMUNICATIONS



VICINITY MAP (NTS)

LEGEND	
○	1/2" REBAR SET WITH CAP STAMPED "WILLIS"
△	RECORD POINT FALLS IN LAKE
●	1/2" REBAR FOUND
()	RECORD INFORMATION

LOT 290-A, WINDERMERE OAKS,
YORKSHIRE SECTION
BURNET COUNTY, TEXAS

BEING A RE-PLAT OF
LOTS 289, 290 AND 291 AND
SOUTH HALF OF LOT 292 WINDERMERE OAKS
YORKSHIRE SECTION
BURNET COUNTY, TEXAS

OFFICE: J. FRAILY
FIELD: T. MARTINKA
JOB #: 15111

SHEET: 1 OF 1