

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS:

THAT: TERREL LEE CASS AND BYRLAN FRANCES CASS-SHIVELY, BEING THE OWNERS OF THE NORTH HALF OF LOT 292, ALL OF LOTS 293 AND 294, WINDERMERE OAKS, YORKSHIRE SECTION, RECORDED IN CABINET 1, SLIDES 70A, PLAT RECORDS OF BURNET COUNTY, TEXAS CONVEYED IN DOCUMENT NOS. 201507786, 201507787 AND 201507788, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS, DO HEREBY RE-PLAT SAME AND ADOPT THIS PLAT TO BE KNOWN AS "RE-PLAT OF THE NORTH HALF OF LOT 292 AND ALL OF LOTS 293 AND 294, 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 INSTALATION AND MAINTENANCE OF WATER, SEWER, TELEPHONE, ELECTRIC AND TELECOMUNICATION SERVICES AND EMERGENCY SERVICES.

TERREL LEE CASS
P. O. BOX 340276
AUSTIN, TEXAS 78734

BYRLAN FRANCES CASS-SHIVELY

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED TERREL LEE CASS AND BYRLAN FRANCES CASS-SHIVELY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE 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 _____ 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 "RE-PLAT OF THE NORTH HALF OF LOT 292 AND ALL OF LOTS 293 AND 294, 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 "A RE-PLAT OF THE NORTH HALF OF LOT 292 AND ALL OF LOTS 293 AND 294, 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 THE NORTH HALF OF LOT 292 AND ALL OF LOTS 293 AND 294 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.
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.O. 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

Willis - Sherman Associates, Inc.
LAND SURVEYORS AND PLANNERS

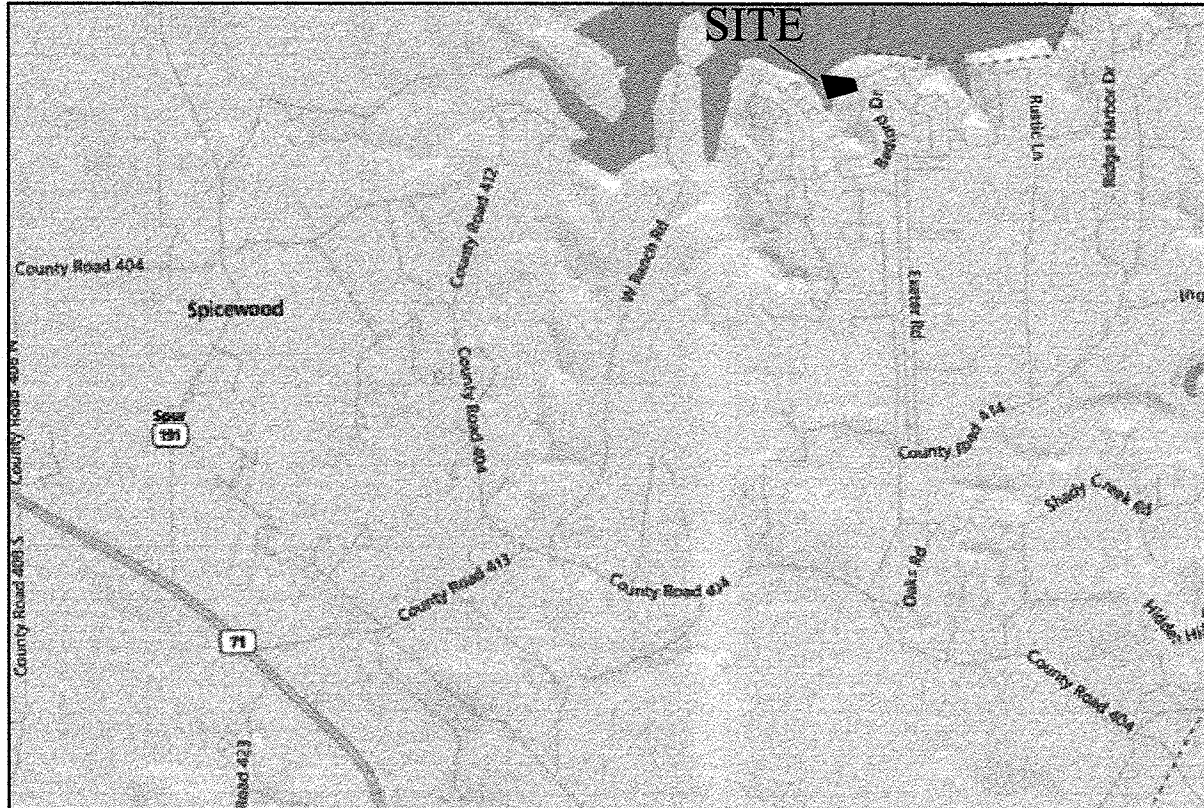
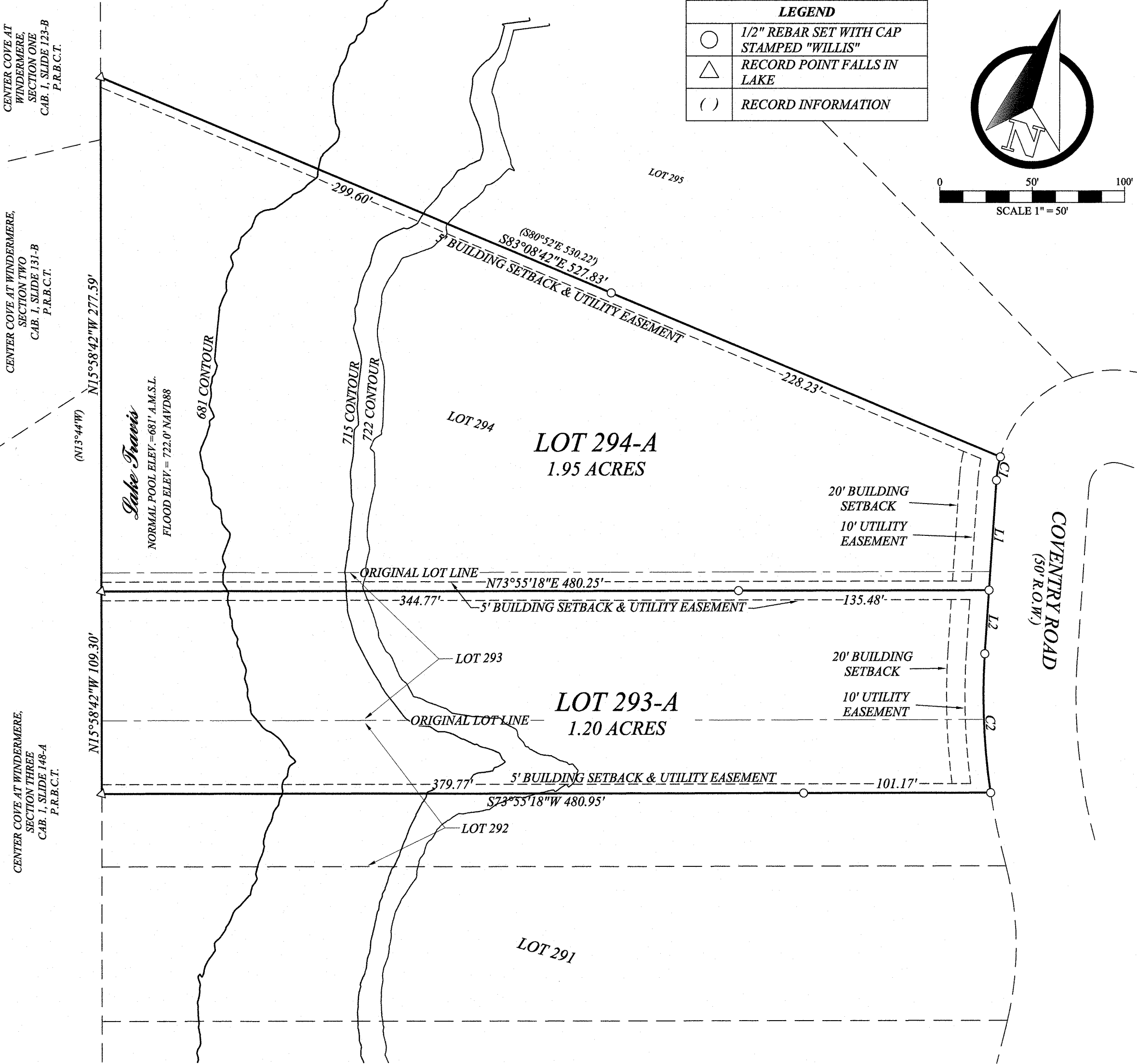


310 MAIN • MARBLE FALLS,
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FIRM NUMBER: 10027600

LINE TABLE			RECORD LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S12° 03' 07"E	59.48'	L1	S9° 50'E	
L2	S12° 03' 07"E	34.39'	L2	S9° 50'E	

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	12.79'	63.64'	S06°17'47"E	12.77'
C2	75.20'	350.66'	S18°18'38"E	75.05'

RECORD CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1			S03°58'E	12.42'



VICINITY MAP

RE-PLAT OF
THE NORTH HALF OF LOT 292,
AND ALL OF LOTS 293 AND 294
WINDERMERE OAKS
YORKSHIRE SECTION
BURNET COUNTY, TEXAS

OFFICE: J. FRAILY
FIELD: T. MARTINKA
JOB #: 15110

SHEET: 1 OF 1

FILED PROJECTS 20181510 REPLAT HALF LOT 292 AND ALL OF LOTS 293 YORKSHIRE SECTION 1510 REPLAT 17-11-18.dwg 2018/09/17 2:53pm dw