

WHITEWATER SPRINGS POA BOARD MEETING  
JULY 26, 2016

ITEM NO. XI - RE-PLAT OF SECTION VI LOT  
NOS. 622, 623 AND 624

July 26, 2016

Ronny Hibler, Burnet County Commissioner, Precinct 3  
Burnet County Courthouse  
Burnet, Texas 78611

Re: Lots 622, 623 and 624, Whitewater Springs, Section Six

Dear Sir:

Whitewater Springs Property Owners Association (P.O.A.) does hereby approve the plat of "A Re-plat of Lots 622, 623 and 624, Whitewater Springs, Section Six, Burnet County, Texas" with the stipulation that any development of this lot must comply with the Declaration of Covenants, Conditions and Restrictions of Whitewater Springs.

WHITEWATER SPRINGS, P.O.A.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
Donald G. Rauschuber, President

STATE OF TEXAS:  
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS:

THAT: SHANE DEIKE AND DAVID LINDA DEIKE BEING THE OWNERS OF LOTS 622, 623 AND 624 AS SHOWN ON PLAT WHITEWATER SPRINGS, SECTION SIX RECORDED IN CABINET 2, SLIDES 174A THRU 175C OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS CONVEYED TO US IN DOCUMENT NO. 201604261 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS DO HEREBY RE-PLAT SAME AND ADOPT THIS PLAT TO BE KNOWN AS "A RE-PLAT OF LOTS 622, 623 AND 624, WHITEWATER SPRINGS, SECTION SIX 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 INSTALATION AND MAINTENANCE OF WATER, SEWER, TELEPHONE, ELECTRIC AND TELECOMMUNICATION SERVICES AND EMERGENCY SERVICES.

SHANE DEIKE  
9901 N. CAPITAL OF TEXAS #140  
AUSTIN, TEXAS 78759  
(512) 751-5344

LINDA DEIKE

STATE OF TEXAS:  
COUNTY OF BURNET:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED SHANE DEIKE, 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 \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:  
COUNTY OF BURNET:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED LINDA DEIKE, 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 \_\_\_\_\_, 2016.

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 RE-PLAT OF LOTS 622, 623 AND 624, WHITEWATER SPRINGS, SECTION SIX 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

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 LOTS 622, 623 AND 624, WHITEWATER SPRINGS, SECTION SIX 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 \_\_\_\_\_, 2016.

APPROVED BY \_\_\_\_\_  
RONNY HIBLER, COMMISSIONER, PRECINCT 3

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:  
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.

POTABLE WATER WILL BE PROVIDED BY WHITEWATER SPRINGS WATER SUPPLY CORP.

THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.

SEWAGE TREATMENT WILL BE PROVIDED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.

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 THROUGHFARES DELINEATED AND SHOWN ON THIS PLAT AND BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, AND OTHER THROUGHFARES 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, 2015.

FLOOD NOTE:

THE PROPERTY SHOWN HEREON IS WITHIN ZONE "A". AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOOD PLAIN, AS RECORDED IN BURNET COUNTY "FIRM" MAP NO. 48053C 0630F DATED MARCH 15, 2012.

BEARING BASIS: ALL BEARINGS, DISTANCES AND ELEVATIONS ARE BASED ON TEXAS LAMBERT GRID, CENTRAL ZONE, NAD 83, NAVD 88. SURFACE DISTANCES CAN BE OBTAINED USING LCRA GPS CONTROL POINTS. SURFACE DISTANCES CAN BE OBTAINED USING STANDARD ADJUSTMENT FACTOR OF 1.00014.

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

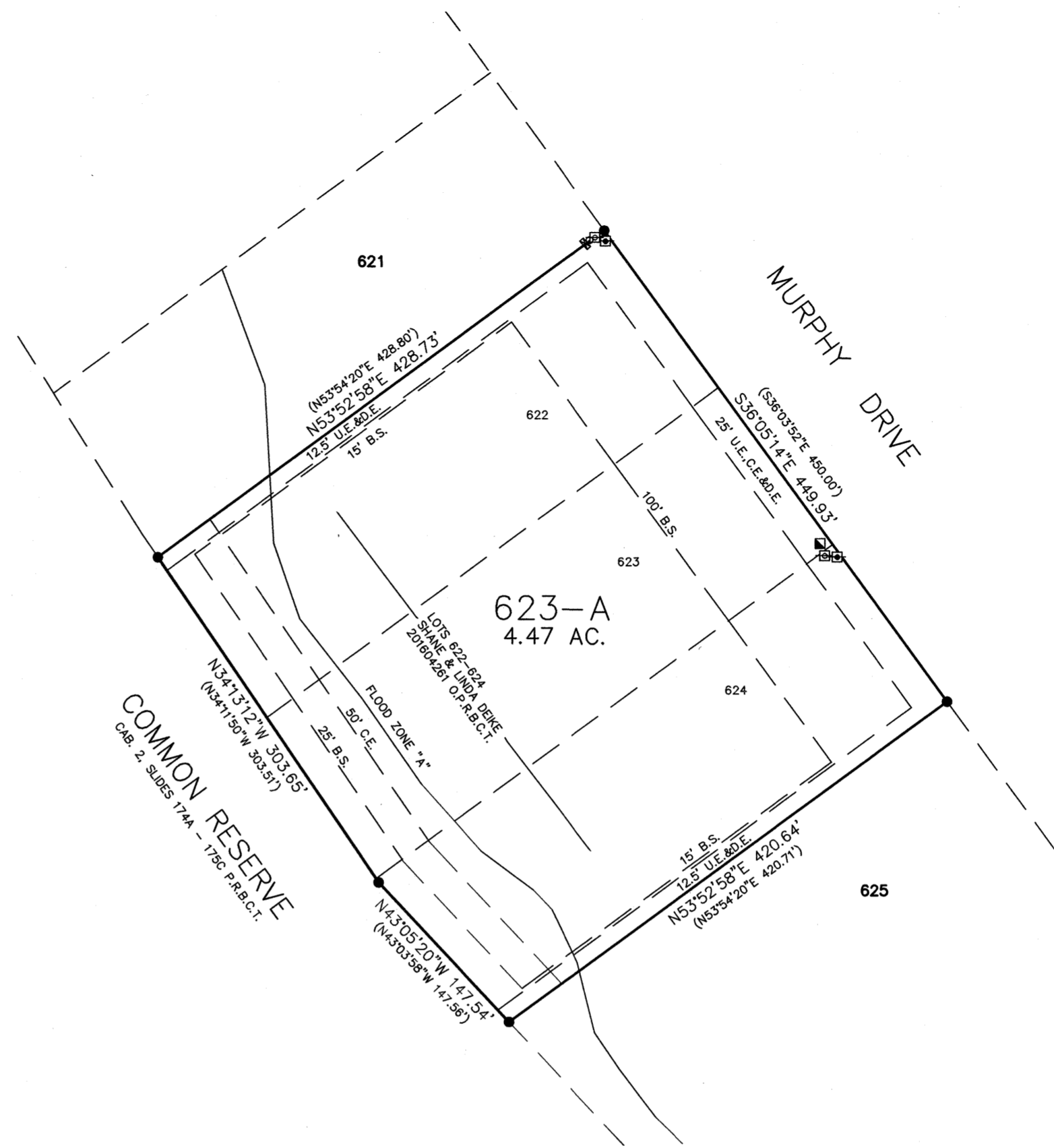
TYPICAL LOT BUILDING SETBACK:

- 100' BUILDING SETBACK ALONG FRONT STREET LINES
- 15' BUILDING SETBACK ALONG SIDE LOT LINES
- 25' BUILDING SETBACK ALONG REAR LOT LINES

TYPICAL UTILITY AND DRAINAGE EASEMENTS FOR ALL LOTS

- 25' ALONG ALL STREET LINES
- 12.5' ALONG ALL SIDE LOT LINES

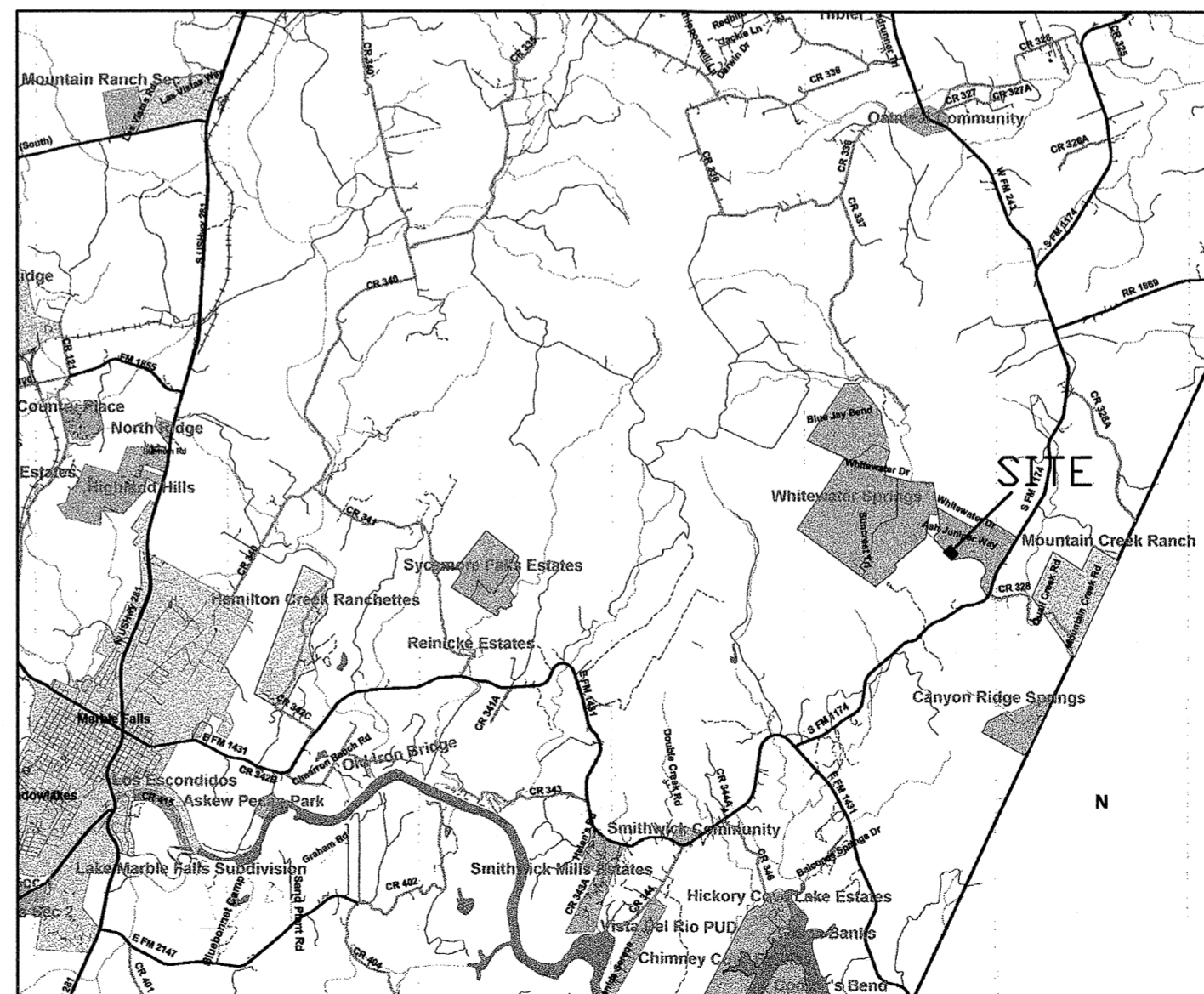
THIS PLAT HEREBY DELETES AND TAKES THE PLACE LOTS 622, 623 AND 624 WHITEWATER SPRINGS SECTION SIX RECORDED IN CABINET 2, SLIDES 174A THRU 175C, PLAT RECORDS OF BURNET COUNTY, TEXAS.



SCALE : 1" = 100'

LEGEND:

- DENOTES 1/2" ST. SK. FND. WITH PLASTIC CAP STAMPED RPLS 1877
- ⊕ DENOTES TELEPHONE PEDISTAL
- ⊕ DENOTES WATER VALVE
- ⊕ DENOTES ELECTRIC TRANSFORMER
- ⊕ DENOTES WATER METER
- ⊕ DENOTES ELECTRIC METER FND.
- ( ) DENOTES RECORD INFORMATION



VICINITY MAP

A RE-PLAT OF LOTS 622, 623 AND 624 WHITEWATER SPRINGS SECTION SIX 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

OFFICE D.WILLIS  
FIELD T.MARTINKA  
JOB NO. 14411  
FIELD BOOK NO. N/A