

**WHITEWATER SPRINGS POA BOARD OF
DIRECTORS JUNE 21, 2017 MEETING**

**AGENDA ITEM X
REPLAT OF WWS SECTION 3 LOT NOS. 344 AND 345
INTO LOT 344A**

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS:

THAT: WILLIAM D. BUSSELL AND CHRISTOPHER T. BUSSELL BEING THE OWNERS OF LOTS 344 AND 345 AS SHOWN ON PLAT WHITEWATER SPRINGS, SECTION THREE RECORDED IN CABINET 2, SLIDES 148A THRU 149C OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS CONVEYED TO US IN DOCUMENT NO. 201008855 AND 201608984 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 344 AND 345, WHITEWATER SPRINGS, SECTION THREE 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 INSTALLATION AND MAINTENANCE OF WATER, SEWER, TELEPHONE, ELECTRIC AND TELECOMMUNICATION SERVICES AND EMERGENCY SERVICES.

WILLIAM D. BUSSELL
325 WHITEWATER DRIVE
BERTRAM, TEXAS 78605

CHRISTOPHER T. BUSSELL

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED WILLIAM D. BUSSELL AND CHRISTOPHER T. BUSSELL, 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 _____, 2017.

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 344 AND 345, WHITEWATER SPRINGS, SECTION THREE 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 _____, 2017.

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 344 AND 345, WHITEWATER SPRINGS, SECTION THREE 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 _____, 2017.

APPROVED BY
BILLY WALL, 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 PROPERTY OWNERS ASSOCIATION.

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 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.

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.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.

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 "X". AREAS DETERMINED TO BE OUTSIDE OF A 0.2% ANNUAL CHANCE OF FLOOD, AS RECORDED IN BURNET COUNTY "FIRM" MAP NO. 48053C 0630F DATED MARCH 15, 2012.

BEARING BASIS: ALL BEARINGS AND DISTANCES ARE BASED ON TEXAS LAMBERT GRID, CENTRAL ZONE, NAD 83.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.

ELECTRICAL SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOP.

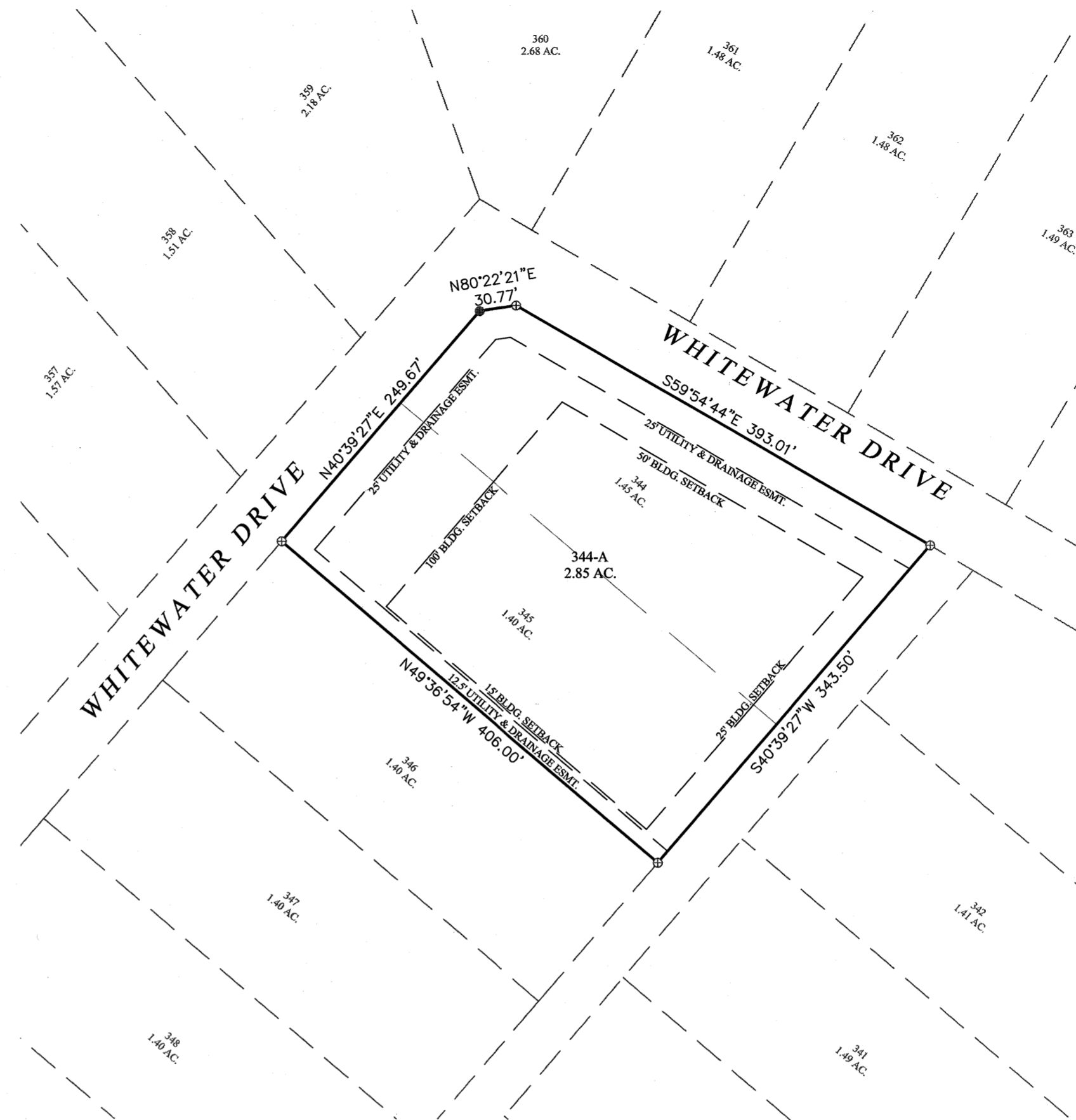
TELEPHONE SERVICE WILL BE PROVIDED BY FRONTIER

TYPICAL LOT BUILDING SETBACK:

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

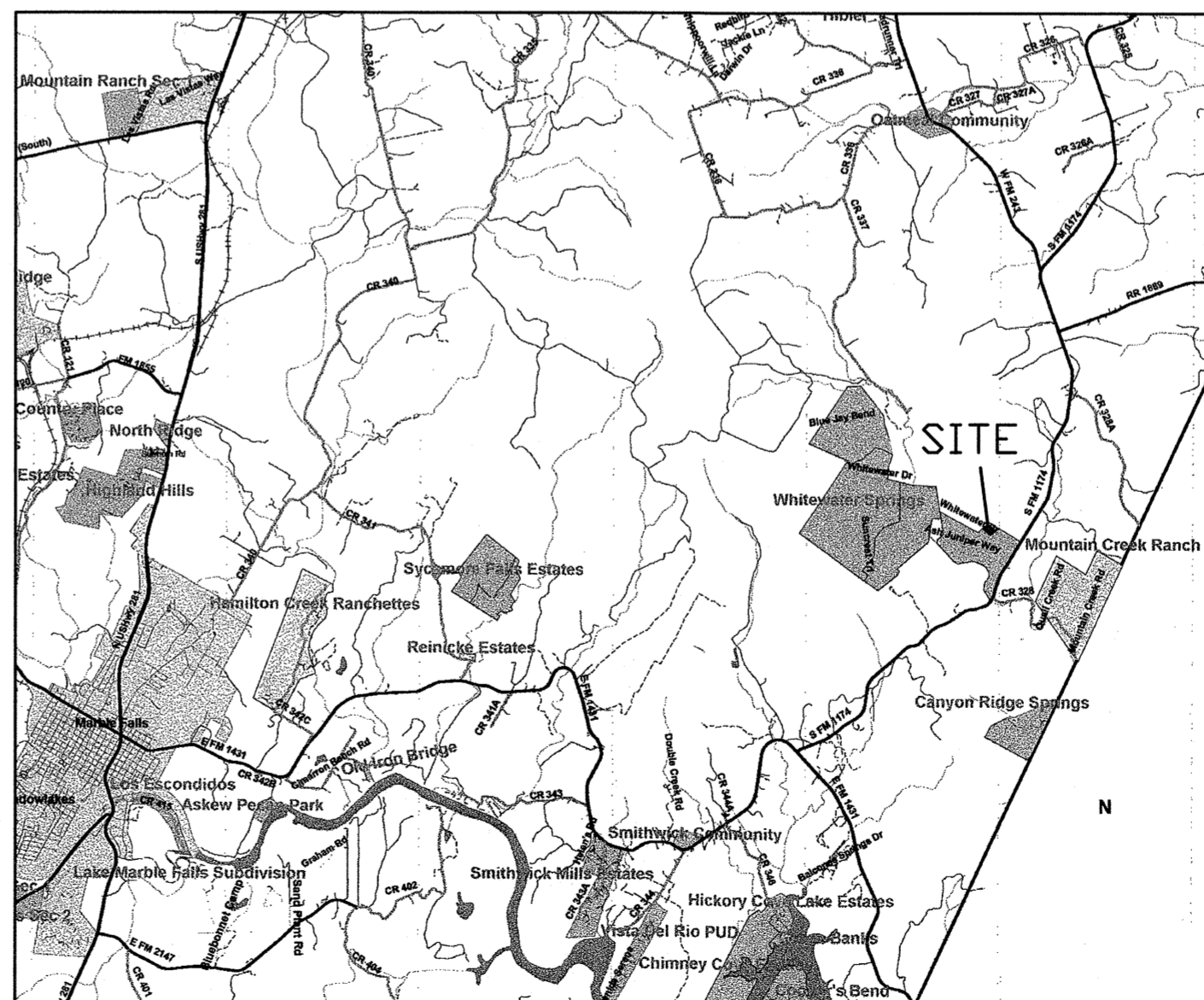
TYPICAL UTILITY AND DRAINAGE EASEMENTS FOR ALL LOTS

- 25' ALONG ALL STREET LINES
 - 12.5' ALONG ALL SIDE LOT LINES
- THIS PLAT HEREBY DELETES AND TAKES THE PLACE LOTS 344 AND 345 WHITEWATER SPRINGS SECTION THREE RECORDED IN CABINET 2, SLIDES 148A THRU 149C, PLAT RECORDS OF BURNET COUNTY, TEXAS.



SCALE : 1" = 100'

LEGEND:
● DENOTES 1/2" ST. SK. FND.
△ DENOTES COMPUTED POINT
⊙ DENOTES 1/2" ST. SK. FND. WITH PLASTIC CAP STAMPED RPLS 1877 BEING A MONUMENT OF DIGNITY



VICINITY MAP

ADDRESS: 325 WHITEWATER DR.

A RE-PLAT OF LOTS
344 AND 345
WHITEWATER SPRINGS
SECTION THREE
BURNET COUNTY, TEXAS

OFFICE J. FRAILY
FIELD N/A
JOB NO. 14581
FIELD BOOK NO. N/A

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

April 25, 2017

Billy Wall, Burnet County Commissioner Precinct 3
Burnet County Courthouse
Burnet, Texas 78511

Re: Lots 344 and 345, Whitewater Springs, Section Three

Dear Sir:

Whitewater Springs Property Owners Association (P.O.A.) does hereby approve the plat of "A Re-plat of Lots 344 and 345, Whitewater Springs, Section Three, 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