

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN BY THESE PRESENTS:

THAT: LARRY FEINGERSH, BEING THE OWNER OF LOT 5, THUNDERBIRD SQUARE, PHASE ONE, RECORDED IN DOCUMENT NO. 202303364, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DO HEREBY REPLAT THE SAME AND ADOPT THIS PLAT TO BE KNOWN AS "THUNDERBIRD SQUARE, PHASE TWO, BURNET COUNTY, TEXAS" AS THE OFFICIAL PLAT OF SAME.

EXECUTED THIS _____ DAY OF _____, 2024.

BY:
LARRY FEINGERSH
5609 VALERIE STREET
HOUSTON, TEXAS 77081-7305
(832)-766-7700

STATE OF TEXAS:
COUNTY OF BURNET:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED LARRY FEINGERSH 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 _____, 2024.

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 "THUNDERBIRD SQUARE, PHASE TWO, 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 _____, 2024.

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

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED PLAT TO BE KNOWN AS "THUNDERBIRD SQUARE, PHASE TWO, 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 _____, 2024.

APPROVED BY:

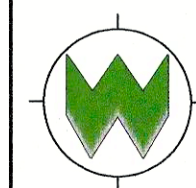
JOE DON DOCKERY, COMMISSIONER, PRECINCT 4 JAMES OAKLEY, COUNTY JUDGE, BURNET COUNTY, TEXAS

NOTES:

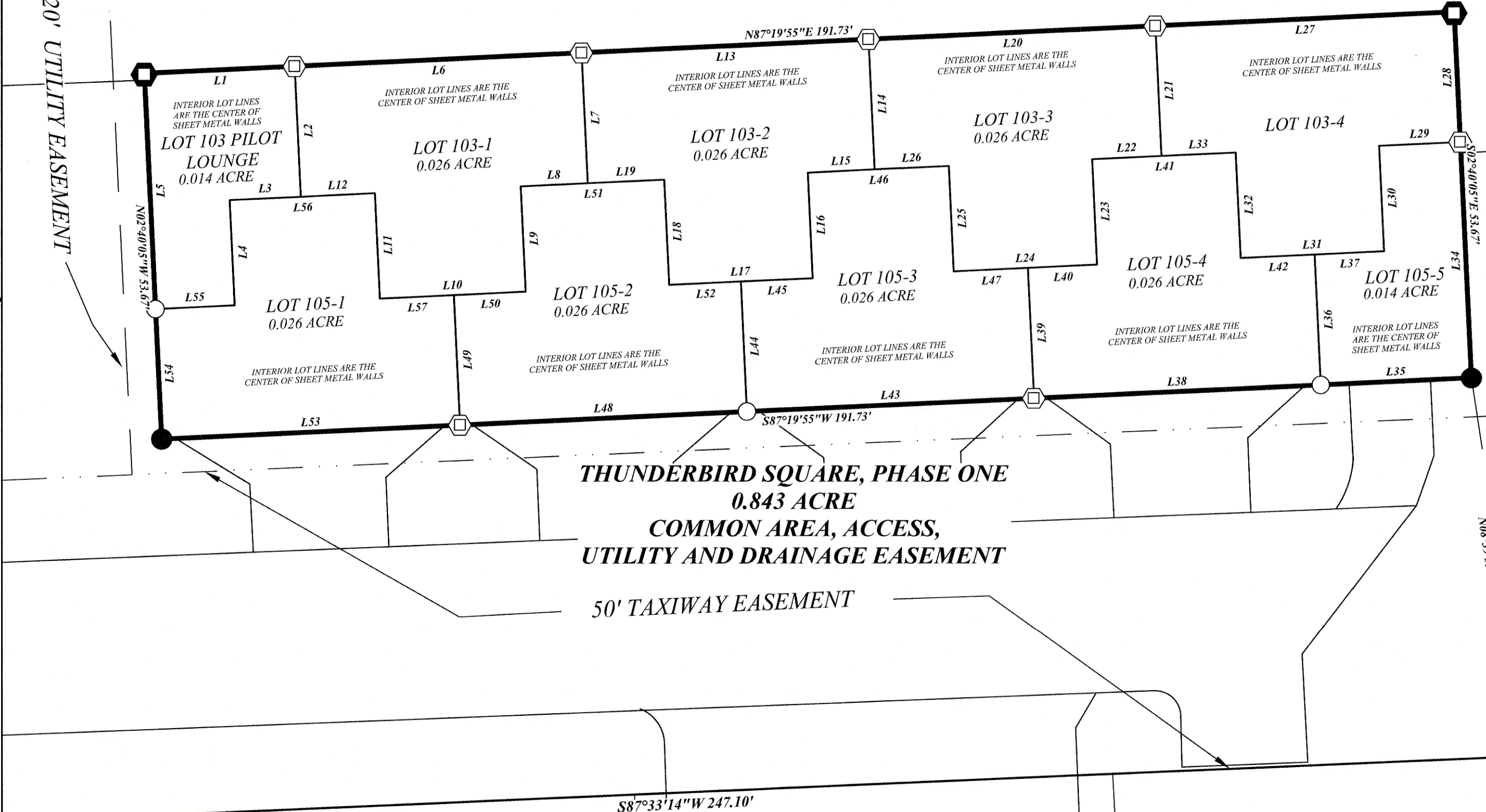
1. THIS PLAT HEREBY DELETES AND TAKES THE PLACE OF THAT CERTAIN LOT 5, THUNDERBIRD SQUARE PHASE ONE, RECORDED IN DOCUMENT NO. 202303364, PLAT RECORDS, BURNET COUNTY, TEXAS.
2. THE PROPERTY SHOWN HEREON IS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF A 0.2% ANNUAL CHANCE OF FLOOD, AS RECORDED IN BURNET COUNTY "FIRM" MAP NO. 48053C 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 CREATED BY THIS PLAT.
10. BASIS OF BEARINGS IS 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.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.
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. ALL FUTURE LOT OWNERS ARE OBLIGATED TO ESTABLISH AND MAINTAIN A CLASS "A" MEMBERSHIP IN THE SPICEWOOD AIRPORT AND PILOT'S ASSOCIATION, INC., A TEXAS NONPROFIT CORPORATION AND AGREE TO BE BOUND BY THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE WINDERMERE AIRPARK, AND THE ARTICLES OF INCORPORATION AND BYLAWS OF THE SPICEWOOD AIRPORT AND PILOT'S ASSOCIATION, INC., INCLUDING ENFORCEMENT OF CLASS "B" MEMBERSHIP ON GRANTEE'S TENANTS. MEMBERSHIP IN THE SPICEWOOD AIRPORT AND PILOT'S ASSOCIATION ENTITLES MEMBER THE EASEMENT OF ENJOYMENT AS WELL AS EASEMENT INGRESS AND EGRESS IN, TO AND OVER SPICEWOOD AIRPORT AND PILOT'S ASSOCIATION, INC. COMMON AREAS AND FACILITIES.

WILLIS AND ASSOCIATES
SURVEYORS AND PLANNERS
310 MAIN STREET
MARBLE FALLS, TEXAS 78654
(830) 693-3566
FIRM NUMBER: 10194764



THUNDERBIRD SQUARE, PHASE ONE 0.843 ACRE COMMON AREA, ACCESS, UTILITY AND DRAINAGE EASEMENT



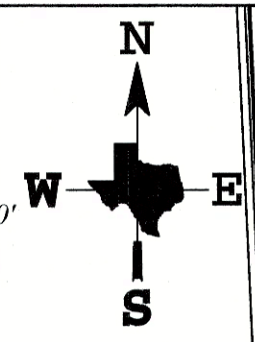
LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N87°19'55"E	22.00'	L13	N87°19'55"E	42.00'	L25	S02°40'05"E	15.40'	L37	N87°19'55"E	10.15'	L49	S02°40'05"E	19.14'
L2	S02°40'05"E	19.13'	L14	S02°40'05"E	19.13'	L26	S87°19'55"W	10.85'	L38	N87°19'55"E	42.00'	L50	N87°19'55"E	10.50'
L3	S87°19'55"W	10.40'	L15	S87°19'55"W	9.80'	L27	N87°19'55"E	43.73'	L39	S02°40'05"E	19.14'	L51	S87°19'55"W	21.00'
L4	S02°40'05"E	15.40'	L16	S02°40'05"E	15.40'	L28	S02°40'05"E	19.13'	L40	N87°19'55"E	10.15'	L52	N87°19'55"E	10.50'
L5	N02°40'05"W	34.53'	L17	N87°19'55"E	21.00'	L29	S87°19'55"W	11.88'	L41	S87°19'55"W	21.00'	L53	S87°19'55"W	43.70'
L6	N87°19'55"E	42.00'	L18	S02°40'05"E	15.40'	L30	S02°40'05"E	15.40'	L42	N87°19'55"E	10.85'	L54	S02°40'05"E	19.14'
L7	S02°40'05"E	19.13'	L19	S87°19'55"W	11.20'	L31	N87°19'55"E	21.00'	L43	N87°19'55"E	42.00'	L55	N87°19'55"E	11.60'
L8	S87°19'55"W	9.80'	L20	N87°19'55"E	42.00'	L32	S02°40'05"E	15.40'	L44	S02°40'05"E	19.14'	L56	S87°19'55"W	21.25'
L9	S02°40'05"E	15.40'	L21	S02°40'05"E	19.13'	L33	S87°19'55"W	10.85'	L45	N87°19'55"E	10.50'	L57	N87°19'55"E	10.85'
L10	S87°19'55"W	21.35'	L22	S87°19'55"W	10.15'	L34	S02°40'05"E	34.54'	L46	S87°19'55"W	20.65'			
L11	S02°40'05"E	15.40'	L23	S02°40'05"E	15.40'	L35	N87°19'55"E	22.03'	L47	N87°19'55"E	10.85'			
L12	S87°19'55"W	10.85'	L24	N87°19'55"E	21.00'	L36	S02°40'05"E	19.14'	L48	N87°19'55"E	42.00'			

LEGEND/ABBREVIATIONS

- 1/2" REBAR SET WITH "WILLIS" CAP
- ⊕ MAG NAIL SET WITH "WILLIS" WASHER
- ⊙ MAG NAIL FOUND WITH "WILLIS" WASHER
- 1/2" REBAR FOUND WITH "WILLIS" CAP

0 15' 30'

SCALE 1" = 15'



THUNDERBIRD SQUARE, PHASE TWO BURNET COUNTY, TEXAS

BEING A REPLAT OF LOT 5, THUNDERBIRD SQUARE, PHASE ONE
DOCUMENT NO. 202303364, PLAT RECORDS,
BURNET COUNTY, TEXAS