

**LandAmerica**  
Austin Title  
Monica Middleton  
3708 Spicewood Springs Road, Ste. #100  
Austin, Texas 78759  
Phone (512) 346-4020  
Fax (512) 346-4682

Subject to Restrictions as Stated in:  
Vol. 3987 Pg. 2140 and Per Plat in  
Book 56, Pg. 50.

**HIGHLAND LAKES ESTATES SECTION 22**

SUBDIVISION: \_\_\_\_\_ LOT: 22037 BLOCK: \_\_\_\_\_ CURVE: 56 SIDE: 50 PLAT RECORDS: \_\_\_\_\_

COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS: 3002 POINT COVE

CITY: LAGO VISTA REFERENCE NAME: DDW TRUST

- LEGEND**
- 1/2" IRON PIPE FOUND
  - 1/2" REBAR FOUND
  - 1/2" REBAR SET
  - 600 NAIL FOUND
  - 600 NAIL SET
  - SPINDLE FOUND
  - BARE WIRE FENCE
  - CHAIN LINK FENCE
  - WOOD FENCE
  - METAL FENCE
  - BUILDING LINE
  - PUBLIC UTILITY EASEMENT
  - DRAINAGE EASEMENT
  - S.D.E. SURFACE DRAINAGE EASEMENT
  - W.W.W. WASTEWATER
  - E.E. ELECTRIC EASEMENT
  - S.E.E. SANITARY SEWER EASEMENT
  - RECORD INFORMATION
  - POWER POLE
  - OVERHEAD UTILITIES

**Dewey H. Burris & Associates**  
Land Surveying Services

1404 West North Loop Blvd. Austin, Texas 78756  
512-458-6853  
Fax 512-458-6853

**VICTOR M. GARZA**  
REGISTERED PROFESSIONAL SURVEYOR

THIS AREA IS DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 481588 0702 F DATED 04/15/02. IT IS REPRESENTED AS IN ZONE "X". HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD DATA HAVE BEEN PERFORMED AND INFORMATION SHOULD BE SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT WARRANT THAT THE PROPERTY AND/OR THE SURVEY THEREON WILL BE FREE OF FLOOD HAZARD. FOR FURTHER INFORMATION CONTACT YOUR LOCAL PLAIN ADMINISTRATOR.

TO THE OWNER AND/OR PRESENT OR FUTURE INTERESTS SURVEYED AND TO AUSTIN TITLE GUARANTY COMPANY, LAWYERS TITLE INSURANCE COMPANY

DATE: 08/22/05  
TITLE CO: AUSTIN T.  
G.F. #: 2413034658  
JOB #: R0812405\_RLV  
SCALE: 1" = 30'

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE TO THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE EXCEPT AS SHOWN HEREON, TO THE BEST OF MY KNOWLEDGE. ONLY DOCUMENTS CONTAINED WITHIN THE AFOREMENTIONED TITLE COMMITMENT WERE REVIEWED.

FIELD WORK	WILLIAM	08/10/05
CHECKED	VICTOR	08/22/05
DRAWING	JED	08/22/05
FINAL CHECK	VICTOR	08/22/05
CORRECTIONS	M.P.	08/22/05
UP DATE		

LAKE TRAVIS  
(VARIABLE LAKE LEVEL)

CITY OF LAGO VISTA AND THE LAGO VISTA  
PROPERTY OWNER'S ASSOCIATION  
JUDGEMENT GV-500276  
JUDICIAL RECORDS OF TRAVIS COUNTY

HIGHLAND LAKE ESTATES  
SECTION TWENTY-TWO  
BOOK 56, PAGE 50  
PLAT RECORDS OF TRAVIS COUNTY

COEUR DU LAC  
SECTION ONE  
DOC. #19990221  
O.P.R.T.C.



LOT 22036

LOT 22037

POINT OF  
BEGINNING

LOT 22038-B

LINE TABLE

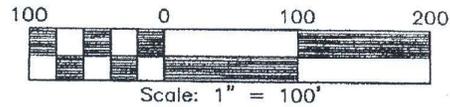
NUMBER	DIRECTION	DISTANCE
L102	S 07°15'34" W	31.85'
L157	N 41°23'08" E	35.97'

RESUBDIVISION OF LOTS  
22038A  
AND LOT 22052A  
HIGHLAND LAKE ESTATES  
SECTION TWENTY-TWO  
BOOK 94, PAGE 115  
PLAT RECORDS  
OF TRAVIS COUNTY

LOT 22052-B

LEGEND

●	1/2" IRON ROD FOUND (UNLESS STATED)
△	CALCULATED POINT
⊙	COTTON SPINDLE FOUND
▲	NAIL FOUND
★	PUNCH MARK FOUND
( )	RECORD INFORMATION
P.R.T.C.	PLAT RECORDS TRAVIS COUNTY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY



BEARING BASIS OF THE SURVEY SHOWN HEREON IS PROVIDED BY LCRA GPS SUB-I IARN DATA AND IS REFERENCED TO THE NAD 83 CONTROL DATUM, TEXAS STATE PLAINF COORDINATE SYSTEM, CENTRAL ZONE, AND NAVD 88 VERTICAL CONTROL DATUM.

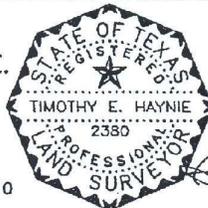
SKETCH TO ACCOMPANY FIELD NOTES FN10022-A 0.28 ACRE TRACT OF LAND OUT OF THE GEORGE JOHNSON SURVEY #535, AND THE L.W. SIMPSON SURVEY #610, SITUATED IN TRAVIS COUNTY, TEXAS.

EXHIBIT 'A' SHEET 3 OF 3

 HAYNIE  
CONSULTING, INC.

Civil Engineers and Land Surveyors  
1010 Provident Lane  
Round Rock, Texas 78664-3276  
Ph. 512-837-2446 Fax 512-837-9463  
Firm # 2411

DRAWN BY : CAA DATE: 10/27/2010  
JOB NO.: 101-09-20 SP10022-A



I, TIMOTHY E. HAYNIE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS DESCRIBED. A METES AND BOUNDS DESCRIPTION WAS PREPARED TO ACCOMPANY THIS SKETCH.

 10-28-10  
TIMOTHY E. HAYNIE R.P.L.S. NO. 2380

CITY OF LAGO VISTA AND THE LAGO VISTA  
PROPERTY OWNER'S ASSOCIATION  
JUDGEMENT GV-500276  
JUDICIAL RECORDS OF TRAVIS COUNTY

LAKE TRAVIS  
(VARIABLE LAKE LEVEL)

HIGHLAND LAKE ESTATES  
SECTION TWENTY-TWO  
BOOK 56, PAGE 50  
PLAT RECORDS OF TRAVIS COUNTY

COEUR DU LAC  
SECTION ONE  
DOC. #199900221  
O.P.R.T.C.

LOT 22036

LOT 22037

LOT 22038-B

RESUBDIVISION OF LOTS 22038A  
AND LOT 22052A  
HIGHLAND LAKE ESTATES  
SECTION TWENTY-TWO  
BOOK 94, PAGE 115  
PLAT RECORDS  
OF TRAVIS COUNTY  
LOT 22052-B

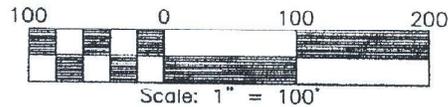
LINE TABLE

NUMBER	DIRECTION	DISTANCE
L100	S 13°16'52" E	169.18'
L115	N 84°41'23" E	32.30'
L155	N 41°23'08" E	34.24'

POINT OF BEGINNING

LEGEND

●	1/2" IRON ROD FOUND (UNLESS STATED)
△	CALCULATED POINT
⊙	COTTON SPINDLE FOUND
▲	NAIL FOUND
⊠	PUNCH MARK FOUND
( )	RECORD INFORMATION
P.R.T.C.	PLAT RECORDS TRAVIS COUNTY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY



BEARING BASIS OF THE SURVEY SHOWN HEREON IS PROVIDED BY LCRA GPS SUB-HARN DATA AND IS REFERENCED TO THE NAD 83 CONTROL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, AND NAVD 88 VERTICAL CONTROL DATUM.

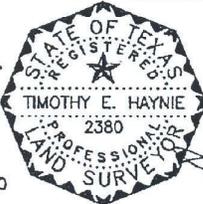
SKETCH TO ACCOMPANY FIELD NOTES FN10022 OF A 0.62 ACRE TRACT OF LAND OUT OF THE GEORGE JOHNSON SURVEY #535, AND THE L.W. SIMPSON SURVEY #610, SITUATED IN TRAVIS COUNTY, TEXAS.

EXHIBIT 'A' SHEET 3 OF 3

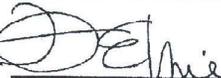
 HAYNIE  
CONSULTING, INC.

Civil Engineers and Land Surveyors  
1010 Provident Lane  
Round Rock, Texas 78664-3276  
Ph. 512-837-2446 Fax 512-837-9463  
Firm # 2411

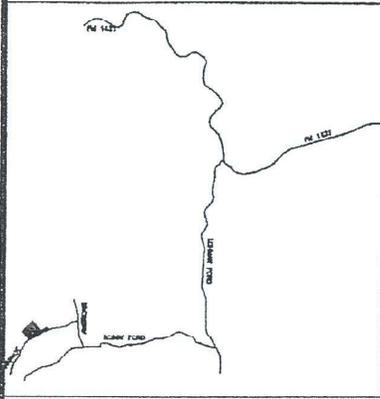
DRAWN BY : CAA DATE: 10/27/2010  
JOB NO.: 101-09-20 SF10022-C



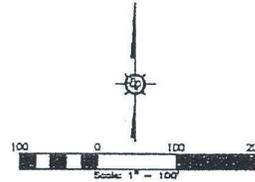
I, TIMOTHY E. HAYNIE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS DESCRIBED. A METES AND BOUNDS DESCRIPTION WAS PREPARED TO ACCOMPANY THIS SKETCH.

 10-28-10  
TIMOTHY E. HAYNIE R.P.L.S. NO. 2380

VICINITY MAP  
NTS



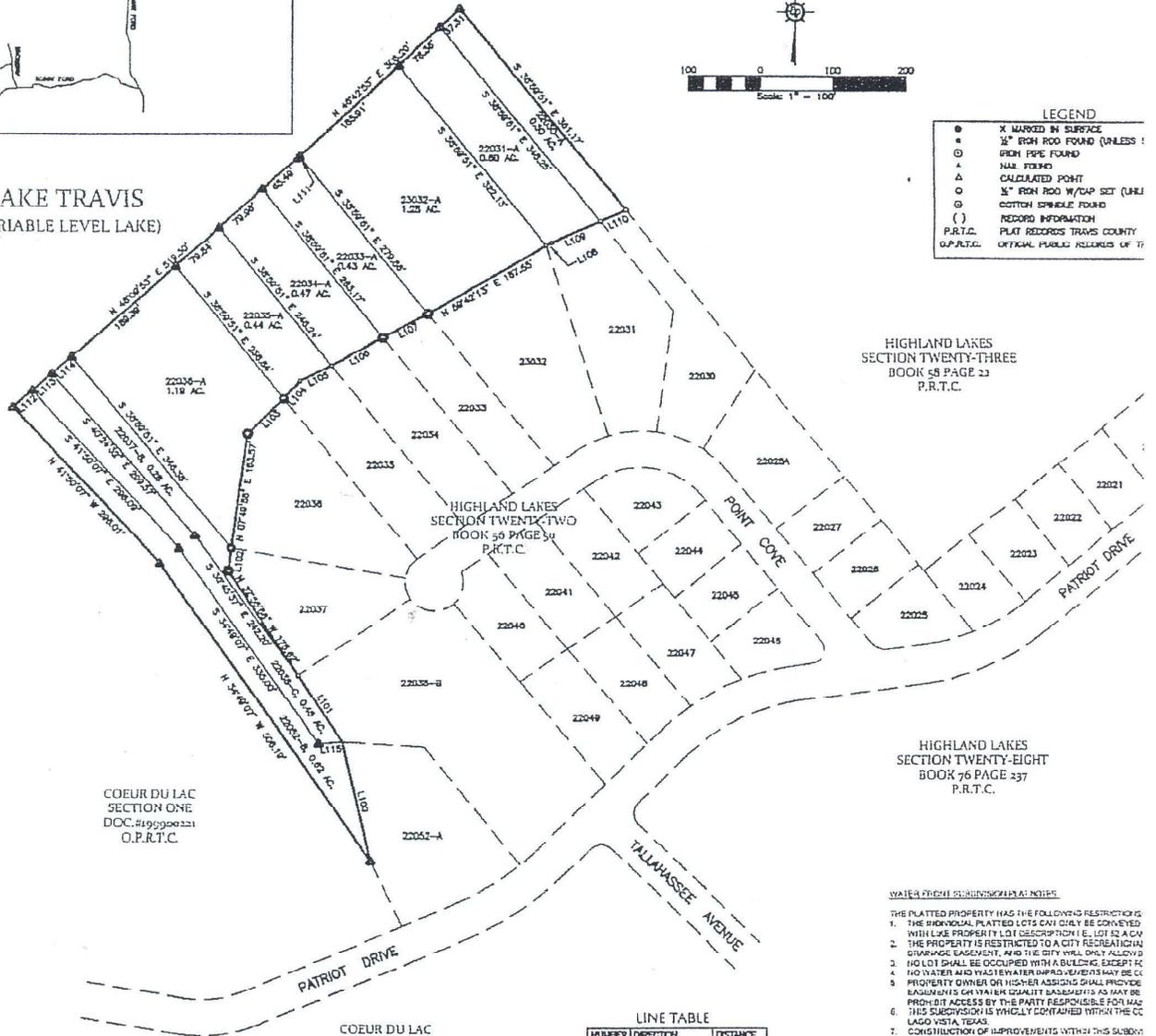
# HIGHLAND LA SECTION TW WATERFR



**LEGEND**

- ⊙ X MARKED BY SURFACE
- ⊙ 1/2" IRON ROD FOUND (UNLESS :
- ⊙ FROM PIPE FOUND
- ⊙ NAIL FOUND
- ⊙ CALCULATED POINT
- ⊙ 1/2" IRON ROD W/CAP SET (UNL
- ⊙ BOTTOM SPINDLE FOUND
- ( ) RECORD INFORMATION
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- D.P.A.T.C. ORIGINAL PLAT RECORDS OF TR

LAKE TRAVIS  
(VARIABLE LEVEL LAKE)



COEUR DU LAC  
SECTION ONE  
DOC #199500221  
O.P.R.T.C.

COEUR DU LAC  
SECTION TWO  
DOC #199500221  
O.P.R.T.C.

HIGHLAND LAKES  
SECTION TWENTY-THREE  
BOOK 58 PAGE 23  
P.R.T.C.

HIGHLAND LAKES  
SECTION TWENTY-EIGHT  
BOOK 76 PAGE 237  
P.R.T.C.

**WATERFRONT RESTRICTIONS/NOTES**

- THE PLATTED PROPERTY HAS THE FOLLOWING RESTRICTIONS:
1. THE INDIVIDUAL PLATTED LOTS CAN ONLY BE CONVEYED WITH LIKE PROPERTY LOT DESCRIPTION (I.E. LOT 52 A OR B).
  2. THE PROPERTY IS RESTRICTED TO A CITY RECREATIONAL SWIMMING BASIN, AND THE CITY WILL ONLY ALLOW 3. NO LOT SHALL BE OCCUPIED WITH A BUILDING, EXCEPT 4. NO WATER AND WASTEWATER IMPROVEMENTS MAY BE CO 5. PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE EGRESS TO CITY WATER UTILITY BASINMENTS AS MAY BE PROHIBIT ACCESS BY THE PARTY RESPONSIBLE FOR MA 6. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CO LAKE VISTA, TEXAS.
  7. CONSTRUCTION OF IMPROVEMENTS WITHIN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE SUBDIVISION MAP, ALL APPLICABLE PERMITS AND/OR CONSTRUCTION PLANS OF LAKE VISTA, TEXAS. ALL IMPROVEMENTS SHALL COMPLY WITH THE CITY OF LAKE VISTA, TEXAS STANDARDS AND SPECIFICATIONS.

**HORIZONTAL CONTROL:**

BEING THE BASIS OF THE SURVEY DESCRIBED HEREIN IS PROVIDED BY LOWER COLORADO RIVER AUTHORITY (LCRA) GPS SUB-HIGH DATA, CONTROL POINT 1258, AND IS REFERENCED TO THE NAD 83 CONTROL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, AND HAD BY VERTICAL CONTROL DATUM. ALL COORDINATES AND DISTANCES SHOWN/LISTED ARE RELATIVE TO TEXAS CENTRAL ZONE GRID.

**LINE TABLE**

LINE#	DIRECTION	DISTANCE
L100	S 13°16'22" E	100.18'
L101	S 32°54'23" E	110.04'
L102	S 07°15'24" W	31.25'
L103	S 49°16'23" W	70.21'
L104	S 42°16'21" W	37.50'
L105	S 63°16'23" W	48.73'
L106	S 60°13'23" W	60.81'
L107	S 61°46'56" W	70.27'
L108	S 57°24'47" W	8.96'
L109	S 56°13'25" W	71.88'
L110	S 56°13'25" W	38.58'
L111	S 48°42'21" W	3.62'
L112	N 48°06'53" E	34.00'
L113	N 48°06'53" E	38.51'
L114	N 48°06'53" E	38.51'
L115	N 84°41'23" E	37.30'

# HIGHLAND LAKE ESTATES SECTION TWENTY-TWO WATERFRONT PLAT

**OWNER:**  
CITY OF LAGO VISTA  
PO BOX 4777  
LAGO VISTA, TX 78645  
512.287.1155

**SURVEYOR:**  
HAYNIE CONSULTING, INC.  
1010 PROVIDENT LANE  
ROUND ROCK, TEXAS 78664  
512.287.2446

**ENGINEER:**  
HAYNIE CONSULTING, INC.  
1010 PROVIDENT LANE  
ROUND ROCK, TEXAS 78664  
512.287.2446

**ACREAGE: 6.650 ACRES**

**TOTAL NUMBER OF LOTS: 10**

STATE OF TEXAS §  
COUNTY OF TRAVIS §

WE, THE CITY OF LAGO VISTA, DO BY BILL ANGELO, CITY MANAGER, THE UNDERSIGNED OWNER OF 6.650 ACRES OF LAND OUT OF THE GEORGE JOHNSON SURVEY NO. 33 AND THE L.V. SWANSON SURVEY NO. 812, AS SITUATED IN TRAVIS COUNTY, TEXAS, CONVEYED TO US BY DEED RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE TRAVIS COUNTY OFFICIAL PUBLIC RECORDS THE SHOWN ON THIS PLAT, DO HEREBY SUBSCRIBE SAID 6.650 ACRES OF LAND TO BE KNOWN AS HIGHLAND LAKE ESTATES SECTION TWENTY-TWO WATERFRONT PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL DRAINAGE WAYS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ A.D.

BILL ANGELO, CITY MANAGER, CITY OF LAGO VISTA  
P.O. BOX 4727  
LAGO VISTA, TX 78645  
512.287.1155

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BILL ANGELO, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LAGO VISTA, TEXAS AND IS HEREBY APPROVED, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

CHAIRMAN, PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF LAGO VISTA, TEXAS

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF LAGO VISTA, TEXAS

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE NOTES, INFORMATION, AND PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH THE DEVELOPMENT ORDINANCES ADOPTED BY THE CITY OF LAGO VISTA, AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

*[Signature]*  
TIMOTHY HAYNIE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 3560, STATE OF TEXAS  
HAYNIE CONSULTING, INC.  
1010 PROVIDENT LANE  
ROUND ROCK, TEXAS 78664



1-28-10  
DATE

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, DANA DEBEAUVRE, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_ M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ A.D.

DANA DEBEAUVRE, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

**HAYNIE CONSULTING, INC.**  
Civil Engineers and Land Surveyors  
1010 Provident Lane  
Round Rock, Texas 78664-2776  
Phone: 512-287-2446 Fax: 512-287-0466

RECORDED IN: 041	DECEMBER 17, 2010
FIELD NOTE NO.:	
DATE: 12/20/10	
SCALE: 1" = 100'	
JOB NO. 101-08-20	
FILE NAME: 101-08-20	

HIGHLAND LAKE ESTATES  
SECTION TWENTY-TWO  
WATERFRONT PLAT

SHEET NO.  
1  
OF  
1

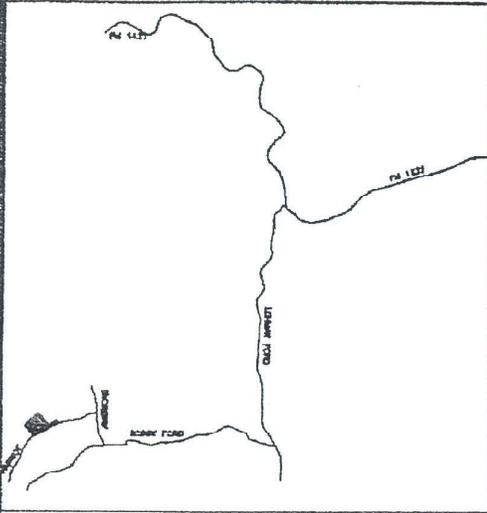
RIGHT LAND OWNER  
BY TO LOT IS OWNER  
AND A CITY UTILITY AND  
COURT RAMP USE  
OK

TO DRAINAGE  
AND SHALL NOT  
SAC EASEMENTS  
ITS OF THE CITY OF

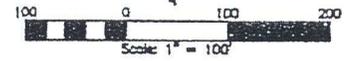
01 COURSEMENT LINE  
APPROVED BY THE CITY  
CABLE CITY

VALUASSE  
ANNUAL

VICINITY MAP  
NTS

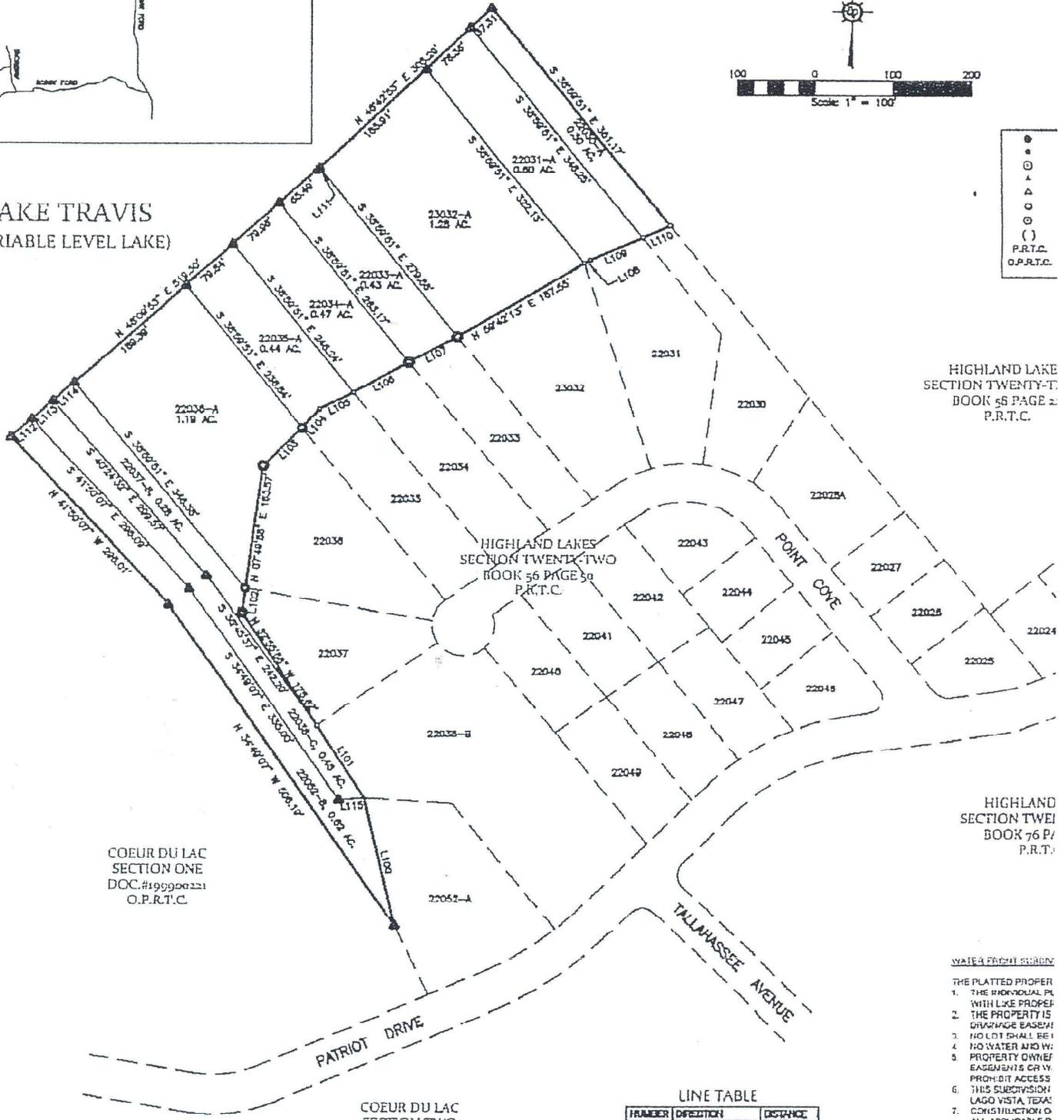


HIGHL  
SEC  
WA



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- △
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- ( )
- P.R.T.C.
- O.P.R.T.C.

LAKE TRAVIS  
(VARIABLE LEVEL LAKE)



HIGHLAND LAKE  
SECTION TWENTY-TWO  
BOOK 56 PAGE 21  
P.R.T.C.

HIGHLAND LAKES  
SECTION TWENTY-TWO  
BOOK 56 PAGE 30  
P.R.T.C.

HIGHLAND  
SECTION TWENTY  
BOOK 76 PAGE 14  
P.R.T.C.

COEUR DU LAC  
SECTION ONE  
DOC.#199920221  
O.P.R.T.C.

WATER FRONT EASEMENT

1. THE INDIVIDUAL PLAT WITH LIKE PROPERTIES WITHIN THE SUBDIVISION SHALL HAVE A WATER FRONT EASEMENT TO THE LAKE TRAVIS.
2. THE PROPERTY IS DRAINAGE EASEMENT TO THE LAKE TRAVIS.
3. NO LOT SHALL BE USED FOR ANY PURPOSE OTHER THAN RESIDENTIAL.
4. NO WATER AND WASTE WATER SHALL BE DISCHARGED INTO THE LAKE TRAVIS.
5. PROPERTY OWNERS SHALL MAINTAIN THE EASEMENT OR PROVIDE ACCESS TO THE LAKE TRAVIS.
6. THIS SUBDIVISION IS LOCATED IN LAGO VISTA, TEXAS.
7. CONSTRUCTION OF THIS EASEMENT SHALL BE IN ACCORDANCE WITH THE APPLICABLE LAWS.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
--------	-----------	----------

COEUR DU LAC