

SCALE: 1"=20'

HIGHLAND LAKE
ESTATES SECTION 34
VOL. 79, PG. 139-141
LOT 34058

(S 14°50'E 80.30')
S 14°40'33"E 80.46'

LEGEND

- IRON ROD PND.
- PIPE PND.
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ELEC. TRAIL
- ELEC. METER
- WATER METER
- GRINDER PUMP

Handwritten signature

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

(1) BUILDING SETBACK LINES RECORDED IN V. 3544, P. 1421-1427; V. 3308, P. 1322-1328.

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY STERNETT TITLE COMPANY PER COMMITMENT O.J. #183100, EFFECTIVE NOVEMBER 22nd, 2017; SCHEDULE B, PARAGRAPH 10.

LOT 1 IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN V. 3358, P. 1322; V. 3544, P. 1421; V. 7816, P. 304; DOC. 3000006308, 3008077105, 3007037327, 3007158308, 3008178771, 3008138434, 2011186287, 2018010894, 2017070882.

LOT 1 IS SUBJECT TO EASEMENT PROVISIONS RECORDED IN V. 3358, P. 1322; V. 7816, P. 304.

LOT 1 IS NOT SUBJECT TO EASEMENTS RECORDED IN V. 1188, P. 88; V. 2127, P. 474; V. 3424, P. 284; V. 3650, P. 412; V. 3800, P. 414; V. 612, P. 38; V. 813, P. 285; V. 830, P. 201; V. 1188, P. 88; V. 2127, P. 474.

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

HIGHLAND LAKE
ESTATES SECTION 34
VOL. 79, PG. 139-141
LOT 34053

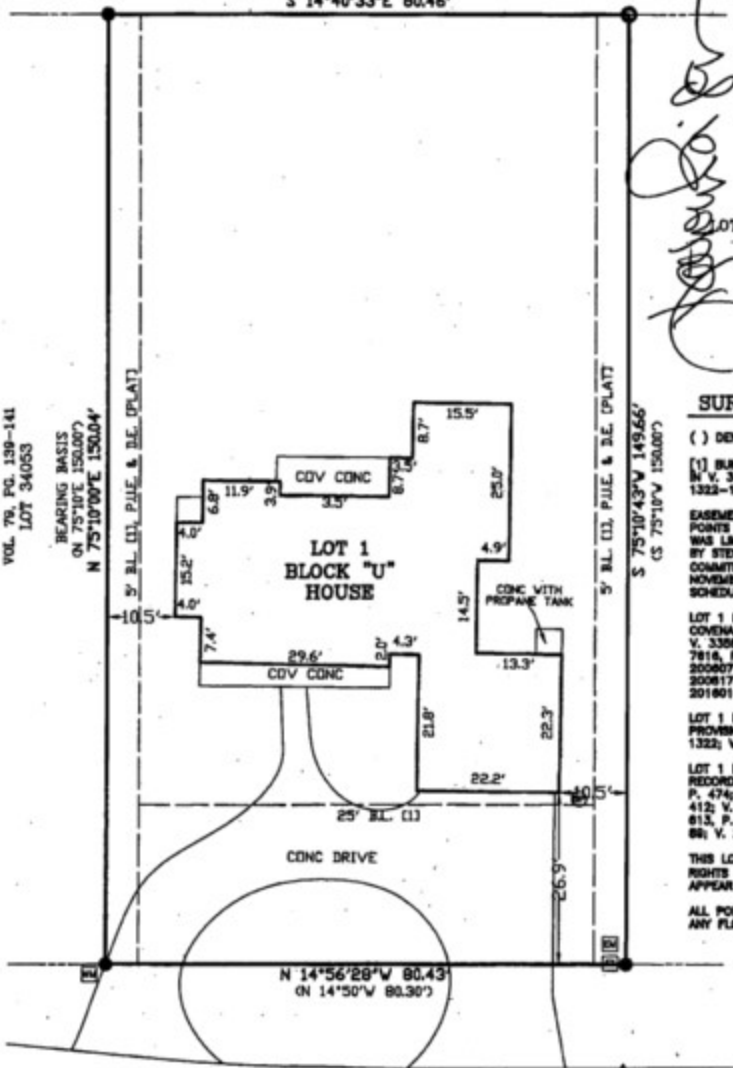
BEARING BASIS
(ON 75'10"00"E 150.04')

N 75°10'00"E 150.04'

5' B.L. (1), P.U.E. & D.E. PLAT

5' B.L. (1), P.U.E. & D.E. PLAT

CAD0001 MAIL-57 CS
299.66' A(6) 01.67' S



21814 BLUEJAY BOULEVARD
(30' R.O.W.)

LOT No. 1 BLOCK U SUBMISSION / ADDITION EMERALD BOND SECTION ONE
TRAVIS COUNTY, TEXAS Book 28 Page 2 Official Public Records of Travis County, Texas
 CITY LAGO VISTA Reference: LEIGH MORGAN

TO THE LIEBHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR STERNETT TITLE COMPANY

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown herein. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown herein.



Handwritten signature of Roger L. Way



ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704

TELE: (512) 440-0071 - FAX: (512) 440-0199
FIRM REGISTRATION # 10118900

FIELD WORK	CR	DATE
		08-18-18

SURVEY DATE: 08-24-18
Job No. 08817819
SCALE: 1"=20'

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: March 10, 2022 GP No. _____
Name of Affiant(s): Kathy Biggs
Address of Affiant: 21814 and 21812 Bluejay Blvd, and 21806 Owens Cv, Lago Vista, TX 78645
Description of Property: LOT 1 and 2 BLK U EMERALD HEND SEC 1 and LOT 34058 HIGHLAND LAKE ESTATES SEC 34
County Travis, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of TX, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the Property.
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since June 2019 there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which encroach on the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below):

WB
None Added perimeter to cross fencing, pool, workshop/shed, solar shower.

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

[Signature]

SWORN AND SUBSCRIBED this 10 day of March, 2022

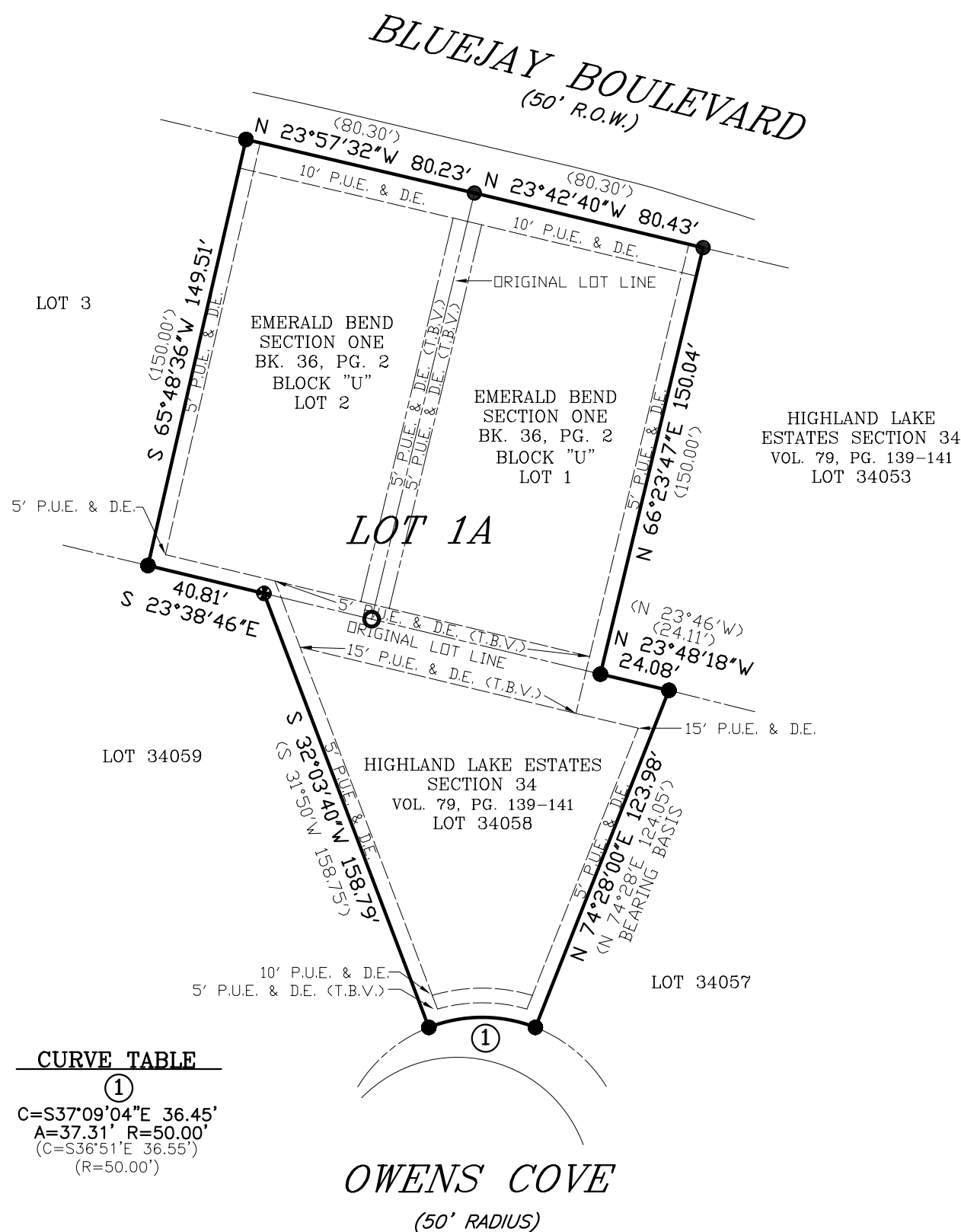
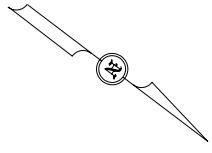
Blanca Gelles
Notary Public

(TXR 1907) 02-01-2010



SCALE: 1"=50'

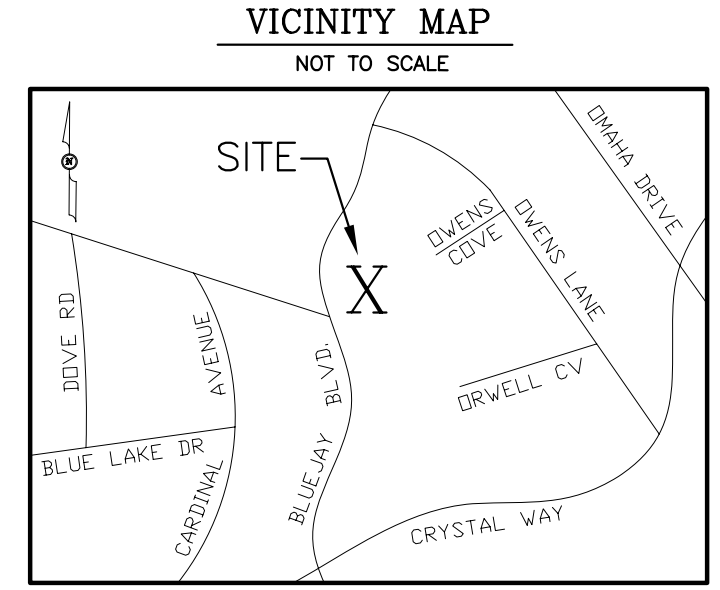
REPLAT OF LOTS 34058, HIGHLAND LAKE ESTATES SECTION THIRTY-FOUR AND LOTS 1 AND 2, BLOCK "U", EMERALD BEND, SECTION ONE TRAVIS COUNTY, TEXAS



CURVE TABLE

①

C=S37°09'04"E 36.45'
 A=37.31', R=50.00'
 (C=S36°51'E 36.55')
 (R=50.00')



STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, KATHRYN ANN BIGGS, owner of Lots 1 and 2, Emerald Bend, Section One as recorded in Vol. 36, Pg. 2, Plat Records, Travis County, Texas and as conveyed to me in Document Number 2019099790 and 2020170248, Official Public Records, Travis County, Texas, and Lot 34058, Highland Lake Estates, Section Thirty-Four as recorded in Vol. 79, Pg. 139-141, Plat Records, Travis County, Texas and as conveyed to me in Document Number 2020085504, Official Public Records, Travis County, Texas do adopt this plat to be known as the "REPLAT OF LOTS 34058, HIGHLAND LAKE ESTATES SECTION THIRTY-FOUR AND LOTS 1 AND 2, BLOCK "U", EMERALD BEND, SECTION ONE", and do hereby dedicate to the public use of all streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted and not released.

WITNESS MY HAND THIS THE _____ DAY OF _____, 202_, AD.

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority on this day personally appeared KATHRYN ANN BIGGS, 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 purpose and consideration herein expressed and in the capacities therein stated.

Given under my hand and seal of office, this the ____ day of _____, 202_.

Print Name
Notary in and for the State of Texas
My Commission expires:

Kathryn Ann Biggs Date
21814 Bluejay Blvd.
Lago Vista, Texas
78645-7713

NOTES:

1. NO BUILDING ON A LOT WITHIN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO A PUBLIC WATER/WASTEWATER OR OTHER WATER SYSTEM APPROVED BY THE CITY OF LAGO VISTA.
2. THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF LAGO VISTA, TEXAS (MAP DATE 5-7-2020).
3. BUILDING SETBACK LINES NOT SHOWN HEREON SHALL COMPLY WITH THE CITY OF LAGO VISTA CURRENT ZONING ORDINANCE.
4. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL#48453C0195J, TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020.
5. Grantor has granted, sold, and conveyed and by these presents does hereby dedicate a non-exclusive, perpetual public utility easement (P.U.E.), together with the right of ingress and egress, for the purpose of placing, constructing, operating, repairing, maintaining, rebuilding, replacing, relocating, and removing, or causing to be placed, constructed, operated, repaired, maintained, rebuilt, replaced, relocated, and removed, structures or improvements reasonably necessary and useful for: telecommunications facilities, cable, fiber, and other electronic data transmission facilities, and an electric distribution line consisting of variable number of wires, poles, and all necessary or desirable appurtenances and other facilities useful or necessary for the transmission and distribution of electric utility service, including water mains and service lines, wastewater pipes and service lines, drainage pipe and channel systems, and all other associated appurtenances with the aforementioned utilities.

APPROVED:

ADMINISTRATOR DATE
CITY OF LAGO VISTA, TEXAS

APPROVED:

ATTEST, CITY SECRETARY DATE
CITY OF LAGO VISTA, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 202_ A.D. AT _____ O'CLOCK ____M. AND DULY RECORDED ON THE _____ DAY OF _____, 202_ A.D. AT _____ O'CLOCK ____M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT No. _____. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 202_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

SURVEYOR'S CERTIFICATION:

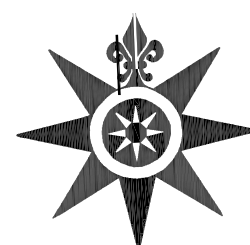
I, ROGER L. WAY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CITY OF LAGO VISTA CODE OF ORDINANCE AS CURRENTLY AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

SURVEYED BY:
ROGER L. WAY
ALL POINTS SURVEYING
1714 FORTVIEW ROAD SUITE 200
AUSTIN, TEXAS 78704
(512)440-0071

ROGER L. WAY, RPLS #3910 DATE

FILING DATE: XXXXXXXX
JOB NO.: 03B07621

SHEET 1 OF 1



ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704
TELE.: (512) 440-0071 - FAX: (512) 440-0199
FIRM LICENSE # 10118900