

4100 581 ROAD A-2421-4000
DECLARATION OF COVENANTS AND RESTRICTIONS

1900
A/C

LAKE TRAVIS WORLD OF RESORTS

STATE OF TEXAS)
)
COUNTY OF TRAVIS)

2-72-2905

This Declaration made on the date hereinafter set forth by NRC, INC., a Texas corporation, hereinafter referred to as "Declarant",

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property more specifically described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, Declarant desires to designate said property as "Common Properties" (as that term is defined herein) for the benefit of present and future "Owners" (as that term is defined herein);

WHEREAS, Declarant desires to provide for the preservation of the values and for the maintenance of said Common Properties, and to this end desires to subject the real property described in Exhibit "A", together with such additional property as may hereafter be acquired by the Association, subject, however, to the covenants, restrictions, and easements hereinafter set forth, each and all of which is and are for the benefit of said Common Properties and present and future Owners; and

WHEREAS, Declarant has deemed it desirable for the efficient preservation of the values and for the maintenance of said Common Properties to create an agency to which will be delegated and assigned the powers to maintain and administer the Common Properties and enforce the covenants and restrictions created in this Declaration; and

WHEREAS, the Lago Vista Property Owners' Association, Inc., has been incorporated under the laws of the State of Texas as a non-profit corporation, for the purpose of exercising the functions aforesaid;

NOW, THEREFORE, the Declarant declares that the real property described in Exhibit "A" shall be held, occupied, and enjoyed subject to the

covenants, restrictions, and easements (referred to herein collectively as "Covenants and Restrictions") hereinafter set forth.

2-72-2906

ARTICLE I

DEFINITIONS

The following words, when used in this Declaration (unless the context shall prohibit) shall have the following meanings:

(a) "Association" shall mean and refer to the Lago Vista Property Owners' Association, Inc., a non-profit corporation incorporated under the laws of the State of Texas.

(b) "Common Properties" shall mean the real property described in Exhibit "A" attached hereto, together with such other property as the Association may, at any time and from time-to-time acquire by purchase or otherwise, subject, however, to the Covenants and Restrictions of this Declaration.

(c) "Owner" shall mean and refer to the record owner, or if such lot is subject to a term purchase contract with Declarant, to the contract purchaser of the fee simple title to any lot or tract described in Exhibit "B" attached hereto and made a part hereof. Owner shall not mean or refer to any mortgagee unless and until such mortgagee has acquired title pursuant to foreclosure or any proceeding in lieu of foreclosure.

(d) "Association Member" shall mean any Owner as that term is defined in paragraph (c) above.

(e) "Declarant" shall mean NRC, INC., a Texas corporation.

ARTICLE II

EASEMENTS

Section 1. Existing Easements. Declarant and Declarant's predecessors in title have heretofore granted, created, and dedicated by several recorded instruments, and all grants and dedications of easements and related rights heretofore made by Declarant and Declarant's predecessors in title affecting the Common Properties are incorporated herein by reference and made a part of this Declaration for all purposes.

Section 2. Changes and Additions. Declarant reserves the right to make changes in and additions to the above-mentioned easements, easements

for public utility purposes (including without limitation, gas, electric, telephone, water, sewer, and drainage) in favor of any person or entity furnishing or to furnish utility services.

2-72-2907

ARTICLE III

PROPERTY SUBJECT TO THIS DECLARATION

Section 1. Description. The real property which is and shall be held and occupied subject to this Declaration consists of the following:

See Exhibit "A" attached hereto and made a part hereof, all of which real property is sometimes referred to herein as the "Common Properties".

ARTICLE IV

PROPERTY RIGHTS IN THE COMMON PROPERTIES

Section 1. Owners' Easements of Enjoyment. Subject to the provisions of Section 2 of this Article IV, every Owner shall have a common right and easement of enjoyment in and to the Common Properties in the Subdivision, and such right and easement shall be appurtenant to and shall pass with the title to each Lot in the Subdivision, and such right and easement may not be separated therefrom.

* Section 2. Extent of Owners' Easements. The rights and easements of enjoyment created hereby shall be subject to the following:

(a) The right of the Association, in its discretion, to charge reasonable admission and other fees for the use of the Common Properties, and to make, publish, and enforce reasonable rules and regulations governing the use and enjoyment of the Common Properties or any part thereof, all of which reasonable rules and regulations shall be binding upon, complied with, and observed by each Owner. These rules and regulations may include provisions to govern and control the use of such Common Properties by guests or invitees of the Owners, including, without limitation, the number of guests or invitees who may use such Common Properties or any part thereof at the same time; and

(b) The right of the Association to grant or dedicate easements in, on, under, or above such Common Properties or any part thereof to any public or governmental agency or authority or to any utility company for any service to the Subdivisions described in Exhibit "B" or any part thereof; and

(c) The right of the Association to transfer title to any storm sewer line, sanitary sewer line, water line, or any other utility facility or equipment situated in any part of such Common Properties and owned by the Association to any public or political authority or agency or to any utility company rendering or to render service to the Subdivisions or any part thereof; and

(d) The right of the Association to convey or dedicate such portions of such Common Properties as its Board of Directors may deem appropriate to governmental authorities, political subdivisions, or other persons or entities for use as the location of schools, churches, and hospitals, or for other similar purposes related to the health, safety, and welfare of the Members; and

(e) The right of the Association to enter management and/or operating contracts or agreements relative to the maintenance and operation of such Common Properties in such instances and on such terms as its Board of Directors may deem appropriate; the right of the Association to operate recreational facilities and related concessions located on such Common Properties; the right of the Association to enter lease agreements or concession agreements granting leasehold, concession, or other operating rights relative to Common Properties in such instances and on such terms as its Board of Directors may deem appropriate; and

(f) The rights of the Association to suspend the voting rights of a Member or his right to use any recreational Common Facility during the period he is in default in excess of thirty (30) days in the payment of any maintenance charge assessment against his Lot; and to suspend such rights for a period not to exceed thirty (30) days for any infractions of its published rules and regulations; and the aforesaid rights of the Association shall not be exclusive, but shall be cumulative of and in addition to all other rights and remedies which the Association may have in this Declaration and Supplemental Declarations or in its By-Laws or at law or in equity on account of any such default or infraction; and

(g) The rights and easements existing, herein created, or hereafter created in favor of others, as provided for in Article II of this Declaration; and

(h) All other rights and powers of the Association as established and set forth in either the Articles of Incorporation of the Association or its By-Laws.

Section 3. Delegation of Use. Any Owner may delegate ...s right of use and enjoyment of the Common Properties in the Subdivision, together with all easement rights granted to Owners in this Declaration to the immediate members of his family, his tenants, or contract purchasers who reside on his Lot. The term "Owner" is further defined to include and refer to the executors, personal representatives and administrators of any Owner, and all other persons, firms, or corporations acquiring or succeeding to the title of the Owner by sale, grant, will, foreclosure, execution, or by any legal process, or by operation of law, or in any other legal manner.

Section 4. No Rights of Partition. No Owner, as that term is defined herein, or other person or entity acquiring any right, title, or interest in any lot described in Exhibit "D" attached hereto, shall seek or obtain through any legal procedures judicial partition of any of the Common Properties described in Exhibit "A", attached hereto, or any properties subsequently acquired by the Association, which properties are made subject to this Declaration of Covenants and Restrictions.

* Section 5. Use of Common Properties. There shall be no obstruction of any part of the Common Properties, which are intended to remain unobstructed for the reasonable use and enjoyment thereof. No Owner shall appropriate any part of the Common Properties to his exclusive use, nor shall any Owner do anything which would violate the easements, rights, and privileges of any Owner in regard to any portion of the Common Properties which is intended for the common use and benefit of all Owners. Except as may be herein permitted, no Member shall plant, place, fix, install or construct any vegetation, hedge, tree, shrub, fence, wall, structure, or improvements or store any of his personal property on the Common Properties or any part thereof without the written consent of the Association being first obtained. The Association shall have the right to remove anything placed on the Common Properties in violation of the provisions of this Section and to recover the cost of such removal from the Owner responsible.

ARTICLE V

GENERAL PROVISIONS

Section 1. Duration. The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Association or its members, their respective legal

representatives, heirs, successors, and assigns, for a period of twenty (20) years from the date this Declaration is recorded, after which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years.

Section 2. Amendment. The covenants and restrictions of this Declaration may be amended in whole or in part in the following manner:

(a) Notice of the proposed amendment in reasonably detailed form shall be included in the notice of any annual or special meeting of the Association Members held in accordance with the By-Laws of the Association at which a proposed amendment is to be considered.

(b) A resolution adopting a proposed amendment may be proposed by either the Board of Directors of the Association or a majority of the Members voting in person or by proxy at a meeting called for that purpose. Such amendment must be approved by not less than eighty per cent (80%) of the Association Members voting in accordance with the procedures established by the By-Laws of the Association.

(c) All amendments made as hereinabove provided shall be evidenced by a written instrument, executed and acknowledged by the members of the Board of Directors of the Association, which shall contain a certification that any such amendment was approved in accordance with this Section 2 of this Article. Such instrument shall be recorded in the Real Property Records of Travis County, Texas, and it shall become effective on the date of recordation.

Section 3. Enforcement. The Association, as a common expense to be paid out of the Maintenance Fund, or any Owner at his own expense, shall have the right to enforce, by proceedings at law or in equity, all restrictions, covenants, conditions, reservations, and all other provisions set out in this Declaration. Failure of the Association or of any Owner to take any action upon any breach or default of or in respect to any of the foregoing shall not be deemed a waiver of their right to take enforcement action upon any subsequent breach or default.

Section 4. Amendments By Declarant. The Declarant shall have and reserves the right at any time and from time-to-time, without the joinder or consent of any other party to amend this Declaration by any instrument in writing duly signed, acknowledged, and filed for record for the purpose of correcting any typographical or grammatical error, ambiguity, or inconsistency appearing herein, provided that any such amendment shall be

consistent with and in furtherance of the general plan and scheme of this Declaration and shall not impair or affect the vested property or other rights of any Owner or his mortgagee.

Section 5. Interpretation. If this Declaration or any word, clause, sentence, paragraph, or other part thereof shall be susceptible of more than one or conflicting interpretations, then the interpretation which is most nearly in accordance with the general purposes and objectives of this Declaration shall govern.

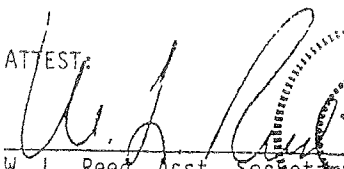
Section 6. Omissions. If any punctuation, word, clause, sentence or provision necessary to give meaning, validity, or effect to any other word, clause, sentence, or provision appearing in this Declaration shall be omitted herefrom, then it is hereby declared that such omission was unintentional and that the omitted punctuation, word, clause, sentence, or provision shall be supplied by inference.

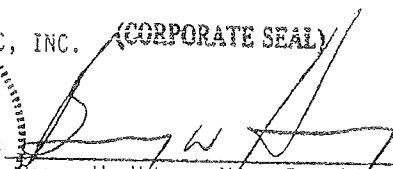
* Section 7. Notices. Any notice required to be sent to any Member or Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as Member or Owner on the records of the Association at the time of such mailing.

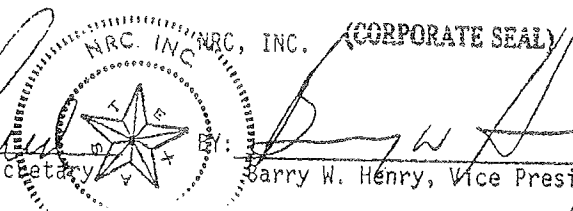
Section 8. Gender and Grammar. The singular, wherever used herein, shall be construed to mean the plural, when applicable, and the necessary grammatical changes required to make the provision hereof apply either to corporations or individuals, males or females, shall in all cases be assumed as though in each case fully expressed.

Section 9. Severability. Invalidation of any one or more of the covenants, restrictions, conditions, or provisions contained in this Declaration, or any part thereof, shall in no manner affect any of the other covenants, restrictions, conditions, or provisions hereof, which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned being the Declarant herein, has executed this Declaration to be effective this the 4th day of November, 1981.

ATTEST:  W. L. Reed, Asst. Secretary

 Barry W. Henry, Vice President

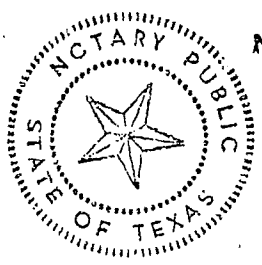


THE STATE OF TEXAS)
)
 :
COUNTY OF TRAVIS)

2-72-2912

Before me, the undersigned authority, on this day personally appeared Barry W. Henry, Vice President of NRC, INC., a Texas corporation, 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, in the capacity therein stated, and as the act and deed of said corporation.

Given under my hand and seal of office this 4th day of November, 1981.



NOTARY SEAL

Janice M. Strade
Notary Public

JANICE M. STRADE
Notary Public, State of Texas
My Commission Expires March 31, 1985

FIELD NOTES describing a 53.007 acre tract or parcel of land, being 12.431 acres out of the J. K. Baldwin Survey No. 609 and 40.576 acres out of the H. & O. B. Railroad Company Survey No. 35, situated in Travis County, Texas, also being a portion of those certain tracts conveyed to NRC, INC. by Deed recorded in Volume 4051, Page 2298 of the Deed Records of said County, said 53.007 acres being more particularly described by metes and bounds as follows:

BEGINNING at a point being the most Southerly Southeast corner of RE-SUBDIVISION OF A PORTION OF HIGHLAND LAKE ESTATES - SECTION THIRTY and the Southeast corner of Lot 30001A of said SECTION THIRTY as shown on a Plat of Records in Book 79, Pages 145-146 of the Plat Records of said County, which bears N71°47'W, 2180.22 feet from the Southwest corner of the J. M. Puryear Survey No. 35 and the Southeast corner of said J. K. Baldwin Survey No. 609, for the POINT OF BEGINNING of the hereinafter described tract of land;

THENCE along the East line hereof, S04°52'E, 857.87 feet to a point in the South line of said J. K. Baldwin Survey No. 609 and the North margin of the Colorado River, for the Southeast corner hereof;

THENCE along the North margin of said river and the South line of said J. K. Baldwin Survey No. 609, the following two (2) courses:
1) S85°03'W, 615.40 feet pass the Southwest corner of said J. K. Baldwin Survey No. 609 and the Southeast corner of said H. & O. B. Railroad Company Survey No. 35 and continue a distance of 489.05 feet, in all being a total distance of 1104.45 feet to a point for an angle point hereof;
2) S86°36'W, 1293.06 feet to a point for the Southwest corner hereof;

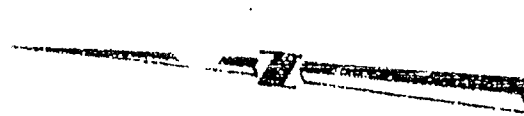
THENCE along the West line hereof, the following two (2) courses:
1) N90°44'49"W, 1435.87 feet to a point in an East line of Emerald Bend Section One as shown on a Plat of Records in Book 36, Page 2 of the Plat Records of said County, for an angle point hereof;
2) N04°37'11"E, 331.61 feet to a point in the South line of HIGHLAND LAKE ESTATES - SECTION TWENTY-SIX AMENDED, as shown on a Plat of Records in Book 58, Pages 23 and 24 of the Plat Record of said County and the Northeast corner of said Emerald Bend Section One for the Northwest corner hereof;

THENCE along the South line of said SECTION TWENTY-SIX AMENDED and a North line hereof, S77°27'30"E, 50.48 feet to a point being the Northwest corner of said SECTION THIRTY for an angle point hereof;

THENCE along the West line of said SECTION THIRTY for an East line hereof, the following two (2) courses:
1) S04°37'11"W, 213.57 feet to a point for an angle point hereof;
2) S32°10'E, 678.15 feet to a point being the Southwest corner of said SECTION THIRTY, for an angle point hereof;

THENCE along the South line of said SECTION THIRTY, for the North line hereof the following seven (7) courses:
1) S87°30'E, 597.27 feet to a point for an angle point hereof;
2) N47°30'E, 244.43 feet to a point for an angle point hereof;
3) S88°46'12"E, 67.86 feet to a point for an angle point hereof;
4) S75°30'E, 395.08 feet pass the West line of said J. K. Baldwin Survey No. 609 and the East line of said H. & O. B. Railroad Company Survey No. 35 and continue a distance of 265.11 feet, in all being a total distance of 660.19 feet, to a point for an angle point hereof;
5) S75°16'09"E, 50.20 feet to a point for an angle point hereof;
6) N77°41'19"E, 221.48 feet to a point for an angle point hereof;
7) N73°53'31"E, 175.00 feet to the POINT OF BEGINNING of the herein described tract of land containing 53.007 acres of land more or less.

SKETCH TO ACCOMPANY FIELD NOTES OF 53.007 ACRES

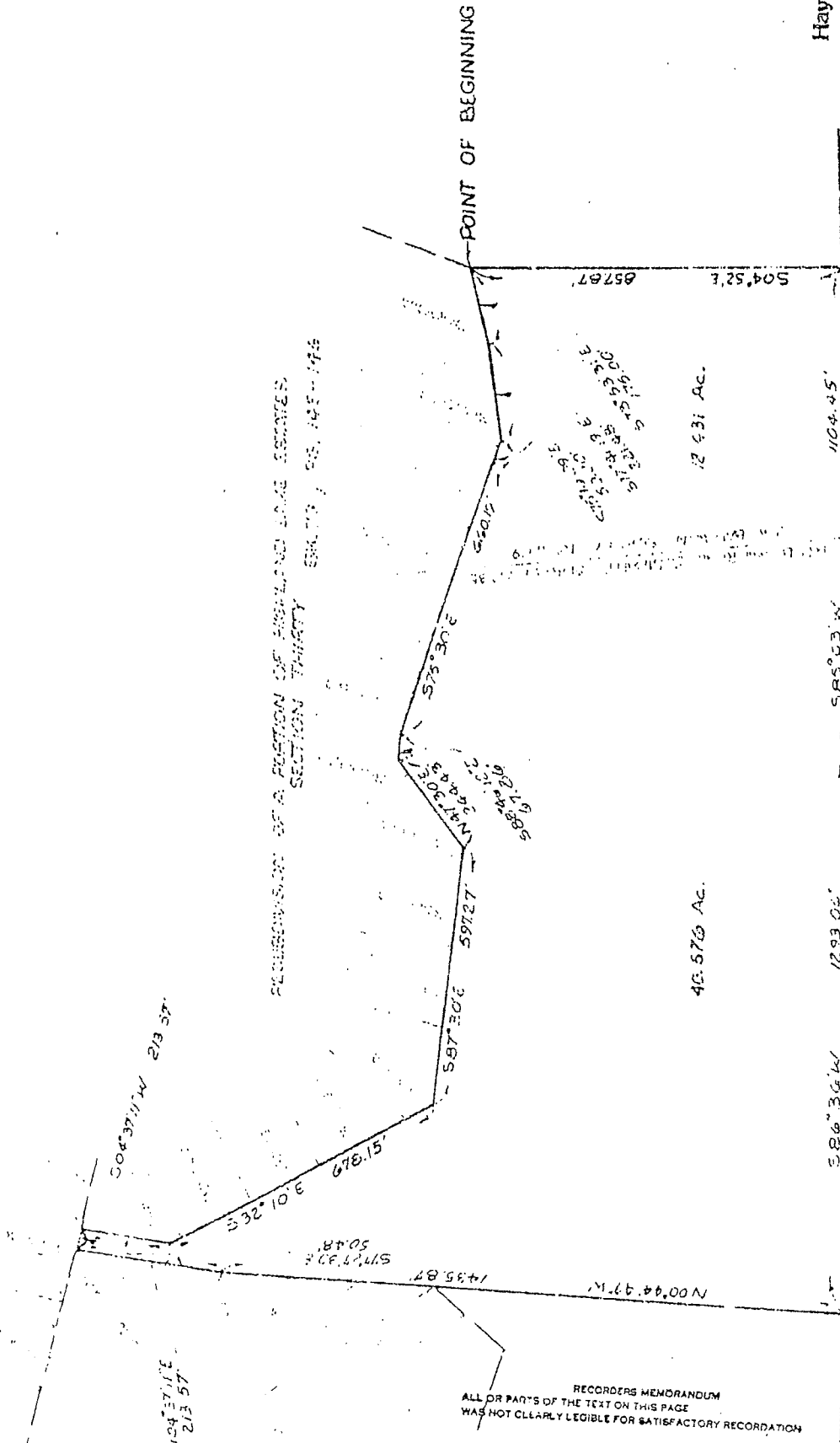


SCALE: 1" = 300'

2-72-2914

Haynie & Kaitman, Inc.
CIVIL ENGINEERING
AND
LAND SURVEYING

SECTION 30
TOWNSHIP 37 N
RANGE 36 W
COUNTY OF... STATE OF...



RECURSION OF A PORTION OF HIGHLAND LAKE STATES
SECTION THIRTY SOUTH, 36.145-175

RECORDERS MEMORANDUM
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WAS NOT CLEARLY LEGIBLE FOR SATISFACTORY RECORDATION

7616 313

2-72-2915

FIELD NOTES describing a 20.546 acre tract or parcel of land out of the T. F. Decker Survey, situated in Travis County, Texas, and being a portion of that tract of land conveyed to National Resort Communities, Inc., formerly Lago Vista, Inc., by deed recorded in Volume 3656, Page 1602 of the Deed Records of said County and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the South line of a tract of land conveyed to the Lower Colorado River Authority by deed recorded in Volume 563, Page 401 of said Deed Records and being the Northwest corner of COUNTRY CLUB ESTATES SECTION SIX as shown on a Plat of Record in Book 47, Page 40 of the Plat Records of said County and the most Northerly point of Resubdivision of Lot 982, COUNTRY CLUB ESTATES SECTION SIX as shown on a Plat of Record in Book 47, Page 88 of said Plat Records, for the most Northerly Northeast corner and POINT OF BEGINNING of the hereinafter described tract of land;

THENCE along the West line of said Resubdivision of Lot 982, for an East line hereof, the following two (2) courses:

- 1) S31°55'W, 200.00 feet to a point, being an angle point in said Resubdivision of Lot 982, for an angle point hereof;
- 2) S65°00'W, 246.17 feet to a point, being the Southwest corner of said Resubdivision of Lot 982, for an angle point hereof;

THENCE along the South line of said Resubdivision of Lot 982, for an East line hereof, S69°03'E, 265.41 feet to a point, being the Southeast corner of said Resubdivision of Lot 982, for an angle point hereof;

THENCE along an East line of said Resubdivision of Lot 982, for an East line hereof, N57°14'E, 185.39 feet to a point in a South right-of-way line of Green Shore Circle at a Point of Curvature of said COUNTRY CLUB ESTATES SECTION SIX and said Resubdivision of Lot 982, for a Point of Curvature hereof;

THENCE along said right-of-way line, being a West line of said COUNTRY CLUB ESTATES SECTION SIX, for an East line hereof, the following four (4) courses:

- 1) along the arc of a curve to the left having elements of delta = 89°59'47", radius = 50.00 feet, arc = 78.54 feet, tangent = 49.50 feet, chord bearing and chord = N66°35'c, 70.71 feet to a point being a Point of Tangency of said SECTION SIX, for a Point of Tangency hereof;
- 2) S68°22'E, 150.00 feet to a point being a Point of Curvature of said SECTION SIX, for a Point of Curvature hereof;
- 3) along the arc of a curve to the right having elements of delta = 111°30', radius = 154.26, tangent = 226.56, arc = 300.20 feet, chord bearing and chord = S12°37'E, 255.02 feet to a point being a Point of Tangency of said SECTION SIX, for a Point of Tangency hereof;
- 4) S43°08'W, 530.00 feet to a point at the Northeast corner of a 10.61 acre Parcel No. 9, Lago Vista Golf Course, being a portion of that tract of land conveyed to said National Resort Communities, Inc. formerly Lago Vista, Inc., by deed recorded in said Volume 3656, Page 1602 and by deed recorded in Volume 2274, Page 28 of said Deed Records, for the Southeast corner hereof;

RECORDED - MEMORANDUM
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WAS NOT CLEARLY LEGIBLE FOR SATISFACTORY RECORDED

THENCE along the North line of said Parcel No. 9 being a South line hereof, the following two (2) courses:

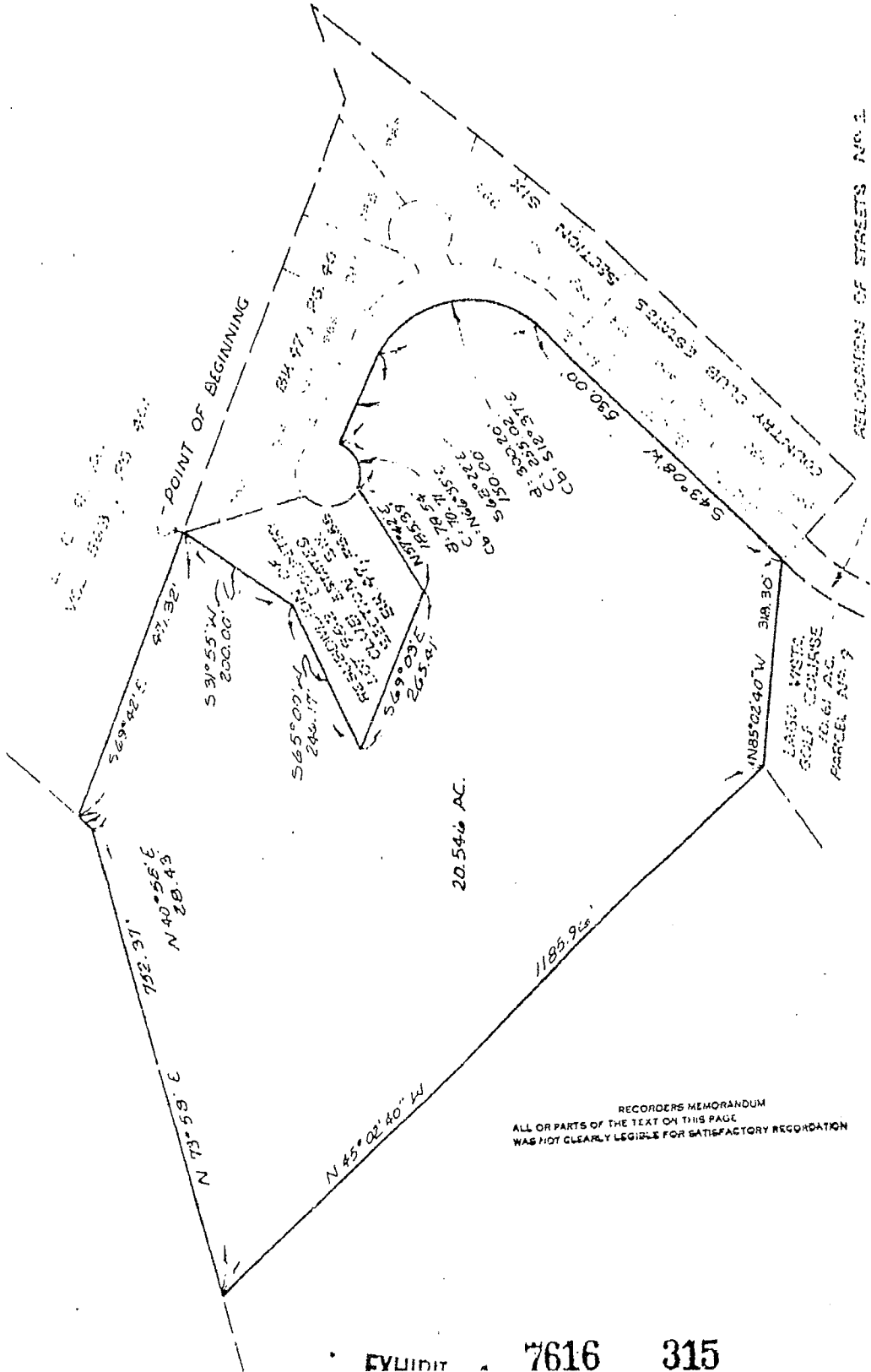
- 1) N85°02'40"W, 318.30 feet to a point being the Northwest corner of said Parcel No. 9, for an angle point hereof;
- 2) N45°02'40"W, 1185.96 feet to a point in the East margin of the Colorado River and the West line of said Decker Survey, for the Southwest corner hereof;

THENCE along said East margin and the West line of said Decker Survey, for the West line hereof, the following two (2) courses:

- 1) N73°58'E, 752.37 feet to a point for an angle point hereof;
- 2) N40°58'E, 23.43 feet to a point being the Southwest corner of said Lower Colorado River Authority tract, for the Northwest corner hereof;

THENCE along the South line of said Lower Colorado River Authority tract and the North line hereof, S69°42'E, 471.32 feet to the POINT OF BEGINNING of the herein described tract of land containing 20.546 acres of land more or less.

SKETCH TO ACCOMPANY FIELD NOTES
OF 20.546 ACRES
OUT OF THE T.F. DECKER SURVEY



20.546 AC.

RECORDERS MEMORANDUM
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SCALE: 1" = 200'

2-72-2916

Haynie & Kallman, Inc.

CIVIL ENGINEERING
AND
LAND SURVEYING
Round Rock, Texas

RELOCATION OF STREETS No. 2

LISTING OF LOTS

Lago Vista Section One:

2-72-2917

Block A, Lots 1-21, in Volume 8, Page 85,
Resubdivision of part of Block A, Lots 1A-14A, in Volume 18,
Page 46,
Resubdivision of Lot 15, Block A, Lots 15-15A, in Volume 50,
Page 88,
Block B, Lots 1-15, in Volume 8, Page 85.

Resubdivision of Part of Block B, Lots 11A, 11B, 14A, 14B,
15A, 15B, in Volume 39, Page 35,
Block C, Lots 1-25, in Volume 8, Page 85,
Resubdivision of Lot 2, Block C, Lots 2A, 2B, 2C, in Volume
49, Page 93,
Block D, Lots 1-11, in Volume 8, Page 85,
Block E, Lots 1-28, in Volume 8, Page 85,
Block F, Lots 1-10, in Volume 8, Page 85,
Block G, Lots 1-19, in Volume 8, Page 85,
of the Plat Records of Travis County, Texas, all lots zoned R-1,
Single-Family Residential.

Lago Vista Section Two:

Block A, Lots 1-29, in Volume 11, Page 45,
Resubdivision of Lot 10, Block A, Lots 10A-10B, in Volume 48,
Page 18,
Block B, Lots 1-70, in Volume 11, Page 45,
Block C, Lots 1-38, in Volume 11, Page 45,
Block D, Lots 1-48, in Volume 11, Page 45,
Block E, Lots 1-34, in Volume 11, Page 45,
Block F, Lots 1-18, in Volume 11, Page 45,
Block G, Lots 1-9, in Volume 11, Page 45,
Block H, Lots 1-7, in Volume 11, Page 45,
of the Plat Records of Travis County, Texas, all lots zoned R-1,
Single-Family Residential.

Lago Vista Section Three, Phase 1:

Block C, Lots 1-16, 18, 21-57, in Volume 26, Page 42,
Block D, Lots 1-21, in Volume 26, Page 42,
of the Plat Records of Travis County, Texas, all lots zoned R-1,
Single-Family Residential.

Lago Vista Section Three, Phase 2:

Block F, Lots 1-10, in Volume 30, Page 7,
Block G, Lots 1-21, in Volume 30, Page 7,
Block H, Lots 1-18, in Volume 30, Page 7,
Block J, Lots 1-18, in Volume 30, Page 7,
of the Plat Records of Travis County, Texas, all lots zoned R-1,
Single-Family Residential.

Lago Vista Section Three, Phase 3:

Block A, Lots 1-8, in Volume 30, Page 40,
Block B, Lots 1-18, in Volume 30, Page 40,
Block E, Lots 1-28, in Volume 30, Page 40,
Block K, Lots 1-19, in Volume 30, Page 40,
Block L, Lots 1-23, in Volume 30, Page 40,
Block M, Lots 1-18, in Volume 30, Page 40,
of the Plat Records of Travis County, Texas, all lots zoned R-1,
Single-Family Residential.

Lago Vista Section Three, Phase 4:

Block N, Lots 1-10, in Volume 32, Page 7,
Block P, Lots 1-51, in Volume 32, Page 7,
Resubdivision of Lot 29, Block P, 29A, 29B, 29C, in Volume
46, Page 84,
Block Q, Lots 1-25, in Volume 32, Page 7,
Block R, Lots 1-21, in Volume 32, Page 7,
Resubdivision of Lot 5, Block R, Lots 5A-5B, in Volume 49,
Page 70,
of the Plat Records of Travis County, Texas, all lots zoned R-1,
Single-Family Residential.

2-72-2918

Lago Vista Estates Section Four:

Lots 1008-1101, 1105-1178, 1183-1199, 1238-1252, in Volume
47, Page 71, of the Plat Records of Travis County, Texas,
all lots zoned R-1, Single-Family Residential.

Lago Vista Estates Section Five:

Lots 1179-1182, 1200-1237, 1253-1295, 1835-1861, 2351-2429,
2455-2471, in Volume 48, Page 81, of the Plat Records of
Travis County, Texas, all lots zoned R-1, Single-Family
Residential.

Lago Vista Estates Section Six:

Lots 1296-1299, 1862-1980, in Volume 49, Page 5, of the Plat
Records of Travis County, Texas, all lots zoned R-1, Single-
Family Residential.

Lago Vista Estates Section Six-A:

Resubdivision of Lots 1938-1939, and adding Lot 1981, in
Volume 49, Page 86, of the Plat Records of Travis County,
Texas, all lots zoned R-1, Single-Family Residential.

Lago Vista Estates Section Seven:

Lots 2100-2137, in Volume 50, Page 20, of the Plat Records
of Travis County, Texas, all lots zoned R-1, Single-Family
Residential.

Lago Vista Estates Section Nine:

Lots 2057-2072, 2075, in Volume 52, Page 98,
Resubdivision of Lots 2057 and 2075, in Volume 55, Page 58,
of the Plat Records of Travis County, Texas, all lots zoned
R-1, Single-Family Residential.

Lago Vista Estates Section Ten:

Lots 1102-1104, 2430-2454, in Volume 50, Page 19, of the Plat
Records of Travis County, Texas, all lots zoned R-1, Single-
Family Residential.

Lago Vista Estates Section Thirteen:

Lots 3148-3154, in Volume 54, Page 90, of the Plat Records of
Travis County, Texas, all lots zoned R-1, Single-Family
Residential.

Lago Vista Civic Center Addition:

2-72-2919

Lots 1981-2056, 80C, 81C, in Volume 50, Page 21, of the Plat Records of Travis County, Texas.

Lots 1981 through 1992, 1995 through 2004, 2046 through 2054, zoned C-1, Limited Commercial Area.

Lots 80C, 81C, 2006, 2024, 2025, 2026, zoned C-2, General Commercial Area.

Lots 2007 through 2023 zoned R-3, Three-Family Area.

Lots 2027 through 2043 zoned R-4, Four-Family Residence Area.

Lots 2044 and 2045 zoned R-5, Multiple-Family Area.

Lots 1993, 1994, 2005, 2055 and 2056, unzoned.

Lago Vista Country Club Estates Section One:

Lots 36-50, 54-75, 76A, 76B, 77-263, 314-336, 387-388, 448, in Volume 38, Page 22,

Resubdivision of Lot 72, 72A, in Volume 50, Page 18,

Resubdivision of Lot 116A, 116B, in Volume 55, Page 21,

of the Plat Records of Travis County, Texas, all lots zoned R-1, Single-Family Residential.

Lago Vista Country Club Estates Section Two:

Lots 1-35, 264-285, in Volume 40, Page 29, of the Plat Records of Travis County, Texas, all lots zoned R-1, Single-Family Residential.

Lago Vista Country Club Estates Section Three:

Lots 298-313, 337-386, 389-447, 449-477, 490-508, 557-564, 587-591, 627-641, 654-657, in Volume 41, Page 28, of the Plat Records of Travis County, Texas, all lots zoned R-1, Single-Family Residential.

Lago Vista Country Club Estates Section Four:

Lots 286-297, 478-489, 531-556, 565-586, 592-626, 642-653, 658, 730, 730A, 731-734, in Volume 44, Page 44, of the Plat Records of Travis County, Texas, all lots zoned R-1, Single-Family Residential.

Country Club Estates Section Five:

Lots 735-981, in Volume 47, Page 41, of the Plat Records of Travis County, Texas, all lots zoned R-1, Single-Family Residential.

Country Club Estates Section Six:

Lots 982-997, 51A, 53A, in Volume 47, Page 40, Resubdivision of Lot 982, 982A, in Volume 47, Page 88, Relocation of Streets in Volume 49, Page 4, of the Plat Records of Travis County, Texas, all lots zoned R-1, Single-Family Residential.

Country Club Estates Section Seven:

Lots 998-1007, 1300-1523, in Volume 47, Page 42, of the Plat Records of Travis County, Texas, all lots zoned R-1, Single-Family Residential.

Country Club Estates Section Eight:

Lots 1524-1834, in Volume 48, Pages 15, 16, 17, of the Plat Records of Travis County, Texas, all lots zoned R-1, Single-Family Residential.

RECORDERS MEMORANDUM
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2-72-2920

Country Club Estates Section Nine:

Lots 2200-2350, 2500-2575, in Volume 48, Pages 30, 31, and 32, of the Plat Records of Travis County, Texas, all lots zoned R-1, Single-Family Residential.

Lago Vista Country Club Estates Section Ten:

Lots 2800-3056, 3086-3147, in Volume 48, Page 84, Resubdivision of Lot 2803A, 2804A, in Volume 53, Page 5, of the Plat Records of Travis County, Texas, all lots zoned R-1, Single-Family Residential.

Lago Vista Country Club Estates Section Ten-A:

Lot 3057, in Volume 49, Page 85, of the Plat Records of Travis County, Texas, zoned R-1, Single-Family Residential.

Lago Vista Country Club Estates Section Eleven:

Lots 2576-2799, 3058-3085, in Volume 48, Page 42, of the Plat Records of Travis County, Texas, all lots zoned R-1, Single-Family Residential.

Lago Vista Country Club Estates Section Twelve:

Lots 3155 and 3156, in Volume 61, Page 83, of the Plat Records of Travis County, Texas, zoned R-1, Single-Family Residential.

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Lago Vista Travis Plaza:

Lots 509-530, 1M-6M, 7MA, 7MB, 8M-11M, 12MA, 12MB, 13M-33M,
1C-69C, in Volume 39, Page 50, 2-72-2921
Resubdivision of Lot 5M, in Volume 48, Page 14, of the Plat
Records of Travis County, Texas.
Lot 1C, zoned C-R, Commercial-Residential,
Lots 2C-37C, zoned C-1, Limited Commercial Area,
Lots 38C-69C, zoned C-2, Commercial Area,
Lots 1M-4M, and 12MA through 33M, zoned R-3, Multiple Family Area,
Lots 5M through 11M, zoned R-1C, Multiple-Family Condominium Area,
Lots 509 through 530, zoned R-2, Limited Multiple-Family Area.

Bar-K Ranches Plat One:

Lots 1001 through 1053, recorded in Volume 55, Page 57, of
the Plat Records of Travis County, Texas,
All lots zoned R-1, Single-Family Residential.

Bar-K Ranches Plat Two:

Lots 2001 through 2077, recorded in Volume 57, Page 14, of
the Plat Records of Travis County, Texas,
Lots 2001 through 2034, and 2036 through 2077, zoned R-1, Single
Family Residential,
Lot 2035 zoned C-2, General Commercial.

Bar-K Ranches Plat Three:

Lots 3001 through 3308, recorded in Volume 57, Page 15, of
the Plat Records of Travis County, Texas,
Lots 3001 through 3053, Lots 3055 through 3072, Lots 3096
through 3115, and Lots 3137 through 3308, zoned R-1M, Single
Family Residential Mobile Home,
Lots 3054, 3073 through 3084, and Lots 3116 through 3126,
zoned R-2, Two Family Residential,
~~Lots 3127 through 3136, zoned R-4, Multiple Residential,~~
Lots 3085 through 3095, zoned C-2, General Commercial.

Bar-K Ranches Plat Four:

Lots 4001 through 4375, recorded in Volume 56, Pages 89 and 90,
of the Plat Records of Travis County, Texas,
All lots zoned R-1, Single Family Residential.

2-72-2922

Bar-K Ranches Plat Six:

Lots 6001 through 6015, 6030 through 6047, 6079 through 6186,
recorded in Volume 66, Page 10, of the Plat Records of Travis
County, Texas,
All lots zoned R-1, Single-Family Residential.

Bar-K Ranches Plat Seven Amended:

Lots 7001 through 7120, recorded in Volume 58, Page 77, of the
Plat Records of Travis County, Texas,
All lots zoned R-1, Single Family Residential.

Bar-K Ranches Plat Eight:

Lots 8001 through 8290, recorded in Volume 58, Pages 71 and 72,
of the Plat Records of Travis County, Texas,
All lots zoned R-1, Single Family Residential.

Bar-K Ranches Plat Nine:

Lots 9001 through 9121, recorded in Volume 60, Page 1, of
the Plat Records of Travis County, Texas,
All lots zoned R-1, Single Family Residential

Bar-K Ranches Plat Ten:

Lots 10001 through 10196 and 10199 through 10288, recorded
in Volume 63, Pages 25 and 26, of the Plat Records of Travis
County, Texas,
All lots zoned R-1, Single Family Residential.

Bar-K Ranches Plat Eleven:

Lots 11001 through 11360, recorded in Volume 68, Pages 11, 12,
and 13, of the Plat Records of Travis County, Texas,
All lots zoned R-1, Single Family Residential.

Bar-K Ranches Plat Twelve:

Lots 12001 through 12412, recorded in Volume 61, Pages 84 and 85,
of the Plat Records of Travis County, Texas,
All lots zoned R-1, Single Family Residential.

Bar-K Ranches Plat Thirteen:

Lots 13001 through 13087, and 13089 through 13097, recorded in
Volume 68, Page 21, of the Plat Records of Travis County, Texas,
All lots zoned R-1, Single Family Residential.

Bar-K Ranches Plat Fourteen:

Lots 14001 through 14186, recorded in Volume 68, Page 20, of the
Plat Records of Travis County, Texas,
All lots zoned R-1, Single Family Residential.

Bar-K Ranches Plat Fifteen-A:

Lots 15001 through 15100, and 15130 through 15190, in Volume 79,
Pages 142, 143, and 144, of the Plat Records of Travis County,
Texas, All lots zoned R-1, Single-Family Residential.

Bar-K Ranches Plat Sixteen:

Lots 16001 through 16277, recorded in Volume 66, Pages 78 and 79,
of the Plat Records of Travis County, Texas,
All lots zoned R-1, Single Family Residential.

Bar-K Ranches Plat Seventeen:

2-72-2923

Lots 17001 through 17006, recorded in Volume 66, Page 11, of the
Plat Records of Travis County, Texas,
All lots zoned R-1, Single Family Residential.

Emerald Bend Section One:

Block A, Lots 1-10,
Block B, Lots 1-13, 13A, 14-25,
Block C, Lots 1-17, 17A, 18-30,
Block D, Lots 1-3,
Block E, Lots 1-8,
Block F, Lots 1-8, 8A, 9-13,
Block G, Lots 1-17,
Block H, Lots 1-35, 35A,
Block J, Lots 1-23, 23A, 24-45,
Block K, Lots 1-11,
Block L, Lots 1-12,
Block M, Lots 1, 1A, 2-12,
Block N, Lots 1-14,
Block P, Lots 1-17, 17A, 18-28, 28A, 29-39,
Block R, Lots 1-4, 4A, 5-17, 17A, 18-26,
Block S, Lots 1, 1A, 2, 3, 3A, 4-25,
Block T, Lots 1-12,
Block U, Lots 1-8,
recorded in Volume 36, Page 2, of the Plat Records of Travis
County, Texas,
All lots zoned R-1, Single-Family Residential.

Highland Lake Estates Section Two:

Lots 2001 through 2147, recorded in Volume 54, Page 91, of the
Plat Records of Travis County, Texas,
All lots zoned R-1, Single Family Residential.

Highland Lake Estates Section Three:

Lots 3001 through 3077, recorded in Volume 52, Page 99, of the
Plat Records of Travis County, Texas,
Lots 3001 through 3042, and 3066 through 3077, zoned R-1,
Single Family Residential,
Lots 3043 through 3065, zoned R-2, Two Family Residential.

Highland Lake Estates Section Four:

Lots 4001 through 4140, recorded in Volume 51, Page 74, of the Plat Records of Travis County, Texas,
Lots 4001 through 4073, 4075 through 4140, zoned R-1, Single Family Residential,
Lot 4074 zoned C-2, Commercial.

2-72-2924

Highland Lake Estates Section Five:

Lots 5001 through 5188, recorded in Volume 51, Page 75, of the Plat Records of Travis County, Texas,
Lots 5026 through 5188, zoned R-1, Single Family Residential,
Lots 5001 through 5025, zoned R-2, Two Family Residential.

Highland Lake Estates Section Six:

Lots 6001 through 6017, 6020 through 6108, 6111 through 6145, recorded in Volume 51, Page 76, of the Plat Records of Travis County, Texas,
Resubdivision of Lots 6109 and 6110, recorded in Volume 55, Page 54, of the Plat Records of Travis County, Texas,
Resubdivision of Lots 6018 and 6019, recorded in Volume 57, Page 16, of the Plat Records of Travis County, Texas,
Lots 6001 through 6018, 6035 through 6145, zoned R-1, Single Family Residential,
Lots 6019 through 6034, zoned R-2, Two Family Residential.

Highland Lake Estates Section Seven:

Lots 7001 through 7067, recorded in Volume 54, Page 36, of the Plat Records of Travis County, Texas,
All lots zoned R-1, Single Family Residential.

Highland Lake Estates Section Eight:

Lots 8001 through 8139, recorded in Volume 51, Page 77, of the Plat Records of Travis County, Texas,
All lots zoned R-1, Single Family Residential.

Highland Lake Estates Section Nine:

Lots 9001 through 9145, recorded in Volume 51, Page 78, of the Plat Records of Travis County, Texas,
Lots 9001 through 9061, 9072 through 9090, 9092 through 9145, zoned R-1, Single Family Residential,
Lots 9062 through 9071, and 9091, zoned R-4, Multiple Residential.

Highland Lake Estates Section Ten:

Lots 10001 through 10097, recorded in Volume 51, Page 79, of the Plat Records of Travis County, Texas,
All lots zoned R-1, Single-Family Residential.

Highland Lake Estates Section Eleven:

Lots 11001 through 11083, recorded in Volume 58, Page 23, of the Plat Records of Travis County, Texas,
Lots 11001 through 11069, zoned R-1, Single Family Residential,
Lots 11070 through 11081, zoned R-2, Two Family Residential,
Lots 11082 and 11083 zoned C-2, General Commercial.

Highland Lake Estates Section Twelve Amended:

2-72-2925

Lots 12001 through 12238, recorded in Volume 54, Page 35, of the Plat Records of Travis County, Texas,
Lots 12001 through 12038, and 12065 through 12238, zoned R-1, Single Family Residential,
Lots 12039 through 12064, zoned R-6, Apartment, Townhouse & Cottage.

Highland Lake Estates Section Thirteen:

Lots 13002 through 13014, recorded in Volume 52, Page 100, of the Plat Records of Travis County, Texas,
All lots zoned R-6 Residential.

Highland Lake Estates Section Fourteen:

Lots 14001 through 14050, recorded in Volume 51, Page 80, of the Plat Records of Travis County, Texas,
All lots zoned R-1, Single Family Residential.

Highland Lake Estates Section Fifteen:

Lots 15001 through 15197, recorded in Volume 55, Pages 55 and 56, of the Plat Records of Travis County, Texas,
Lots 15001 through 15179, and 15196 through 15197, zoned R-1, Single Family Residential,
Lots 15180 through 15189, zoned R-4, Multiple Residential,
Lots 15190 through 15195, zoned R-2, Two Family Residential.

Highland Lake Estates Section Sixteen:

Lots 16001 through 16079, recorded in Volume 54, Page 37, of the Plat Records of Travis County, Texas,
Lots 16001 through 16068, and 16076 through 16079, zoned R-1, Single Family Residential,
Lots 16069 through 16075, zoned R-6, Apartment, Townhouse & Cottage.

Highland Lake Estates Section Seventeen:

Lots 17001 through 17011, recorded in Volume 54, Page 38, of the Plat Records of Travis County, Texas,
All lots zoned R-2, Two Family Residential.

Highland Lake Estates Section Eighteen:

Lots 18001 through 18125, recorded in Volume 54, Page 34, of the Plat Records of Travis County, Texas,
Lot 18001 zoned R-2, Two Family Residential,
Lots 18002 through 18013, zoned R-6, Apartment, Townhouse & Cottage,
Lots 18014 through 18101, and 18118 through 18125, zoned R-1 Single Family Residential,
Lots 18102 through 18117, zoned R-6 Apartment, Townhouse & Cottage.

Highland Lake Estates Section Twenty:

Lots 20001 through 20071, recorded in Volume 63, Page 19, of the Plat Records of Travis County, Texas,
All lots zoned R-1, Single Family Residential.

2-72-2926

Highland Lake Estates Section Twenty-One:

Lots 21052 through 21264, recorded in Volume 55, Pages 59 and 60, of the Plat Records of Travis County, Texas,
Resubdivision of Lots 21001 through 21051, recorded in Volume 60, Page 53, of the Plat Records of Travis County, Texas,
Lots 21001 through 21051, zoned R-6, Apartment, Townhouse and Cottage,
Lots 21052 through 21071, and Lots 21203 through 21225, zoned R-2, Two Family Residential,
Lots 21072 through 21202, zoned R-1, Single Family Residential,
lots 21226 through 21264, zoned C-2, General Commercial.

Highland Lake Estates Section Twenty-Two:

Lots 22001 through 22053, recorded in Volume 56, Page 50, of the Plat Records of Travis County, Texas,
All lots zoned R-1, Single Family Residential.

Highland Lake Estates Section Twenty-Three:

Lots 23001 through 23080, recorded in Volume 58, Page 22, of the Plat Records of Travis County, Texas,
All lots zoned R-1, Single Family Residential.

Highland Lake Estates Section Twenty-Four:

Lots 24001 through 24076, recorded in Volume 79, Pages 179, 180, and 181, of the Plat Records of Travis County, Texas,
All lots zoned R-1, Single Family Residential.

Highland Lake Estates Section Twenty-Five:

Lots 25001 through 25024, recorded in Volume 79, Pages 171 and 172, of the Plat Records of Travis County, Texas,
All lots zoned R-6, Apartment, Townhouse and Condominium.

Highland Lake Estates Section Twenty-Six Amended:

2-72-2927

Lots 26001 through 26268, recorded in Volume 68, Pages 23 and 24, of the Plat Records of Travis County, Texas,
Lots 26001 through 26109, and 26111 through 26140, and 26161 through 26258, zoned R-1, Single Family Residential,
Lots 26141 through 26155, and 26157 through 26160, zoned R-2 Two Family Residential,
Lots 26259 through 26268, zoned R-6, Apartment, Townhouse and Cottage,
Lots 26110 and 26156, zoned C-2, General Commercial.

Highland Lake Estates Section Twenty-Eight:

Lots 28001 through 28126, recorded in Volume 76, Pages 237 and 238, of the Plat Records of Travis County, Texas,
All lots zoned R-1, Single Family Residential.

Highland Lake Estates Section Twenty-Nine:

Lots 29001 through 29115, recorded in Volume 78, Pages 33 and 34, of the Plat Records of Travis County, Texas,
All lots zoned R-1, Single Family Residential.

Highland Lake Estates Section Thirty:

Lots 30073 through 30188, recorded in Volume 68, Page 22, of the Plat Records of Travis County, Texas,
Lots 30073 through 30081, zoned R-6, Apartment, Townhouse, and Cottage,
Lots 30082 through 30188, zoned R-1, Single Family Residential
Resubdivision of a Portion of Highland Lake Estates Section Thirty (Lots 30001 through 30072), containing Lots 30001A through 30037A, recorded in Volume 79, Pages 145 and 146, of the Plat Records of Travis County, Texas,
All lots zoned R-6, Apartment, Townhouse, and Condominium.

Highland Lake Estates Section Thirty-One:

~~Lots 31001 through 31204, recorded in Volume 66, Pages 90 and 91, of the Plat Records of Travis County, Texas.~~
All lots zoned R-1, Single Family Residential.

Highland Lake Estates Section Thirty-Two:

Lots 32001 through 32240, recorded in Volume 68, Pages 9 and 10, of the Plat Records of Travis County, Texas,
All lots zoned R-1, Single Family Residential.

Highland Lake Estates Section Thirty-Three:

Lots 33001 through 33240, recorded in Volume 78, Pages 265, 266, and 267, of the Plat Records of Travis County, Texas,
All lots zoned R-1, Single Family Residential.

Highland Lake Estates Section Thirty-Four:

2-72-2928

Lots 34001 through 34184, recorded in Volume 79, Pages 139,
140, and 141, of the Plat Records of Travis County, Texas,
All lots zoned R-1, Single Family Residential.

STATE OF TEXAS
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me; and was duly
RECORDED, in the Volume and Page of the named RECORDS
of Travis County, Texas, as stamp hereon by me, on

COUNTY OF TRAVIS

NOV 5 1981



Doris Snopshire
COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED

1981 NOV -5 PM 1:40

Doris Snopshire
COUNTY CLERK
TRAVIS COUNTY, TEXAS