

RESOLUTION NO. 24-2079

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, FORMALLY ACCEPTING THE PUBLIC INFRASTRUCTURE INCLUDING STREETS, STORM DRAINAGE, WATER, AND SEWER IMPROVEMENTS FOR LAKESIDE AT TESSERA, PHASE 3C, AS SHOWN ON THE FINAL PLAT; PROVIDING FOR ACCEPTANCE AND MAINTENANCE OF SUCH INFRASTRUCTURE BY THE CITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the public infrastructure, including streets, storm drainage, water, and sewer improvements (collectively, the "Improvements"), for the development known as Lakeside at Tessera, Phase 3C (the "Development"), was constructed by the Developer in accordance with the approved engineering plans and specifications for said Development; and

WHEREAS, the City of Lago Vista has conducted inspections and function testing of the Improvements, and such inspections confirm that the Improvements have been completed in accordance with the applicable City codes and ordinances, and are functioning as intended; and

WHEREAS, the Developer has submitted all required documentation, including the as-built drawings, engineer certifications, and other applicable documents, in compliance with the City's requirements for public infrastructure dedication; and

WHEREAS, the Bill of Sale and Final Plat of Lakeside at Tessera, Phase 3C, has been reviewed and approved by the City and is included as **Exhibit A** to this Resolution; and

WHEREAS, the City of Lago Vista finds that the Improvements are in good working condition, and it is in the best interest of the City to accept ownership and maintenance responsibility for the Improvements in accordance with the City's policies and procedures.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS:

SECTION 1. The City of Lago Vista hereby accepts the dedication of the public infrastructure, including streets, storm drainage, water, and sewer improvements, for Lakeside at Tessera, Phase 3C, as depicted on the Bill of Sale and Final Plat attached as **Exhibit A**.

SECTION 2. Upon the formal acceptance of the Improvements, the City of Lago Vista assumes ownership and responsibility for the maintenance, operation, and repair of the Improvements as part of the City's public infrastructure.

SECTION 3. This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED by the City Council of the City of Lago Vista, this 17th day of October 2024.



CITY OF LAGO VISTA, TEXAS

A handwritten signature in blue ink, appearing to read "K. Sullivan", written over a horizontal line.

Kevin Sullivan, Mayor

ATTEST:

A handwritten signature in black ink, appearing to read "Susie Quinn", written over a horizontal line.

Susie Quinn, Interim City Secretary

On a motion by Councilmember Prince, seconded by ~~Councilmember~~
Mayor Pro Tem Marion the above and foregoing instrument was passed and approved.

EXHIBIT “A”

Bill of Sale & Final Plat

BILL OF SALE, CONVEYANCE AND ASSIGNMENT

THE STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

This Bill of Sale, Conveyance and Assignment ("Conveyance") is made by and between Westin Homes & Properties LP, a Texas limited partnership ("Grantor"), and City of Lago Vista, a home rule municipal corporation ("Grantee"), and is as follows:

RECITALS:

A. Grantor is current owner and holder of certain infrastructure and improvements located in Lago Vista, Travis County, Texas, as such infrastructure is more particularly described on **Exhibit "A,"** attached hereto and incorporated herein by reference (hereinafter collectively referred to as the "Infrastructure").

B. Grantor desires to dedicate, convey and assign all of its right, title and interest in and to the Infrastructure to Grantee and Grantee desires to accept such conveyance subject to the terms more specifically set forth herein.

NOW, THEREFORE, for and in consideration of good and valuable consideration to Grantor given by Grantee, the receipt and sufficiency of which are hereby acknowledged, Grantor has BARGAINED, GRANTED, CONVEYED, SOLD AND DELIVERED, and by these presents does BARGAIN, GRANT, CONVEY, SELL AND DELIVER to Grantee all of its right, title and interest in and to the Utility Infrastructure.

TO HAVE AND TO HOLD all of Grantor's right, title and interest, if any, and to the extent limited herein, in and to the Facilities unto Grantee, its successors and assigns forever.

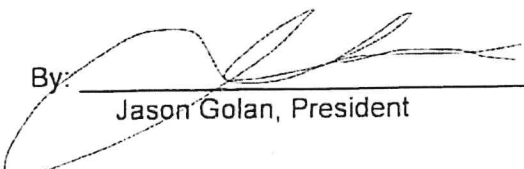
EXECUTED to be effective this 8th day of October, ²⁰²⁴~~2018~~.

[Signatures to follow on next page]

GRANTOR:

Westin Homes & Properties LP,
a Texas limited partnership

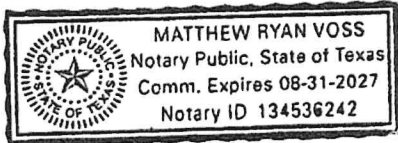
By: Texas TFR Properties,
a Texas limited liability company, its general partner

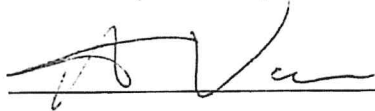
By: 
Jason Golan, President

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on September 25, 2024, by Jason Golan, President of Texas TFR Properties LLC, a Texas corporation, on behalf of said corporation in its capacity as general partner of Westin Homes & Properties LP, a Texas limited partnership, on behalf of said limited partnership.





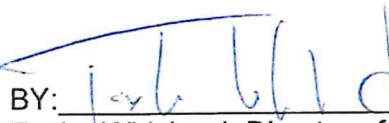
Notary Public, State of Texas

My Commission Expires:

8/31/27

GRANTEE:

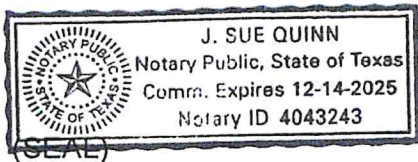
CITY OF LAGO VISTA, TEXAS

BY: 
Taylor Whichard, Director of Public Works

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 8th day of October, 2024, by Taylor Whichard, Director of Public Works of the City of Lago Vista, Texas, a home rule municipal corporation, on behalf of said City.




Notary Public, State of Texas
My Commission Expires: 12-14-2026

EXHIBIT "A"

DESCRIPTION OF UTILITY INFRASTRUCTURE

1. The public improvements within the Tessera Phase 3C project consisting of water mains and service lines, sewer lines and service lines, roadways, drainage, and associated appurtenances, better described in Exhibit "B" attached hereto.

The improvements were permitted, tested and inspected through the City, and final documentation has been submitted to the City in anticipation of final acceptance.

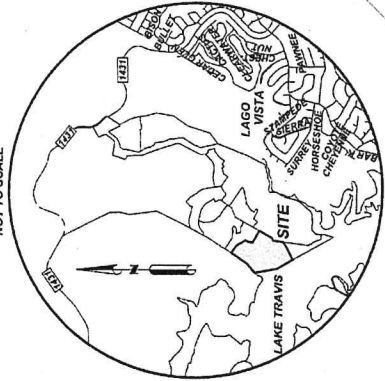
4/29/00

12-28-03

2023 00250

VICINITY MAP

NOT TO SCALE



GENERAL NOTES

1. THE BASIS OF BEARINGS FOR THIS PLAT IS THE TEXAS STATE PLANE COORDINATE SYSTEM BASED ON THE LOWER COLORADO RIVER AUTHORITY (LCRA) MONUMENTS A590 AND L102.
2. TITLE ENCUMBRANCE RESEARCH (SUCH AS EASEMENTS) SHOWN ON THIS SURVEY IS BASED ON INFORMATION CONTAINED IN SCHEDULE "B" OF TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 145483, WITH AN EFFECTIVE DATE OF NOVEMBER 3, 2007. ISSUED NOVEMBER 15, 2007. REFERENCE IS MADE TO SAID COMMITMENT AND RECORD DOCUMENTS LISTED THEREIN FOR ALL PARTICULARS, EASEMENTS AND OTHER TITLE ENCUMBRANCES, BOTH RECORDED AND UNRECORDED, THAT MAY AFFECT THIS SURVEY. MARSHALL LANCASTER & ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SAID TITLE ENCUMBRANCE RESEARCH.
3. SOURCE BENCHMARK: LCRA MONUMENT NO. A590, 5.07' ALUMINUM DISK IN CONCRETE STAMPED "LCRA A590", LOCATED 4.6 MILES NORTHWEST OF THE INTERSECTION OF F.M. ROAD NO. 1401 AND LOMAX FORD ROAD ON THE SOUTH SIDE OF F.M. ROAD NO. 1401.
4. THE SUBDIVISION SHOWN HEREON IS ENTIRELY WITHIN THE CITY LIMITS OF LAGO VISTA, TEXAS.
5. NO DEVELOPMENT, CLEARING, OR GRADING SHALL TAKE PLACE BELOW THE 727' CONTOUR BASED ON THE LOWER COLORADO RIVER AUTHORITY BENCHMARK A590, EXCEPT AS ALLOWED BY THE HIGHLAND LAKES WATERSHED ORDINANCES.
6. THE LAND IN THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RESTATED DEVELOPMENT AGREEMENT, DATED AUGUST 16, 2012, BY AND AMONG TIMES LAKE TRAVIS LAND LIMITED PARTNERSHIP, TIMES LAKE TRAVIS LAND LIMITED PARTNERSHIP AND THE CITY OF LAGO VISTA, TEXAS AS AMENDED.

LOWER COLORADO RIVER AUTHORITY NOTES

CRITICAL WATER QUALITY BUFFER ZONE PLAT NOTE:

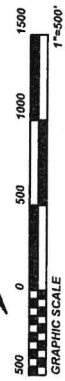
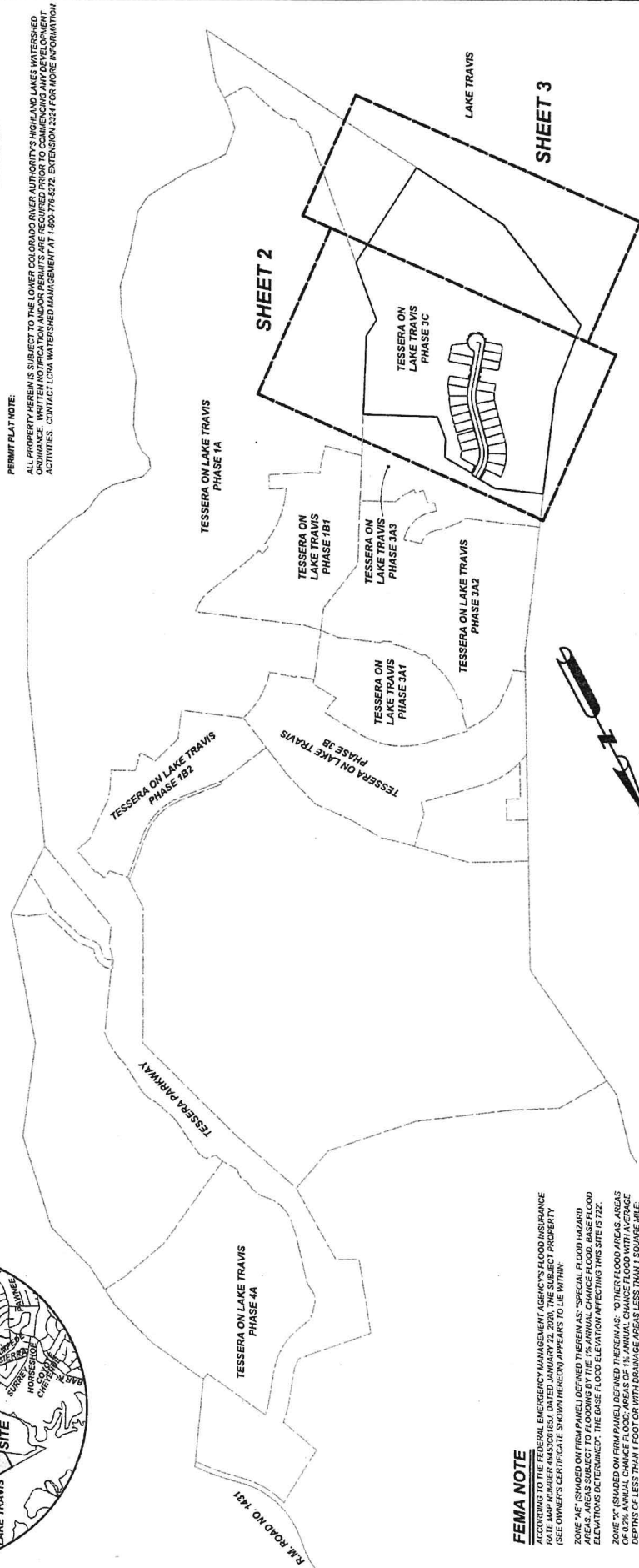
THE CRITICAL WATER QUALITY BUFFER ZONE EASEMENT IS FOR THE PROTECTION OF THE ENVIRONMENT BY PREVENTING WATERSHED RUNOFF FROM DEVELOPED LANDS. THE NATIVE LAND OR MANAGEMENT PRACTICES WITHIN THE EASEMENT SHALL BE MAINTAINED OR IMPROVED TO MAINTAIN OR ENHANCE THE STRUCTURE OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT OR MAINTENANCE OF THE AREA IN ACCORDANCE WITH LCRA RULES, MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR APPROVAL OF THE LOWER COLORADO RIVER AUTHORITY (LCRA). THE EASEMENT IS NOT TO BE USED FOR ANY OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENT FOR THE PROTECTION OF THE ENVIRONMENT. THE EASEMENT SHALL BE MAINTAINED BY EACH LOT OWNER BY PRESERVING AND RESTORING THE VEGETATION AND EASEMENT MAY NOT BE ALIENED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE LCRA. ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPER AUTHORITY.

PERMANENT WATER QUALITY BMP EASEMENT PLAT NOTE:

THE PERMANENT WATER QUALITY BEST MANAGEMENT PRACTICE (BMP) EASEMENT IS FOR THE PURPOSE OF PROTECTING THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. THE EASEMENT SHALL BE MAINTAINED OR IMPROVED TO MAINTAIN OR ENHANCE THE STRUCTURE OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT OR MAINTENANCE OF THE AREA IN ACCORDANCE WITH LCRA RULES, MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR APPROVAL OF THE LOWER COLORADO RIVER AUTHORITY (LCRA). THE EASEMENT IS NOT TO BE USED FOR ANY OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENT FOR THE PROTECTION OF THE ENVIRONMENT. THE EASEMENT SHALL BE MAINTAINED BY EACH LOT OWNER BY PRESERVING AND RESTORING THE VEGETATION AND EASEMENT MAY NOT BE ALIENED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE LCRA. ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPER AUTHORITY.

PERMIT PLAT NOTE:

ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCES AND IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S WATERSHED MANAGEMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-8272. EXTENSION 2247 FOR MORE INFORMATION.



FEMA NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 4403201001, DATED JANUARY 22, 2000, THE SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. THE BASE FLOOD ELEVATION AFFECTING THIS SITE IS 74.7'. ZONE "A" (SHADED ON FIRM PANEL) DEFINED THEREIN AS: "SPECIAL FLOOD HAZARD AREA OF 1% ANNUAL CHANCE FLOOD". ZONE "X" (SHADED ON FIRM PANEL) DEFINED THEREIN AS: "OTHER FLOOD AREAS AREAS OF 1% ANNUAL CHANCE FLOOD". ZONE "X" (NOT SHADED ON FIRM PANEL) DEFINED THEREIN AS: "OTHER AREAS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". THE ABOVE INFORMATION WAS DERIVED FROM FEMA'S WEB SITE. THE REFERENCED FLOOD INSURANCE RATE MAP WAS THE CURRENT MAP ACCORDING TO SAID WEB SITE DURING THE RESEARCH PHASE OF THIS SURVEY. ADDITIONAL RESEARCH INTO LETTERS OF MAP CORRECTIONS OR OTHER CHANGES TO THE FIRM PANEL FOR THE SUBJECT SITE WAS NOT PERFORMED. MARSHALL LANCASTER & ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR CURRENT STATUS OF SAID MAPS.

SHEET 1 OF 4
DATE: 12/15/2023
DRAWN BY: OP
CHECKED BY: RTH
FILE: 09107.CRD
JOB NO.: 211000

MARSHALL LANCASTER & ASSOCIATES, INC.
CONSULTING LAND SURVEYORS
commercial, retail and industrial construction surveying
land title surveys - topography - subdivision platting
1864 Norwood Drive, Suite E, Hurst, TX 76054
metro (817) 268-8000 fax (817) 282-2231
www.mla-survey.com firm no. 10045100

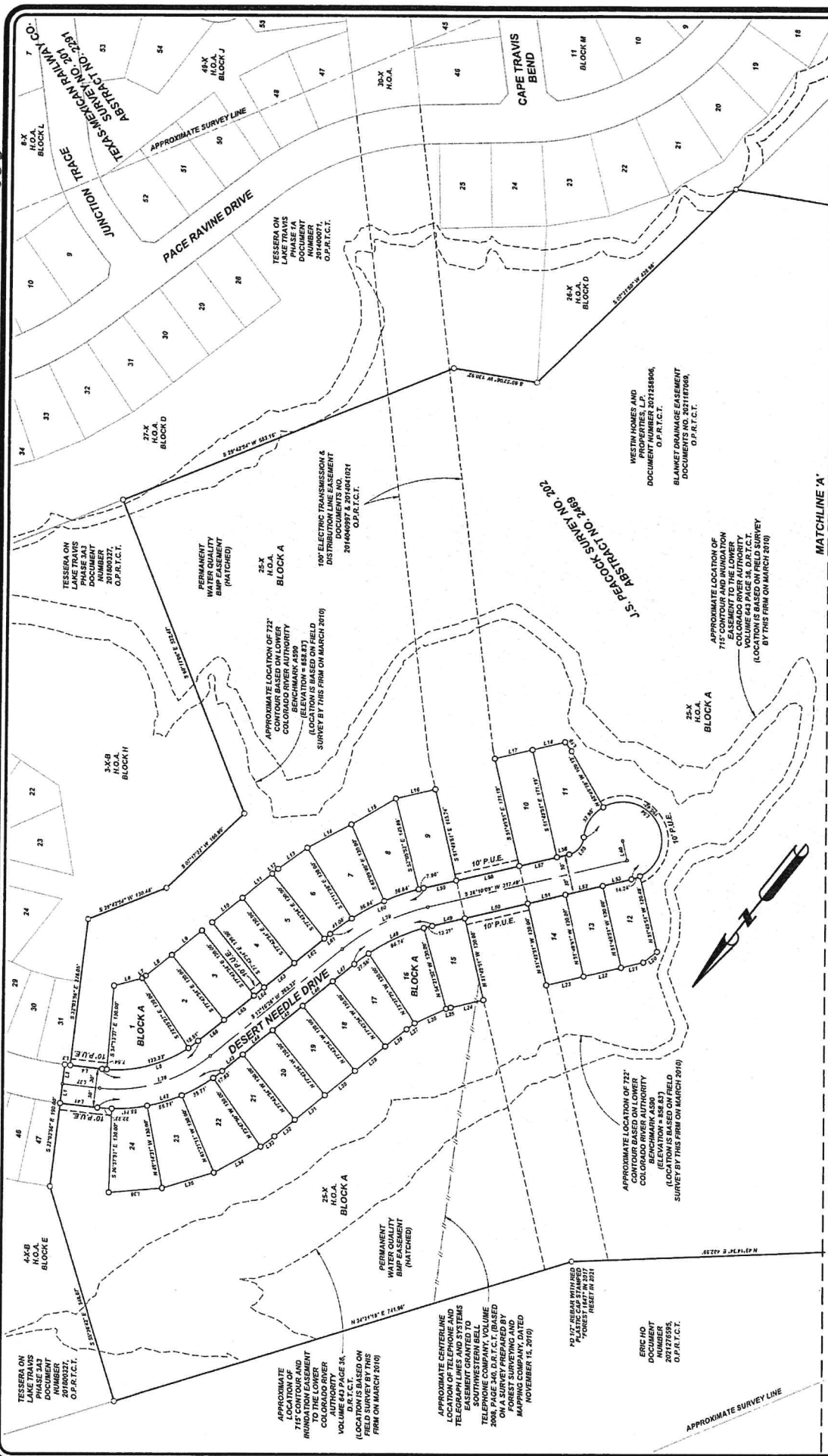
OWNER
WESTON HOMES AND PROPERTIES, L.P.
3442 NORTH CAPITAL OF TEXAS
HIGHWAY, SUITE 750,
LAGO VISTA, TEXAS 78054
PHONE: 737-800-978

DEVELOPER
TIMES LAKE TRAVIS LAND, L.P.
2024 FM 1431,
LAGO VISTA, TEXAS 78054
PHONE: 512-243-1882

ENGINEER
LANCASTER
9906 N. IOPAC EXPRESSWAY,
SUITE 110, AUSTIN, TEXAS 78759
PHONE: 737-387-7810

FINAL PLAT OF
TESSERA ON LAKE
TRAVIS PHASE 3C
AN ADDITION TO THE CITY OF LAGO VISTA,
TRAVIS COUNTY, TEXAS,
BEING 52.617 ACRES SITUATED
IN THE J.S. PEACOCK SURVEY NO. 202,
ABSTRACT NO. 2469, TRAVIS COUNTY, TEXAS

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**FINAL PLAT OF
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SHEET 2 OF 4
DATE: 12/15/2023
DRAWN BY: OP
CHECKED BY: RTH
FILE: 09107.CRD
JOB NO.: 211000

LEGEND

0 ... DIMENSION POINT, NOTHING FOUND OR SET
° ... SET 1/2" REBAR WITH RED PLASTIC CAP STAMPED
"MIA RLS 4673" FOR COTTON SPINDLE IN ROCK
● ... FD MONUMENT AS NOTED

FD ... FOUND
P.U.E. ... PUBLIC UTILITY EASEMENT
P.R.T.C.T. ... TRAIL RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T. ... DEED RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T. ... OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

ENGINEER

LAWSON
SUITE 110, A
PHONE: 737-
717-1100

DEVELOPER

8425 LANE TRAVIS LAND, L.P.
20634 FM 190
LAGO VISTA, TEXAS 78654
PHONE: 912-932-1862

OWNER

WORTHY TRACTS AND PROPERTIES, L.P.
842 NORTH CAPITAL OF TEXAS
HIGHWAY 1, SUITE 150,
AUSTIN, TEXAS 78759
PHONE: 737-460-9148

202300250

TESSERA ON
LAKE TRAVIS
H.O.A.
BLOCK D
DOCUMENT
NUMBER
201400071,
O.P.R.T.C.T.

15-X
H.O.A.
BLOCK D

PARCEL 4
HINES LAKE TRAVIS LAND
H.O.A.
DOCUMENT
NUMBER 201117328,
O.P.R.T.C.T.

WESTIN HOMES AND
ASSOCIATES, INC.
DOCUMENT NUMBER 201128906,
O.P.R.T.C.T.

BLANKET DRAINAGE EASEMENT
DOCUMENT NO. 201118708,
O.P.R.T.C.T.

PERMANENT
WATER QUALITY
IMPROVEMENT
(HATCHED)

J.S. PEACOCK SURVEY NO. 202
ABSTRACT NO. 248



ERIC HO
DRAINAGE
DOCUMENT
NUMBER
201178994,
O.P.R.T.C.T.

WILLIAM BRADON
SURVEY NO. 47
ABSTRACT NO. 47

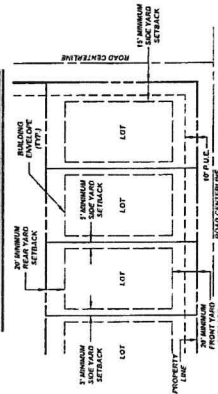
LAKE TRAVIS

APPROXIMATE SURVEY LINE

APPROXIMATE SURVEY LINE

APPROXIMATE SURVEY LINE

TYPICAL BUILDING SETBACK DETAIL
FOR SINGLE FAMILY DETACHED

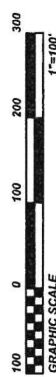


COURSE TABLE

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84	S 33° 03' 34" E	25.00'	S 33° 03' 34" E	15.53'
85	S 33° 03' 34" E	25.00'	S 33° 03' 34" E	15.53'
86	S 33° 03' 34" E	25.00'	S 33° 03' 34" E	15.53'
87	S 33° 03' 34" E	25.00'	S 33° 03' 34" E	15.53'
88	S 33° 03' 34" E	25.00'	S 33° 03' 34" E	15.53'
89	S 33° 03' 34" E	25.00'	S 33° 03' 34" E	15.53'
90	S 33° 03' 34" E	25.00'	S 33° 03' 34" E	15.53'
91	S 33° 03' 34" E	25.00'	S 33° 03' 34" E	15.53'
92	S 33° 03' 34" E	25.00'	S 33° 03' 34" E	15.53'
93	S 33° 03' 34" E	25.00'	S 33° 03' 34" E	15.53'
94	S 33° 03' 34" E	25.00'	S 33° 03' 34" E	15.53'
95	S 33° 03' 34" E	25.00'	S 33° 03' 34" E	15.53'
96	S 33° 03' 34" E	25.00'	S 33° 03' 34" E	15.53'
97	S 33° 03' 34" E	25.00'	S 33° 03' 34" E	15.53'
98	S 33° 03' 34" E	25.00'	S 33° 03' 34" E	15.53'
99	S 33° 03' 34" E	25.00'	S 33° 03' 34" E	15.53'
100	S 33° 03' 34" E	25.00'	S 33° 03' 34" E	15.53'

GENERAL NOTES

1. A 10' P.U.E. SHALL BE DEDICATED ALONG ALL LOTS FRONTING A PUBLIC RIGHT OF WAY.
2. NO DEVELOPMENT MAY OCCUR IN SLOPE EASEMENT.
3. A DRAINAGE EASEMENT FOR ACCESS, STORMWATER CONVEYANCE AND MAINTENANCE SHALL ENCOMPASS LOT 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.



LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- SET 1/2" REBAR WITH RED PLASTIC CAP STAMPED
- "M" R.R.S. 4873" (OR COTTON SPINDLE IN ROCK)
- FD MONUMENT AS NOTED
- FD FOUND
- PUBLIC UTILITY EASEMENT
- P.U.E. ... FOUND
- P.R.T.C.T. ... DEED RECORDS, TRAVIS COUNTY, TEXAS
- D.R.T.C.T. ... DEED RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. ... OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- OWNER
WESTIN HOMES AND ASSOCIATES, L.P.
1864 NORWOOD DRIVE, SUITE E, HURST, TX 76054
PHONE: (817) 282-2231
- DEVELOPER
HINES LAKE TRAVIS LAND, L.P.
SUITE 100, 1864 NORWOOD DRIVE, SUITE E, HURST, TX 76054
PHONE: (817) 282-2231
- ENGINEER
MARSHALL LANCASTER & ASSOCIATES, INC.
1864 NORWOOD DRIVE, SUITE E, HURST, TX 76054
PHONE: (817) 282-2231

FINAL PLAT OF TESSERA ON LAKE TRAVIS PHASE 3C

AN ADDITION TO THE CITY OF LAGO VISTA,
TRAVIS COUNTY, TEXAS,
BEING 92.617 ACRES SITUATED
IN THE J.S. PEACOCK SURVEY NO. 202,
ABSTRACT NO. 2469, TRAVIS COUNTY, TEXAS

MARSHALL LANCASTER & ASSOCIATES, INC.

CONSULTING LAND SURVEYORS

commercial, retail and industrial construction surveying
land title surveys - topography - subdivision platting
1864 Norwood Drive, Suite E, Hurst, TX 76054
metro (817) 282-2231 fax (817) 282-2231
www.mla-survey.com firm no. 10045100

SHEET 3 OF 4
DATE: 12/15/2023
DRAWN BY: OP
CHECKED BY: RTH
FILE: 09107.CRD
JOB NO.: 211000

OWNER
WESTIN HOMES AND ASSOCIATES, L.P.
1864 NORWOOD DRIVE, SUITE E, HURST, TX 76054
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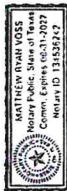
OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS, THAT WESTIN HOMES AND PROPERTIES, L.P., A TEXAS LIMITED PARTNERSHIP, OWNER OF 52.617 ACRES OF LAND OUT OF THE J.S. PEACOCK SURVEY, TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED FILED ON NOVEMBER 23, 2021, AND RECORDED IN THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 52.617 ACRES OF LAND TO BE KNOWN AS TESSERA ON LAKE TRAVIS PHASE 3C, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE STREETS AND EASEMENTS SHOWN HEREON.
WITNESS MY HAND, THIS 19 DAY OF December, 2023.

WESTIN HOMES AND PROPERTIES, L.P.,
A TEXAS LIMITED PARTNERSHIP
BY: TEXAS TRP PROPERTIES, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: 
NAME: JASON GOLAN
TITLE: SOLE MEMBER

STATE OF TEXAS
COUNTY OF TRAVIS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 18, 2023, BY JASON GOLAN, SOLE MEMBER OF TEXAS TRP PROPERTIES, LLC, IN ITS CAPACITY AS GENERAL PARTNER OF WESTIN HOMES AND PROPERTIES, L.P., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID TEXAS LIMITED PARTNERSHIP.



NOTARY PUBLIC, STATE OF TEXAS


SURVEYOR'S CERTIFICATE

I, ROBERT T. HIDEELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN THEREON.



ROBERT T. HIDEELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6583
1184 NORWOOD DRIVE, SUITE E
HURST, TEXAS 76054
DATE: 12-15-2023

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF LAGO VISTA.

OWNER

WESTIN HOMES AND PROPERTIES, L.P.
5442 NORTH CAPITAL OF TEXAS
AUSTIN, TEXAS 78750
PHONE: 717-800-9749

DEVELOPER

HIMES LAKE TRAVIS LAND, L.P.
20234 FM 1431,
LAGO VISTA, TEXAS 78654
PHONE: 512-837-1662

ENGINEER

LANGAN
5006 N. MOPAC EXPRESSWAY,
SUITE 110, AUSTIN, TEXAS 78759
PHONE: 737-458-7810

SHEET 4 OF 4
DATE: 12/15/2023
DRAWN BY: OP
CHECKED BY: RTH
FILE: 09107.CRD
JOB NO.: 211000



MARSHALL LANCASTER & ASSOCIATES, INC.

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PLANNING AND ZONING COMMISSION CERTIFICATION

THIS FINAL PLAT HAS BEEN CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LAGO VISTA, TEXAS AND IS HEREBY APPROVED.

DATED THIS 19 DAY OF DEC, 2023.


CHAIRPERSON

CERTIFICATION OF APPROVAL



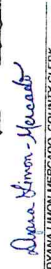

ATTEST, CITY SECRETARY
CITY OF LAGO VISTA, TEXAS
DATE: 12-19-2023

THE STATE OF TEXAS
COUNTY OF TRAVIS
I, DYANA LIMON-MERCADO, CLERK OF THE 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 19 DAY OF December, 2023, AT 4:30 O'CLOCK P.M. AND DULY RECORDED ON THE 19 DAY OF December, 2023, IN THE PUBLIC RECORDS OF THE SAID COUNTY AND STATE IN DOCUMENT NUMBER 1033-03431.
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 19 DAY OF December, 2023, D.

DYANA LIMON-MERCADO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: 
ASHLEY MILLER
DEPUTY

FILED FOR RECORD THIS 19 DAY OF December, 2023, AT 4:30 O'CLOCK P.M.


DYANA LIMON-MERCADO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: 
ASHLEY MILLER
DEPUTY

FINAL PLAT OF
TESSERA ON LAKE TRAVIS PHASE 3C
AN ADDITION TO THE CITY OF LAGO VISTA,
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