

Highland Lakes Marina Ordinance Forms



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MARINA FACILITY DESCRIPTION

Form A



Enter a quantity in each field that applies. Use "N/A" in fields that are not applicable. Do not answer "Yes" or "No."

	Existing Quantity	Additional Quantity Proposed	Total Existing and Proposed
Wet mooring slips	30		30
End ties	N/A		
Personal watercraft dock or ramp (prefabricated)	9	3	12
Personal watercraft dock or ramp (built on site)	N/A		
Dry stack storage spaces	N/A		
Dry boat storage spaces	N/A		
Courtesy dock slips	N/A		
Fish house	N/A		
Fishing pier	N/A		
Swim platform	N/A		
Ship's store	N/A		
Marine service station	N/A		
Fuel dispenser units	N/A		
Underground fuel storage tank	N/A		
Aboveground fuel storage tank	N/A		
Watercraft maintenance area	N/A		
Boat sewage pump-out facility	N/A		
Restaurant over the water	N/A		
Restroom facility (public & private)	N/A		
Bath/shower facility (public & private)	N/A		
Boat launch ramp	N/A		
Other over-the-water structures	N/A		

Does the applicant have plans for future development at this marina facility that are not included in this permit application? (Select one)

☐ Yes ☒ No

If yes, explain:

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CERTIFICATION OF COMPLIANCE FOR ELECTRICAL INSTALLATIONS & SYSTEMS



In accordance with the LCRA Highland Lakes Marina Ordinance Section 5.4

Form B

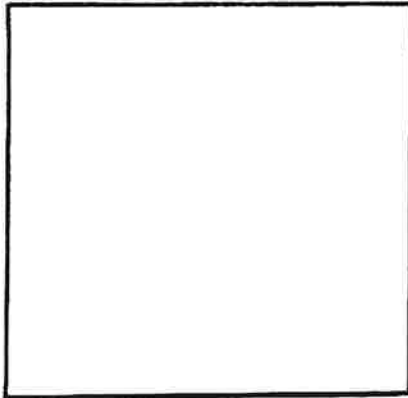
By my signature, I certify to the Lower Colorado River Authority that the electrical installations and systems of the Boat House Deckminiums Marina Facility are designed to ensure public safety and comply with the most recent editions of the National Electrical Code (NEC), National Electrical Safety Code (NESC).

Signature: _____

Printed name: Chad Pollaride

Date: 5-28-26

Certification by a professional engineer, affix seal here:



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Certification by a master electrician:

Name of master electrician: Chad Pollaride

License number: ME 486010 TECL: 39706

Licensing municipality: TDLR

License expiration date: ME 10/2/26 TECL 11/19/26

PROFESSIONAL ENGINEER'S CERTIFICATION OF A MARINA FACILITY



In accordance with the LCRA Highland Lakes Marina Ordinance Section 5.4

Form C

By my signature as a professional engineer licensed in the State of Texas, I certify to the Lower Colorado River Authority that the civil, structural, [REDACTED] systems of the Waterside Dockminiums located at 20965 Waterside DR. Lago Vista, Texas Marina Facility are designed to ensure public safety.

Signature: 

Printed name: Chris A. Hewitt, PE

Date: May 03, 2026

Professional Engineer's Seal:



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AFFIDAVIT (PROPERTY CONTROL)

Form D



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THE STATE OF TEXAS

COUNTY OF Travis

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BEFORE ME, the undersigned authority, a Notary Public in and for said County, State of Texas, on this day personally appeared Gary Phillips who, after being duly sworn on his/her oath that he/she is entitled to make this Affidavit, and that the statement contained in the foregoing is based on his/her personal knowledge and is true and correct:

I, Gary Phillips for and on behalf of Boathouse Dockominiums AMD (Applicant), have applied for a permit with the Lower Colorado River Authority in accordance with the Lower Colorado River Authority Highland Lakes Marina Ordinance, as originally adopted on July 19, 1984, and subsequently amended, and I hereby swear that I (or the entity I represent) own, lease or otherwise control all of that said property over which the marina facilities described in said application (will) exist.

Affiant signature: [Signature]

Affiant printed name: Gary Phillips

Affiant title and relationship to applicant: President - Boathouse Dockominiums AMD

SUBSCRIBED AND SWORN TO BEFORE ME, this 6th day of May, 2026



[Signature]
Notary Public in and for

Travis County, Texas

My commission expires: 5-16-2026

Printed name: Rise' Johns

CHECKLIST OF INFORMATION REQUIRED FOR A MARINA PERMIT



Form E

This checklist summarizes the items required for most marina permit applications. This list is not all-inclusive, and all items may not be required for each application. Call LCRA Water Surface Management at 512-473-3200 for assistance in determining the specific items required for your application.

LCRA recommends reviewing the Highland Lakes Marina Ordinance and the associated Technical Manual prior to preparing any of the items on this checklist.

Drawings, Plans and Maps:

- ☐ Location and configuration, per HLMO § 5.2
- ☐ Electrical, per HLMO § 5.4(a)
- ☐ Marine service station, per HLMO § 5.1(c)
- ☐ Structural
- ☐ Anchoring

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Other Items:

- ☐ Marina facility description, per HLMO § 6.1(c)(3)(c) (**FORM A**)
- ☐ Electrical certification of compliance, per HLMO section 5.5(a) (**FORM B**)
- ☐ Professional engineer's certification, per HLMO § 5.4(a) (**FORM C**)
- ☐ Representation of applicant or permittee, per HLMO section 5.3)
- ☐ Affidavit on property control, per HLMO § 5.2(a)(i)(2) (**FORM D**)
- ☐ Permit application form, per HLMO § 6.1(c) (**FORM F**)
- ☐ Calculations of water surface area, per HLMO § 6.1(c)(ii)(3)(b)
- ☐ Insurance certificate, per HLMO § O § 5.4(c)
- ☐ Map(s) from the tax appraisal district, per HLMO § 6.1(f)(iii)(1)
- ☐ Property ownership records from the tax appraisal district, per HLMO § 6.1 (g)(ii)(1)
- ☐ Property control information, per HLMO (HLMO § 5.2(a)
- ☐ Water quality analysis statement, per HLMO section 5.1(b)
- ☐ Check payable to LCRA for fees, per HLMO section 6.1D

Miscellaneous:

- ☐ Fire extinguisher plan, per HLMO § 5.6(ii)
- ☐ Navigational lighting plan, per HLMO § 5.4(b)
- ☐ Other:

MARINA FACILITY PERMIT APPLICATION

In accordance with the Highland Lakes Marina Ordinance



Form F

DO NOT WRITE IN THIS SPACE – FOR LCRA USE

Date received: 5/8/20

Application number: 1324

Customer number:

Fee enclosed? ☒ Yes ☐ No

Check number: 25032

ALL FIELDS MUST BE COMPLETED. USE "N/A" IN FIELDS THAT DO NOT APPLY.

What is the reason for this application? (select one)

- ☒ Permit to construct (For construction of a new marina facility)
- ☐ Permit amendment (For a marina facility with an existing valid permit)
- ☐ Emergency reconstruction (To repair damaged portions of marina facility with an existing valid permit)

What type of facility is proposed by this application? (select one)

- ☒ Marina Facility (includes commercial facilities, marine service stations, restaurants over the water and non-commercial floating facilities larger than 1,500 square feet)
- ☐ Existing Community Marina
- ☐ Residential Marina
- ☐ Youth Camp

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Applicant and Marina Information:

Applicant name: Boathouse Dockominiums AMD

Marina facility name:

If the marina facility name is different from the applicant's name, the application must also submit a d/b/a certificate.

On which Highland Lake is the facility located? (Select one)

- ☐ Buchanan
- ☐ Inks
- ☐ LBJ
- ☐ Marble Falls
- ☒ Travis

Water surface area to be occupied by proposed construction: 21,948 sq. ft

Assignment fee submitted with application: \$ \$1,000.00

Billing Address:Name: Gary PhillipsEmail: powerbroker49@yahoo.comAddress: 20965 Waterside DrCity: Lago Vista State: TX ZIP code: 78645**Correspondence Address (if different from above):**

Attention: _____

Email: _____

Address: _____

City: _____ State: _____ ZIP code: _____

Physical Address of the Facility:Street address: 20990 Waterside DrCity: Lago Vista State: TX ZIP code: 78645

Marina phone: _____ Email: _____

Marina manager: _____ Manager phone: _____

Property Ownership and Control:

For each parcel over which the marina facility is located, indicate whether the parcel is (select one):

- ☒ Owned by the applicant
- ☐ Leased by the applicant
- ☐ Otherwise controlled by the applicant (i.e. license agreement, easement, etc.).

Explain the nature of the control:

Each dock owner owns an undivided 3.2% interest in the land described in Travis County tax records as Parcel 565484.

If different from the applicant, identify the owner(s) of each affected parcel:

Parcel number: Please see attached documents

Owner's name: _____

Address: _____

City: _____ State: _____ ZIP code: _____

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Identify the documentation submitted with this application demonstrating the applicant has ownership or control of the affected parcel(s):

Please see attached documents

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NOTE: Add additional sheets as necessary for any marina facility that is located over multiple parcels owned by separate parties.

Has the applicant designated another person to act on his/her behalf? (select one)

☒ Yes ☐ No

If yes, provide the following information about the designee:

Name: Shane Lowrie c/o Reliable Boat Dock Service

Email: shane@reliableboatdockservice.com Phone: 512.650.5425

Address: 19601 FM 1431

City: Jonestown State: TX ZIP code: 79645

Identify documentation submitted that demonstrates the designee's authority to act on behalf of the applicant:

See attached document

Marina designer/engineer information:

Name: Hollingsworth Pack c/o Chris Hewitt

Email: chris.h@holl-pack.com Phone: 512.275.6060

Address: 3801 S Congress, Suite 110

City: Austin State: TX ZIP code: 78704

Marina contractor information:

Name: Reliable Boat Dock Service

Email: shane@reliableboatdockservice.com Phone: 512.650.5425

Address: 19601 FM 1431

City: Jonestown State: TX ZIP code: 78645

Federal identification number: 20-4635928

Submit documentation demonstrating that all franchise taxes have been paid.

Has the applicant applied for any other LCRA permits? (select one)

☐ Yes ☒ No

If yes, provide the permit information:

Has any other local, state or federal regulatory authority denied approval of any portion or project associated with this application? (select one)

☐ Yes ☒ No

If yes, explain on a separate sheet of paper.

Identify all other licenses, permits or other regulatory approvals applicant is seeking from other local, state or federal regulatory authorities as part of this project:

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For the APPLICANT (New Owner):

To the best of my knowledge, all information contained in this application form and in the attachments submitted as part of this application is true and correct. I am aware that LCRA, at any reasonable time, has the right, power and authority to inspect docks, piers, wharves, jetties, sewage disposal systems, fuel systems, pollution control structures and any other facilities associated with the Marina Facility and located in or upon any property of the Marina Facility herein described.

Applicant's signature: _____

If the applicant is not an individual, see Section 12 of the HLMO Guidance Document to determine who must sign the application.

Applicant's title: President

Applicant's printed name: Gary Phillips

Applicant's email: powerbroker49@yahoo.com

SUBSCRIBED AND SWORN TO BEFORE ME, this 6th **day of** May, **20** 26.



Notary Public in and for

Travis County, Texas

My commission expires: 5-16-2026

Printed name: Rise Johns

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Submit the notarized application with original signatures.

APPLICATIONS MAY BE MAILED TO:

Lower Colorado River Authority
Marina Permitting
P.O. Box 220
Austin, TX 78767

APPLICATIONS MAY BE DELIVERED DURING REGULAR BUSINESS HOURS TO:

Lower Colorado River Authority
Marina Permitting
3601 Lake Austin Blvd.
Austin, TX 78703

APPLICATIONS MAY BE EMAILED TO: HLMO@lcra.org

An applicant who submits documents via email must also supply documents with original signatures and scaled drawings by mail or in person, even if the documents also are included in the emailed application.

April 26, 2026

To: LCRA

Subject: Marina Application for Boathouse Dockominiums

This letter is to authorize **Shane Lowrie of Reliable Boat Dock Service** to act on our behalf with respect to the referenced Marina Application with your office. This will remain in full force and effect unless terminated in writing and communicated to your office.

Thank you,

A handwritten signature in black ink, appearing to read 'G Phillips', with a stylized flourish at the end.

Gary Phillips

President-Boathouse Dockominiums AMD

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CERTIFICATE OF PROPERTY

DATE (MM/YY/YYYY)
02/04/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

If this certificate is being prepared for a party who has an insurable interest in the property, do not use this form. Use ACORD 27 or ACORD 28.

PRODUCER Associations Insurance Agency, Inc. 2301 N Greenville Richardson, TX 75082	CONTACT NAME: Associations Insurance Agency, Inc.		
	PHONE: (866) 384-8579	FAX: (214) 751-2390	
	E-MAIL ADDRESS: CertificateRequest@AssociationsInsuranceAgency.com		
	PRODUCER CUSTOMER ID: 00003921		
INSURED Boat House Dockominiums, Inc. c/o Goodwin & Company 11950 Jollyville Rd Austin, Texas 78759	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Century Surety Company		
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
TOTAL # OF UNITS: 30

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFF DATE (MM/DD/YYYY)	POLICY EXP DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS	
A	☒ PROPERTY	CCP1362500	01/14/2026	01/14/2027	BUILDING	\$ 0	
	CAUSES OF LOSS				DEDUCTIBLES	OTHER BLDG - BASEMENT	\$ 0
	BASIC				BUILDING \$5,000	OTHER BLDG - GARAGE	\$
	BROAD				CONTENTS	BUSINESS INCOME	\$ 0
	☒ SPECIAL					RENTAL VALUE	\$
	EARTHQUAKE					BLANKET BUILDING	\$ 0
	☐ NAMED WIND					BLANKET PERS PROP	\$ 0
	FLOOD					BLANKET BLDG & PP	\$ 575,000
	☐ WATER					☐ ICE DAMMING DED.	\$
	C				☐ W/H DED. BB		
	☐ INLAND MARINE	TYPE OF POLICY				\$	
	CAUSES OF LOSS					\$	
	☐ NAMED PERILS	POLICY NUMBER				\$	
						\$	
B	☐ CRIME				☐ EMPLOYEE THEFT	\$	
	TYPE OF POLICY				☐ DEDUCTIBLE	\$	
	Crime / Employee Theft					\$	
	☐ BOILER & MACHINERY / EQUIPMENT BREAKDOWN				LIMIT	\$	
						\$	
						\$	

SPECIAL CONDITIONS / OTHER COVERAGES (Attach ACORD 101, Additional Remarks Schedule, If more space is required)

CERTIFICATE HOLDER**CANCELLATION****** Insurance Verification ******RECEIVED**

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SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Dana Hodge

COMMENTS / REMARKS

Boat House Dockominiums, Inc. - CERTIFICATE OF PROPERTY INSURANCE CONT.

If Property coverage is purchased by the Insured, the Certificate Holder, if a mortgagee or lienholder, is a Loss Payee as their interest may appear as respects to the Property coverage.

If a Wind/Hail Deductible Buy Back policy is purchased by the Insured, the Wind/Hail Deductible Buy Back supersedes the Wind/Hail deductible on the Property policy.

If Crime coverage is purchased by the Insured, the management company is an Additional Insured with respects to the Crime policy.

We provide at least ten days' notice of cancellation to the first Named Insured on the policy.

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/YY/YYYY)
02/04/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

If this certificate is being prepared for a party who has an insurable interest in the property, do not use this form. Use ACORD 27 or ACORD 28.

PRODUCER Associations Insurance Agency, Inc. 2301 N Greenville Richardson, TX 75082	CONTACT NAME: Associations Insurance Agency, Inc.	
	PHONE: (866) 384-8579	FAX: (214) 751-2390
	E-MAIL ADDRESS: CertificateRequest@AssociationsInsuranceAgency.com	
	PRODUCER CUSTOMER ID: 00003921	
	INSURER(S) AFFORDING COVERAGE	
INSURED Boat House Dockominiums, Inc. c/o Goodwin & Company 11950 Jollyville Rd Austin, Texas 78759	INSURER A: Century Surety Company	
	INSURER B:	
	INSURER C: Continental Casualty Company	
	INSURER D:	
	INSURER E:	
INSURER F:		
NAIC #		

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF DATE (MM/DD/YYYY)	POLICY EXP DATE (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ SEVERABILITY OF INTEREST GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:	x	x	CCP1362500	01/14/2026	01/14/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Each occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☒ HIRED AUTOS ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS			CCP1362500	01/14/2026	01/14/2027	COMBINED SINGLE LIMIT (Each accident) \$ Excluded BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	B ☐ UMBRELLA LIAB ☒ OCCUR E ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	D WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					☒ PER STATUTE ☐ OTHER \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C	Directors & Officers			768671131	01/14/2026	01/14/2027	LIMIT \$ 1,000,000 DEDUCTIBLE \$ 2,500

SPECIAL CONDITIONS / OTHER COVERAGES (Attach ACORD 101, Additional Remarks Schedule, If more space is required)

TOTAL # OF UNITS: 30

F

CERTIFICATE HOLDER**CANCELLATION**

** Insurance Verification **

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SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Dana Hodge

COMMENTS / REMARKS

Boat House Dockominiums, Inc. - CERTIFICATE OF LIABILITY INSURANCE CONT.

If General Liability coverage is purchased by the Insured, the management company is an Additional Insured with respects to the General Liability policy.

If D&O coverage is purchased by the Insured, the management company is an Additional Insured with respects to the D&O policy.

If Umbrella Liability coverage is purchased by the Insured, the Umbrella Liability policy is following form as per the General Liability policy.

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MARINA PROGRAM REVENUE

TO:
Billing, H-200

Date: 5/18/2026


Signature

Marina Employee: Clara Smartt

CUSTOMER INFORMATION

Boathouse Dockominiums AMD

Gary Phillips

20965 Waterside Drive

Lago Vista, TX 78645

Permit Number: 1324

Customer Number:

BILLING CALCULATIONS

Square Feet (0-10,000): 10,000 X \$.08 = \$.00

Square Feet (10,001 - Greater): 32,766 X \$.23 = \$.00

Other: Marina Facility Permit Application Fee \$1,000.00

TOTALS

\$500.00

ACCOUNTING

ORIGINAL CHECK HAS MULTIPLE SECURITY FEATURES. PRINTED ON CHEMICAL REACTIVE TONER FUSE PAPER-SEE BACK FOR DETAILS

Cking - Western Alliance

Western Alliance Bank

25032

Boat House Dockominiums, Inc.

2700 West Sahara Avenue
Las Vegas, NV 89102

11950 Jollyville Rd
Austin, TX 78759-2309
(512) 502-7500

PAY ****ONE THOUSAND DOLLARS AND 00/100 ****

DATE

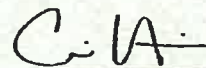
AMOUNT

4/30/2026

\$1,000.00

TO THE ORDER OF

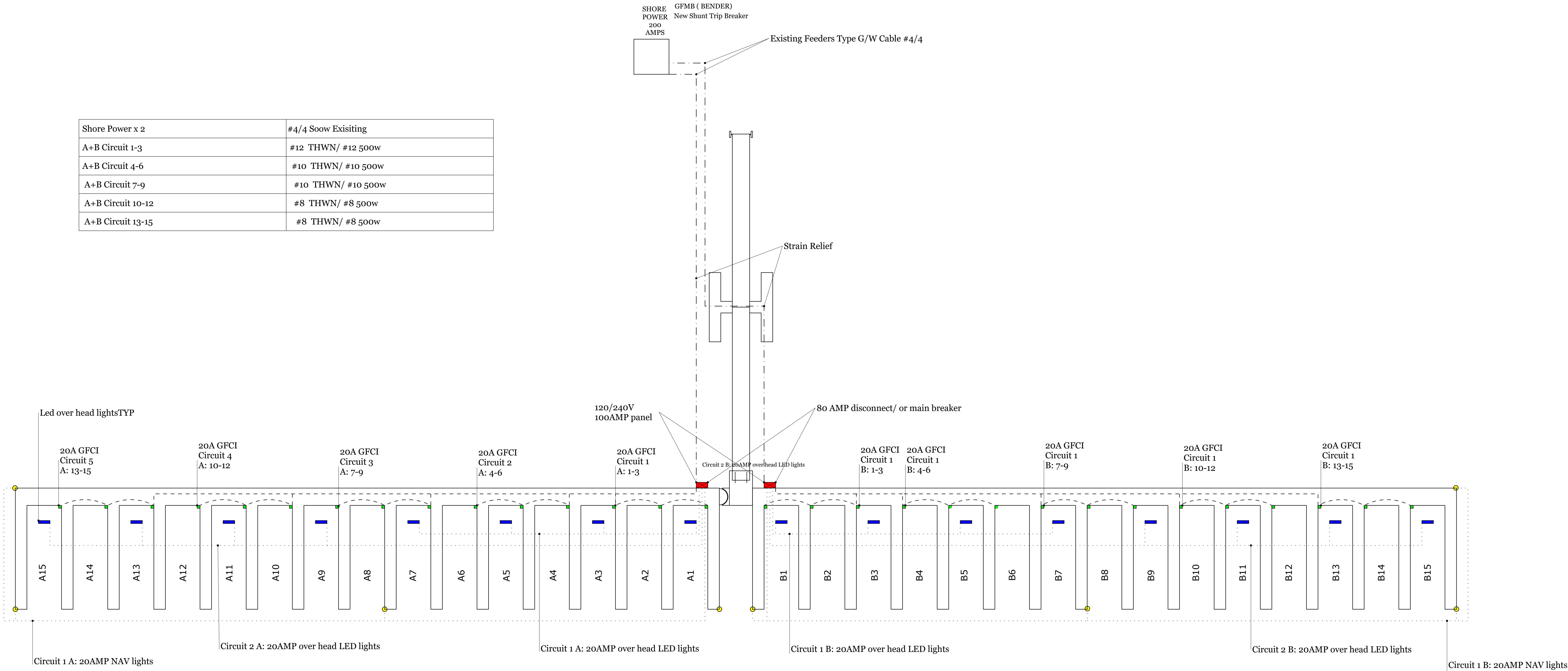
Lower Colorado River Authority
PO BOX 301142
Dallas, TX 75303-1142



Marina Application Fee



1103507201 1221059801 8221789119

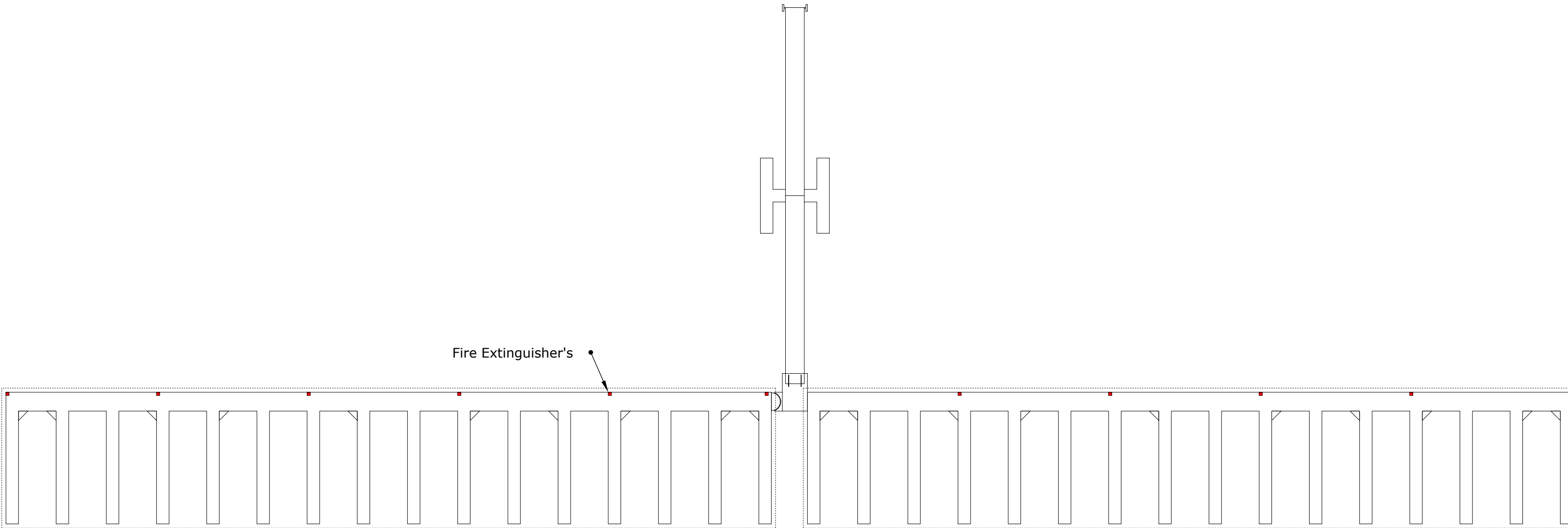


Chad Pollard
ME: 486010 TEL: 39706

ELECTRICAL PLAN



Units: Feet Inches	Boat House Dockominiums 20965 Waterside DR. Lago Vista, Texas
	Drawn By: Shane Lowrie Reliable Boat Dock Service (512) 650 - 5425



Review is for general conformance with the structural design concept and compliance with building code loads. Engineer's seal and signature on this shop drawing are limited to the verification of structural capacity for the specified loads and do not constitute an 'inspection' or approval of construction means, methods, techniques, sequences, or procedures. The Contractor remains solely responsible for jobsite safety, dimensions to be confirmed and correlated at the jobsite, and for the coordination of its work with that of all other trades. This review is subject to the Standard of Care and the Limitation of Liability provisions set forth in the Master Services Agreement between Engineer and Client.

hp



Structural & Civil Engineering
3801 South Congress Avenue
Suite 110, Austin, TX 78704
512-275-6060 Office
TBPE FIRM #12747
HollingsworthPack.com

Drawn By: Shane Lowrie

FEC Layout

Scale 1" = 30'



Boat House Dockominiums
20965 Waterside DR. Lago Vista, Texas

REVISIONS	
MM/DD/YY	REMARKS
1	--/--/--
2	--/--/--

hollingsworth pack ■ **austin**

civil engineering
structural engineering
construction management
environmental engineering

LCRA Water Surface Management
P.O. Box 220
Austin, TX 78767-0220
(800) 776-5272
hlmo@lcra.org

29 July, 2026



Engineer's Certification

Boat House Dockominiums
20965 Waterside Dr. Lago Vista, Texas

Hollingsworth Pack has prepared Engineering Permit Plans per the Lower Colorado River Authority (LCRA) requirements for the above referenced Marina project. The marina facility proposed location is within 200 feet from the edge of main channel of the Colorado River as located on these plans.

3801 s congress ave, ste 110
austin, texas 78704
t +1 (512) 275 6060

I, Chris A. Hewitt, PE certify that the Marina Facility's proposed location will not be adversely impacted by strong currents or present a hazard to public safety when installed per the Hollingsworth Pack plans.

Respectfully Submitted,

Chris A. Hewitt, PE
Partner



CHE 2026.07.29

EXHIBIT C

PERCENTAGES OF OWNERSHIP OF COMMON ELEMENTS

The percentage of each residential dock's undivided interest in the common elements reflects the residential dock's percentage of ownership of the condominium projects as stated below. The percentages are to be used for the purposes of (1) common area ownership (2) distribution of any monies paid by a governmental authority for the taking of common areas, and (3) association voting. Pursuant to declaration the number of units may increase or decrease as well as the undivided interest.

Unit #	Common Area Ownership and voting percentage	Unit #	Common Area Ownership and voting percentage
A1	3.2%	F1	3.2%
A2	3.2%	F2	3.2%
A3	3.2%	F3	3.2%
B1	3.2%	G1	3.2%
B2	3.2%	G2	3.2%
B3	3.2%	G3	3.2%
C1	3.2%	H1	3.2%
C2	3.2%	H2	3.2%
C3	3.2%	H3	3.2%
D1	3.2%	I1	3.2%
D2	3.2%	I2	3.2%
D3	3.2%	I3	3.2%
E1	3.2%	J1	3.2%
E2	3.2%	J2	3.2%
E3	3.2%	J3	3.2%
K1	4.0%		<u>100%</u>



FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR BOAT HOUSE DOCKOMINIUMS
(F/K/A WATERSIDE OAKS MARINA CONDOMINIUMS)
LAGO VISTA, TEXAS
AND AMENDMENT TO PERPETUAL LEASE

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BOAT HOUSE DOCKOMINIUMS (F/K/A WATERSIDE OAKS MARINA CONDOMINIUMS), LAGO VISTA, TEXAS AND AMENDMENT TO PERPETUAL LEASE (this "First Amendment") is made as of the ____ day of September, 2005, by Splash Holdings, LLC, a Texas limited liability company ("Splash").

I. Recitals

1.1 The Declaration of Covenants, Conditions, and Restrictions for Waterside Oaks Marina Condominiums, Lago Vista, Texas is recorded as Document No. 2003152473, Official Public Records, Travis County, Texas (the "Declaration"), and created a condominium regime under Chapter 82, Texas Property Code, on that certain approximately 20.634-acre tract of land located in Lago Vista, Travis County, Texas, as such land is described in Exhibit A to the Declaration (the "Property").

1.2 An instrument purporting to be a perpetual lease was recorded as Document No. 2003152472, Official Public Records, Travis County (the "Lease") covering the Property.

1.3 Pursuant to the Order and the Final Judgment, both dated April 18, 2005, in the matter of Steven Adams and Waterside Park Development, L.P. v. Dallas Affiliated Partners, Inc., Civil No. A-04-CA-746-LY, in the United States District Court, Western District of Texas, Austin Division (appeal dismissed by the Fifth Circuit Court of Appeals, No. 05-50675), which Order and Final Judgment were filed in the records of the Court on that same date (and subsequently filed as Document No. 2005180553, Official Public Records, Travis County, Texas), the ownership of the Property, and the attendant rights and obligations of development, were ordered to be conveyed by the plaintiffs, such that the Property was conveyed by deed (Document No. 2004236732) to the defendant in the referenced case, Dallas Affiliated Partners, Inc. ("DAP"), and all interest in the Property of the lessee under the Lease was quitclaimed by such lessee (Document No. 2004236730) to DAP.

1.4 Pursuant to that certain Contract for Deed dated December 23, 2004, between DAP, as seller, and Leonard Strickler, as purchaser, which purchaser subsequently assigned the Contract for Deed to Splash, Splash is the owner of the Property, and is the "Declarant" for all purposes under the Declaration. All references to "Splash" herein include the successors, assigns, and other transferees of Splash.

written consent of the Pavilion Unit Owner.

2.2 Meaning of Terms. The terms "Residential Boat Dock" and "Residential Dock" are used interchangeably in the Declaration, and are intended to mean the same thing.

2.3 Private Residential Use. The first sentence of the fifth recital paragraph on page 5 of the Declaration is hereby deleted, so that such fifth recital paragraph states in its entirety: "The Project is not to be used as a public boat dock or for Residential Dock rentals." This limitation is not applicable to the Pavilion Unit.

2.4 Definitions. The following definitions set out in Section 1.1 of the Declaration are amended as follows:

(a) Section 1.1(f) is hereby amended to read: " "Declarant" shall mean Splash Holdings, LLC, a Texas limited liability company, or its successors or assigns

(b) Section 1.1(p) is hereby amended to read: " "Multislip Dock" shall mean one of the large docks (not exceeding the maximum size allowed by the lower Colorado River Authority for residential boat docks pursuant to LCRA rules) as such Multislip Docks are shown on Exhibit "B" of the First Amendment". Each Multislip Dock shall contain two or more Residential Docks.

(c) Section 1.1(u) is hereby amended to read: " "Sell-Out Period" means that period beginning on the date hereof and terminating on the earlier of (i) Declarant's notice of such termination recorded in the Official Public Records of Travis County, Texas, or (ii) the date on which Declarant has sold at least sixty percent (60%) of the Residential Docks."

2.5 Residential Use. The text of Section 2.1(d) is hereby deleted in its entirety, and the following is substituted in its place: "Ownership of Residential Docks is intended to be in association with that owner's residence, wherever located, such that the Residential Dock, and the ownership interest of an owner in a condominium unit created hereunder, is a residential use and not a commercial use. No person may own a Residential Dock for the purpose of renting such Residential Dock for use by a third person. This limitation does not apply to the Pavilion Unit."

2.6 Taxes. The text of Section 2.8(b) is hereby amended to read as follows: "All taxes on the Land and taxes on shore improvements on the Land shall be paid by the Residential Dock Owners in accordance with their respective percentage interest in the Project according to Exhibit "C" attached to the First Amendment." Section 2.8(c) is hereby deleted in its entirety.

2.7 Use and Occupancy. The first sentence of Section 2.9(c)(29) (which sentence begins, "Ownership of Residential Docks is limited to ...") is hereby deleted in its entirety, and the second sentence shall be the only sentence in such Section.

2.8 Special Declarant Rights. All but the first three sentences of Section 2.12(b) are hereby deleted such that the Section begins with "During and after the Sell-Out Period, ..." and ends with "... not inconsistent with the use of the Project by the Residential Dock Owners." Declarant may add or withdraw land from the coverage of the Declaration, provided that such addition or withdrawal shall be reflected in an amendment filed of record in the Official Public Records of

Declarant may employ any qualified builder of Declarant's choice for construction of Multislip Docks and/or Residential Docks. Furthermore, the paragraphs titled "Warranty" and "POA" are hereby conformed to Declarant's choice of builder.

(c) The paragraph titled "Seller/developer/declarant" in Exhibit B to the Declaration is hereby amended to reflect the Declarant at any given time, which, as of the date of this First Amendment, is Splash.

(d) The paragraph titled "Availability" in Exhibit B to the Declaration is hereby deleted in its entirety.

2.12 Exhibit C. Exhibit C to the Declaration [Percentages of Ownership of Common Elements] is hereby replaced with Exhibit "C" attached to this First Amendment.

2.13 The Lease. The Lease is hereby amended to conform to the provisions of the Declaration, including as amended by this First Amendment and any subsequent amendment. This First Amendment constitutes an amendment to the Lease recorded in the Official Public Record of Travis County, Texas, as referenced in paragraph 7 of the Lease. Lessee under the Lease shall have no right to assign, sublet, or otherwise convey its interest in the Lease without the prior written consent of Splash, except that the transfer of rights by operation of law (including the decision of a court of competent jurisdiction) shall be effective to transfer rights and interests in and under the Lease. Declarant intends that the Lease not remain in effect, such that if at any time a determination is made that (i) the parties to the Lease did not intend to create a perpetual lease, or (ii) the interest of the Lessee under the Lease or the Lease itself terminates by operation of law (including, without limitation, by merger of interests), then the Lease shall terminate immediately and automatically or, if such immediate and automatic termination is disallowed, shall be construed to be a tenancy at will that may be terminated by either party on thirty (30) days advance notice to the other party, and such notice of termination is hereby automatically given by Declarant as of the date of such determination; provided, however, that if the Lease is terminated, Declarant nevertheless hereby ratifies the recording of the Declaration and the creation of the condominium regime, as amended hereby.

III. General

3.1 Capitalized Terms. All capitalized terms not defined herein shall have the same meaning as is ascribed to them in the Declaration.

3.2 Full Force and Effect. Except as amended hereby, the Declaration continues in full force and effect according to its terms.

3.3 Binding Effect. All of the terms, covenants, provisions and conditions set forth herein shall be binding upon and will inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and permitted assigns.

3.4 Authorized Signatures. Each person executing this Amendment, by his or her execution hereof, represents and warrants that they are fully authorized to do so, and that no further action or

WATERSIDE OAKS MARINA CONDOMINIUM PROJECT

EXHIBIT B
(Page 2 of 7)



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas
Feb 04, 2020 01:14 PM Fee: \$34.00

2020018394

Electronically Recorded

General Warranty Deed

NOTICE OF CONFIDENTIALITY RIGHTS

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: JAN 31 2020

Grantor: Eugene J. Mannella and Debra A. Mannella

Grantor's Mailing Address: 2711 FOREST VIEW DR. RICHMOND TX 77406

Grantee: Larry Curtsinger and Aileen Walsh

Grantee's Mailing Address: 20969 WATERSIDE DR.
LAGO VISTA, TX 78645

Consideration: Cash and other good and valuable consideration.

Property (including any improvements):

Unit A1, THE BOAT HOUSE DOCKOMINIUMS, a condominium project in Travis County, Texas; together with the limited common elements and an undivided interest in and to the general common elements, as defined in that Declaration recorded in Document No. 2006014284, Official Public Records, Travis County, Texas, and as further amended by that certain First Amendment to Declaration recorded in Document No. 2006013885, Official Public Records, Travis County, Texas.

Reservations from Conveyance: None

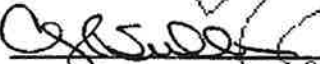
Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in

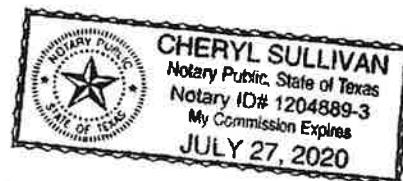
State of Texas

County of Travis

This document was acknowledged before me on January 31, 2020 by Debra A. Mannella.


Notary Public, State of Texas

AFTER RECORDING RETURN TO:



GENERAL INFO

ACCOUNT

Property ID: 565485
Geographic ID: 0160880502
Type: R
Zoning:
Agent:
Legal Description: UNT A1 BOAT HOUSE
DOCKOMINIUMS AMENDED PLUS 3.2
% INT IN COM AREA
Property Use: 0DOCK

OWNER

Name: CURTSINGER LARRY & AIDEEN WALSH
Secondary Name:
Mailing Address: 20969 WATERSIDE DR LAGO VISTA TX
USA 78645-7800
Owner ID: 1835984
% Ownership: 100.000000
Exemptions:

LOCATION

Address: 20990 WATERSIDE DR A1, TX 78645

Market Area:
Market Area CD: NW
Map ID: 015987

RECEIVED
MAY 08 2026
WATER SURFACE
MANAGEMENT

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

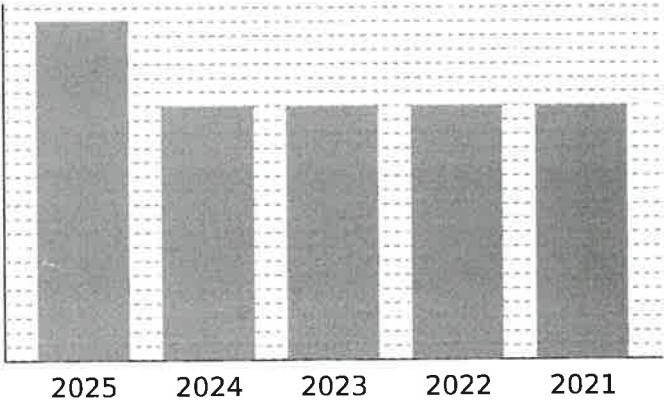
Land Homesite: \$0
Land Non-Homesite: \$24,098
Special Use Land Market: \$0
Total Land: \$24,098

Improvement Homesite: \$0
Improvement Non-Homesite: \$0
Total Improvement: \$0

Market: \$24,098
Special Use Exclusion (-): \$0
Appraised: \$24,098
Value Limitation Adjustment (-): \$2,498

Net Appraised: \$21,600

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$24,098	\$0	\$0	\$24,098	\$2,498	\$21,600
2024	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2023	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2022	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2021	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Apr 17, 2026 04:43 PM Fee: \$33.00

2026044378

Electronically Recorded

**GENERAL WARRANTY DEED
with Vendor's Lien**

Independence Title/GF# 2609068 -CPK/JH

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS

COUNTY OF TRAVIS

DATE: April 17, 2026

GRANTOR: Joe Thompson and Diane Thompson, husband and wife

GRANTOR'S ADDRESS: 20505 Genessee Cove, Lago Vista, TX 78645

GRANTEE: Christopher Joseph Thatcher and Mary Ashton Thatcher, married

GRANTEE'S ADDRESS: 20404 Gilbert Cove, Lago Vista, TX 78645

LENDER: Security State Bank & Trust

LENDER'S ADDRESS: 201 W. Main Street, Fredericksburg, Texas 78624

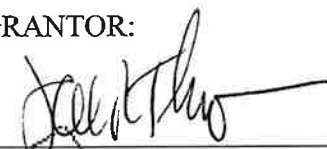
CONSIDERATION: TEN DOLLARS (\$10.00) cash and other good and valuable consideration, together with the further consideration of the execution and delivery by Grantee of the Note to Lender, further identified below.

successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations From Conveyance and Warranty and Exceptions to Conveyance and Warranty set forth above.

TERMS:

When the context requires, singular nouns and pronouns include the plural; and masculine forms include the feminine.

GRANTOR:


 Joe Thompson

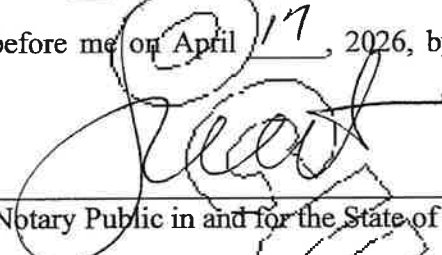

 Diane Thompson
NOTARY ACKNOWLEDGMENTS

STATE OF TEXAS

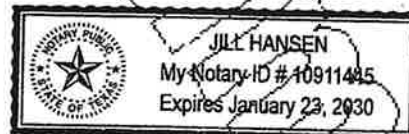
§
§
§

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on April 17, 2026, by Joe Thompson and Diane Thompson.


 Notary Public in and for the State of Texas

After Recording, Please Return to:
 Independence Title Company
 1779 E. Whitestone Blvd., Bldg. 1
 Cedar Park, TX 78613
 Attention: Jill Hansen
 GF# 2609068-CPK



03-1012339-CS



TRV
2 PGS

2010170734

2kh

TRAVIS COUNTY

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: November 12, 2010

Grantor: **JAMES R. LAHTI**

Grantor's Mailing Address: 18904 Kelly Drive Point Venture, TX 78645

Grantee: **THOMAS E. LYNCH AND LINDA C. LYNCH**

Grantee's Mailing Address: 9520 Indiana Hills Dr. Austin, TX 78717

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Unit No. A-3, together with the undivided interest in and to the Common Elements appurtenant thereto, of The Boat House Dockominiums, a condominium project in Travis County, Texas, according to the Declaration of Condominium, recorded under Document Number 2006014284, amended in Document Number 2006013885, of the Official Public Records of Travis County, Texas

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens, if any, described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Oct 02, 2019 12:58 PM Fee: \$30.00

2019153279

Electronically Recorded

Capital Title
GF# 19-441688-01

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: September 29, 2019

Grantor: Dean Stephen Billik and Shannon Lynn Billik, husband and wife

Grantor's Mailing Address: 12601 LONG MTN PASS - LEANDER TX 7641

Grantee: Raymond Glenn Cumba and Vera Denise Cumba

Grantee's Mailing Address: 20375 Waterside Dr Lago Vista, TX

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration 28645

Property (including any improvements):

Unit B1, together with the undivided interest in and to the Common Elements appurtenant thereto of THE BOAT HOUSE DOCKUMINIUMS, a condominium project in Travis County, Texas, according to the Declaration of Condominium recorded under Document Number 2006014284, amended in Document Number 200613885 of the Official Public Records of Travis County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Travis County, Texas.

Grantor, for the Consideration, and subject to the Reservations from the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the property together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warranty and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	565488	Name:	CUMBA RAYMOND GLENN & VERA DENISE CUMBA
Geographic ID:	0160880505	Secondary Name:	
Type:	R		
Zoning:			
Agent:		Mailing Address:	20949 WATERSIDE DR LAGO VISTA TX USA 78645-7800
Legal Description:	UNT B1 BOAT HOUSE DOCKOMINIUMS AMENDED PLUS 3.2 % INT IN COM AREA	Owner ID:	1820933
Property Use:	0DOCK	% Ownership:	100.000000
		Exemptions:	

LOCATION

Address: 20990 WATERSIDE DR, TX 78645

Market Area:
Market Area CD: NW
Map ID: 015987

RECEIVED
MAY 08 2026
WATER SURFACE
MANAGEMENT

PROTEST

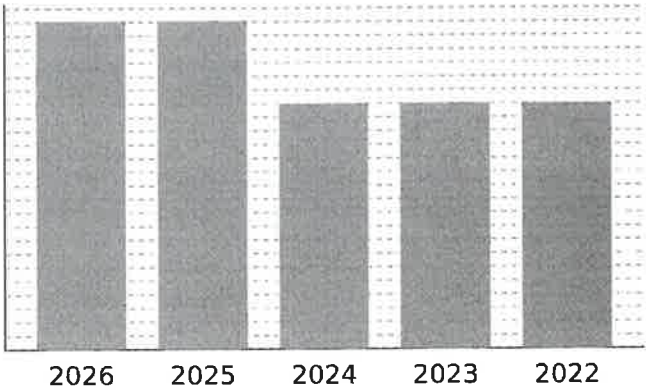
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$24,098
Special Use Land Market:	\$0
Total Land:	\$24,098
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$0
Total Improvement:	\$0
Market:	\$24,098
Special Use Exclusion (-):	\$0
Appraised:	\$24,098
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$24,098

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$24,098	\$0	\$0	\$24,098	\$0	\$24,098
2025	\$24,098	\$0	\$0	\$24,098	\$2,498	\$21,600
2024	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2023	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2022	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS - YOUR SOCIAL SECURITY NUMBER AND/OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

STATE OF TEXAS

§

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

§

THAT **WE, CRAIG MORELAND and CHRISTINE MORELAND, the "Grantors", whose address is: 20943 Waterside Drive, Lago Vista, Texas 78645**, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY UNTO, **WILLIAM MICHAEL COUNTISS, the "Grantee", whose address is: 21704 Crystal Way, Lago Vista, Texas 78645**, all our interest unto the following described real property in Travis County, Texas, to wit:

Legal Description:

Unit B2, The Boat House Dockominiums ("Dockominiums" in Original Warranty Deed Document #2017035488) a condominium project in Travis County, Texas, together with the limited common elements, and an undivided interest in and to the general common elements, as same are defined in the Condominium Declaration thereof recorded in Instrument No. 2006014284, amended in Instrument No. 20060135589, of the official Public Records of Travis County, Texas

Street Address:

20990 B2 Waterside Drive, Lago Vista, Texas 78645

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, his heirs and assigns, and, we do hereby bind ourselves, and our heirs and assigns, to WARRANT and FOREVER DEFEND all and singular the said premises unto the said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

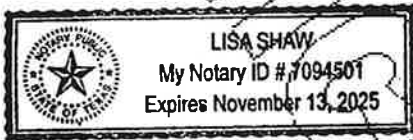
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF TRAVIS

§
§
§

This instrument was acknowledged before me on *May 30, 2024*, by *Craig Moreland, and Christine L. Moreland, the "Grantees."*



Lisa Shaw
Notary Public Signature

Notary Public In and For the *State of Texas*

AFTER RECORDING, PLEASE RETURN TO:

Ted Hollen, Attorney
20624 FM 1431, Suite #9
Lago Vista, Texas 78645

TRAVIS COUNTY CLERK RECORDING INFORMATION:



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

2024061318

Jun 04, 2024 04:16 PM

Fee: \$33.00

GALVANJ

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Date: June 6, 2014

Grantor: James A. Baldauf, Pamela R. Baldauf, Lindsay A. Baldauf n/k/a Lindsay Carlson^{sc} and Kristen M. Baldauf^{Carlson}Grantor's Mailing Address: 15933 Bridges Fairway Ln.
Houston, TX 77068

Grantee: Gary W. Helmcamp and Janelle L. Helmcamp

Grantee's Mailing Address: P.O. Box 123
Weimar, TX 78962

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

Unit B3, together with the undivided interest in and to the Common Elements appurtenant thereto, of The Boat House Dockominiums, a condominium project in Travis County, Texas, according to the Declaration of Condominium, recorded under Document Number 2006014284, amended in Document Number 2006013885, of the Official Public Records of Travis County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens, if any, described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay.

STATE OF TEXAS)

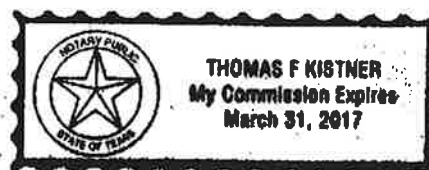
COUNTY OF Harris)

This instrument was acknowledged before me June 6, 2014 by Pamela K. Baldauf.

X Thomas F. Kistner
Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF Harris)

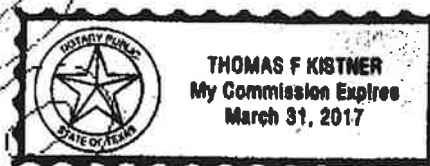


This instrument was acknowledged before me June 6, 2014 by James A. Baldauf as Attorney-in-Fact for Lindsay A. Baldauf n/k/a Lindsay Carlson-Carlson.

X Thomas F. Kistner
Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF Harris)

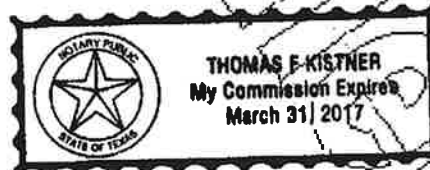


This instrument was acknowledged before me June 6, 2014 by James A. Baldauf as Attorney-in-Fact for Kristen M. Baldauf.

X Thomas F. Kistner
Notary Public, State of Texas

Grantee's Address/Return to:

Gary Helm camp
P.O. Box 123
Weimar, TX 78962



GF#01247-25406-CS

3



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

June 12 2014 05:15 PM

FEE: \$ 34.00 2014086010

GENERAL INFO

ACCOUNT

Property ID: 565490
Geographic ID: 0160880507
Type: R
Zoning:
Agent:
Legal Description: UNT B3 BOAT HOUSE
DOCKOMINIUMS AMENDED PLUS 3.2
% INT IN COM AREA
Property Use: 0DOCK

OWNER

Name: HELMCAMP GARY W & JANELLE L
Secondary Name:
Mailing Address: PO BOX 123 WEIMER TX 78962-0123
Owner ID: 1611246
% Ownership: 100.000000
Exemptions:

LOCATION

Address: 20990 WATERSIDE DR, TX 78645

Market Area:
Market Area CD: NW
Map ID: 015987

RECEIVED

MAY 08 2026

WATER SURFACE
MANAGEMENT

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

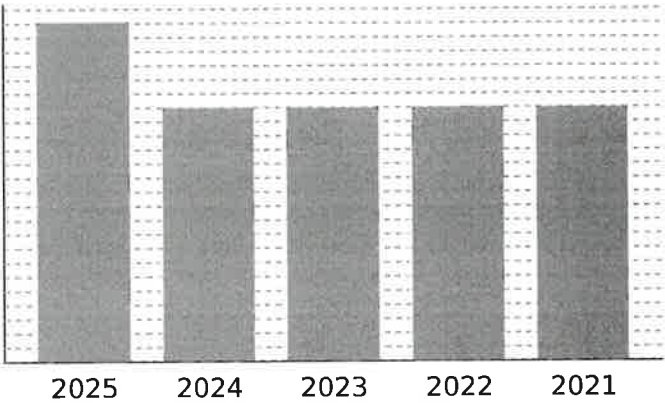
Land Homesite: \$0
Land Non-Homesite: \$24,098
Special Use Land Market: \$0
Total Land: \$24,098

Improvement Homesite: \$0
Improvement Non-Homesite: \$0
Total Improvement: \$0

Market: \$24,098
Special Use Exclusion (-): \$0
Appraised: \$24,098
Value Limitation Adjustment (-): \$2,498

Net Appraised: \$21,600

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$24,098	\$0	\$0	\$24,098	\$2,498	\$21,600
2024	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2023	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2022	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2021	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jul 03, 2024 01:11 PM Fee: \$29.00

2024073751

Electronically Recorded

GF# 1709922400375-992

Austin Title

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: July 2, 2024, to be effective July 3, 2024

Grantor: Robert Vincent Lopez and wife, Marissa Breanne Lopez

Grantee: Taylor Streck and wife, Renee Streck
21652 Boggy Ford Road
Lago Vista, Texas 78645

Consideration: Ten and No/100ths (\$10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed.

Property (including any improvements): Unit C1, THE BOAT HOUSE DOCKOMINIUMS, a Condominium Project in Travis County, Texas, together with the limited common elements and an undivided 3.2% interest in and to the general common elements, as defined in that Declaration recorded in Document No. 2006014284, and further amended by First Amendment to Declaration, recorded in Document No. 2006013885, Official Public Records, Travis County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any

GENERAL INFO

ACCOUNT

Property ID: 565491
Geographic ID: 0160880508
Type: R
Zoning:
Agent:
Legal Description: UNT C1 BOAT HOUSE
DOCKOMINIUMS AMENDED PLUS 3.2
% INT IN COM AREA
Property Use: 0DOCK

OWNER

Name: STRECK TAYLOR & RENEE
Secondary Name:
Mailing Address: 21652 BOGGY FORD RD LAGO VISTA TX
78645-7604
Owner ID: 2012599
% Ownership: 100.000000
Exemptions:

LOCATION

Address: 20990 WATERSIDE DR C1, TX 78645

Market Area:
Market Area CD: NW
Map ID: 015987

PROTEST

Protest Status:
Informal Date:
Formal Date:

RECEIVED

MAY 08 2026

WATER SURFACE
MANAGEMENT

VALUES

CURRENT VALUES

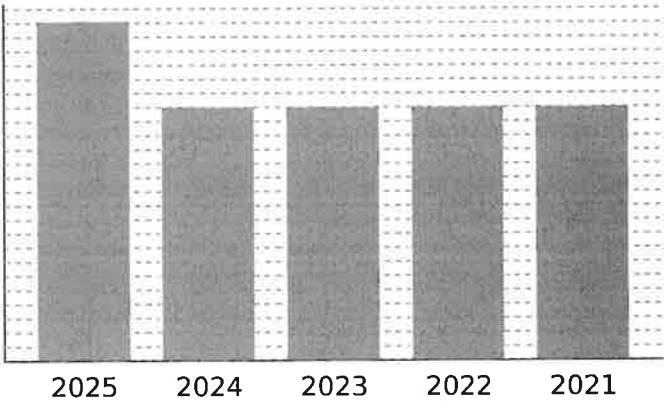
Land Homesite: \$0
Land Non-Homesite: \$24,098
Special Use Land Market: \$0
Total Land: \$24,098

Improvement Homesite: \$0
Improvement Non-Homesite: \$0
Total Improvement: \$0

Market: \$24,098
Special Use Exclusion (-): \$0
Appraised: \$24,098
Value Limitation Adjustment (-): \$0

Net Appraised: \$24,098

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$24,098	\$0	\$0	\$24,098	\$0	\$24,098
2024	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2023	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2022	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2021	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000

04/2511001527 D00



WD

2006052557

2 PGS

2511001527/DA

General Warranty Deed

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

Date: February 24, 2006

Grantor: SPLASH INVESTMENTS, LTD., a Texas limited partnership

Grantor's Mailing Address: (include county)

1922 American Drive, Lago Vista, Travis County, Texas 78645

Grantee: PAUL CAPPABIANCA and JEANNE OLIVER

Grantee's Mailing Address: (include county)

Consideration:

Ten and No/100 Dollars and other good and valuable consideration the receipt of which is hereby acknowledged

Property (including any improvements):

Unit No. "C2", and its appurtenant undivided interest in and to the general and limited common elements of THE BOAT HOUSE DOCKOMINIUMS, a condominium regime in Travis County, Texas, according to the Condominium Declaration dated January 26, 2006, filed on January 26, 2006, recorded in Document No. 2006014284, and as amended in Document No. 2006013885, of the Real Property Records of Travis County, Texas

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Subject to the easements, assessments, restrictions, mineral interests, covenants and conditions of record against the hereinbefore described property, if any.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	565492	Name:	CAPPABIANCA PAUL & JEANNE OLIVER
Geographic ID:	0160880509	Secondary Name:	
Type:	R		
Zoning:			
Agent:		Mailing Address:	18001 ROSEBUD PL ROUND ROCK TX 78681-3595
Legal Description:	UNT C2 BOAT HOUSE DOCKOMINIUMS AMENDED PLUS 3.2 % INT IN COM AREA		
Property Use:	0DOCK	Owner ID:	1353348
		% Ownership:	100.000000
		Exemptions:	

LOCATION

Address: 20990 WATERSIDE DR C2, TX 78645

Market Area:
Market Area CD: NW
Map ID: 015987

RECEIVED
MAY 08 2026
WATER SURFACE
MANAGEMENT

PROTEST

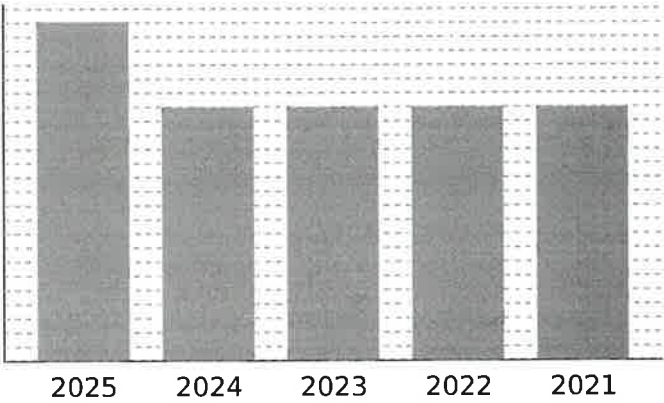
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$24,098
Special Use Land Market:	\$0
Total Land:	\$24,098
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$0
Total Improvement:	\$0
Market:	\$24,098
Special Use Exclusion (-):	\$0
Appraised:	\$24,098
Value Limitation Adjustment (-):	\$2,498
Net Appraised:	\$21,600

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$24,098	\$0	\$0	\$24,098	\$2,498	\$21,600
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2022	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2021	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000

General Warranty Deed

Capital Title

GF# 18-384271-CP

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: October 12, 2018

Grantor: Elizabeth W. Lawrence, as her sole and separate property as this is not homestead

Grantor's Mailing Address: 20615 Highland Lake Loop, Lago Vista, Tx 78645

Grantee: Gary S. Phillips, a single person

Grantee's Mailing Address: 20915 Waterside Dr, Lago Vista, Tx 78045

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

Unit No. "C3", and its appurtenant undivided interest in and to the general and limited common elements of THE BOAT HOUSE DOCKOMINIUMS, a condominium regime in Travis County, Texas, according to the Condominium Declaration dated January 26, 2006, filed on January 26, 2006, recorded in Document No. 2006014284, and as amended in Document No. 2006013885, of the Real Property Records of Travis County, Texas

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Travis County, Texas. Grantor, for the Consideration, and subject to the Reservations from the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the property together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warranty and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

GENERAL INFO

ACCOUNT

Property ID: 565493
Geographic ID: 0160880510
Type: R
Zoning:
Agent:
Legal Description: UNT C3 BOAT HOUSE
DOCKOMINIUMS AMENDED PLUS 3.2
% INT IN COM AREA
Property Use: 0DOCK

OWNER

Name: PHILLIPS GARY S
Secondary Name:
Mailing Address: 20965 WATERSIDE DR LAGO VISTA TX
78645-7800
Owner ID: 1731333
% Ownership: 100.000000
Exemptions:

LOCATION

Address: 20990 WATERSIDE DR C3, TX 78645

Market Area:
Market Area CD: NW
Map ID: 015987

PROTEST

Protest Status:
Informal Date:
Formal Date:

RECEIVED

MAY 08 2026

WATER SURFACE
MANAGEMENT

VALUES

CURRENT VALUES

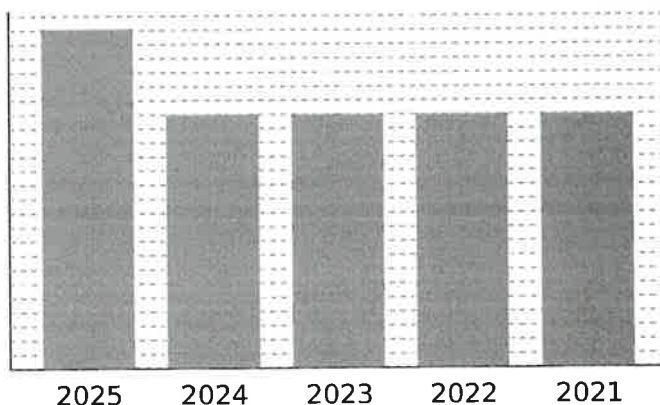
Land Homesite: \$0
Land Non-Homesite: \$24,098
Special Use Land Market: \$0
Total Land: \$24,098

Improvement Homesite: \$0
Improvement Non-Homesite: \$0
Total Improvement: \$0

Market: \$24,098
Special Use Exclusion (-): \$0
Appraised: \$24,098
Value Limitation Adjustment (-): \$2,498

Net Appraised: \$21,600

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$24,098	\$0	\$0	\$24,098	\$2,498	\$21,600
2024	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2023	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2022	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2021	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Dec 02, 2019 11:02 AM Fee: \$34.00

2019188439

Electronically Recorded

This page is
intentionally added for
electronic file stamp.

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2019, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.


John W Batson

STATE OF TEXAS

COUNTY OF TRAVIS)

This instrument was acknowledged before me on November 23rd, 2019, by John W Batson.




Notary Public, State of Texas

My commission expires: 12/18/21

GENERAL INFO

ACCOUNT

Property ID: 565494
Geographic ID: 0160880511
Type: R
Zoning:
Agent:
Legal Description: **UNT D1** BOAT HOUSE
DOCKOMINIUMS AMENDED PLUS 3.2
% INT IN COM AREA
Property Use: 0DOCK

OWNER

Name: YOUNG ROBERT E JR
Secondary Name:
Mailing Address: 14927 WINDMILL COVE LN CYPRESS TX
USA 77429-5303
Owner ID: 1828027
% Ownership: 100.000000
Exemptions:

LOCATION

Address: 20990 WATERSIDE DR D1, TX 78645
Market Area:
Market Area CD: NW
Map ID: 015987

RECEIVED

MAY 08 2026

WATER SURFACE
MANAGEMENT

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

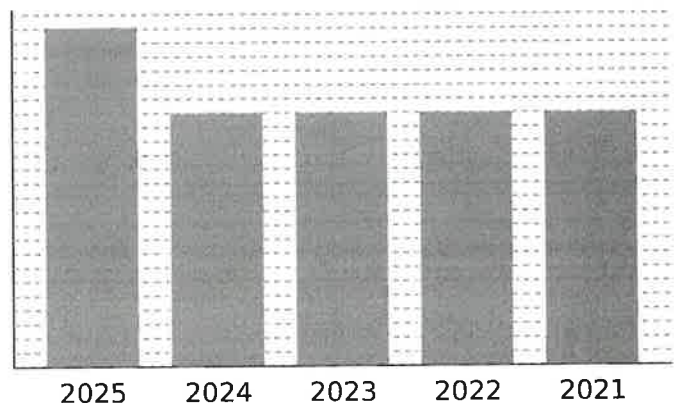
Land Homesite: \$0
Land Non-Homesite: \$24,098
Special Use Land Market: \$0
Total Land: \$24,098

Improvement Homesite: \$0
Improvement Non-Homesite: \$0
Total Improvement: \$0

Market: \$24,098
Special Use Exclusion (-): \$0
Appraised: \$24,098
Value Limitation Adjustment (-): \$2,498

Net Appraised: \$21,600

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$24,098	\$0	\$0	\$24,098	\$2,498	\$21,600
2024	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2023	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2022	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2021	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000



SPLASH INVESTMENTS, LTD. TO RISE D. JOHNS, ET AL

THE STATE OF TEXAS, }
COUNTY OF TRAVIS. }

WARRANTY DEED WITH VENDOR'S LIEN

Date: February 2, 2006

Grantor: SPLASH INVESTMENTS, LTD., a Texas limited partnership

Grantor's Mailing Address (including county): 1922 American Drive, Lago Vista, Travis County, Texas 78645

Grantee: RISE D. JOHNS and WILLIAM F. WILSON

Grantee's address: 20925 Waterside Drive, Lago, Vista, Travis County, Texas 78645

Consideration: For the sum of TEN AND NO/100 (\$10.00) DOLLARS and a note of even date that is in the principal amount of THIRTY FIVE THOUSAND NINE HUNDRED TWENTY AND NO/100 (\$35,920.00) DOLLARS and is executed by Grantee, payable to the order of SECURITY STATE BANK AND TRUST, Fredericksburg, Texas. The note is secured by a vendor's lien retained in favor of SECURITY STATE BANK AND TRUST, Fredericksburg, Texas in this Deed and by a Deed of Trust of even date from Grantee to WILLIAM H. COWDEN, JR., Trustee.

Property (including any improvements): BEING Unit No. "D2" and "D3", and its appurtenant undivided interest in and to the general and limited common elements of THE BOAT HOUSE DOCKOMINIUMS, a condominium regime in Travis County, Texas, according to the Condominium Declaration dated January 26, 2006, filed on January 26, 2006, recorded in/under 2006014284, and as amended in 2006013885 of the Real Property Records of Travis County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

- 1) Easement rights as set forth in that certain Declaration recorded in/under d.7616/304, of the Real Property Records of TRAVIS County, Texas.
- 2) Covenants, conditions, obligations, restrictions, easements, charges and liens as set forth in that certain Declaration recorded in/under 3987/2140, 8745/173, 2000006308, 2006014284 and 2006013885, of the Real Property Records of TRAVIS County, Texas.
- 3) Building setback lines as set forth in that certain Declaration recorded in/under f.3987/2140, of the Real Property Records of TRAVIS County, Texas.
- 4) Easement executed by Max Rosenbusch and wife, Annie Rosenbusch, to the Lower Colorado River Authority, dated April 6, 1939, recorded in/under 612/38, of the Real Property Records of TRAVIS County, Texas.
- 5) Easement executed by Max Rosenbusch and wife, Annie Rosenbusch, to the Lower Colorado River Authority, dated November 6, 1939, recorded in/under 630/201, of the Real Property Records of TRAVIS County, Texas.
- 6) Easement executed by J.S. Wheless, Jr., to Pedernales Electric Cooperative, Inc., dated

1931, recorded in/under 472/578, of the Real Property Records of TRAVIS County, Texas.

- 21) Royalty interest, as described in instrument executed by J.S. Wheless, Jr. to L.L. McCandless dated January 31, 1962, recorded in/under 2411/30, of the Real Property Records of TRAVIS County, Texas, reference to said instrument is hereby made for all purposes. Title to said interest not checked subsequent to date of aforesaid instrument.
- 22) Royalty interest, as described in instrument executed by J.T. Trotter to River Oaks Trust Company, as Trustee of the Bertha Wheless Trotter Marital Trust, dated June 2, 1992, recorded in/under 11707/568, of the Real Property Records of TRAVIS County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors, and/or assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and/or assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this Deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

SECURITY STATE BANK AND TRUST, Fredericksburg, Texas, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of SECURITY STATE BANK AND TRUST, Fredericksburg, Texas and are transferred to that party without recourse on Grantor.

SPLASH INVESTMENTS, LTD. a Texas limited partnership, by General Partner:
SPLASH HOLDINGS, LLC, a Texas limited liability company

GENERAL INFO

ACCOUNT

Property ID: 565495
Geographic ID: 0160880512
Type: R
Zoning:
Agent:
Legal Description: UNT D2 BOAT HOUSE
DOCKOMINIUMS AMENDED PLUS 3.2
% INT IN COM AREA
Property Use: 0DOCK

OWNER

Name: MARTIN MARCUS
Secondary Name:
Mailing Address: 3527 GRENNOCH LN HOUSTON TX
77025-1933
Owner ID: 1370972
% Ownership: 100.000000
Exemptions:

LOCATION

Address: 20990 WATERSIDE DR D2, TX 78645

Market Area:
Market Area CD: NW
Map ID: 015987

RECEIVED

MAY 08 2025

WATER SURFACE
MANAGEMENT

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

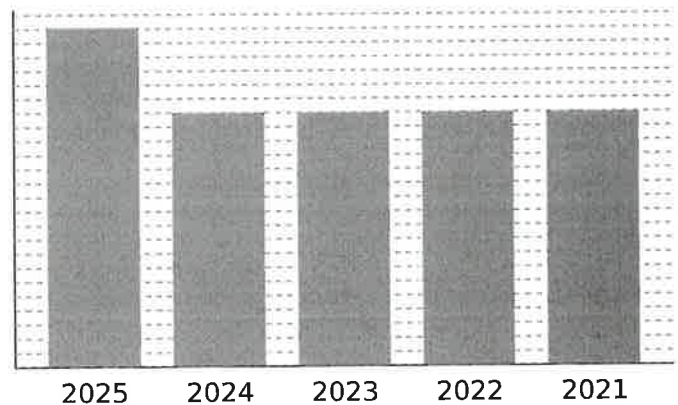
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Special Use Land Market: \$0
Total Land: \$24,098

Improvement Homesite: \$0
Improvement Non-Homesite: \$0
Total Improvement: \$0

Market: \$24,098
Special Use Exclusion (-): \$0
Appraised: \$24,098
Value Limitation Adjustment (-): \$2,498

Net Appraised: \$21,600

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$24,098	\$0	\$0	\$24,098	\$2,498	\$21,600
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2022	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2021	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000



Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jun 11, 2025 04:32 PM Fee: \$29.00

2025065108

Electronically Recorded

SPECIAL WARRANTY DEED

Date: 4-24-25

Grantor: **DARRIN LOESCH**

Grantor's Mailing Address:

5323 Lacey Oak Meadow Dr
Katy, Texas 77494
Fort Bend County

Grantee: **ALLISON LOESCH**

Grantee's Mailing Address:

5415 Barleycorn Lane
Katy, Texas 77494
Fort Bend County

Consideration:

The division of property ordered by the 328th Judicial District Court of Fort Bend County, Texas, in Cause No. 24-DCV-322144, styled "*In the Matter of the Marriage of Allison Loesch and Darrin Loesch and in the Interest of Travis Loesch, a child,*" and ten dollars and other valuable consideration paid by Grantee.

Property (including any improvements):

UNIT NO. "D3", AND ITS APPURTENANT UNDIVIDED INTEREST IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS OF THE BOAT HOUSE-DOCKOMINIUMS, A CONDOMINIUM REGIME IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE CONDOMINIUM DECLARATION, DATED JANUARY 26, 2006, FILED ON JANUARY 26, 2006, RECORDED IN AND UNDER DOCUMENT NO. 2006014284, AND AS AMENDED IN DOCUMENT NO. 2006013885, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SUBJECT TO EASEMENTS, RESERVATIONS, AND RESTRICTIONS OF RECORD OR APPARENT ON THE GROUND, TAXES FOR THE CURRENT YEAR AND THEREAFTER, AND ANY PRIOR RESERVATIONS OF MINERALS.

UNT D3 BOAT HOUSE DOCKOMINIUMS AMENDED PLUS 3.2% INT IN COM AREA

GENERAL INFO

ACCOUNT

Property ID: 565496
Geographic ID: 0160880513
Type: R
Zoning:
Agent:
Legal Description: UNT D3 BOAT HOUSE
DOCKOMINIUMS AMENDED PLUS 3.2
% INT IN COM AREA
Property Use: 0DOCK

OWNER

Name: LOESCH DARRIN R
Secondary Name:
Mailing Address: 5323 LACEY OAK MEADOWS ATY TX
77494-0617
Owner ID: 1554643
% Ownership: 100.000000
Exemptions:

LOCATION

Address: 20990 WATERSIDE DR D3, TX 78645
Market Area:
Market Area CD: NW
Map ID: 015987

PROTEST

Protest Status:
Informal Date:
Formal Date:

RECEIVED

MAY 08 2025

WATER SURFACE
MANAGEMENT

VALUES

CURRENT VALUES

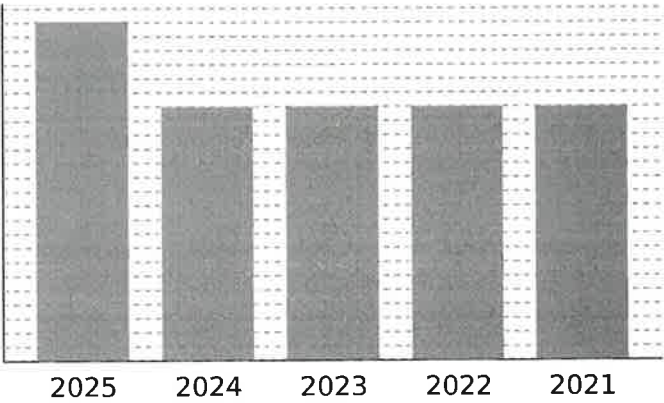
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Land Non-Homesite: \$24,098
Special Use Land Market: \$0
Total Land: \$24,098

Improvement Homesite: \$0
Improvement Non-Homesite: \$0
Total Improvement: \$0

Market: \$24,098
Special Use Exclusion (-): \$0
Appraised: \$24,098
Value Limitation Adjustment (-): \$2,498

Net Appraised: \$21,600

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$24,098	\$0	\$0	\$24,098	\$2,498	\$21,600
2024	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2023	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2022	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2021	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000



Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

ENHANCED LIFE ESTATE DEED

STATE OF TEXAS §

§

COUNTY OF BURNET §

THIS ENHANCED LIFE ESTATE DEED, is made this 18th day of October, 2023 by and between **JOHN SEDBERRY** and **PATRICIA SEDBERRY**, whose address is 415 Davis Mountain Cir., Georgetown, Texas 78633 ("Grantors"), and **JOHN SEDBERRY** and **PATRICIA SEDBERRY**, whose address is 415 Davis Mountain Cir., Georgetown, Texas 78633 ("Grantees").

WITNESSETH that said Grantors, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantees a life estate, without any liability for waste, and with full power and authority in said life tenants to sell, convey, mortgage, lease, manage and otherwise dispose of the Property described herein below in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby. The life tenants shall also have full power and authority to revoke, amend, divest, replace, change or otherwise alter the designation of remainderman without joinder by the remainderman. Upon the death of the surviving life tenant, the remainder, if any, shall go to, **AMANDA GERDES**, whose address is 13505 Shawna Dnay, Austin, Texas 78727.

The Property is the following described land, situated, lying and being in Travis County, Texas, to-wit:

Property (including any improvements):

Unit No. "E1", and its appurtenant undivided interest in and to the general and limited common elements of The Boat House Dockominiums, a condominium regime in Travis County, Texas, according to the Condominium Declaration dated January 26, 2006, filed on January 26, 2006, recorded in Document No. 2006014284, and as amended in Document No. 2006013885, of the Real Property Records of Travis County, Texas.

IN WITNESS WHEREOF, Grantors have executed this deed on the date first above written.


JOHN SEDBERRY

GENERAL INFO

ACCOUNT

Property ID: 565497
Geographic ID: 0160880514
Type: R
Zoning:
Agent:
Legal Description: UNT E1 BOAT HOUSE
DOCKOMINIUMS AMENDED PLUS 3.2
% INT IN COM AREA
Property Use: 0DOCK

OWNER

Name: SEDBERRY JOHN & PATRICIA LIFE ESTATE
Secondary Name: % AMANDA GERDES
Mailing Address: 415 DAVIS MOUNTAIN CIR
GEORGETOWN TX 78633-5729
Owner ID: 1990108
% Ownership: 100.000000
Exemptions:

LOCATION

Address: 20990 WATERSIDE DR E1, TX 78645
Market Area:
Market Area CD: NW
Map ID: 015987

PROTEST

Protest Status:
Informal Date:
Formal Date:

RECEIVED

MAY 08 2026

WATER SURFACE
MANAGEMENT

VALUES

CURRENT VALUES

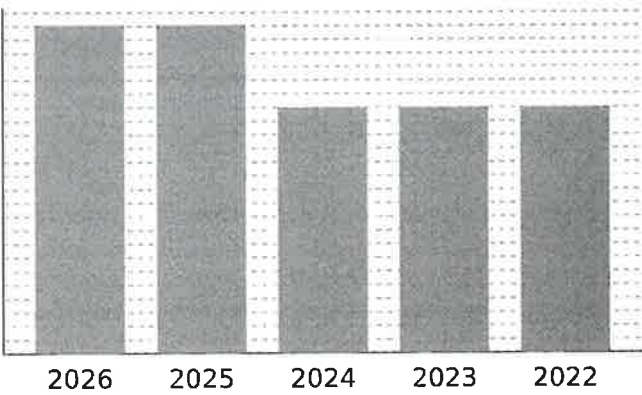
Land Homesite: \$0
Land Non-Homesite: \$24,098
Special Use Land Market: \$0
Total Land: \$24,098

Improvement Homesite: \$0
Improvement Non-Homesite: \$0
Total Improvement: \$0

Market: \$24,098
Special Use Exclusion (-): \$0
Appraised: \$24,098
Value Limitation Adjustment (-): \$0

Net Appraised: \$24,098

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$24,098	\$0	\$0	\$24,098	\$0	\$24,098
2025	\$24,098	\$0	\$0	\$24,098	\$2,498	\$21,600
2024	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2023	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2022	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

May 13, 2021 10:29 AM Fee: \$30.00

2021107356

Electronically Recorded

Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: ^{May 5} April 28, 2021

Grantor: John Thomas Sedberry and Patricia Ann Sedberry, husband and wife

Grantor's Mailing Address: 20955 WATERSIDE DRIVE LAGO VISTA, TX 78045

Grantee: William Horn and Kimberly Horn

Grantee's Mailing Address: 1018 WILSON TRAIL, San Antonio, TX 78260

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of John Thomas Sedberry and Patricia Ann Sedberry, in the principal amount of \$40,000.00 (Forty Thousand and 00/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of John Thomas Sedberry and Patricia Ann Sedberry, and by a first-lien deed of trust of even date from Grantee to William C. Shaddock, trustee.

Property (including any improvements):

Unit No. "E2", and its appurtenant undivided interest in and to the general and limited common elements of THE BOAT HOUSE DOCKOMINIUMS, a condominium regime in Travis County, Texas, according to the Condominium Declaration dated January 26, 2006, filed on January 26, 2006, recorded in Document No. 2006014284, and as amended in Document No. 206013885, of the Real Property Records of Travis County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Travis County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs.

GENERAL INFO

ACCOUNT

Property ID: 565498
Geographic ID: 0160880515
Type: R
Zoning:
Agent:
Legal Description: UNT E2 BOAT HOUSE
DOCKOMINIUMS AMENDED PLUS 3.2
% INT IN COM AREA
Property Use: 0DOCK

OWNER

Name: HORN WILLIAM & KIMBERLY HORN
Secondary Name:
Mailing Address: 618 WALDER TRL SAN ANTONIO TX
78260-7741
Owner ID: 1896240
% Ownership: 100.000000
Exemptions:

LOCATION

Address: 20990 WATERSIDE DR E2, TX 78645

Market Area:
Market Area CD: NW
Map ID: 015987

RECEIVED

MAY 08 2026

WATER SURFACE
MANAGEMENT

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

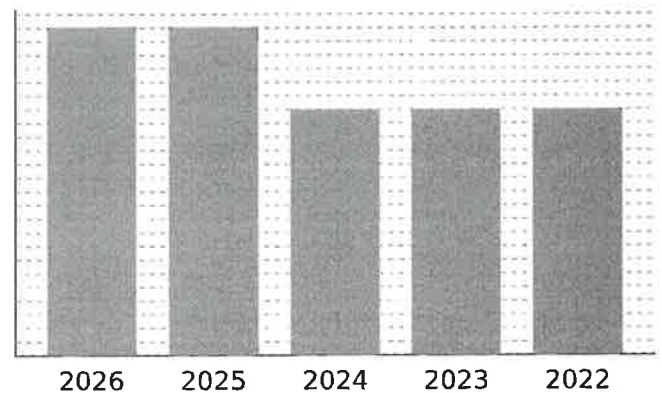
Land Homesite: \$0
Land Non-Homesite: \$24,098
Special Use Land Market: \$0
Total Land: \$24,098

Improvement Homesite: \$0
Improvement Non-Homesite: \$0
Total Improvement: \$0

Market: \$24,098
Special Use Exclusion (-): \$0
Appraised: \$24,098
Value Limitation Adjustment (-): \$0

Net Appraised: \$24,098

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$24,098	\$0	\$0	\$24,098	\$0	\$24,098
2025	\$24,098	\$0	\$0	\$24,098	\$2,498	\$21,600
2024	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2023	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2022	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Jun 04, 2021 11:57 AM Fee: \$30.00

2021125242

Electronically Recorded

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: May 21, 2021

Grantor: Daniel Carr and Dorina Carr, husband and wife

Grantor's Mailing Address: 20949 Waterside Drive Lago Vista TX 78645

Grantee: Mark Lucia and Laura Lucia

Grantee's Mailing Address: 89280 Willowmere St.
Harrison Township, MI 48045

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

Unit 3, Building E, together with the undivided interest in and to the Common Elements appurtenant thereto, of The Boat House Dockominiums, a condominium project in Travis County, Texas, according to the Declaration of Condominium, recorded under Document Number 2006014284, amended in Document Number 2006013885, of the Official Public Records of Travis County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Travis County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GENERAL INFO

ACCOUNT

Property ID: 565499
Geographic ID: 0160880516
Type: R
Zoning:
Agent:
Legal Description: **UNT E3** BOAT HOUSE
DOCKOMINIUMS AMENDED PLUS 3.2
% INT IN COM AREA
Property Use: 0DOCK

OWNER

Name: LUCIA MARK & LAURA LUCIA
Secondary Name:
Mailing Address: 39280 WILLOWMERE ST HARRISON
TOWNSHIP MI US 48045-2189
Owner ID: 1898590
% Ownership: 100.000000
Exemptions:

LOCATION

Address: 20990 WATERSIDE DR E3, TX 78645

Market Area:
Market Area CD: NW
Map ID: 015987

RECEIVED

MAY 08 2026

WATER SURFACE
MANAGEMENT

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

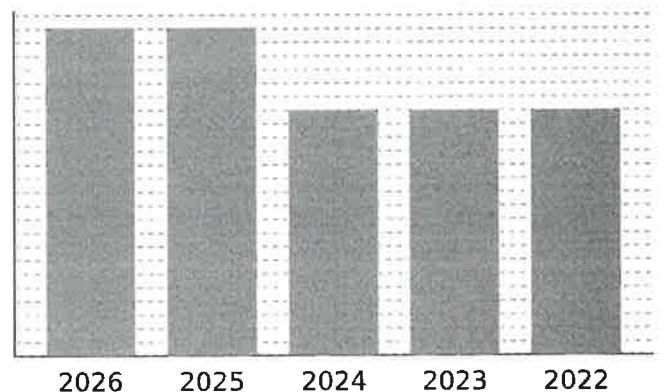
Land Homesite: \$0
Land Non-Homesite: \$24,098
Special Use Land Market: \$0
Total Land: \$24,098

Improvement Homesite: \$0
Improvement Non-Homesite: \$0
Total Improvement: \$0

Market: \$24,098
Special Use Exclusion (-): \$0
Appraised: \$24,098
Value Limitation Adjustment (-): \$0

Net Appraised: \$24,098

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$24,098	\$0	\$0	\$24,098	\$0	\$24,098
2025	\$24,098	\$0	\$0	\$24,098	\$2,498	\$21,600
2024	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2023	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2022	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000

01247-10711-CS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

~~General Warranty Deed~~

Date: July 19, 2013

Grantor: Bruce D. Purdy and Cindy L. Purdy

Grantor's Mailing Address:

1701 West Ave I
Mulshoe, Tx 79347

Grantee: Mark K. and Martha G. Alsop

Grantee's Mailing Address:

14811 Sparkling Bay Lane
Houston TX 77062

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

BEING Unit No. "F1", and its appurtenant undivided interest in and to the general and limited common elements of THE BOAT HOUSE DOCKOMINIUMS, a condominium regime in Travis County, Texas, according to the Condominium Declaration dated January 26, 2006, filed on January 26, 2006, recorded in/under 2006014284, and as amended in 2006013885 of the Real Property Records of Travis County, Texas.

Reservations from Conveyance: None

GENERAL INFO

ACCOUNT

Property ID: 565500
Geographic ID: 0160880517
Type: R
Zoning:
Agent:
Legal Description: UNT F1 BOAT HOUSE
DOCKOMINIUMS AMENDED PLUS 3.2
% INT IN COM AREA
Property Use: 0DOCK

OWNER

Name: ALSOP MARK K & MARTHA
Secondary Name:
Mailing Address: 14811 SPARKLING BAY LN HOUSTON TX
77062-2325
Owner ID: 1578243
% Ownership: 100.000000
Exemptions:

LOCATION

Address: 20990 WATERSIDE DR F1, TX 78645

Market Area:
Market Area CD: NW
Map ID: 015987

RECEIVED

MAY 08 2026

WATER SURFACE
MANAGEMENT

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

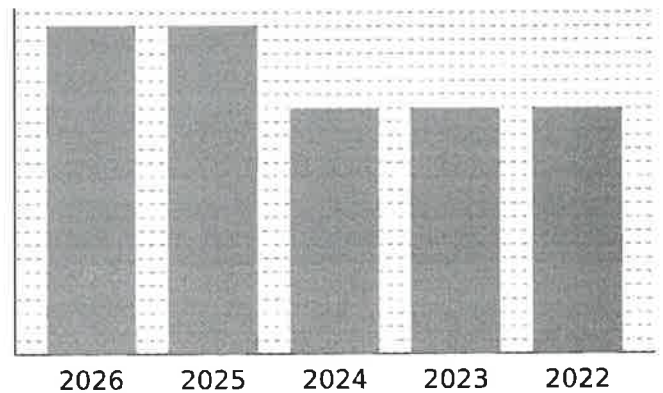
Land Homesite: \$0
Land Non-Homesite: \$24,098
Special Use Land Market: \$0
Total Land: \$24,098

Improvement Homesite: \$0
Improvement Non-Homesite: \$0
Total Improvement: \$0

Market: \$24,098
Special Use Exclusion (-): \$0
Appraised: \$24,098
Value Limitation Adjustment (-): \$0

Net Appraised: \$24,098

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$24,098	\$0	\$0	\$24,098	\$0	\$24,098
2025	\$24,098	\$0	\$0	\$24,098	\$2,498	\$21,600
2024	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2023	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2022	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000



2511001572/DA

General Warranty Deed

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

Date: March 17, 2006

Grantor: SPLASH INVESTMENTS, LTD., a Texas limited partnership

Grantor's Mailing Address: (include county)

1922 American Drive, Lago Vista, Travis County, Texas 78645

Grantee: DANIEL ALVIAR

Grantee's Mailing Address: (include county)

712 W. Hill Dr, Edinburg, TX 78539

Consideration:

Ten and No/100 Dollars and other good and valuable consideration the receipt of which is hereby acknowledged

Property (including any improvements):

Unit No. "F2", and its appurtenant undivided interest in and to the general and limited common elements of THE BOAT HOUSE DOCKOMINIUMS, a condominium regime in Travis County, Texas, according to the Condominium Declaration dated January 26, 2006, filed on January 26, 2006, recorded in Document No. 2006014284, and as amended in Document No. 2006013885, of the Real Property Records of Travis County, Texas

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Subject to the easements, assessments, restrictions, mineral interests, covenants and conditions of record against the hereinbefore described property, if any

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	565501	Name:	ALVIAR DANIEL
Geographic ID:	0160880518	Secondary Name:	
Type:	R		
Zoning:			
Agent:		Mailing Address:	10222 DARDEN HILLS RD AUSTIN TX 78737-9168
Legal Description:	UNT F2 BOAT HOUSE DOCKOMINIUMS AMENDED PLUS 3.2 % INT IN COM AREA	Owner ID:	1395454
Property Use:	0DOCK	% Ownership:	100.000000
		Exemptions:	

LOCATION

Address: 20990 WATERSIDE DR F2, TX 78645

Market Area:
Market Area CD: NW
Map ID: 015987

RECEIVED
MAY 08 2026
WATER SURFACE
MANAGEMENT

PROTEST

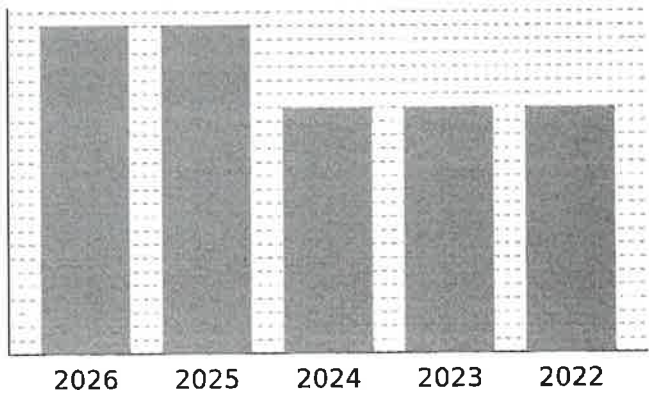
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$24,098
Special Use Land Market:	\$0
Total Land:	\$24,098
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$0
Total Improvement:	\$0
Market:	\$24,098
Special Use Exclusion (-):	\$0
Appraised:	\$24,098
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$24,098

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$24,098	\$0	\$0	\$24,098	\$0	\$24,098
2025	\$24,098	\$0	\$0	\$24,098	\$2,498	\$21,600
2024	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2023	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2022	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2006 Mar 20 03:23 PM 2006049686

KNOWLES \$24.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

Unofficial Document



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS - YOUR SOCIAL SECURITY NUMBER AND/OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

STATE OF TEXAS

§

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

§

THAT I, **DARRIN R. LOESCH**, the "Grantor", whose address is: **5323 Lacey Oak Meadow Drive, Katy, Texas 77494**, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY UNTO, **CHRISTOPHER OSTERBIND, and ANGELA OSTERBIND**, the "Grantee", whose address is: **7400 Pace Ravine Bnd. Lago Vista, Texas 78645**, all my interest unto the following described real property in Travis County, Texas, to wit:

Unit No. "F3", and its appurtenant undivided interest in and to the General and Limited Common Elements, of **THE BOAT HOUSE DOCKOMINIUMS**, a condominium regime in Travis County, Texas, according to the **Condominium Declaration** dated January 26, 2006, and filed on January 26, 2006, recorded under **Document No. 2006044284**, and as amended in **Document No. 2006013885**, of the Real Property Records of Travis County, Texas; subject to easements, reservations, and restrictions of record or apparent on the ground, taxes for the current year and thereafter, and any prior reservations of minerals

Street Address: 20990 Waterside Drive, Unit F-3, Lago Vista, Texas 78645

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees, their heirs and assigns, and, I do hereby bind myself, and my heirs and assigns, to WARRANT and FOREVER DEFEND all and singular the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

AFTER RECORDING, PLEASE RETURN TO:

Ted Hollen, Attorney
20624 FM 1431, Suite #9
Lago Vista, Texas 78645

TRAVIS COUNTY CLERK RECORDING INFORMATION:



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas

2023058116

May 28, 2023 11:27 AM

Fee: \$34.00

ESPINOZAY

GENERAL INFO

ACCOUNT

Property ID: 565502
Geographic ID: 0160880519
Type: R
Zoning:
Agent:
Legal Description: UNT F3 BOAT HOUSE
DOCKOMINIUMS AMENDED PLUS 3.2
% INT IN COM AREA
Property Use: 0DOCK

OWNER

Name: OSTERBIND CHRISTOPHER &
Secondary Name: ANGELA OSTERBIND
Mailing Address: 19921 RANCHO CIELO CT LAGO VISTA
TX 78645-6011
Owner ID: 1976820
% Ownership: 100.000000
Exemptions:

LOCATION

Address: 20990 WATERSIDE DR F3, TX 78645

Market Area:
Market Area CD: NW
Map ID: 015987

RECEIVED

MAY 08 2026

WATER SURFACE
MANAGEMENT

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

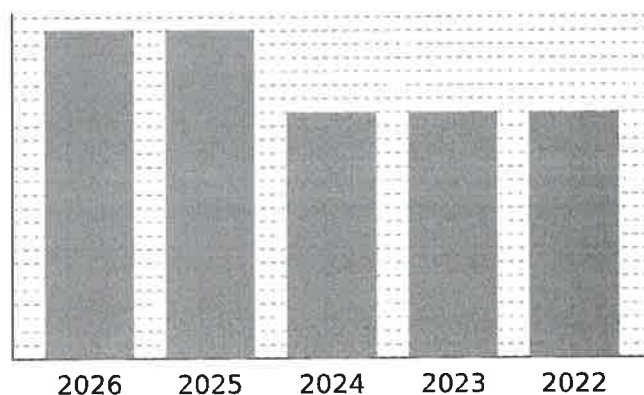
Land Homesite: \$0
Land Non-Homesite: \$24,098
Special Use Land Market: \$0
Total Land: \$24,098

Improvement Homesite: \$0
Improvement Non-Homesite: \$0
Total Improvement: \$0

Market: \$24,098
Special Use Exclusion (-): \$0
Appraised: \$24,098
Value Limitation Adjustment (-): \$0

Net Appraised: \$24,098

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$24,098	\$0	\$0	\$24,098	\$0	\$24,098
2025	\$24,098	\$0	\$0	\$24,098	\$2,498	\$21,600
2024	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2023	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2022	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Dec 31, 2020 02:56 PM Fee: \$34.00

2020257316

Electronically Recorded

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED
with Third Party Vendor's Lien

Date: December 30, 2020

Grantor: 20903 WATERSIDE #6, LLC, a Texas limited liability company

Grantee: Ralar, Inc., a Texas corporation

Grantee's Mailing Address:

30 Knoll Circle
Odessa, TX 79762

Consideration:

Ten and No/100 Dollars (\$10.00), good and other valuable consideration, the receipt of which is hereby acknowledged, and a note of even date executed by Grantee and payable to the order of **Lone Star State Bank of West Texas** in the principal amount of **FORTY-NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$49,500.00)**. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of **Lone Star State Bank of West Texas** and by a first-lien deed of trust of even date from Grantee to **Alan Lackey, trustee**.

Property (including any improvements):

Unit G1, THE BOAT HOUSE DOCKOMINIUMS, a Condominium Project in Travis County, Texas; together with the limited common elements and an undivided interest in and to the general common elements, as defined in that Declaration recorded in Document No. 2006014284, and further amended by First Amendment to Declaration, recorded in Document No. 2006013885, Official Public Records, Travis County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Subject to all easements, right-of-ways, mineral reservations and other matters of record.

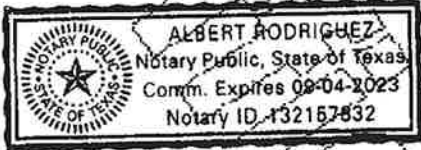
GF No. 9991-20-13885

STATE OF TEXAS

COUNTY OF Fort Bend

§
§
§

The foregoing instrument was acknowledged before me, the undersigned notary, on the 30 day of December, 2020 by **Patricia Hamilton, Manager of 20903 WATERSIDE #6, LLC.**




Notary Public, State of Texas

Albert Rodriguez
Printed Name of Notary

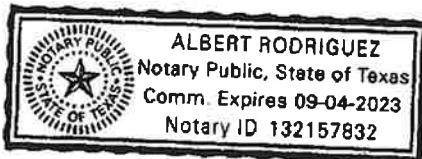
09/04/2023
My Commission Expires

STATE OF TEXAS

COUNTY OF Fort Bend

§
§
§

The foregoing instrument was acknowledged before me, the undersigned notary, on the 30 day of December, 2020 by **Alexis R. Hamilton, Manager of 20903 WATERSIDE #6, LLC.**




Notary Public, State of Texas

Albert Rodriguez
Printed Name of Notary

09/04/2023
My Commission Expires

AFTER RECORDING RETURN TO:

Ralar, Inc.
30 Knoll Circle
Odessa, TX 79762

GENERAL INFO

ACCOUNT
Property ID: 565503
Geographic ID: 0160880520
Type: R
Zoning:
Agent:
Legal Description: UNT G1 BOAT HOUSE
DOCKOMINIUMS AMENDED PLUS 3.2
% INT IN COM AREA
Property Use: 0DOCK

OWNER
Name: RALAR INC
Secondary Name:
Mailing Address: 20209 BUCHANAN COVE LAGO VISTA TX
78645-7140
Owner ID: 1796101
% Ownership: 100.000000
Exemptions:

LOCATION
Address: 20990 WATERSIDE DR G1, TX 78645

Market Area:
Market Area CD: NW
Map ID: 015987

RECEIVED
MAY 08 2026
WATER SURFACE
MANAGEMENT

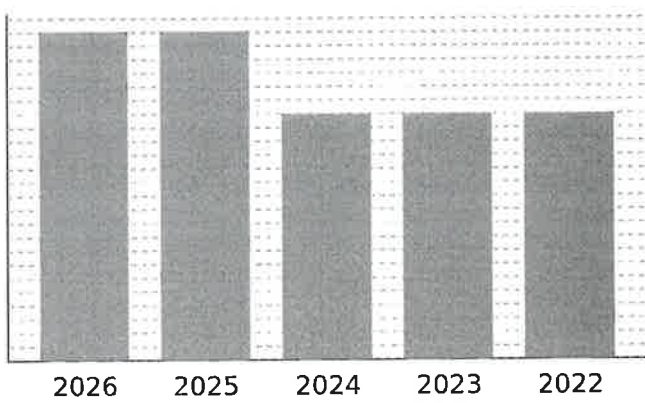
PROTEST
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$24,098
Special Use Land Market:	\$0
Total Land:	\$24,098
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$0
Total Improvement:	\$0
Market:	\$24,098
Special Use Exclusion (-):	\$0
Appraised:	\$24,098
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$24,098

VALUE HISTORY



VALUE HISTORY						
Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$24,098	\$0	\$0	\$24,098	\$0	\$24,098
2025	\$24,098	\$0	\$0	\$24,098	\$2,498	\$21,600
2024	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2023	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2022	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000

CS 14884-1287

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Date: October 29, 2013

Grantor: Leonard Strickler

Grantor's Mailing Address: 20506 Houston Cove
Lago Vista, Texas 78645

Grantee: Chris Lacamu

Grantee's Mailing Address: 11002 SAGE MEADOW Lane
Houston, TX 77089

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

BEING Unit No. "G2," and its appurtenant undivided interest in and to the general and limited common elements of THE BOAT HOUSE DOCKOMINIUMS, a condominium regime in Travis County, Texas, according to the Condominium Declaration dated January 26, 2006, filed on January 26, 2006, recorded in/under 2006014284, and as amended in 2006013885 of the Real Property Records of Travis County, Texas.

Reservations from Conveyance: None

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	565504	Name:	LACAMU CHRIS
Geographic ID:	0160880521	Secondary Name:	
Type:	R		
Zoning:			
Agent:		Mailing Address:	12718 SARA BETH WAY HOUSTON TX 77089-1563
Legal Description:	UNT G2 BOAT HOUSE DOCKOMINIUMS AMENDED PLUS 3.2 % INT IN COM AREA	Owner ID:	159603
Property Use:	0DOCK	% Ownership:	100.000000
		Exemptions:	

LOCATION

Address: 20990 WATERSIDE DR G2, TX 78645

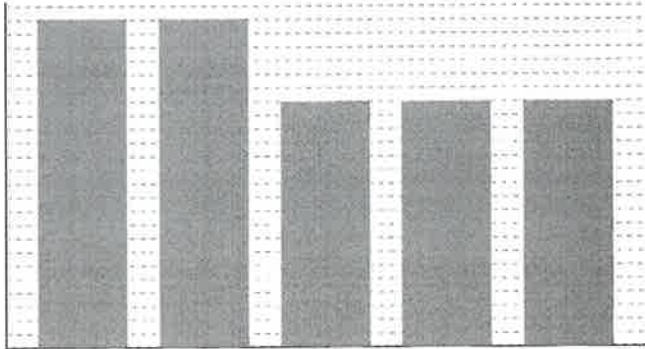
Market Area:
Market Area CD: NW
Map ID: 015987

RECEIVED
MAY 08 2026
WATER SURFACE
MANAGEMENT

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES		VALUE HISTORY	
Land Homesite:	\$0		
Land Non-Homesite:	\$24,098		
Special Use Land Market:	\$0		
Total Land:	\$24,098		
Improvement Homesite:	\$0		
Improvement Non-Homesite:	\$0		
Total Improvement:	\$0		
Market:	\$24,098		
Special Use Exclusion (-):	\$0		
Appraised:	\$24,098		
Value Limitation Adjustment (-):	\$0		
Net Appraised:	\$24,098		

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$24,098	\$0	\$0	\$24,098	\$0	\$24,098
2025	\$24,098	\$0	\$0	\$24,098	\$2,498	\$21,600
2024	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2023	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2022	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000

03 909615 AMW



WD

2009119364

2 PGS

2

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Date: July 14th 2009

Grantor: Robert LaRoche and wife, Deborah LaRoche

Grantor's Mailing Address: 20931 Waterside Dr.
Lago Vista, TX 78645

Grantee: Brandon G. Benedict

Grantee's Mailing Address: 20931 Waterside Dr.
Lago Vista, TX 78645

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Unit G3, together with the undivided interest in and to the Common Elements appurtenant thereto, of The Boat House Dockominiums, a condominium project in Travis County, Texas, according to the Declaration of condominium, recorded under Document No. 2006014284, amended under Document No. 2006013885, of the Official Public Records of Travis County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens, if any, described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GENERAL INFO

ACCOUNT

Property ID: 565505
Geographic ID: 0160880522
Type: R
Zoning:
Agent:
Legal Description: UNT G3 BOAT HOUSE
DOCKOMINIUMS AMENDED PLUS 3.2
% INT IN COM AREA
Property Use: 0DOCK

OWNER

Name: BENEDICT BRANDON G
Secondary Name:
Mailing Address: 20931 WATERSIDE DR LAGO VISTA TX
78645-7800
Owner ID: 1448159
% Ownership: 100.000000
Exemptions:

LOCATION

Address: 20990 WATERSIDE DR G3, TX 78645

Market Area:
Market Area CD: NW
Map ID: 015987

RECEIVED

MAY 08 2026

WATER SURFACE
MANAGEMENT

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

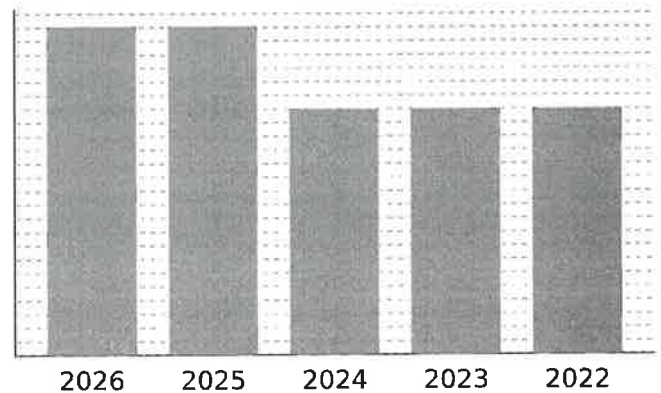
Land Homesite: \$0
Land Non-Homesite: \$24,098
Special Use Land Market: \$0
Total Land: \$24,098

Improvement Homesite: \$0
Improvement Non-Homesite: \$0
Total Improvement: \$0

Market: \$24,098
Special Use Exclusion (-): \$0
Appraised: \$24,098
Value Limitation Adjustment (-): \$0

Net Appraised: \$24,098

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$24,098	\$0	\$0	\$24,098	\$0	\$24,098
2025	\$24,098	\$0	\$0	\$24,098	\$2,498	\$21,600
2024	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2023	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2022	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000



TEXAS GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS
TRAVIS COUNTY

Know all men by these presents, That **PAUL ENGELING and MARY JANE ENGELING (collectively, Grantor)** of FORT BEND COUNTY, TEXAS, in the state aforesaid, for and in consideration of **TEN and NO/100 (\$10.00)** dollars and other valuable consideration in hand paid by **LISA BAYAZITOGU (Grantee)**, of whose mailing address is **8120 BLASE ROAD, ROSENBERG, TEXAS 77471**, granted, sold, and conveyed, and by these presents do grant, sell, and convey unto the said **LISA BAYAZITOGU** of FORT BEND COUNTY in the state of Texas that certain:

Property:

Unit No. H1, together with the undivided interest in and to the Common Elements appurtenant thereto, of THE BOAT HOUSE DOCKOMINIUMS, a condominium project in TRAVIS COUNTY, TEXAS, according to the Declaration of Condominium, recorded under Document Number 2006014284, amended in Document Number 2006013885, of the Official Public Records of Travis County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Liens, if any, described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken, validly existing easements, rights-of-way, and prescriptive rights, whether of record or not, all presently recorded and validly existing instruments, other than conveyances of surface fee estate, that affect the Property and taxes for the current year, which Grantor assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, **grants, sells, and conveys to Grantee the Property**, to hold it to Grantee and Grantee's heirs, successors and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming to or claim the same or any part thereof, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

IDENTITY AFFIDAVIT

One and the Same

THE STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, a Notary Public in and for said State and County, on this date personally appeared the undersigned Mary Glimp Engeling, personally known to me, who, after having been by me first duly sworn, upon oath, according to law, deposed and said:

"My name is MARY GLIMP ENGELING."

"I, Mary Glimp Engeling, am the **ONE AND THE SAME PERSON AS:** MARY JANE ENGELING."

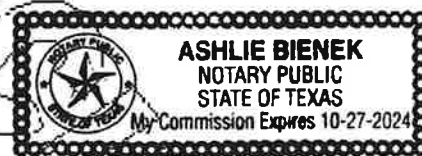
"I hereby affirm that the information given above is true and correct to the best of my knowledge and belief, that I have been known by the names as stated above with respect to all legal and property matters associated in Fort Bend County, Texas, and in Travis County, Texas."

"I am over 21 years of age, of sound mind, with personal knowledge of the foregoing facts."

Mary Jane Engeling
Mary Glimp Engeling
February 6, 2024

SUBSCRIBED and SWORN TO before
me, this 6th day of February, 2024.

Ashlie Bieneke
NOTARY PUBLIC, State of Texas
My commission expires: 10.27.2024



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas

2024017705

Feb 20, 2024 03:10 PM

Fee: \$33.00

SERRANOJ

Bill of Sale

Date: May 16, 2016

Seller: Coral Properties, Ltd.

Seller's Mailing Address: 11111 Bell 1800 Royal Harbor Ct.
Fort Worth TX 76179 Tarrant [include county]

Buyer: Woodell Holdings, LLC

Buyer's Mailing Address: 2904 Bryan Wood Ct.
Cedar Park, TX 78613 [include county]

Consideration: Twenty Thousand and No/100 (\$20,000.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Transferred Properties: Unit H2 Boat House Dockminiums Amended Plus 3.2% Area of
1918 American Dr., Lago Vista, TX 78645, said Boat Dock
benefitting the Real Property described herein

Exceptions to Transfer and Warranty: None.

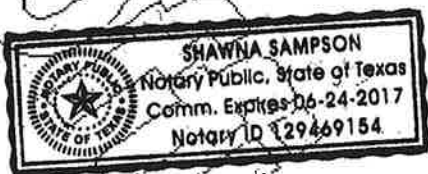
Seller, for the Consideration and subject to the Reservations from Transfer and the Exceptions to Transfer and Warranty, sells, transfers, and delivers the Transferred Properties to Buyer, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Buyer and Buyer's heirs, successors, and assigns forever. Seller binds Seller and Seller's heirs and successors to warrant and forever defend all and singular the Transferred Properties to Buyer and Buyer's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Seller but not otherwise, except as to the Reservations from Transfer and the Exceptions to Transfer and Warranty.

This agreement is contingent on the sale of the Real Property Described as:

Lot 18016, of Highland Lake Estates, Section 18, a subdivision in Travis County, Texas, according to the map or plat recorded under Volume 54, Page 34 in the Plat Records of Travis County, Texas.

In the event the sale of the above described Real Property is not closed then this Bill of Sale shall
GF#01247-56917-LG

George Hull as President of Coral
Properties, Ltd., a Texas Limited Partnership, on behalf of said entity.



Shawna Sampson
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF

This instrument was acknowledged before me on _____, 2016 by
_____ as _____ of Woodell Holdings,
LLC, a _____ limited liability company on behalf of said entity.

Notary Public, State of Texas

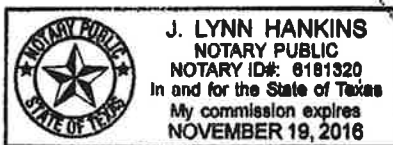
_____ as _____ of Coral
Properties, Ltd. a _____, on behalf of said entity.

Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF El Paso

This instrument was acknowledged before me on May 6, 2016 by
KYLE SCOTT SCOTT as MEMBER of Woodell Holdings,
LLC, a TXAS limited liability company on behalf of said entity.



[Signature]
Notary Public, State of Texas

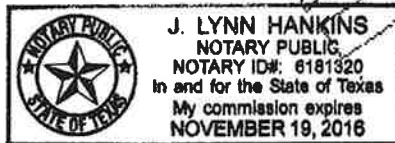
_____ as _____ of Coral
Properties, Ltd. a _____, on behalf of said entity.

Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF El Paso

This instrument was acknowledged before me on May 6, 2016, 2016 by
JACQUELINE M. SCOTT as Member of Woodell Holdings,
LLC, a Texas limited liability company on behalf of said entity.



[Signature]
Notary Public, State of Texas

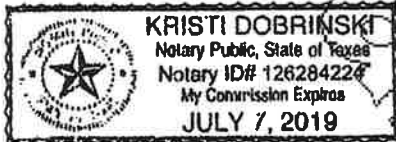
_____ as _____ of Coral
Properties, Ltd., a _____, on behalf of said entity.

Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF Williamson

This instrument was acknowledged before me on May 6, 2016 by
Anthony Wood and Suzanne Wood members of Woodell Holdings,
LLC, a TXLLS limited liability company on behalf of said entity.



[Signature]
Notary Public, State of Texas

After recording, please return to:
Gracy Title
8015 North Shoal Creek Blvd., Suite 113
Austin, TX 78757

GF#01247-56917-LG



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Signature]
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

May 09 2016 01:43 PM

FEE: \$ 58.00 2016071262

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Jan 07, 2022 02:44 PM Fee: \$34.00

2022004426

Electronically Recorded

Prepared By

Otis Luse
3404 American Drive #2100
Lago Vista, Texas
78645

After Recording Return To

Bonny Grigor
20929 Waterside Drive
Lago Vista, Texas
78645

Space Above This Line for Recorder's Use

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

TEXAS QUIT CLAIM DEED

State of Texas

Travis County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Twenty Thousand Dollars (\$20,000.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Otis Luse, a single individual, residing at 3404 American Drive #2100, Lago Vista, Texas, 78645.

State of Texas)

County of Travis)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Doris Luse whose names are signed to the foregoing instrument,
and who is known to me, acknowledged before me on this day that, being informed of the
contents of the instrument, they, executed the same voluntarily on the day the same bears date.

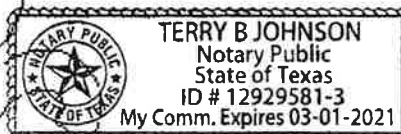
Given under my hand this 30 day of October, 2020.

[Signature]
Notary Public

(SEAL)

My Commission Expires:

3-1-21



GENERAL INFO

ACCOUNT		OWNER	
Property ID:	565508	Name:	GRIGOR BONNY
Geographic ID:	0160880525	Secondary Name:	
Type:	R		
Zoning:			
Agent:		Mailing Address:	20929 WATERSIDE DR LAGO VISTA TX 78645-7800
Legal Description:	UNT H3 BOAT HOUSE DOCKOMINIUMS AMENDED PLUS 3.2 % INT IN COM AREA	Owner ID:	1544111
Property Use:	0DOCK	% Ownership:	100.000000
		Exemptions:	

LOCATION

Address: 20990 WATERSIDE DR H3, TX 78645

Market Area:
Market Area CD: NW
Map ID: 015987

RECEIVED
MAY 08 2025
WATER SURFACE
MANAGEMENT

PROTEST

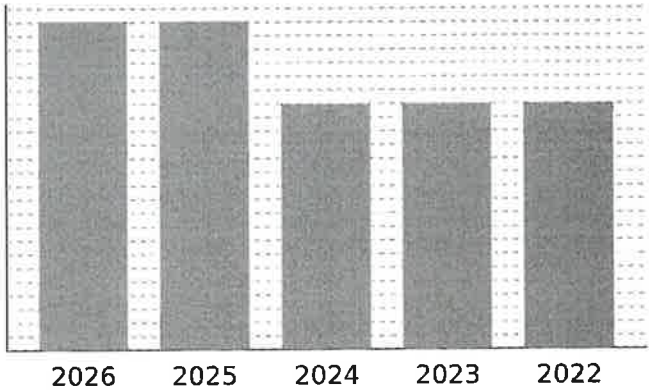
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$24,098
Special Use Land Market:	\$0
Total Land:	\$24,098
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$0
Total Improvement:	\$0
Market:	\$24,098
Special Use Exclusion (-):	\$0
Appraised:	\$24,098
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$24,098

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$24,098	\$0	\$0	\$24,098	\$0	\$24,098
2025	\$24,098	\$0	\$0	\$24,098	\$2,498	\$21,600
2024	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2023	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2022	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Mar 10, 2021 04:20 PM Fee: \$30.00

2021051259

Electronically Recorded

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: March 10, 2021

Grantor: Antonio M. Quintos

Grantor's Mailing Address: 4716 Flat Top Ranch Road
Austin, TX 78732

Grantee: Jonathan Parsons

Grantee's Mailing Address: Jonathan Parsons
3102 Fairmount Ct.
Lago Vista, TX 78645

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Unit 11, THE BOAT HOUSE DOCKOMINIUMS, a Condominium Project in Travis County, Texas; together with the limited common elements and an undivided interest in and to the general common elements, as defined in that Declaration recorded in Document No. 2006014284, and further amended by First Amendment to Declaration, recorded in Document No. 2006013885, Official Public Records, Travis County, Texas.

Reservations from Conveyance: Reservations, Easements and Restrictions of record.

Exceptions to Conveyance and Warranty: None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GENERAL INFO

ACCOUNT

Property ID: 565509
Geographic ID: 0160880526
Type: R

Zoning:

Agent:

Legal Description: UNT I1 BOAT HOUSE
DOCKOMINIUMS AMENDED PLUS 3.2
% INT IN COM AREA

Property Use: 0DOCK

OWNER

Name: PARSONS JONATHAN

Secondary Name:

Mailing Address: 3402 PARLIAMENT CV LARGO VISTA TX
USA 78645-6537

Owner ID: 1884753

% Ownership: 100.000000

Exemptions:

LOCATION

Address: 20990 WATERSIDE DR I1, TX 78645

Market Area:

Market Area CD: NW

Map ID: 015987

RECEIVED

MAY 08 2026

WATER SURFACE
MANAGEMENT

PROTEST

Protest Status:

Informal Date:

Formal Date:

VALUES

CURRENT VALUES

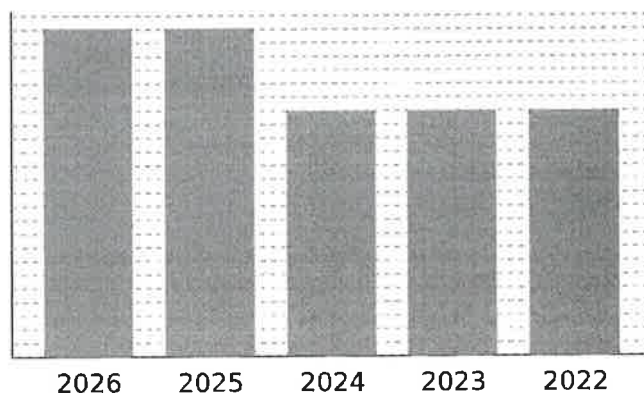
Land Homesite: \$0
Land Non-Homesite: \$24,098
Special Use Land Market: \$0
Total Land: \$24,098

Improvement Homesite: \$0
Improvement Non-Homesite: \$0
Total Improvement: \$0

Market: \$24,098
Special Use Exclusion (-): \$0
Appraised: \$24,098
Value Limitation Adjustment (-): \$0

Net Appraised: \$24,098

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$24,098	\$0	\$0	\$24,098	\$0	\$24,098
2025	\$24,098	\$0	\$0	\$24,098	\$2,498	\$21,600
2024	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2023	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2022	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Nov 03, 2020 04:54 PM Fee: \$34.00

2020211179

Electronically Recorded

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: November 2 2020

Grantor: Antonio M. Quintos

Grantor's Mailing Address: 14716 FLAT TOP RANCH RD
AUSTIN TX 78732

Grantee: David R. Chaney

Grantee's Mailing Address: 18024 Kingfisher Ridge DR
Lander, TX 75645

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Unit 12, THE BOAT HOUSE DOCKOMINIUMS, a Condominium Project in Travis County, Texas; together with the limited common elements and an undivided interest in and to the general common elements, as defined in that Declaration recorded in Document No. 2006014284, and further amended by First Amendment to Declaration, recorded in Document No. 2006013885, Official Public Records, Travis County, Texas.

Reservations from Conveyance: Reservations, Easements and Restrictions of record.

Exceptions to Conveyance and Warranty: None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Recorded By:
Texas National Title

36-T-138091/WW/HK
Recorded By Texas National Title

T-138091/WW

Law Office of Latra Szal, PC**ATTORNEY REPRESENTATION NOTICE**

THE DOCUMENTS YOU ARE SIGNING HAVE IMPORTANT LEGAL CONSEQUENCES AFFECTING TITLE TO YOUR PROPERTY. YOU HAVE THE RIGHT TO HAVE AN ATTORNEY OF YOUR OWN CHOOSING PREPARE THESE DOCUMENTS ON YOUR BEHALF. DO NOT SIGN THESE DOCUMENTS IF YOU WISH TO BE REPRESENTED BY AN ATTORNEY OF YOUR OWN CHOOSING. BY EXECUTING THESE DOCUMENTS YOU CONSENT TO THE LIMITED SCOPE, OBJECTIVES AND GENERAL METHODS OF ATTORNEY REPRESENTATION SET FORTH BELOW.

The instruments listed in the related invoice were prepared by Law Office of Latra Szal, at the special instance, direction, and request of the referenced Title Company and were not prepared with the intent to provide legal representation to any party in this transaction. Should the transaction be in assumption (or subject to) any existing indebtedness and contain a "Due on Sale" or like clauses, you should obtain the consent or waiver of the lienholder thereof. Failure to do so may give the lienholder the right to accelerate the maturity of such indebtedness. Law Office of Latra Szal has acted herein solely as a scrivener and, even though one party may be charged all or a portion of the fee invoiced, no legal representation has been undertaken on such party's behalf. **ALL PARTIES HAVE THE RIGHT AND OPPORTUNITY TO ENGAGE AN ATTORNEY OF THEIR OWN SELECTION TO REPRESENT THEIR INTEREST IN THIS TRANSACTION, AND, BY SIGNING BELOW, WAIVE SUCH OPPORTUNITY, BUT ONLY INsofar AS THE DOCUMENTS PROVIDED HEREBY.**

Law Office of Latra Szal has not conducted a title search on the Property and makes no representation or warranty about condition of the title, access to the Property or any other matters that might be revealed from an examination or a survey of the Property itself.

No charge has been made for the loan documentation other than the legal instruments affecting title to the Property. Specifically, there has been no charge made for any disclosures required by the Real Estate Settlement and Procedures Act or the Truth-in-Lending Act.

By signing below, each Party acknowledges receiving and understanding this Notice.

Buyer/Borrower

Buyer/Borrower

Seller

Seller

Attorney Representation Notice

GENERAL INFO

ACCOUNT

Property ID: 565510
Geographic ID: 0160880527
Type: R
Zoning:
Agent:
Legal Description: UNT I2 BOAT HOUSE
DOCKOMINIUMS AMENDED PLUS 3.2
% INT IN COM AREA
Property Use: 0DOCK

OWNER

Name: CHANEY DAVID R
Secondary Name:
Mailing Address: 18027 KINGFISHER RIDGE DR LENDER
TX USA 78645-8046
Owner ID: 1866868
% Ownership: 100.000000
Exemptions:

LOCATION

Address: 20990 WATERSIDE DR I2, TX 78645

Market Area:
Market Area CD: NW
Map ID: 015987

RECEIVED

MAY 08 2026

WATER SURFACE
MANAGEMENT

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

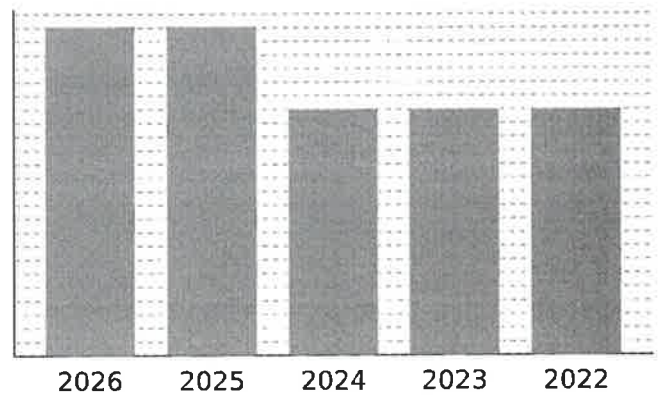
Land Homesite: \$0
Land Non-Homesite: \$24,098
Special Use Land Market: \$0
Total Land: \$24,098

Improvement Homesite: \$0
Improvement Non-Homesite: \$0
Total Improvement: \$0

Market: \$24,098
Special Use Exclusion (-): \$0
Appraised: \$24,098
Value Limitation Adjustment (-): \$0

Net Appraised: \$24,098

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$24,098	\$0	\$0	\$24,098	\$0	\$24,098
2025	\$24,098	\$0	\$0	\$24,098	\$2,498	\$21,600
2024	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2023	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2022	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000



Notice of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security number or your driver's license number.

GENERAL WARRANTY DEED

Date: September 13, 2019

Grantor: Antonio M. Quintos

Grantor's Mailing Address: 14716 Flat Top Ranch Road, Austin Texas 78732

Grantee: Brian S. Dorsey

Grantee's Mailing Address: 20303 Government Cove, Lago Vista, Texas 78645

Consideration: Ten Dollars and other good and valuable consideration.

Property (including any improvements):

Unit No. I3, and its appurtenant undivided interest in and to the General and Limited Common Elements of THE BOAT HOUSE DOCKOMINIUMS, a condominium, regime, in Travis County, Texas, according to the Condominium Declaration, dated January 26, 2006, filed on January 26, 2006, and recorded under Document No. 2006014284, and as amended in Document No. 2006013885, of the Real Property Records of Travis County, Texas (the "Property"). -

Personal Property: The property constituting personal property located in or on and used in the enjoyment of the Property.

Reservations from Conveyance and Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, obligations, charges and liens, setbacks, leases, options, oil and gas leases, mineral interests, royalty interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of any MUD or WCID serving the Property; and standby fees, taxes and assessments for 2019, subsequent assessments for 2019 and prior years due to change in land

STATE OF TEXAS

§

COUNTY OF TRAVIS

§

§

This instrument was acknowledged before me on September 13, 2019, by Antonio M. Quintos.



Neal W. Hardin

Notary Public, State of Texas

My commission expires: 08/17/2021

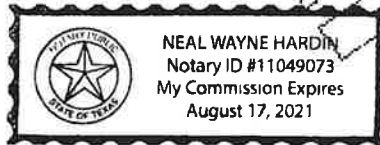
STATE OF TEXAS

§

COUNTY OF TRAVIS

§

This instrument was acknowledged before me on September 13, 2019, by Brian S. Dorsey.



Neal W. Hardin

Notary Public, State of Texas

My commission expires: 08/17/2021

AFTER RECORDING RETURN TO:

Brian S. Dorsey
20303 Government Cove
Lago Vista, Texas 78645



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

3

2019142904

Sep 16, 2019 04:03 PM

Fee: \$34.00

MEDINAE

GENERAL WARRANTY DEED
QUINTOS / DORSEY

GENERAL INFO

ACCOUNT

Property ID: 565511
Geographic ID: 0160880528
Type: R
Zoning:
Agent:
Legal Description: UNT I3 BOAT HOUSE
DOCKOMINIUMS AMENDED PLUS 3.2
% INT IN COM AREA
Property Use: 0DOCK

OWNER

Name: DORSEY BRIAN S
Secondary Name:
Mailing Address: 20303 GOVERNMENT CV LAGO VISTA TX
78645-6613
Owner ID: 1817302
% Ownership: 100.000000
Exemptions:

LOCATION

Address: 20990 WATERSIDE DR I3, TX 78645

Market Area:
Market Area CD: NW
Map ID: 015987

RECEIVED

MAY 08 2026

WATER SURFACE
MANAGEMENT

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

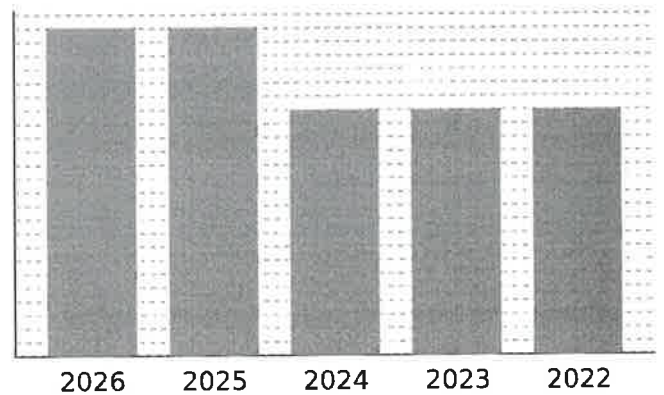
Land Homesite: \$0
Land Non-Homesite: \$24,098
Special Use Land Market: \$0
Total Land: \$24,098

Improvement Homesite: \$0
Improvement Non-Homesite: \$0
Total Improvement: \$0

Market: \$24,098
Special Use Exclusion (-): \$0
Appraised: \$24,098
Value Limitation Adjustment (-): \$0

Net Appraised: \$24,098

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$24,098	\$0	\$0	\$24,098	\$0	\$24,098
2025	\$24,098	\$0	\$0	\$24,098	\$2,498	\$21,600
2024	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2023	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2022	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000

ITC/15/RAP 1005659 LGV

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WERNER SCHAEFER AND
WIFE LEAH S. SCHAEFER

TO

VERNON M. REHER AND
WIFE GWENNE L. REHER

THE STATE OF TEXAS,

§

COUNTY OF TRAVIS

§

WARRANTY DEED WITH VENDOR'S LIEN

Date: April 22, 2010

Grantor: WERNER SCHAEFER and wife, LEAH S. SCHAEFER

Grantor's Mailing Address (including county): 1310 Roaring Fork, Leander, Texas, 78641

Grantee: VERNON M. REHER and wife, GWENNE L. REHER

Grantee's Mailing Address (including county): 20921 Waterside Dr., Lago Vista, Travis County, Texas, 78645

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and a note of even date that is in the principal amount of TWENTY-TWO THOUSAND FOUR HUNDRED AND NO/100 (\$22,400.00) DOLLARS and is executed by Grantee, payable to the order of SECURITY STATE BANK & TRUST. The note is secured by a vendor's lien retained in favor of SECURITY STATE BANK & TRUST in this Deed and by a Deed of Trust of even date from Grantee to WILLIAM H. COWDEN, JR., Trustee.

Property (including any improvements):

BEING Unit J1, The Boat House Dockminiums, a Condominium Project in Travis County, Texas; together with the limited common elements and an undivided interest in and to the general common elements, as defined in that Declaration recorded in Document No. 2006014284 and further amended by First Amendment to Declaration recorded in Document No. 2006013885 of the Official Public Records of Travis County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

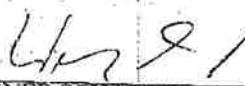
1. Restrictive covenants of record in Volume 3987, Page 2140 and Volume 7616, Page 304 of the Deed Records of Travis County, Texas; and in Volume 8745, Page 173 of the Real Property Records of Travis County, Texas; and in Document Nos. 2000006308, 2003152472, 2006014284 and 2006013885 of the Official Public

the Lower Colorado River Authority, as shown in instrument recorded in Volume 630, Page 201 of the Deed Records of Travis County, Texas.

11. A perpetual easement and right to flood, inundate and submerge all lands lying below the 715 contour marker above sea level granted to the Lower Colorado River Authority (reserved in Deed which also contains rights regarding maintenance of existing electric lines and construction of electrical transmission lines and systems), as shown in instrument recorded in Volume 1169, Page 89 of the Deed Records of Travis County, Texas.
12. A perpetual easement and right to flood, inundate and submerge all lands lying below the 715 contour marker above sea level granted to the Lower Colorado River Authority (reserved in Deed which also contains rights regarding maintenance of existing electric lines and construction of electrical transmission lines and systems), as shown in instrument recorded in Volume 2127, Page 474 of the Deed Records of Travis County, Texas.
13. Electric transmission or distribution line and systems easement to Pedernales Electric Cooperative, Inc., recorded in Volume 838, Page 94 of the Deed Records of Travis County, Texas.
14. Electric and/or telephone lines and systems easement to Pedernales Electric Cooperative, Inc., recorded in Volume 3950, Page 1678 of the Deed Records of Travis County, Texas.
15. Electric and/or telephone lines and system easement to Pedernales Electric Cooperative, Inc., recorded in Volume 4130, Page 1465 of the Deed Records of Travis County, Texas.
16. Terms, conditions, provisions, easements, restrictions, reservations and other matters as shown in Non-Exclusive Access and Use Easement, recorded under Document No. 2001127283 of the Official Public Records of Travis County, Texas.
17. Terms, conditions, provisions, easements, restrictions, reservations and other matters as shown in Non-Exclusive Access and Use Easement, recorded under Document No. 2002032273 of the Official Public Records of Travis County, Texas.
18. Terms, conditions, provisions, easements, restrictions, reservations and other matters as shown in Access and Recreational Use Easement, recorded under Document No. 2001196866 of the Official Public Records of Travis County, Texas.
19. Terms, conditions and stipulations of a Marina Consent Agreement, recorded under Document No. 2003100841 of the Official Public Records of Travis County, Texas.

When the context requires, singular nouns and pronouns include the plural.

SECURITY STATE BANK & TRUST, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of SECURITY STATE BANK & TRUST and are transferred to that party without recourse on Grantor.


WERNER SCHAEFER


LEAH S. SCHAEFER

THE STATE OF TEXAS,

COUNTY OF TRAVIS

The above instrument was acknowledged before me on the 23 day of April, 2010, by WERNER SCHAEFER and wife, LEAH S. SCHAEFER.



Notary Public, State of Texas

AFTER RECORDING RETURN TO:
INDEPENDENCE TITLE COMPANY
20503 Dawn Drive
Lago Vista, Texas 78645

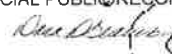
PREPARED IN THE LAW OFFICE OF:

PATRICK M. DOOLEY
516 W. Main St.
Fredericksburg, Texas 78624

GR/RE-537/10-177/Reher.WDVL
Page 5

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS




DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

April 23 2010 04:07 PM

FEE: \$ 32.00 2010057085

GENERAL INFO

ACCOUNT

Property ID: 565512
Geographic ID: 0160880529
Type: R
Zoning:
Agent:
Legal Description: UNT J1 BOAT HOUSE
DOCKOMINIUMS AMENDED PLUS 3.2
% INT IN COM AREA
Property Use: 0DOCK

OWNER

Name: REHER VERNON M & GWENNE L
Secondary Name:
Mailing Address: 20921 WATERSIDE DR LAGO VISTA TX 78645
Owner ID: 1470984
% Ownership: 100.000000
Exemptions:

LOCATION

Address: 20990 WATERSIDE DR J1, TX 78645

Market Area:
Market Area CD: NW
Map ID: 015987

RECEIVED

MAY 08 2026

WATER SURFACE
MANAGEMENT

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

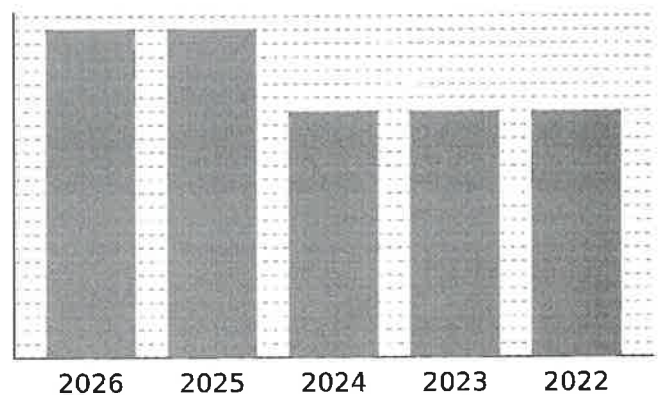
Land Homesite: \$0
Land Non-Homesite: \$24,098
Special Use Land Market: \$0
Total Land: \$24,098

Improvement Homesite: \$0
Improvement Non-Homesite: \$0
Total Improvement: \$0

Market: \$24,098
Special Use Exclusion (-): \$0
Appraised: \$24,098
Value Limitation Adjustment (-): \$0

Net Appraised: \$24,098

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$24,098	\$0	\$0	\$24,098	\$0	\$24,098
2025	\$24,098	\$0	\$0	\$24,098	\$2,498	\$21,600
2024	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2023	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2022	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Sep 08, 2020 10:53 AM Fee: \$30.00

2020163450

Electronically Recorded

50-CTOT-20-516524-CP|CS

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: September 3, 2020

Grantor: Michael W. Harris, a single person

Grantor's Mailing Address: 20961 Waterside Dr, Lago Vista, TX 78645

Grantee: Don H. Cathey II and Jessica C. Cathey

Grantee's Mailing Address: 2700 Conestoga, Lago Vista, TX 78645

Consideration: the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration

Property (including any improvements):

Unit No. J2, and their appurtenant undivided interest in and to the general and limited common elements of THE BOAT HOUSE DOCKOMINIUMS, a condominium regime in Travis County, Texas, according to the Condominium Declaration dated January 26, 2006, filed on January 26, 2006, recorded in Document No. 2006014284, and as amended in Document No. 2006013885, of the Official Public Records of Travis County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, and conditions relating to the Property filed for record in Travis County, Texas.

Grantor, for the Consideration, and subject to the Reservations from the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the property together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warranty and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GENERAL INFO

ACCOUNT

Property ID: 565513
Geographic ID: 0160880530
Type: R
Zoning:
Agent:
Legal Description: UNT J2 BOAT HOUSE
DOCKOMINIUMS AMENDED PLUS 3.2
% INT IN COM AREA
Property Use: 0DOCK

OWNER

Name: CATHEY DON H II & JESSICA C
Secondary Name:
Mailing Address: 2700 CONESTOGA LAGO VISTA TX
78645-7512
Owner ID: 1857824
% Ownership: 100.000000
Exemptions:

LOCATION

Address: 20990 WATERSIDE DR J2, TX 78645

Market Area:
Market Area CD: NW
Map ID: 015987

RECEIVED

MAY 08 2026

WATER SURFACE
MANAGEMENT

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

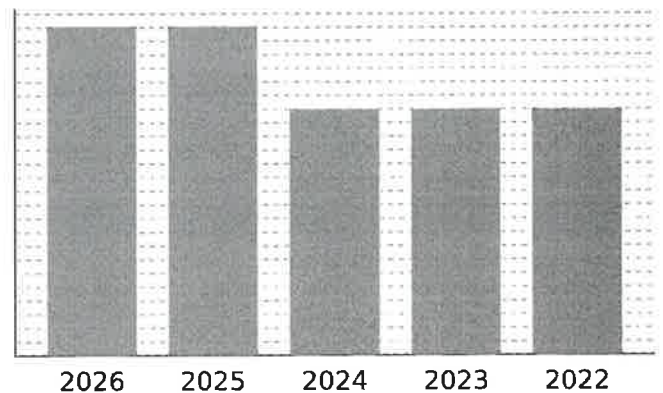
Land Homesite: \$0
Land Non-Homesite: \$24,098
Special Use Land Market: \$0
Total Land: \$24,098

Improvement Homesite: \$0
Improvement Non-Homesite: \$0
Total Improvement: \$0

Market: \$24,098
Special Use Exclusion (-): \$0
Appraised: \$24,098
Value Limitation Adjustment (-): \$0

Net Appraised: \$24,098

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$24,098	\$0	\$0	\$24,098	\$0	\$24,098
2025	\$24,098	\$0	\$0	\$24,098	\$2,498	\$21,600
2024	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2023	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2022	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Ra
Rebecca Guerrero, County Clerk
Travis County, Texas

Oct 05, 2022 11:46 AM Fee: \$30.00

2022163115

Electronically Recorded

50-CTOT-22-701048-CPICS

Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: October 5, 2022

Grantor: Gary Phillips, a single person

Grantor's Mailing Address: 20965 WATERSIDE DR, LAGO VISTA, TX 78043

Grantee: Marcia Shafto

Grantee's Mailing Address: 4612 Spicewood Springs Rd., Austin, TX 78759

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Gary Phillips in the principal amount of \$50,000.00 (Fifty Thousand and 00/100 Dollars) The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Gary Phillips and by a first-lien deed of trust of even date from Grantee to William C. Shaddock, trustee.

Property (including any improvements):

Unit No. J3, and their appurtenant undivided interest in and to the general and limited common elements of THE BOAT HOUSE DOCKOMINIUMS, a Condominium regime in Travis County, Texas, according to the Condominium Declaration dated January 26, 2006, filed on January 26, 2006, recorded in Document No. 2006014284 and amended in Document No. 2006013885, of the Official Public Records of Travis County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Travis County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the

GENERAL INFO

ACCOUNT

Property ID: 565514
Geographic ID: 0160880531
Type: R
Zoning:
Agent:
Legal Description: UNT J3 BOAT HOUSE
DOCKOMINIUMS AMENDED PLUS 3.2
% INT IN COM AREA
Property Use: 0DOCK

OWNER

Name: SHAFTO MARCIA
Secondary Name:
Mailing Address: 4612 SPICEWOOD SPRINGS RD AUSTIN
TX 78759-8508
Owner ID: 1649194
% Ownership: 100.000000
Exemptions:

LOCATION

Address: 20990 WATERSIDE DR J3, TX 78645

Market Area:
Market Area CD: NW
Map ID: 015987

RECEIVED

MAY 08 2026

WATER SURFACE
MANAGEMENT

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

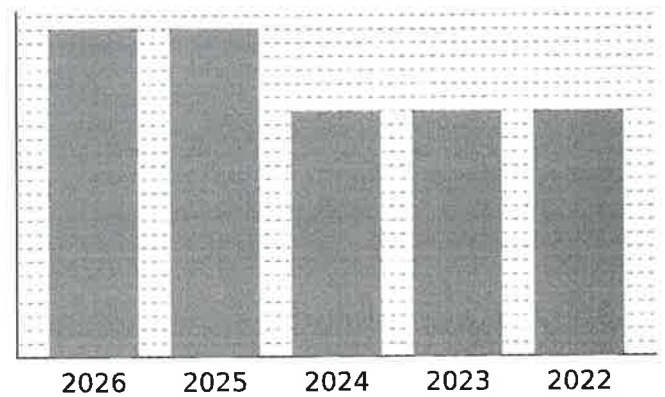
Land Homesite: \$0
Land Non-Homesite: \$24,098
Special Use Land Market: \$0
Total Land: \$24,098

Improvement Homesite: \$0
Improvement Non-Homesite: \$0
Total Improvement: \$0

Market: \$24,098
Special Use Exclusion (-): \$0
Appraised: \$24,098
Value Limitation Adjustment (-): \$0

Net Appraised: \$24,098

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$24,098	\$0	\$0	\$24,098	\$0	\$24,098
2025	\$24,098	\$0	\$0	\$24,098	\$2,498	\$21,600
2024	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2023	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2022	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

15/ITC/ 1/320612 TOH

THE STATE OF TEXAS §

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS §

§

THAT THE UNDERSIGNED, **Lake Bum Enterprises, LP**, a Texas limited partnership, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto **Boat House Dockominiums, Inc f/k/a Waterside Oaks Marina Condominium Owners Association, Inc.**, herein referred to as "Grantee," whether one or more, the real property described as follows:

Unit K1, THE BOAT HOUSE DOCKOMINIUMS, a Condominium Project in Travis County, Texas; together with the limited common elements and an undivided interest in and to the general common elements, as defined in that Declaration recorded in Document No. 2006014284, Official Public Records, Travis County, Texas, and as further amended by that certain First Amendment to Declaration recorded in Document No. 2006013885, Official Public Records, Travis County, Texas.

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of Travis County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Unofficial Document

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana Debeauvoir
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

November 18 2013 01:08 PM

FEE: \$ 34.00 2013206799

Boathouse Dockominiums

20990 Waterside Dr

Lago Vista TX 78645

RE: Marina Application

Dear Sir,

Gary Phillips is the elected President of the Boathouse Dockominiums owner's association per my vote and fellow board member William Horn's vote.

Mark Alsop

Board Member, Secretary

markalsop@att.net

281-543-6264

RECEIVED

JUN 03 2026

WATER SURFACE
MANAGEMENT

Boathouse Dockominiums

20990 Waterside Dr

Lago Vista TX 78645

RE: Marina Application

Dear Sir,

Gary Phillips is the elected President of the Boathouse Dockominiums owner's association per my vote and fellow board member Mark Alsop's vote.

William Horn

Board Member, Treasurer

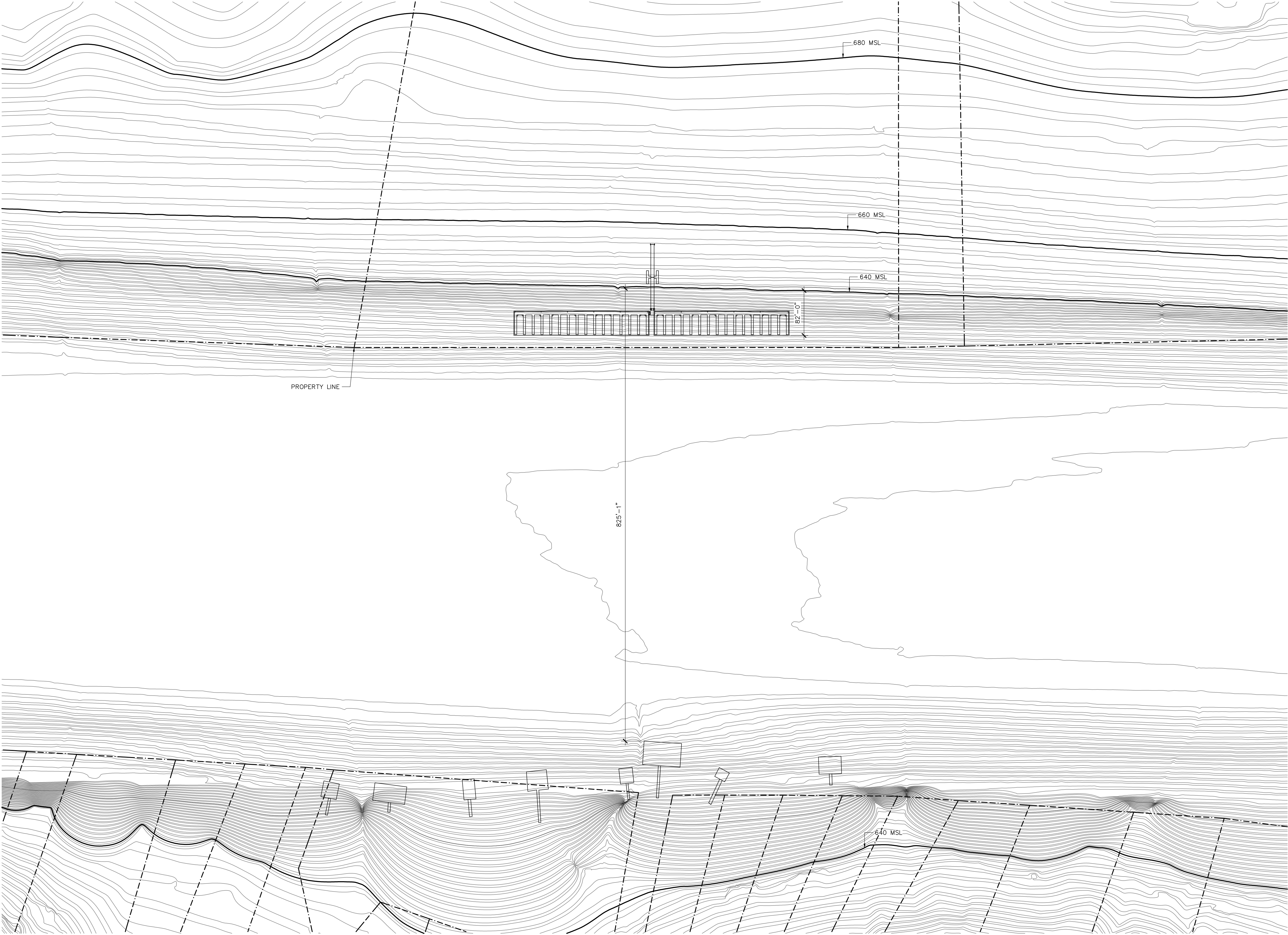
viprjr@yahoo.com

210-865-0817

RECEIVED

JUN 03 2023

WATER SURFACE
MANAGEMENT



1 SITE PLAN at 640 MSL

0 20 40 80'-0"
SCALE: 1:80

PROJECT:
**BOAT HOUSE
DOCKMINIUMS**

LOCATION:
**20965 Waterside Dr.
Lago Vista, TX**

hollingsworth pack

Hollingsworth Pack
3801 S. Congress Ave, Suite 110
Austin, Texas 78704
p (512) 275 6060
e chris.h@holl-pack.com
Texas Firm F-12747

project team

GENERAL CONTRACTOR:
RELIABLE BOAT DOCK SERVICE
CONTACT: Shane Lowrie
p 512.962.1828
e shane@reliableboatdockservice.com

STRUCTURAL ENGINEER:
HOLLINGSWORTH PACK
CONTACT: CHRIS HEWITT
p 512.275.6060
e chris.h@holl-pack.com

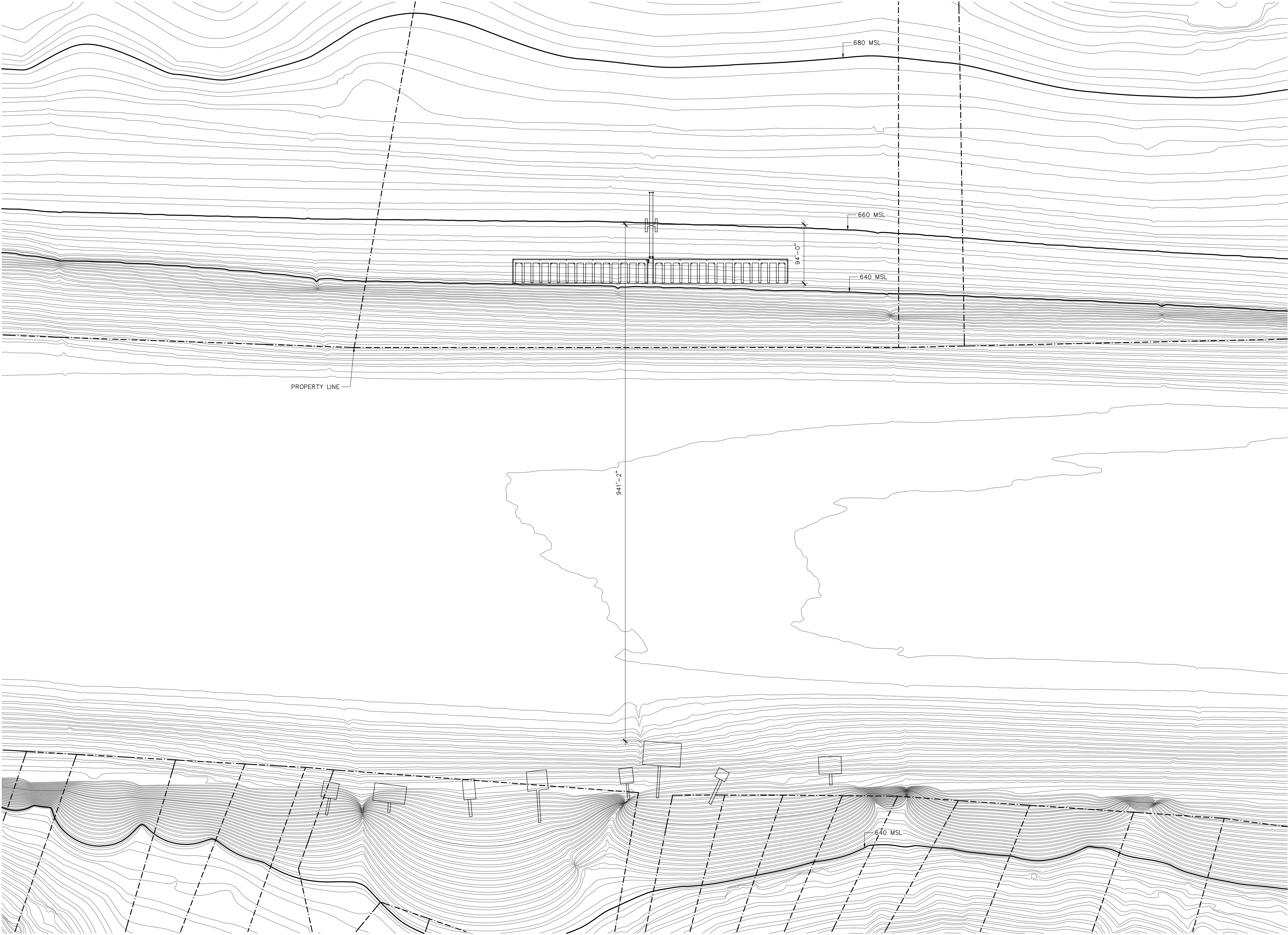


REVISION	DATE	ISSUE TITLE
	2026.03.06	PERMIT SET
	2026.07.29	PERMIT COMMENTS

TITLE:
**SITEPLAN
at 640 MSL**

PROJECT NO: 30-2102	DRAWN & CHECKED BY: JLE/CHE
DATE: 2026.04.24	SCALE: AS NOTED

SHEET NUMBER:
S4.0



1 SITE PLAN at 660 MSL

0 20 40 80'-0"
SCALE: 1:80

PROJECT:
**BOAT HOUSE
DOCKMINIUMS**

LOCATION:
**20965 Waterside Dr.
Lago Vista, TX**

hollingsworth pack

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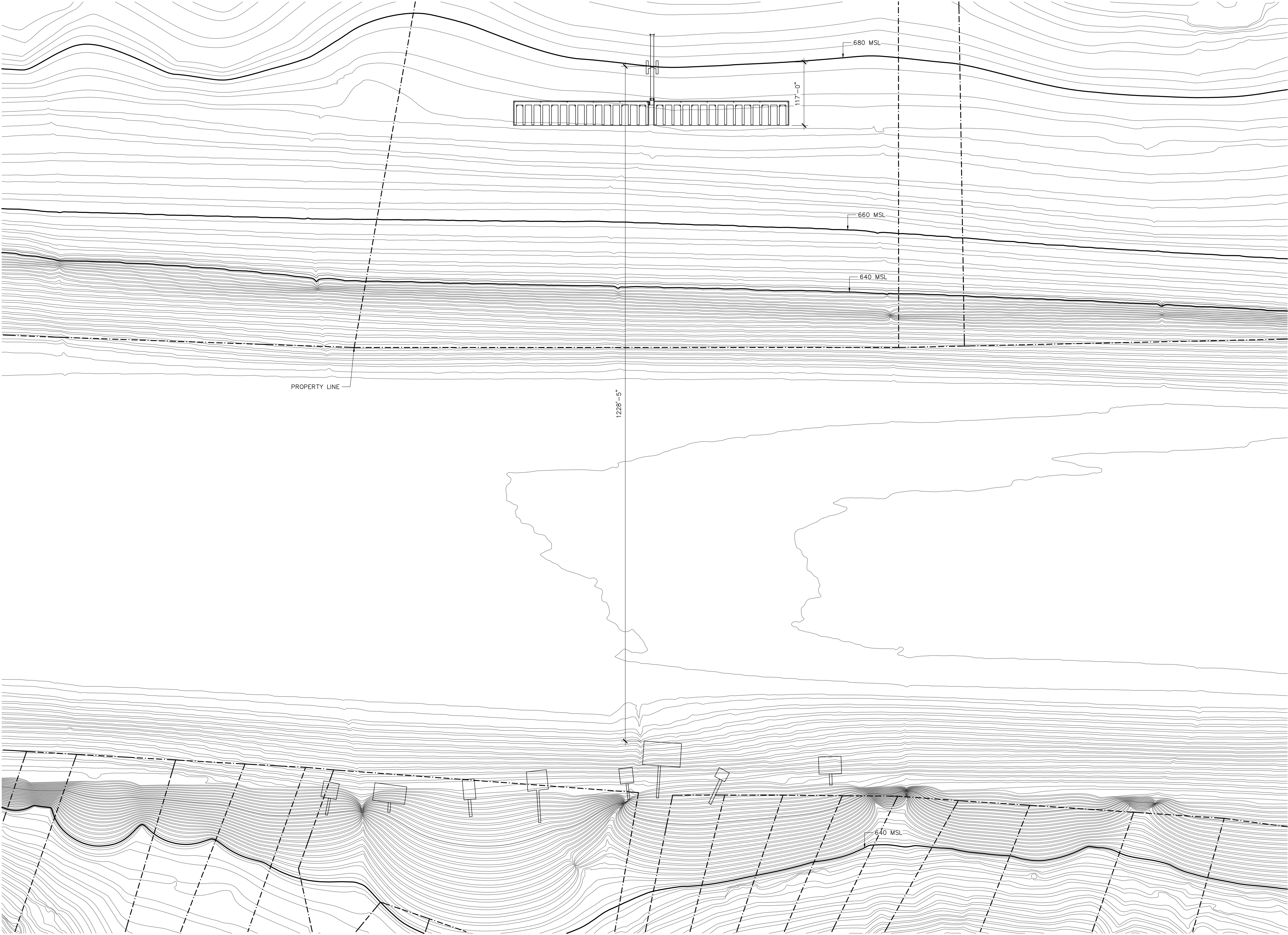


REVISION	DATE	ISSUE TITLE
	2026.03.06	PERMIT SET
	2026.07.29	PERMIT COMMENTS

TITLE:
**SITEPLAN
at 660 MSL**

PROJECT NO: 30-2102	DRAWN & CHECKED BY: JLE/CHE
DATE: 2026.04.24	SCALE: AS NOTED

SHEET NUMBER:
S4.1



1 SITE PLAN at 680 MSL
SCALE: 1:80

PROJECT:
**BOAT HOUSE
DOCKMINIUMS**

LOCATION:
**20965 Waterside Dr.
Lago Vista, TX**

hollingsworth pack

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e shane@reliableboatdockservice.com

STRUCTURAL ENGINEER:
HOLLINGSWORTH PACK
CONTACT: CHRIS HEWITT
p 512.275.6060
e chris.h@holl-pack.com



REVISION	DATE	ISSUE TITLE
	2026.03.06	PERMIT SET
	2026.04.24	PERMIT COMMENTS

TITLE:
**SITEPLAN
at 680 MSL**

PROJECT NO: 30-2102	DRAWN & CHECKED BY: JLE/CHE
DATE: 2026.04.24	SCALE: AS NOTED

SHEET NUMBER:
S4.2