



City of Highland Haven
510 Highland Drive, Suite A
Highland Haven TX 78654-8269
Phone: 830-265-4366 Fax: 512-366-9721

AGENDA – PLANNING & ZONING COMMISSION SPECIAL MEETING

DATE: August 25, 2025

TIME: 1:00 PM

PLACE: Highland Haven City Hall, 510 Highland Drive, Suite A, Highland Haven, TX

1. Open meeting and Roll Call to Establish Quorum

Jackie Garrow, Chair	☐ Present	☐ Absent
Lorinda Peters, Vice Chair	☐ Present	☐ Absent
Linda Ray, Secretary	☐ Present	☐ Absent
Connie Smith	☐ Present	☐ Absent
John Novak	☐ Present	☐ Absent

2. Pledge of Allegiance

3. Recognize visitors.

4. Public Comment

(At this time, any person with business before the P&Z Commission not scheduled on the agenda may speak to the Commission. No formal action can be taken on these items at this meeting. No discussion or deliberation can occur. Comments regarding specific agenda items should occur when the item is called.)

ACTION ITEMS

- Public Hearing – Replat request to replat all of Lot 262 and portions of Lots 261 and 263, combining into a single Lot 261-R-1.
- Discussion with Possible Action – Recommend to Board of Aldermen to approve or deny the request to replat all of Lot 262 and portions of Lots 261 and 263, combining into a single Lot 261-R-1.

INFORMATION ITEMS

- P&Z Commission Member Comments.
- Next Regular Meeting date September 11, 2025.
- Items to be considered for the next agenda must be received by the Chair on or before 12 noon CDT, September 3, 2025.
- Adjournment.

Agenda Posted on Tuesday, August 19, 2025.

CERTIFICATION OF POSTING

I, SARAH COLLARD, CERTIFY THAT THE FOREGOING AGENDA HAS BEEN POSTED AT HIGHLAND HAVEN CITY HALL, 510 HIGHLAND DRIVE, SUITE A; HIGHLAND HAVEN, TX, ON THE INDOOR AND OUTDOOR NOTICE BOARDS OF CITY HALL, WHICH ARE CONVENIENTLY ACCESSIBLE TO THE PUBLIC AT ALL TIMES, AND THE CITY WEBSITE AT WWW.HIGHLANDHAVENTX.COM ON THE 19th DAY OF AUGUST 2025, AND REMAINED SO POSTED FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING PURSUANT TO THE TEXAS GOVERNMENT CODE SECTION 551.

Sarah Collard
Sarah Collard, City Secretary





CITY OF HIGHLAND HAVEN
510-A Highland Drive
Highland Haven, Texas 78654-8269
Phone: 830-265-4366 Fax: 512-366-9721

City of Highland Haven

JUN 16 2025

Received

RE-PLAT APPLICATION REQUEST FORM

Property Owner(s) Name: ELISHA TERRY & LESLEY TERRY
Billing Address 201 CHAPARRAL DRIVE
City, State, Zip MAPLE FALLS, TX 78654
Phone # 512-587-0348 Email Address: ldterry10@gmail.com

If certification is to be signed in alternate name or agent other than property owner provide name & explanation.
Also, complete Certification on next page.

Property Location: Lot# (s) 261-262-263 HH Street Address: 201 CHAPARRAL DRIVE

Describe Purpose for Re-plat: COMBINE FOR SEPTIC - LCRA
(Attach additional sheets if necessary)

Anticipated use of Property: SAME

Name of Surveyor / Engineer to be used: HOLLAND SURVEYING - TODD HOLLAND

Address: P.O. Box 16417
MAPLE FALLS, TX 78654

Phone # 830-798-8850 830-613-0558

Date Preliminary Survey Received: 6/16/2025 Date LCRA Approval Received: _____

Re-plat Fee: \$400.00 Date: 6/16/2025 Ck #: 2440

OWNER RESPONSIBLE FOR ALL COSTS TO INCLUDES PUBLIC NOTICE, FILING FEES, POSTAGE

1. Lots proposed for re-platting must be zoned for Single Family Residence (SFR).
2. Lot may be combined with all or part of an adjacent lot(s) or tract(s) of land so long as all lots are zoned SFR.
3. Texas licensed surveyor must prepare the replat survey documents.
4. SFR zoned lots must be compliant with subdivision regulations in place on time of re-platting:
 - a. Must meet all setback requirements and retain all easements of record.
 - b. Can be no smaller than the minimum size to meet LCRA approval.

CERTIFICATION

I certify that I am the owner or agent of the described property for purposes of this application. I respectfully request the processing and approval of the referenced plat and agree to comply all necessary information concerning this request. I also understand that any substantial modifications or additions to this submittal could mean the requirement of a revised plat. I hereby certify that I have been informed and understand the requirements regarding this process as specified by City Ordinance.



Owner's or Agent's Signature

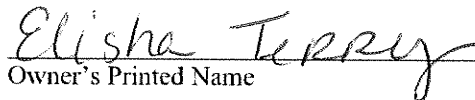


Owner's or Agent's Printed Name

I also hereby authorize the Applicant, Agent and/or Engineer indicated on this application to act on my behalf during the process and presentation of this request. They are to be the principal contact with the City in processing this application.



Owner's Signature



Owner's Printed Name

Applicant's Signature



Agent/Engineer's Signature

Applicant's Printed Name



Agent/Engineer's Printed Name

"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

THE STATE OF TEXAS §
 §
COUNTY OF BURNET §

DATE:

GRANTOR: ELISHA TERRY, a married woman, who is joined herein by spouse LESLEY TERRY

GRANTOR'S MAILING ADDRESS:

201 Chaparral Drive, Marble Falls, TX 78654

GRANTEE: ELISHA TERRY and LESLEY TERRY, a married couple

GRANTEE'S MAILING ADDRESS:

201 Chaparral Drive, Marble Falls, TX 78654

CONSIDERATION: Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration

PROPERTY DESCRIPTION:

See attached Exhibit A, Legal Description
incorporated herein by reference and made a part hereof.

Being the same property conveyed unto Elisha Terry from Hervy W. McPeck, an unmarried man by Gift Warranty Deed dated April 29, 2022, and recorded October 21, 2022, as Instrument No. 202215091, in the Office of the County Clerk of Burnet County, State of 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 to the Property in any way belonging, to have and to hold it to Grantee, 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 of the Property, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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 Burnet County, Texas, but only to the extent they are presently of record and in effect.

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

Executed and delivered as of the 14 day of February, 2025.

Elisha Terry
ELISHA TERRY

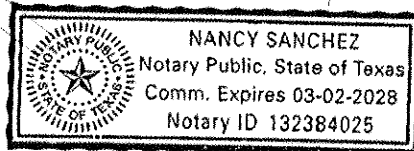
STATE OF TEXAS

COUNTY OF Travis

§
§
§

I, Nancy Sanchez, the undersigned, a Notary Public in and for the State of Texas, hereby certify that ELISHA TERRY, whose name(s) is/are signed to the foregoing conveyance and whom are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he/she/they executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and seal this the 14th day of February, 2025.



Nancy Sanchez
Notary Public
Commission expires: 3/2/2028

Executed and delivered as of the 15TH day of FEBRUARY, 2025.

Lesley Terry
LESLEY TERRY

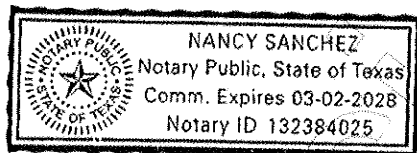
STATE OF TEXAS

§
§
§

COUNTY OF Travis

I, Nancy Sanchez, the undersigned, a Notary Public in and for the State of Texas, hereby certify that LESLEY TERRY, whose name(s) is/are signed to the foregoing conveyance and whom are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he/she/they executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and seal this the 14th day of February, 2025.



Nancy Sanchez
Notary Public
Commission expires: 3/2/2028

AFTER RECORDING RETURN TO:
Elisha Terry and Lesley Terry,
201 Chaparral Drive, Marble Falls, TX 78654

PREPARED BY:
Andrew Holen
Holen Law
299 Eldorado Parkway
McKinney, TX 75069
As counsel for
Require Real Estate Solutions, LLC
P.O. Box 860, Palm Harbor, FL 34682

Exhibit A
Legal Description

TRACT ONE:

FIELD NOTES A 0.366 ACRE TRACT OF LAND, CONSISTING OF ALL OF LOT 262 AND PORTIONS OF LOTS 261 AND 263 OF HIGHLAND HAVEN, SECTION III, A BURNET COUNTY SUBDIVISION ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 130 OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT I, A 0.284 ACRE TRACT OF LAND AND TRACT II, A 0.082 ACRE TRACT OF LAND CONVEYED TO A. L. COWEN, ET UX, BY DEED RECORDED IN VOLUME 653, PAGE 722 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER HEREOF, THE NORTHWEST CORNER OF SAID TRACT I, THE SOUTHWEST CORNER OF THAT CERTAIN PORTION OF SAID LOT 261 CONVEYED TO HORACE E. TURNER, ET UX, BY DEED RECORDED IN VOLUME 431, PAGE 422 OF THE REAL PROPERTY RECORDS OF BURNET COUNTY, TEXAS AND BEING IN THE COMMON LINE OF SAID LOT 261 AND A 40 FOOT WIDE ROADWAY, KNOWN AS CHAPARRAL, SHOWN ON PLAT OF SAID HIGHLAND HAVEN, SECTION III;

THENCE S 66°24'00" E (BASIS OF BEARINGS), WITH NORTH LINE OF SAID TRACT I AND THE SOUTH LINE OF SAID TURNER TRACT, A DISTANCE OF 214.95 FEET (215.0') TO A DRILL HOLE FOUND IN CONCRETE FOR THE NORTHEAST CORNER HEREOF, THE NORTHEAST CORNER OF SAID TRACT I, THE SOUTHEAST CORNER OF SAID TURNER TRACT, THE REAR LINE OF SAID LOT 261 AND THE WESTERLY LINE OF A DREDGED CHANNEL SHOWN ON PLAT OF SAID HIGHLAND HAVEN, SECTION III;

THENCE S 23°23'57" W (S 23°36' W), WITH THE EAST LINE OF SAID TRACT I AND THE WESTERLY LINE OF SAID DREDGED CHANNEL, PASSING AT A DISTANCE OF 7.50 FEET, THE COMMON REAR CORNER OF SAID LOTS 261 AND 262, PASSING AT A DISTANCE OF 57.52 FEET, AN "X" FOUND IN CONCRETE FOR THE SOUTHEAST CORNER OF SAID TRACT I, THE NORTHEAST CORNER OF SAID TRACT II AND THE COMMON REAR CORNER OF SAID LOTS 262 AND 263, CONTINUING FOR A TOTAL DISTANCE OF 77.52 FEET TO A PK NAIL FOUND FOR THE SOUTHEAST CORNER HEREOF, THE SOUTHEAST CORNER OF SAID TRACT II AND THE NORTHEAST CORNER OF THAT CERTAIN PORTION OF SAID LOT 263 CONVEYED TO BILLY R. PASSMORE, ET UX, BY DEED RECORDED IN VOLUME 842, PAGE 255 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS;

THENCE N 64°35'46" W, (N 64°36'54" W), WITH THE SOUTH LINE OF SAID TRACT II AND THE NORTH LINE OF SAID PASSMORE TRACT, A DISTANCE OF 215.16 FEET (215.10') TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER HEREOF, THE SOUTHWEST CORNER OF SAID TRACT II, THE NORTHWEST CORNER OF SAID PASSMORE TRACT AND LYING IN THE COMMON LINE OF SAID LOT 263 AND SAID CHAPARRAL;

THENCE N 23°27'35" E, (N 23°36' E), WITH THE WEST LINE OF SAID TRACT II, BEING THE COMMON LINE OF SAID LOT 263 AND CHAPARRAL, PASSING AT A DISTANCE OF 13.25 FEET, A 1/2-INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID TRACT II AND THE SOUTHWEST CORNER OF SAID TRACT I, ALSO BEING THE COMMON FRONT CORNER OF SAID LOTS 262 AND 263, PASSING AT A DISTANCE OF 63.25 FEET, A 1/2-INCH IRON PIPE FOUND FOR THE COMMON FRONT CORNER OF SAID LOTS 261 AND 262, CONTINUING FOR A TOTAL DISTANCE OF 70.75 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.366 ACRE OF LAND.

TRACT TWO:

BEING A PARCEL OF LAND LYING BETWEEN THE SOUTHEASTERN LINE OF LOTS 261, 262 AND 263 AND THE APPROXIMATE CENTER LINE OF A PLATTED WATERWAY, ALL IN SECTION 3, HIGHLAND HAVEN SUBDIVISION IN BURNET COUNTY, TEXAS, ACCORDING TO PLAT OF RECORD IN VOLUME 1, PAGE 130, BURNET COUNTY PLAT RECORDS, AND BEING A PORTION OF THAT CERTAIN 6.75 ACRE TRACT DESCRIBED IN DEED FROM THE CITY OF HIGHLAND HAVEN TO THE HIGHLAND HAVEN PROPERTY OWNER'S ASSOCIATION, INC., RECORDED AS FILE ID #6597, VOLUME 992, PAGE 201, OF THE DEED RECORDS OF BURNET COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY TO WIT:

BEGINNING AT THE SE CORNER OF LOT 262:

THENCE N 23° 36' E, A DISTANCE OF 50.00 FEET WITH THE SOUTHEASTERN BOUNDARY LINE OF LOT 262 TO THE SE CORNER OF LOT 261;

THENCE N 23° 36' E, A DISTANCE OF 7.50 FEET WITH THE SOUTHEASTERN BOUNDARY OF LOT 261;

THENCE S 66° 24' E, A DISTANCE OF 31.78 FEET TO A POINT IN DREDGED CHANNEL;

THENCE S 21° 28' W, A DISTANCE OF 78.65 FEET, A MORE LESS, TO A POINT IN DREDGED CHANNEL;

THENCE N 64° 36' W, A DISTANCE OF 34.72 FEET TO A POINT ON THE SE BOUNDARY LINE OF LOT 263;

THENCE N 23° 36' E, A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING,
CONTAINING 2, 594 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.

Unofficial Copy

**THE STATE OF TEXAS
COUNTY OF BURNET**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Burnet County, Texas.

202501666 D
02/21/2025 10:29:23 AM Total Fees: \$45.00

Vicinta Stafford, County Clerk
Burnet County, Texas

Vicinta Stafford





Lower Colorado River Authority
3700 Lake Austin Blvd.
Austin, TX 78703

HIGHLAND LAKES WATERSHED MANAGEMENT ORDINANCE SUBDIVISION REVIEW

Case # 2025-5798

Date: 6/9/2025

Name of Subdivision: Highland Haven, Sec 3, Lot 261-R-1

Owner: Elisha Terry

Agent: Holland Surveying

County: Burnet County

Lake: Lake LBJ

We have reviewed the proposed plat. This review was to determine compliance with the Lower Colorado River Authority's Highland Lakes Watershed Ordinance. The following is reported:

1. This subdivision consists of 1 lot(s) comprised of 0.427 acres.
2. Written notification and/or permits are required prior to commencing development activities pursuant to the Ordinance. The Permit plat notes #2 and #7 on the plat are approved.
3. This property is almost entirely within LCRA's OSSF Restricted Zone of Lake LBJ. The lot does not meet the minimum 1/2 acre when served by a public water supply. A variance request must be submitted by the owner for the lot size with any OSSF construction permit application, per standard operating procedure. Approval of the variance may be hindered by the reduction of Lot 263 due to variance approval requiring the confirmation that no lots are created smaller than the minimum 1/2 acre if reduced in size.

Reviewed by:

Kevin Kyte

LCRA Water Quality Protection



Lower Colorado River Authority

Post Office Box 220 Austin, Texas 78767 • (512) 473-3200

ON SITE SEWAGE FACILITY LICENSE

Issued by the Lower Colorado River Authority
An Authorized Agent of the Texas Natural Resources
Conservation Commission (TNRCC)

Issued To: _____ LICENSE NO: S09717

HERVY W MCPEEK
201 CHAPARRAL
MARBLE FALLS, TX 78654

APPLYING TO SYSTEM SERVING

Located in the RESTRICTED zone on Lake LBJ in BURN County Sub: HIGHLAND HAVEN
Sec. 3 Blk. Lot 262 or otherwise described in Licensee's Application No. S09717

Inspection Date: Jun-08-1999

Acceptance of this license constitutes an agreement to abide by the terms and conditions specified in Texas Natural Resource Conservation Commission and LCRA Regulations.

A construction permit must be obtained from LCRA prior to any repair work or modification being performed to the on-site sewage disposal system.

Conditions of Approval:

1. This system is licensed to accommodate loading from a 3 bedroom residence. Should additional bedrooms or potential bedrooms be added to the structure modification of the system may be required.
2. This property is served by a dual bed on-site disposal system. Wastewater flow to the two beds must be alternated periodically by turning the flow diversion valve in order to prevent oversaturation of either bed.
3. This 1978 on-site wastewater system contains 1044 square feet of disposal area which does not meet current LCRA requirements. Current requirements for a 3 bedroom residence is 2455 square feet of evapotranspiration drainfield area. Water conservation will be required, particularly during cold and/ or wet periods. The licensee should consider modifying the system to lessen the possibility of system failure.

Approved by: Carolyn Jernell Date: 10/12/1999

Valid Until: See Highland Lakes Regulations



Name: HERVY W MCPEEK

Date: 10/12/1999

License No: S09717

Page: 1 of 1 Page 12 of 14

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN THESE PRESENTS: That We, Elisha Terry and Lesley Terry, being the owners of Lot No. 262 and portions of Lot Nos. 261 and 263, a 0.06 acre portion of a Dredged Channel, situated in the John Harvey Survey No. 24, Abstract No. 400, Highland Haven, Section 3, a Burnet County subdivision according to the plat recorded in Volume 1, Page 130 of the Plat Records of Burnet County, Texas, said properties being conveyed by deed in Burnet County Clerk's Document No. 202501666 of the Official Public Records of Burnet County, Texas, and does hereby dedicate the attached plat as shown hereon and does hereby adopt it to be known as, "A REPLAT OF LOT 262 AND PORTIONS OF LOTS 261 AND 263, HIGHLAND HAVEN, SECTION 3, A 0.06 ACRE PORTION OF A DREDGED CHANNEL IN THE JOHN HARVEY SURVEY NO. 24, ABSTRACT NO. 400, CITY OF HIGHLAND HAVEN, BURNET COUNTY, TEXAS", as the official plat of same.

WITNESS MY HAND this _____ day of _____, 2025.

STATE OF TEXAS:
COUNTY OF BURNET:

Before me, the undersigned authority, on this day personally appeared Elisha Terry and Lesley Terry, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Texas

STATE OF TEXAS:
COUNTY OF BURNET:
CITY OF HIGHLAND HAVEN:

This subdivision plat has been considered and approved by the Planning and Zoning Commission of the City of Highland Haven, Texas, at its meeting on the _____ day of _____, 2025.

APPROVAL: _____
Chairman
City of Highland Haven

STATE OF TEXAS:
COUNTY OF BURNET:
CITY OF HIGHLAND HAVEN:

This subdivision plat has been submitted to the City of Highland Haven, Texas, at its meeting on the _____ day of _____, 2025, and is duly considered and found to comply with the laws and statutes of the State of Texas and the City Ordinances of the City of Highland Haven, Texas.

APPROVAL: _____
Olan Kelley, Mayor
City of Highland Haven, Texas

ATTEST: _____
Lezley Baum, City Secretary
City of Highland Haven, Texas

STATE OF TEXAS:
COUNTY OF BURNET:

I, Todd Holland, the undersigned Registered Professional Land Survey in the State of Texas, do hereby certify that this plat was prepare from an actual survey made on the ground under my supervision, and that said plat is a true and correct representation of same as located its component parts on the ground.

WITNESS MY HAND AND OFFICIAL SEAL this _____ day of _____, 2025.

Todd Holland, R.P.L.S. No. 5421

GENERAL NOTES:

- Each dwelling constructed or placed on this subdivision shall be connected to an on-site sewage facility meeting the permit specification of the Lower Colorado River Authority (LCRA).
- Each and every On-Site Sewage Facility installed within this subdivision must be permitted, inspected and approved for operation under those terms, standards and requirements of the Texas Commission on Environmental Quality and Lower Colorado River Authority as are in effect at the time such applications for permits are made.
- The property shown hereon is subject to all current land use ordinances and subdivision regulations for the City of Highland Haven, Texas.
- Property is located in Zone X (areas outside the 100-Year Flood) as shown on the Flood Insurance Rate Map No. 48053C0560F, effective March 15, 2012, Burnet County, Texas.
- This Replat deletes and takes the place of Lot 262 and portions of Lots 261 and 263, Highland Haven, Section 3, recorded in Volume 1, Page 130 of the Plat Records of Burnet County, Texas, a 0.06 acre portion of a Dredged Channel and Lot 261-R-1, Highland Haven, Section 3 is created.
- A portion of the property shown hereon does lie within Zone X, determined to be outside of the 100-Year Flood and a portion shown hereon does lie within Zone AE, determined to be inside the 100-Year Flood, with a Base Flood Elevation of 830 Ft. A.M.S.L. as shown on the Burnet County Flood Insurance Rate Map No. 48053C0560F, Dated March 15, 2012.
- All property herein is subject to the Lower Colorado River Authority's Highland Lakes Watershed Ordinance. Written notification and/or permits are required prior to commencing any development activities. Contact LCRA Watershed Management at 1-800-776-5272, extension 2324 for more information.

FIELD NOTES of a 0.427 acre tract of land, consisting of Lot 262 and portions of Lots 261 and 263, a 0.06 acre portion of Dredged Channel in the John Harvey Survey No. 24, Abstract No. 400, Highland Haven, Section 3, a Burnet County subdivision according to the plat recorded in Volume 1, Page 130 of the Plat Records of Burnet County, Texas, being those same tracts of land described in a deed to Elisha Terry and Lesley Terry, as recorded in Burnet County Clerk's Document No. 202501666 of the Official Public Records of Burnet County, Texas, said 0.427 acre tract being more particularly described as follows:

BEGINNING at a 1-inch iron pipe found, lying in the front lot line of said Lot 261, being the northwest corner of said Terry tract, the southwest corner of Lot 260-R-1, Highland Haven, Section 3, as recorded in Document No. 202406774 of the Official Public Records of Burnet County, Texas, and lying an easterly line Chaparral Drive, for the northwest corner hereof;

THENCE S 67°35'57" E [S 66°24'00" E], crossing through said Lot 261, with the south line of said Lot 260-R-1, passing at a distance of 165.22 feet, a 3/8-inch iron rod found, continuing, for a total distance of 247.00 feet [246.73'], to a calculated point in the approximate center of said Dredged Channel, inundated by the water's of Lake LBJ, being the northeast corner of said subject 0.06 acre tract, the southeast corner of Lot 260-R-1 and lying in the west line of a called 0.408 acre tract of land, described in a deed to Calvin D. Lockhart, et ux, as recorded in Document No. 202007992 of the Official Public Records of Burnet County, Texas, for the northeast corner hereof;

THENCE S 20°37'27" W [S 21°28" W], with the approximate center line of said Dredged Channel, being the east line of said subject 0.06 acre tract and the west line of said 0.408 acre tract, a distance of 78.87 feet [78.65'], to a calculated point in the approximate center of said Dredged Channel, inundated by the water's of Lake LBJ, being the southeast corner of said subject 0.06 acre tract and the northeast corner that called 0.08 acre tract of land, described in a deed to Billy R. Passmore and Sylvia M. Passmore, as recorded in Volume 1007, Page 16 of the Official Public Records of Burnet County, Texas, for the southeast corner hereof;

THENCE N 65°48'03" W [N 64°35'46" W], with the south line of said Terry tract and the north line of said Passmore tract, passing at a distance of 59.28 feet, a 1/2-inch iron rod found, continuing, for a total distance of 249.88 feet [249.88'], to a 1-inch iron pipe found, lying in the west line lot line of said Lot 263, the east line of said Chaparral Drive, being the southwest corner of said Terry tract and the northwest corner of said Passmore tract, for the southwest corner hereof;

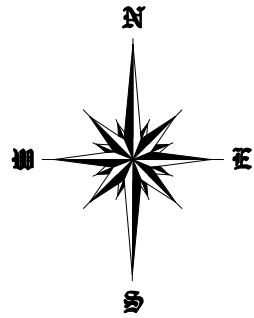
THENCE N 22°39'18" E [N 23°27'35" E], with the west lot lines of said Lots 261, 262 and 263, the east line of said Chaparral Drive, a distance of 70.99 feet [70.75'], to the point of beginning and containing 0.427 acres of land, more or less.

HOLLAND

SURVEYING

PROFESSIONAL SURVEYING AND MAPPING
SERVICES

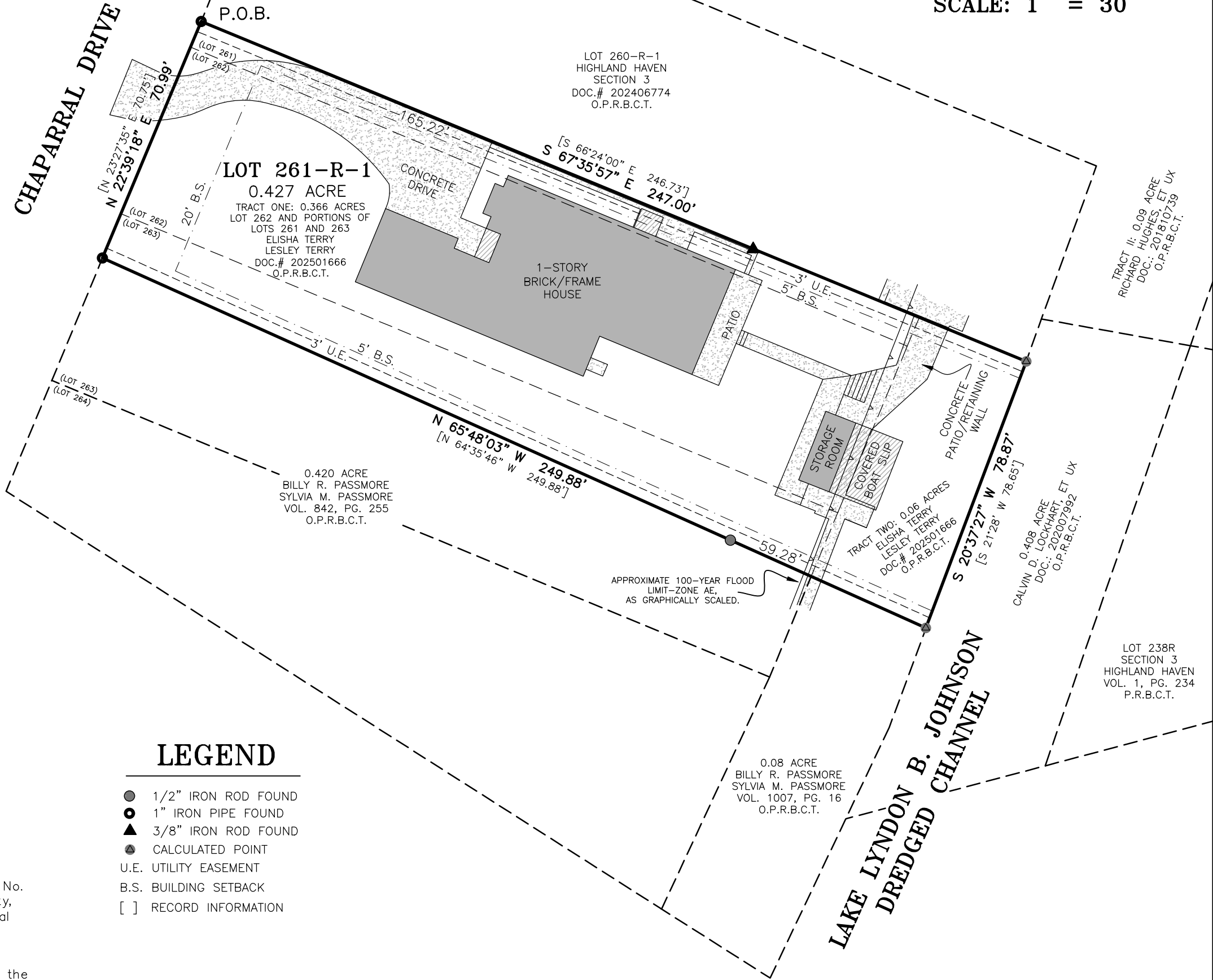
P.O. BOX 1647
MARBLE FALLS, TEXAS 78654
830-798-8850



THE BASIS OF BEARINGS
FOR THE SURVEY SHOWN
HEREON IS TEXAS STATE
PLANE, LAMBERT GRID,
CENTRAL ZONE.

SCALE: 1" = 30'

CHAPARRAL DRIVE



LEGEND

- 1/2" IRON ROD FOUND
- 1" IRON PIPE FOUND
- ▲ 3/8" IRON ROD FOUND
- CALCULATED POINT
- U.E. UTILITY EASEMENT
- B.S. BUILDING SETBACK
- [] RECORD INFORMATION

PRELIMINARY
A REPLAT OF LOT 262 AND
PORTIONS OF LOTS 261 AND 263,
A 0.06 ACRE PORTION OF DREDGED
CHANNEL, HIGHLAND HAVEN,
SECTION 3 IN THE JOHN HARVEY
SURVEY NO. 24, ABSTRACT NO. 400,
CITY OF HIGHLAND HAVEN,
BURNET COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF BURNET:

KNOW ALL MEN THESE PRESENTS: That We, Elisha Terry and Lesley Terry, being the owners of Lot No. 262 and portions of Lot Nos. 261 and 263, a 0.06 acre portion of a Dredged Channel, situated in the John Harvey Survey No. 24, Abstract No. 400, Highland Haven, Section 3, a Burnet County subdivision according to the plat recorded in Volume 1, Page 130 of the Plat Records of Burnet County, Texas, said properties being conveyed by deed in Burnet County Clerk's Document No. 202501666 of the Official Public Records of Burnet County, Texas, and does hereby dedicate the attached plat as shown hereon and does hereby adopt it to be known as, "A REPLAT OF LOT 262 AND PORTIONS OF LOTS 261 AND 263, HIGHLAND HAVEN, SECTION 3, A 0.06 ACRE PORTION OF A DREDGED CHANNEL IN THE JOHN HARVEY SURVEY NO. 24, ABSTRACT NO. 400, CITY OF HIGHLAND HAVEN, BURNET COUNTY, TEXAS", as the official plat of same.

WITNESS MY HAND this _____ day of _____, 2025.

STATE OF TEXAS:
COUNTY OF BURNET:

Before me, the undersigned authority, on this day personally appeared Elisha Terry and Lesley Terry, known to me to be the persons whose names are subscribed to the forgoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Texas

STATE OF TEXAS:
COUNTY OF BURNET:
CITY OF HIGHLAND HAVEN:

This subdivision plat has been considered and approved by the Planning and Zoning Commission of the City of Highland Haven, Texas, at its meeting on the _____ day of _____, 2025.

APPROVAL: _____
Chairman
City of Highland Haven

STATE OF TEXAS:
COUNTY OF BURNET:
CITY OF HIGHLAND HAVEN:

This subdivision plat has been submitted to the City of Highland Haven, Texas, at its meeting on the _____ day of _____, 2025, and is duly considered and found to comply with the laws and statutes of the State of Texas and the City Ordinances of the City of Highland Haven, Texas.

APPROVAL: _____
Olan Kelley, Mayor
City of Highland Haven, Texas

ATTEST: _____
Lezley Baum, City Secretary
City of Highland Haven, Texas

STATE OF TEXAS:
COUNTY OF BURNET:

I, Todd Holland, the undersigned Registered Professional Land Survey in the State of Texas, do hereby certify that this plat was prepare from an actual survey made on the ground under my supervision, and that said plat is a true and correct representation of same as located its component parts on the ground.

WITNESS MY HAND AND OFFICIAL SEAL this _____ day of _____, 2025.

Todd Holland, R.P.L.S. No. 5421

GENERAL NOTES:

- Each dwelling constructed or placed on this subdivision shall be connected to an on-site sewage facility meeting the permit specification of the Lower Colorado River Authority (LCRA).
- Each and every On-Site Sewage Facility installed within this subdivision must be permitted, inspected and approved for operation under those terms, standards and requirements of the Texas Commission on Environmental Quality and Lower Colorado River Authority as are in effect at the time such applications for permits are made.
- The property shown hereon is subject to all current land use ordinances and subdivision regulations for the City of Highland Haven, Texas.
- Property is located in Zone X (areas outside the 100-Year Flood) as shown on the Flood Insurance Rate Map No. 48053C0560F, effective March 15, 2012, Burnet County, Texas.
- This Replat deletes and takes the place of Lot 262 and portions of Lots 261 and 263, Highland Haven, Section 3, recorded in Volume 1, Page 130 of the Plat Records of Burnet County, Texas, a 0.06 acre portion of a Dredged Channel and Lot 261-R-1, Highland Haven, Section 3 is created.
- A portion of the property shown hereon does lie within Zone X, determined to be outside of the 100-Year Flood and a portion shown hereon does lie within Zone AE, determined to be inside the 100-Year Flood, with a Base Flood Elevation of 830 Ft. A.M.S.L. as shown on the Burnet County Flood Insurance Rate Map No. 48053C0560F, Dated March 15, 2012.
- All property herein is subject to the Lower Colorado River Authority's Highland Lakes Watershed Ordinance. Written notification and/or permits are required prior to commencing any development activities. Contact LCRA Watershed Management at 1-800-776-5272, extension 2324 for more information.

FIELD NOTES of a 0.427 acre tract of land, consisting of Lot 262 and portions of Lots 261 and 263, a 0.06 acre portion of Dredged Channel in the John Harvey Survey No. 24, Abstract No. 400, Highland Haven, Section 3, a Burnet County subdivision according to the plat recorded in Volume 1, Page 130 of the Plat Records of Burnet County, Texas, being those same tracts of land described in a deed to Elisha Terry and Lesley Terry, as recorded in Burnet County Clerk's Document No. 202501666 of the Official Public Records of Burnet County, Texas, said 0.427 acre tract being more particularly described as follows:

BEGINNING at a 1-inch iron pipe found, lying in the front lot line of said Lot 261, being the northwest corner of said Terry tract, the southwest corner of Lot 260-R-1, Highland Haven, Section 3, as recorded in Document No. 202406774 of the Official Public Records of Burnet County, Texas, and lying an easterly line Chaparral Drive, for the northwest corner hereof;

THENCE S 67°35'57" E [S 66°24'00" E], crossing through said Lot 261, with the south line of said Lot 260-R-1, passing at a distance of 165.22 feet, a 3/8-inch iron rod found, continuing, for a total distance of 247.00 feet [246.73'], to a calculated point in the approximate center of said Dredged Channel, inundated by the water's of Lake LBJ, being the northeast corner of said subject 0.06 acre tract, the southeast corner of Lot 260-R-1 and lying in the west line of a called 0.408 acre tract of land, described in a deed to Calvin D. Lockhart, et ux, as recorded in Document No. 202007992 of the Official Public Records of Burnet County, Texas, for the northeast corner hereof;

THENCE S 20°37'27" W [S 21°28" W], with the approximate center line of said Dredged Channel, being the east line of said subject 0.06 acre tract and the west line of said 0.408 acre tract, a distance of 78.87 feet [78.65'], to a calculated point in the approximate center of said Dredged Channel, inundated by the water's of Lake LBJ, being the southeast corner of said subject 0.06 acre tract and the northeast corner that called 0.08 acre tract of land, described in a deed to Billy R. Passmore and Sylvia M. Passmore, as recorded in Volume 1007, Page 16 of the Official Public Records of Burnet County, Texas, for the southeast corner hereof;

THENCE N 65°48'03" W [N 64°35'46" W], with the south line of said Terry tract and the north line of said Passmore tract, passing at a distance of 59.28 feet, a 1/2-inch iron rod found, continuing, for a total distance of 249.88 feet [249.88'], to a 1-inch iron pipe found, lying in the west line lot line of said Lot 263, the east line of said Chaparral Drive, being the southwest corner of said Terry tract and the northwest corner of said Passmore tract, for the southwest corner hereof;

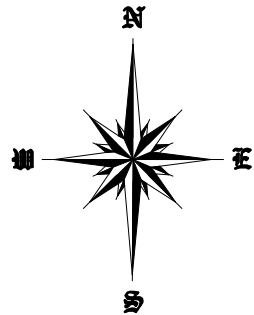
THENCE N 22°39'18" E [N 23°27'35" E], with the west lot lines of said Lots 261, 262 and 263, the east line of said Chaparral Drive, a distance of 70.99 feet [70.75'], to the point of beginning and containing 0.427 acres of land, more or less.

HOLLAND

SURVEYING

PROFESSIONAL SURVEYING AND MAPPING
SERVICES

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MARBLE FALLS, TEXAS 78654
830-798-8850



THE BASIS OF BEARINGS
FOR THE SURVEY SHOWN
HEREON IS TEXAS STATE
PLANE, LAMBERT GRID,
CENTRAL ZONE.

SCALE: 1" = 30'

CHAPARRAL DRIVE

P.O.B.

LOT 260-R-1
HIGHLAND HAVEN
SECTION 3
DOC.# 202406774
O.P.R.B.C.T.

LOT 261-R-1

0.427 ACRE

TRACT ONE: 0.366 ACRES
LOT 262 AND PORTIONS OF
LOTS 261 AND 263
ELISHA TERRY
LESLEY TERRY
DOC.# 202501666
O.P.R.B.C.T.

0.420 ACRE
BILLY R. PASSMORE
SYLVIA M. PASSMORE
VOL. 842, PG. 255
O.P.R.B.C.T.

TRACT TWO: 0.06 ACRES
ELISHA TERRY
LESLEY TERRY
DOC.# 202501666
O.P.R.B.C.T.

0.408 ACRE
CALVIN D. LOCKHART, ET UX
DOC. # 202007992
O.P.R.B.C.T.

TRACT III: 0.09 ACRE
RICHARD HUGHES, ET UX
DOC. # 201810739
O.P.R.B.C.T.

LOT 238R
SECTION 3
HIGHLAND HAVEN
VOL. 1, PG. 234
P.R.B.C.T.

LEGEND

- 1/2" IRON ROD FOUND
- 1" IRON PIPE FOUND
- ▲ 3/8" IRON ROD FOUND
- CALCULATED POINT
- U.E. UTILITY EASEMENT
- B.S. BUILDING SETBACK
- [] RECORD INFORMATION

A REPLAT OF LOT 262 AND
PORTIONS OF LOTS 261 AND 263,
A 0.06 ACRE PORTION OF DREDGED
CHANNEL, HIGHLAND HAVEN,
SECTION 3 IN THE JOHN HARVEY
SURVEY NO. 24, ABSTRACT NO. 400,
CITY OF HIGHLAND HAVEN,
BURNET COUNTY, TEXAS.