

**New Waterfront Construction  
838 Dove Island, Lot 1B  
4/3/2 with Bulkhead  
\$359,000**

This energy efficient classic Lake Front design incorporates the best features that Vacation Home Builders is synonymous with all wrapped up in a 1750 sq foot home featuring 4 bedrooms, 3 baths and a large 2 car garage.

Located directly on 50 feet of beautiful Lake Livingston shoreline, this home allows you the appreciation associated with being on the Peninsula, one of Lake Livingston's most desired addresses. This home will look out over the lake giving you and your guests beautiful views with shore lines at 1, 3, and 12 miles away. The home is steps from the waterside where you can build your own boathouse, fishing pier and swimming rope swings.

The home itself will be a single story home designed for living and offering very low maintenance. The exterior of the home is clad in long lasting Hardi in a smaller style unique to our homes which gives the look and feel of old wood siding with none of the associated maintenance. The windows offered in our homes are all Low-E double pane glass in vinyl frames to help reduce your utility bills.

These steps are just the start of the energy efficiency our homes offer, each is built to strict NAHB standards and are fully foam insulated, and feature 2 stage variable speed HVAC systems with automatic humidity control. As you walk through the home you will constantly be reminded of the simpler times of yesteryear but with modern improvements including high efficiency water heaters, PEX water systems, reverse osmosis water maker, and rounded corners. Soaring ceilings and special lighting treatments help set your new home apart from others built around the lake and give you that warm at home feeling so valuable on weekends or full time.

The master suite overlooks the lake through large windows allowing your first sight in the morning to be the lake itself. The modern kitchen comes fully equipped with range, microwave, dishwasher and 2 door refrigerator. The laundry area in the garage is spacious and ready for your side-by-side washer and dryer, instead of some jumbled stackable unit.

The waterside yard is a good size with plenty of room for kids to play or even a small pool if 94,000 acres of lake is not enough for your needs.

This highly desirable unit is ready to start construction and is being offered for Pre sale at 359,000 including the lot. Please come join our community and enjoy the life style of Cedar Point a fully gated community manned 24/7, with central sewer and water, 2 fishing piers, 2 boat launches, a large clubhouse, an outdoor covered pavilion with room for 400 and a new Jr. Olympic swimming pool.

Please contact our office direct or your realtor and come see this new home.

- NOTES:
1. ALL BEARINGS ARE REFERENCED TO THE MONUMENTED WEST RIGHT-OF-WAY LINE OF DOVE ISLAND, BASED ON 50 FEET IN WIDTH, AS RECORDED IN VOL. 12, PGS. 26 & 27, P.C.P.R..
  2. THE AREA SHOWN HEREON IN ACRES IS COMPATIBLE WITH THE ALLOWABLE PRECISION OF CLOSURE FOR THIS SURVEY. THE AREA SHOWN HEREON IN SQUARE FEET IS A CALCULATED VALUE ONLY.
  3. SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY FOR MATTERS OF RECORD OTHER THAN BOUNDARY DETERMINATION.
  4. THIS TRACT IS SUBJECT TO ALL TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS AS SET FORTH BY INSTRUMENT RECORDED IN VOLUME 1597, PAGE 698, O.P.R.P.C.. VOLUME 1601, PG. 580, O.P.R.P.C. AND BY PLAT RECORDED IN VOLUME 12, PAGES 26 AND 27, P.C.P.R..
  5. • = FOUND 5/8 INCH IRON ROD WITH CAP (MARKED J.HECK, RPLS 4385) UNLESS NOTED OTHERWISE.
  6. THIS TRACT IS SUBJECT TO A JOINT USE AGREEMENT BETWEEN CONCORD CAPITAL GROUP AND THE TRINITY RIVER AUTHORITY BY INSTRUMENT RECORDED IN VOL. 1235, PG. 40, O.P.R.P.C. PERMITTING CONSTRUCTION OF CERTAIN IMPROVEMENTS WITHIN THE TRA FLOWAGE EASEMENT.
  9. THIS TRACT IS SUBJECT TO THE SUBDIVISION REGULATIONS OF POLK COUNTY, TEXAS, EFFECTIVE JANUARY 1, 2008, REGARDING THE RESUBDIVISION OF EXISTING PLATTED LOTS.

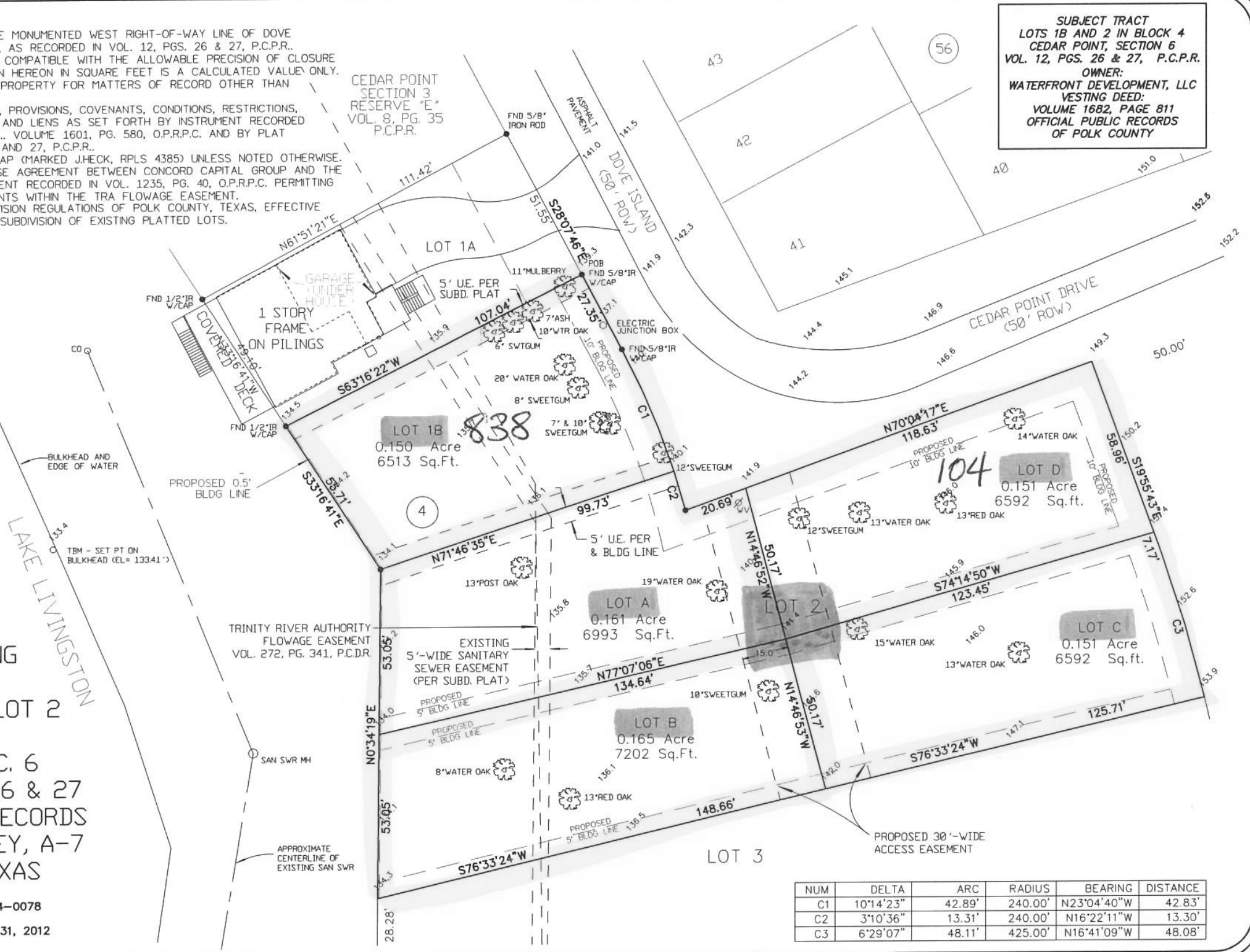


SCALE: 1" = 30'

TABLE OF ABBREVIATIONS:  
AC = AIR CONDITIONER  
BLDG = BUILDING  
CO = CLEAN OUT (SAN SWR)  
FND = FOUND  
IR = IRON ROD  
MH = MANHOLE (SAN SWR)  
O.P.R.P.C. = OFFICIAL PUBLIC RECORDS OF POLK COUNTY  
P.C.D.R. = POLK COUNTY DEED RECORDS  
P.C.P.R. = POLK COUNTY PLAT RECORDS  
PG = PAGE  
P.O.B. = POINT OF BEGINNING  
ROW = RIGHT-OF-WAY  
UE = UTILITY EASEMENT  
VOL. = VOLUME

SKETCH SHOWING  
5 TRACTS  
OUT OF LOT 1B & LOT 2  
IN BLOCK 4  
CEDAR POINT, SEC. 6  
VOLUME 12, PAGES 26 & 27  
POLK COUNTY PLAT RECORDS  
JOHN BURGESS SURVEY, A-7  
POLK COUNTY, TEXAS

GIVE'M HECK, INC.  
P.O. BOX 78 HILLISTER, TX 77624-0078  
(409) 331-0065  
JOB NO.89-006B31 DECEMBER 31, 2012



SUBJECT TRACT  
LOTS 1B AND 2 IN BLOCK 4  
CEDAR POINT, SECTION 6  
VOL. 12, PGS. 26 & 27, P.C.P.R.  
OWNER:  
WATERFRONT DEVELOPMENT, LLC  
VESTING DEED:  
VOLUME 1682, PAGE 811  
OFFICIAL PUBLIC RECORDS  
OF POLK COUNTY

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	10°14'23"	42.89'	240.00'	N23°04'40"W	42.83'
C2	3°10'36"	13.31'	240.00'	N16°22'11"W	13.30'
C3	6°29'07"	48.11'	425.00'	N16°41'09"W	48.08'

VON SCHMIDT  
DESIGN GROUP  
a DESIGN BUILD FIRM  
FULL DEVELOPMENT SERVICES

PLAT MAP

NEW CONSTRUCTION  
FOR  
838 DOVE ISLAND, LOT 1B  
CEDAR POINT  
LIVINGSTON, TX

DRAWN BY  
A. GARLAND  
DATE  
5/15/2013  
SCALE  
SEE VIEW  
FILE NAME  
V2 4BDR

SHEET NUMBER

1

185 Cedar Point Dr  
Livingston, TX 77351  
936.646.6767  
www.vacationhomebuilders.com



DRAWN BY  
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5/15/2013  
SCALE  
SEE VIEW  
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V2 4BDR

SHEET NUMBER

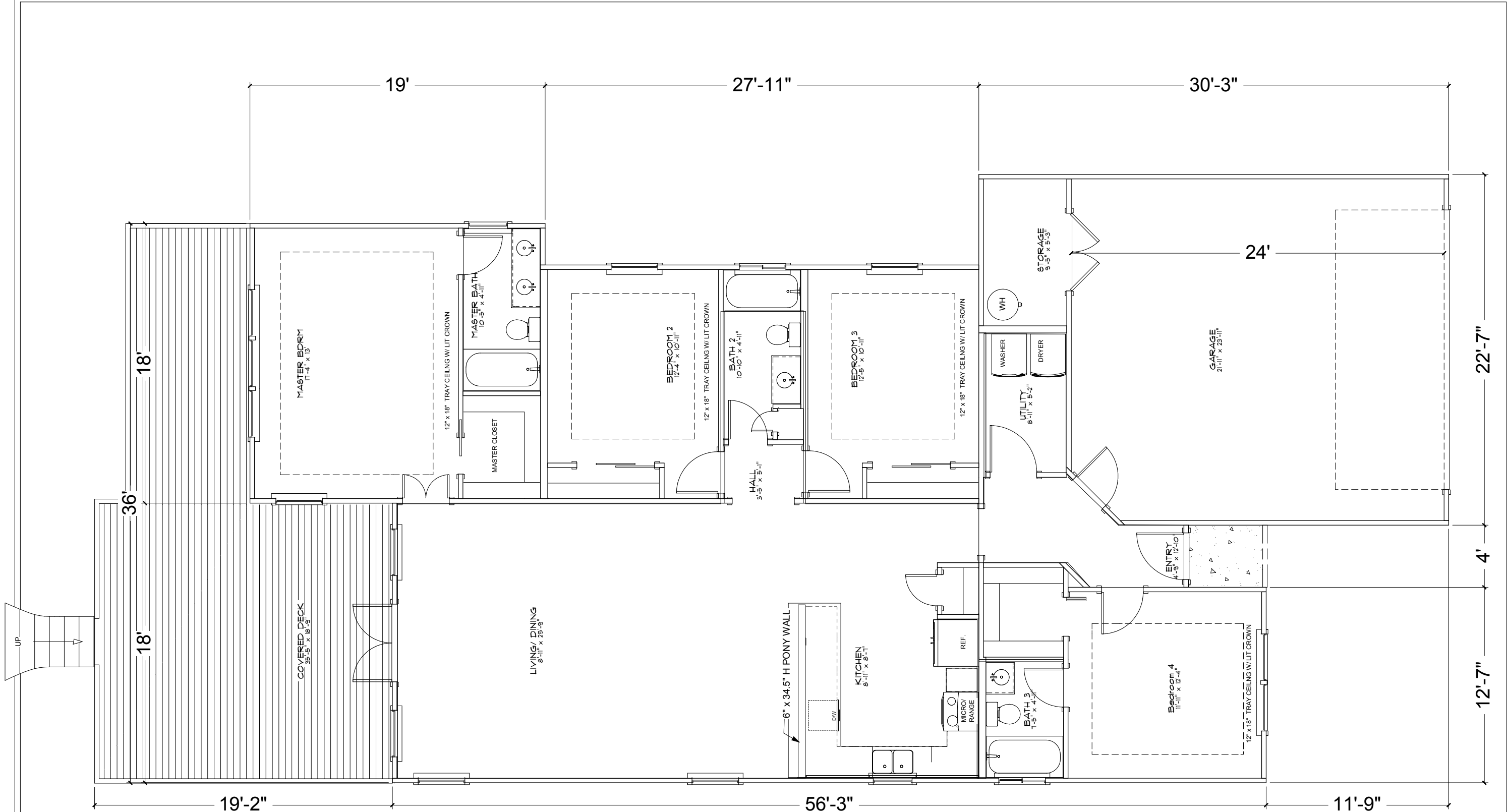
2

NEW CONSTRUCTION  
FOR  
838 DOVE ISLAND, LOT 1B  
CEDAR POINT  
LIVINGSTON, TX

SATELLITE VIEW

VON SCHMIDT  
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SHEET NUMBER

3

NEW CONSTRUCTION  
FOR  
838 DOVE ISLAND, LOT 1B  
CEDAR POINT  
LIVINGSTON, TX

FLOOR PLAN

VON SCHMIDT  
DESIGN GROUP  
a DESIGN BUILD FIRM  
FULL DEVELOPMENT SERVICES

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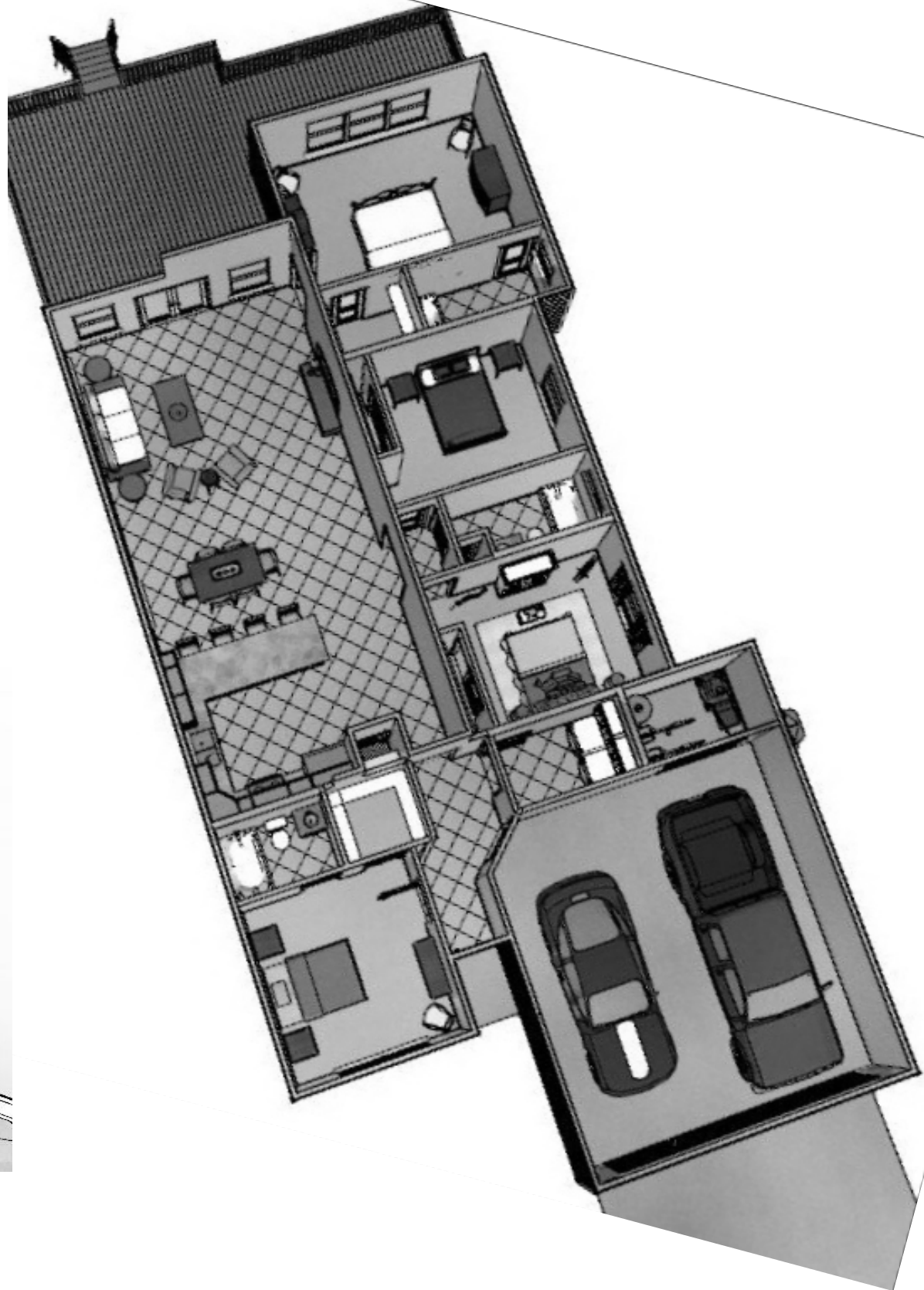




KITCHEN/DINING/LIVING



DINING/KITCHEN



VIEW FROM  
STREET



VIEW FROM  
WATER



VON SCHMIDT  
DESIGN GROUP  
a DESIGN BUILD FIRM  
FULL DEVELOPMENT SERVICES

EXTERIOR 3D

NEW CONSTRUCTION  
FOR  
838 DOVE ISLAND, LOT 1B  
CEDAR POINT  
LIVINGSTON, TX

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SCALE  
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V2 4BDR

SHEET NUMBER

5

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