

RESOLUTION NO. 25-2112

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, FORMALLY ACCEPTING THE PUBLIC INFRASTRUCTURE INCLUDING STREETS, STORM DRAINAGE, WATER, AND SEWER IMPROVEMENTS FOR LAKESIDE AT TESSERA, PHASE 4A, AS SHOWN ON THE PRELIMINARY PLAT; PROVIDING FOR ACCEPTANCE AND MAINTENANCE OF SUCH INFRASTRUCTURE BY THE CITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the public infrastructure, including streets, storm drainage, water, and sewer improvements (collectively, the "Improvements"), for the development known as Lakeside at Tessera, Phase 4A (the "Development"), was constructed by the Developer in accordance with the approved engineering plans and specifications for said Development; and

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

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

WHEREAS, the Bill of Sale will be signed upon passage of resolution, and Final Plat of Lakeside at Tessera, Phase 4A, has been reviewed and approved by the City and is included as **Exhibit A** to this Resolution; and

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

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

SECTION 1. The City of Lago Vista hereby accepts the dedication of the public infrastructure, including streets, storm drainage, water, and sewer improvements, for Lakeside at Tessera, Phase 4A, as depicted on the Bill of Sale and Final Plat attached as **Exhibit A**.

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

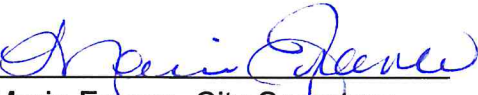
SECTION 3. This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED by the City Council of the City of Lago Vista, this **6th** day of **February 2025**.

ATTEST:



CITY OF LAGO VISTA, TEXAS


Maria Franco, City Secretary


Kevin Sullivan, Mayor

On a motion by Councilor Owen, seconded by Councilor Roberts
the above and foregoing instrument was passed and approved.

EXHIBIT "A"

Bill of Sale & Prelim Plat

BILL OF SALE, CONVEYANCE AND ASSIGNMENT

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

This Bill of Sale, Conveyance and Assignment ("**Conveyance**") is made by and between Hines Lake Travis Land II Limited Partnership, a Texas limited partnership ("**Grantor**"), and City of Lago Vista, a home rule municipal corporation ("**Grantee**"), and is as follows:

RECITALS:

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

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

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

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

EXECUTED to be effective this _____ day of _____, 2025.

[Signatures to follow on next page]

GRANTOR:

HINES LAKE TRAVIS LAND II LIMITED PARTNERSHIP,
a Nevada limited partnership

By: Hines Lake Travis II GP LLC,
a Delaware limited liability company,
its general partner

By: Hines Interests Limited Partnership
a Delaware limited partnership,
its sole member

By: _____
Name: Robert W. Witte
Title: Senior Managing Director

THE STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2025 by Robert W. Witte, Senior Managing Director of HINES INTERESTS LIMITED PARTNERSHIP, a Delaware limited partnership, in its capacity as sole member of HINES LAKE TRAVIS II GP, LLC, a Delaware limited liability company, in its capacity as general partner of HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP, a Nevada limited partnership, on behalf of said entities.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____
2025.

Notary Public-State of Texas

GRANTEE:

CITY OF LAGO VISTA, TEXAS

BY: _____
Kevin Sullivan, Mayor

ATTEST:

Maria Franco, City Secretary

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the _____ day of _____, 20__, by Kevin Sullivan, Mayor of City of Lago Vista, Texas, a home rule municipal corporation, on behalf of said City.

Notary Public, State of Texas
My Commission Expires: _____

(SEAL)

EXHIBIT "A"

DESCRIPTION OF PAVING, DRAINAGE AND UTILITY INFRASTRUCTURE

Water, Sanitary Sewer, Drainage and Paving improvements required for residential Phase 4A within the Lakeside at Tessera on Lake Travis development.

The improvements correspond with specifications and requirements listed in the construction documents sealed April 22, 2022, approved for construction by the City of Lago Vista on June 6, 2022 and Final Plats approved by City of Lago Vista Planning and Zoning Commission on June 9, 2022.

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