

**RESOLUTION NO. 25-2126**

**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 FIREFLY COVE PHASES IA AND IB, AS SHOWN ON THE FINAL PLAT; PROVIDING FOR ACCEPTANCE AND MAINTENANCE OF SUCH INFRASTRUCTURE BY THE CITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the public infrastructure, including streets, storm drainage, water, and sewer improvements (collectively, the "Improvements"), for the development known as Firefly Cove Phases IA and IB (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, maintenance bond 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 Firefly Cove Phase IA and IB, 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 Firefly Cove Phase IA and 1B, as depicted in the 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 1<sup>st</sup> day of May 2025.

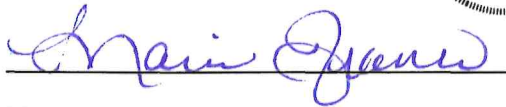
CITY OF LAGO VISTA, TEXAS



Kevin Sullivan, Mayor



ATTEST:



Maria Franco, City Secretary

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

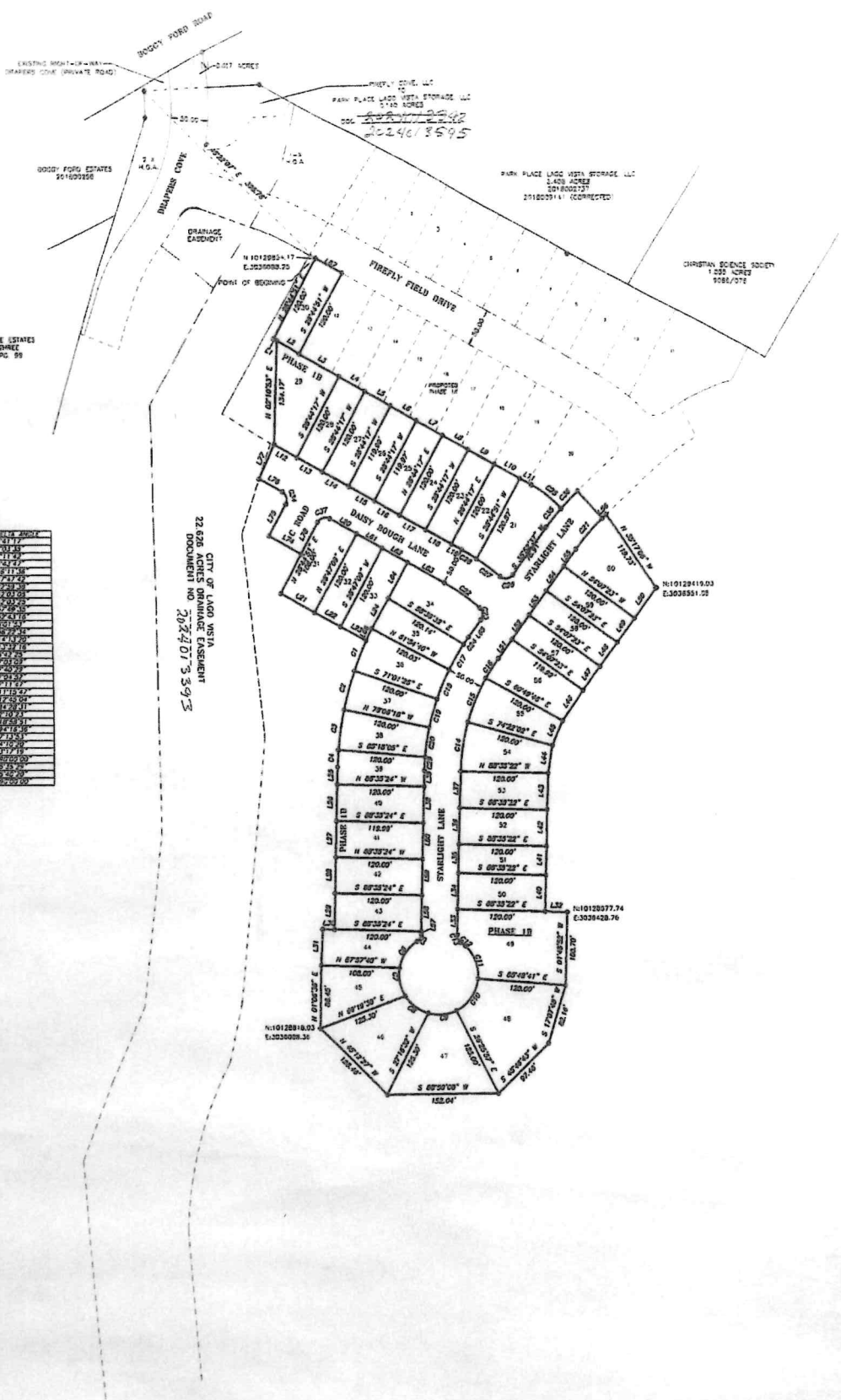
**EXHIBIT "A"**

**FINAL PLAT**



2024013393

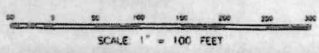
# PHASE 1B



LOT	BEARING	DIST.	AREA	ACRES	OWNER
1	S 89°32'24" E	120.00'	120.00	.0027	120.00
2	S 89°32'24" E	120.00'	120.00	.0027	120.00
3	S 89°32'24" E	120.00'	120.00	.0027	120.00
4	S 89°32'24" E	120.00'	120.00	.0027	120.00
5	S 89°32'24" E	120.00'	120.00	.0027	120.00
6	S 89°32'24" E	120.00'	120.00	.0027	120.00
7	S 89°32'24" E	120.00'	120.00	.0027	120.00
8	S 89°32'24" E	120.00'	120.00	.0027	120.00
9	S 89°32'24" E	120.00'	120.00	.0027	120.00
10	S 89°32'24" E	120.00'	120.00	.0027	120.00
11	S 89°32'24" E	120.00'	120.00	.0027	120.00
12	S 89°32'24" E	120.00'	120.00	.0027	120.00
13	S 89°32'24" E	120.00'	120.00	.0027	120.00
14	S 89°32'24" E	120.00'	120.00	.0027	120.00
15	S 89°32'24" E	120.00'	120.00	.0027	120.00
16	S 89°32'24" E	120.00'	120.00	.0027	120.00
17	S 89°32'24" E	120.00'	120.00	.0027	120.00
18	S 89°32'24" E	120.00'	120.00	.0027	120.00
19	S 89°32'24" E	120.00'	120.00	.0027	120.00
20	S 89°32'24" E	120.00'	120.00	.0027	120.00
21	S 89°32'24" E	120.00'	120.00	.0027	120.00
22	S 89°32'24" E	120.00'	120.00	.0027	120.00
23	S 89°32'24" E	120.00'	120.00	.0027	120.00
24	S 89°32'24" E	120.00'	120.00	.0027	120.00
25	S 89°32'24" E	120.00'	120.00	.0027	120.00
26	S 89°32'24" E	120.00'	120.00	.0027	120.00
27	S 89°32'24" E	120.00'	120.00	.0027	120.00
28	S 89°32'24" E	120.00'	120.00	.0027	120.00
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42	S 89°32'24" E	120.00'	120.00	.0027	120.00
43	S 89°32'24" E	120.00'	120.00	.0027	120.00
44	S 89°32'24" E	120.00'	120.00	.0027	120.00
45	S 89°32'24" E	120.00'	120.00	.0027	120.00
46	S 89°32'24" E	120.00'	120.00	.0027	120.00
47	S 89°32'24" E	120.00'	120.00	.0027	120.00
48	S 89°32'24" E	120.00'	120.00	.0027	120.00
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LOT	BEARING	DIST.	AREA	ACRES	OWNER
1	S 89°32'24" E	120.00'	120.00	.0027	120.00
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47	S 89°32'24" E	120.00'	120.00	.0027	120.00
48	S 89°32'24" E	120.00'	120.00	.0027	120.00
49	S 89°32'24" E	120.00'	120.00	.0027	120.00

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE



OWNER/DEVELOPER  
FIREFLY COVE, LLC  
P.O. BOX 0  
ASPEN, CO 81612

PLAT NO. \_\_\_\_\_  
SUBDIVISION PLAT  
ESTABLISHING  
**FIREFLY COVE**  
SUBDIVISION  
**PHASE 1A & PHASE 1B**  
BEING A 7.261 ACRE TRACT OF LAND,  
A PART OF THE TRACT  
DESCRIBED IN WARRANTY DEED,  
DOCUMENT # 2021060320,  
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY,  
TEXAS.

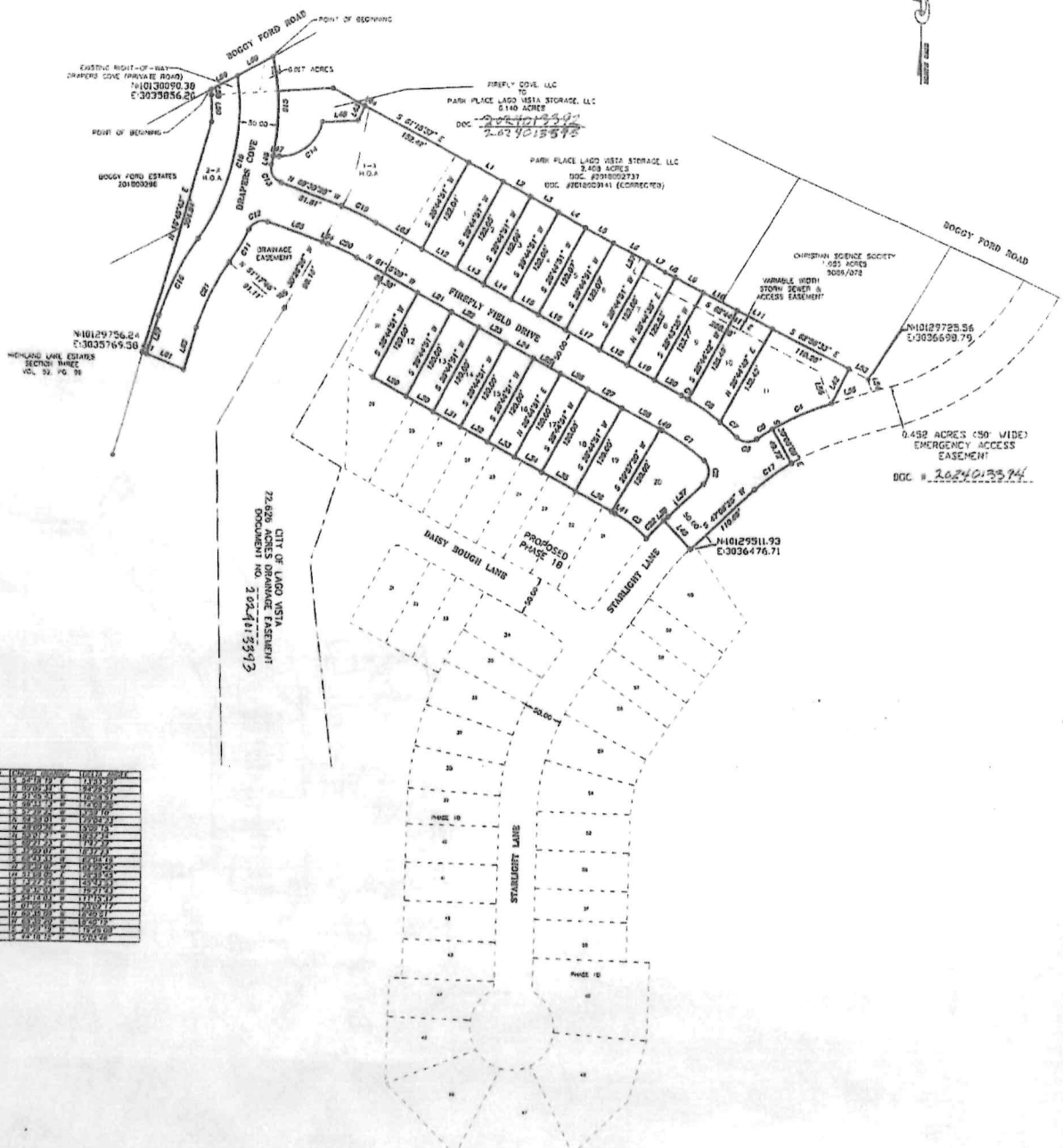
**LEGEND**  
 ○ - 1/2" IRON ROD SET WITH RED CAP  
 MARKED "TRAC SPS 592"  
 ● - 1/2" IRON ROD FOUND (UNLESS NOTED)

**SHEET 3 OF 3**  
 SURVEYING, INC.  
 FIRM REGISTRATION NO. 10027920  
 328 COUNTY ROAD 325 P.O. BOX 1488 ROCKDALE, TX 76567

**FIREFLY COVE SUBDIVISION**  
 PHASE 1A & PHASE 1B  
 CITY OF LAGO VISTA  
 T.R.A. CODE SURVEY  
 ABSTRACT NO. 2028  
 TRAVIS COUNTY, TEXAS

Completion Date 8/17/23 Drawn by MGC  
 Scale 1"=100' Surveyed by LS  
 Project No. 520-242 Checked by BL

# PHASE 1A



Lot No.	Area (sq. ft.)	Area (Acres)
L1	10,000	0.2296
L2	10,000	0.2296
L3	10,000	0.2296
L4	10,000	0.2296
L5	10,000	0.2296
L6	10,000	0.2296
L7	10,000	0.2296
L8	10,000	0.2296
L9	10,000	0.2296
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L97	10,000	0.2296
L98	10,000	0.2296
L99	10,000	0.2296
L100	10,000	0.2296

Lot No.	Area (sq. ft.)	Area (Acres)
L101	10,000	0.2296
L102	10,000	0.2296
L103	10,000	0.2296
L104	10,000	0.2296
L105	10,000	0.2296
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L152	10,000	0.2296
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L154	10,000	0.2296
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L156	10,000	0.2296
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L158	10,000	0.2296
L159	10,000	0.2296
L160	10,000	0.2296
L161	10,000	0.2296
L162	10,000	0.2296
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L167	10,000	0.2296
L168	10,000	0.2296
L169	10,000	0.2296
L170	10,000	0.2296
L171	10,000	0.2296
L172	10,000	0.2296
L173	10,000	0.2296
L174	10,000	0.2296
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L184	10,000	0.2296
L185	10,000	0.2296
L186	10,000	0.2296
L187	10,000	0.2296
L188	10,000	0.2296
L189	10,000	0.2296
L190	10,000	0.2296
L191	10,000	0.2296
L192	10,000	0.2296
L193	10,000	0.2296
L194	10,000	0.2296
L195	10,000	0.2296
L196	10,000	0.2296
L197	10,000	0.2296
L198	10,000	0.2296
L199	10,000	0.2296
L200	10,000	0.2296

OWNER/DEVELOPER  
 FIREFLY COVE, LLC  
 P.O. BOX G  
 ASPEN, CO 81612

BEARINGS ARE BASED ON THE  
 TEXAS STATE PLANE COORDINATE SYSTEM  
 OF 1983, TEXAS CENTRAL ZONE

SCALE: 1" = 100 FEET

- LEGEND**
- - 1/2" RED ROD SET WITH RED CAP
  - - 1/2" RED ROD (UNLESS NOTED)

PLAT NO. SUBDIVISION PLAT ESTABLISHING <b>FIREFLY COVE</b> SUBDIVISION <b>PHASE 1A &amp; PHASE 1B</b> BEING A 4.912 ACRE TRACT OF LAND, A PART OF THE TRACT DESCRIBED IN WARRANTY DEED, DOCUMENT # 201006320, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS	SHEET 2 OF 3 SURVEYING, INC. FIRM REGISTRATION NO. 10007000 520 COUNTY ROAD 325 P.O. BOX 1405 ROCKDALE, TX 76087 <b>FIREFLY COVE SUBDIVISION</b> PHASE 1A & PHASE 1B CITY OF LAGO VISTA T.A. COOK SURVEY ABSTRACT NO. 5055 TRAVIS COUNTY, TEXAS Completion Date: 7/7/23 Drawn by: MCG Scale: 1"=100' Surveyed by: LS PROJECT NO. S20-243 Checked by: BR
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