

**RESOLUTION 25-2147**

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS GRANTING A PARTIAL VACATION OF EXISTING DRAINAGE EASEMENT, AS DEPICTED IN DOCUMENT NO. 2008043815 AND DOCUMENT 200800207 IN ORDER TO FACILITATE THE DEVELOPMENT OF SAID PROPERTY.**

**WHEREAS**, the property identified as Lot J, Amended Plat of Lots G and H Lago Vista Town Centre Subdivision, Lago Vista, Texas, a Subdivision in Travis County, Texas, filed of record under Document No. 200800207 of the Plat Records of Travis County, Texas shows the presence of a 25' Drainage Easement passing through said lot approximately 15' from the Southeast corner of the property and proceeding East 240' before exiting the property approximately 147' from the Southwest corner of the property being located at the address locally known as 7708 Lohman Ford Road, Lago Vista, Texas 78645; and,

**WHEREAS**, a partial vacation of the existing drainage easement, Document No. 2008043815, as shown in **Attachment A** is necessary in order to facilitate the development of said property; and,

**WHEREAS**, a relocation of existing facilities is necessary in order to facilitate the development of said property; and,

**WHEREAS**, the property owner has provided a suitable replacement for relocation of existing or planned facilities as shown in **Attachment B**; and,

**WHEREAS**, in consideration of the premises or other good and valuable considerations the undersigned do hereby abandon, alter, relocate or establish all rights, titles and interests in and to the easement(s), as described, in the above addressed property and as shown in **Attachment A**.

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

**AND, IT IS SO RESOLVED.**

**PASSED AND APPROVED** this 21<sup>st</sup> day of August 2025.



**ATTEST;**

*Robin Smith*

Robin Smith, City Secretary

**CITY OF LAGO VISTA, TEXAS**

*Kevin Sullivan*

Kevin Sullivan, Mayor

On a motion by Roberts, seconded by Saum, the above and foregoing Resolution was passed and approved.

4,644 SQUARE FEET  
LAGO VISTA, TEXAS

343-632 PDER  
PROJECT NO.: 334-360  
MAY 19, 2025

## ATTACHEMENT A

### PARTIAL DRAINAGE EASEMENT RELEASE LEGAL DESCRIPTION

**BEING A 4,644 SQUARE FOOT PORTION OF AN EXISTING DRAINAGE EASEMENT SITUATED IN LOT J, AMENDED PLAT OF LOTS G AND H, LAGO VISTA TOWN CENTRE SUBDIVISION, A SUBDIVISION OF RECORD, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AS DOCUMENT NO. 200800207 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID LOT J HAVING BEEN CONVEYED TO ROBERT & MARION MAYFIELD LP PER DEED RECORDED AS DOCUMENT NO. 2024074740, O.P.R.T.C.T., AND SAID EXISTING DRAINAGE EASEMENT HAVING BEEN CONVEYED TO THE CITY OF LAGO VISTA PER DEED RECORDED AS DOCUMENT NO. 2008043815, O.P.R.T.C.T.; SAID 4,644 SQUARE FOOT PORTION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a cotton spindle found on the westerly right-of-way line of F.M. 1431 (100 foot wide right-of-way) at the southeast corner of said Lot J;

**THENCE**, along the common line of said Lot J and of the westerly right-of-way line of F.M. 1431, N06°32'50"W, a distance of 15.35 feet to a calculated point, being the most southerly corner of said existing drainage easement and the **POINT OF BEGINNING** hereof;

**THENCE**, over and across said Lot J, and along the southerly line of said existing drainage easement, the following two (2) courses and distances:

1. N55°01'40"W, a distance of 88.32 feet to a calculated point;
2. S83°11'20"W, a distance of 103.79 feet to a calculated point;

**THENCE**, over and across said Lot J and across said existing drainage easement, N14°05'14"E, a distance of 26.76 feet to a calculated point on the northerly line of said existing drainage easement;

**THENCE**, over and across said Lot J, and along the northerly line of said existing drainage easement, the following two (2) courses and distances:

1. N83°11'20"E, a distance of 103.79 feet to a calculated point;
2. S55°01'40"E, a distance of 75.72 feet to a calculated point on the common line of said Lot J and of the westerly right-of-way line of F.M. 1431, from which a ½-inch iron rod found on the common line of said Lot J and of the westerly right-of-way line of F.M. 1431 lies N06°32'50"W, a distance of 40.52 feet;

ATTACHMENT A

4,644 SQUARE FEET

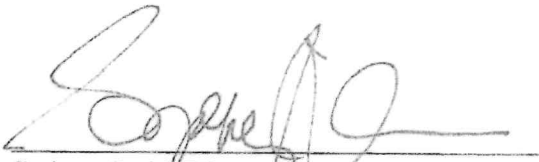
LAGO VISTA, TEXAS

343-632 PDER  
PROJECT NO.: 334-360  
MAY 19, 2025

**THENCE**, along the common line of said Lot J and of the westerly right-of-way line of F.M. 1431, S06°32'50"E, a distance of 33.39 feet to the **POINT OF BEGINNING**, and containing 4,644 square feet (0.107 acres), more or less.

THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, NAD83(2011), UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

Witness my hand and seal this 19<sup>th</sup> day of May, 2025.



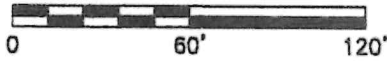
Sydney Smith Xinos, R.P.L.S. 5361  
Civil & Environmental Consultants, Inc.  
1221 S. MoPac Expressway, Suite 350  
Austin, TX 78746  
Texas Registered Surveying Firm No. 10194419



# ATTACHMENT A



NORTH  
SCALE IN FEET



DODGE TRAIL  
(60' RIGHT-OF-WAY WIDTH)

REMAINDER OF  
DRAINAGE EASEMENT  
DOC. NO. 2008043815  
O.P.R.T.C.T.

LAGO VISTA  
RETAIL CENTER LIMITED  
PARTNERSHIP  
DOC. NO. 2006023946  
O.P.R.T.C.T.

LOT F  
LAGO VISTA TOWN  
CENTRE SUBDIVISION  
DOC. NO. 200600141  
O.P.R.T.C.T.



THE BASIS OF BEARINGS SHOWN  
HEREON IS THE TEXAS STATE  
PLANE COORDINATE SYSTEM,  
CENTRAL ZONE 4203, NAD83  
(2011), UTILIZING THE LEICA  
SMARTNET CONTINUALLY OPERATING  
REFERENCE NETWORK.

ROBERT & MARION MAYFIELD LP  
DOC. NO. 2024074740  
O.P.R.T.C.T.

LOT J, AMENDED PLAT OF LOTS G AND H  
LAGO VISTA TOWN CENTRE SUBDIVISION  
DOC. NO. 2008000207  
O.P.R.T.C.T.

PARTIAL RELEASE OF  
DRAINAGE EASEMENT  
(0.107 ACRE)  
4,644 SQUARE FEET

LAGO VISTA  
RETAIL CENTER  
LIMITED PARTNERSHIP  
DOC. NO. 2006023946,  
O.P.R.T.C.T.

LOT E  
LAGO VISTA TOWN  
CENTRE SUBDIVISION  
DOC. NO. 200600141  
O.P.R.T.C.T.

CARL TRIPLE GREGORY  
DOC. NO. 2016035137  
O.P.R.T.C.T.

LOT 1A  
RESUBDIVISION OF LOT 1, BLOCK A,  
LAGO VISTA VILLAGE CENTER  
DOC. NO. 200400097  
O.P.R.T.C.T.

(100' RIGHT-OF-WAY WIDTH)  
F.M. 1431

POINT OF  
BEGINNING

POINT OF  
COMMENCEMENT

COTTON  
SPINDLE  
FOUND



Civil & Environmental  
Consultants, Inc.

1221 S. MoPac Expressway  
Suite 350  
Austin, TX 78746  
Ph: 512.439.0400  
www.cecinc.com

Texas Registered  
Engineering Firm F-38  
Surveying Firm 10194419

ROBERT MAYFIELD

LAGO VISTA, TEXAS  
TRAVIS COUNTY







PARTIAL DRAINAGE EASEMENT RELEASE  
EXHIBIT

DRAWN BY:	DRK	CHECKED BY:	JM	APPROVED BY:	SSX	SHEET NO.:
DATE:	MAY 19, 2025	DWG SCALE:	1"=60'	PROJECT NO:	343-632	1 OF 2

# ATTACHMENT A

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N55°01'40"W	88.32'
L2	S83°11'20"W	103.79'
L3	N14°05'14"E	26.76'
L4	N83°11'20"E	103.79'
L5	S55°01'40"E	75.72'
L6	S6°32'50"E	33.39'
L7	N6°32'50"W	15.35'
L8	N6°32'50"W	40.52'

## LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY LINE
	COTTON SPINDLE FOUND
	1/2-INCH IRON ROD FOUND
	CALCULATED POINT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
VOL., PG.	VOLUME, PAGE



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ROBERT MAYFIELD

LOGO VISTA, TEXAS  
TRAVIS COUNTY

PARTIAL DRAINAGE EASEMENT RELEASE  
EXHIBIT

DRAWN BY:	DRK	CHECKED BY:	JM	APPROVED BY:	SSX	SHEET NO.:
DATE:	MAY 19, 2025	DWG SCALE:	1"=60'	PROJECT NO:	343-632	2 OF 2

4,551 SQUARE FEET  
LAGO VISTA, TEXAS

343-632 DE  
PROJECT NO.: 334-360  
MAY 8, 2025

## **ATTACHEMENT B**

### **DRAINAGE EASEMENT LEGAL DESCRIPTION**

**BEING A 4,451 SQUARE FOOT TRACT OF LAND SITUATED IN LOT J, AMENDED PLAT OF LOTS G AND H, LAGO VISTA TOWN CENTRE SUBDIVISION, A SUBDIVISION OF RECORD, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AS DOCUMENT NO. 200800207 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID LOT J HAVING BEEN CONVEYED TO ROBERT & MARION MAYFIELD LP PER DEED RECORDED AS DOCUMENT NO. 2024074740, O.P.R.T.C.T.; SAID 4,551 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a cotton spindle found on the westerly right-of-way line of F.M. 1431 (100 foot wide right-of-way) at the southeast corner of said Lot J;

**THENCE**, along the common line of said Lot J and of the westerly right-of-way line of F.M. 1431, N06°32'50"W, a distance of 29.56 feet to a calculated point and the **POINT OF BEGINNING** hereof;

**THENCE**, over and across said Lot J, the following five (5) courses and distances:

1. S83°11'20"W, a distance of 119.75 feet to a calculated point;
2. N55°01'39"W, a distance of 67.00 feet to a calculated point;
3. N14°05'17"E, a distance of 26.76 feet to a calculated point;
4. S55°01'40"E, a distance of 67.00 feet to a calculated point;
5. N83°11'20"E, a distance of 110.32 feet to a calculated point on the common line of said Lot J and of the westerly right-of-way line of F.M. 1431, from which a ½-inch iron rod found on said common line lies N06°32'50"W, a distance of 34.70 feet;

**ATTACHMENT B**

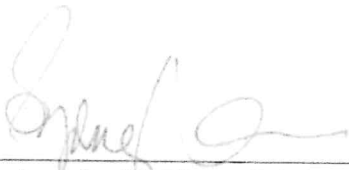
4,551 SQUARE FEET  
LAGO VISTA, TEXAS

343-632 DE  
PROJECT NO.: 334-360  
MAY 8, 2025

**THENCE**, along the common line of said Lot J and of the westerly right-of-way line of F.M. 1431, S06°32'50"E, a distance of 25.00 feet to the **POINT OF BEGINNING**, and containing 4,551 square feet (0.104 acres), more or less.

THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, NAD83(2011), UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

Witness my hand and seal this 8<sup>th</sup> day of May, 2025.



Sydney Smith Xinos, R.P.L.S. 5361  
Civil & Environmental Consultants, Inc.  
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Austin, TX 78746  
Texas Registered Surveying Firm No. 10194419



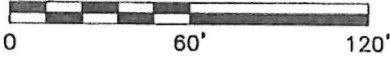


# ATTACHMENT B



NORTH

SCALE IN FEET



DODGE TRAIL  
(60' RIGHT-OF-WAY WIDTH)

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DOC. NO. 2024074740  
O.P.R.T.C.T.

LOT J, AMENDED PLAT OF LOTS G AND H  
LAGO VISTA TOWN CENTRE SUBDIVISION  
DOC. NO. 2008000207  
O.P.R.T.C.T.

LAGO VISTA  
RETAIL CENTER LIMITED  
PARTNERSHIP  
DOC. NO. 2006023946  
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LOT F  
LAGO VISTA TOWN  
CENTRE SUBDIVISION  
DOC. NO. 200600141  
O.P.R.T.C.T.

DRAINAGE EASEMENT  
(0.104 ACRE)  
4,551 SQUARE FEET

(100' RIGHT-OF-WAY WIDTH)  
F.M. 1431

POINT OF  
BEGINNING

POINT OF  
COMMENCEMENT

COTTON  
SPINDLE  
FOUND



LAGO VISTA  
RETAIL CENTER  
LIMITED PARTNERSHIP  
DOC. NO. 2006023946,  
O.P.R.T.C.T.

LOT E  
LAGO VISTA TOWN  
CENTRE SUBDIVISION  
DOC. NO. 200600141  
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CARL TRIPLE GREGORY  
DOC. NO. 2016035137  
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DOC. NO. 200400097  
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TRAVIS COUNTY

DRAINAGE EASEMENT  
EXHIBIT


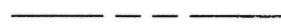




DRAWN BY:	DRK	CHECKED BY:	JM	APPROVED BY:	SSX	SHEET NO.:
DATE:	MAY 9, 2025	DWG SCALE:	1"=60'	PROJECT NO:	343-632	1 OF 2



# ATTACHMENT B

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S83°11'20"W	119.75'
L2	N55°01'39"W	67.00'
L3	N14°05'17"E	26.76'
L4	S55°01'40"E	67.00'
L5	N83°11'20"E	110.32'
L6	S6°32'50"E	25.00'
L7	N6°32'50"W	34.70'
L8	N6°32'50"W	29.56'

## LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY LINE
	COTTON SPINDLE FOUND
	1/2-INCH IRON ROD FOUND
	CALCULATED POINT
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LOGO VISTA, TEXAS  
TRAVIS COUNTY

DRAINAGE EASEMENT  
EXHIBIT

DRAWN BY: DRK	CHECKED BY: JM	APPROVED BY: SSX	SHEET NO.:
DATE: MAY 9, 2025	DWG SCALE: 1"=60'	PROJECT NO: 343-632	<b>2 OF 2</b>