

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,

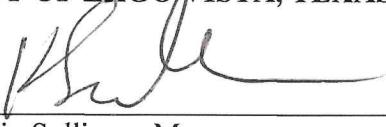
WHEREAS, in consideration of the premises or other good and valuable considerations the undersigned do hereby abandon, alter, relocate or establish all rights, titles and interests in and to the easement(s), as described, in the above addressed property and as shown in **Attachment A**.

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 21st day of August 2025.

CITY OF LAGO VISTA, TEXAS



Kevin Sullivan, Mayor

ATTEST;





Robin Smith, City Secretary

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

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 $\frac{1}{2}$ -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

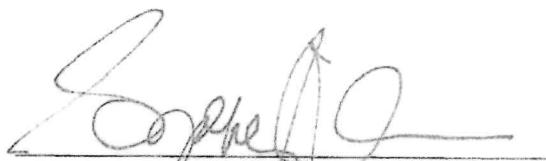
PROJECT NO.: 334-360

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 19th 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

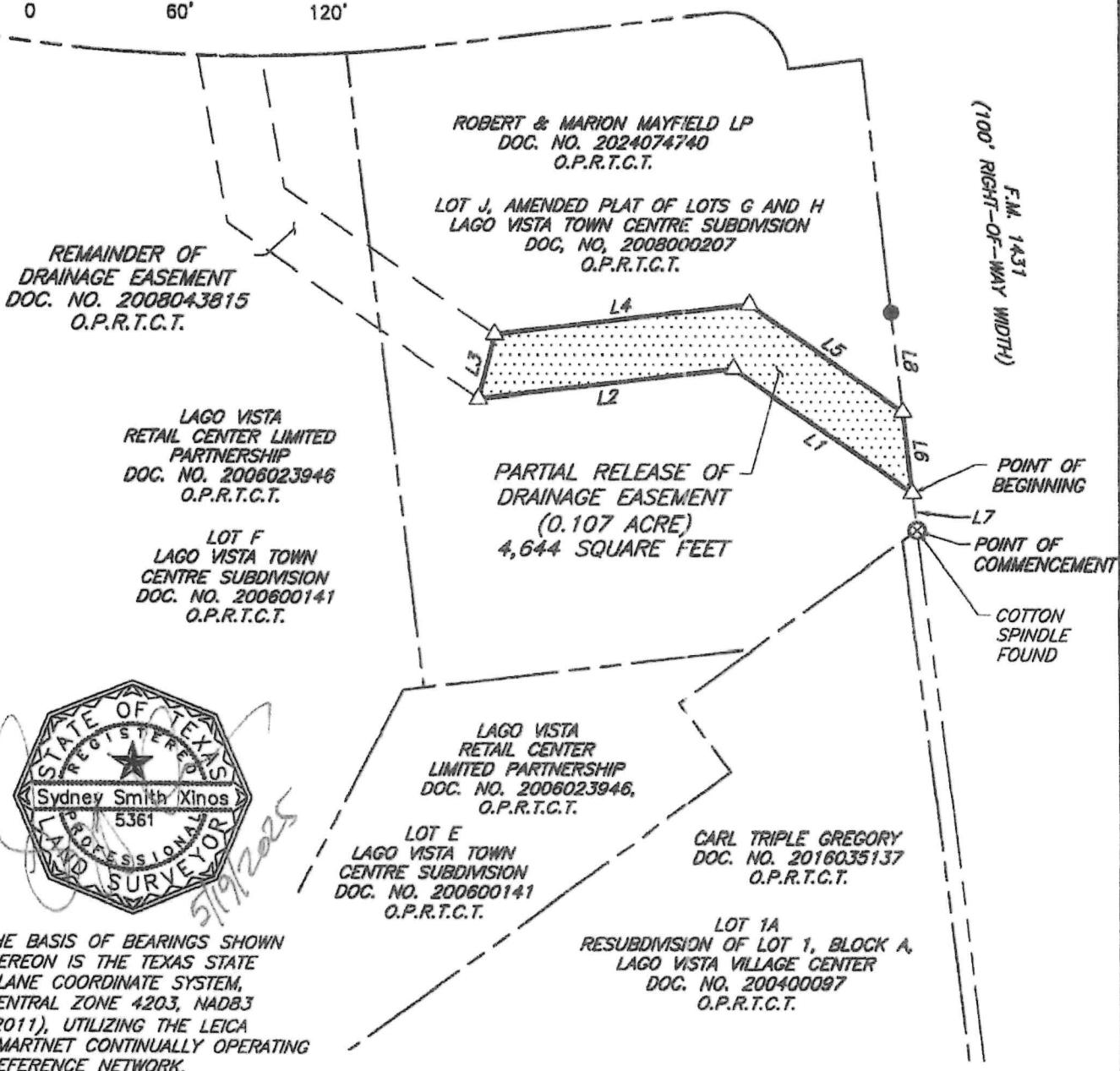


NORTH

SCALE IN FEET

0 60' 120'

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



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.

 Civil & Environmental Consultants, Inc.		1221 S. MoPac Expressway Suite 350 Austin, TX 78746 Ph: 512.439.0400 www.cecinc.com		ROBERT MAYFIELD LOGO VISTA, TEXAS TRAVIS COUNTY PARTIAL DRAINAGE EASEMENT RELEASE EXHIBIT	
DRAWN BY:	DRK	CHECKED BY:	JM	APPROVED BY:	SSX
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"W	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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Texas Registered
Engineering Firm F-38
Surveying Firm 10194419

ROBERT MAYFIELD

LOGO VISTA, TEXAS
TRAVIS COUNTYPARTIAL 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 $\frac{1}{2}$ -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

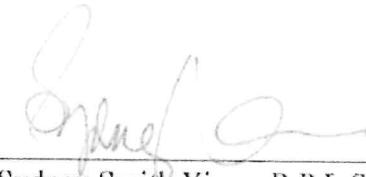
LAGO VISTA, TEXAS

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.

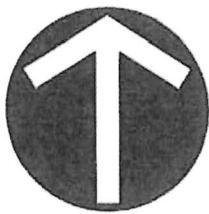
Witness my hand and seal this 8th day of May, 2025.



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 B



NORTH

SCALE IN FEET

A scale bar with a black and white checkered pattern. Below it, the text '0' is at the left end, '60'' is in the middle, and '120'' is at the right end.

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

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.

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.

DRAINAGE EASEMENT
(0.104 ACRE)
4,551 SQUARE FEET

LAGO VISTA
RETAIL CENTER
LIMITED PARTNERSHIP
DOC. NO. 2006023946,
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.

THE BASIS OF BEARINGS SHOWN
HEREON IS THE TEXAS STATE
PLANE COORDINATE SYSTEM,
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www.cecinc.com Texas Register
Engineering Firm

ROBERT MAYFIELD

LOGO VISTA, TEXAS
TRAVIS COUNTY

**DRAINAGE EASEMENT
EXHIBIT**

The logo for CEC Civil & Environmental Consultants, Inc. It features the letters 'CEC' in a bold, italicized, sans-serif font, enclosed within a thick, dark grey rectangular border. Below the logo, the company name 'Civil & Environmental Consultants, Inc.' is written in a smaller, standard sans-serif font.

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

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
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P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
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VOL., PG.	VOLUME, PAGE

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		Austin, TX 78746		TRAVIS COUNTY	
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DRAWN BY:		DRK	CHECKED BY:	JM	APPROVED BY:
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				PROJECT NO:	343-632
2 OF 2					