

RESOLUTION NO. 25-2151

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, AUTHORIZING THE RELEASE OF A UTILITY EASEMENT AND A PORTION OF A DRAINAGE EASEMENT LOCATED AT THE REAR OF THE PROPERTY LOCATED AT 3002 CONSTITUTION DRIVE, LEGALLY DESCRIBED AS LOT 6097, HIGHLAND LAKES ESTATES, SECTION 6, A SUBDIVISION RECORDED IN VOLUME 51, PAGE 76, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; RETAINING A FIVE (5) FOOT DRAINAGE EASEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Peggy Moehle (“Owner”) is the owner of Lot 6097, Highland Lakes Estates, Section 6, a subdivision recorded in Volume 51, Page 76, Plat Records of Travis County, Texas, also known as 3002 Constitution Drive, Lago Vista, Texas (“Property”); and

WHEREAS, a utility easement and a drainage easement were previously dedicated along the rear of the Property as shown on the recorded plat; and

WHEREAS, the Owner has requested that the City of Lago Vista release the utility easement and a portion of the drainage easement at the rear of the Property; and

WHEREAS, City staff has reviewed the request and has determined that the utility easement is no longer necessary, and that the City may release all but a five (5) foot portion of the existing drainage easement to maintain proper drainage; and

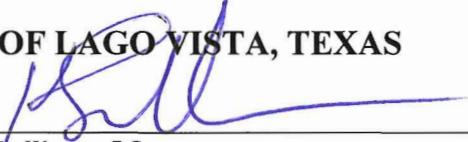
WHEREAS, the City Council finds that the release of the requested easements, subject to the retention of a five (5) foot drainage easement, will not adversely affect the public interest and is in the best interest of the City of Lago Vista.

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

1. The City of Lago Vista hereby approves the release of the utility easement and all but five (5) feet of the drainage easement located along the rear of Lot 6097, Highland Lakes Estates, Section 6, recorded in Volume 51, Page 76, Plat Records of Travis County, Texas.
2. The City of Lago Vista shall retain a five (5) foot drainage easement along the rear of the Property to ensure continued drainage needs are met.
3. The City Manager is hereby authorized to execute any documents necessary to effectuate the release of said easements consistent with this Resolution.
4. This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED this 25th day of September, 2025.

CITY OF LAGO VISTA, TEXAS

By: 
Kevin Sullivan, Mayor

ATTEST:

By: 
Robin Smith, City Secretary



On a motion by Mayor, Kevin Sullivan and seconded by Councilor Paul Roberts, the above foregoing instrument was approved on 09-25-2025.

LEGEND

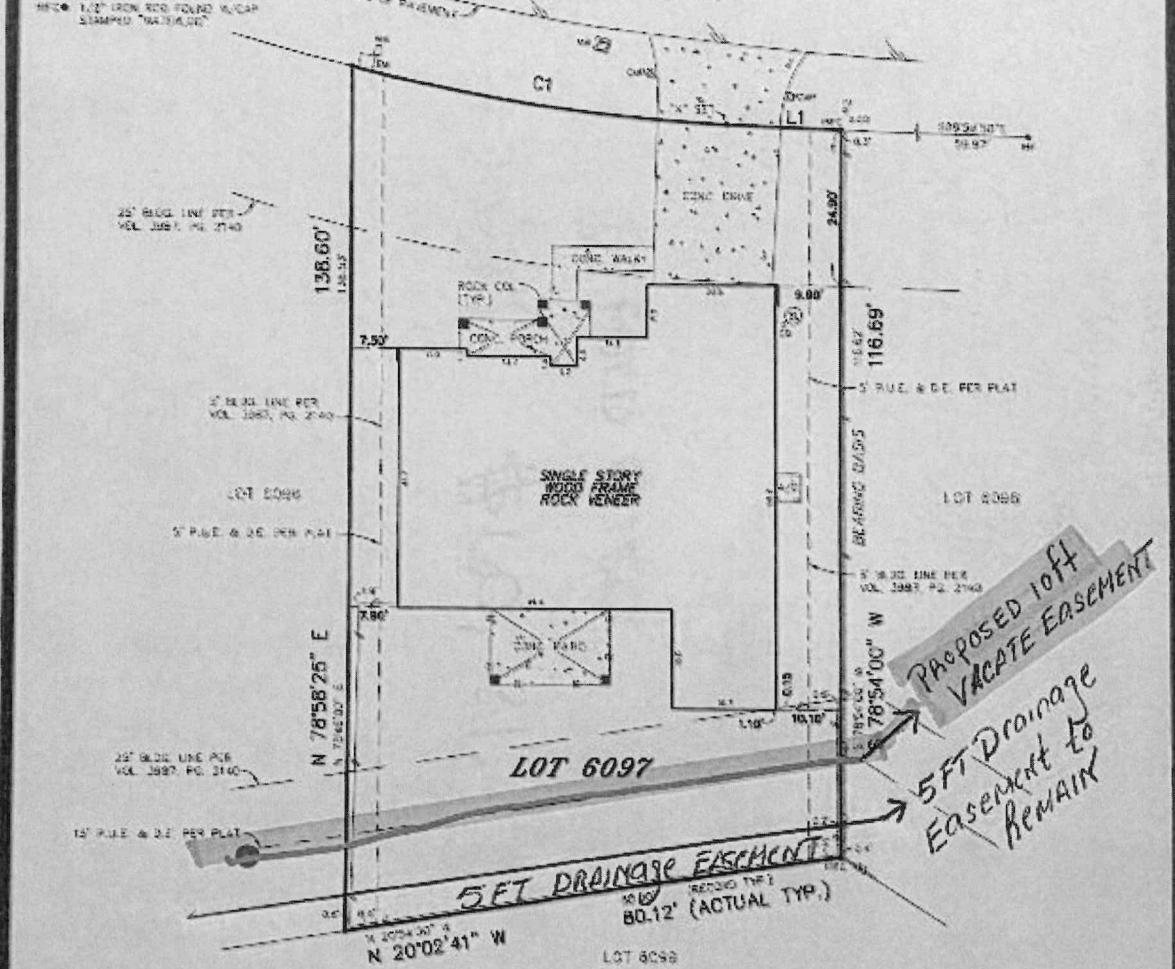
— IRON FENCE
— WOOD FENCE
— METAL RAIL
MB 350 ROCK MAMMOTH
ANGLED WATER VALVE
SMI ELECTRIC METER
IN C° FAHRENHEIT
CO. C CLEANSER
CWT CONTRACTED METAL
S100 TANK 100
PP 1/2" IRON PIPE FOUNDRY
HPC 1/2" IRON PIPE FOUND
STAMPED TUBE STAMPED

LINE NO.	BEARING & DISTANCE		
	AZ. (DEG.)	S. (DEG.)	E. (DEG.)
L1	82.041	5.385550° S	10.38°
	82.041	5.385550° S	10.38°

CURVE NO.	RADIUS	CHORD BEARING	CHORD	ARC
C1	301.54'	ACTUAL	5.025° 34' E	51.23'
		DESIGNED	5.025° 34' E	51.23'

CONSTITUTION DRIVE

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PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN VOL. 31, PG. 76, PLAT RECORDS, VOL. 3987, PG. 21402,
DEED RECORDS, DOC. NO. 2000008383, SEC. NO. 20000054602, DOC. NO. 20000083713, SEC. NO. 20000083724, SEC. NO. 20000083808, SEC. NO.
20000083770, SEC. NO. 2000018424, DOC. NO. 20111862824, SEC. NO. 20111862858, SEC. NO. 20111862863, SEC. NO. 20111862701, SEC. NO.
2011186271, SEC. NO. 2011186272, SEC. NO. 2012073724, DOC. NO. 2014072553, SEC. NO. 20160316594, SEC. NO. 2017070562, SEC. NO.
2021239861, SEC. NO. 2022022608, SEC. NO. 2022103741, DOC. NO. 2023194441, DOC. NO. 20233694840, SEC. NO. 2023139139 AND
DOC. NO. 2024212181, OFFICIAL PUBLIC RECORDS.

PROPERTY SUBJECT TO BLANKET ELECTRIC TRANSM. & DISTR. LINE EASEMENT GRANTED TO L.C.H.A. RECORDED IN VOL. 1169, PG. 89, DEED RECORDS.

PROPERTY SUBJECT TO BLANKET ELEC/TELE. TRANS. & SIS IN LINE EASEMENTS GRANTED TO P.E.C. INC. RECORDED IN VOL. 3950, PG. 1678 AND VOL. 4130, PG. 1465, DEED RECORDS.

GENERAL MUNICIPAL EASEMENTS RECORDED IN VOL. 2169, PG. 89 AND VOL. 3387, PG. 2142, DEED RECORDS, DO NOT TRAVERSE THE PROPERTY

PLAT OF SURVEY

Survey No. 25108

1967-8-28: 3" = 23°

or 3841-126244

Said lot is in Zone X as identified by the Federal Emergency Management Agency as Community Panel No. 46-45 JC (335).
Dated May 22, 2020

All cancers 0-14 F22-2300, this not found unless otherwise noted. In the 1960-1964 and 1965-1969 the counts of the previous numbers.

LOT NO. 6097 BLOCK NO. _____
ADDITION OR SUBDIVISION HIGHLAND LAKE ESTATES SECTION 50A, VOLUME 51, PAGE 26, PLAT RECORDS
STREET ADDRESS 3000 CONSTITUTION DRIVE CITY AND STATE COUNTRY 1944-1945
OWNER FOR CLARK MARSHALL BILLS INC. INSTITUTE PERPETUAL
BY FIRST AMERICAN TITLE INSURANCE COMPANY
STATE OF SOUTH DAKOTA OF RECORD
I HEREBY CERTIFY THAT THE ABOVE RECORD WAS MADE THIS DAY ON THE DRAFT AND IS TRUE AND CORRECT, AND THAT

HERE ARE NO DISPARCING, CONFUSING, OBSTRUCTION, OR AREA ENCROACHMENTS. WHILE USEFUL LINES OF TRADE IN PLACE, EXCEPT AT SHIPS HARBOR AND PORT PROPERTY HAS ACCESS TO A CHARTERED SHIPWAY, EXCEPT AS SHOWN HERIN.

SNS ENGINEERING, INC.
12885 US Highway 183 North, Suite 161-B
Austin, Texas 78750
(512) 335-3944 • (512) 250-8685 (Fax) *JM*

Edward W. Bradford
Date: 05-21-2025



RELEASE OF INTEREST IN PUBLIC UTILITY EASEMENT

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, pursuant to that plat with respect to Highland Lake Estates, Section 6, dated as of October 15, 1970 recorded in Volume 51, Page 76, in the Official Public Records of Travis County, Texas, the plat provided for certain public utility easements; and,

WHEREAS, Peggy Moehle, current owner of Lot 6097 of Highland Lake Estates, Section 6, Subdivision desires that the public utility easement affecting the property as described herein and on the attached **Exhibit A**, be fully released and abandoned; and,

NOW, THEREFORE, be it known that Pedernales Electric Cooperative, Inc., a Texas electric cooperative corporation ("PEC") whose mailing address is P.O. Box 1, Johnson City, Texas, 78636, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby **FULLY RELEASE** its interest in the public utility easements as described on the attached **Exhibit A**, and referred to hereinabove.

Nothing herein shall be construed as an amendment, modification, release or abandonment of any other transmission or distribution easement granted to PEC.

EXECUTED: July 24, 2025

PEDERNALES ELECTRIC COOPERATIVE, INC.

BY:

Jason Murray

Director, Regional Operations, Cedar Park District

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Jason Murray, Director of Regional Operations, Cedar Park District, of Pedernales Electric Cooperative, Inc., a Texas electric cooperative corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on July 24, 2025.

Santa Torres
Notary Public in and for the State of Texas

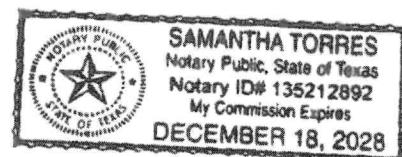
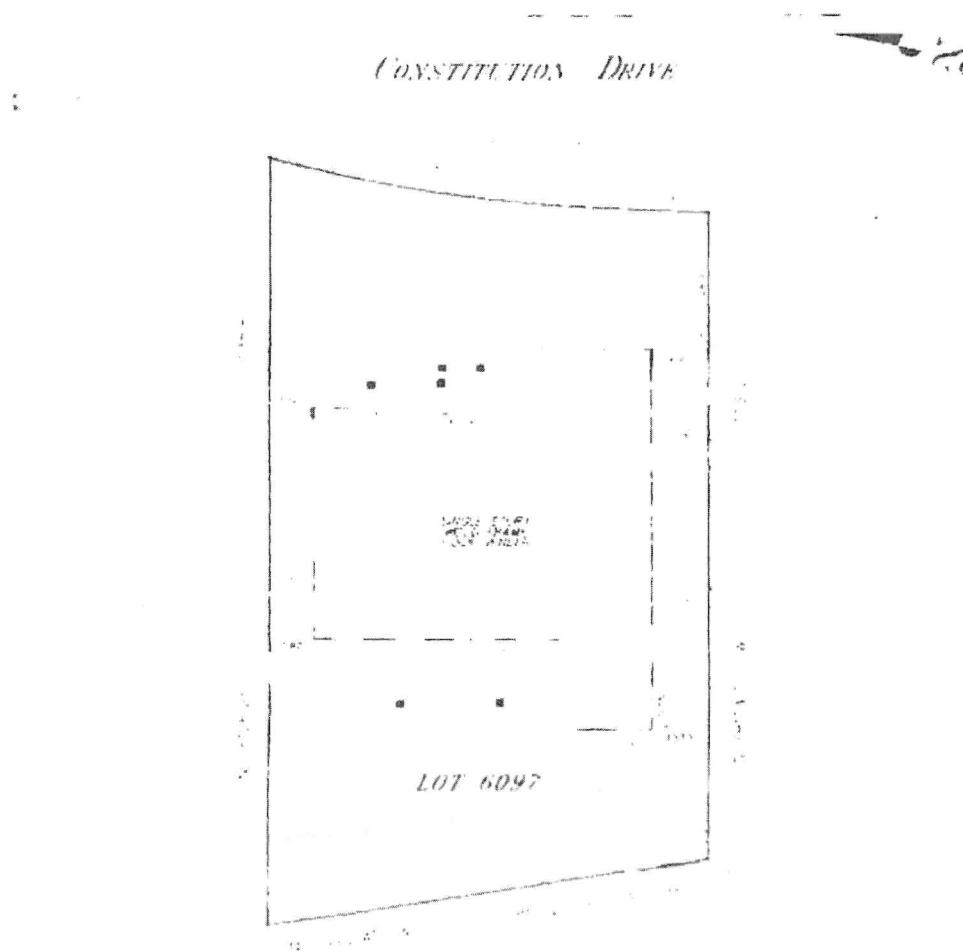


EXHIBIT A
Public Utility Easement Interest to be Released

That certain portion of the public utility easement described as the 15-foot rear lot line of Lot 6097 of Highland Lake Estates Subdivision, Section 6.



Disclaimer: This Exhibit is for informational purposes only and does not represent an on-the-ground survey and was not prepared for or suitable for legal, engineering, or surveying purposes.



810 W. Howard Lane Suite 100
512-808-9836 (Erich Westphal)

Austin, TX 78753
Erich.Westphal@charter.com

EASEMENT RELEASE STATEMENT FOR VACATION OF PROPERTY

A request for release of the P.U.E. easement(s) has been made on the property legally described as:

Subdivision or Section: **HIGHLAND LAKE ESTATES SEC 6**

Lot and Block Numbers: **LOT 6097**

Street Address: **3002 CONSTITUTION DR, TX 78645**

Property Owner: **MOEHLE PEGGY**

STATEMENT

Charter Communications **does not** have a need for an easement on the property as described in the accompanying document.

Charter Communications **does** have a need for an easement on the property as described in the accompanying document.

Charter Communications

Construction Coordinator II

Title

Erich Westphal

Print Name

Erich Westphal

Signature

State of Texas County of Travis

This instrument was acknowledged before me on _____

By _____
Notary Public

LEGEND

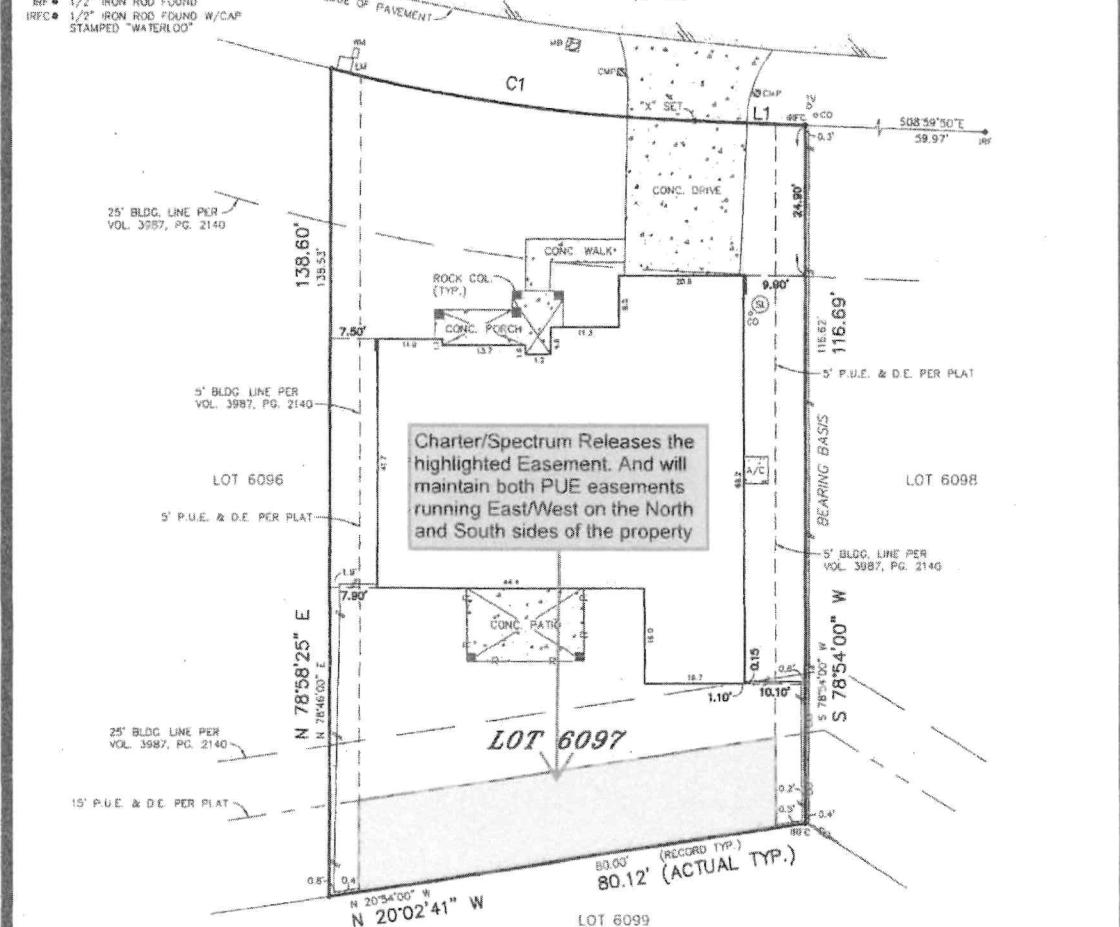
- IRON FENCE
- WOOD FENCE
- METAL RAIL
- ROCK MAILBOX
- WATER METER
- ELECTRIC METER
- CATV PEDESTAL
- CLEAROUT
- CMP CORRUGATED METAL PIPE
- SEPTIC TANK LD
- IRFC • 1/2" IRON ROD FOUND
- IRFC • 1/2" IRON ROD FOUND W/CAP STAMPED "WATERLOO"

LINE NO.	BEARING & DISTANCE		CURVE NO.	RADIUS	CHORD BEARING	CHORD	ARC	
L1	ACTUAL	S 38°39'50" E	18.38'	C1	501.64'	S 02°51'31" E	61.23'	61.34'
	RECORD	S 08°58'00" E	18.34'			S 03°58'00" E	61.29'	61.40'

CONSTITUTION DRIVE

(50' ROW)

CODE OF PAVEMENT



PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN VOL. 51, PG. 76, PLAT RECORDS, VOL. 3987, PG. 2140, DEED RECORDS, DOC. NO. 200006308, DOC. NO. 2000604692, DOC. NO. 2006071105, DOC. NO. 2007037327, DOC. NO. 2007158308, DOC. NO. 2008179771, DOC. NO. 2009138424, DOC. NO. 2011186257, DOC. NO. 2011186268, DOC. NO. 2011186269, DOC. NO. 2011186270, DOC. NO. 2011186271, DOC. NO. 2011186272, DOC. NO. 2012073724, DOC. NO. 2014072663, DOC. NO. 2016010894, DOC. NO. 2017070662, DOC. NO. 2021239681, DOC. NO. 2022022808, DOC. NO. 2022105743, DOC. NO. 2023094841, DOC. NO. 2023094840, DOC. NO. 2023139139 AND DOC. NO. 2024021361, OFFICIAL PUBLIC RECORDS.

PROPERTY SUBJECT TO BLANKET ELECTRIC TRANS. & DISTR. LINE EASEMENT GRANTED TO L.C.R.A. RECORDED IN VOL. 1169, PG. 89, DEED RECORDS.

PROPERTY SUBJECT TO BLANKET ELEC./TELE. TRANS. & DISTR. LINE EASEMENTS GRANTED TO P.E.C., INC. RECORDED IN VOL. 3950, PG. 1678 AND VOL. 4130, PG. 1465, DEED RECORDS.

OVERFLOW/INUNDATION EASEMENTS RECORDED IN VOL. 1169, PG. 89 AND VOL. 3987, PG. 2140, DEED RECORDS, DO NOT TRAVERSE THE PROPERTY.

PLAT OF SURVEY

Survey No. **25108**

SCALE: 1" = **20'**

GF 11A1-105244

Said lot is in Zone **X** as identified by the
Federal Emergency Management Agency on
Community Panel No. **48453C 0215J**
Dated: **JAN. 22, 2020**

LOT NO. **6097** BLOCK NO. **—**

ADDITION OR SUBDIVISION **HIGHLAND LAKE ESTATES SECTION SIX, VOLUME 51, PAGE 76, PLAT RECORDS**
STREET ADDRESS **3002 CONSTITUTION DRIVE** CITY **LAGO VISTA** COUNTY **TRAVIS**
SURVEY FOR **TEXAS NATIONAL TITLE, INC.** REFERENCE **PEGGY MOEHLE**
TO **FIRST AMERICAN TITLE GUARANTY COMPANY**

I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT
THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN
PLACE EXCEPT AS SHOWN HEREIN AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREIN
SNS ENGINEERING, INC.

12885 US Highway 183 North, Suite 101-B
Austin, Texas 78750
(512) 335-3944 * (512) 250-8685 (Fax) **JM**

722/70, DC

All corners are 1/2-inch iron rod found unless otherwise noted. To the lot holders and/or the owners of the premises surveyed.



Edward W. Bradfield
Date: 05-01-2025

**PROPERTY TAX DISCLOSURE
SELLER SIGNATURE**

Akbar Sahrapour

Maryam Ebrahimi

State of Texas

County of Travis

This instrument was acknowledged before me on May 5, 2025, by Akbar Sahrapour and Maryam Ebrahimi.

Notary Public, State of Texas

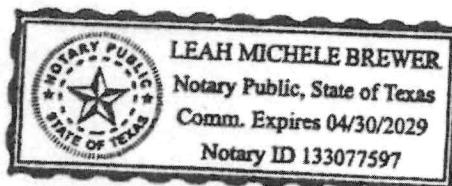
**PROPERTY TAX DISCLOSURE
BUYER SIGNATURE**

Peggy Moehle
Peggy Moehle

State of Texas

County of Travis

This instrument was acknowledged before me on May 5, 2025, by Peggy Moehle.



Notary Public, State of Texas

PROPERTY TAX DISCLOSURE

FILE NO.:	TFA1-105244
SELLER (whether one or more)	Akbar Sahrapour and Maryam Ebrahimi
BUYER (whether one or more)	Peggy Moehle
PROPERTY:	3002 Constitution Drive, Lago Vista, TX 78645

In accordance with the contract pertaining to the above referenced transaction, and excepting properties in Travis County which may not have current year data available, the property taxes for the current year have been prorated between BUYER and SELLER. BUYER and SELLER each acknowledge and understand that these prorations are based upon the most current tax information available to Texas National Title, Inc.. As of the date of your closing, the most current information available was (check one):

X (a) Last year's actual taxes
Last Year's Taxes: \$11,496.31
(b) The most current appraised value available and the most current tax rate available, or

Current Available Value	Taxing Authority	Current Available Tax Rate	Tax Per Taxing Authority
TOTAL ESTIMATED TAX		\$11,496.31	

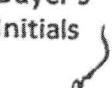
(c) The current year's actual taxes. \$11,496.31

By initialing below, the parties hereby acknowledge their understanding of the proration calculations used on the above referenced file.

SELLER INITIALS

BUYER INITIALS JD

Additionally, by initialing some or all of the following items as may be appropriate for this transaction, each SELLER and/or BUYER acknowledges their understanding of the disclosures being made by Texas National Title, Inc. (hereinafter called "TITLE COMPANY"). Each disclosure is being made to BUYER and SELLER on behalf of both TITLE COMPANY and its title insurance underwriter.

Buyer's Initials 	<p>1) EXEMPTIONS. The undersigned parties hereby confirm that they have been made aware of the tax exemptions that are currently applied against the subject property, which include:</p> <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"><input checked="" type="checkbox"/> Over 65</td> <td style="width: 50%; padding: 5px;"><input type="checkbox"/> Disabled</td> </tr> <tr> <td style="width: 50%; padding: 5px;"><input checked="" type="checkbox"/> Homestead</td> <td style="width: 50%; padding: 5px;"><input type="checkbox"/> Agricultural</td> </tr> <tr> <td colspan="2" style="padding: 5px;"><input type="checkbox"/> Other: (list all that apply)</td> </tr> </table> <p>The undersigned parties hereby acknowledge that they have been informed that we must apply for our own exemptions that may be available to us. Furthermore, we are aware that when these exemptions are removed, our tax bill will increase and our reserve account, if any, could be adjusted accordingly by the lender.</p>		<input checked="" type="checkbox"/> Over 65	<input type="checkbox"/> Disabled	<input checked="" type="checkbox"/> Homestead	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Other: (list all that apply)	
<input checked="" type="checkbox"/> Over 65	<input type="checkbox"/> Disabled							
<input checked="" type="checkbox"/> Homestead	<input type="checkbox"/> Agricultural							
<input type="checkbox"/> Other: (list all that apply)								

