

## RESOLUTION NO. 25-2158

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, AUTHORIZING THE RELEASE OF A FIFTEEN-FOOT WIDE, 0.021-ACRE PUBLIC UTILITY EASEMENT ALONG THE REAR LOT LINE OF LOT 3063, HIGHLAND LAKES ESTATES, SECTION THREE, A SUBDIVISION OF RECORD IN VOLUME 52, PAGE 99, PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND LOCATED AT 4305 COOPER LANE, LAGO VISTA, TEXAS; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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**Whereas**, the applicants and property owners, Martin and Brit-Simone Kneeland, request the release of a fifteen-foot wide, 0.021-acre public utility easement along the rear lot line of Lot 3063, Highland Lakes Estates, Section Three, a subdivision of record in Volume 52, Page 99, Plat Records of Travis County, Texas, the subdivision plat is attached as Exhibit A;

**Whereas**, the owners plan to construct a single-family residence and an exhibit legally describing in metes and bounds the easement to be abandoned is attached as Exhibit B;

**Whereas**, Staff has verified all easement interest holders have abandoned their easement interests and confirmed that the easement may be released;

**Whereas**, the easement is located on property addressed as 4305 Cooper Lane, Lago Vista, Texas, Travis CAD ID No. 169278;

**Whereas**, Staff recommends Council authorize the release of a fifteen-foot wide, 0.021-acre public utility easement along the rear lot line of Lot 3063, Highland Lakes Estates, Section Three, a subdivision of record in Volume 52, Page 99, Plat Records of Travis County, Texas, Texas and located at 4305 Cooper Lane, Lago Vista, Texas; and

**Whereas**, the City Council has considered the matter and deems it in the public interest to authorize this action.

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

**Section 1: Findings.** All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Lago Vista, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

**Section 2:** The City Council authorizes the release of a fifteen-foot wide, 0.021-acre public utility easement along the rear lot line of Lot 3063, Highland Lakes Estates, Section Three, a subdivision of record in Volume 52, Page 99, Plat Records of Travis County, Texas and located at 4305 Cooper Lane, Lago Vista, Texas and authorizes the City Manager, or his designee, to execute any necessary documents.

**Section 3:** It is hereby officially found, and determined that the meeting at which this Resolution was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the 25<sup>th</sup> day of September, 2025.



CITY OF LAGO VISTA, TEXAS

Kevin Sullivan, Mayor

ATTEST:

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.

## Exhibit A

**Exhibit B**



**Development Services**  
 5803 Thunderbird Street PO Box 4727  
 Lago Vista, TX 78645

Office: 512-267-5259  
 E-mail: development@lago-vista.org

### Application for Vacation of Easement

**Application is hereby made for the release of the following easement(s) as described below (please print):** The easement is on property legally described as:

Subdivision: Highland Lake Estates Section: 3 & LBS 2587 SUR 141  
 Lot Numbers: 3063 Block: \_\_\_\_\_  
 Street Address: 4305 Cooper Lane Lago Vista TX 78645  
 As recorded in Volume 52, Page 99, of the Plat Records of Travis County, Texas.

Provide common description of the easement requested for release, indicating the amount of the easement to be released (Ex: Five foot P.U.E. & D.E. on either side of the common lot line between lots X and X).

.021 Acres tract against Drapers Cove between lots 3062 and 3064

Reason for requesting release: (Ex: Single Family Residence, Accessory Building, etc.)

Single family residence

[Please note: If multiple owners are making this request, complete name/address/phone must be provided for all.]

Property owner's name(s): Martin & Brit-Simone Kneeland

Mailing address: 4305 Cooper Lane Lago Vista TX 78645

Number & Street	City	State	Zip code
<u>(206) 898-1542</u>	<u>(206) 854-9009</u>	<u>Email:</u>	<u>brit-simone@outlook.com</u>
Day time	Cell		

The undersigned Owner/Applicant/Agent understands that the processing of the Easement Release Application will be handled in accordance with the procedure for requesting release of easements established by each utility provider. It is further understood that acceptance of this application does not obligate the Utility Provider to release the subject easement.

Martin Kneeland  
 Signature of Applicant/Agent

Brit-Simone Kneeland 1.15.24  
 Date

*I authorize the following person/company to act on my behalf as my designated agent.*

Name of agent/company: \_\_\_\_\_

Name of Company

Name of Contact

Phone Numbers: (\_\_\_\_\_) Daytime (\_\_\_\_\_) Cell

Email: \_\_\_\_\_

Signature of Applicant/Agent

Date

