

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.

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 25th 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
Lago Vista, TX 78645

PO Box 4727

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 & ABS Block: 2587 SUR 141
 Lot Numbers: 3063
 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

Phone: (206) 898-1542 (206) 854-9009 Email: brit-simone@outlook.com
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 Brit-Simone Kneeland 1.15.24
 Signature of Applicant/Agent Date

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

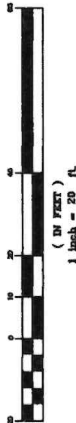
Name of agent/company: _____
Name of Company Name of Contact

Phone Numbers: () () Email: _____
Daytime Cell

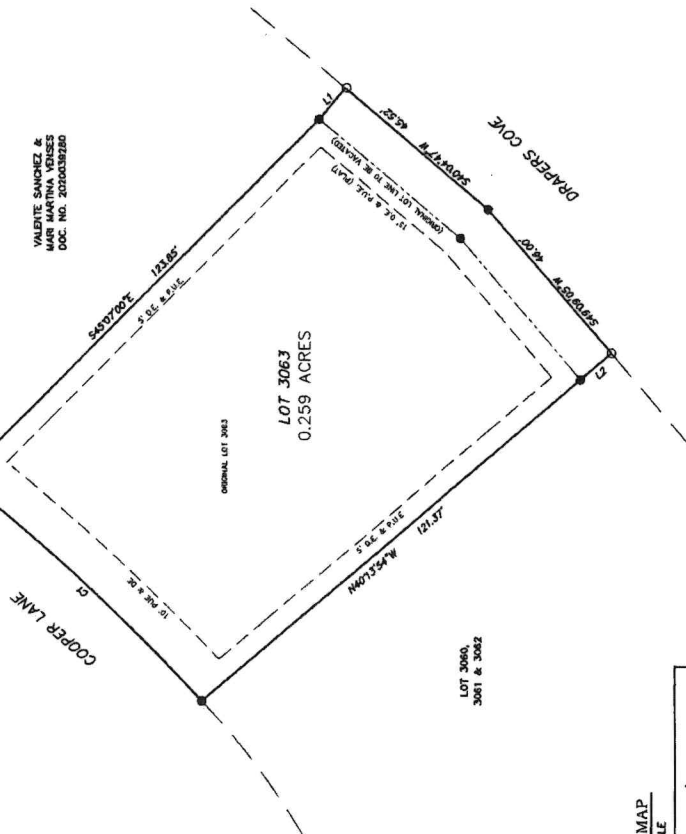
Signature of Applicant/Agent

Date

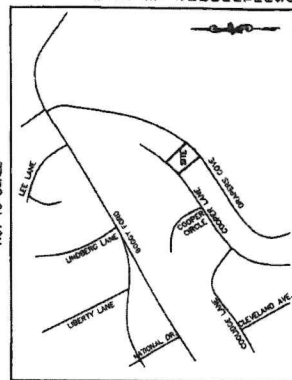
GRAPHIC SCALE



- LEGEND
- = IRON ROD FOUND
 - = IRON ROD SET
 - () = RECORD PER PLAT
 - PU = PUBLIC UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - BL = BUILDING LINE



LOT 3060,
3061 & 3062

[illegible]

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT, WE, JESSE ELLIOTT AND KATY ELLIOTT, BEING THE OWNERS OF LOT 3083, HIGHLAND LAKE ESTATES, SECTION THREE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN OF RECORD IN VOLUME 32, PAGE 99 OF THE MAP AND PLAN RECORDS, TRAVIS COUNTY, TEXAS, DO ADOPT THIS PLAN AS MY "REDEVELOPMENT PLAN" TO BE KNOWN AS "REDEVELOPMENT OF LOT 3083, HIGHLAND LAKE ESTATES, SECTION THREE," WE DO DEDICATE TO THE PUBLIC USE OF ALL STRIPS OF LAND AND EASEMENTS SHOWN HEREON.

MARTIN JAMES KNEELAND
4305 COOPER LANE
LAGO VISTA, TEXAS 78645

DATE	BRIT-SIMONE KNEELAND
78845	4305 COOPER LANE LAGO VISTA, TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LOUIS JANOSEX, SARAH JANOSEX, AND TRAVON JANOSEX, ALL OF WHOM HAVE BEEN KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITIES THEREIN STATED. I HAVE THEREUPON SIGNED AND SEALED THESE PRESENTS IN WITNESS WHEREOF, THIS DAY OF OCTOBER, 2021.

NOTARY SIGNATURE _____ DATE _____
NOTARY IN AND FOR THE STATE OF TEXAS

SURVEYOR CERTIFICATION:

KNOWN BY ALL MEN PRESENT

1. GEORGE E. LUCAS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS IS TRUE AND CORRECT, AND PLACE FROM AN ACTUAL SURVEY ON THE RECORD OF THE PUBLIC CLERK OF THE COUNTY OF TARRANT, TEXAS, THE CORNER MONUMENTS SHOWN THEREON, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 28TH DAY OF OCTOBER, 2020.

JUNE 22, 2023

DATE _____

GEORGE E. LUCAS
P.P.S. 4160
15018 OVERLOOK LOOP, SUITE 105, UNIT 239
SAN ANTONIO, TEXAS 78259

APPROVED:

ADMINISTRATOR
CITY OF LAGO VISTA, TEXAS

ITY SECRETARY
ITY OF LAGO VISTA, TEXAS

DATE _____

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENT

BYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND CERTIFICATION OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2023 A.D., AT _____ O'CLOCK, _____M. AND DULY RECORDED IN DOCUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2023 A.D.

CAPACITY DATE

FILED FOR RECORD AT _____ O'CLOCK _____ M. THIS THE _____ DAY OF _____ 2023 A.D.

DEPUTY	DATE
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LINE TABLE		
LINE	BEARING	LENGTH
11	S50°12'49"E	10.00'
12	N40°15'14"W	10.00'

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	79.37	455.76	79.27	N42°30'40"E

CELCO SURVEYING

REG. #: 10193975

GEORGE E. LUCAS, R.P.L.S. 4180
18018 OVERLOOK LOOP, SUITE 105
DALLAS, TEXAS 75248

05662 DAVALL CHROTON NIS
632 UNIF

SAN ANTONIO, TEXAS 78238
TEL: 830-214-5109

eddie@celcosurveying.com

SHEET 1 OF 1