



## **City of Lago Vista, Texas**

**NOTICE OF A REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
THURSDAY, April 10, 2014, 7:00 PM  
COUNCIL CHAMBERS  
CITY HALL - 5803 THUNDERBIRD**

**NOTICE IS HEREBY GIVEN** that the Planning and Zoning Commission of the City of Lago Vista, Texas will hold a Regular Meeting in the Council Chambers, City Municipal Building, 5803 Thunderbird, on the above date and time for discussion and possible action on the following:

- 1. Public comments for Non-Hearing Related Items.**
- 2. Consider the March 13<sup>th</sup>, 2014 Minutes.**
- 3. SUB 1057 – Replat of Lots 1-2 of the Lago Vista High School Subdivision.**
- 4. Future agenda items.**

**IT IS HEREBY CERTIFIED** that the above Notice was posted on the Bulletin Board located in City Hall in said City at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Christina Buckner, City Secretary

**THE CITY OF LAGO VISTA IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE MODIFICATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST.**

MINUTES  
Thursday March 13th, 2014 Regular Meeting  
Planning and Zoning Commission  
City of Lago Vista

Chairperson Tara Griffin called the meeting to order at 7:03 P.M. at the City Municipal Building, 5803 Thunderbird Lago Vista, Texas. Members present were Tara Griffin, Jim Moss, Richard Brown, Vernon Reher, Andy White and Paul Smith. Bob Besett, Jr. and Gary Zaleski were absent. Development Services Director David Harrell, City Council Liaison Dale Mitchell, Development Services Secretary Sherry McCurdy and GIS Technician Chris Martinez were also present.

**1. PUBLIC COMMENTS FOR NON-HEARING RELATED ITEMS.**

Joan Davis asked about the paving of roads. David Harrell stated he would speak with her after the meeting.

**2. CONSIDER THE DECEMBER 5<sup>TH</sup>, 2013, JANUARY 9<sup>TH</sup> AND JANUARY 30<sup>TH</sup>, 2014 MINUTES.**

On a motion by Jim Moss and seconded by Paul Smith the Planning and Zoning Commission unanimously approved the December 5<sup>th</sup>, 2013 Joint Public Hearing Minutes.

On a motion by Jim Moss and seconded by Vernon Reher the Planning and Zoning Commission unanimously approved the January 9th, 2014 Planning and Zoning Commission minutes with a correction made to add Frank Robbins last name to the text.

On a motion by Paul Smith and seconded by Jim Moss the Planning and Zoning Commission unanimously approved the January 30th, 2014 Planning and Zoning Commission minutes.

**3. ZON-1024 RECOMMENDATION TO THE CITY COUNCIL FOR REZONING OF A LOT LOCATED AT 7917 POWDER COVE (BAR K RANCH, SECTION 6, LOT 6122) FROM R-1A (SINGLE FAMILY RESIDENTIAL) TO C-1C (PROFESSIONAL, BUSINESS OFFICE, LOW DENSITY).**

David Harrell presented his staff report.

There was a brief discussion between David Harrell, Dale Mitchell, Leonard Stickler (applicant) and the Planning and Zoning Commission members. They discussed condition of the existing surface of Powder Cove, driveway entrance from RM 1431, easement that had previously been granted to the Lago Vista Veterinarian Clinic and possible lot consolidation with applicant's adjoining two lots.

Dale Mitchell asked that the Future Land Use Map be updated.

On a motion by Tara Griffin and seconded by Vernon Reher the Planning and Zoning Commission voted unanimously to recommend approval to the City Council to rezone a lot located at 7917 Powder Cove from R-1A to C-1C. Voting members were Tara Griffin, Jim Moss, Paul Smith and Vernon Reher.

**4. ZON-1025 RECOMMENDATION TO THE CITY COUNCIL FOR ADMINISTRATIVE REZONING OF FIFTY-NINE (59) LOTS LOCATED WITHIN LAGO VISTA ESTATES PLAT, SECTION 3, PHASE 1, CLOCK C, LOTS 4-6, 7; SECTION 3, PHASE 3, BLOCK B, LOTS 1-3 AND 11-18; SECTION 3, PHASE 3, BLOCK K, LOTS 1-9 AND 12-19; SECTION 4, LOTS 1057-1071 AND 1085-1097 FROM R-1D (SINGLE FAMILY RESIDENTIAL) TO R-1T (SINGLE FAMILY, TALL)**

David Harrell presented his staff report.

Tara Griffin opened the floor to those who had signed up to speak.

Joan Davis of 6600 Verde Vista Drive stated she owns six lots. They built here because of the rolling hills,

beautiful country and privacy. She voiced concern about 1800 square foot, 35 foot tall homes looking like tall boxes. She questioned why rezone the area that is the highest point of the subdivision. She also questioned if these new homes would be weekend homes or permanent residences.

Janet Stone of 20706 Deede Drive stated she also owns 6706 & 6708 Avenida Ann. She voiced concerns about the homes looking like big boxes but does think the square footage is reasonable. Her Avenida Ann lots are included in the proposed rezoning area. Her concern is that she does not want a 35 foot house right at the property line looking down on her property. She also voiced her concern regarding higher property taxes. She thanked the Commission for their service to the community.

Christopher Chaney of 20907 Paseo De Vaca voiced his concern regarding additional water usage during the current drought if the larger square footage could accommodate more people in one house. He explained the calculations of additional water use if two additional bedrooms were added to each home in the area being proposed for rezoning.

Chris Martinez gave a presentation using aerial views and illustrations explaining elevations, views and contours.

On a motion by Vernon Reher and seconded by Jim Moss the Planning and Zoning Commission voted unanimously to recommend approval to the City Council to rezone 59 lots in Lago Vista Estates from R-1D to R-1T to allow a height increase from 18 foot to 35 foot with a maximum of two stories and increase the minimum living square footage requirement from 1200 to 1800 square feet:

#### 5. FUTURE AGENDA ITEMS.

Members of the Planning and Zoning Commission asked that the following items be added to the agenda:

Backyard Parking  
Accessory Building Ordinance  
Pathway on Boggy Ford  
Ribbon Curbs

On a motion by Vernon Reher and seconded by Paul Smith the Planning and Zoning Commission meeting adjourned at 8:23 P.M.

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Tara Griffin, Chairperson

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Sherry McCurdy, Development Services Secretary

On a motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the above and foregoing instrument was passed and approved this 10th day of April, 2014.

PLANNING & ZONING REPORT

TO: Chairwoman and Members of the Planning & Zoning Commission  
FROM: David Harrell, Development Service Director  
DATE: April 4, 2014  
CASE #: **SUB 1057**  
SUBJECT: Hold A Public Hearing And Consider A Replat Of The Lago Vista High School Plat.

RECOMMENDATION:

Staff recommends approval.

ALTERNATIVES:

The Planning & Zoning Commission may:

- Recommend Approval Of The Replat
- Recommend Denial Of The Replat
- Table Consideration Of This Item Until The Next Or Future Meeting.

GENERAL INFORMATION:

Owner: Lago Vista ISD  
Applicant: Hagood Engineering Associates  
Location: Site is located along the eastside of Lohman Ford Rd.

The owner is proposing to replat the Lago Vista High School Plat as shown in Attachment 2. This was approved by the Council on November 12, 2012. Changes to the replat include numerous easement sizes along Lohman Ford Rd. and the northwest corner of Lot 1. Also, Lot 2 will be connected by a 30' dedicated public ROW known as Lot 4, Block A that runs to the neighboring property (Banks/England).

This roadway does not meet the following code requirement:

1. Pursuant to Chapter 10, Article 10.100, Section 4, Subsection 4.12(B)(10)(c) the minimum ROW size requirements of 60 feet for a collector roadway.

*The proposed roadway would be located 30 feet on the LVISD property and another 30 feet located on the Banks/England property (See Attachment 1).*

Since the roadway does not meet code requirements, the applicant would be seeking an exception to the requirements pursuant to Chapter 10, Article 10.100, Section 4, Subsection 1.14. The Commission may recommend an exception from these regulations when, in its opinion, undue hardship will result from requiring strict compliance.

In considering, recommending and granting an exception, the Commission may prescribe such conditions that it deems necessary or desirable in the public interest.

Pursuant to Chapter 10, Article 10.100, Section 4, Subsection 1.14 no exceptions can be granted unless the Commission finds all of the following have been met:

1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this ordinance would have a substantial adverse impact on the applicant's reasonable use of his land.

*Staff believes special conditions exist due to the items in attachment 1 between the City, LVISD, and the property owners (England/Banks) to the north. Not to grant the exception may have a substantial adverse impact on the applicant's reasonable use of their land.*

2. That the granting of the exception will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

*This exception will not be detrimental to the public health, safety, and welfare since the only entity that will be using the 30' ROW will be the City to access the water tower. When the northern property is developed, an additional 30' ROW will need to be dedicated allowing the road to meet the minimum sizes for a collector roadway. This granting would not be injurious to other property in the area since the property to the north is vacant and no public will be using the ROW (See Attachment 1).*

3. That the granting of the exception will not have the effect of preventing the orderly subdividing of other land in the area in accordance with the provisions of this chapter.

*The exception will not have the effect of preventing the orderly subdividing of other land in the area. The proposed use of the ROW will be to formally access the tower until the property to the north is developed in accordance with the agreement (See Attachment 1).*

#### NOTIFICATION

A total of 16 notices were sent to adjacent property owners within 200 feet of the subject change. Responses received to date: 0 Approve; 0 Disapprove.

Please advise if additional information is required.

#### ATTACHMENTS

1. Application and Other Information
2. Originally Approved Plat
3. Proposed Replat with Highlighted Changes
4. Aerial

Attachment 1  
Application and Other Information



# CITY OF LAGO VISTA DEVELOPMENT SERVICES

5803 THUNDERBIRD SUITE I03 \* PO BOX 4727 LAGO VISTA, TX. 78645  
512-267-5259 FAX 512-267-5265

## PLAT APPLICATION

Request is for:

Amended Plat  Re-Plat  Minor Plat  Preliminary Plat  Final Plat  
 Vacating Plat

Property owner's name: Lago Vista ISD

Mailing address: 8039 Bar-K Ranch Rd Lago Vista Tx 78645  
Number & Street City State Zip code

Phone: (512) 267-8300 ( ) matt-underwood@lagovista.txed.net  
Phone Fax Email Address

Surveyor/Engineer: Hagood Engineering Associates Terry Hagood  
Name of Company Contact person

Phone: (512) 244-1546 (512) 244-1010  
Office Fax

Name of Proposed Project/Subdivision: Lago Vista High School

### Complete Legal Description of the Proposed Property

Tax Parcel ID #: 0168760124/823033 Subdivision: LV High School  
Geo ID Prop ID

Lot Number(s): 1 Section: - Block: A

Number and Street Address: Lohman Ford Rd Lago Vista Tx 78645

Deed is recorded in Volume: 13174 Page: 3008 of Travis County Records.

I authorize the following person/company to act in my behalf as my designated agent:

Name of agent/company: Hagood Engineering Associates Terry Hagood  
Name of Company Name of Contact

Contact: (512) 244-1546 (512) 244-1010 terryh@hea.eng.pro  
Phone Fax Email Address

Signature of Applicant: [Signature] Date: 3-6-14

I voluntarily waive my right to consideration by the Planning & Zoning Commission within 30 days of this application and consideration by the City Council within 60 days of this application.

## Terry Hagood

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**From:** Robert Gadbois [robert.g@obrlp.com]  
**Sent:** Monday, March 31, 2014 11:08 AM  
**To:** Terry Hagood; Raquel Ramirez  
**Subject:** FW: RE: England and School Roadway  
**Attachments:** Engl&Sch Xsect W sidewalk.pdf

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**From:** Frank Robbins [<mailto:frobbs@lago-vista.org>]  
**Sent:** Tuesday, July 23, 2013 9:23 AM  
**To:** Joe England; JOE ENGLAND  
**Cc:** Tim E. Haynie; Dave Stewart; 'Terry Hagood'; Robert Gadbois  
**Subject:** FW: RE: England and School Roadway

Joe,

Attached is a schematic of how we think the road should be built. We ask that before the LVISD ROW for the road is platted, that the property owners sign a document stating they understand the road would be constructed by the subdivider of the England property according to this schematic. The LVISD plat of the road will have to be reviewed by both P&Z and Council as there will be an exception to our sub. regs. for platting ½ streets. We thought we might confer together with Terry and Tim about process and this road schematic. Or we can try to do it remotely by e-mail or phone. Let me know how you would like to proceed.

Frank H. Robbins  
Assistant City Manager  
512-267-1993 (O)  
830-660-4669 (C)

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**From:** Tim E. Haynie [<mailto:tim.haynie@haynieconsulting.com>]  
**Sent:** Monday, July 22, 2013 11:30 AM  
**To:** Frank Robbins; Dave Stewart  
**Cc:** 'Terry Hagood'; 'JOE ENGLAND'  
**Subject:** RE: RE: England and School Roadway

The attachment

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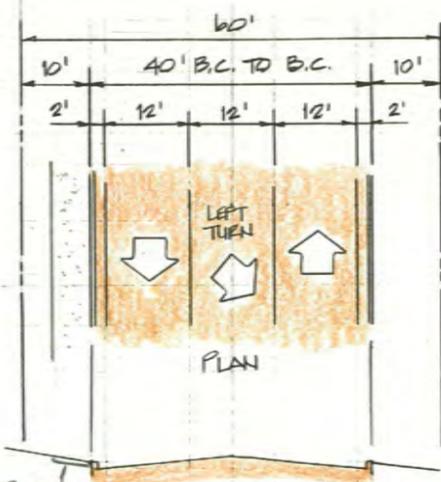
**From:** Tim E. Haynie  
**Sent:** Monday, July 22, 2013 11:26 AM  
**To:** Tim E. Haynie; 'Frank Robbins'; 'Dave Stewart'  
**Cc:** 'Terry Hagood'; 'JOE ENGLAND'  
**Subject:** RE: RE: England and School Roadway

Frank, you asked for the X-section to include a sidewalk. I have added a 6-ft wide side on the attached road section. I am not sure if it matters which side of the road that the side walk needs to go on. I selected the north side.

Tim H



This email is free from viruses and malware because [avast! Antivirus](#) protection is active.



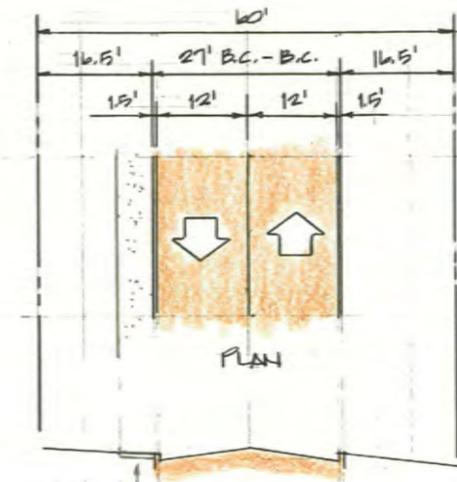
SIDEWALK PER CITY ORDINANCE

SECTION  
DETAIL "A"



JULY 17, 2013  
JULY 22, 2013

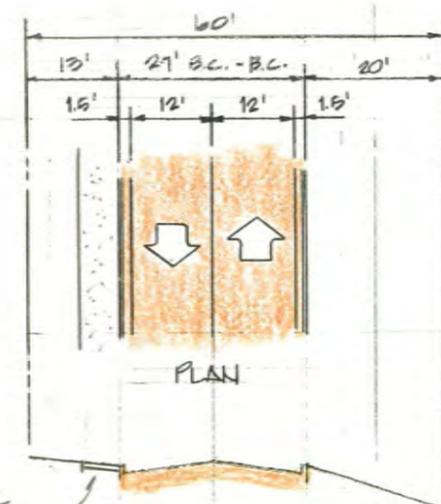
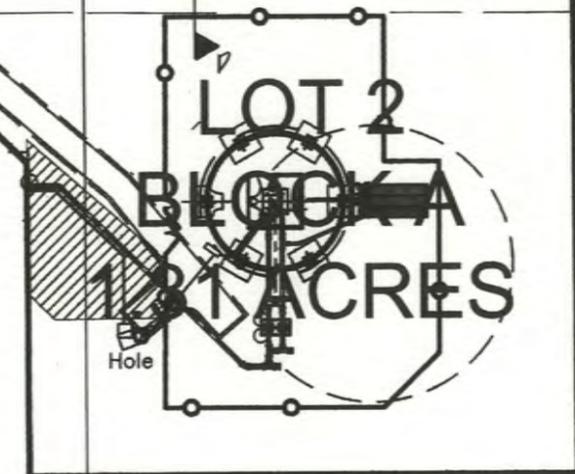
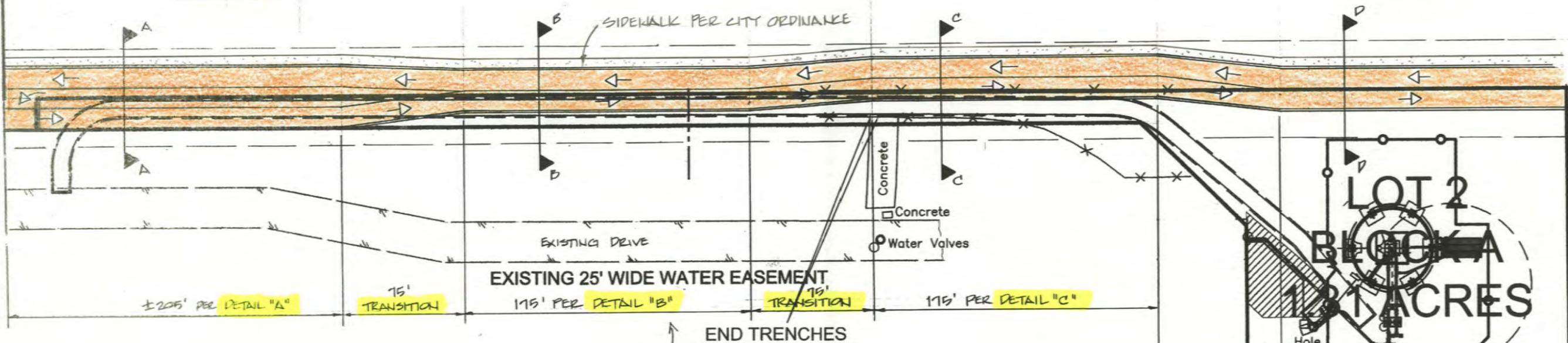
IVALENE PEARSON BANKS  
and CLARETTA ENGLAND  
VOLUME 11923, PAGE 1250  
R.P.R.T.C.



SIDEWALK PER CITY ORDINANCE

SECTION  
DETAIL "D"

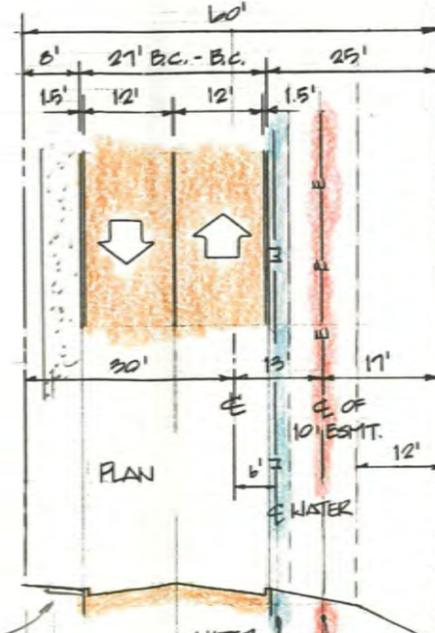
LOHMAN FORD ROAD



SIDEWALK PER CITY ORDINANCE

SECTION  
DETAIL "B"

LAGO VISTA I.S.D.  
HIGH SCHOOL SITE



SIDEWALK PER CITY ORDINANCE

SECTION  
DETAIL "C"

EXISTING BLUFF  
APPROX. 2:1 SLOPE

June 3, 2013

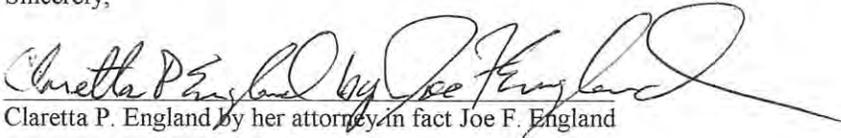
Mr. Frank H. Robbins  
Assistant City Manager  
City of Lago Vista  
P.O. Box 4727  
Lago Vista, Texas 78645

Dear Mr. Robbins:

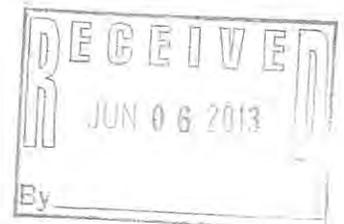
As per your recent meeting with representatives of Lago Vista ISD and the Banks/England Ranch, we offer the following acknowledgements:

1. When the Banks/England Ranch is developed, the developer will submit to the city a TIA and be responsible for mitigating any adverse traffic impacts as shown on the city approved TIA caused by the development of the Banks/England Ranch.
2. The developer will be responsible for construction of the road and sidewalk within the ROW that is being proposed to be dedicated by LVISD along the common property line of the Bank/England Ranch and LVISD property should the road not be in place at the time of development. The developer will be allowed to incorporate the structural value of the existing driveway into the final design of the proposed road.

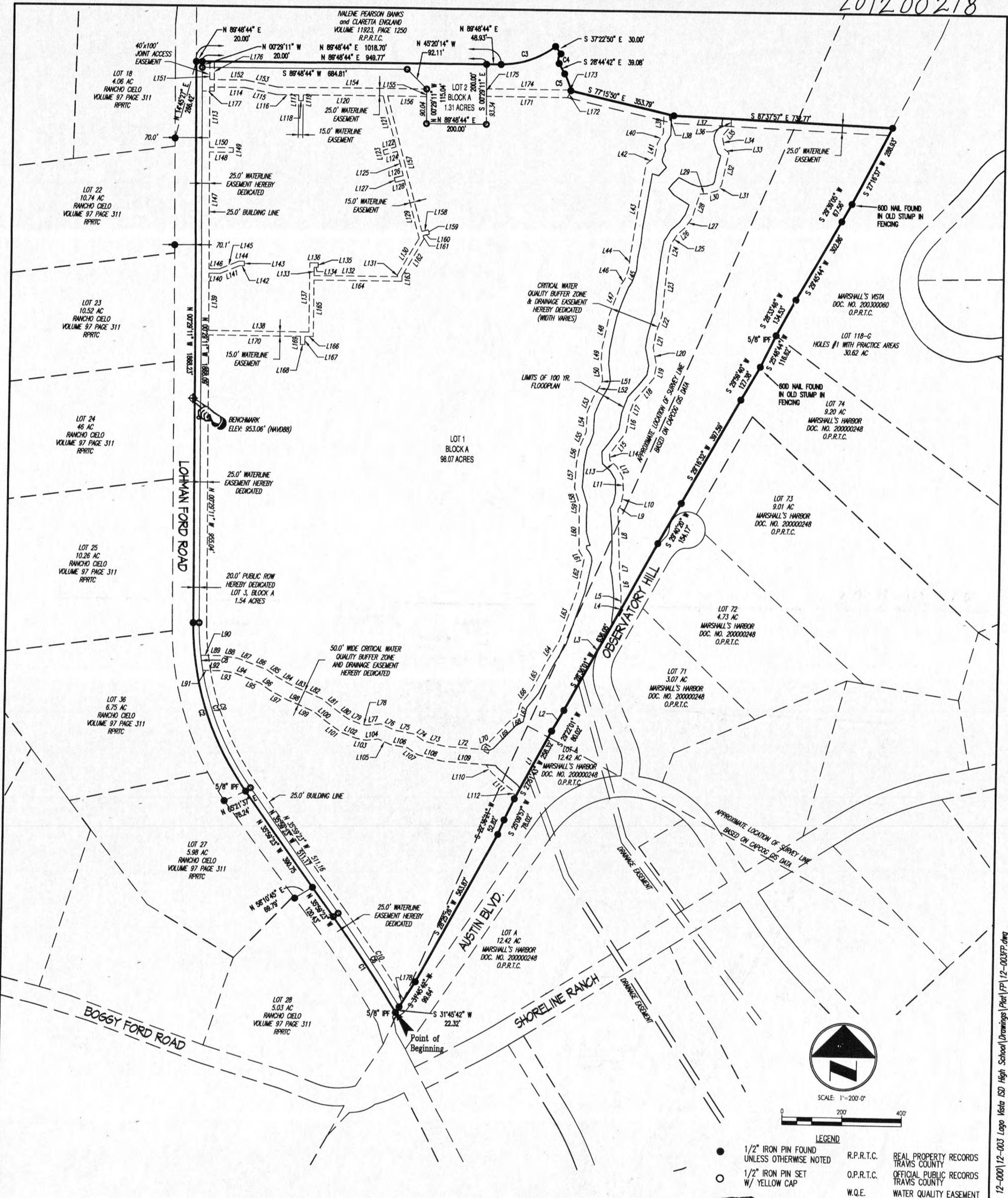
Sincerely,

  
Claretta P. England by her attorney in fact Joe F. England

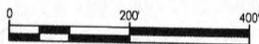
  
Ivalene P. Banks



Attachment 2  
Originally Approved Plat



SCALE: 1"=200'-0"



- LEGEND**
- 1/2" IRON PIN FOUND UNLESS OTHERWISE NOTED
  - 1/2" IRON PIN SET W/ YELLOW CAP
  - 👉 BENCHMARK
  - R.P.R.T.C. REAL PROPERTY RECORDS TRAVIS COUNTY
  - O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
  - W.Q.E. WATER QUALITY EASEMENT

BEARINGS CITED HEREON BASED ON GRID NORTH TEXAS STATE PLANE COORDINATE SYSTEM (NAD83)

**FINAL PLAT**  
**LAGO VISTA HIGH SCHOOL**



Sheet

1

of 3



### SITE LOCATION MAP

### FIELD NOTES DESCRIPTION

OWNER: LAGO VISTA ISD  
8039 BAR-K RANCH ROAD  
Lago Vista, Texas 78645

ACREAGE: 100.92 ACRES

PATENT SURVEY: M.F. Campbell Survey No. 98, the D. & W. Railroad Company Survey No. 99, and the D. & W. Railroad Company survey No. 101,

NUMBER OF BLOCKS: 1

LINEAR FEET OF STREETS: 0

SUBMITTAL DATE: 09/25/2012

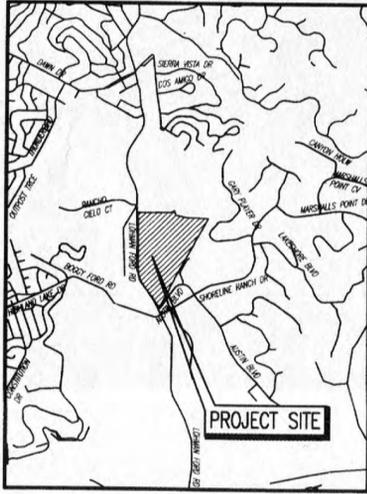
DATE OF PLANNING AND ZONING COMMISSION REVIEW: ---

BENCHMARK: ---

SURVEYOR: Castleberry Surveying, Ltd.  
3613 Williams Drive, Suite 903  
Georgetown, Texas 78628  
Phone (512) 930-1600, Fax (512) 930-9389  
Brett A. Butts, R.P.L.S.

ENGINEER: Hagood Engineering Associates  
One Chisholm Trail, Suite 5200  
Round Rock, Texas 78681  
Phone (512) 244-1546, Fax (512) 244-1010  
Terry R. Hagood, P.E.

NUMBER OF LOTS: 1  
PROPOSED USE: SCHOOL



Being 100.92 acres of land situated in Travis County, Texas, out of the M.F. Campbell Survey No. 98, the D. & W. Railroad Company Survey No. 99, and the D. & W. Railroad Company survey No. 101, and being all of that tract described as 101.00 acres in a General Warranty Deed to Lago Vista Independent School District (ISD), dated April 28, 1998 and recorded in Volume 13174, Page 3008 of the Real Property Records of Travis County, Texas, and further described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron pin found in the east line of Lohman Ford Road for the called southeast corner of said Lago Vista ISD tract;

**THENCE:** with the west line of said Lago Vista ISD tract, also being the east right-of-way line of Lohman Ford Road the following four (4) courses:

1. 381.29 feet with a curve to the left ( $\Delta=04^{\circ}10'51''$ ,  $R=5225.12$  feet, LC bears  $N 33^{\circ}54'19'' W 381.20$  feet) to a 1/2 inch iron pin with yellow cap inscribed "CS, LTD" set,
2.  $N 35^{\circ}59'23'' W$  at 120.43 feet passing a 1/2 inch iron pin found, continuing a total distance of 511.18 feet to a 5/8 inch iron pin found,
3. 597.82 feet with a curve to the right ( $\Delta=35^{\circ}23'32''$ ,  $R=967.80$  feet, LC bears  $N 18^{\circ}16'07'' W 588.36$  feet) to a 1/2 inch iron pin found,
4.  $N 00^{\circ}29'11'' W 1868.23$  feet to a 1/2 inch iron pin found for the northwest corner of said Lago Vista ISD tract and this tract;

**THENCE:** with the north line of said Lago Vista ISD tract the following eight (8) courses:

1.  $N 89^{\circ}48'44'' E 1018.70$  feet to a 1/2 inch iron pin found,
2. 194.31 feet with a curve to the left ( $\Delta=37^{\circ}06'37''$ ,  $R=300.00$  feet, LC bears  $N 71^{\circ}03'24'' E 190.93$  feet) to a 1/2 inch iron pin found,
3.  $S 37^{\circ}22'50'' E 30.00$  feet to a 1/2 inch iron pin found,
4. 35.39 feet with a curve to the left ( $\Delta=81^{\circ}06'55''$ ,  $R=25.00$  feet, LC bears  $S 09^{\circ}59'51'' W 32.51$  feet) to a 1/2 inch iron pin found,
5.  $S 28^{\circ}44'42'' E 39.08$  feet to a 1/2 inch iron pin found,
6. 59.92 feet with a curve to the right ( $\Delta=17^{\circ}36'24''$ ,  $R=195.00$  feet, LC bears  $S 21^{\circ}17'55'' E 59.69$  feet) to a 1/2 inch iron pin found,
7.  $S 77^{\circ}15'50'' E 353.79$  feet to a 1/2 inch iron pin found,
8.  $S 87^{\circ}37'57'' E 732.77$  feet to a 1/2 inch iron pin found in the west line of Marshall's Vista subdivision as recorded under Document No. 200300060, of the Official Public Records of Travis County, Texas, for the northeast corner of said Lago Vista ISD tract;

**THENCE:** with the east line of said Lago Vista ISD tract, also being the west line of said Marshall's Vista subdivision, as fenced, the following four (4) courses:

1.  $S 27^{\circ}16'37'' W 288.93$  feet to a 60D nail found in an old stump,
2.  $S 29^{\circ}39'05'' W 67.56$  feet to a 1/2 inch iron pin found,
3.  $S 29^{\circ}45'44'' W 302.86$  feet to a cotton spindle found,
4.  $S 28^{\circ}33'46'' W 134.53$  feet to a 5/8 inch iron pin found for the southwest corner of said Marshall's Vista subdivision, also being the northwest corner of Marshall's Harbor subdivision as recorded under Document No. 200000248 of said official public records;

**THENCE:** continuing with the east line of said Lago Vista ISD tract, also being the west line of said Marshall's Harbor subdivision, as fenced, the following eleven (11) courses:

1.  $S 25^{\circ}48'44'' W 116.62$  feet to a 60D nail found,
2.  $S 29^{\circ}59'40'' W 127.38$  feet to a 1/2 inch iron pin found,
3.  $S 29^{\circ}16'32'' W 397.59$  feet to a 1/2 inch iron pin found,
4.  $S 29^{\circ}40'20'' W 154.17$  feet to a 1/2 inch iron pin found,
5.  $S 28^{\circ}36'01'' W 636.05$  feet to a 1/2 inch iron pin found,
6.  $S 29^{\circ}22'01'' W 80.02$  feet to a 1/2 inch iron pin found,
7.  $S 27^{\circ}51'43'' W 258.32$  feet to a 1/2 inch iron pin found,
8.  $S 25^{\circ}09'57'' W 78.02$  feet to a 1/2 inch iron pin found,
9.  $S 22^{\circ}36'21'' W 52.82$  feet to a 1/2 inch iron pin found,
10.  $S 28^{\circ}25'26'' W 563.87$  feet to a 1/2 inch iron found,
11.  $S 31^{\circ}45'42'' W 121.97$  feet to the Point of Beginning.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83.

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

I the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct, that it was prepared from an actual survey of the property made under my supervision on the ground, and that all necessary survey monuments are correctly set or found as shown thereon.



*Brett A. Butts*  
Brett A. Butts, Date  
Registered Professional Land Surveyor No. 6254  
State of Texas

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

I the undersigned, a registered professional engineer in the State of Texas, hereby certify that proper engineering consideration has been given this plat.



*Terry R. Hagood*  
Terry R. Hagood, P.E. Date  
Registered Professional Engineer

STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS That Lago Vista Independent School District existing under the laws of the State of Texas, owner of 100.92 acres of land out of the M.F. Campbell Survey No. 98, the D. & W. Railroad Company Survey No. 99, and the D. & W. Railroad Company survey No. 101, and being all of that tract described as 101.00 acres in a General Warranty Deed to Lago Vista Independent School District (ISD), Travis County, Texas DO HEREBY SUBDIVIDE OR DEVELOP 100.92 acres of land out of the M.F. Campbell Survey No. 98, the D. & W. Railroad Company Survey No. 99, and the D. & W. Railroad Company survey No. 101, to be known as the (LVISD High School Subdivision), in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted, and o hereby dedicate to the public the use of the streets and easements shown hereon.

WITNESS MY HAND, this the 14 day of 11, A.D., 2012.

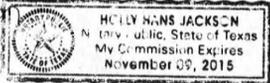
Lago Vista Independent School District

By: *Matt Underwood*  
Matt Underwood, Superintendent

STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on Nov 14 2012, by, Matt Underwood, as Superintendent of Lago Vista Independent School District.

Notary Public, State of Texas  
Printed Name: Holly Mans Jackson  
My Commission Expires: 11-9-15



City Of Lago Vista Certification

Approved and authorized for recordation by the City Council of the City of Lago Vista, Texas

By: *Kathleen Inger*  
Kathleen Inger, Mayor, City of Lago Vista, Texas

I hereby certify that the above and foregoing plat of addition to the City of Lago Vista, Texas was approved by the City Council of the City of Lago Vista on the 1 day of November 2012. Said addition shall be subject to all the requirements of the subdivision ordinance of the City of Lago Vista, Texas.

Witness my hands this 14 day of November 2012.

By: *Stacy Buckner*  
Stacy Buckner, City Secretary, City of Lago Vista, Texas



THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, Dana Debeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its certificate of authentication was filed for record in my office on the 10 day of DECEMBER, 2012, at 2:38 o'clock P.M. and duly recorded on the 10 day of DECEMBER, 2012, at 2:38 o'clock P.M. Plat Records of said County, Document No. 201200218 Official Public Records of Travis County.

Witness my hand and seal of the County Clerk this 10 day of DECEMBER, 2012.

Dana Debeauvoir, County Clerk  
Travis County, Texas

By: *Michael P. Gonzales*  
Michael P. Gonzales, Deputy

## FINAL PLAT LAGO VISTA HIGH SCHOOL



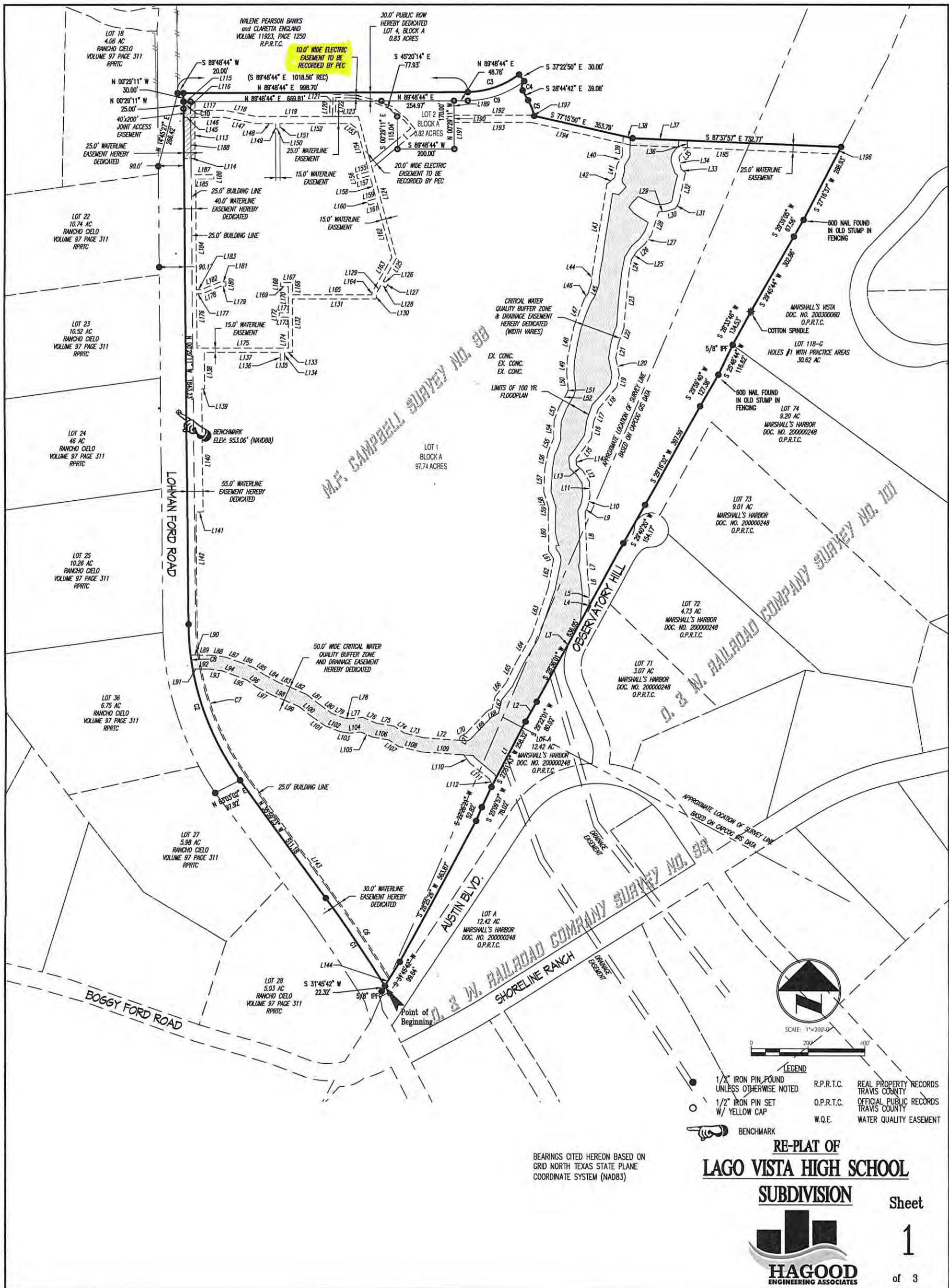
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Attachment 3

Proposed Replat with Highlighted Changes



**LEGEND**

○	1/2" IRON PIN FOUND UNLESS OTHERWISE NOTED	R.P.R.T.C.	REAL PROPERTY RECORDS TRAVIS COUNTY
○	1/2" IRON PIN SET W/ YELLOW CAP	O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
○	BENCHMARK	W.Q.E.	WATER QUALITY EASEMENT

BEARINGS CITED HEREON BASED ON GRID NORTH TEXAS STATE PLANE COORDINATE SYSTEM (NAD83)

**RE-PLAT OF LAGO VISTA HIGH SCHOOL SUBDIVISION**



Sheet  
**1**  
of 3

Apr 07, 2014 - 6:02pm Z:\HEA\HEA Projects\Projects 12-000\12-003 Lago Vista ISD High School\Drawings\Plan\Replat\12-003RP.dwg



**SITE LOCATION MAP**

**FIELD NOTES DESCRIPTION**

OWNER: LAGO VISTA ISD  
8039 BAR-K RANCH ROAD  
Lago Vista, Texas 78645

ACREAGE: 99.39 ACRES

PATENT SURVEY: M.F. Campbell Survey No. 98, the D. & W. Railroad Company Survey No. 99, and the D. & W. Railroad Company survey No. 101,

NUMBER OF BLOCKS: 1

LINEAR FEET OF STREETS: 0

SUBMITTAL DATE: 03/06/2014

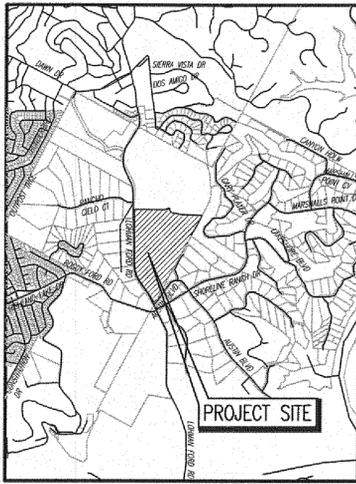
DATE OF PLANNING AND ZONING COMMISSION REVIEW: ---

BENCHMARK: ---

SURVEYOR: Texas Land Surveying, Inc.  
3613 Williams Drive, Suite 903  
Georgetown, Texas 78628  
Phone (512) 930-1600, Fax (512) 930-9389  
Kenneth Louis Crider, R.P.L.S.

ENGINEER: Hagood Engineering Associates  
One Chisholm Trail, Suite 5200  
Round Rock, Texas 78681  
Phone (512) 244-1546, Fax (512) 244-1010  
Terry R. Hagood, P.E.

NUMBER OF LOTS: 1  
PROPOSED USE: SCHOOL



Being 99.39 acres of land situated in Travis County, Texas, out of the M.F. Campbell Survey No. 98 and D. & W. Railroad Company Survey No. 101, both being in Travis County, Texas and being a portion of that tract of land described as, Lago Vista High School, a subdivision recorded in Document Number 201200218 of the Official Public Records of Travis County, Texas and further described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron pin stamped "CS LTD" found in the east line of Lohman Ford Road and for the southerly corner of this tract, from which a 5/8" iron pin found for the most southerly corner of said Lago Vista High School subdivision bears S 31°45'42" W, 22.32 feet;

**THENCE** with the east line of a 20 foot roadway dedication of said Lago Vista High School subdivision, also being the east right of way line of Lohman Ford Road and for the west line of this tract, the following four (4) courses:

- 1.0 372.81 feet with the curve to the left ( Δ=04°04'21", radius=5245.12 feet, and a chord of N 33°57'34" W, 372.73 feet) to a 1/2" iron pin stamped "CS LTD" found,
- 2.0 N 35°59'23" W, 511.18 feet to a 1/2" iron pin stamped "CS LTD" found,
- 3.0 585.47 feet with a curve to the right ( Δ=35°23'32", radius=947.80 feet, and a chord of N 18°16'07" W, 576.20 feet) to a 1/2" iron pin stamped "CS LTD" found, and
- 4.0 N 00°29'11" W, 1868.23 feet to a 1/2" iron pin stamped "CS LTD" found for the northwest corner of this tract, from which a 1/2" iron pin found for the northwest corner of said Lago Vista High School subdivision bears S 89°48'44" W, 20.00 feet;

**THENCE** with the north line of said Lago Vista High School subdivision the following eight (8) courses:

- 1.0 N 89°48'44" E, 998.70 feet to a 1/2" iron pin found,
- 2.0 194.31 feet with a curve to the left ( Δ=37°06'37", radius=300.00 feet, and a chord of N 71°03'24" E, 190.93 feet) to a 1/2" iron pin found,
- 3.0 S 37°22'50" E, 30.00 feet to a 1/2" iron pin found,
- 4.0 36.39 feet with a curve to the left ( Δ=81°06'55", radius=25.00 feet, and a chord of S 09°59'51" W, 32.51 feet) to a 1/2" iron pin found,
- 5.0 S 28°44'42" E, 39.08 feet to a 1/2" iron pin found,
- 6.0 59.92 feet with the curve to the right ( Δ=17°36'24", radius=195.00 feet, and a chord of S 21°17'55" E, 59.89 feet) to a 1/2" iron pin found,
- 7.0 S 77°15'50" E, 353.79 feet to a 1/2" iron pin found, and
- 8.0 S 87°37'57" E, 732.77 feet to a 1/2" iron pin found in the west line of Marshall's Vista subdivision as recorded in Document Number 200300060 of the Official Public Records of Travis County, Texas, for the northeast corner of said Lago Vista High School subdivision;

**THENCE** with the east line of said Lago Vista High School subdivision, also being the west line of said Marshall's Vista subdivision, the following four (4) courses:

- 1.0 S 27°16'37" W, 288.93 feet to a 60d nail found in an old stump,
- 2.0 S 29°39'05" W, 67.56 feet to a 1/2" iron pin found,
- 3.0 S 29°45'44" W, 302.86 feet to a cotton spindle found, and
- 4.0 S 28°33'46" W, 134.53 feet to a 5/8" iron pin found for the southwest corner of said Marshall's Vista subdivision, also being the northwest corner of Marshall's Harbor subdivision as recorded in Document Number 200000248 of the Official Public Records of Travis County, Texas;

**THENCE** continuing with the east line of said Lago Vista High School subdivision, also being the west line of said Marshall's Harbor subdivision, as fenced, the following eleven (11) courses:

- 1.0 S 25°48'44" W, 116.62 feet to a 60d nail found,
- 2.0 S 29°59'40" W, 127.38 feet to a 1/2" iron pin found,
- 3.0 S 29°16'32" W, 397.59 feet to a 1/2" iron pin found,
- 4.0 S 29°40'20" W, 154.17 feet to a 1/2" iron pin found,
- 5.0 S 28°36'01" W, 636.05 feet to a 1/2" iron pin found,
- 6.0 S 29°22'01" W, 80.02 feet to a 1/2" iron pin found,
- 7.0 S 27°51'43" W, 258.32 feet to a 1/2" iron pin found,
- 8.0 S 25°09'57" W, 78.02 feet to a 1/2" iron pin found,
- 9.0 S 22°26'21" W, 52.82 feet to a 1/2" iron pin found,
- 10.0 S 28°25'26" W, 563.87 feet to a 1/2" iron pin found, and
- 11.0 S 31°45'42" W, 99.84 feet to the Point of Beginning, and containing 99.39 acres of land, more or less

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

I the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct, that it was prepared from an actual survey of the property made under my supervision on the ground, and that all necessary survey monuments are correctly set or found as shown thereon.



*Kenneth Louis Crider*  
Kenneth Louis Crider,  
Registered Professional Land Surveyor  
State of Texas  
3-5-14  
Date  
No. 5624

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

I the undersigned, a registered professional engineer in the State of Texas, hereby certify that proper engineering consideration has been given this plat.



*Terry R. Hagood*  
Terry R. Hagood, P.E.  
Registered Professional Engineer  
5/5/2014  
Date

STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS That Lago Vista Independent School District existing under the laws of the State of Texas, owner of 100.92 acres of land out of the M.F. Campbell Survey No. 98, the D. & W. Railroad Company Survey No. 99, and the D. & W. Railroad Company survey No. 101, and being all of that tract described as 101.00 acres in a General Warranty Deed to Lago Vista Independent School District (ISD), Travis County, Texas DO HEREBY SUBDIVIDE OR DEVELOP 99.39 acres known as Lots 1 and 2 Lago Vista High School Subdivision as recorded in Document No. 201200218 official Public Records of Travis County, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted, and do hereby dedicate to the public the use of the streets and easements shown hereon.

WITNESS MY HAND, this the \_\_\_\_ day of \_\_\_\_, A.D., 2014.

Lago Vista Independent School District  
By:

*Matt Underwood*  
Matt Underwood, Superintendent

STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on \_\_\_\_, 2014, by, Matt Underwood, as Superintendent of Lago Vista Independent School District.

Notary Public, State of Texas  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

City Of Lago Vista Certification

Approved and authorized for recordation by the City Council  
of the City of Lago Vista, Texas

By: \_\_\_\_\_  
Mayor, City of Lago Vista, Texas

I hereby certify that the above and foregoing plat of addition to the City of Lago Vista, Texas was approved by the City Council of the City of Lago Vista on the \_\_\_\_ day of \_\_\_\_, 2012. Said addition shall be subject to all the requirements of the subdivision ordinance of the City of Lago Vista, Texas.  
Witness my hands this \_\_\_\_ day of \_\_\_\_, 2014.

By: \_\_\_\_\_  
City Secretary, City of Lago Vista, Texas

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, Dana Debeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its certificate of authentication was filed for record in my office on the \_\_\_\_ day of \_\_\_\_, A.D., 20\_\_\_\_, at \_\_\_\_ o'clock \_\_\_\_ M. and duly recorded on the \_\_\_\_ day of \_\_\_\_, A.D., 20\_\_\_\_, at \_\_\_\_ o'clock \_\_\_\_ M. Plat Records of said County, Document No. \_\_\_\_ Official Public Records of Travis County.

Witness my hand and seal of the County Clerk this \_\_\_\_ day of \_\_\_\_, A.D., 20\_\_\_\_.

Dana Debeauvoir, County Clerk  
Travis County, Texas

By: \_\_\_\_\_  
Deputy

**RE-PLAT OF  
LAGO VISTA HIGH SCHOOL  
SUBDIVISION**

Sheet



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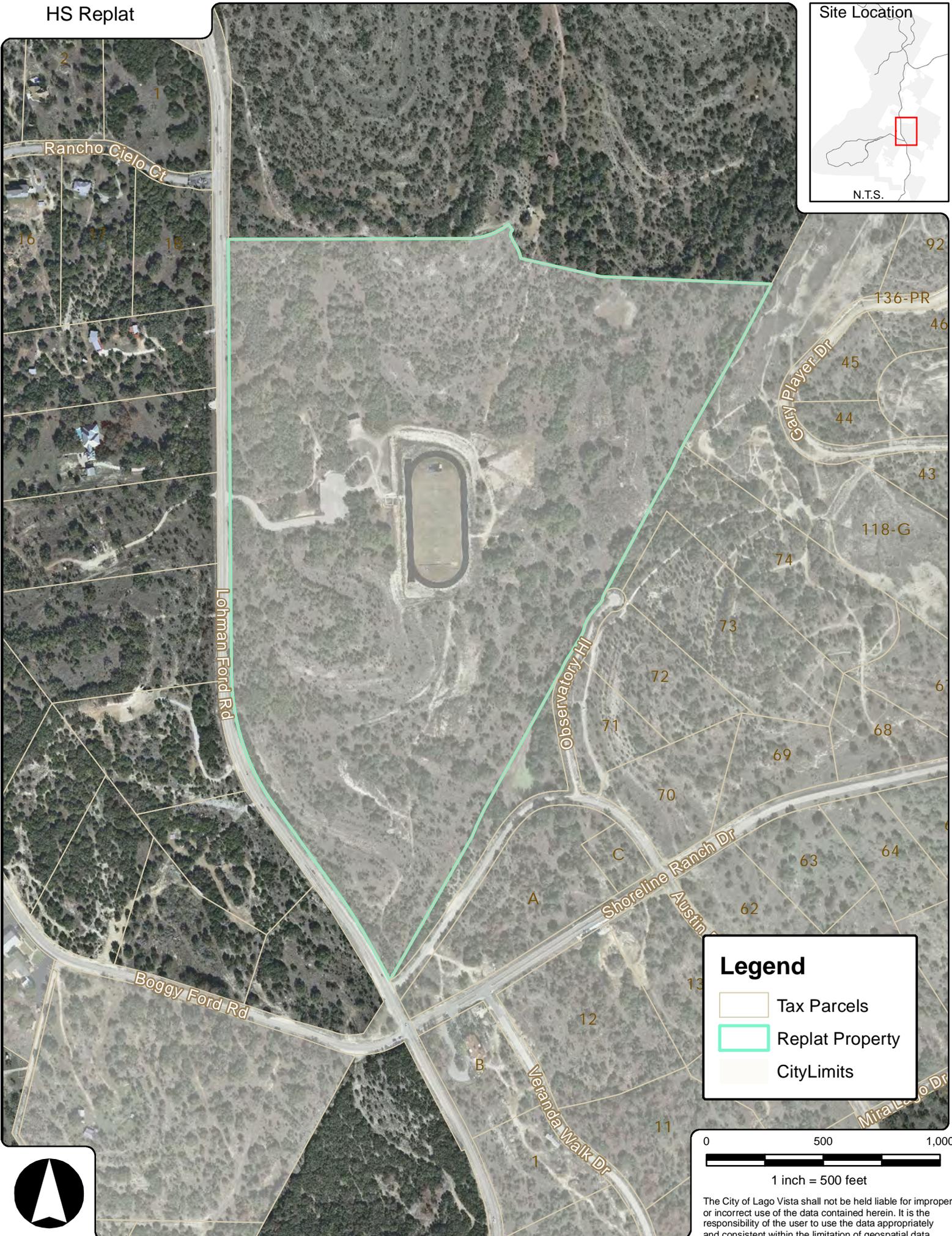
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Attachment 4

Aerial

# HS Replat

## Site Location



The City of Lago Vista shall not be held liable for improper or incorrect use of the data contained herein. It is the responsibility of the user to use the data appropriately and consistent within the limitation of geospatial data.