

**CITY OF LAGO VISTA, TEXAS**

**ORDINANCE NO. 22-03-03-02**

**ANNEXATION ORDINANCE**

AN ORDINANCE OF THE CITY OF LAGO VISTA, TEXAS, TO ANNEX APPROXIMATELY 198.705 ACRES OF LAND OWNED BY LAKE TRAVIS GROUP II, LTD., ADJACENT AND CONTIGUOUS TERRITORY INTO THE INCORPORATED MUNICIPAL BOUNDARIES OF THE CITY OF LAGO VISTA, TEXAS INCLUDING THE FOLLOWING: FINDINGS OF FACT; EFFECTIVE DATE; A REPEALER; SEVERABILITY; AND PROPER NOTICE AND OPEN MEETINGS CLAUSES.

**WHEREAS,** Chapter 43, Subchapter C-3 of the Texas Local Government Code authorizes a municipality to extend the boundaries of the municipality and annex area adjacent to the municipality in on request of the owners of such property; and

**WHEREAS,** the City of Lago Vista, Texas ("City") is a home rule municipality with the rights and privileges thereto; and

**WHEREAS,** on November 3, 2021, the City received a request from David Winn, the authorized representative of Lake Travis Group II, Ltd., owner of the subject property to voluntary annex area consisting of approximately 198.705 acres of land described in Exhibit "A"; and

**WHEREAS,** the approximately 198.705 acres of land identified in Exhibit "A," are adjacent and contiguous to the city limits; and

**WHEREAS,** upon annexation, the City will provide services to the property in accordance with the executed Municipal Services Agreement; and

**WHEREAS,** the City Council of the City of Lago Vista ("City Council") has conducted a public hearing on December 16, 2021, regarding the annexation of the area and has provided all required notices within the timeframes established under Chapter 43 of the Texas Local Government Code; and

**WHEREAS,** the City Council deems it to be in the best interest of the citizens of the City to annex said territory into the City.

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

## **1. FINDINGS OF FACT**

All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the Lago Vista, Texas, and are hereby approved and incorporated into the body of this Ordinance as if copied herein in their entirety.

## **2. ANNEXATION OF TERRITORY**

- A. The property in the area described in Exhibit "A", which is attached hereto and incorporated herein for all purposes, is hereby annexed and brought into the municipal boundaries (i.e., corporate limits) of the City of Lago Vista, and is made an integral part, hereof.
- B. The official map and boundaries of the City of Lago Vista are hereby amended and revised so as to include the area annexed, and to reflect the expansion of the City's extraterritorial jurisdiction resulting from such annexation.

## **3. EFFECTIVE DATE**

This ordinance is effective and the annexation achieved herein shall be final and complete upon adoption of this Ordinance on the date set forth below.

## **4. FILING**

- A. The City Secretary is hereby instructed to include this Ordinance in the records of the City.
- B. The City Secretary is hereby instructed to have prepared maps depicting the new municipal boundaries and extraterritorial jurisdiction.
- C. The City Secretary is hereby instructed to file a certified copy of this Ordinance with the Travis County Clerk.

## **5. SEVERABILITY**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

## 6. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance 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, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED this the 3 day of March 2022, by a vote of 6 (ayes) to 0 (nays) to 1 (abstentions) of the City Council of the City of Lago Vista, Texas.



THE CITY OF LAGO VISTA:

Ed Tidwell  
Ed Tidwell, Mayor

ATTEST:

Sandra Barton  
Sandra Barton, City Secretary

**Exhibit "A"**  
**DESCRIPTION OF AREA TO BE ANNEXED**

# Exhibit A

## LAKE TRAVIS GROUP, II, LTD. 198.705 ACRES METES AND BOUNDS DESCRIPTION

Being 198.705 acres of land situated approximately 16.2 miles west-northwest of the City of Austin in the Benjamin Cox Survey No. 740 (Abstract No. 207), John S. Watson Survey (Abstract No. 2262), the Samuel Pierson Survey No. 523 (Abstract No. 620), and the R. G. Wallace Survey No. 66 (Abstract No. 2138) in Travis County, Texas, and being all of that called 194.920 acre tract and called 3.786 acre tract described as Tract Two in a Cash Warranty Deed from David L. Winn and Leslie A. Winn to Lake Travis Group, II, Ltd., dated October 27, 2008, recorded in Document No. 2008181760 of the Travis County Official Public Records. All deed references herein are to said Travis County Official Public Records unless otherwise noted. Metes and bounds description of said 198.705 acres is as follows:

**BEGINNING** at an "X" chiseled in the concrete footing of a fence corner for the northerly northeast corner of said 3.786 acre tract, same being in the southwesterly margin of a public road (Sylvester Ford Road) and the northeast corner of the Lake Travis Group, II, Ltd. 315.428 acre tract (Tract 3, Document No. 2001060967), same also being the northerly northeast corner of said 198.705 acres;

**THENCE** South 52° 18' 14" East (called South 51° 05' 21" East) with said southwesterly margin of Sylvester Ford Road and with the North line of said 3.786 acre tract, a distance of 101.25 feet to the easterly northeast corner of said 3.786 acre tract, same being the North corner of the Gary T. Anderson and Lois Anderson 37.753 acre tract (Volume 12189, Page 2063 of the Travis County Real Property Records) and the easterly northeast corner of said 198.705 acres, from which a ¾" iron pipe found for reference bears South 28° 41' 29" West 2.19 feet;

**THENCE** South 28° 41' 29" West (called South 29° 54' 20" West) with a line common to said Anderson 37.753 acre tract and said 3.786 acre tract, at 2.19 feet pass said reference pipe, for a total distance of 1,541.51 feet (called 1,541.46 feet) to a ½" iron rod found for the northwest corner of said 194.920 acre tract, same being the southwest corner of said Anderson 37.753 acre tract and an interior northwesterly corner of said 198.705 acres;

**THENCE** with an existing fence and with lines common to said Anderson 37.753 acre tract and said 194.920 acre tract the following three courses:

- 1) South 61° 20' 23" East (called South 60° 06' 44" East), a distance of 813.41 feet (called 813.00 feet) to a ¾" iron pipe found for angle corner;
- 2) South 62° 26' 02" East (called South 61° 12' 44" East), a distance of 514.24 feet (called 514.31 feet) to a ¾" iron pipe found for angle corner;
- 3) and South 61° 31' 41" East (called South 60° 15' 49" East), a distance of 407.73 feet (called 407.54 feet) to a ¾" iron pipe found for the southeast corner of said Anderson 37.753 acre tract, same being the southwest corner of the Shelby Dies 0.91 of an acre tract (Volume 11149, Page 263 of said Travis County Real Property Records), same also being an angle corner in the North line of said 194.920 acre tract and an angle corner in the lower northerly line of said 198.705 acres;

**THENCE** South 61° 03' 26" East (called South 59° 57' 57" East) with the line common to said 194.920 acre tract and said Dies 0.91 of an acre tract, a distance of 149.94 feet (called 150.02 feet) to a ¾" iron pipe found for the southeast corner of said Dies 0.91 of an acre tract, same being the southwest corner of the Jack V. Anderson 2.5 acre tract (Volume 11777, Page 988 of said Travis County Real Property Records), same also being another angle corner in said North line of 194.920 acre tract and another angle corner in said lower northerly line of 198.705 acres;

**THENCE** South 62° 48' 16" East (called South 61° 07' 33" East) with the line common to said 194.920 acre tract and said Anderson 2.5 acre tract, a distance of 41.82 feet (called 42.25 feet) to an "X" chiseled in the concrete footing of a fence corner for the northeast corner of said 194.920 acre tract, same being the southeast corner of said Anderson 2.5 acre tract and in the West line of the Lake Travis Group, II, Ltd. 67.086 acre tract (Tract One, Document No. 2008181760), same also being the lower northeast corner of said 198.705 acres;

**THENCE** with lines common to said Lake Travis Group 67.086 acre tract and said 194.920 acre tract the following twelve (12) courses:

- 1) South 09° 10' 18" West (called South 10° 28' 41" West), a distance of 288.07 feet (called 287.63 feet) to a ½" iron rod found for angle corner;
- 2) South 09° 04' 25" West (called South 10° 14' 27" West), a distance of 198.71 feet (called 199.15 feet) to a 2" diameter steel fence corner found for angle corner;
- 3) South 06° 47' 23" West (called South 07° 59' 47" West), a distance of 312.27 feet (called 312.28 feet) to another angle corner;
- 4) South 09° 11' 33" West (called South 10° 29' 00" West), a distance of 100.61 feet (called 100.04 feet) to a 4" diameter cedar fence corner found for angle corner;
- 5) South 09° 22' 21" West (called South 10° 34' 58" West), a distance of 266.09 feet (called 266.66 feet) to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for another angle corner;
- 6) South 07° 23' 27" East (called South 06° 09' 29" East), a distance of 148.76 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for another angle corner;
- 7) South 03° 55' 10" West (called South 05° 09' 08" West), a distance of 70.34 feet to a 5/8" steel rod with yellow plastic cap stamped "P. Matusek, RPLS #4518" set for another angle corner;
- 8) South 28° 48' 05" West (called South 30° 04' 18" West), a distance of 238.05 feet (called 237.74 feet) to a ½" iron rod found for another angle corner;
- 9) South 07° 14' 00" West (called South 08° 33' 33" West), a distance of 304.58 feet (called 304.17 feet) to a 60d nail in fence post found for another angle corner;
- 10) South 02° 32' 08" East (called South 01° 32' 28" East), a distance of 105.52 feet (called 105.78 feet) to a ¾" iron rod found for another angle corner;
- 11) South 03° 55' 31" West (called South 06° 50' 32" West), a distance of 5.45 feet (called 5.67 feet) to a 60d nail in boulder (called to be at 715 foot contour line) found for another angle corner;
- 12) South 05° 39' 24" West (called South 06° 50' 32" West), a distance of 231.59 feet (called 231.94 feet) to the northwest bank of the Colorado River (inundated) for the East corner of said 194.920 acre tract, same being the southwest corner of said Lake Travis Group 67.086 acre tract and the East corner of said 198.705 acres;

**THENCE** with said northwest bank of Colorado River (inundated) the following four (4) courses:

- 1) South 83° 40' 07" West (called South 84° 54' 05" West), a distance of 472.19 feet to an angle corner;
- 2) South 71° 53' 07" West (called South 73° 07' 05" West), a distance of 789.50 feet to another angle corner;



- 3) South 54° 27' 07" West (called South 55° 41' 05" West), a distance of 1,054.90 feet to another angle corner;
- 4) South 38° 00' 07" West (called South 39° 14' 05" West), a distance of 263.51 feet to the South corner of said 194.920 acre tract, same being the South corner of said 198.705 acres and at the intersection of said northwest bank of Colorado River (inundated) with the centerline of Bee Hollow;

**THENCE** with said centerline of Bee Hollow (inundated) the following five (5) courses:

- 1) North 36° 50' 04" West (called North 35° 36' 06" West), a distance of 281.75 feet to an angle corner;
- 2) North 59° 25' 04" West (called North 58° 11' 06" West), a distance of 355.00 feet to another angle corner;
- 3) North 77° 29' 04" West (called North 76° 15' 06" West), a distance of 200.28 feet to another angle corner;
- 4) North 24° 37' 04" West (called North 23° 23' 06" West), a distance of 142.22 feet to another angle corner;
- 5) and North 29° 24' 58" West (called North 28° 13' 17" West), a distance of 665.55 feet (called 665.53 feet) to the southwest corner of said 194.920 acre tract, same being the South corner of said Lake Travis Group 315.428 acre tract and the southwest corner of said 198.705 acres;

**THENCE** North 29° 12' 58" East (called North 30° 33' 54" East) with a line common to said 194.920 acre tract and said Lake Travis Group 315.428 acre tract, a distance of 701.90 feet (called 702.15 feet) to a ½" iron rod found for the upper southwest corner of said 194.920 acre tract, same being the interior southerly corner of said Lake Travis Group 315.428 acre tract and the upper southwest corner of said 198.705 acres;

**THENCE** South 60° 43' 10" East (called South 59° 26' 06" East) with a second line common to said 194.920 acre tract and said Lake Travis Group 315.428 acre tract, a distance of 201.93 feet (called 200.48 feet) to a ½" iron rod found for the interior southwesterly corner of said 194.920 acre tract, same being the upper southerly corner of said Lake Travis Group 315.428 acre tract and the interior southwesterly corner of said 198.705 acres;

**THENCE** North 28° 40' 05" East (called North 29° 54' 20" East) with a third line common to said 194.920 acre tract and said Lake Travis Group 315.428 acre tract, a distance of 2,843.42 feet to a ½" iron rod found for the southerly southwest corner of said 3.786 acre tract, same being the East corner of said Lake Travis Group 315.428 acre tract and another interior northwesterly corner of said 198.705 acres;

**THENCE** North 61° 42' 31" West (called North 60° 05' 40" West) with a line common to said 3.786 acre tract and said Lake Travis Group 315.428 acre tract, a distance of 99.83 feet (called 100.00 feet) to a ½" iron rod found for the westerly southwest corner of said 3.786 acre tract, same being the interior easterly corner of said Lake Travis Group 315.428 acre tract and the lower northwest corner of said 198.705 acres;

**THENCE** North 28° 41' 06" East (called North 29° 54' 20" East) with a second line common to said 3.786 acre tract and said Lake Travis Group 315.428 acre tract, a distance of 1,658.01 feet (called 1,657.31 feet) to the **POINT OF BEGINNING**, containing 198.705 acres of land. All bearings are based on Grid North, Texas State Plane Coordinate System, NAD83 (2011) Texas Central Zone No. 4203. The unit measure for all distances is US Survey Feet and distances are represented as surface values and may be converted to grid by dividing by the surface adjustment factor of 1.00010.

I hereby certify to Title Resources Guaranty Company the foregoing metes and bounds description was prepared from a survey performed on the ground under my supervision, and represents the facts found at the time of the survey.

*Patrick Matusek*

Patrick Matusek  
Registered Professional Land Surveyor  
Maverick Engineering, Inc., Firm # 100491-02  
License No. 4518, State of Texas  
Surveyed October 6, 2021

