

RESOLUTION NO. R2021-42

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS APPROVING ACCEPTANCE OF THREE PUBLIC UTILITY EASEMENTS ASSOCIATED WITH A WATER LINE PROJECT SOUTH OF THE INTERSECTION OF TEXAS HIGHWAY 29 AND F.M. 3509.; AND AUTHORIZING THE MAYOR EXECUTE SAID INSTRUMENTS ON BEHALF OF THE CITY

BE IT RESOLVED BY CITY COUNCIL OF THE CITY OF BURNET, TEXAS, THAT:

Easements Agreement Approved. The Easement Agreements as memorialized in Appendix One and Appendix Two, attachment hereto, are hereby approved.

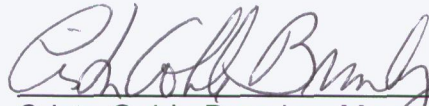
Section two. Authorization. The mayor is hereby authorized to execute instruments in substantial form as the attachments hereto and take such further action as may be reasonably necessary to facilitate the purpose of this resolution.

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

Section four. Effective Date. That this resolution shall take effect immediately upon its passage, and approval as prescribed by law.

PASSED AND APPROVED this the 24th day of May, 2022.

CITY OF BURNET, TEXAS


Crista Goble Bromley, Mayor

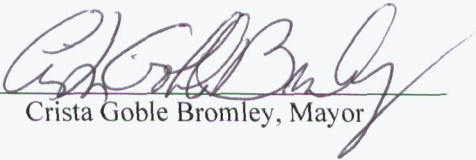
ATTEST:


Kelly Dix, City Secretary



Public Utility Easement

AGREED AND ACCEPTED:
CITY OF BURNET, TEXAS,
a Texas home-rule municipality

By: 
Crista Goble Bromley, Mayor

THE STATE OF TEXAS

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§

COUNTY OF BURNET

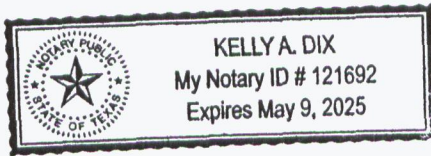
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Crista Goble Bromley, mayor of the City of Burnet, Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 29 day of May, 2022.

(Personalized Seal)


Notary Public's Signature

Exhibit A attached.



APPENDIX A

SRS Burnett Properties LLC Easement
(two easements)

Public Utility Easement
To be effective as of the date first stated above.

GRANTORS:

ORVILLE R. GILBERT

SHERYL ANN GILBERT

By: _____

By: _____

THE STATE OF TEXAS

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COUNTY OF BURNET

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Orville R. Gilbert 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 therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the __day of _____, 2022.

(Personalized Seal)

Notary Public's Signature

THE STATE OF TEXAS

§
§
§

COUNTY OF BURNET

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Sheryl Ann Gilbert 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 therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the __day of _____, 2022.

(Personalized Seal)

Notary Public's Signature

The remainder of this page is intentionally blank and grantee's signature page follows.

APPENDIX B

Gilbert Easement
(one easement)

Public Utility Easement

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

PUBLIC UTILITY EASEMENT

**THE STATE OF TEXAS §
 §
COUNTY OF BURNET §**

KNOW ALL PERSONS BY THESE PRESENTS:

DATE:

GRANTOR:

**Orville R. and Sheryl Ann Gilbert
509 County Road 340A
Burnet, Burnet County, Texas 78611**

GRANTOR'S MAILING ADDRESS (including County):

GRANTEE:

City of Burnet, Texas

GRANTEE'S MAILING ADDRESS (including County):

**P.O. Box 1369
1001 Buchanan Drive Suite #4,
Burnet, Burnet County, Texas 78611**

CONSIDERATION: One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

PROPERTY: The Property consists of the following:

Being a 0.04 acre (1,796 sq. ft.) tract of land out of the John Hamilton Survey No. 1 Abstract No. 405, being out of that certain 0.13 acre tract of land conveyed by warranty deed with vendor's lien to Orville and Sheryl Ann Gilbert, recorded in Document No. 202115487 in the Official Public Records of Burnet County, Texas, and being more particularly described by metes and bounds and sketch attached hereto as **Exhibit "A"**.

GRANTOR, for the CONSIDERATION paid to GRANTOR, hereby grants, sells, and conveys to GRANTEE, its successors and assigns an exclusive, perpetual easement for all purposes necessary for installing, operating and maintaining any and all desired utility services within said easement, including but not limited to placing, constructing, operating, repairing, maintaining, rebuilding, replacing, relocating and removing or causing to be placed, constructed, operated, repaired, maintained, rebuilt, replaced, relocated and removed structures or improvements reasonably necessary for the supplying of electric, water and/or sanitary sewer service, stormwater drainage and all other utility services deemed necessary by the GRANTEE in, upon, under and across the Property more fully described and as shown in **Exhibit "A"**.

GRANTOR and GRANTOR's heirs, successors, and assigns shall retain the right to use all or part of the

Public Utility Easement

PROPERTY as long as such use does not interfere with GRANTEE's use of the Property for the purposes provided for herein. GRANTEE shall have the right to eliminate any encroachments into the Easement Properties that interfere with GRANTEE's use of the Property for the easement purposes.

TO HAVE AND TO HOLD the above-described Property, together with all and singular the rights and appurtenances thereto in anyway belonging unto GRANTEE, and GRANTEE's successors and assigns forever; and GRANTOR does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the easements unto GRANTEE, its successor, and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

When the context requires, singular nouns and pronouns include the plural.

The remainder of this page is intentionally blank and grantor's signature page follows.

FIELD NOTE DESCRIPTION FOR A 0.04 ACRE (1,796) TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 0.04 ACRE (1,796) TRACT OF LAND, OUT OF THE JOHN HAMILTON SURVEY NO. 1, ABSTRACT No. 405, BEING OUT OF THAT CERTAIN 0.13 ACRE TRACT OF LAND CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN TO ORVILLE AND SHERYL A. GILBERT, RECORDED IN DOCUMENT NO. 202115487 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

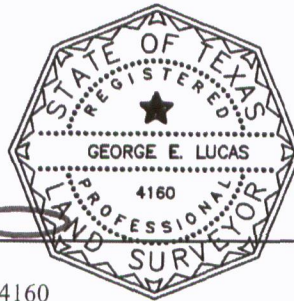
BEGINNING at a 1/2" iron rod found, lying in the west right-of-way line of R.M. Highway No. 3509 (RM 3509), a public road, marking a corner of a 6.15 acre tract of land conveyed by General Warranty Deed with Vendor's Lien to the SRS Burnett Property, LLC., recorded in Document No. 201510776 of the Official Public Records of Burnet County, Texas, for the northeast corner of this tract;


THENCE, South 10°30'50" East, along the east line of this tract and the west right-of-way line of RM 3509, common with the east line of said 0.13 acre tract, a distance of 89.81 feet, to a 1/2" iron rod found, marking a corner of said 6.15 acre tract, common with the southeast corner of said 0.13 acre tract, for the southeast corner of this tract;

THENCE, South 79°25'47" West, along the south line of this tract, common with a north line of said 6.15 acre tract, common with the south line of said 0.13 acre tract, a distance of 20.00 feet, to a calculated point, for the southwest corner of this tract;

THENCE, North 10°30'50" West, along the west line of this tract, common with the east line of said 6.15 acre tract, and the west line of said 0.13 acre tract, a distance of 89.82 feet, to a calculated point in the north line of said 0.13 tract, common with a south line of said 6.15 acre tract, for the northwest corner of this tract;

THENCE, North 79°26'39" East, along the north line of this tract, common with the north line of said 0.13 acre tract, common with a south line of said 6.15 acre tract, a distance of 20.00 feet, to the POINT OF BEGINNING, containing 0.04 acres (1,796) of land, more or less.



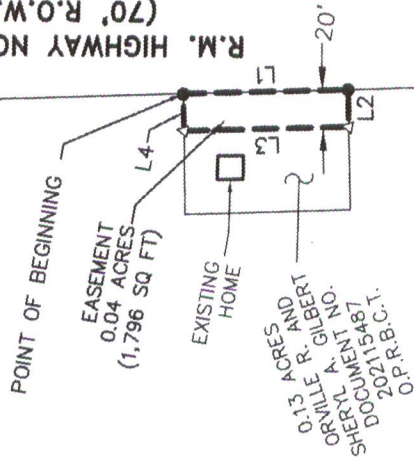

George E. Lucas
Registered Professional Land Surveyor No. 4160
Celco Surveying, Firm Registration No. 10193975
18018 Overlook Loop, Suite 105
San Antonio, Texas 78259
Date: April 28, 2022

SKETCH TO ACCOMPANY
FIELD NOTES
20' WIDE UTILITY EASEMENTS

BOUNDARY LINE TABLE		
LINE #	LENGTH	BEARING
L1	89.81'	S10°30'50"E
L2	20.00'	S79°25'47"W
L3	89.82'	N10°30'50"W
L4	20.00'	N79°26'39"E

9-15-AC-CORP/ERLTY, LLC
O.P.R.B.C.T.
DOCUMENT NO. 2015101779
SRS BURNETT

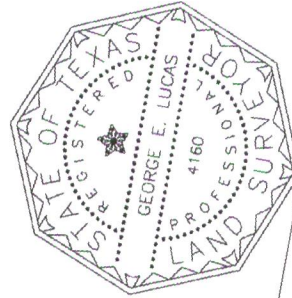
R.M. HIGHWAY NO. 3509
(70' R.O.W.)



11.23 ACRES
ORVILLE R. AND
SHERYL A. GILBERT
DOCUMENT NO. 202115487
O.P.R.B.C.T.

LEGAL DESCRIPTION -- EASEMENT

BEING A 0.04 ACRE (1,796 S.F.) OF LAND, OUT OF THE JOHN HAMILTON SURVEY NO. 1, ABSTRACT NO. 405 IN BURNET COUNTY, TEXAS, LYING WITHIN A .13 ACRE TRACT OF LAND CONVEYED BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO ORVILLE R. AND SHERYL A. GILBERT RECORDED IN DOCUMENT NO. 202115487 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS

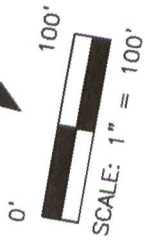


GEORGE E. LUCAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975
18018 OVERLOOK LOOP, SUITE 105
SAN ANTONIO, TX 78259
OFFICE (512) 635-4857

4-27-2022
DATE

LEGEND

- IRON ROD FOUND
- ⊙ IRON ROD SET
- ⊗ RIGHT-OF-WAY DISC
- CONCRETE MONUMENT
- △ CALCULATED POINT
- BOUNDARY LINE
- EXISTING R.O.W. LINE
- ⋯ EXISTING LOT LINE
- ⋯ EXISTING CENTER LINE OF DITCH
- - - EASEMENT





Public Utility Easement

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

PUBLIC UTILITY EASEMENT

THE STATE OF TEXAS §
 §
COUNTY OF BURNET §

KNOW ALL PERSONS BY THESE PRESENTS:

DATE:

June 8, 2022

GRANTOR:

SRS BURNETT PROPERTY LLC

GRANTOR'S MAILING ADDRESS (including County):

**2004 Glen Lake Drive
Spring, Harris County Texas 77388**

GRANTEE:

City of Burnet, Texas

GRANTEE'S MAILING ADDRESS (including County):

**P.O. Box 1369
1001 Buchanan Drive Suite #4,
Burnet, Burnet County, Texas 78611**

CONSIDERATION: One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

PROPERTY: The Property consists of Easement Property One and Two (collectively "Easement Properties") and Construction Easement Property One as described below:

Easement Property One: Being a 0.06-acre (2,718 sq. ft) tract of land out of that certain 6.15-acre tract of land located in Burnet County, Texas, and described in that certain warranty deed with vendor's lien recorded as Document No. 201510776 in the Official Public Records of Burnet County, Texas, and being more particularly described by metes and bounds and sketch attached hereto as **Exhibit "A"**.

Construction Easement Property One: Being a 30-foot-wide area extending outward from the western edge of segment L5 of Easement Property One and running parallel with and along the entire length of segment L5 of the Easement Property One.

Easement Property Two: Being a 0.42-acre (18,489 sq. ft) tract of land out of that certain 6.15-acre tract of land located in Burnet County, Texas, and described in that certain warranty deed with vendor's lien recorded as Document No. 201510776 in the Official Public Records of Burnet County, Texas, and being more particularly described by metes and bounds and sketch attached hereto as **Exhibit "A"**.

Public Utility Easement

GRANTOR, for the CONSIDERATION paid to GRANTOR, hereby grants, sells, and conveys to GRANTEE, its successors and assigns: (i) exclusive, perpetual easements for all purposes necessary for installing, operating and maintaining any and all desired utility services within said easements, including but not limited to placing, constructing, operating, repairing, maintaining, rebuilding, replacing, relocating and removing or causing to be placed, constructed, operated, repaired, maintained, rebuilt, replaced, relocated and removed structures or improvements reasonably necessary for the supplying of electric, water and/or sanitary sewer service, stormwater drainage and all other utility services deemed necessary by the GRANTEE in, upon, under and across the Easement Properties more fully described and as shown in Exhibit "A" attached hereto; and (ii) a exclusive perpetual easement for temporary staging, placing, constructing, repairing, maintaining, rebuilding, replacing, relocating and removing the aforementioned utilities in the Easement Property One at those times as may be reasonably deemed necessary by the GRANTEE for service to such utilities, in, upon, under and across the Construction Easement Properties. GRANTEE shall restore the Construction Easement Property in substantially to its original condition within a reasonable time after each use.

GRANTOR and GRANTOR's heirs, successors, and assigns shall retain the right to use all or part of the PROPERTY as long as such use does not interfere with GRANTEE's use of the Easement Properties or Construction Easement Property One for the purposes provided for herein. GRANTEE shall have the right to eliminate any encroachments into the Easement Properties that interfere with GRANTEE's use of the Easement Properties One and Two as Public Utility Easements and the Construction Easement Property One whenever use of said temporary easement is necessary for GRANTEE to serve the Public Utilities.

TO HAVE AND TO HOLD the above-described Easement Properties, together with all and singular the rights and appurtenances thereto in anyway belonging unto GRANTEE, and GRANTEE's successors and assigns forever; and GRANTOR does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the easements unto GRANTEE, its successor, and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

When the context requires, singular nouns and pronouns include the plural.

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Public Utility Easement
To be effective as of the date first stated above.

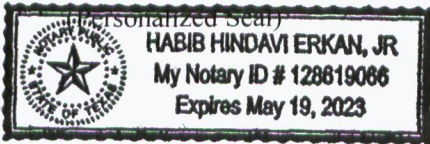
GRANTOR:

By: [Signature]
Printed name: Moti Kandel.
Title: manager/owner.

THE STATE OF TEXAS §
 §
COUNTY OF BURNET §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared MOTI KANDEL 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 8 day of June, 2022.



[Signature]
Notary Public's Signature

AGREED AND ACCEPTED:
CITY OF BURNET, TEXAS,
a Texas home-rule municipality

By: [Signature]
Crista Goble Bromley, Mayor

THE STATE OF TEXAS §
 §
COUNTY OF BURNET §

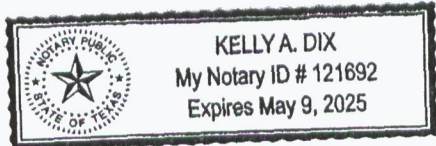
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Crista Goble Bromley, mayor of the City of Burnet, Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24 day of May, 2022.

(Personalized Seal)

[Signature]
Notary Public's Signature

Exhibit A attached.



FIELD NOTE DESCRIPTION FOR A 0.06 ACRE (2,718 SF) TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 0.06 ACRE (2,718 SF) TRACT OF LAND, OUT OF THE JOHN HAMILTON SURVEY NO. 1, ABSTRACT NO. 405, BEING OUT OF THAT CERTAIN 6.15 ACRE TRACT OF LAND CONVEYED BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO THE SRS BURNETT PROPERTY, LLC., RECORDED IN DOCUMENT NO. 201510776 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found, lying in the west right-of-way line of R.M. Highway No. 3509 (RM 3509), a public road, marking corner of said 6.15 acre tract, common with the southeast corner of a 0.13 acre tract of land conveyed by Warranty Deed with Vendor's Lien to Orville and Sheryl A. Gilbert, recorded in Document No. 202115487 of the Official Public Records of Burnet County, Texas, for the north corner of this tract;

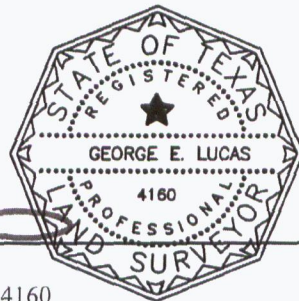
THENCE, South 10°38'58" East, along the east line of this tract and west right-of-way line of RM 3509, common with the east line of said 6.15 acre tract, a distance of 135.82, to a 1/2" iron rod found, marking the north corner of an 11.23 acre tract of land conveyed to Orville and Sheryl A. Gilbert, recorded in Document No. 202115487 of the Official Public Records of Burnet County, Texas, common with the southeast corner of said 6.15 acre tract, for the southeast corner of this tract;

THENCE, South 78°03'40" West, along the south line of this tract, common with the north line of said 11.23 acre tract, common with the south line of said 6.15 acre tract, a distance of 15.12 feet, to a 1/2" iron rod found, marking an angle corner of said 6.15 acre tract, and an angle corner of said 11.23 acre tract, and common with the south corner of this tract;

THENCE, North 87°32'01" West, along the south line of this tract, common with the north line of said 11.23 acre tract, common with the south line of said 6.15 acre tract, a distance of 5.02 feet, to a calculated point, for the southwest corner of this tract;

THENCE, North 10°38'58" West, through and across said 6.15 acre tract, along the west line of this tract, a distance of 135.05 feet, to a calculated point in the south line of said 0.13 acre tract, common with a north line of said 6.15 acre tract, for the northwest corner of this tract;

THENCE, North 79°25'47" West, along the north line of this tract, common with the south line of said 0.13 acre tract, common with a north line of said 6.15 acre tract, a distance of 20.00 feet, to the POINT OF BEGINNING, containing 0.06 acres (2,718 SF) of land, more or less.



George E. Lucas
Registered Professional Land Surveyor No. 4160
Celco Surveying, Firm Registration No. 10193975
18018 Overlook Loop, Suite 105
San Antonio, Texas 78259
Date: April 28, 2022

FIELD NOTE DESCRIPTION FOR A 0.42 ACRE (18,489 SF) TRACT OF LAND, SITUATED IN BURNET COUNTY, TEXAS:

BEING A 0.42 ACRE (18,489 SF) TRACT OF LAND, OUT OF THE JOHN HAMILTON SURVEY NO. 1, ABSTRACT NO. 405, BEING OUT OF THAT CERTAIN 6.15 ACRE TRACT OF LAND CONVEYED BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO THE SRS BURNETT PROPERTY, LLC., RECORDED IN DOCUMENT NO. 201510776 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found, lying in the south right-of-way line of State Highway No. 29, a public road, marking the northeast corner of a certain 2.20 acre tract of land, conveyed by General Warranty Deed with Vendor's Lien to Christopher And Charlene Havelka, recorded in Document No. 201609874 of the Official Public Records of Burnet County, Texas, common with the northwest corner of said 6.15 acre tract, for the northwest corner of this tract;

THENCE, South 89°27'59" East, along the north line of this tract and south right-of-way line of said State Highway No. 29, common with the north line of said 6.15 acre tract, a distance of 624.65 feet, to a 1/2" iron rod found, lying in the west right-of-way line of R.M. Highway No. 3509 (RM 3509), a public road, marking the northeast corner of said 6.15 acre tract, for the northeast corner of this tract;

THENCE, South 11°30'04" East, along the east line of this tract and west right-of-way line of said RM 3509, common with the east line of said 6.15 acre tract, a distance of 159.31 feet, to a 1/2" iron rod found marking an angle corner of said west right-of-way line of RM 3509, common with an angle corner of said 6.15 acre tract, for an angle corner of this tract;

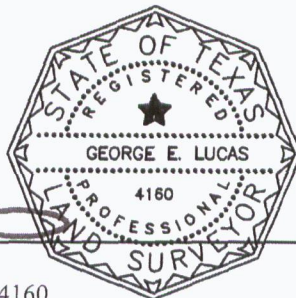
THENCE, South 10°35'39" East, along the east line of this tract and west right-of-way line of said RM 3509, common with the east line of said 6.15 acre tract, a distance of 153.64 feet, to a 1/2" iron rod found, marking the northeast corner of a 0.13 acre tract of land conveyed by Warranty Deed with Vendor's Lien to Orville and Sheryl A. Gilbert, recorded in Document No. 202115487 of the Official Public Records of Burnet County, Texas, common with an angle corner of said 6.15 acre tract, for the southeast corner of this tract;

THENCE, South 79°26'39" West, a distance of 20.00 feet, along the south line of this tract, common with the north line of said 0.13 acre tract, to a calculated point, marking the south corner of this tract;

THENCE, through and across said 6.15 acre tract, along the west and south lines of this tract, the following three (3) courses and distances:

- 1) North 10°35'39" West, a distance of 153.47 feet, to a calculated point, for an angle corner of this tract;
- 2) North 11°30'04" West, a distance of 142.97 feet, to a calculated point, for an interior corner of this tract, and;
- 3) North 89°27'59" West, a distance of 614.84 feet, to a calculated point, lying in the east line of said 2.20 acre Havelka tract, common with the west line of said 6.15 acre tract, for the southwest corner of this tract;

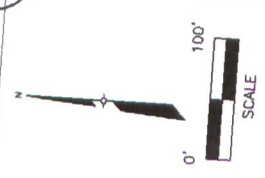
THENCE, North 18°12'26" East, along the west line of this tract, common with the east line of said 2.20 acre tract, common with the west line of said 6.15 acre tract, a distance of 20.99 feet, to the POINT OF BEGINNING, containing 0.42 acres (18,489 SF) of land, more or less.



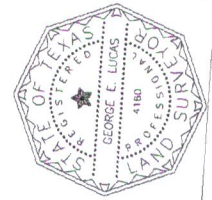
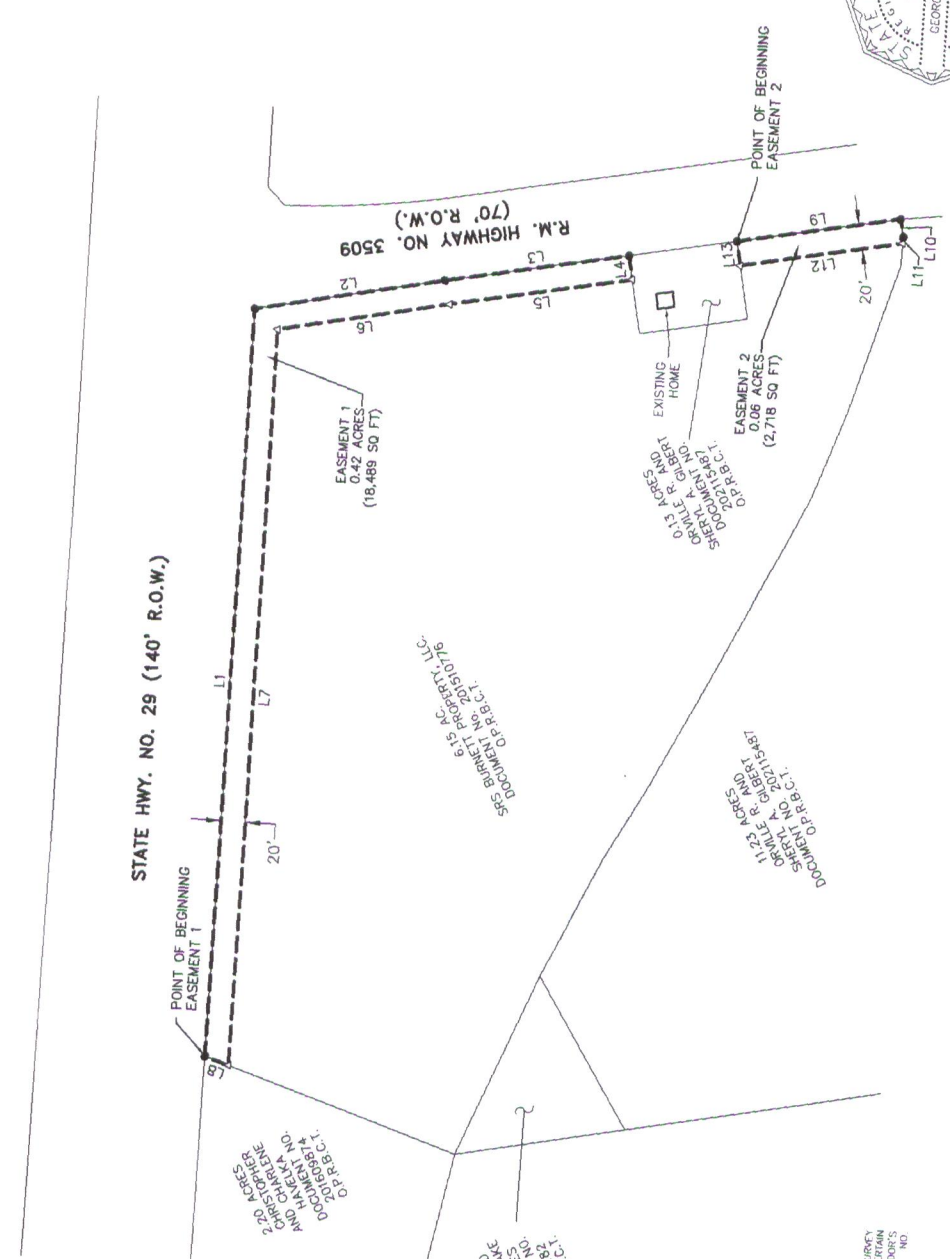
George E. Lucas
Registered Professional Land Surveyor No. 4160
Celco Surveying, Firm Registration No. 10193975
18018 Overlook Loop, Suite 105
San Antonio, Texas 78259
Date: April 28, 2022

SKETCH TO ACCOMPANY
FIELD NOTES
20' WIDE UTILITY EASEMENTS

LINE #	LENGTH	BEARING
L1	624.65'	S89°27'59"E
L2	159.31'	S11°30'04"E
L3	153.84'	S10°35'39"E
L4	20.00'	S79°26'39"W
L5	153.47'	N10°35'39"W
L6	142.97'	N11°30'04"W
L7	614.84'	N89°27'59"W
L8	20.99'	N18°12'26"E
L9	135.82'	S10°38'58"E
L10	15.12'	S78°03'40"W
L11	5.02'	N87°32'01"W
L12	135.05'	N10°38'58"W
L13	20.00'	S79°25'47"W



- LEGEND**
- IRON ROD FOUND
 - IRON ROD SET
 - RIGHT-OF-WAY DISC
 - CONCRETE MONUMENT
 - CALCULATED POINT
 - BOUNDARY LINE
 - EXISTING R.O.W. LINE
 - EXISTING LOT LINE
 - EXISTING EASEMENT LINE
 - EASEMENT



4-27-2022
DATE

GEORGE E. LUCAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4180
CELOS SURVEYING & CONSULTING, INC.
5501 W. OVERLOOK LOOP, SUITE 105
DALLAS, TEXAS 75225
OFFICE (972) 655-4857

LEGAL DESCRIPTION - EASEMENT 1
BEING A 0.42 ACRE (18,489 S.F.) OF LAND, OUT OF THE JOHN HAMILTON SURVEY NO. 1, ABSTRACT NO. 162, BURNETT COUNTY, TEXAS, BEING ONE OF THE CERTAIN 165 ACRES TRACT OF LAND CONVEYED BY GENERAL WARRANTY DEED WITH PUBLIC RECORDS NO. 201510776 OF THE OFFICIAL PUBLIC RECORDS OF BURNETT COUNTY, TEXAS.

LEGAL DESCRIPTION - EASEMENT 2
BEING A 0.06 ACRE (2,718 S.F.) OF LAND, OUT OF THE JOHN HAMILTON SURVEY NO. 1, ABSTRACT NO. 162, BURNETT COUNTY, TEXAS, BEING ONE OF THE CERTAIN 165 ACRES TRACT OF LAND CONVEYED BY GENERAL WARRANTY DEED WITH PUBLIC RECORDS NO. 201510776 OF THE OFFICIAL PUBLIC RECORDS OF BURNETT COUNTY, TEXAS.