

RESOLUTION NO. R2024-21

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS APPROVING ACCEPTANCE OF A RIGHTS OF WAY EASEMENT AND A PUBLIC UTILITY EASEMENT FROM CGG HOLDINGS III, LLC LOCATED ALONG EAST STATE HIGHWAY 29; AND AUTHORIZING THE MAYOR'S EXECUTION OF SAID INSTRUMENTS ON BEHALF OF THE CITY

WHEREAS, Creekfall is a 180 single-family home subdivision proposed to be located south of East Highway 29 and north of Westfall Street; and

WHEREAS, the subdivision requires two off-site improvements, a waterline, and an entrance road off of East Highway 29 ; and

WHEREAS, Easements for subdivision plat off-site improvements are not dedicated as part of the plat approval process; and

WHEREAS, therefore, acceptance of the easements necessary for placement of the off-site infrastructure shall be memorialized by passage of this resolution.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, THAT:

Section one. Findings. That the recitals to this resolution are incorporated herein for all purposes.

Section two. Easement Agreements Approved. The Right of Way Dedication attached hereto as Exhibit "A" and the Public Utility Easement attached hereto as Exhibit "B" are hereby accepted by the City.


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

Section four. 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 nine. Effective Date. This resolution shall take effect immediately upon its passage and approve as prescribed by law.

PASSED AND APPROVED this the 26th day of March 2024.

CITY OF BURNET

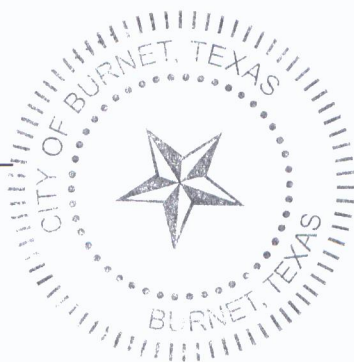


Gary Wideman, Mayor

ATTEST:



Kelly Dix, City Secretary





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: March 8, 2024

GRANTOR: **CGG Holdings III, LLC**

GRANTOR'S MAILING ADDRESS (including County): **2800 Northwood Rd.
Austin, Travis County, Texas 78703**

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**

LIENHOLDER: **None**

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

EASEMENT PROPERTY: Being a twenty-foot (20') wide strip or tract of land situated in the Sarah Ann Guest Survey, Abstract No. 1525, Burnet County, Texas, and being out of the remainder of a called 184.63 acre tract of land as described by a deed to CGG HOLDINGS III, LLC, recorded in Document No. 201202604, Official Public Records of Burnet County, Texas, and being more particularly described by in the Official Public Records of Burnet County, Texas and being more particularly described by survey as follows in **Exhibit "A"**; and the field notes that follows in **Exhibit "B"**.

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,

Public Utility Easement

maintained, rebuilt, replaced, relocated and removed structures or improvements reasonably necessary for the supplying of electric, water and/or sanitary sewer service and all other utility services deemed necessary by **GRANTEE** in, upon, under, over, and across the **EASEMENT PROPERTY** more fully described and as shown in the aforementioned **Exhibits "A" and "B"**.

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 **PROPERTY** for the purposes provided for herein. **GRANTEE** shall have the right to eliminate any encroachments into the **PROPERTY** that interfere with **GRANTEE's** use of the **PROPERTY** as a Public Utility Easement.

TO HAVE AND TO HOLD the above-described easement, 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 easement unto **GRANTEE**, its successor, and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under **GRANTOR** but not otherwise. This grant and conveyance is made by **GRANTOR** and accepted by **GRANTEE** subject to any and all easements, covenants, rights-of-way, conditions, restrictions, mineral reservations and royalty interests, if any, relating to the **EASEMENT PROPERTY**, to the extent, and only to the extent, that the same may still be in force and effect, and shown in the Office of the County Clerk of Burnet County, Texas, or apparent upon the **EASEMENT PROPERTY**. **GRANTEE** assumes the entire responsibility for the construction and maintenance of any improvements permitted by this **EASEMENT**. The easement granted herein is not in effect until the water line recently installed parallel to said easement is removed and the ground over said water line is restored as near as practicable to its condition prior to the installation of said water line.

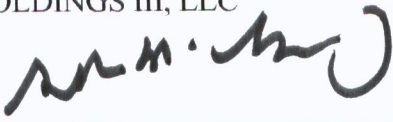
When the context requires, singular nouns and pronouns include the plural.

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Public Utility Easement

To be effective as of the date first stated above.

GRANTOR:
CGG HOLDINGS III, LLC

By: 
Gordon M. Griffin, Jr., President

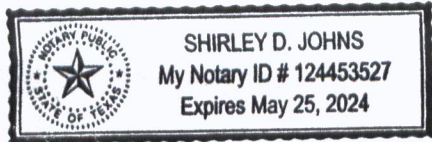
THE STATE OF TEXAS §

COUNTY OF TRAVIS §

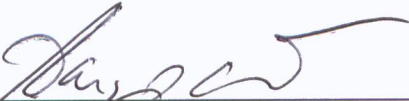
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Gordon M. Griffin, Jr., of CGG HOLDINGS III, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and, in the capacity therein stated.

(Personalized Seal)


Notary Public's Signature



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

By: 
Gary Wideman, Mayor


THE STATE OF TEXAS §

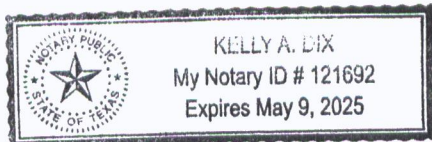
COUNTY OF BURNET §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Gary Wideman, 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 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 26 day of March, 2024.

(Personalized Seal)


Notary Public's Signature



Public Utility Easement

After recording, return to:

City of Burnet

P.O. Box 1369

Burnet, Burnet County, Texas 78611

Attn: City Secretary

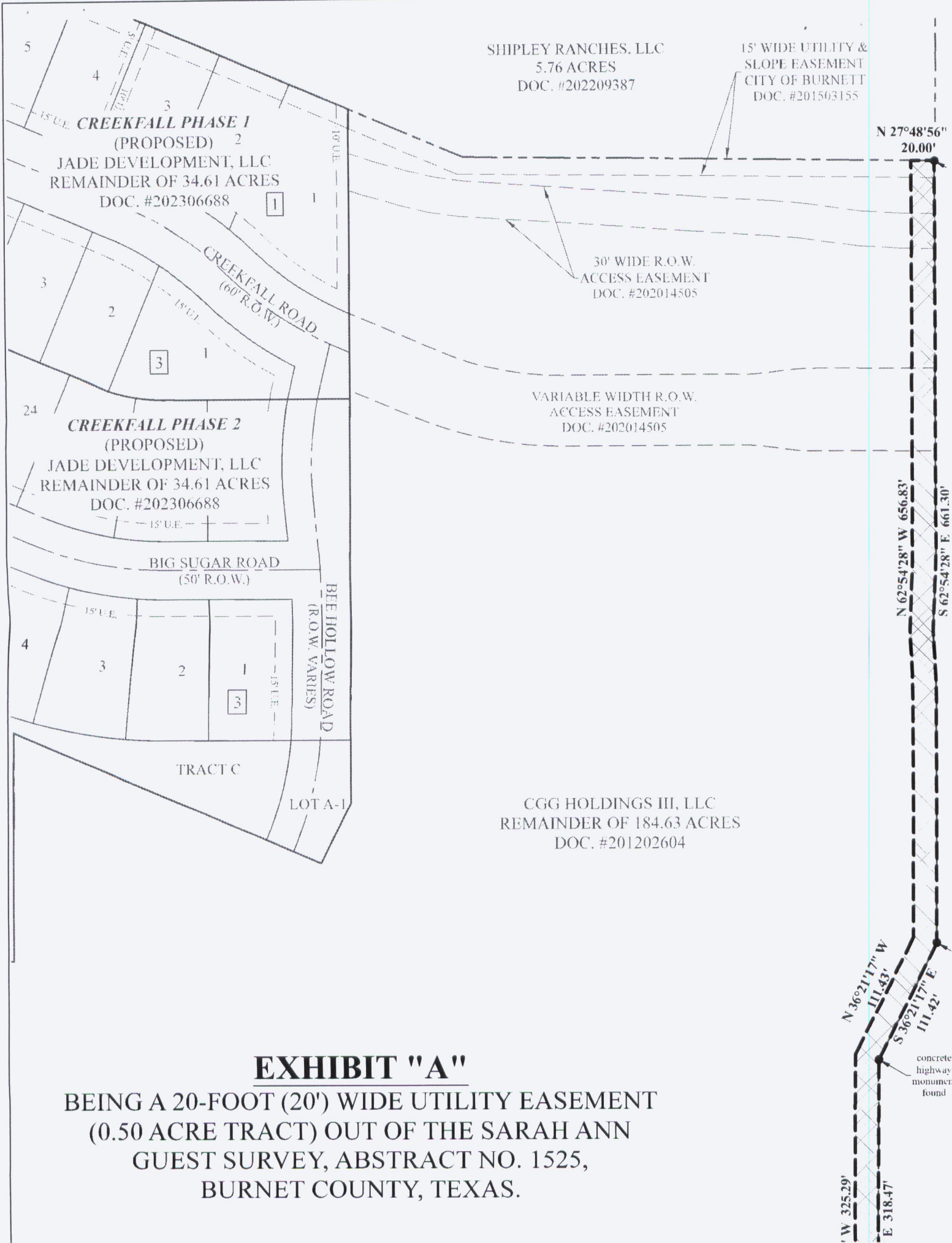


EXHIBIT "A"

BEING A 20-FOOT (20') WIDE UTILITY EASEMENT
 (0.50 ACRE TRACT) OUT OF THE SARAH ANN
 GUEST SURVEY, ABSTRACT NO. 1525,
 BURNET COUNTY, TEXAS.

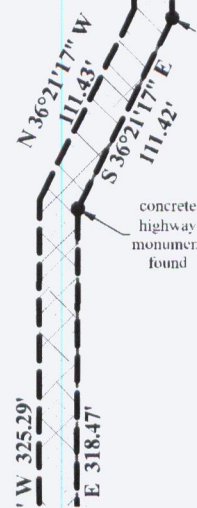


Exhibit "B"

UTILITY EASEMENT 0.50 ACRE BURNET COUNTY, TEXAS

BEING a twenty-foot (20') wide strip or tract of land situated in the Sarah Ann Guest Survey, Abstract No. 1525, Burnet County, Texas, and being out of the remainder of a called 184.63 acre tract of land as described by a deed to CGG HOLDINGS III, LLC, recorded in Document No. 201202604, Official Public Records of Burnet County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod with cap found in the south right-of-way line of East State Highway 29 (East Polk Street), for the most northerly corner of said 184.63 acre tract and being at the northeast corner of a called 5.76 acre tract of land as described by a deed to SHIPLEY RANCHES, LLC, recorded in Document No. 202209387, of said Public Records, for the northwest corner of this tract;

THENCE with the north boundary line of said 184.63 acre tract and with the south right-of-way line of said Highway 29, for the following calls:

1. S 62°54'28" E, 661.30 feet, to a broken concrete highway monument found;
2. S 36°21'17" E, 111.42 feet, to a concrete highway monument found;
3. S 62°56'15" E, 318.47 feet, to a 1/2 inch iron rod found for the most easterly corner of said 184.63 acre tract and being in the west right-of-way line of the SOUTHERN PACIFIC RAILROAD (no deed record found), for the northeast corner of this tract;

THENCE S 21°05'24" W, 20.11 feet, with the east boundary line of said 184.63 acre tract and with the west right-of-way line of said Railroad, to a calculated point for the southeast corner of this tract;

THENCE across and upon said remaining 184.63 acre tract, for the following calls:

1. N 62°56'15" W, 325.29 feet, to a calculated point;
2. N 36°21'17" W, 111.43 feet, to a calculated point;
3. N 62°54'28" W, 656.83 feet, to a calculated point in the west boundary line of said 184.63 acre tract and being in the east boundary line of said 5.76 acre tract, for the southwest corner of this tract;

THENCE N 27°48'56" E, 20.00 feet, with the west boundary line of said 184.63 acre tract and along the east boundary line of said 5.76 acre tract, to the **POINT OF BEGINNING** and containing 0.50 acre of land.

NOTES:

The bearings recited herein are grid bearings derived from GPS observations based on the NAD 1983 (2011 datum) State Plane Coordinate System, Texas Central Zone (4203). All distances are horizontal ground distances. The average Combined Correction Factor (CCF) is 1.0001706.

Luther E. Frobish 02/29/2024
Luther E. Frobish
Registered Professional Land Surveyor
State of Texas No. 6200





NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

STATE OF TEXAS

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§
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KNOW ALL PERSONS BY THESE PRESENTS

COUNTY OF BURNET

RIGHTS OF WAY EASEMENT AGREEMENT

DATE: March 8, 2024

GRANTOR: CGG Holdings III, LLC

GRANTOR'S MAILING ADDRESS: 2800 Northwood Rd.
Austin, Travis County, Texas 78703

GRANTEE: City of Burnet, Texas

GRANTEE'S MAILING ADDRESS: P.O. Box 1369
Burnet, Burnet County, Texas 78611

EASEMENT PROPERTY:

BEING A 0.732 ACRE ACCESS EASEMENT TRACT OUT OF THE SARAH ANN GUEST SURVEY NO. 1503, ABSTRACT NO. 1525 IN THE CITY OF BURNET, BURNET COUNTY, TEXAS, FURTHER BEING A PORTION OF THAT CALLED 184.63 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO CGG HOLDINGS III, LLC IN DOCUMENT NO. 201202604 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 0.347 ACRES BEING MORE PARTICULARLY DESCRIBED IN THE SURVEY ATTACHED HERETO AS **EXHIBIT "A"** AND THE METES AND BOUNDS ATTACHED HERETO AS **EXHIBIT "B"**.

EASEMENT PURPOSE: Public rights of way use including, but not limited to, the following: (i) streets, highways and roadways open to public vehicular and pedestrian traffic; (ii) water, electric, gas, telecommunication, and other public utilities; and (iii) public storm water drainage facilities. Such use shall include the operations of said public rights of way and the right to construct, reconstruct, maintain, widen, straighten, or extend, or to accomplish any other purpose related to the location, construction, improvement, maintenance, of any above ground, on ground, or below ground structures, facilities and other improvements associated with said public rights of way use.

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

GRANTOR, for the **CONSIDERATION** paid to **GRANTOR**, hereby grants, sells, and conveys to **GRANTEE**, its successors and assigns, a perpetual easement upon and within the **EASEMENT PROPERTY** for the **EASEMENT PURPOSE**.

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 **PROPERTY** for the purposes provided for herein. **GRANTEE** shall have the right to eliminate any encroachments into the **PROPERTY** that interfere with **GRANTEE'S** use of the **PROPERTY** as a Public Rights of Way.

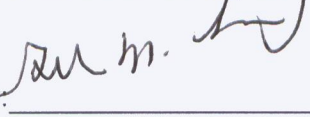
TO HAVE AND TO HOLD the above-described easement, together with all and singular the rights and appurtenances thereto in anyway belonging unto **GRANTEE**, and **GRANTEE'S** successors and assigns forever; and **GRANTOR** does hereby bind itself, its successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the easement unto **GRANTEE**, its successor, and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under **GRANTOR** but not otherwise. This grant and conveyance is made by **GRANTOR** and accepted by **GRANTEE** subject to any and all easements, covenants, rights-of-way, conditions, restrictions, mineral reservations and royalty interests, if any, relating to the **EASEMENT PROPERTY**, to the extent, and only to the extent, that the same may still be in force and effect, and shown in the Office of the County Clerk of Burnet County, Texas, or apparent upon the **EASEMENT PROPERTY**. **GRANTEE** assumes the entire responsibility for the construction and maintenance of any improvements permitted by this **EASEMENT**.

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

Signature page to follow.

To be effective as of the date first set out above.


GRANTOR:
CGG HOLDINGS III, LLC

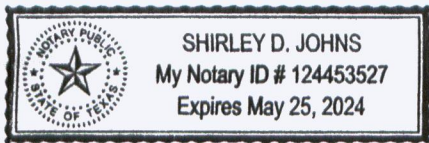
By: 
Gordon M. Griffin, Jr., President

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

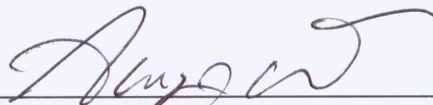
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Gordon M. Griffin, Jr., of CGG HOLDINGS III, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and, in the capacity therein stated.

(Personalized Seal)


Notary Public's Signature



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


By: 
Gary Wideman, Mayor

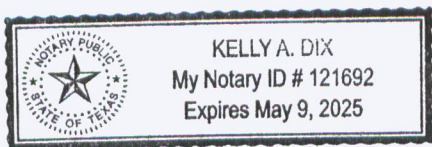
THE STATE OF TEXAS §
§
COUNTY OF BURNET §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Gary Wideman, 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 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 26 day of March, 2024.

(Personalized Seal)


Notary Public's Signature



Creekfall Rights of Way Easement

After recording, return to:

City of Burnet

P.O. Box 1369

Burnet, Burnet County, Texas 78611-7369

Attn: City Secretary



CALLED 5.76 ACRES
AIRY MOUNT PROPERTIES, LLC.
DOC. NO. 201612066-O.P.R.B.C.

EAST POLK STREET
(EAST STATE HIGHWAY 29)

(N27°48'56"E 402.47')
S27°50'45"W 402.49'

(S62°54'28"E) 175.17'
N62°51'48"W

(S61°45'E) 661.30'
S62°51'48"E 661.39'

416.23'
(S62°54'28"E)
(S62°51'48"E)

REMAINDER OF CALLED 184.63 ACRES
CGG HOLDINGS III, LLC
DOC. NO. 201202604-O.P.R.B.C.

REMAINDER OF CALLED 184.63 ACRES
CGG HOLDINGS III, LLC
DOC. NO. 201202604-O.P.R.B.C.

LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ⊕ COTTON SPINDLE FOUND
- ⊗ TXDOT TYPE I CONC R.O.W. MONUMENT FND.
- △ CALCULATED POINT
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- .../... VOLUME/PAGE
- P.R.B.C. PLAT RECORDS BURNET CO.
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET COUNTY
- () RECORD INFO/SUBJECT

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S62°51'48"E | 69.99' |
| L2 | S26°58'13"W | 102.72' |
| L3 | S26°58'12"W | 148.19' |
| L4 | S49°52'59"W | 58.74' |
| L5 | N62°54'26"W | 65.08' |
| L6 | N49°52'59"E | 83.95' |
| L7 | N26°58'12"E | 148.19' |
| L8 | N26°58'11"E | 102.92' |

| CURVE | DELTA ANGLE | RADIUS | ARC LEN | CHD LEN | CHD BRG |
|-------|-------------|---------|---------|---------|-------------|
| C1 | 8°49'31" | 211.00' | 32.50' | 32.47' | S31°22'59"W |
| C2 | 10°10'05" | 193.02' | 34.25' | 34.21' | S31°09'27"W |
| C3 | 22°54'47" | 330.00' | 131.97' | 131.09' | S38°25'36"W |
| C4 | 22°54'47" | 270.00' | 107.98' | 107.26' | N38°25'36"E |
| C5 | 10°10'05" | 193.02' | 34.25' | 34.21' | N22°46'58"E |
| C6 | 8°49'31" | 211.00' | 32.50' | 32.47' | N22°33'25"E |

NOTES:

- 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0339G, EFFECTIVE 11/01/2019.
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- 3) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
- 4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.

PROPOSED 53.99 ACRES
PORTION OF CALLED 184.63 ACRES
CGG HOLDINGS III, LLC
DOC. NO. 201202604-O.P.R.B.C.

EASEMENT SURVEY

LOCAL ADDRESS: EAST POLK STREEK, HIGHWAY 29, BURNET, TEXAS.

LEGAL DESCRIPTION: BEING A 0.732 ACRE ACCESS EASEMENT TRACT OUT OF THE SARAH ANN GUEST SURVEY NO. 1503, ABSTRACT NO. 1525 IN THE CITY OF BURNET, BURNET COUNTY, TEXAS, FURTHER BEING A PORTION OF THAT CALLED 184.63 ACRE TRACT DESCRIBED

Prepared for: Creekfall Development

Project No. 201492

Date: 10/28/2020

BEING A 0.732 ACRE ACCESS EASEMENT TRACT OUT OF THE SARAH ANN GUEST SURVEY NO. 1503, ABSTRACT NO. 1525 IN THE CITY OF BURNET, BURNET COUNTY, TEXAS, FURTHER BEING A PORTION OF THAT CALLED 184.63 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO CGG HOLDINGS III, LLC IN DOCUMENT NO. 201202604 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 0.347 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with plastic cap stamped "CUPLIN" in the Southern Right of Way line of State Highway 29 and the Northern boundary line of said 184.63 acre CGG Holdings tract, for the Northwest corner hereof, WHENCE a 1/2" iron rod found at the Northwest corner of said CGG Holdings tract bears N 62°51'48" W, a distance of 175.17 feet;

THENCE S 62°51'48" E, With the Southern Right of Way line of said Highway 29 and the Northern boundary line of said CGG Holdings tract, a distance of 69.99 feet to a 1/2" iron rod set with plastic cap stamped "CUPLIN" for the Northeast corner hereof, WHENCE a concrete highway monument at an angle point in said Highway 29 and said CGG Holdings tract bears S 62°51'48" E, a distance of 416.23 feet;

THENCE over and across said CGG Holdings tract, and along the Eastern boundary line hereof, the following six (6) courses and distances:

1. S 26°58'13" W, a distance of 102.72 feet to a calculated point for the Point of Curvature of a curve to the right;
2. Along said curve to the right with radius 211.00 feet, a delta angle of 08°49'31" , and a chord of 32.47 feet bearing S 31°22'59" W, an arc distance of 32.50 feet to a calculated point for for the Point of Reverse Curvature of a curve to the left;
3. Along said reverse curve to the left with radius 193.02 feet, a delta angle of 10°10'05" , and a chord of 34.21 feet bearing S 31°09'27" W, an arc distance of 34.25 feet to a cacl for the Point if Tangency of same;
4. S 26°58'12" W, a distance of 148.19 feet to a calculated point for for the Point of Curvature of a curve to the right;
5. Along said curve to the right with radius 330.00 feet, a delta angle of 22°54'47" , and a chord of 131.09 feet bearing S 38°25'36" W, an arc distance of 131.97 feet to a calculated point for the Point of tangency of same; and
6. S 49°52'59" W, a distance of 58.74 feet to a 1/2" iron rod set with plastic cap stamped "CUPLIN" in the Northern boundary line of a 53.97 acre tract that was this day surveyed, for the Southeast corner hereof;

THENCE N 62°54'26" W, along the Northern boundary line of said 53.97 acre tract, a distance of 65.08 feet to a 1/2" iron rod set with plastic cap stamped "CUPLIN" for the Southwest corner hereof, WHENCE a 1/2" iron rod found at the Northwest corner of said 53.97 acre tract bears N 62°54'26" W, a distance of 173.57 feet;

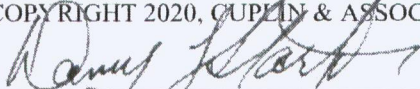
THENCE over and across said CGG Holdings tract, and along the Western boundary line hereof, the following six (6) courses and distances:

1. N 49°52'59" E, a distance of 83.95 feet to a calculated point for the Point of Curvature of a curve to the left;
2. Along said curve to the left with radius 270.00 feet, a delta angle of 22°54'47" , and a chord of 107.26 feet bearing N 38°25'36" E, an arc distance of 107.98 feet to a calculated point for the Point of Tangency of same;
3. N 26°58'12" E, a distance of 148.19 feet to a calculated point for the Point of Curvature of a curve to the left;
4. Along said curve to the left with radius 193.02 feet, a delta angle of 10°10'05" , and a chord of 34.21 feet bearing N 22°46'58" E, an arc distance of 34.25 feet to a calculated point for at the Point of Reverse Curvature of a curve to the right;
5. Along said reverse curve to the right with radius 211.00 feet, a delta angle of 08°49'31" , and a chord of 32.47 feet bearing N 22°33'25" E, an arc distance of 32.50 feet to a calculated point for the Point of Tangency of same; and
6. N 26°58'11" E, a distance of 102.92 feet to to the POINT OF BEGINNING and calculated to contain 0.732 acres

NOTE:

A Plat of Survey of even date was prepared and is intended to accompany the above described tract of land. Bearings are based on North American Datum of 1983, Texas Central Zone.

I HEREBY CERTIFY EXCLUSIVELY TO ATTORNEY'S ABSTRACT COMPANY AND CREEKFALL DEVELOPMENT, LLC, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2020, CUPLIN & ASSOCIATES, INC. ©.



Dated: 10/28/2020

Danny J. Stark, Registered Professional Land Surveyor No. 5602

