

PUBLIC UTILITY EASEMENT

DATE: 8/8/19

GRANTOR: **Burnet Count, Texas**

GRANTOR'S MAILING ADDRESS (including County): **220 South Pierce Street, Burnet,
Burnet County, Texas 78611**

GRANTEE: **City of Burnet, Texas**

GRANTEE'S MAILING ADDRESS (including County): **PO Box 1369, 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.

PROPERTY:

BEING A 40 FOOT WIDE, 2.68 ACRE PUBLIC UTILITY EASEMENT OUT OF THE EUGENIO PEREZ SURVEY NO. 41, ABSTRACT NO. 672, BURNET COUNTY, TEXAS, BEING OUT OF A CALLED 75.00 ACRE TRACT AS SHOWN ON DOCUMENT TO BURNET COUNTY AS SHOWN ON DOCUMENT NO. 200712014 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 2.68 ACRE PUBLIC UTILITY EASEMENT BEING MORE DESCRIBED BY THE SURVEY ATTACHED HERETO AS EXHIBIT "A" AND THE METES AND BOUNDS DESCRIPTION ATTACHED HERETO AS EXHIBIT "B".

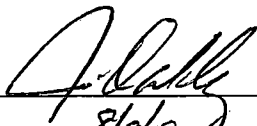
GRANTOR, for the **CONSIDERATION** paid to **GRANTOR**, hereby grants, sells, and conveys to **GRANTEE**, its successors and assigns, an exclusive, perpetual easement for all purposes necessary for installing, operating and maintaining any and all desired utility services within said easement, including but not limited to placing, constructing, operating, repairing, maintaining, rebuilding, replacing, relocating and removing or causing to be placed, constructed, operated, repaired, 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 the **GRANTEE** in, upon, under and across the **PROPERTY** more fully described and as shown in Exhibit "A" and Exhibit "B" attached hereto.

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.

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

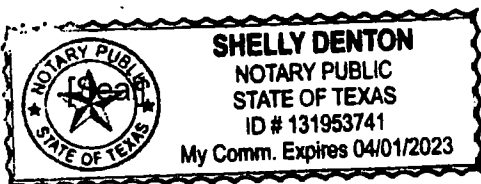
GRANTOR:

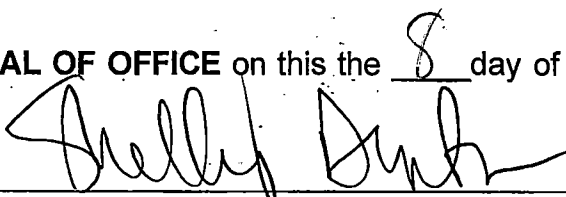
By: 
Date: 8/8/19
James Oakley, County Judge

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 James Oakley, County Judge 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 August, 2019.




Notary Public in and for the State of Texas
My Commission Expires: 4-1-23

After recording return to:
City of Burnet, Texas
Attn. City Secretary
1001 Buchanan Drive, Suite 4
P.O. Box

ACCEPTANCE

This Public Utility Easement was accepted by the City Council of the City of Burnet on the _____ day of _____, 2019.

CITY OF BURNET, TEXAS

Crista Goble Bromley, Mayor

ATTEST:

Kelly Dix, City Secretary

AFTER RECORDING RETURN TO:

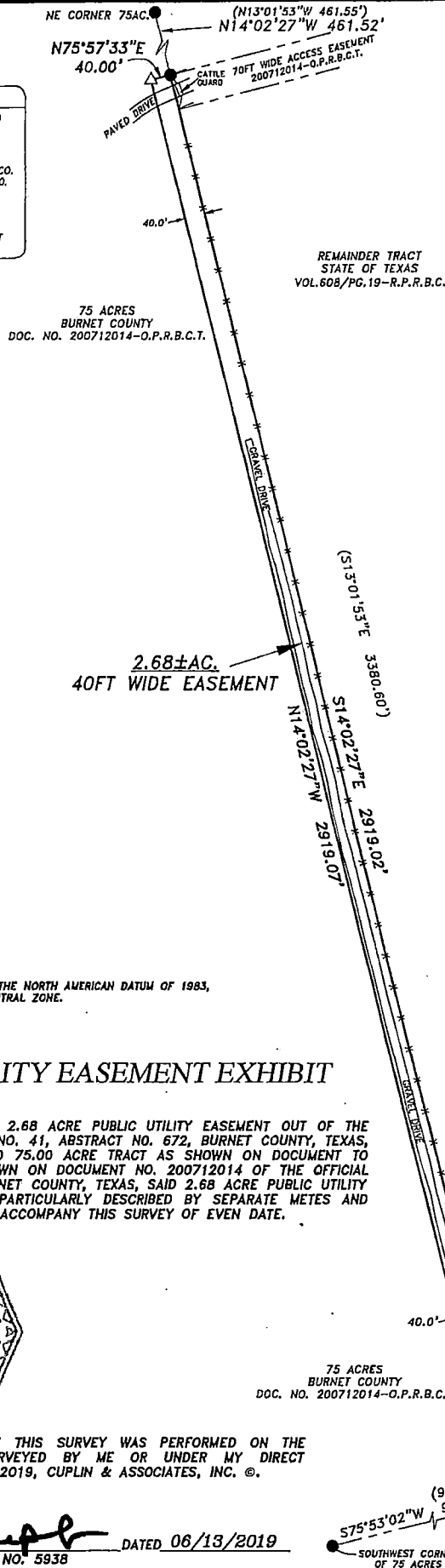
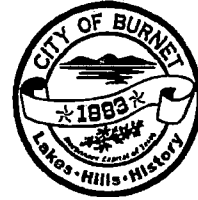
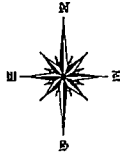
City of Burnet, Texas
Attn. City Secretary
1001 Buchanan Drive, Suite 4
P.O. Box 1369
Burnet, TX 78611

EXHIBIT "A"

CUPLIN & ASSOCIATES, INC.
LAND SURVEYORS & PLANNERS

LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- △ CALC. POINT
- VOLUME/PAGE
- P.R.B.C. PLAT RECORDS BURNET CO.
- D.R.B.C. DEED RECORDS BURNET CO.
- R.P.R.B.C. REAL PROPERTY RECORDS BURNET COUNTY
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET COUNTY
- () RECORD INFO/SUBJECT
- WIRE FENCE

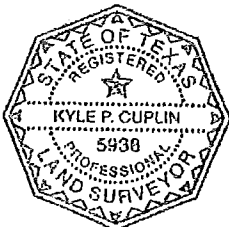


NOTES:

- 1) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.

PUBLIC UTILITY EASEMENT EXHIBIT

BEING A 40 FOOT WIDE, 2.68 ACRE PUBLIC UTILITY EASEMENT OUT OF THE EUGENIO PEREZ SURVEY NO. 41, ABSTRACT NO. 672, BURNET COUNTY, TEXAS, BEING OUT OF A CALLED 75.00 ACRE TRACT AS SHOWN ON DOCUMENT TO BURNET COUNTY AS SHOWN ON DOCUMENT NO. 200712014 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 2.68 ACRE PUBLIC UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.



I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. COPYRIGHT 2019, CUPLIN & ASSOCIATES, INC. ©.

Kyle P. Cuplin
KYLE P. CUPLIN, R.P.L.S. NO. 5938

DATED 06/13/2019

SHEET
1 OF 2

PROJ. NO. 19100
PREPARED FOR: CITY OF BURNET
TECH: KPC
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: 01/17/2019
COPYRIGHT 2019 PROFESSIONAL FIRM NO: 10126800

1500 OLLIE LANE
MARBLE FALLS, TX 78654
PH. 325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 250'
0 125 250

DATE	NO.	DESCRIPTION
	2	
	1	
REVISIONS		

EXHIBIT "B"



Prepared For: City of Burnet
Project No. 19100
Date: 06/13/2019

BEING A 40 FOOT WIDE, 2.68 ACRE PUBLIC UTILITY EASEMENT OUT OF THE EUGENIO PEREZ SURVEY NO. 41, ABSTRACT NO. 672, BURNET COUNTY, TEXAS, BEING OUT OF A CALLED 75.00 ACRE TRACT AS SHOWN ON DOCUMENT TO BURNET COUNTY AS SHOWN ON DOCUMENT NO. 200712014 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 2.68 ACRE PUBLIC UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pin found, along the north right-of-way line of County Road No. 100 (Scenic Oaks Drive), at the southwest corner of the remaining portion of a tract land to the State of Texas as shown on the document recorded in Volume 608, Page 19 of the Real Property Records of Burnet County, at the southeast corner of said 75.00 acre tract and being the southeast corner hereof, from whence a 1/2" iron pin found at the northeast corner of said County Road No. 100 right-of-way line bears North 76°00'12" East, a distance of 483.55';

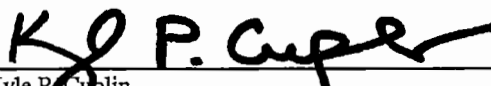
THENCE South 75°53'02" West, along the north right-of-way line of said County Road No. 100, the south line of said 75.00 acre tract, and hereof, a distance of 40.00' to a point for corner at the southwest corner hereof, from whence a 1/2" iron pin found at the southwest corner of said 75.00 acre tract bears South 75°53'02" West a distance of 926.95';

THENCE North 14°02'27" West, over and across said 75.00 acre tract, parallel with and 40ft west of the east line of said 75.00 acre tract, and along the west line here, a distance of 2919.07' to a point for corner at the northwest corner hereof;

THENCE North 75°57'33" East, along the north line hereof, a distance of 40.00' to a 1/2" iron pin found along the common line of said State of Texas Tract and said 75.00 acre tract, at the northwest corner of a called 70' wide access easement over and across said State of Texas Tract heading easterly from said 1/2" iron pin, from whence a 1/2" iron pin found at the northeast corner of said 75.00 acre tract bears North 14°02'27" West, a distance of 461.52';

THENCE South 14°02'27" East, along the along the common line of said State of Texas Tract and said 75.00 acre tract, along the east line hereof, a distance of 2919.02' to the **POINT OF BEGINNING**, containing 2.68 acres, more or less.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION SUPERVISION. COPYRIGHT 2019, CUPLIN & ASSOCIATES, INC. ©. BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE. A PLAT OF SURVEY OF EVEN DATE WAS PREPARED AS IS INTENDED TO ACCOMPANY THE ABOVE DESCRIBED TRACT OF LAND.



Kyle P. Cuplin
Registered Professional Land Surveyor No. 5938

Dated: 06/13/2019

