

STATE OF TEXAS

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QUITCLAIM DEED

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COUNTY OF BURNET

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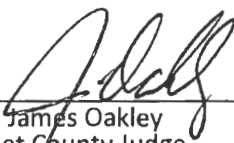
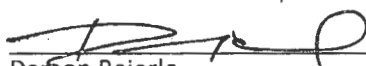
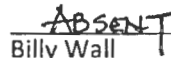
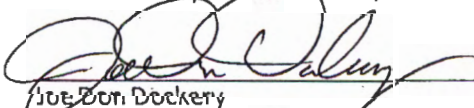
Burnet County, as Grantor, for a good and valuable consideration of \$1.00 and acknowledged as received, QUITCLAIMS, TRANSFERS, AND ASSIGNS to the Richard York as Grantee, all Grantor's right, title, and interest, if any, in and to that certain tract of real property located in Burnet County, Texas, consisting of 0.065 acres and described in Attachment A and which is hereby incorporated into this document as if worded verbatim.

TO HAVE AND TO HOLD all of Grantor's right, title, and interest in and to the Property, together with all and singular the rights and appurtenances belonging in any way to Grantor, to the Grantee, its successors and assigns forever. Grantor, its successors or assigns shall have no claim, or demand any right, title, or interest in all or any part of the Property.

Said property was formally a public street connecting Burnet to Fort Mason, commonly called the Fort Mason Crossing Public Road and formally identified as CR 119. Said roadway has ceased and is no longer in use as a public roadway. Said property was discontinued and closed as a public roadway under Section 251.001 and 251.058 of the Texas Transportation Code. The County thereby files this quitclaim deed to the adjacent property owner, Richard York, in the area shown in Attachment A as said real property has been abandoned and such action is recognized under §251.058 of the Texas Transportation Code.

EXECUTED on this 23RD day of APRIL, 2024.

GRANTOR- BURNET COUNTY

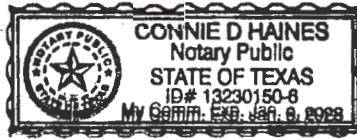

Hon. James Oakley
Burnet County Judge
Jim Luther
Burnet County Commissioner, Pct. 1
Damon Beierle
Burnet County Commissioner, Pct. 2
~~ABSENT~~
Billy Wall
Burnet County Commissioner, Pct. 3
Joe Don Dockery
Burnet County Commissioner, Pct. 4
The State of Texas

County of Burnet

This instrument was acknowledged before me on this 23 day of April, 2024.
By James Oakley, Burnet County Judge.

Connie D. Haines

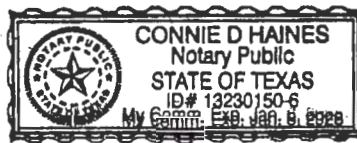
Notary Public, State of Texas



This instrument was acknowledged before me on this 23 day of April, 2024.
By Jim Luther, Burnet County Commissioner Pct. 1

Connie D. Haines

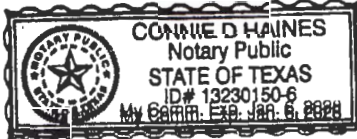
Notary Public, State of Texas



This instrument was acknowledged before me on this 23 day of April, 2024.
By Damon Beierle, Burnet County Commissioner Pct. 2

Connie D. Haines

Notary Public, State of Texas



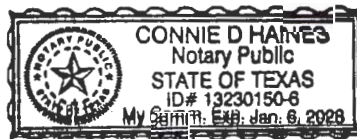
This instrument was acknowledged before me on this _____ day of _____, 20____.
By Billy Wall, Burnet County Commissioner Pct. 3 **ABSENT**

Notary Public, State of Texas

This instrument was acknowledged before me on this 23 day of April, 2024.
By Joe Don Dockery, Burnet County Commissioner Pct. 4

Connie D. Haines

Notary Public, State of Texas



ATTACHMENT A



Prepared For: Richard & Mickey R. York
Project No.: 2312329
Date: 02/15/2024

BEING A 0.065 ACRE TRACT OF LAND OUT OF THE NORTH HALF OF THE UNIMPROVED PORTION OF THE BURNET TO FORT MASON CROSSING PUBLIC ROAD IN THE SMITH BAILEY SURVEY NO. 100, ABSTRACT NO. 55 IN BURNET COUNTY TEXAS, LYING ADJACENT TO THE SOUTHERN BOUNDARY LINES OF LOTS 154 THRU 158, ENCHANTED VALLEY, SECTION ONE, A SUBDIVISION OF RECORD IN CABINET 1, SLIDE 55C, PLAT RECORDS OF BURNET COUNTY, TEXAS, SAID 0.065 ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8" iron pin found at the Southeast corner of Lot 159 and the Southwest corner of said Lot 158, of said Enchanted Valley, Section One, for the Northwest corner hereof;

THENCE N 89°02'58" E, WITH THE Southern boundary lines of Lots 158, 157, 156, 155 and 154 of said Enchanted Valley Section One, a distance of 250.03 feet to a 3/8" iron pin found at the Southwest corner of Lot 153 of said Enchanted Valley Section One, for the Northeast corner hereof;

THENCE S 00°57'02" E, into said Burnt to Fort Mason Crossing Public Road, a distance of 11.34 feet to a calculated point for the Southeast corner hereof;

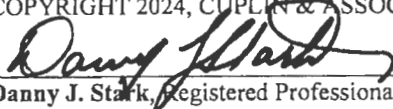
THENCE S 89°02'58" W, along the centerline of said Burnet to Fort Mason Crossing Public road, a distance of 250.03 feet to a calculated point for the Southwest corner hereof;

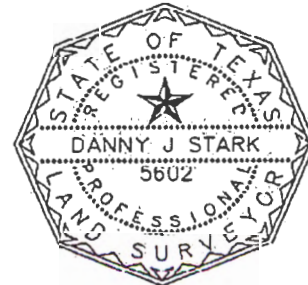
THENCE N 00°57'02" W, a distance of 11.34 feet to the POINT OF BEGINNING and calculated to contain 0.065 acres.

NOTE:

NO SURVEY PLAT was prepared to accompany the above described tract of land. Bearings are based on North American Datum of 1983, Texas Central Zone.

I HEREBY CERTIFY 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.
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 Dated: 02/15/2024
Danny J. Stark, Registered Professional Land Surveyor No. 5602



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 202403922

D Fee: \$0.00
04/24/2024 08:46 AM

Vicinta Stafford 

Vicinta Stafford, County Clerk
Burnet County, Texas