

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 DRIVER'S LICENSE NUMBER.

DONATION DEED

THE STATE OF TEXAS

§

§

COUNTY OF BURNET

§

DOUGLAS IVEY as the Manager and on behalf of **BURNET LAND DEVELOPMENT LLC.** herein referred to as "Grantor," for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, to Grantor's hand paid by **BURNET COUNTY, TEXAS**, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, has this day Donated and by these presents do Grant, Give, and Convey unto **BURNET COUNTY, TEXAS**, 4.901 acres out of the R.H. Toliver survey No. 854, Abstract No. 920, the B.C. Bittich survey No. 111, abstract No. 91, and the T. Standifer survey No. 1166, abstract No. 870, Burnet County, Texas, being out of a called 1009.22 acre tract as described in general warranty deed from Roy Franklin Cook to Burnet Land Development, LLC., recorded in document No. 200712552 of the Official Public Records of Burnet County, Texas, and more particularly described by metes and bounds in **EXHIBIT A**, a two page instrument which is hereby attached hereto and incorporated herein for all purposes. The purpose of the donation is to provide right-of-way ownership to **BURNET COUNTY, TEXAS** along a portion of Burnet County Road 103 and to further allow Burnet County to modify the existing roadway in order to increase public safety. Such action serves a public purpose.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging unto **BURNET COUNTY, TEXAS**, and its assigns forever; and Grantors do hereby binds themselves, their successors and assigns to warrant and forever defend all and singular title to the Property, unto **BURNET COUNTY, TEXAS**, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by or under the Grantors, but not otherwise.

This donation, grant and conveyance of the Property is subject to all easements, covenants, conditions and other matters of record in the Official Public Records of Burnet County, Texas and applicable to the Property.

BURNET COUNTY, TEXAS joins in the execution of this Donation Deed to acknowledge its agreement to accept the donation of the Property.

(remainder of page intentionally left blank; signature pages follow)

BEING A 4.901 ACRE TRACT OF LAND, SITUATED IN THE R.H. TOLIVER SURVEY NO .854, ABSTRACT NO. 920, THE B.C. BITTICH SURVEY NO. 111, ABSTRACT NO. 91, AND THE T. STANDIFER SURVEY NO. 1166, ABSTRACT NO. 870, BURNET COUNTY, TEXAS, BEING OUT OF A CALLED 1009.22 ACRE TRACT AS DESCRIBED IN GENERAL WARRANTY DEED FROM ROY FRANKLIN COOK TO BURNET LAND DEVELOPMENT, LLC., RECORDED IN DOCUMENT NO. 200712552 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 4.901 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATES METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pin found, along or near the South line of said Standifer Survey No. 1166 and the North line of the John Applegate Survey, Abstract No. 6, in the Western Right of Way line of County Road No. 103, at a southerly interior corner of said 1009.22 acre tract, and being the most southwesterly corner hereof;

THENCE over and across said 1009.22 acre tract, and the southerly line hereof the following courses and distances;

- 1) North 53°41'25" West, a distance of 53.57' to a 1/2" iron pin set with "CUPLIN" property cap;
- 2) North 51°28'01" West, a distance of 99.28' to a 1/2" iron pin set with "CUPLIN" property cap;
- 3) North 54°45'03" West, a distance of 56.15' to a 1/2" iron pin set with "CUPLIN" property cap;
- 4) North 61°22'23" West, a distance of 108.67' to a 1/2" iron pin set with "CUPLIN" property cap;
- 5) North 64°31'29" West, a distance of 91.20' to a 1/2" iron pin set with "CUPLIN" property cap;
- 6) North 68°16'48" West, a distance of 13.12' to a 1/2" iron pin set with "CUPLIN" property cap;
- 7) North 68°18'57" West, a distance of 2441.98' to a 1/2" iron pin set with "CUPLIN" property cap;
- 8) North 73°16'41" West, a distance of 279.22' to a 1/2" iron pin set with "CUPLIN" property cap;
- 9) North 74°56'24" West, a distance of 1077.70' to a 1/2" iron pin set with "CUPLIN" property cap, along the easterly line of a called 10.00 acre tract of land as described in Warranty Deed with Vendor's Lien from William C. Graves and Melissa Graves to Chris Bostic, recorded in Document No. 202208114 of the Official Public Records of Burnet County, Texas, along the westerly line of said 1009.22 acre tract, being the most westerly southwesterly corner hereof, from whence a found 1/2" iron pin with "MAPLES" property cap at the southeasterly corner of said 10.00 acre tract bears South 21°09'32" East, a distance of 756.75';

THENCE North 21°09'32" West, along the easterly line of said 10.00 acre tract, the westerly line of said 1009.22 acre tract, and hereof, passing a found 1/2" iron pin with "MAPLES" property cap at the northeasterly corner of said 10.00 acre tract, said point being the southeasterly corner of the remainder of a called 440.7 acre tract as described in Gift Deed from Walline Standifer to Melissa Graves, recorded in Volume 613, Page: 590 of the Real Property Records of Burnet County, Texas, and thence continuing along the easterly line of said remainder tract for a total distance of a distance of 87.48' to a 1/2" iron pin set with "CUPLIN" property cap, being the most northerly corner hereof, whence a found 8" cedar fence posts along the easterly line of said 1009.22 acre tract bear North 21°09'32" West, a distance of 594.56';

CUPLIN & ASSOCIATES, Inc.

land surveyors & planners

Prepared For: Burnet County, Texas
 Project No. 23288
 Date: 03/25/2024

THENCE over and across said 1009.22 acre tract, and the northerly line hereof the following courses and distances;

- 1) South 47°45'42" East, a distance of 45.04' to a 1/2" iron pin set with "CUPLIN" property cap;
- 2) South 74°56'24" East, a distance of 1115.04' to a 1/2" iron pin set with "CUPLIN" property cap;
- 3) South 73°16'41" East, a distance of 282.11' to a 1/2" iron pin set with "CUPLIN" property cap;
- 4) South 68°18'57" East, a distance of 2444.18' to a 1/2" iron pin set with "CUPLIN" property cap;
- 5) South 68°16'48" East, a distance of 14.76' to a 1/2" iron pin set with "CUPLIN" property cap;
- 6) South 64°31'29" East, a distance of 94.21' to a 1/2" iron pin set with "CUPLIN" property cap;
- 7) South 61°22'23" East, a distance of 112.94' to a 1/2" iron pin set with "CUPLIN" property cap;
- 8) South 54°45'03" East, a distance of 60.48' to a 1/2" iron pin set with "CUPLIN" property cap;
- 9) South 51°28'01" East, a distance of 98.68' to a 1/2" iron pin set with "CUPLIN" property cap;
- 10) South 53°41'25" East, a distance of 85.33' to a 1/2" iron pin set with "CUPLIN" property cap, along the northerly line of a called 2.95 acre tract of land as described in General Warranty Deed from Stockman to Pedernales Electric Cooperative, Inc., recorded in Volume 1438, Page 423 of the Official Public Records of Burnet County, Texas, along the southerly line of said 1009.22 acre tract, and being the most southeasterly corner here;

THENCE South 68°38'32" West, along the northerly line of said 2.95 acre tract, the southerly line of said 1009.22 acre tract, and hereof, passing a found mag nail at the northwesterly corner of said 2.95 acre tract at a distance of 19.45', for a total distance of 59.22' to the **POINT OF BEGINNING**, calculated to contain 4.901 acres, more or less. Distances shown hereon are in grid, to obtain surface values a scale factor of 1.000188000808190 needs to be used.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. COPYRIGHT 2024, 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 AND IS INTENDED TO ACCOMPANY THE ABOVE DESCRIBED TRACT OF LAND.

K.C. LUST

K.C. LUST

Registered Professional Land Surveyor No. 5273

Dated: 3/25/2024

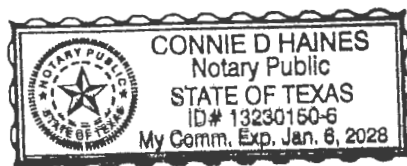


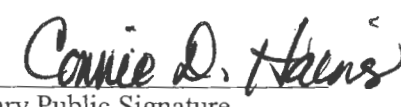
Executed to be effective as of the 1 day of Nov., 2024.


DOUGLAS IVEY
BURNET LAND DEVELOPMENT L.L.C.

State of Texas
County of Burnet

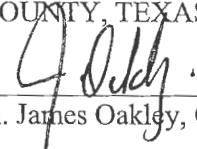
This instrument was acknowledged before me on the 1 day of Nov., 2024, Douglas Ivey.




Notary Public Signature

BURNET COUNTY, TEXAS joins in the execution of this Donation Deed to acknowledge its agreement to accept the donation of the Property.

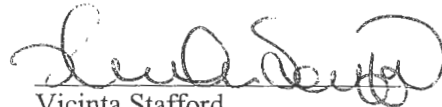
BURNET COUNTY, TEXAS

By: 
Hon. James Oakley, County Judge

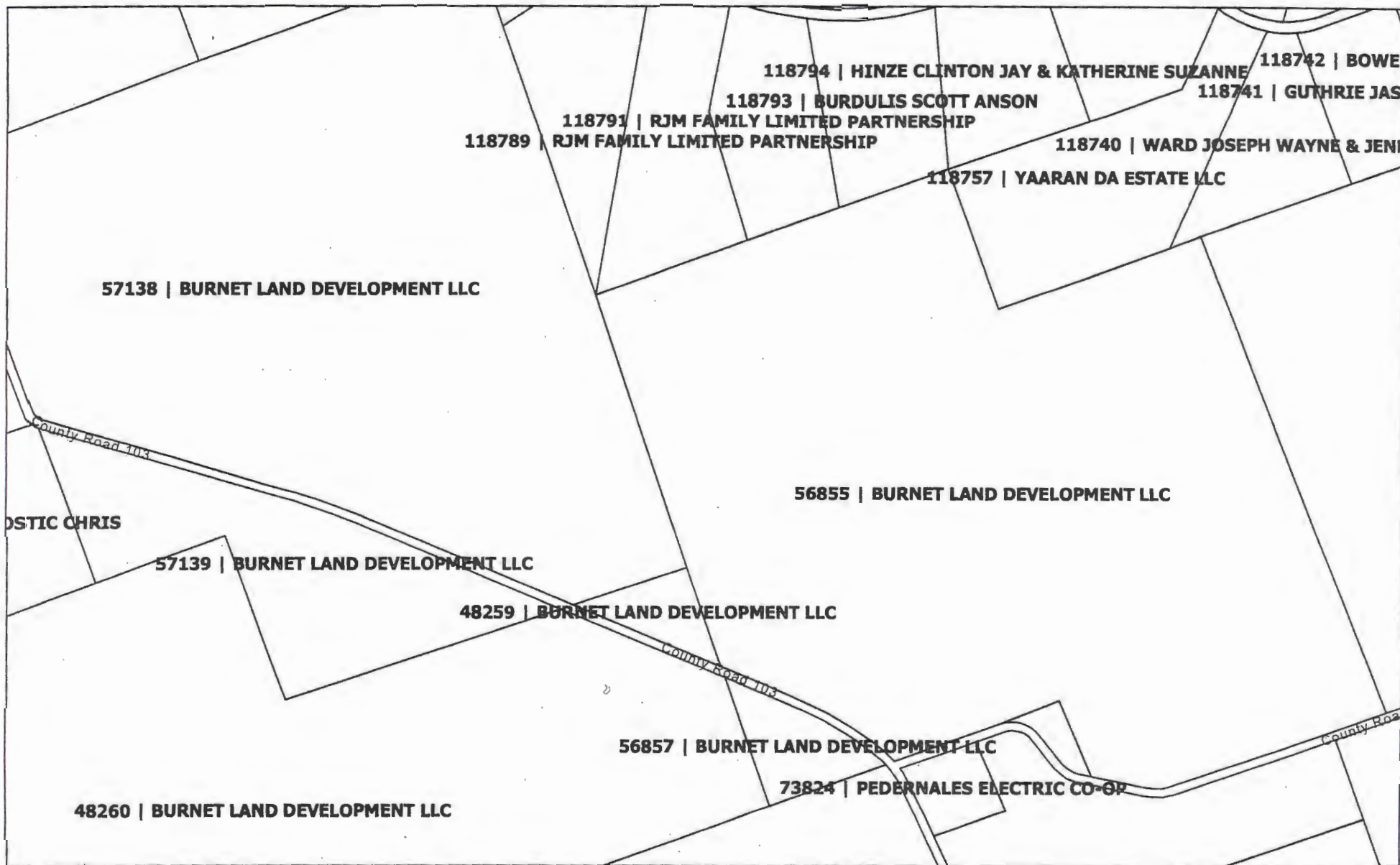
State of Texas

County of Burnet

This instrument was acknowledged before me on the 12th day of November, 2024, by James Oakley.

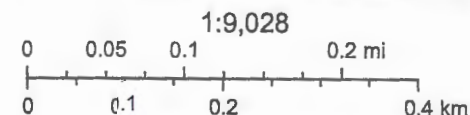

Vicinta Stafford
Burnet County Clerk

Burnet CAD Web Map



11/8/2024, 11:18:42 AM

 Parcels with Owner Name



Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, GONANP, Esri, TomTom, Garmin, SafeGraph,

Burnet County Appraisal District, BIS Consulting - www.bisconsulting.com

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