

UTILITY EASEMENT AND RIGHT-OF-WAY

P # \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS, that \_\_\_\_\_ of \_\_\_\_\_ County Texas, hereinafter called Grantor(s), does hereby covenant he/she/they own the following described property and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey to **Johnson County Special Utility District**, hereinafter called Grantee, its successors, and assigns, a perpetual Easement situated in the \_\_\_\_\_ Survey, Abstract No. \_\_\_\_\_; more particularly described in the instrument recorded in Vol. \_\_\_\_\_, Page \_\_\_\_\_ or Instrument \_\_\_\_\_ Year \_\_\_\_\_: containing \_\_\_\_\_ acres, or the \_\_\_\_\_ Subdivision, Block \_\_\_\_\_ Lot \_\_\_\_\_ Deed Records, \_\_\_\_\_ County, Texas, together with the right of pedestrian or vehicular ingress and egress over Grantor's adjacent lands for the purpose of operating and maintaining the Grantee's utility facilities or reading meter(s) situated on this land.

**The Easement hereby granted shall be 20' in width.**

Grantee is hereby authorized to operate and maintain existing waterlines, including related acts deemed by Grantee to be necessary such as installing, inspecting, repairing, replacing, upgrading, existing or proposed water distribution and/or transmission pipelines, meters, valves and any other appurtenances as needed. Said waterline shall be the centerline of the easement.

As part of granting said Easement, Grantor covenants Grantee will also have the right to prevent the construction or placement within the Easement of any building, structures, materials or other obstructions which may, in the sole judgment of the Grantee, endanger, interfere with the Grantee's use of the Easement or the efficiency, safety or convenient operation of said utility service(s) or related equipment. If such obstruction(s) are constructed or otherwise placed within the Easement without Grantee's prior written consent, then Grantee shall have the right to remove same from such space and seek payment from the owner for the reasonable cost of such removal. Grantor shall not make changes in the grade, elevation, or contour of the land within the Easement without prior written consent of Grantee, its successors and assigns. Grantor agrees that Grantor, Grantor's heirs, successors and assigns shall not individually, or in combination with others, interfere directly or indirectly with the Grantee's efficient, safe, or convenient use of this Easement.

Said consideration constitutes payment in full for all damages sustained by Grantors by reason of the installation of the structures referred to herein and the Grantee will maintain such easement in a state of good repair and efficiency so that no unreasonable damages will result from its use to Grantors' premises. This Utility Easement and Right-of -Way contains all covenants and terms between Grantor and Grantee related to the Easement. Any amendment or modification of this Easement must be in writing and agreed by both parties.

TO HAVE AND TO HOLD this Easement unto Grantee, its successors and assigns forever, and Grantor hereby binds Grantor, Grantor's heirs, successors, and assigns to warrant and forever defend said Easement to Grantee, its successors and assigns, against any person or entity claiming the same or any part thereof.

**GRANTOR(s):**

X \_\_\_\_\_

X \_\_\_\_\_

THE STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

THIS INSTRUMENT was acknowledged before me by \_\_\_\_\_

*Name of Grantor(s)*

on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_ .

\_\_\_\_\_  
*Notary Public in and for the State of Texas*

**COUNTY ROAD 1019**  
(VARIABLE R-O-W)

1/2" IRON ROD  
FOUND w/CAP  
"RPLS 5544"

**COUNTY ROAD 1019**  
(VARIABLE R-O-W)

J. GANT SURVEY  
ABSTRACT No. 316

BURLESON 4A ECONOMIC  
DEVELOPMENT CORPORATION  
INST. NO. 2021-22172  
D.R.J.C.T.

J.G. REAVIS SURVEY  
ABSTRACT No. 726

APPROXIMATE SURVEY  
LINE

BURLESON 4A ECONOMIC  
DEVELOPMENT CORPORATION  
INST. NO. 2021-21498  
D.R.J.C.T.

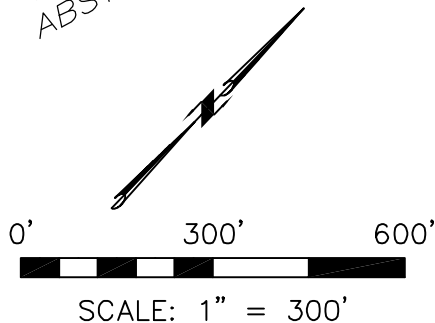
20' JOHNSON COUNTY  
SPECIAL UTILITY  
DISTRICT EASEMENT  
1.040 ACRES

HOOPER & CO, INC.  
VOL. 938, PG. 435  
D.R.J.C.T.

MARTHA A. HUFF SURVEY  
ABSTRACT No. 353

**PROPOSED LAKEWOOD DRIVE**  
(120' R-O-W)

D. DYKES SURVEY  
ABSTRACT No. 229



N41°46'33"W 2230.98'  
S41°46'33"E 2250.43'

DEED LINE

LEGEND	
POB	POINT OF BEGINNING

**NOTE:**

THIS EXHIBIT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY.

**BASIS OF BEARINGS:**

BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S44°27'25"W	32.96'
L2	N44°27'25"E	14.71'
L3	N46°09'39"E	20.01'
L4	N48°13'27"E	15.00'
L5	N41°46'33"W	60.37'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	C BEARING	C LENGTH
C1	20.01'	2060.00'	0°33'23"	N46°55'57"W	20.01'

AN EXHIBIT OF A  
**20' JOHNSON COUNTY SPECIAL  
UTILITY DISTRICT EASEMENT**  
CITY OF BURLESON ETJ, JOHNSON COUNTY, TEXAS

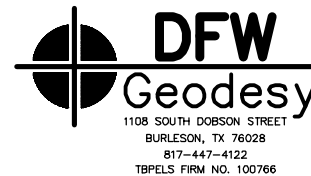


EXHIBIT "A"

SHT. NO.  
1 OF 2

DATE: 07-11-23

DRAWN: J.B.P.

CHECKED: M.P.

DFW JOB No. 2015077-16

## 20' JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENT:

A TRACT OF LAND SITUATED IN THE J.G. REAVIS SURVEY, ABSTRACT NO. 726, AND IN THE MARTHA A. HUFF SURVEY, ABSTRACT NO. 353, JOHNSON COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND CONVEYED TO BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-21498, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" FOR THE NORTHERLY CORNER OF SAID BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION TRACT BEARS N 48°13'27" E, 15.00 FEET AND N 41°46'33" W, 60.37 FEET;

THENCE S 41°46'33' E, A DISTANCE OF 2250.43 FEET TO A POINT;

THENCE S 44°27'25" W, A DISTANCE OF 32.96 FEET TO A POINT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 2060.00 FEET, WHOSE LONG CHORD BEARS N 46°55'57" W, 20.01 FEET;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°33'23", AN ARC LENGTH OF 20.01 FEET TO A POINT;

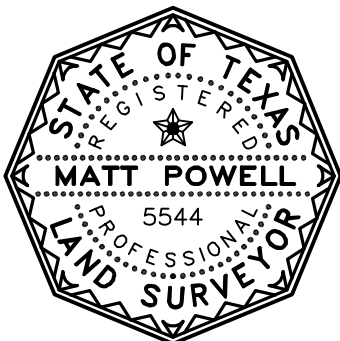
THENCE N 44°27'25" E, A DISTANCE OF 14.71 FEET TO A POINT;

THENCE N 41°46'33" W, A DISTANCE OF 2230.98 FEET TO A POINT;

THENCE N 46°09'39" E, A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.040 ACRES OF LAND, MORE OR LESS.

### SURVEYOR'S CERTIFICATE:

PREPARED BY ME OR UNDER MY DIRECTION.



*Matt Powell*

MATT POWELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5544

DATED: 07/11/23



EXHIBIT "A"

SHT. NO.  
2 OF 2

DATE: 07-11-23

DRAWN: J.B.P.

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DFW JOB No. 2015077-16