NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

CITY OF BURLESON, TEXAS PERMANENT WATER EASEMENT

§

THE STATE OF TEXAS

COUNTY OF JOHNSON	§ KNOW ALL MEN BY THESE PRESENTS: §
GRANTOR herein, for and in valuable consideration in har corporation of Johnson County which is hereby acknowledged GRANTEE a permanent and constructing, repairing, maintain and operating utility facilities, over, across and under that later than the construction of	, of the County of Johnson, State of Texas, consideration of TEN DOLLARS, and other good and had paid by the City of Burleson, Texas, a municipally, Texas, GRANTEE herein, the receipt and sufficiency of and confessed, does hereby grant, sell and convey to and confessed, does hereby grant, sell and convey to perpetual easement for the purpose of installing ining, altering, replacing, relocating, rebuilding, removing and all necessary appurtenances thereto, in, into, upon and in Johnson County Texas, described on Exhibit "A" tached hereto and made a part hereof, together with the
right of ingress and egress as r	necessary for such purposes.

GRANTOR covenants and agrees that GRANTEE shall have the right to excavate and fill upon said permanent easement and to remove from said permanent easement, any fences, buildings or other obstructions as may now be found upon said permanent easement.

The permanent easement herein dedicated shall run with the land and forever be a right in and to the land belonging to said GRANTOR, its heirs, representatives, successors and assigns.

TO HAVE AND TO HOLD the above-described permanent easement, with the right of ingress and egress thereto, together with all and singular, the rights and appurtenances thereto, anywise belonging unto the said GRANTEE, its successors and assigns forever; and GRANTOR does hereby bind itself, its heirs, representatives, successors and assigns, to warrant and to forever defend all and singular the premises unto the GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim same or any part thereof.

WITNESS OUR HANDS, Owner	this the_	day of	, 2025
Name and Title			
	ACKNO\	WLEDGMENT	
STATE OF TEXAS §			
STATE OF TEXAS § COUNTY OF JOHNSON §			
BEFORE ME, the undersithis day personally appeared whose name is subscribed to the executed the foregoing instrume expressed, and in the capacity the, 2025.	e foregoin Int for the herein sta	, known to r ng instrument and ack purposes and consid ated.	ne to be the person knowledged to me that he leration therein
		Notary Public in State of Texas	າ and for the
My Commission Expires:		Type or Print N	otary's Name
Please return after filing to:			

City of Burleson
City Secretary Office
141 W Renfro Street
Burleson, Texas 76028

EXHIBIT "A"

A PORTION OF LOT 1AR, BLOCK 1, HAHN-JONES ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 10, PAGE 386, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A FOUND 1/2 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 1AR, AT THE NORTHWEST CORNER OF LOT BR, BLOCK 1, HAHN-JONES ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT 2024-156, DRAWER P, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, AND IN THE EAST RIGHT-OF-WAY LINE OF SOUTH DOBSON STREET, A PUBLIC STREET WITH A VARIABLE WIDTH:

THENCE NORTH 89 DEGREES 40 MINUTES 26 SECONDS EAST ALONG THE COMMON LINE OF SAID LOTS 1AR AND BR, 289.75 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 06 MINUTES 56 SECONDS EAST, 40.12 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 53 MINUTES 04 SECONDS EAST, 15.00 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 06 MINUTES 56 SECONDS WEST, 40.00 FEET TO A POINT IN THE COMMON LINE OF SAID LOTS 1A AND BR:

THENCE SOUTH 89 DEGREES 40 MINUTES 26 SECONDS WEST ALONG THE COMMON LINE OF SAID LOTS 1AR AND BR, 15.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0138 ACRES (601 SQUARE FEET) OF LAND, MORE OR LESS.

John A GRANT III J

December 31, 2024

Grant Engineering, Inc.

Engineers Surveyors 2751 Park Hill Drive Fort Worth, Texas 76109 Firm Registration No. 100919-00

Planners 817-923-3131

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	LINE TABLE		
LINE	BEARING	LENGTH	
L1	N 00°06'56" E	40.12'	
L2	S 89°53'04" E	15.00'	
L3	S 00°06'56" W	40.00'	
L4	S 89°40'26" W	15.00'	
FND. 1 ROD (/2" N = 6,875,750.15	COMMENCI	NG
 -			
S			
Z			
Z			
S F			
m 2			
ABLE WIDTH PUBLIC ST			

EXHIBIT "B"

HAHN-JONES ADDITION

PAGE 386

POINT OF BEGINNING-

N 89°40'26" E 289.75'

HAHN-JONES ADDITION

B L O C K 1
INST. 2024-156

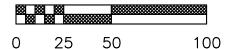
B R

L O T

U H



SCALE: 1" = 50'



John A GRANT III D

December 31, 2024

Grant Engineering, Inc.

Engineers Surveyors
2751 Park Hill Drive Fort Worth, Texas 76109
Firm Registration No. 100919-00

Planners 817-923-3131