

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 SANITARY SEWER EASEMENT**

THE STATE OF TEXAS	§	KNOW ALL MEN BY THESE PRESENTS:
	§	
COUNTY OF JOHNSON	§	

That, _____, of the County of Johnson, State of Texas, GRANTOR herein, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid by the City of Burleson, Texas, a municipal corporation of Johnson County, Texas, GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged and confessed, does hereby grant, sell and convey to GRANTEE a permanent and perpetual easement for the purpose of installing, constructing, repairing, maintaining, altering, replacing, relocating, rebuilding, removing, and operating utility facilities, and all necessary appurtenances thereto, in, into, upon, over, across and under that land in Johnson County Texas, described on Exhibit "A" and depicted on Exhibit "B", attached hereto and made a part hereof, together with the right of ingress and egress as 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, this the _____ day of _____, 2025.

Owner

Tommy Ludwig
City Manager

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

BEFORE ME, the undersigned authority in and for Johnson County, Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2025.

Notary Public in and for the
State of Texas

My Commission Expires:

Type or Print Notary's Name

Please return after filing to:
City of Burleson
City Secretary Office
141 W Renfro Street
Burleson, Texas 76028

EXHIBIT "A"

LEGAL DESCRIPTION

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, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1AR, IN THE WEST LINE OF BLOCK 3, HIDDEN CREEK ESTATES, PHASE I, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET 8, PAGE 913, SLIDE B, OF SAID PLAT RECORDS, AND IN THE SOUTH RIGHT-OF-WAY LINE OF HIDDEN CREEK PARKWAY, A PUBLIC STREET WITH A VARIABLE WIDTH;

THENCE SOUTH 89 DEGREES 52 MINUTES 16 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1AR AND THE SOUTH RIGHT-OF-WAY LINE OF SAID HIDDEN CREEK PARKWAY, 5.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 15 MINUTES 16 SECONDS WEST, 192.97 FEET TO A POINT IN THE EAST PART OF THE SOUTH LINE OF SAID LOT 1AR AND IN THE NORTH LINE OF LOT 2AR, BLOCK 1, HAHN-JONES ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 10, PAGE 386, OF SAID PLAT RECORDS;

THENCE SOUTH 89 DEGREES 40 MINUTES 26 SECONDS WEST ALONG THE EAST PART OF THE SOUTH LINE OF SAID LOT 1AR AND THE NORTH LINE OF SAID LOT 2AR, 15.00 FEET TO A POINT;

THENCE NORTH 00 DEGREES 15 MINUTES 16 SECONDS EAST, 193.02 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 1AR AND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID HIDDEN CREEK PARKWAY;

THENCE NORTH 89 DEGREES 52 MINUTES 16 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1AR AND THE SOUTH RIGHT-OF-WAY LINE OF SAID HIDDEN CREEK PARKWAY, 15.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0665 ACRES (2,895 SQUARE FEET) OF LAND, MORE OR LESS.



December 31, 2024

Grant Engineering, Inc.

Engineers Surveyors Planners
2751 Park Hill Drive Fort Worth, Texas 76109 817-923-3131
Firm Registration No. 100919-00

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF LOT 2AR, 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, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A FOUND 1/2 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 2AR, AT THE NORTHEAST 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 WEST LINE OF BLOCK 3, HIDDEN CREEK ESTATES, PHASE I, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET 8, PAGE 913, SLIDE B, OF SAID PLAT RECORDS;

THENCE SOUTH 89 DEGREES 40 MINUTES 26 SECONDS WEST ALONG THE COMMON LINE OF SAID LOTS 2AR AND BR, 5.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 40 MINUTES 26 SECONDS WEST, CONTINUING ALONG THE COMMON LINE OF SAID LOTS 2AR AND BR, 15.00 FEET TO A POINT;

THENCE NORTH 00 DEGREES 15 MINUTES 16 SECONDS EAST, 195.00 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 2AR AND IN THE EAST PORTION OF THE SOUTH LINE 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, OF SAID PLAT RECORDS;

THENCE NORTH 89 DEGREES 40 MINUTES 26 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2AR AND THE EAST PORTION OF THE SOUTH LINE OF SAID LOT 1AR, 15.00 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 15 MINUTES 16 SECONDS WEST, 195.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.0671 ACRES (2,925 SQUARE FEET) OF LAND, MORE OR LESS.



January 13, 2025

Grant Engineering, Inc.

Engineers Surveyors Planners
2751 Park Hill Drive Fort Worth, Texas 76109 817-923-3131
Firm Registration No. 100919-00

EXHIBIT "B"

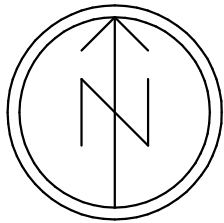
VARIABLE WIDTH PUBLIC STREET

HIDDEN CREEK PARKWAY

POINT OF BEGINNING

LINE TABLE

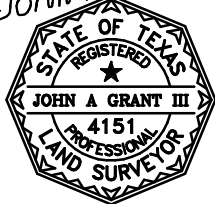
LINE	BEARING	LENGTH
L1	S 89°52'16" W	5.00
L2	S 89°40'26" W	15.00
L3	N 89°52'16" E	15.00



HAHN-JONES ADDITION

LOT 1 A R
BLOCK 1
VOLUME 10
PAGE 386

John A. Grant III



January 13, 2025

HAHN-JONES
ADDITION

LOT 2 A R
BLOCK 1
VOL. 10, P. 386

200.00'

EXISTING 5' UTILITY EASEMENT

FND. 1/2"
ROD (CM)

L3

N 00°15'16" E 193.02'

L2

195.00'

EXISTING 5' UTILITY EASEMENT

POINT OF
COMMENCING

L1

LOT 1

S 00°15'16" W 192.97'

LOT 2

LOT 3

5.00'

LOT 4

LOT 5

LOT 6

LOT 7

HIDDEN OAKS DRIVE (50' R/W)

25'

HIDDEN CREEK ESTATES

PHASE I

CAB. 8, P. 913, SLIDE B

Grant Engineering, Inc.

Engineers Surveyors Planners
2751 Park Hill Drive Fort Worth, Texas 76109 817-923-3131
Firm Registration No. 100919-00

EXHIBIT "B"

VARIABLE WIDTH PUBLIC STREET

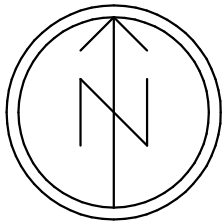
HIDDEN CREEK PARKWAY

LINE TABLE

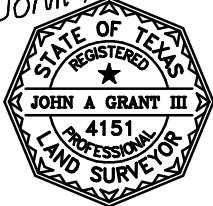
LINE	BEARING	LENGTH
L1	S 89°40'26" W	5.00
L2	S 89°40'26" W	15.00
L3	N 89°40'26" E	15.00

HAHN-JONES ADDITION

LOT 1 A R
BLOCK 1
VOLUME 10
PAGE 386



John A. Grant III



January 13, 2025

HAHN-JONES
ADDITION
LOT 2 A R
BLOCK 1
VOL. 10, P. 386

200.00'
EXISTING 5' UTILITY EASEMENT

POINT OF BEGINNING

HAHN-JONES ADDITION
LOT B R
BLOCK 1
INST. 2024-156

S 00°15'16" W 192.95'

L3

N 00°15'16" E 195.00'

L2

L1

FND. 1/2" ROD (CM)

POINT OF COMMENCING

Grant Engineering, Inc.

Engineers Surveyors Planners
2751 Park Hill Drive Fort Worth, Texas 76109 817-923-3131
Firm Registration No. 100919-00

12.78'

39.27'

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

HIDDEN OAKS DRIVE (50' R/W)

HIDDEN CREEK ESTATES

P H A S E I

CAB. 8, P. 913, SLIDE B