

Exhibit A

“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.”

SPECIAL Warranty Deed

Date: OCTOBER 17, 2008

Grantor: **BURNET FOUNDATION INDUSTRIAL COMPANY, a Texas Corporation**

Grantor's Mailing Address: P. O. Drawer 10, Burnet, Texas 78611

Grantee: THE CITY OF BURNET, TEXAS, a Texas municipal corporation

Grantee's Mailing Address: 100 W. Buchanan #4, Burnet, Texas 78611

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for which no lien, express or implied, is retained or shall exist

Property (including any improvements):

Being two tracts of land out of the Lemuel Taylor Survey No. 8, Abstract No. 880 in Burnet County, Texas, more particularly described as follows:

2.05 acres of land out of the Lemuel Taylor Survey No. 8, Abstract No. 880 in Burnet County, Texas, more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes; and

1.40 acres of land out of the Lemuel Taylor Survey No. 8, Abstract No. 880 in Burnet County, Texas, more particularly described by metes and bounds in Exhibit "B" attached hereto and incorporated herein for all purposes.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Subject to any and all easements, restrictions, reservations, conditions, and covenants, if any, relating to the above described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Burnet County, Texas; including the following:

- 1) Subject to any visible and apparent roadways or easements over or across the subject property, the existence of which does not appear of record.
- 2) Subject to the upper Highland Lakes Nonpoint Source Pollution Control Ordinance as approved and adopted by the Board of Directors of the Lower Colorado River Authority, dated March 19, 1992.
- 3) Subject to the ordinances and restrictions of the City of Burnet, Texas.
- 4) Subject to that certain Order of January 28, 2002, adopting Burnet County Subdivision and Development Regulations recorded in Volume 1043, page 85, and amended in Volume 1377, Page 722,

Official Public Records of Burnet County, Texas.

- 5) Subject to the 30-foot wide utility easement filed for record in Volume 381, Page 386, Real Property Records of Burnet County, Texas.
- 6) Subject to the 20-foot wide utility easement filed for record in Volume 710, Page 86, Real Property Records of Burnet County, Texas.
- 7) Subject to the 20-foot wide utility easement filed for record in Volume 381, Page 386, Real Property Records of Burnet County, Texas.
- 8) Subject to the 10-foot wide utility easement filed for record in Volume 225, Page 316, Deed Records of Burnet County, Texas.
- 9) Subject to the 15-foot wide utility easement filed for record in Volume 253, Page 511, Real Property Records of Burnet County, Texas.
- 10) Subject to 3' encroachment of overhang as shown on plat dated September 17, 2008, prepared by Charles Calhoun, RPLS #4452.
- 11) Subject to 8.7' encroachment of concrete drain as shown on plat dated September 17, 2008, prepared by Charles Calhoun, RPLS #4452.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, by, through or under the Grantors, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

BURNET FOUNDATION INDUSTRIAL COMPANY

BY: *John W Hoover*
JOHN W. HOOVER - President

ATTEST:
Roy H. Oakley
ROY H. OAKLEY - Secretary

By acceptance of this deed, Grantee acknowledges that the title to the above described property has not been examined by the attorney preparing it, nor has Grantee paid said attorney a fee to examine the title to said property or to obtain a tax search.

ACCEPTED BY: CITY OF BURNET, TEXAS

BY: _____

THE STATE OF TEXAS
COUNTY OF BURNET

This instrument was acknowledged before me this 2nd day of December, 2008, by JOHN W. HOOVER, President of BURNET FOUNDATION INDUSTRIAL COMPANY, a Texas corporation, on behalf of said corporation.



Notary Public - State of Texas

