

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

PUBLIC RIGHTS-OF-WAY EASEMENT

THE STATE OF TEXAS §
 § **KNOW ALL PERSONS BY THESE PRESENTS:**
COUNTY OF BURNET §

DATE:	May 19, 2025
GRANTOR:	Burnet Consolidated ISD
GRANTOR'S MAILING ADDRESS (including County):	208 East Brier Burnet, Texas 78611
GRANTEE:	City of Burnet, Texas
GRANTEE'S MAILING ADDRESS (including County):	P.O. Box 1369 1001 Buchanan Drive Suite #4, Burnet, Burnet County, Texas 78611
LIENHOLDER:	None

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

EASEMENT PROPERTY:

BEING A 0.1405 ACRE (6,121 SF) TRACT OF LAND, OUT OF THAT CERTAIN 7.42 ACRE TRACT OF LAND, OUT OF THE J. HAMILTON SURVEY NO. 1, ABSTRACT NO. 405, BEING A PORTION OF BLOCK 13 OF THE PETER KERR ADDITION TO THE CITY OF BURNET, CONVEYED BY SPECIAL WARRANTY DEED TO BURNET CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN VOLUME 802, PAGE 107, OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, and being more particularly described by survey attached hereto as **Exhibit "A"**.

GRANTOR, for the **CONSIDERATION** paid to **GRANTOR**, hereby grants, sells, and conveys to **GRANTEE**, its successors and assigns, an exclusive, perpetual easement as public rights-of-way including the right to construct, reconstruct, maintain, widen, straighten, or extend a public road, utilities, or to accomplish any other purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a public road; and for all purposes necessary for the installation, maintenance, repair, and replacement of utility services deemed necessary by **GRANTEE** in, upon, under, over, and across the **EASEMENT PROPERTY** more fully described in the aforementioned **Exhibits "A"**.

TO HAVE AND TO HOLD the above-described easement, together with all and singular the rights and appurtenances thereto in anyway belonging unto **GRANTEE**, and **GRANTEE's** successors and assigns forever; and **GRANTOR** does hereby bind itself, its successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the easement unto **GRANTEE**, its successor, and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

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

(The remainder of this page left intentionally blank and signature page follows)

To be effective as of the date first stated above.

GRANTOR:
Burnet Consolidated ISD

By: _____
Earl Foster, Board President

THE STATE OF TEXAS §
 §
COUNTY OF BURNET §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Earl Foster, School Board President of Burnet Consolidated ISD known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and, in the capacity therein stated.

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

(Personalized Seal)

Notary Public's Signature

AGREED AND ACCEPTED:
CITY OF BURNET, TEXAS,
a Texas home-rule municipality

By: _____ Gary
Wideman, Mayor

THE STATE OF TEXAS §
 §
COUNTY OF BURNET §

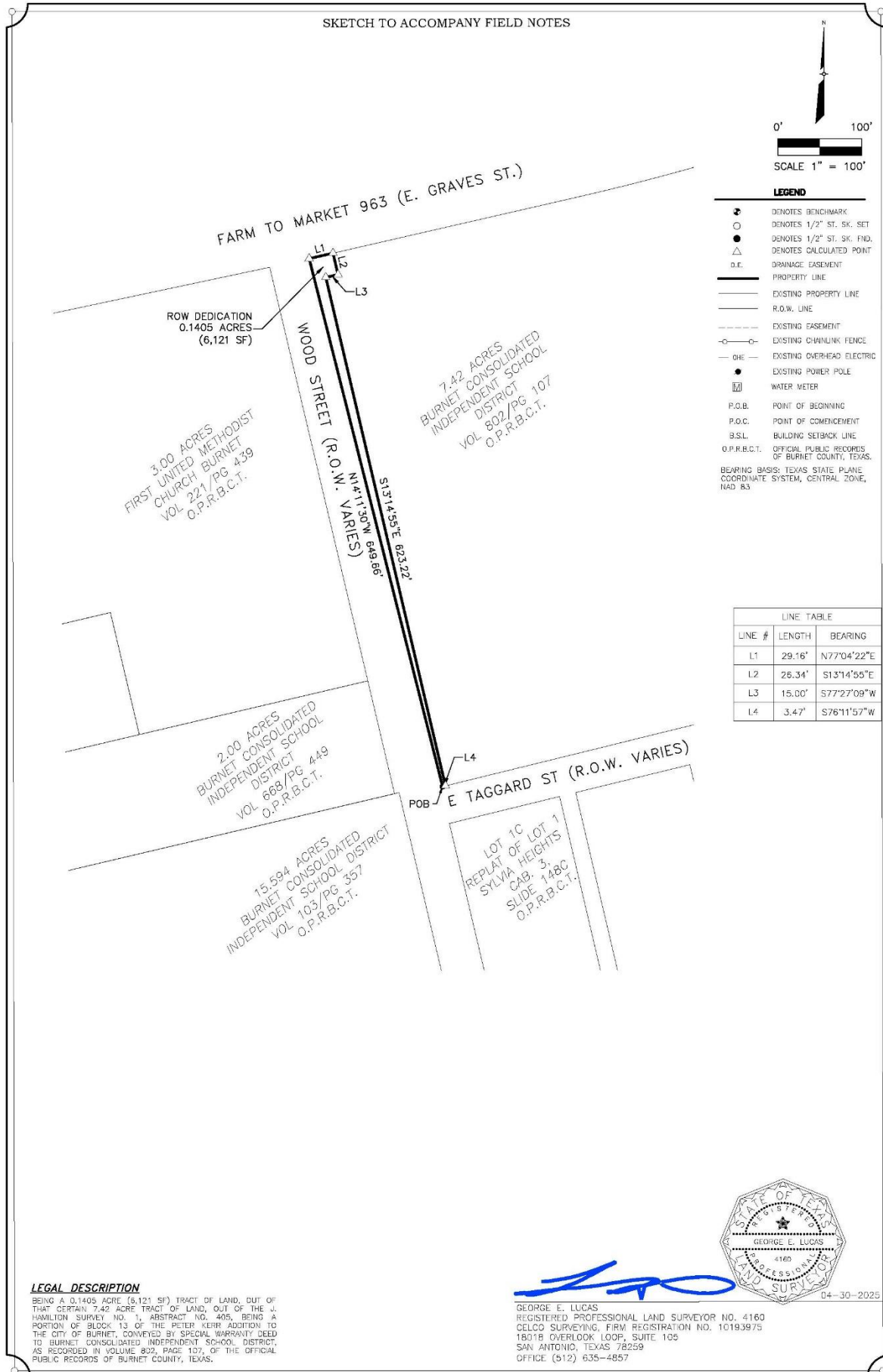
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Gary Wideman, mayor of the City of Burnet, Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and, in the capacity therein stated.

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

(Personalized Seal)

Notary Public's Signature

Exhibit A



FIELD NOTE DESCRIPTION FOR AN 0.1405 ACRE (6,121 SF), SITUATED IN BURNET COUNTY, TEXAS:

BEING A 0.1405 ACRE (6,121 SF) TRACT OF LAND, OUT OF THAT CERTAIN 7.42 ACRE TRACT OF LAND, OUT OF THE J. HAMILTON SURVEY NO. 1, ABSTRACT NO. 405, BEING A PORTION OF BLOCK 13 OF THE PETER KERR ADDITION TO THE CITY OF BURNET, CONVEYED BY SPECIAL WARRANTY DEED TO BURNET CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN VOLUME 802, PAGE 107, OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found, lying in the north right-of-way line of the abandoned right-of-way of E Taggard St., a public road, lying in the east right-of-way line of Wood Street, a public road, marking the southwest corner of said 7.42 acre tract, for an angle corner of this tract;

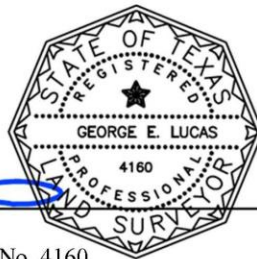
THENCE, **North 14°11'30" West**, along the west line of said 0.1405 acre tract, being the west line of said 7.42 acre tract, common with the east line of said Wood Street, a distance of **649.66 feet**, to a calculated point, lying in the south right-of-way line of Farm to Market 963, (E. Graves St.), a public road, marking the northwest corner of said 7.42 acre tract, for the northwest corner of this tract;


THENCE, **North 77°04'22" East**, along the north line of said 0.1405 acre tract, being the north line of said 7.42 acre tract, common with the south right-of-way line of said Farm to Market 963, (E. Graves St.), a distance of **29.16 feet**, to a calculated point, for the northeast corner of this tract;

THENCE, along the east and south lines of this tract, through and across said 7.42 acre tract, the following three (3) courses and distances:

- 1) **South 13°14'55" East**, a distance of **26.34 feet**, to a calculated point, for an angle corner of this tract;
- 2) **South 77°27'09" West**, a distance of **15.00 feet**, to a calculated point, for an angle corner of this tract;
- 3) **South 13°14'55" East**, a distance of **623.22 feet**, to a calculated point, for the southeast corner of this tract;

THENCE, **South 76°11'57" West**, along the south line of said 0.1405 acre tract, being the south line of said 7.42 acre tract, common with the north right-of-way line of the abandoned right-of-way of said E Taggard St., a distance of **3.47 feet**, to the POINT OF BEGINNING containing a 0.1405 acres (6,121 SF) of land, more or less.




George E. Lucas
Registered Professional Land Surveyor No. 4160
Celco Surveying, Firm Registration No. 10193975
18018 Overlook Loop, Suite 105
San Antonio, Texas
Date: April 30, 2025
Bearing Basis: Texas State Plane Coordinate System, Central Zone, NAD 83