

Exclusive PUE/DE

**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.**

**EXCLUSIVE DRAINAGE/PUBLIC UTILITY EASEMENT**

**THE STATE OF TEXAS §**

**§ KNOW ALL PEOPLE BY THESE PRESENTS**

**COUNTY OF BURNET §**

DATE: March 23, 2026

GRANTOR: Burnet Consolidated Independent School District

GRANTOR'S MAILING ADDRESS (including County): **208 E. Brier  
Burnet, Burnet County,  
Texas 78611**

GRANTEE: **City of Burnet, Texas**

GRANTEE'S MAILING ADDRESS (including County): **301 East Jackson Street  
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.

**PROPERTY:** The **PROPERTY** that is the subject of this **EASEMENT AGREEMENT** is as follows:

BEING A 2.441 ACRE 100 FOOT WIDE DRAINAGE AND UTILITY EASEMENT, OUT OF THE JOHN HAMILTON SURVEY NO. 1, ABSTRACT NO. 405, BURNET COUNTY, TEXAS, BEING OUT OF A REMNANT TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED TO BURNET CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 802, PAGE 107 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 2.441 ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS IN EXHIBIT "A" .

**EASEMENT PURPOSE:** **GRANTOR**, for the **CONSIDERATION** paid to **GRANTOR**, hereby grants, sells, and conveys to **GRANTEE**, its successors and assigns, an exclusive, perpetual easement for all purposes necessary for installing, operating and maintaining any and all desired stormwater drainage improvements and utility services within said easement, including but not limited to placing, constructing, operating, repairing, maintaining, rebuilding, replacing, relocating and removing or causing to be placed, constructed, operated, repaired, maintained, rebuilt, replaced, relocated and removed structures or

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improvements, and all appurtenances thereto, on, above and/or below ground, reasonably necessary for the supplying of stormwater drainage, electric, water and/or sanitary sewer service, and all other utility services deemed necessary by the **GRANTEE** in, on, upon, under and across the **PROPERTY**. In addition to **GRANTEE'S** rights to use the **PROPERTY**, Grantor grants to **GRANTEE** the right to use **GRANTOR'S** land abutting the **PROPERTY** as may reasonably be necessary to construct, repair, maintain, rebuild, replace, relocate and/or remove structures or improvements within the **PROPERTY**.

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**GRANTOR** and **GRANTOR's** heirs, successors, and assigns shall retain the right to use all or part of the surface of the **PROPERTY** for the limited purposes of placement of parking improvements, landscaping, or fences, as long as such use does not interfere with **GRANTEE's** use of the **PROPERTY** for the **EASEMENT PURPOSE**. Provided however, **GRANTEE** shall have the right to eliminate any and all encroachments into the **PROPERTY**, that interfere with **GRANTEE's** use of the **PROPERTY** for the **EASEMENT PURPOSE**.

**RESERVATIONS BY GRANTOR.** None.

**EXCEPTIONS TO WARRANTY.** The grant of this Easement is subject to all matters of record in the Public and Real Property Records of Burnet County, Texas.

**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.

(The remainder of this page is intentionally blank, and Grantee's acceptance is on the following page.)

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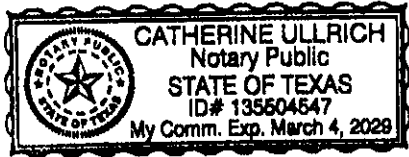
When the context requires, singular nouns and pronouns include the plural.

**GRANTOR:**

Aaron Peña D. Peña  
Printed Name Title. Superintendent

**THE STATE OF TEXAS** §  
**COUNTY OF BURNET** §

This instrument was acknowledged before me the 24 day of March, 2026, by, NAME, TITLE of COMPANY.



[Signature]  
Notary Public-State of Texas

**ACCEPTED:** This Easement is accepted on behalf of the City of Burnet, Texas:

By: \_\_\_\_\_  
Gary Wideman, Mayor

**THE STATE OF TEXAS** §  
**COUNTY OF BURNET** §

This instrument was acknowledged before me the \_\_\_\_\_ day of \_\_\_\_\_, 2026, by, Gary Wideman as Mayor for, and behalf on, the City of Burnet Texas.

\_\_\_\_\_  
Notary Public-State of Texas

*The remainder of this page is intentionally blank, and Exhibit A is on the following page.*

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