

RESOLUTION NO. R2020-13

A RESOLUTION AUTHORIZING THE TRANSFER OF ALL CITY RIGHTS, TITLE AND INTEREST TO A 0.199 ACRE TRACT TO THE ABUTTING PROPERTY OWNER, GMSM LTD., BY QUIT CLAIM INSTRUMENT, SAVE AND EXCEPT THE RESERVATION OF PUBLIC UTILITY EASEMENT

Whereas, Public Records of the Burnet County Clerk indicate the City may be the fee simple owner of that certain 0.199-acre tract of land, more or less out of the Lemuel Taylor Survey No. 8, Abstract No. 880 abutting a 2.74 acre tract owned by GMSM LTD; and

Whereas, said tract of land is unusable to the City except as a public utility easement; and

Whereas, City Council deems it appropriate to authorize the transfer of any rights, title and interest in said tract of land, save and except the reservation of a public utility easement.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF BURNET, TEXAS:

Section one. That the recitals to this Resolution are incorporated herein for all purposes.

Section two. That the instrument, attached hereto as **Exhibit "A"**, is hereby approved.

Section three. That the mayor is hereby authorized to execute a Quitclaim Deed in substantial form as **Exhibit "A"** and execute such other documents and take such other actions reasonably necessary to facilitate the purpose of this Resolution.

Section four. That this resolution shall take effect immediately upon its passage, and approval as prescribed by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, THIS 12th DAY OF MAY 2020.

CITY OF BURNET, TEXAS


Crista Goble Bromley, Mayor

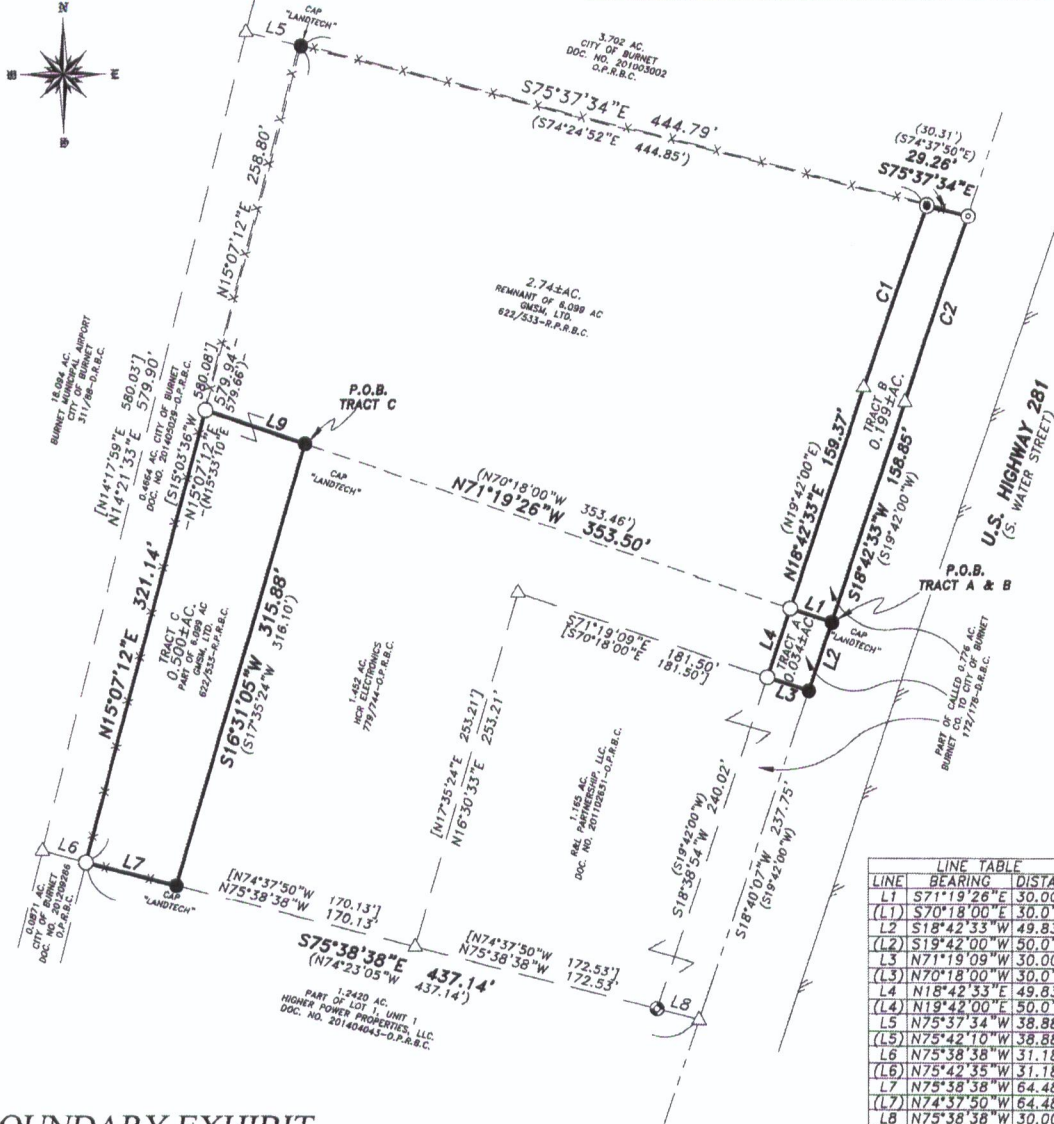
ATTEST:



Kelly Dix, City Secretary



CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	0°39'41"	11460.42'	132.31'	132.30'	N19°21'39"E
(C1)	0°35'42"	11460.42'	-	132.35'	N20°01'51"E
C2	2°26'16"	3173.55'	135.03'	135.02'	S18°59'53"W
(C2)	0°50'26"	3173.55'	-	134.65'	S20°07'13"W



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S71°19'26"E	30.00'
(L1)	S70°18'00"W	30.00'
L2	S18°42'33"W	49.83'
(L2)	S19°42'00"W	50.00'
L3	N71°19'09"W	30.00'
(L3)	N70°18'00"W	30.00'
L4	N18°42'33"E	49.83'
(L4)	N19°42'00"E	50.00'
L5	N75°37'34"W	38.88'
(L5)	N75°42'10"W	38.88'
L6	N75°38'38"W	31.18'
(L6)	N75°42'35"W	31.18'
L7	N75°38'38"W	64.48'
(L7)	N74°37'50"W	64.48'
L8	N75°38'38"W	30.00'
(L8)	N74°37'50"W	30.00'
L9	S71°19'26"E	72.52'
(L9)	S70°18'00"E	-

BOUNDARY EXHIBIT

LOCAL ADDRESS: 2600 S. WATER STREET (US HWY 281), MARBLE FALLS, TEXAS.

LEGAL DESCRIPTION:

TRACT A: BEING A 0.034 AC. TRACT OF LAND OUT OF THE LEMUEL TAYLOR SURVEY NO. 8, ABSTRACT NO. 880 IN BURNET COUNTY, TEXAS, OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CALLED 0.776 ACRES IN A QUITCLAIM DEED FROM BURNET COUNTY TO THE CITY OF BURNET OF RECORD IN VOL. 172, PAGE 178, DEED RECORDS OF BURNET COUNTY, TEXAS.
 TRACT B: BEING A 0.199 AC. TRACT OF LAND OUT OF THE LEMUEL TAYLOR SURVEY NO. 8, ABSTRACT NO. 880 IN BURNET COUNTY, TEXAS, OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CALLED 0.776 ACRES IN A QUITCLAIM DEED FROM BURNET COUNTY TO THE CITY OF BURNET OF RECORD IN VOL. 172, PAGE 178, DEED RECORDS OF BURNET COUNTY, TEXAS.
 TRACT C: BEING A 0.500 AC. TRACT OF LAND OUT OF THE LEMUEL TAYLOR SURVEY NO. 8, ABSTRACT NO. 880, IN BURNET COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CALLED 6.089 ACRES AS DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO GMSM, LTD. OF RECORD IN VOLUME 822, PAGE 533, REAL PROPERTY RECORDS OF BURNET COUNTY, TEXAS.
 *ALL 3 ABOVE DESCRIBED TRACTS BEING MORE FULLY DESCRIBED BY SEPARATE METES AND BOUNDS OF EVEN DATE ATTACHED HERETO AND MADE PART HEREOF.

SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF THE CITY OF BURNET, BURNET COUNTY, TEXAS.

NOTES:

- 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0480G, EFFECTIVE 11/01/2019.
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- 3) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
- 4) THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.

I HEREBY CERTIFY EXCLUSIVELY TO GLEN MORRIS, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2020, CUPLIN & ASSOCIATES, INC.

DATED: 4/30/2020
 DANNY J. STARK, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5602



LEGEND	
●	3/8" IRON PIN FOUND
●	1/2" IRON PIN FOUND (UNLESS NOTED)
○	3/4" IRON PIPE FOUND
○	5/8" IRON PIN FOUND
○	SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
△	CALC POINT
...	VOLUME/PAGE
P.R.B.C.	PLAT RECORDS BURNET CO.
D.R.B.C.	DEED RECORDS BURNET CO.
R.P.R.C.	REAL PROPERTY RECORDS BURNET COUNTY
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS BURNET COUNTY
{ }	RECORD INFO/SUBJECT RECORD INFO/ADJOINER
-	EDGE/PAVEMENT/GRAVEL
-	WIRE FENCE

1	PROJ. NO. 20567
2	PREPARED FOR: GLEN MORRIS
3	TECH: JBAR
4	APPROVED: D.STARK
5	FIELDWORK PERFORMED ON: 4/20/20
6	COPYRIGHT: 2020
7	PROFESSIONAL FIRM NO: 10128900

1500 OLLIE LANE
 MARBLE FALLS, TX 78654
 PH. 325-388-3300/830-693-8815
 WWW.CUPLINASSOCIATES.COM

SCALE 1" = 100'
 0 50 100

DATE	NO.	DESCRIPTION
	2	
	1	

REVISIONS

TRACT B: BEING A 0.199 AC. TRACT OF LAND OUT OF THE LEMUEL. TAYLOR SURVEY NO. 8, ABSTRACT NO. 880 IN BURNET COUNTY, TEXAS, OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CALLED 0.776 ACRES IN A QUITCLAIM DEED FROM BURNET COUNTY TO THE CITY OF BURNET OF RECORD IN VOL. 172, PAGE 178, DEED RECORDS OF BURNET COUNTY, TEXAS, SAID TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found stamped "LANDTECH" in the Western Right of Way line of U. S. Highway 281, and the Eastern boundary line of said 0.776 acre tract for the Southeast corner hereof;

THENCE N 71°19'26" W, a distance of 30.00 feet to a 1/2" iron rod set with plastic cap stamped "CUPLIN" at the Northeast corner of a tract of land called 1.452 acres in a Warranty Deed with Vendor's Lien to HCR Electronics, Inc, of record in Volume 779, Page 744, Official Public Records of Burnet County, Texas, the Southeast corner of a 2.74 acre tract of land out of a called 6.099 acre tract described in a General Warranty Deed with Vendor's Lien to GSM, Ltd. of record in Volume 622, Page 533, Real Property Records of Burnet County, Texas, and the Southwest corner hereof;

THENCE N 18°42'33" E, a distance of 159.37 feet to a calculated point at the Point of Curvature of a curve to the right;

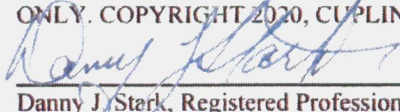
THENCE along said curve to the right with radius 11460.42 feet, a delta angle of 00°39'41", and a chord of 132.30 feet bearing N 19°21'39" E, an arc distance of 132.31 feet to a 3/8" iron rod found in the Southern boundary line of a 3.702 acre tract of land as described in a Warranty Deed to the City of Burnet, of record in Document No. 201003002, Official Public Records of Burnet County, Texas, for the Northwest corner hereof;

THENCE S 75°37'34" E, along the Southern boundary line of said City of Burnet tract, a distance of 29.26 feet to a 3 4" iron pipe found in the Western Right of Way line of said Highway 281, for the Northeast corner hereof;

THENCE along a curve to the left with radius 3173.55 feet, a delta angle of 02°26'16", and a chord of 135.02 feet bearing S 18°59'53" W, an arc distance of 135.03 feet to a calculated point at the Point of Tangency of same;

THENCE S 18°42'33" W, a distance of 158.85 feet to the POINT OF BEGINNING and calculated to contain 0.199 acres

I HEREBY CERTIFY EXCLUSIVELY TO GLEN MORRIS, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2020, CUPLIN & ASSOCIATES, INC. ©.



Dated: 4/30/2020

Danny J. Stark, Registered Professional Land Surveyor No. 5602

