

RESOLUTION NO. R2021-09

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURNET,
TEXAS AUTHORIZING THE AMENDMENT OF EASEMENTS HELD BY
LOWER COLORADO RIVER AUTHORITY AT HALEY NELSON PARK
AND PROPERTY LOCATED AT THE INTERSECTION OF COUNTY
ROAD 108 AND US ROUTE 281**

Whereas, the Lower Colorado River Authority (LCRA) is a nonprofit public utility that provides electric transmission to many communities in Central Texas; and

Whereas, the LCRA holds blanket easements over Haley Nelson Park and a tract of land owned by the City located at the intersection of County Road 108 and US Route 281 (County Road 108 tract); and

Whereas, the easement across Haley Nelson Park allows LCRA to install 15 “H” Frame Poles for electric transmission and distribution; and

Whereas, the easement across the County Road 108 tract allows LCRA install 6 “H” Frame Poles for electric transmission and distribution; and

Whereas, to upgrade its electric transmission service in the area LCRA initiated Project LCRA T-219 Burnet to Lampasas; and

Whereas, the project requires the upgrade of the existing “H” Frame Poles with monopoles;

Whereas, City Council is amenable to approve this request as LCRA has agreed to include terms in the amended easement agreements to fix the location of the easement, limit the number of structures to be placed in the easement areas, designate specific locations for ingress and egress to the easement property; and provide monetary consideration.

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

Section one. Approval. The amendment to the Haley Nelson Park Easement Agreement and the amendment to the County Road 108 tract Easement Agreement, attached hereto as exhibits “A” and “B” respectively are hereby approved.

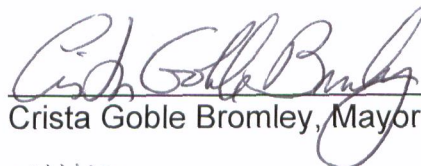
Section two. Authorization. That the mayor is hereby authorized to execute the attached easement amendment agreements; and, execute such other documents and take such other actions reasonably necessary to facilitate the purpose of this Resolution.

Section three. Findings. The findings of this resolution are deemed to be true, correct, and incorporated herein for all purposes.

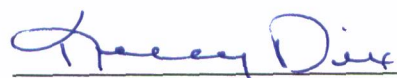
Section four. Open Meetings. It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, as modified by the governor's orders in response to the COVID-19 pandemic.

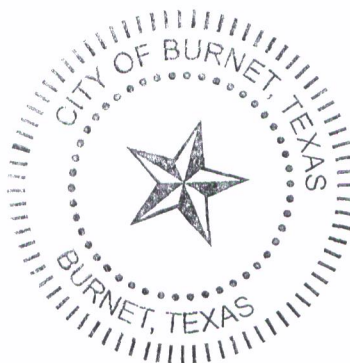
PASSED AND APPROVED to be effective this the 9th day of March, 2021.

CITY OF BURNET


Crista Goble Bromley, Mayor

ATTEST:


Kelly Dix, City Secretary





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 DRIVERS LICENSE NUMBER.

**AMENDMENT TO
ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY**

STATE OF TEXAS §
 §
COUNTY OF BURNET §

DATE: March 9, 2021

GRANTOR: City of Burnet, Texas

GRANTOR'S MAILING ADDRESS: P.O. Box 1369
Burnet, Texas 78611-7369

GRANTEE: LCRA TRANSMISSION SERVICES CORPORATION, a Texas non-profit corporation

GRANTEE'S MAILING ADDRESS: c/o Lower Colorado River Authority
P. O. Box 220
Austin, Texas 78767-0220

PRIOR EASEMENTS: That certain easement dated September 30, 1926, recorded in Volume 74, Page 144, Deed Records of Burnet County, Texas.

GRANTOR'S PROPERTY: 0.692 acres of land, more or less, out of the John Hamilton League and Labor No. 1, A-405, Burnet County, Texas, being more particularly described in that certain Gift Deed dated May 25, 2005, recorded at Volume 1341, Page 410, Official Public Records of Burnet County, Texas.

AGREEMENT

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTOR and GRANTEE agree that the PRIOR EASEMENTS as it affects GRANTOR'S PROPERTY only, is hereby amended as follows:

Notwithstanding anything in the PRIOR EASEMENTS to the contrary,

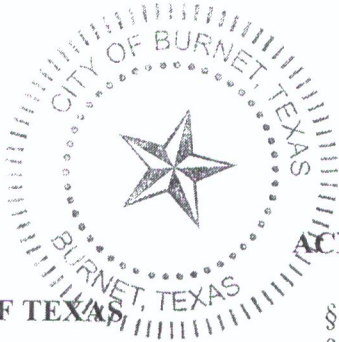
1. GRANTEE'S easement rights are limited to that certain 0.096-acre tract, more

or less, being described on Exhibit A attached hereto and incorporated herein, (the "EASEMENT PROPERTY"), except that GRANTEE shall retain all rights of ingress and egress over the entirety of GRANTOR'S PROPERTY.

2. GRANTEE shall have the right to place one ground-based support structure permanently on the easement property. The structure may consist of multiple poles or openings in the ground and may be made of concrete, steel, or any other materials. Grantee shall have the right to reconstruct, replace, and relocate the ground-based support structure to a new location on the Easement Property, provided that the new location is within twenty-five (25) feet of the existing structure location.
3. GRANTEE shall have the right to include and use communication lines in the optical grounding wires on the transmission line on the EASEMENT PROPERTY.
4. GRANTEE will install the ground-based support structure in a manner that does not unreasonably interfere with utilities known by GRANTEE to be located on or under the EASEMENT PROPERTY at the time of installation. GRANTOR agrees to share any information in its possession regarding the location of existing City utilities on the EASEMENT PROPERTY with GRANTEE.

This Amendment to Electric Line Easement and Right-of-Way, and the terms and conditions contained herein, shall inure to the benefit of and be binding upon GRANTEE and GRANTOR, and their respective personal representatives, successors, and assigns. All terms of the PRIOR EASEMENTS are hereby ratified and shall remain in full force and effect, as amended hereby, and nothing herein shall be construed as depriving GRANTEE of any rights obtained in the PRIOR EASEMENTS except as specifically set out herein.

GRANTOR:
City of Burnet, Texas

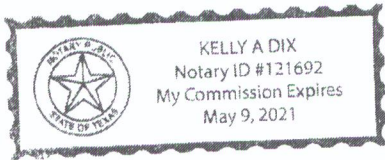


By: *Crista Goble Bromley*
Name: Crista Goble Bromley
Title: Mayor

ACKNOWLEDGMENTS

STATE OF TEXAS §
COUNTY OF Burnet §

This instrument was acknowledged before me on this 9 day of March, 2021 by Crista Goble Bromley, Mayor, on behalf of City of Burnet, Texas, GRANTOR.



Kelly Dix
Notary Public, State of Texas

GRANTEE:
LCRA Transmission Services Corporation
a Texas non-profit corporation

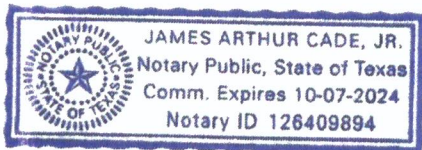


By: *Mark Sumrall*
Mark Sumrall
Authorized Agent

ACKNOWLEDGMENTS

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 12th day of March, 2021, by Mark Sumrall, Authorized Agent of LCRA Transmission Services Corporation, a Texas non-profit corporation, on behalf of said corporation.



[Signature]
Notary Public, State of Texas

After recording, return to:

LCRA Transmission Services Corporation

c/o Lower Colorado River Authority

P. O. Box 220

Austin, Texas 78767-0220

Attn: _____

EXHIBIT "___"

DESCRIPTION FOR A 0.096 ACRE TRACT OF LAND SITUATED IN THE JOHN HAMILTON SURVEY, ABSTRACT NO. 405, BURNET COUNTY, TEXAS, BEING A PORTION OF A 0.692 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM CAL C. SKAGGS AND WIFE, BETTY J. SKAGGS TO THE CITY OF BURNET, TEXAS, A TEXAS MUNICIPAL CORPORATION, DATED MAY 25, 2005, AND RECORDED IN VOLUME 1341, PAGE 410, OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS; THE PERIMETER OF SAID 0.096 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with plastic cap stamped "CUPLIN #5938" found (Grid Coordinates = **Northing** 10,253,249.90 U.S. ft., **Easting** 2,955,706.75 U.S. ft.) in the west right-of-way line of U.S. Highway 281 (right-of-way width varies), for the northeast corner of said 0.692 acre tract of land, same being the southeast corner of a 69.275 acre tract of land described in the deed from Cal C. Skaggs, a single person to Tarbet Development, LLC, dated December 7, 2016, and recorded in Document No. 201611559 of the Official Public Records of Burnet County, Texas;

THENCE South 14°57'15" East, with the west right-of-way line of U.S. Highway 281, being the east line of said 0.692 acre tract of land, a distance of **99.97 feet** to a 1/2" iron rod with plastic cap stamped "SURV TECH" found, for the southeast corner of said 0.692 acre tract of land, same being the northeast corner of a 1.013 acre tract of land described in the deed from Cal C. Skaggs and wife, Betty J. Skaggs to the City of Burnet, Texas, a Texas Municipal Corporation, dated May 25, 2005, and recorded in Volume 1341, Page 397 of the Official Public Records of Burnet County, Texas;

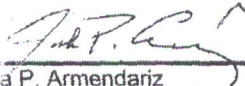
THENCE South 80°03'55" West, with the common line of said 0.692 acre tract of land and said 1.013 acre tract of land, a distance of **63.26 feet** to a 5/8" iron rod with aluminum cap stamped "LCRA" set, from which a calculated point in the common line of said 0.692 acre tract of land and said 1.013 acre tract of land bears **South 80°03'55" West**, a distance of **141.21 feet**;

THENCE North 08°59'39" East, crossing said 0.692 acre tract of land, a distance of **105.34 feet** to a 5/8" iron rod with aluminum cap stamped "LCRA" set in the north line of said 0.692 acre tract of land, same being a south line of said 69.275 acre tract of land, from which a 1/2" iron rod with plastic cap stamped "CUPLIN #5938" found for a point in the north line of said 0.692 acre tract of land, same being a south line of said 69.275 acre tract of land, bears **South 80°14'16" West**, a distance of **146.28 feet**;

THENCE North 80°14'16" East, with the common line of said 0.692 acre tract of land and said 69.275 acre tract of land, a distance of **20.34 feet** to the **POINT OF BEGINNING** hereof, and containing 0.096 acres of land within the bearing and distance calls contained herein.

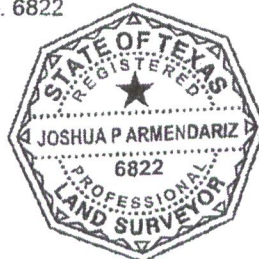
Bearing Basis: Texas Lambert Grid, Central Zone, NAD83/2011. All distances are surface values; to obtain grid values multiply surface distances by a Combined Scale Factor of 0.99983009. All distance units are U.S. Survey feet.

This description and plat attached hereto represent an on-the-ground survey made under my direct supervision December 2020.


Joshua P. Armendariz
Registered Professional Land Surveyor No. 6822
Lower Colorado River Authority
3700 Lake Austin Boulevard
Austin, Texas 78703

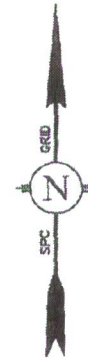
02-09-2021

Date



WORD FILE: T219003B-0001A.doc
ACAD FILE: T219003B-0001A.dwg

JOHN HAMILTON SURVEY,
ABSTRACT No. 405
BURNET COUNTY, TEXAS



LINE TABLE

LINE	BEARING	DISTANCE	(RECORD)
L1	S 14°57'15" E	99.97'	(S 13°56'00" E 100.40')
L2	S 80°03'55" W	63.26'	(S 81°12'34" W 204.50')
L3	N 08°59'39" E	105.34'	
L4	N 80°14'16" E	20.34'	(N 81°12'34" E 166.32')

Texas Central Zone
NAD 83/2011 - EPOCH 2010
Lat: 30°48'44.191148"
Lon: 98°14'03.185762"
State Plane Grid Coords
N(Y): 10,253,249.90 U.S.ft.
E(X): 2,955,706.75 U.S.ft.

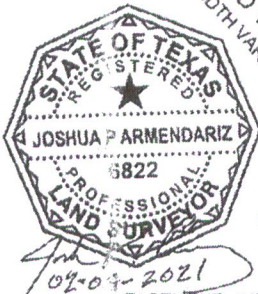
LEGEND

- 1/2" IRON ROD FOUND (AS NOTED)
- ⊗ 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "LCRA" SET
- △ CALCULATED POINT
- () RECORD INFORMATION

CAL C. SKAGGS,
A SINGLE PERSON
TO
TARBET DEVELOPMENT, LLC
69.275 ACRES
DOCUMENT NO. 201611559
DECEMBER 7, 2016
OFFICIAL PUBLIC RECORDS OF
BURNET COUNTY, TEXAS

P.O.B.
0.096 ACRES

COUNTY ROAD 108
(RIGHT OF WAY WIDTH VARIES)



EASEMENT INFORMATION

(A)
EASEMENT AND RIGHT OF WAY
VOLUME 74, PAGE 144
SEPTEMBER 30, 1926
DEED RECORDS OF BURNET
COUNTY, TEXAS

A053
BURNET CAD ID #R110262
CAL C. SKAGGS AND WIFE, BETTY J. SKAGGS
TO
CITY OF BURNET, TEXAS,
A TEXAS MUNICIPAL CORPORATION
0.692 ACRES
VOLUME 1341, PAGE 410
MAY 25, 2005
OFFICIAL PUBLIC RECORDS OF
BURNET COUNTY, TEXAS

CAL C. SKAGGS AND
WIFE, BETTY J. SKAGGS
TO
CITY OF BURNET, TEXAS,
A TEXAS MUNICIPAL
CORPORATION
1.013 ACRES
VOLUME 1341, PAGE 397
MAY 25, 2005
OFFICIAL PUBLIC
RECORDS OF BURNET
COUNTY, TEXAS

"CUPLIN #5938"
S 80°14'16" W 166.62'
(S 81°12'34" W 166.32')
S 80°14'16" W 146.28'

S 80°03'55" W 141.21'
S 80°03'55" W 204.47'
(S 81°12'34" W 204.50')

T-219
"SURV TECH"
(RIGHT OF WAY WIDTH VARIES)
U.S. HIGHWAY 281

EASEMENT NOTE:
ONLY THE EASEMENTS LISTED IN THE LIMITED TITLE CERTIFICATE
DATED JANUARY 31, 2020 AND ISSUED BY THE LOWER COLORADO
RIVER AUTHORITY REAL ESTATE SERVICES FOR BURNET COUNTY,
TEXAS TAX ID NO. R110262, THAT CAN BE LOCATED BY THE RECORD
DOCUMENT AND APPEAR TO AFFECT THIS TRACT ARE SHOWN.

HORIZONTAL DATUM: NAD83/2011 - EPOCH 2010
VERTICAL DATUM: NAVD 88 - GEOID18
COMBINED SCALE FACTOR: 0.99983009
BEARING BASIS: TX. LAMBERT GRID CENTRAL ZONE
DISTANCES SHOWN ARE SURFACE VALUES

ACAD FILE: T219003B-0001A.dwg
WORD FILE: T219003B-0001A.doc
DATE: 02/09/2021
WO NO: 1020552
FIELD BOOK: 2020-10 PG. 56
DRAWN BY: JC/JA

PLAT SHOWING A 0.096 ACRE
TRACT OF LAND LOCATED IN THE
JOHN HAMILTON SURVEY,
ABSTRACT No. 405
BURNET COUNTY, TEXAS
T-219 TRANSMISSION LINE

LCRA
ENERGY-WATER-COMMUNITY SERVICES
3700 LAKE AUSTIN BLVD. AUSTIN, TX 78703
(512)473-3200 www.lcra.org
TBPLS FIRM# 10152700



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Janet Parker

Janet Parker, County Clerk

Burnet County Texas

3/15/2021 11:09:40 AM

FEE: \$46.00

202103829

ESMT



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 DRIVERS LICENSE NUMBER.

**AMENDMENT TO
ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY**

STATE OF TEXAS §
§
COUNTY OF BURNET §

DATE: March 9, 2021

GRANTOR: City of Burnet, Texas

GRANTOR'S MAILING ADDRESS: P.O. Box 1369
Burnet, Texas 78611-7369

GRANTEE: LCRA TRANSMISSION SERVICES CORPORATION, a Texas non-profit corporation

GRANTEE'S MAILING ADDRESS: c/o Lower Colorado River Authority
P. O. Box 220
Austin, Texas 78767-0220

PRIOR EASEMENT: That certain easement dated October 4, 1926, recorded in Volume 74, Page 123, Deed Records of Burnet County, Texas.

GRANTOR'S PROPERTY: 51.3192 acres of land, more or less, out of the John Hamilton League and Labor No. 1, A-405, Burnet County, Texas, being more particularly described in that certain Special Warranty Deed dated April 17, 2006, recorded at Volume 1421, Page 319, Official Public Records of Burnet County, Texas.

AGREEMENT

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTOR and GRANTEE agree that the PRIOR EASEMENT as it affects GRANTOR'S PROPERTY only, is hereby amended as follows:

Notwithstanding anything in the PRIOR EASEMENT to the contrary,

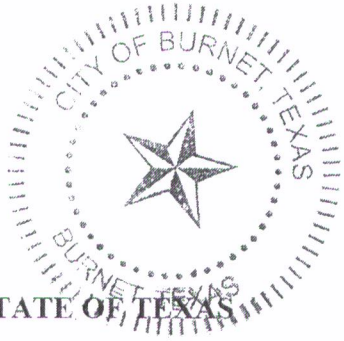
1. GRANTEE'S easement rights are limited to that certain 1.788-acre tract, more or less, being described on Exhibit A attached hereto and incorporated herein,

(the "EASEMENT PROPERTY"), except that GRANTEE shall retain the rights of ingress and egress over the EASEMENT PROPERTY and all existing roads and parking lots on the entirety of GRANTOR'S PROPERTY.

2. GRANTEE shall have the right to place two ground-based support structures permanently on the easement property. Each structure may consist of multiple poles or openings in the ground and may be made of concrete, steel, or any other materials. Grantee shall have the right to reconstruct, replace, and relocate the two ground-based support structures to new locations on the Easement Property, provided that the new locations are within twenty-five (25) feet of the existing structure locations.
3. GRANTEE shall have the right to include and use communication lines in the optical grounding wires on the transmission line on the EASEMENT PROPERTY.
4. GRANTEE will install the ground-based support structures in a manner that does not unreasonably interfere with utilities known by GRANTEE to be located on or under the EASEMENT PROPERTY at the time of installation. GRANTOR agrees to share any information in its possession regarding the location of existing City utilities on the EASEMENT PROPERTY with GRANTEE.

This Amendment to Electric Line Easement and Right-of-Way, and the terms and conditions contained herein, shall inure to the benefit of and be binding upon GRANTEE and GRANTOR, and their respective personal representatives, successors, and assigns. All terms of the PRIOR EASEMENTS are hereby ratified and shall remain in full force and effect, as amended hereby, and nothing herein shall be construed as depriving GRANTEE of any rights obtained in the PRIOR EASEMENTS except as specifically set out herein.

GRANTOR:
City of Burnet, Texas

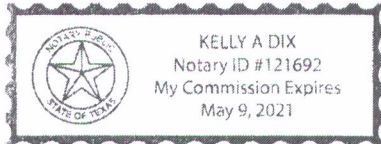


By: [Signature]
Name: Crista Goble Bromley
Title: Mayor

ACKNOWLEDGMENTS

STATE OF TEXAS §
 §
COUNTY OF Burnet §

This instrument was acknowledged before me on this 9 day of March, 2021 by Crista Goble Bromley, Mayor, on behalf of City of Burnet, Texas, GRANTOR.



[Signature]
Notary Public, State of Texas

GRANTEE:
LCRA Transmission Services Corporation
a Texas non-profit corporation

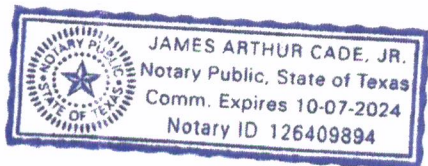


By: [Signature]
Mark Sumrall
Authorized Agent

ACKNOWLEDGMENTS

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 12th day of March, 2021, by Mark Sumrall, Authorized Agent of LCRA Transmission Services Corporation, a Texas non-profit corporation, on behalf of said corporation.



[Signature]
Notary Public, State of Texas

After recording, return to:

LCRA Transmission Services Corporation

c/o Lower Colorado River Authority

P. O. Box 220

Austin, Texas 78767-0220

Attn: _____

EXHIBIT " A "

DESCRIPTION FOR A 1.788 ACRE TRACT OF LAND SITUATED IN THE JOHN HAMILTON SURVEY, ABSTRACT NO. 405, BURNET COUNTY, TEXAS, BEING A PORTION OF A 51.25 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM ALVIN NORED TO THE CITY OF BURNET, TEXAS, A TEXAS MUNICIPAL CORPORATION, DATED APRIL 17, 2006, AND RECORDED IN VOLUME 1421, PAGE 319, OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS; THE PERIMETER OF SAID 1.788 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rod with aluminum cap stamped "LCRA" set (Grid Coordinates = **Northing** 10,247,497.19 U.S. ft., **Easting** 2,954,775.34 U.S. ft.) in the north line of said 51.25 acre tract of land, same being a south line of a 25.00 acre tract of land described in the deed from David W. Pogue and Jennifer Pogue to Tim R. Miller and Susan L. Miller, dated December 9, 2020, and recorded in Document No. 202016431 of the Official Public Records of Burnet County, Texas, from which a 6" cedar post found in the north line of said 51.25 acre tract of land, being in the south line of said 25.00 acre tract of land, bears **South 76°26'35" West**, a distance of **592.66 feet**;

THENCE North 76°26'35" East, with the common line of said 51.25 acre tract of land and said 25.00 acre tract of land, a distance of **108.32 feet** to a 5/8" iron rod with aluminum cap stamped "LCRA" set, from which a calculated point in the common line of said 51.25 acre tract of land and said 25.00 acre tract of land, bears **North 76°26'35" East**, a distance of **103.61 feet**;

THENCE crossing said 51.25 acre tract of land, the following two (2) courses and distances:

1. **South 09°01'10" West**, a distance of **762.33 feet** to a 5/8" iron rod with aluminum cap stamped "LCRA" set;
2. **South 07°42'49" West**, a distance of **27.95 feet** to a 5/8" iron rod with aluminum cap stamped "LCRA" set in the south line of said 51.25 acre tract of land, same being the north line of Lot 6 of the Westside Addition (Unrecorded), described in the deed from Leroy Ellett to Victor and Elsa Lara, dated April 4, 1995, and recorded in Volume 685, Page 541 of the Official Public Records of Burnet County, Texas, from which a 5/8" iron rod found in the south line of said 51.25 acre tract, bears **North 81°43'26" East**, a distance of **157.10 feet** to a calculated point, **North 75°33'09" East**, a distance of **80.32 feet** to a calculated point, and **South 30°13'13" East**, a distance of **120.93 feet**;

THENCE South 81°43'26" West, with the south line of said 51.25 acre tract of land and in part, the north line of said Lot 6, a distance of **51.54 feet** to a 5/8" iron rod with aluminum cap stamped "LCRA" set,

THENCE North 70°53'34" West, with the south line of said 51.25 acre tract of land and in part, the north line of Lot Thirteen (13) of the Westside Addition (Unrecorded), described in the deed from Nancy Ann Daniel Crawford, Trustee of the RJN Trust to Mary Verduzco, dated August 18, 1999, and recorded in Volume 871, Page 288 of the Official Public Records of Burnet County, Texas, a distance of **51.49 feet** to a 5/8" iron rod with aluminum cap stamped "LCRA" set, from which a 1/2" iron rod found in the south line of said 51.25 acre tract of land, being the northwest corner of said Lot Thirteen, bears **North 70°53'34" West**, a distance of **71.60 feet**;

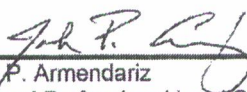
THENCE crossing said 51.25 acre tract of land, the following two (2) courses and distances:

1. **North 07°42'49" East**, a distance of **33.11 feet** to a 5/8" iron rod with aluminum cap stamped "LCRA" set;

2. North 09°01'10" East, a distance of 721.89 feet to the POINT OF BEGINNING hereof, and containing 1.788 acres of land within the bearing and distance calls contained herein.

Bearing Basis: Texas Lambert Grid, Central Zone, NAD83/2011. All distances are surface values; to obtain grid values multiply surface distances by a Combined Scale Factor of 0.99983009. All distance units are U.S. Survey feet.

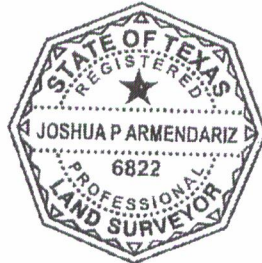
This description and plat attached hereto represent an on-the-ground survey made under my direct supervision December 2020.


Joshua P. Armendariz
Registered Professional Land Surveyor No. 6822
Lower Colorado River Authority
3700 Lake Austin Boulevard
Austin, Texas 78703
(512) 473-3200
TBPLS FIRM# 10152700

02-09-2021

Date

WORD FILE: T219003B-0002A.doc
ACAD FILE: T219003B-0002A.dwg



JOHN HAMILTON SURVEY,
ABSTRACT No. 405
BURNET COUNTY, TEXAS

DAVID W. POGUE AND JENNIFER POGUE
TO
TIM R. MILLER AND SUSAN L. MILLER
TRACT I: 25.00 ACRES
TRACT II: NON-EXCLUSIVE ROADWAY
EASEMENT
DOCUMENT NO. 202016431
DECEMBER 9, 2020
OFFICIAL PUBLIC RECORDS OF
BURNET COUNTY, TEXAS



LEGEND

- 1/2" IRON ROD FOUND (OR AS NOTED)
- ⊙ 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "LCRA" SET
- △ CALCULATED POINT
- ⊕ CEDAR POST (AS NOTED)
- () RECORD INFORMATION

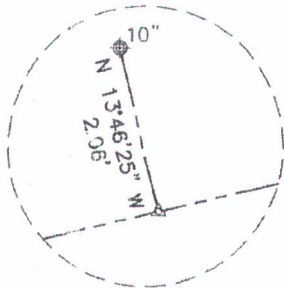
*RECORD INFORMATION AND
LINE TABLE ON PAGE 4 OF 4

**P.O.B.
1.788 ACRES**

Texas Central Zone
NAD 83/2011 - EPOCH 2010
Lat: 30°45'47.431812"
Lon: 98°14'15.104222"
State Plane Grid Coords
N(Y): 10,247,497.19 U.S.ft.
E(X): 2,954,775.34 U.S.ft.

A011
BURNET CAD ID #R51768
ALVIN NORED
TO
CITY OF BURNET, TEXAS,
A TEXAS MUNICIPAL
CORPORATION
51.25 ACRE TRACT
VOLUME 1421, PAGE 319
APRIL 17, 2006
OFFICIAL PUBLIC
RECORDS OF BURNET
COUNTY, TEXAS

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VOLUME 1421, PAGE 319
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DETAIL "A"
(NOT TO SCALE)

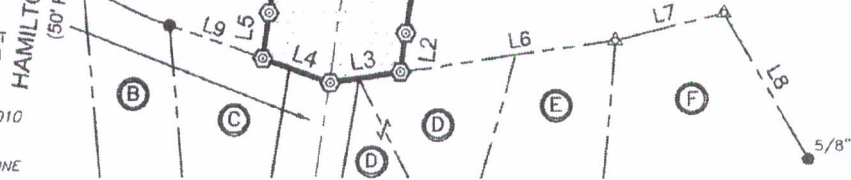
EASEMENT INFORMATION

Ⓐ
EASEMENT AND RIGHT OF WAY
VOLUME 74, PAGE 123
OCTOBER 4, 1926
DEED RECORDS OF BURNET
COUNTY, TEXAS

EASEMENT NOTE:
ONLY THE EASEMENTS LISTED IN THE LIMITED
TITLE CERTIFICATE DATED JANUARY 31, 2020
AND ISSUED BY THE LOWER COLORADO RIVER
AUTHORITY REAL ESTATE SERVICES FOR BURNET
COUNTY, TEXAS TAX ID NO. R51768, THAT CAN
BE LOCATED BY THE RECORD DOCUMENT AND
APPEAR TO AFFECT THIS TRACT ARE SHOWN.

HORIZONTAL DATUM: NAD83/2011 - EPOCH 2010
VERTICAL DATUM: NAVD 88 - GEOID18
COMBINED SCALE FACTOR: 0.99983009
BEARING BASIS: TX LAMBERT GRID CENTRAL ZONE
DISTANCES SHOWN ARE SURFACE VALUES

HAMILTON CREEK DRIVE
(50' RIGHT OF WAY)



ACAD FILE: T219003B-0002A.dwg
WORD FILE: T219003B-0002A.doc
DATE: 02/03/2021
WO NO: 1020552
FIELD BOOK: 2020-10 PG. 56
DRAWN BY: JG/JA

PLAT SHOWING A
1.788 ACRE TRACT OF LAND
LOCATED IN THE
JOHN HAMILTON SURVEY, ABSTRACT No. 405
BURNET COUNTY, TEXAS
T-219 TRANSMISSION LINE

LCRA
ENERGY-WATER-COMMUNITY SERVICES
3700 LAKE AUSTIN BLVD. AUSTIN, TX 78703
(512)473-3200 www.lcra.org
TBPLS FIRM# 10152700

RECORD INFORMATION

ⓑ

MARGARET O. McFARLAND, ET AL
TO
ELSA L. LARA
.3347 ACRE, MORE OR LESS
AKA LOT 14, WESTSIDE ADDITION
(UNRECORDED)
DOCUMENT NO. 201609942
OCTOBER 13, 2016
OFFICIAL PUBLIC RECORDS OF
BURNET COUNTY, TEXAS

ⓒ

NANCY ANN DANIEL CRAWFORD,
TRUSTEE OF THE RJN TRUST
TO
MARY VERDUZCO
LOT THIRTEEN (13) OF THE
WESTSIDE ADDITION (UNRECORDED)
VOLUME 871, PAGE 288
AUGUST 18, 1999
OFFICIAL PUBLIC RECORDS OF
BURNET COUNTY, TEXAS

ⓓ

LEROY ELLETT
TO
VICTOR AND ELSA LARA
LOTS 6 AND 7,
WESTSIDE ADDITION
(UNRECORDED)
VOLUME 685, PAGE 541
APRIL 4, 1995
REAL PROPERTY RECORDS OF
BURNET COUNTY, TEXAS

ⓔ

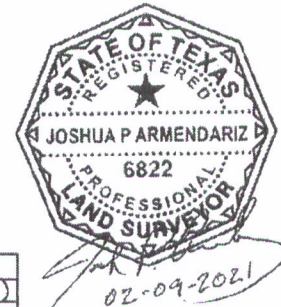
DAVID BARRIOS, ALSO KNOWN AS
DAVID R. BARRIOS
TO
GUADALUPE E. TORRES, ALSO
KNOW AS GUADALUPE I. TORRES,
AND LEONICIA TORRES
TRACT ONE:
BEING ALL LOT 5 OF
WESTSIDE ADDITION
(UNRECORDED)
TRACT TWO:
BEING ALL LOT 4 OF
WESTSIDE ADDITION
(UNRECORDED)
DOCUMENT NO. 201202942
MARCH 30, 2012
OFFICIAL PUBLIC RECORDS OF
BURNET COUNTY, TEXAS

ⓕ

O. W. GREATHOUSE AND WIFE,
LOUISE GREATHOUSE
TO
HOWARD BLACKMON AND WIFE,
BOBBIE BLACKMON
NO ACREAGE GIVEN
VOLUME 145, PAGE 440
SEPTEMBER 1964
DEED RECORDS OF BURNET
COUNTY, TEXAS

LINE TABLE

LINE	BEARING	DISTANCE	(RECORD)
L1	N 76°26'35" E	108.32'	(N 78°09'30" E 1152.49')
L2	S 07°42'49" W	27.95'	
L3	S 81°43'26" W	51.54'	(S 83°26'21" W 208.6')
L4	N 70°53'34" W	51.49'	(N 69°10'39" W 139.0')
L5	N 07°42'49" E	33.11'	
L6	N 81°43'26" E	157.10'	(N 83°26'21" E 208.6')
L7	N 75°33'09" E	80.32'	(N 77°16'04" E 80.31')
L8	S 30°13'13" E	120.93'	(S 28°30'18" E 120.91')
L9	N 70°53'34" W	71.60'	(N 69°10'39" W 139.0')



ACAD FILE: T219003B-0002A.dwg
WORD FILE: T219003B-0002A.doc
DATE: 02/09/2021
WO NO: 1020552
FIELD BOOK: 2020-10 PG. 56
DRAWN BY: JG/JA

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(512)473-3200 www.lcra.org
TBPLS FIRM# 10152700



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Janet Parker

Janet Parker, County Clerk

Burnet County Texas

3/15/2021 11:09:40 AM

FEE: \$58.00

202103828

ESMT