

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

**CITY OF BURLESON, TEXAS  
PERMANENT DRAINAGE EASEMENT**

**THE STATE OF TEXAS                    §  
  §       **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF JOHNSON                 §**

That, **City of Burleson**, of the County of \_\_\_\_\_, State of Texas, GRANTOR herein, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid by the **City of Burleson**, Texas, a municipal corporation of Johnson County, Texas, GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged and confessed, does hereby grant, sell and convey to GRANTEE a permanent and perpetual easement for the purpose of installing, constructing, repairing, maintaining, altering, replacing, relocating, rebuilding, removing, and operating drainage facilities, and all necessary appurtenances thereto, in, into, upon, over, across and under that land in Tarrant County Texas, recorded in Johnson County described and depicted on Exhibit "A", attached hereto and made a part hereof, together with the right of ingress and egress as necessary for such purposes.

GRANTOR covenants and agrees that GRANTEE shall have the right to excavate and fill upon said permanent easement and to remove from said permanent easement, any fences, buildings or other obstructions as may now be found upon said permanent easement together with the right of ingress and egress over Grantor's adjacent lands to or from said right-of-way for the purpose of constructing, improving, reconstructing, repairing, inspecting, maintaining and removing said drainage system and appurtenances; the right to remove all trees within the permanent easement; the right to prevent possible interference with the operation of said drainage system and to remove possible hazard thereto; and the right to prevent the construction within the easement of any building, structure or other obstruction, including the planting of trees, which may endanger or interfere with the efficiency, safety and convenient operation of said drainage system and its appurtenances.

The permanent easement herein dedicated shall run with the land and forever be a right in and to the land belonging to said GRANTOR, its heirs, representatives, successors and assigns.

TO HAVE AND TO HOLD the above-described permanent easement, with the right of ingress and egress thereto, together with all and singular, the rights and appurtenances thereto, anywise belonging unto the said GRANTEE, its successors and assigns forever; and GRANTOR does hereby bind itself, its heirs, representatives, successors and assigns, to warrant and to forever defend all and singular the premises unto the GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim same or any part thereof.

**WITNESS OUR HANDS**, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_

**ACKNOWLEDGMENT**

**STATE OF TEXAS           §**  
**§**  
**COUNTY OF JOHNSON   §**

BEFORE ME, the undersigned authority in and for Johnson County, Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public in and for the  
State of Texas

My Commission Expires:  
  
\_\_\_\_\_

\_\_\_\_\_  
Type or Print Notary's Name

EXHIBIT "A"  
LEGAL DESCRIPTION FOR  
**15' DRAINAGE EASEMENT**

All that certain lot, tract, or parcel of land, situated in a portion of the B.B.B. & C.R.R. Survey, Abstract No. 98, City of Burleson, Johnson County, Texas, being part of that certain called 3.920 acre tract described in a deed to the City of Burleson recorded in Instrument No. 2013-27118 of the Deed Records of Johnson County, Texas (DRJCT), being part of Lot 1, Block 4 of Reed Parke recorded in Volume 10, Page 122 of the Plat Records of Johnson County, Texas (PRJCT), and being more completely described as follows, to-wit:

**COMMENCING** at a 1/2" capped iron rod found stamped "RPLS 5544", for the most westerly corner of a called 12.709 acre tract described in a deed to R. A. Development, LTD recorded in Instrument No. 2018-18343 (DRJCT), and being in the North line of said Lot 1, Block 4, from which a 1/2" capped iron rod found stamped "RPLS 5544" for the most southerly corner of said 12.709 acre tract and the most easterly corner of said Lot 1, Block 4 bears South 70 deg. 00 min. 51 sec. East - 1,410.21 feet, said point being a Point of Curvature of a circular curve to the left, having a radius of 2,889.76 feet, a central angle of 08 deg. 32 min. 57 sec., and being subtended by a chord which bears South 60 deg. 09 min. 57 sec. East - 430.79 feet;

**THENCE** in a southeasterly direction along said curve to the left, the South line of said 12.709 acre tract and the North line of Lot 1, Block 4, a distance of 431.19 feet to the **TRUE POINT OF BEGINNING** said point being a Point of Curvature of a circular curve to the left, having a radius of 2889.76 feet, a central angle of 00 deg. 25 min. 06 sec., and being subtended by a chord which bears South 64 deg. 38 min. 59 sec. East - 21.10 feet;

**THENCE** in a southeasterly direction along said curve to the left, and continue along said North and South lines, a distance of 21.10 feet;

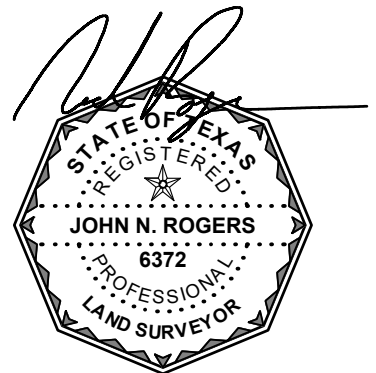
**THENCE** South 19 deg. 21 min. 07 sec. East, departing said North and South lines and being non-tangent to said curve, a distance of 77.49 feet;

**THENCE** South 70 deg. 38 min. 53 sec. West, a distance of 15.00 feet;

**THENCE** North 19 deg. 21 min. 07 sec. West, a distance of 92.33 feet to the **POINT OF BEGINNING**, containing 1,273 square feet or 0.029 acres of land, more or less.

*Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.*

*Exhibit map attached and made a part hereof.*



1/10/2020

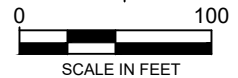
REMAINDER OF LOT  
1R-1, BLOCK 6R  
REED PARKE  
VOL. 10, PG. 848  
P.R.J.C.T.

**POINT OF COMMENCING**

1/2" C.I.R.F.  
"RPLS 5544"

CALLED 12.709 ACRES  
R. A. DEVELOPMENT, LTD.  
INST. NO. 2018-18343  
D.R.J.C.T.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S19°21'07"E	77.49
L2	S70°38'53"W	15.00
L3	N19°21'07"W	92.33



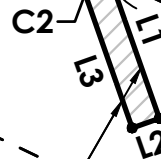
CALLLED 3.920 ACRES  
CITY OF BURLESON  
INST. NO. 2013-27118  
D.R.J.C.T.

B.B.B. & C.R.R. SURVEY  
ABSTRACT NO. 98

**POINT OF BEGINNING**

R=2889.76'  
L=1424.59'  
Δ=28°14'44"  
CB=S70°00'51"E  
CL=1410.21'

LOT 1, BLOCK 4  
REED PARKE  
VOL. 10, PG. 122  
P.R.J.C.T.



BEARINGS ARE REFERENCED TO  
TEXAS STATE PLANE COORDINATE  
SYSTEM, NORTH CENTRAL ZONE  
(4202), NORTH AMERICAN  
DATUM OF 1983 AS DERIVED  
FROM GPS OBSERVATION.

**15' DRAINAGE EASEMENT**  
1,273 SQ. FT. / 0.029 AC.

1/2" C.I.R.F.  
"RPLS 5544"

**CURVE TABLE**

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2889.76	431.19	8°32'57"	S60°09'57"E	430.79
C2	2889.76	21.10	0°25'06"	S64°38'59"E	21.10
C3	2889.76	972.30	19°16'41"	S74°29'52"E	967.72

EXHIBIT "A" MAP SHOWING  
15' DRAINAGE EASEMENT, SITUATED IN A PORTION OF THE  
B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 98  
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

**GOODWIN AND  
MARSHALL**

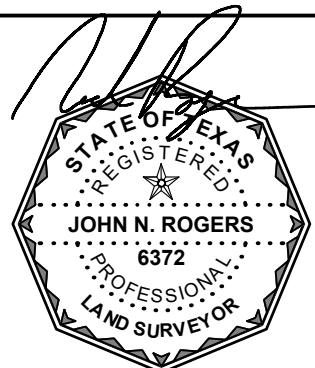
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051  
(817) 329 - 4373

TBPE REGISTRATION # F-2944  
TBPLS # 10021700

Job No.:	10810	Scale:	1"=100'
Drafted:	L.J.C.	Checked:	J.N.R.
Surveyed on the Ground:	1/9/2020		
Date Prepared:	1/10/2020		
Revised:	.	Revised:	.

Sheet  
2  
of  
2



Date Signed: 1/10/2020