



VG-61-2020-9276

Johnson County
Becky Ivey
Johnson County Clerk

COPY

Instrument Number: 9276

Real Property Recordings

Recorded On: April 02, 2020 08:11 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 9276
Receipt Number: 20200402000019
Recorded Date/Time: April 02, 2020 08:11 AM
User: Leslie S
Station: ccl83

Record and Return To:
CHERYL MCCLAIN
1000 N OLD BETSY RD
ENV
CLEBURNE TX 76031

STATE OF TEXAS

Johnson County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Johnson County, Texas

Becky Ivey
Johnson County Clerk
Johnson County, TX

Becky Ivey



**PUBLIC SANITARY SEWER AND DRAINAGE
RIGHT OF WAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, THAT Keene Business Development Corporation P.O. Box 637 Keene, TX. 76059, (hereinafter called "Grantor"), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by the City of Keene, 1000 N. Old Betsy Road Keene, TX. 76031, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a perpetual public sanitary sewer and drainage easement, with the right to erect, construct, maintain, replace, and remove public sanitary sewer, drainage and appurtenances over and across 0.13 acres, more particularly described as Lots 12 and 13 of Block 1 of Summer Estates, a subdivision of record in Volume 9, Page 749 of the Plat Records of Johnson County, Texas, together with the right of ingress and egress over Grantor's adjacent lands for the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 30 feet in width as described in the attached exhibit.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantors by reason of the installation of the sanitary sewer, drainage, and appurtenances referred to herein and the Grantee will maintain such easement in a state of good repair and efficiency so that no unreasonable damages will result from its use to Grantor's premises. This Agreement together with other provisions of this grant shall constitute a covenant running with the land for the benefit of the Grantee, its successors, and assigns. The Grantors covenant that they are the owners of the above described lands and that said lands are free and clear of all encumbrances and liens except the following.

IN WITNESS WHEREOF the said Grantors have executed this instrument this 13 day of February, 2020.


Molly Martin, Keene Business Development Director

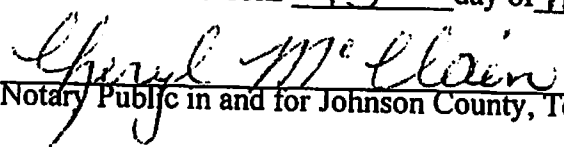

Michael Boese, Keene City Manager

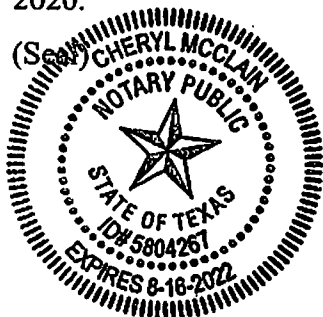
ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Molly Martin and Michael Boese known to me to be the person (s) whose name(s) is (are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 13th day of March, 2020.


Notary Public in and for Johnson County, Texas



SANITARY SEWER & DRAINAGE EASEMENT

William Ray Survey, Abstract No. 730
City of Keene, Johnson County, Texas

LEGAL DESCRIPTION

Being a 0.13 Acres, or 5,618 Square Foot tract of land out of the **WILLIAM RAY SURVEY, ABSTRACT NUMBER 730** situated in the City of Keene, Johnson County, Texas and being a portion of Lots 12 and 13, of Block 1 of Summer Estates, a subdivision of record in Volume 9, Page 749 of the Plat Records of Johnson County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING, at a 1/2 inch iron rod with red plastic cap with unreadable stamp found in the North right-of-way line of U.S. Highway 67 (right-of-way varies), being Southwest corner of a called 0.989 acre tract of land conveyed to Sadot and Juan Vazquez by deed of record in Volume 2677, Page 752 of the Official Public Records of Johnson County, Texas, also being the Southeast corner of Lot 21 of said Block 1 of Summer Estates;

THENCE, N00°14'00"W, leaving the North right-of-way line of U.S. Highway 67, along the West line of said 0.989 acre tract and the common East lines of said Lots 21 and 13, a distance of 210.15 feet to the **POINT OF BEGINNING** and Southeast corner hereof;

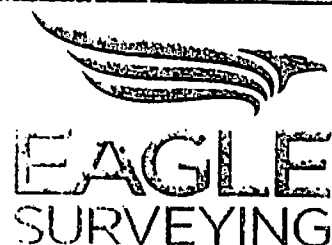
THENCE, leaving the West line of said 0.989 acre tract, over and across said Lots 13 and 12, the following two (2) courses and distances:

1. S89°38'54"W, a distance of 30.00 feet to the Southwest corner hereof;
2. N00°14'00"W, a distance of 187.42 feet to a point in the South line of a called 18.129 acre tract of land conveyed to Dionicio R. Rivera by deed of record in Volume 2138, Page 920 of said Official Public Records, being the common North line of said Lot 12, for the Northwest corner hereof;

THENCE, S89°45'11"E, along the South line of said 18.129 acre tract and the common North line of said Lot 12, a distance of 30.00 feet to a 1/2 inch iron rod found in the West line of a called 0.51 acre tract of land conveyed to David and Myrta Lisboa by deed of record in Volume 2422, Page 451 of said Official Records, being the Southeast corner of said 18.129 acre tract, also being the Northeast corner of said Lot 12 and hereof;

THENCE, S00°14'00"E, leaving the South line of said 18.129 acre tract, along the East lines of said Lots 12 and 13, being in part, the common West line of said Lisboa tract, in part, the common West line of a called 0.51 acre tract of land conveyed to Leonor E. Garcia by deed of record in Document Number 2015-11680 of said Official Public Records and in part, the common West line of said 0.989 acre tract, a distance of 187.11 feet to the **POINT OF BEGINNING** and containing an area of 0.13 Acres, or (5,618 Square Feet) of land, more or less.

PAGE 1 OF 2

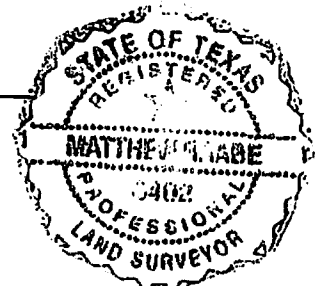


EAGLE SURVEYING, LLC
210 S. ELM STREET
SUITE: 104
DENTON, TX 76201
(940) 222-3009
TX FIRM # 10194177

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas

Matthew Raabe
R.P.L.S. # 6402

2-27-20
Date



JOB NUMBER	DRAWN BY	DATE
1909.045-04D	CF	2-27-2020

SANITARY SEWER & DRAINAGE EASEMENT

William Ray Survey, Abstract No. 730

City of Keene, Johnson County, Texas

CALLED 18.129 ACRES
DIONICIO R. RIVERA
VOL. 2138, PG. 920
O.P.R.J.C.T.

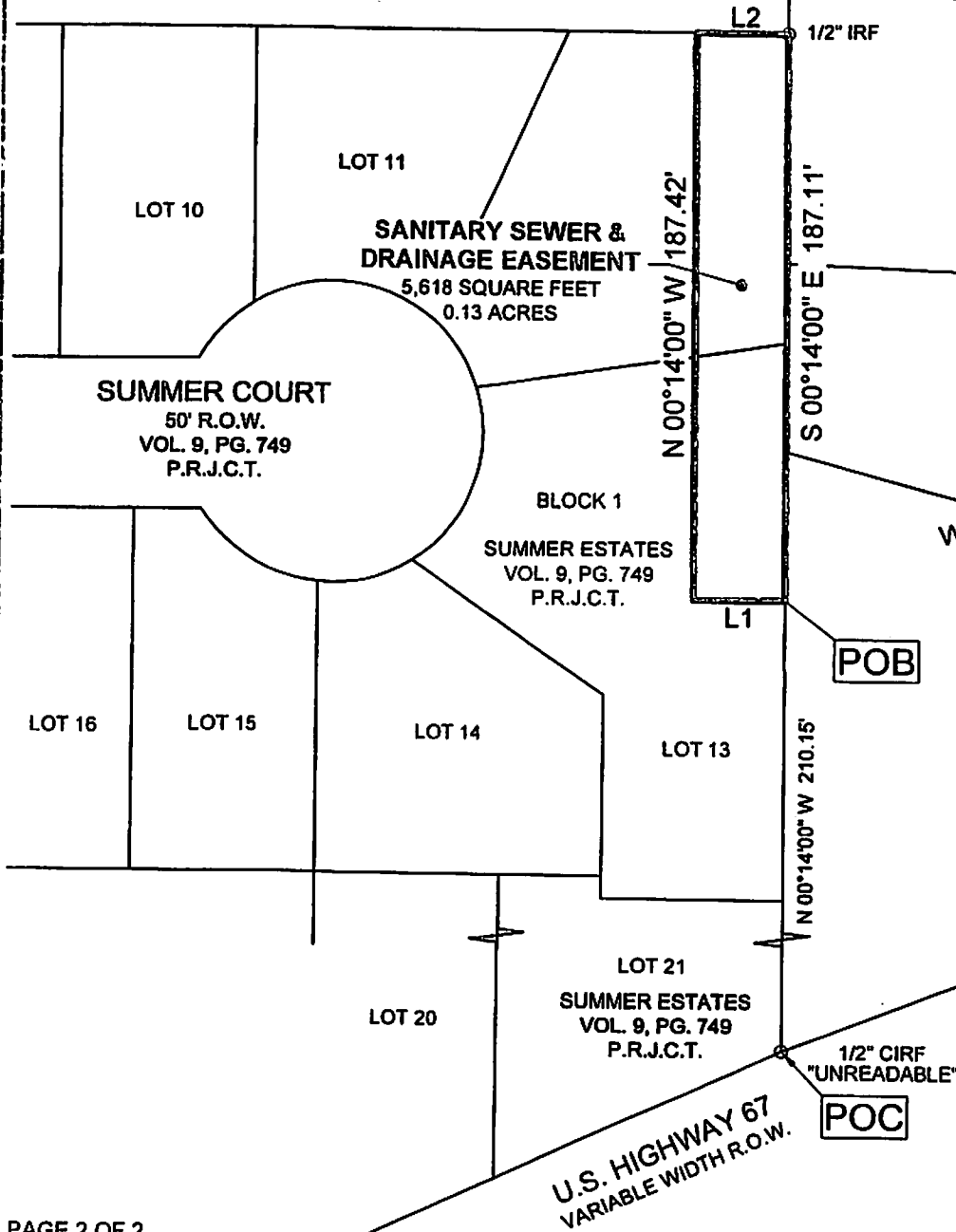
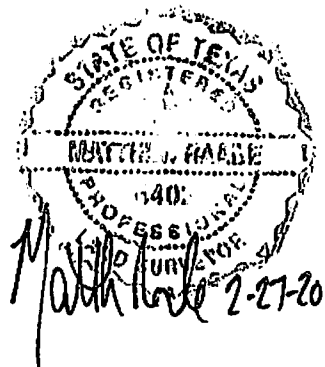
MRIA AURORA LAMBETH
VOL. 965, PG. 59
P.R.J.C.T.

CALLED 0.51 ACRES
DAVID I. LISBOA AND WIFE
MYRTA LISBOA
VOL. 2422, PG. 451
O.P.R.J.C.T.

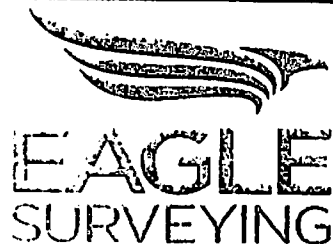
CALLED 0.51 ACRES
LEONOR E. GARCIA
DOC. NO. 2015-11680
O.P.R.J.C.T.

WILLIAM RAY SURVEY,
ABSTRACT No. 730

CALLED 0.989 ACRES
SADOT VAZQUEZ AND
JUAN VAZQUEZ
VOL. 2677, PG. 752
O.P.R.J.C.T.

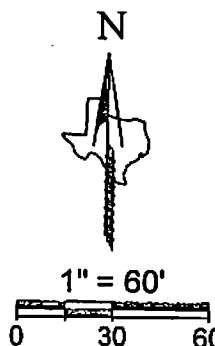


PAGE 2 OF 2



EAGLE SURVEYING, LLC
210 S. ELM STREET
SUITE: 104
DENTON, TX 76201
(940) 222-3009
TX FIRM # 10194177

JOB NUMBER	DRAWN BY	DATE
1909.045-04D	CF	2-27-2020



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°38'54" W	30.00'
L2	S 89°45'11" E	30.00'

LEGEND

IRF	IRON ROD FOUND
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R.O.W.	RIGHT-OF-WAY
P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS