

RESOLUTION NO. 260519-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEONARD, TEXAS, AUTHORIZING THE EXECUTION BY THE CITY ADMINISTRATOR OF DOCUMENTS NECESSARY TO EFFECTUATE A WATER AND SANITARY SEWER FACILITY EASEMENT WITH PROPERTY OWNERS OF PROPERTY DESCRIBED IN DOCUMENT NOS. 2025001688 AND 2026000106; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Leonard, Texas, ("City"), is a Type A General-Law Municipality located in Fannin County, Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City Council deems it in the best interest of the City to enter into the Water and Sanitary Sewer Facility Easement with the property owners of property described in Document Nos. 2025001688 and 2026000106.

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

Section 1. Incorporation of Premises. All of the above premises are found to be true and correct and are incorporated into the body of this Resolution as if copied in their entirety.

Section 2. Agreement Authorizes. The Water and Sanitary Sewer Facility Easement between the City of Leonard and the property owners of property described in Document Nos. 2025001688 and 2026000106, attached as Exhibit A and B, and incorporated herein by reference, is hereby approved. The City Council authorizes the City Administrator to execute the Water and Sanitary Sewer Easement.

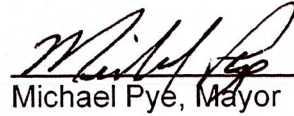
Section 3. Severability. Should any section, subsection, sentence, clause, or phrase of this Resolution be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Resolution shall remain in full force and effect. The City hereby declares that it would have passed this Resolution, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

Section 4. Cumulative Repealer. All provisions of Resolutions of the City in conflict with the provisions of this Resolution are hereby repealed, and all other provisions of resolutions of the City not in conflict with the provisions of this Resolution, shall remain in full force and effect.

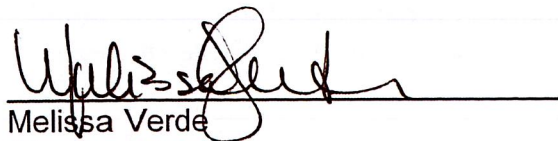
Section 5. Effective Date. That this Resolution shall become effective immediately

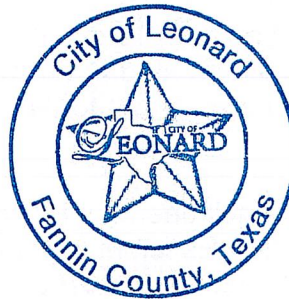
from and after its passage, and it is so resolved.

PASSED AND APPROVED by the City Council of the City of Leonard, Texas, this the 19th day of May 2026.


Michael Pye, Mayor

ATTEST:


Melissa Verde
City Secretary



APPROVED AS TO FORM:

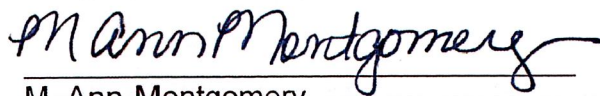

M. Ann Montgomery
City Attorney

Exhibit "A"
Water and Sanitary Sewer Easement (12 acres)

CITY OF LEONARD
WATER AND SANITARY SEWER FACILITY EASEMENT

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF KAUFMAN §

DATE: _____, 2026

GRANTORS: **TERRANCE J. WICKMAN and DIANA WICKMAN**

GRANTOR'S MAILING ADDRESS: 6110 Hillside Lane, Garland, Texas 75043
(Dallas County)

GRANTEE: **CITY OF LEONARD**

GRANTEE'S MAILING ADDRESS: 111 West Collin Street, Leonard, Texas 75452
(Fannin County)

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

PROPERTY: Being two tracts of land described as follows:

Tract 1: A called 30.233 acre tract described in a Warranty Deed from Amy Elizabeth Mathis to Terrance J. & Diana Wickman, as recorded in Document #2026000106, Official Public Records Fannin County, Texas (**Exhibit A**).

Tract 2: A called 18.235 acre tract of land described in a Deed to Terrance J. Wickman, et ux, as recorded in Doc. No. 2025001688 of the Official Public Records of Fannin County, Texas, and across a called 12.000 acre tract of land described in a Deed to Terrance J. Wickman, et ux, as recorded in Doc. No. 2026000106 of the Official Public Records of Fannin County, Texas (**Exhibit B**).

EASEMENT PROPERTY: An approximate 12.00 acre tract of land being a part of the Martin Moore Survey, Abstract No. 781, being a portion of Tract 1 of the Property as described above, and as more specifically described in **Exhibit A** attached hereto and incorporated herein, and an approximate fifteen foot (15') wide area being a centerline description across Tract 2 of the Property, and as more specifically described in **Exhibit B**, attached hereto and incorporated herein. (the "Water and Sanitary Sewer Facility Easement" or the "Easement Property"). Grantor, for the Consideration paid to Grantor

and other good and valuable consideration, hereby grants, sells, and conveys to Grantee, its successors and assigns, an exclusive, perpetual Water and Sanitary Sewer Facility Easement for the construction, operation, maintenance, replacement, upgrade, and repair of a permanent Water Main Facility and Sanitary Sewer Facility, hereafter referred to collectively as the "Water and Sewer Facilities" over, under and upon the Water and Sanitary Sewer Easement Property. The Water and Sewer Facilities includes all incidental underground and aboveground attachments, equipment and appurtenances, including, but not limited to manholes, manhole vents, lateral line connections, valves, pipelines, water meters, water mains and service lines, force main, lift station, junction boxes and related infrastructure in, upon, under and across a portion of the Easement Property as fully described in **Exhibit A** and **Exhibit B**, attached hereto and incorporated herein for all pertinent purposes, together with the right and privilege at any and all times to enter Easement Property, or any part thereof, for the purpose of constructing, operating, maintaining, replacing, upgrading, and repairing the Water and Sewer Facilities.

In no event shall Grantor (i) use the Easement Property in any manner which interferes in any material way or is inconsistent with the rights granted hereunder, or (ii) erect or permit to be erected within the Easement Property a permanent structure or building, including, but not limited to, signage, fences, walls, impervious surface materials, or other structures, under, upon or over the Easement Property. Grantee shall be obligated to restore the surface of the Easement Property to its preconstruction condition as is reasonably practicable, excluding items installed by Grantee as identified in romanette (ii) of this section. Provided, however, that Grantee shall not be obligated to restore or replace irrigation systems or other improvements installed in violation of the provisions hereof and the intended use of this Easement Property.

TO HAVE AND TO HOLD the above-described Easement Property, 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 and its successor and assigns to warrant and forever defend all and singular the Easement Property unto Grantee, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

GRANTORS:

Grantor, Terrance J. Wickman

Grantor, Diana Wickman

STATE OF TEXAS §
 §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day TERRANCE J. WICKMAN personally appeared, known to me to be the person whose name is subscribed to 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 May 2026.

Notary Public for the State of Texas

My Commission Expires: _____

STATE OF TEXAS §
 §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared DIANA WICKMAN, known to me to be the person whose name is subscribed to 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 May 2026.

Notary Public for the State of Texas

My Commission Expires: _____

GRANTEE:

THE CITY OF LEONARD, TEXAS

By: _____
George Evanko, City Administrator

STATE OF TEXAS §
 §
COUNTY OF FANNIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared GEORGE EVANKO, known to me to be the person whose name is subscribed to 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 May 2026.

Notary Public for the State of Texas

My Commission Expires: _____

EXHIBIT A
TRACT 1

BEING a tract or parcel of land situated in the City of Leonard, Fannin County, Texas, and being a part of the Martin Moore Survey, Abstract No. 781, and being a part of called 30.233 acre tract described in a Warranty Deed from Amy Elizabeth Mathis to Terrance J. & Diana Wickman, as recorded in Document #2026000106, Official Public Records Fannin County, Texas, and being further described as follows:

BEGINNING at a ½" iron rod found for corner with County Road No. 5070, said point being at the Southwest corner of said 30.233 acre tract and at the Southeast corner of a called 3.07 acre tract described in a Deed to Carlos Aristides Mejia Moline and Erika Esmeralda Santillana as recorded in Document Number 2024002842, O.P.R.F.C.T.;

THENCE N. 00°17'46" East along a fence line, along the West line of said 30.233 acre tract, and along the East line of said 3.07 acre tract passing a fence corner at a distance of 20.79 feet and continuing for total distance of 771.99 feet to a 1/2" iron rod found for corner at the Northwest corner of said 30.233 acre tract and at the Northeast corner of said 3.07 acre tract, said point being in the South line of a called 100.00 acre tract described in a Deed to Elaine Hooper and Robert P. Hooper as recorded Volume 913, Page 476, L.R.F.C.T.;

THENCE S 89°41'25" East along a fence line, along the North line of said 30.233 acre tract, and along the South line of said 100.00 acre tract, a distance of 677.18 feet to a ½" iron rod set for corner;

THENCE S 00°17'46" West passing a ½" iron set at a distance of 751.83 feet and continuing for a total distance of 771.83 feet to a point for corner within County Road No. 5070, said point being in the South line of said 30.233 acre tract;

THENCE N 89°42'14" West along County Road No. 5070, and along the South line of said 30.233 acre tract, a distance of 677.18 feet returning to the Point of Beginning and containing 12.000 acres of land more or less.

EXHIBIT B
TRACT 2
CENTERLINE DESCRIPTION OF 15' WIDE UTILITY EASEMENT

All that certain lot, tract or parcel of land situated in the Martin Moore Survey, Abstract No. 781, Fannin County, Texas, and being a centerline description of a 15 ft. wide utility easement across a called 18.235 acre tract of land described in a Deed to Terrance J. Wickman, et ux, as recorded in Doc. No. 2025001688 of the Official Public Records of Fannin County, Texas, and across a called 12.000 acre tract of land described in a Deed to Terrance J. Wickman, et ux, as recorded in Doc. No. 2026000106 of the Official Public Records of Fannin County, Texas, and being more particularly described as follows:

COMMENCING at a ½" iron rod found within County Road 5070 and at the Southeast corner of said 18.235 acre tract;

THENCE N. 04 deg. 55 min. 43 sec. E. with the East line of said 18.235 acre tract, a distance of 22.75 feet to a point for corner at the TRUE POINT OF BEGINNING of the centerline of the herein described 15 ft. wide utility easement.

THENCE N. 88 deg. 05 min. 09 sec. W. a distance of 201.30 feet to a point for corner;

THENCE N. 89 deg. 45 min. 12 sec. W. a distance of 496.59 feet to a point for corner;

THENCE N. 89 deg. 09 min. 36 sec. W. a distance of 498.49 feet to a point for corner;

THENCE N. 89 deg. 56 min. 49 sec. W. a distance of 480.77 feet to a point for corner in the West line of said 12.000 acre tract and being at the termination point of the herein described centerline of said easement, side point bears N. 00 deg. 17 min. 46 sec. E. a distance of 30.62 feet from a ½" iron rod found in the centerline of County Road 5070 and at the Southwest corner of said 12.000 acre tract.

Exhibit "B"
Water and Sanitary Sewer Easement (18 acres)

CITY OF LEONARD
WATER AND SANITARY SEWER FACILITY EASEMENT

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF KAUFMAN §

DATE: _____, 2026

GRANTORS: **TERRANCE J. WICKMAN and DIANA WICKMAN**

GRANTOR'S MAILING ADDRESS: 6110 Hillside Lane, Garland, Texas 75043
(Dallas County)

GRANTEE: **CITY OF LEONARD**

GRANTEE'S MAILING ADDRESS: 111 West Collin Street, Leonard, Texas 75452
(Fannin County)

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

PROPERTY: Being two tracts of land described as follows:

Tract 1: A called 30.233 acre tract described in a Warranty Deed from Amy Elizabeth Mathis to Terrance J. & Diana Wickman, as recorded in Document #2026000106, Official Public Records Fannin County, Texas (**Exhibit A**).

Tract 2: A called 18.235 acre tract of land described in a Deed to Terrance J. Wickman, et ux, as recorded in Doc. No. 2025001688 of the Official Public Records of Fannin County, Texas, and across a called 12.000 acre tract of land described in a Deed to Terrance J. Wickman, et ux, as recorded in Doc. No. 2026000106 of the Official Public Records of Fannin County, Texas (**Exhibit B**).

EASEMENT PROPERTY: An approximate 18.234 acre tract of land being a part of the Martin Moore Survey, Abstract No. 781, being a portion of Tract 1 of the Property as described above, and as more specifically described in **Exhibit A** attached hereto and incorporated herein, and an approximate fifteen foot (15') wide area being a centerline description across Tract 2 of the Property, and as more specifically described in **Exhibit B**, attached hereto and incorporated herein (the "Water and Sanitary Sewer Facility Easement" or the "Easement Property"). Grantor, for the Consideration paid to Grantor

and other good and valuable consideration, hereby grants, sells, and conveys to Grantee, its successors and assigns, an exclusive, perpetual Water and Sanitary Sewer Facility Easement for the construction, operation, maintenance, replacement, upgrade, and repair of a permanent Water Main Facility and Sanitary Sewer Facility, hereafter referred to collectively as the "Water and Sewer Facilities" over, under and upon the Water and Sanitary Sewer Easement Property. The Water and Sewer Facilities includes all incidental underground and aboveground attachments, equipment and appurtenances, including, but not limited to manholes, manhole vents, lateral line connections, valves, pipelines, water meters, water mains and service lines, force main, lift station, junction boxes and related infrastructure in, upon, under and across a portion of the Easement Property as fully described in **Exhibit A** and **Exhibit B**, attached hereto and incorporated herein for all pertinent purposes, together with the right and privilege at any and all times to enter Easement Property, or any part thereof, for the purpose of constructing, operating, maintaining, replacing, upgrading, and repairing the Water and Sewer Facilities.

In no event shall Grantor (i) use the Easement Property in any manner which interferes in any material way or is inconsistent with the rights granted hereunder, or (ii) erect or permit to be erected within the Easement Property a permanent structure or building, including, but not limited to, signage, fences, walls, impervious surface materials, or other structures, under, upon or over the Easement Property. Grantee shall be obligated to restore the surface of the Easement Property to its preconstruction condition as is reasonably practicable, excluding items installed by Grantee as identified in romanette (ii) of this section. Provided, however, that Grantee shall not be obligated to restore or replace irrigation systems or other improvements installed in violation of the provisions hereof and the intended use of this Easement Property.

TO HAVE AND TO HOLD the above-described Easement Property, 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 and its successor and assigns to warrant and forever defend all and singular the Easement Property unto Grantee, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

GRANTORS:

Grantor, Terrance J. Wickman

Grantor, Diana Wickman

STATE OF TEXAS §
 §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day TERRANCE J. WICKMAN personally appeared, known to me to be the person whose name is subscribed to 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 May 2026.

Notary Public for the State of Texas

My Commission Expires: _____

STATE OF TEXAS §
 §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared DIANA WICKMAN, known to me to be the person whose name is subscribed to 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 May 2026.

Notary Public for the State of Texas

My Commission Expires: _____

GRANTEE:

THE CITY OF LEONARD, TEXAS

By: _____
George Evanko, City Administrator

STATE OF TEXAS §
 §
COUNTY OF FANNIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared GEORGE EVANKO, known to me to be the person whose name is subscribed to 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 May 2026.

Notary Public for the State of Texas

My Commission Expires: _____

EXHIBIT A
TRACT 1

BEING a tract or parcel of land situated in the City of Leonard, Fannin County, Texas, and being a part of the Martin Moore Survey, Abstract No. 781, and being a part of called 30.233 acre tract described in a Warranty Deed from Amy Elizabeth Mathis to Terrance J. & Diana Wickman, as recorded in Document #2025001688, Official Public Records Fannin County, Texas, and being further described as follows:

BEGINNING at a ½" iron rod found for corner with County Road No. 5070, said point being at the Southeast corner of said 30.233 acre tract;

THENCE N. 89°42'14" West along County Road No. 5070, and along the South line of said 30.233-acre tract, a distance of 998.02 feet to a point for corner;

THENCE N 00°17'46" East passing a 1/2" iron set at a distance of 20.00 feet and continuing for a distance of 771.83 feet to a 1/2" iron rod set for corner in the North line of said 30.233-acre tract and in the South line of a called 100.00 acre tract described in a Deed to Elaine Hooper to Robert P. Hooper as recorded in Volume 913, Page 476, L.R.F.C.T.;

THENCE S 89°41'25" East along a fence line, along the North Line of said 30.233-acre tract, and along the South line of said 100.00-acre tract, a distance of 1060.54 feet to a ½" iron rod found for corner at the Northeast;

THENCE S 04°55'43" West along the East line of said 30.233-acre tract passing a fence corner post found at a distance of 755.36 feet and continuing for a total distance of 774.11 feet returning to the Point of Beginning and containing 18.234 acres of land, more or less.

EXHIBIT B
TRACT 2
CENTERLINE DESCRIPTION OF 15' WIDE UTILITY EASEMENT

All that certain lot, tract or parcel of land situated in the Martin Moore Survey, Abstract No. 781, Fannin County, Texas, and being a centerline description of a 15 ft. wide utility easement across a called 18.235 acre tract of land described in a Deed to Terrance J. Wickman, et ux, as recorded in Doc. No. 2025001688 of the Official Public Records of Fannin County, Texas, and across a called 12.000 acre tract of land described in a Deed to Terrance J. Wickman, et ux, as recorded in Doc. No. 2026000106 of the Official Public Records of Fannin County, Texas, and being more particularly described as follows:

COMMENCING at a ½" iron rod found within County Road 5070 and at the Southeast corner of said 18.235 acre tract;

THENCE N. 04 deg. 55 min. 43 sec. E. with the East line of said 18.235 acre tract, a distance of 22.75 feet to a point for corner at the TRUE POINT OF BEGINNING of the centerline of the herein described 15 ft. wide utility easement.

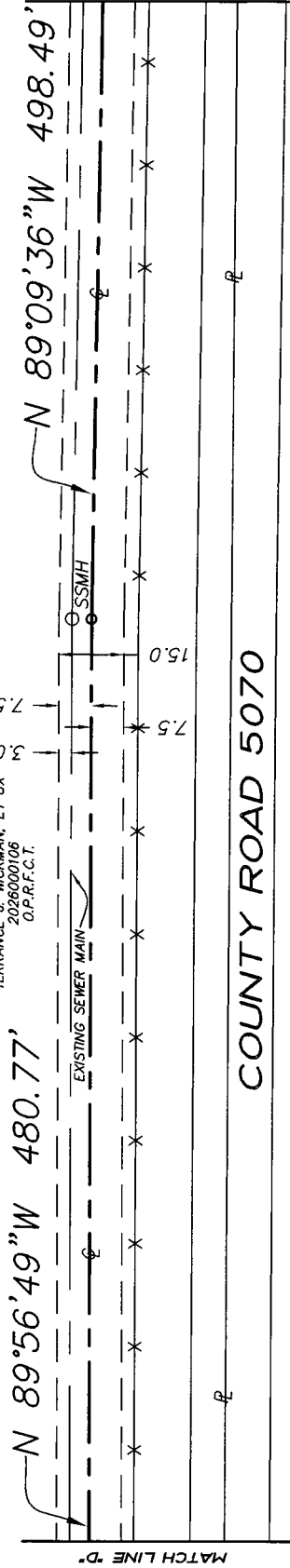
THENCE N. 88 deg. 05 min. 09 sec. W. a distance of 201.30 feet to a point for corner;

THENCE N. 89 deg. 45 min. 12 sec. W. a distance of 496.59 feet to a point for corner;

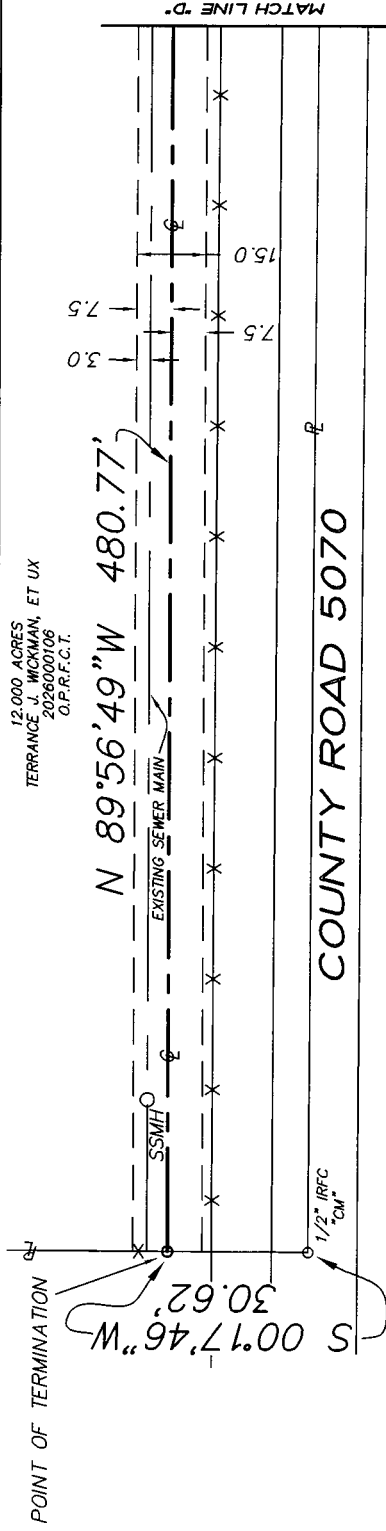
THENCE N. 89 deg. 09 min. 36 sec. W. a distance of 498.49 feet to a point for corner;

THENCE N. 89 deg. 56 min. 49 sec. W. a distance of 480.77 feet to a point for corner in the West line of said 12.000 acre tract and being at the termination point of the herein described centerline of said easement, side point bears N. 00 deg. 17 min. 46 sec. E. a distance of 30.62 feet from a ½" iron rod found in the centerline of County Road 5070 and at the Southwest corner of said 12.000 acre tract.

12.000 ACRES
TERRANCE J. WICKMAN, ET UX
2026000106
O.P.R.F.C.T.



12.000 ACRES
TERRANCE J. WICKMAN, ET UX
2026000106
O.P.R.F.C.T.



LEGEND	
	PROPERTY LINE
	CENTERLINE
	SANITARY SEWER MANHOLE
	IRON ROD FOUND
	CONTROL MONUMENT

NOTES

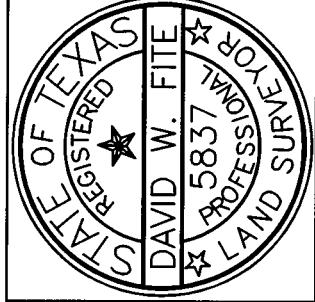
- 1) BEARING SOURCE: GPS TEXAS NORTH CENTRAL, NAD 83
- 2) Survey prepared without benefit of Title Commitment, Surveyor DID NOT research for any easements of record or not of record that may affect this tract.

David W. Fite, R.P.L.S. No. 5837

FITE & ASSOCIATES
LAND SURVEYING, LLC

SCALE: 1" = 40'
JOB NO. EA260020
DATE: 2-20-2026
DRAWN: D.W.F.
GF NO.
CHECK: D.W.F.
FIRM NO. 10194651

P.O. BOX 1466
GREENVILLE, TX 75403
903-453-8002
fiteandassociateslandsurveying.com



18.235 ACRES
TERRANCE J. WICKMAN, ET UX
2025001688
O.P.R.F.C.T.

18.235 ACRES
TERRANCE J. WICKMAN, ET UX
2025001688
O.P.R.F.C.T.

N 89°45'12"W 496.59'

MATCH LINE "B"

EXISTING SEWER MAIN

COUNTY ROAD 5070

7.50
7.50
15.00

12.000 ACRES
TERRANCE J. WICKMAN, ET UX
2025001688
O.P.R.F.C.T.

18.235 ACRES
TERRANCE J. WICKMAN, ET UX
2025001688
O.P.R.F.C.T.

N 89°09'36"W 498.49'

N 89°45'12"W 496.59'

MATCH LINE "C"

EXISTING SEWER MAIN

COUNTY ROAD 5070

7.50
7.50
15.00

MATCH LINE "B"

LEGEND	
	PROPERTY LINE
	CENTERLINE
	SANITARY SEWER MANHOLE
	IRON ROD FOUND
	CONTROL MONUMENT

NOTES

- 1) BEARING SOURCE: GPS TEXAS NORTH CENTRAL, NAD 83
- 2) Survey prepared without benefit of Title Commitment, Surveyor DID NOT research for any easements of record or not of record that may affect this tract.

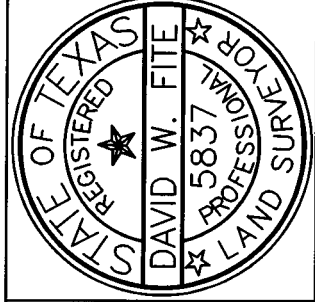
David W. Fite

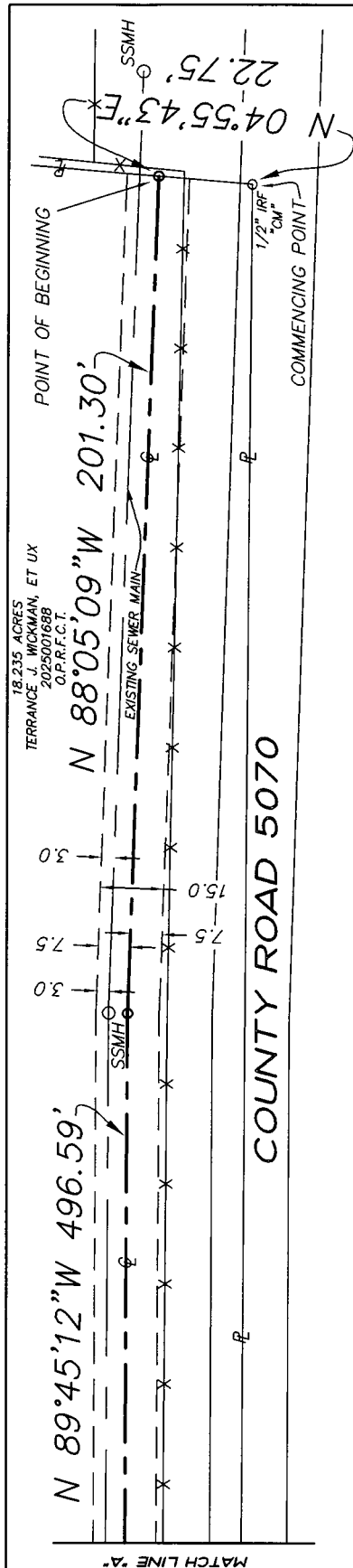
David W. Fite, R.P.L.S. No. 5837

**FITE & ASSOCIATES
LAND SURVEYING, LLC**

SCALE: 1" = 40' DATE: 2-20-2026
JOB NO. FA260020 GF NO.
DRAWN: D.W.F. FIRM NO. 10194651
CHECK: D.W.F.

P.O. BOX 1466
GREENVILLE, TX 75403
903-453-8002
fiteandassociateslandsurveying.com





CENTERLINE DESCRIPTION OF 15' WIDE UTILITY EASEMENT

All that certain lot, tract or parcel of land situated in the Martin Moore Survey, Abstract No. 781, Fannin County, Texas, and being a centerline description of a 15 ft. wide utility easement across a called 18.235 acre tract of land described in a Deed to Terrance J. Wickman, et ux, as recorded in Doc. No. 2025001688 of the Official Public Records of Fannin County, Texas, and across a called 12,000 acre tract of land described in a Deed to Terrance J. Wickman, et ux, as recorded in Doc. No. 2026000106 of the Official Public Records of Fannin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found within County Road 5070 and at the Southeast corner of said 18.235 acre tract;

THENCE N. 04 deg. 55 min. 43 sec. E. with the East line of said 18.235 acre tract, a distance of 22.75 feet to a point for corner at the TRUE POINT OF BEGINNING of the centerline of the herein described 15 ft. wide utility easement.

THENCE N. 88 deg. 05 min. 09 sec. W. a distance of 201.30 feet to a point for corner;

THENCE N. 89 deg. 45 min. 12 sec. W. a distance of 496.59 feet to a point for corner;

THENCE N. 89 deg. 09 min. 36 sec. W. a distance of 498.49 feet to a point for corner;

THENCE N. 89 deg. 56 min. 49 sec. W. a distance of 480.77 feet to a point for corner in the West line of said 12.000 acre tract and being at the termination point of the herein described centerline of said easement, side point bears N. 00 deg. 17 min. 46 sec. E. a distance of 30.62 feet from a point on the West line of said 12.000 acre tract to the centerline of County Road 5070 and at the Southwest corner of said 12.000 acre tract.

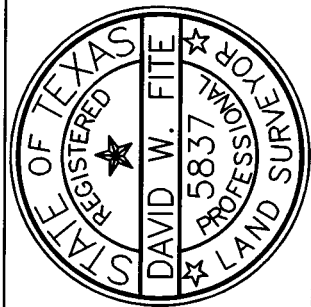
LEGEND	
PL	PROPERTY LINE
CL	CENTERLINE
SSMH	SANITARY SEWER MANHOLE
IRF	IRON ROD FOUND
"CM"	CONTROL MONUMENT

NOTES

- 1) BEARING SOURCE: GPS TEXAS NORTH CENTRAL, NAD 83
- 2) Survey prepared without benefit of Title Commitment, Surveyor DID NOT research for any easements of record or not of record that may affect this tract.

James W. Z.

David W. Fite, R.P.L.S. No. 5837



*FITTE & ASSOCIATES
LAND SURVEYING, LLC*

SCALE: 1" = 40'
JOB NO. FA260020
DRAWN: D.W.F.
CHECK: D.W.F.
DATE: 2-20-2026
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FIRM NO. 10194651

P.O. BOX 1466
GREENVILLE, TX 75403
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