RESOLUTION OF THE BOARD OF TRUSTEES OF MARBLE FALLS INDEPENDENT SCHOOL DISTRICT CONCERNING MUNICIPAL UTILITY EASEMENT

WHEREAS, the Board of Trustees of Marble Falls Independent School District (the "District") is authorized to manage and control the real property of the District and to take such actions concerning District property as are permitted by applicable law;

WHEREAS, the District owns a property comprised of a total of 35.00-acre tract of land described in a document to Marble Falls Independent School District, recorded in volume 273, page 770, deed of records of Burnet County, Texas (the "subject property");

WHEREAS, the Board wishes to convey certain portions, comprised of 0.991-acres across the aforementioned 35.00-acre tract of the subject property, more particularly described in **Exhibit A** for portions of right-of-way as well as temporary construction easement to the City of Marble Falls, Texas (the "City Easement");

WHEREAS, the Board has considered the location and nature of the City's Easement and has determined that conveying the property to the City serves a legitimate public purpose, will allow for the productive use of the adjacent District property, and will be in the best interest of the District;

WHEREAS, the Board desires to authorize the District to accept and convey the City Easement upon terms and conditions consistent with this Resolution and applicable law.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. *Findings.* The recitals and findings set forth above are hereby adopted by the Board and incorporated into this Resolution for all purposes.

2. *Public Purpose Determination.* The Board finds and determines that accepting the City Easement serves a legitimate public purpose, will allow for the productive use of the adjacent District property, and will be in the best interest of the District.

3. *Approval of Easement And Right of Way*. The Board hereby approves Administration to negotiate an Easement and Right of Way with the terms and conditions agreed to by the City of Marble Falls, Texas and the District.

4. A*uthorization to Finalize and Execute.* The Board authorizes the Superintendent or designee, in consultation with the District's legal counsel, to negotiate the Easement and Right of Way and any related documents on behalf of the District required for the conveyance provided that the final documents are substantially consistent with this Resolution. Such authority includes approval of the final metes-and-bounds description, survey, and other exhibits and nonmaterial revisions necessary to complete and record the transaction. The Board further authorizes the Board President to execute the Easement and Right of Way, as required by law. The Superintendent or designee is authorized to execute all other documents.

5. *Open Meetings Compliance.* The Board finds, determines, and declares that sufficient written notice of the date, hour, place, and subject of this meeting was posted in accordance with the Texas Open Meetings Act, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law.

Passed the day of _____ 20__.

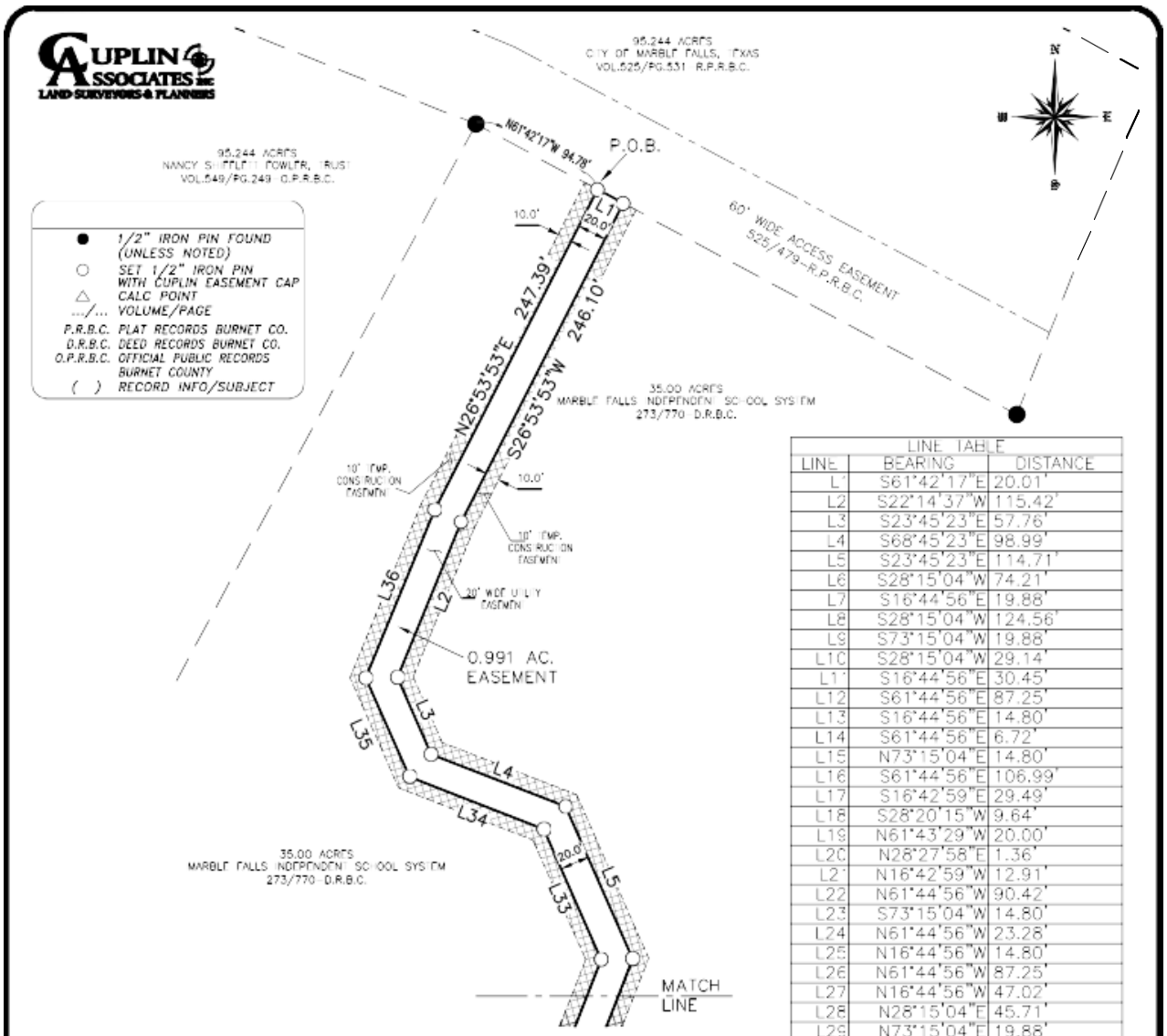
Alex Payson
President, Board of Trustees Marble Falls Independent School District

Attest: _____

Crystal Tubig
Secretary, Board of Trustees Marble Falls Independent School District

Exhibit A
To Board Resolution

Property Description & Exhibit of a
0.991 Acre 20-foot-wide Easement Tract



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S61°42'17"E	20.01'
L2	S22°14'37"W	115.42'
L3	S23°45'23"E	57.76'
L4	S68°45'23"E	98.99'
L5	S23°45'23"E	114.71'
L6	S28°15'04"W	74.21'
L7	S16°44'56"E	19.88'
L8	S28°15'04"W	124.56'
L9	S73°15'04"W	19.88'
L10	S28°15'04"W	29.14'
L11	S16°44'56"E	30.45'
L12	S61°44'56"E	87.25'
L13	S16°44'56"E	14.80'
L14	S61°44'56"E	6.72'
L15	N73°15'04"E	14.80'
L16	S61°44'56"E	106.99'
L17	S16°42'59"E	29.49'
L18	S28°20'15"W	9.64'
L19	N61°43'29"W	20.00'
L20	N28°27'58"E	1.36'
L21	N16°42'59"W	12.91'
L22	N61°44'56"W	90.42'
L23	S73°15'04"W	14.80'
L24	N61°44'56"W	23.28'
L25	N16°44'56"W	14.80'
L26	N61°44'56"W	87.25'
L27	N16°44'56"W	47.02'
L28	N28°15'04"E	45.71'
L29	N73°15'04"E	19.88'
L30	N28°15'04"E	107.99'
L31	N16°44'56"W	19.88'
L32	N28°15'04"E	82.14'
L33	N23°45'23"W	98.15'
L34	N68°45'23"W	98.99'
L35	N23°45'23"W	74.53'
L36	N22°14'37"E	124.73'

NOTES:
1) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.

LEGAL DESCRIPTION: BEING A 20' WIDE 0.991 OF AN ACRE EASEMENT ACROSS A CALLED 35.00 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO MARBLE FALLS INDEPENDENT SCHOOL SYSTEM, RECORDED IN VOLUME 273, PAGE 770, DEED RECORDS OF BURNET COUNTY, TEXAS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS OF EVEN DATE TO ACCOMPANY THIS SURVEY.

THIS SURVEY 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.

SHEET 2 OF 6

PROJ. NO. 24766
PREPARED FOR: CITY OF MARBLE FALLS
TECH: KCL
APPROVED: K.C. LUST
FILE PATH: PROJECTS 2024\24766\DWG\24766 Easements KCL 5-19-25.dwg
COPYRIGHT:2026 PROFESSIONAL FIRM NO: 10176900

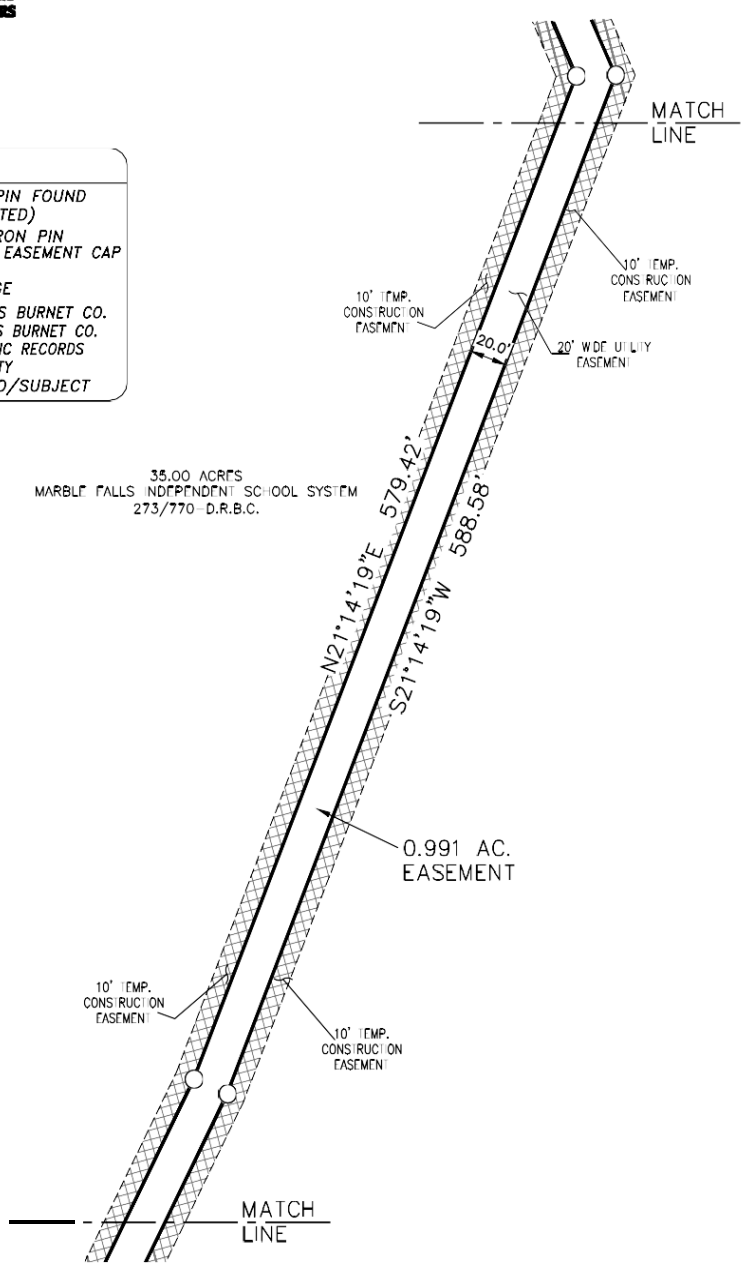
SCALE 1" = 100'
0 50 100

DATE NO. DESCRIPTION
REVISIONS

CUPLIN ASSOCIATES inc
LAND SURVEYORS & PLANNERS



●	1/2" IRON PIN FOUND (UNLESS NOTED)
○	SET 1/2" IRON PIN WITH CUPLIN EASEMENT CAP
△	CALC POINT
.../...	VOLUME/PAGE
P.R.B.C.	PLAT RECORDS BURNET CO.
D.R.B.C.	DEED RECORDS BURNET CO.
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS BURNET COUNTY
( )	RECORD INFO/SUBJECT



NOTES:
1) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
2) LINE TABLE ON SHEET 2

LEGAL DESCRIPTION: BEING A 20' WIDE 0.991 OF AN ACRE EASEMENT ACROSS A CALLED 35.00 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO MARBLE FALLS INDEPENDENT SCHOOL SYSTEM, RECORDED IN VOLUME 273, PAGE 770, DEED RECORDS OF BURNET COUNTY, TEXAS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS OF EVEN DATE TO ACCOMPANY THIS SURVEY.

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SHEET 3 of 6

PROJ NO. 24766
PREPARED FOR: CITY OF MARBLE FALLS
TECH: KCL
APPROVED: K.C. LUST

FILE PATH: PROJECTS 2024\24766\DWG\24766 Easements KCL 5-19-26.dwg

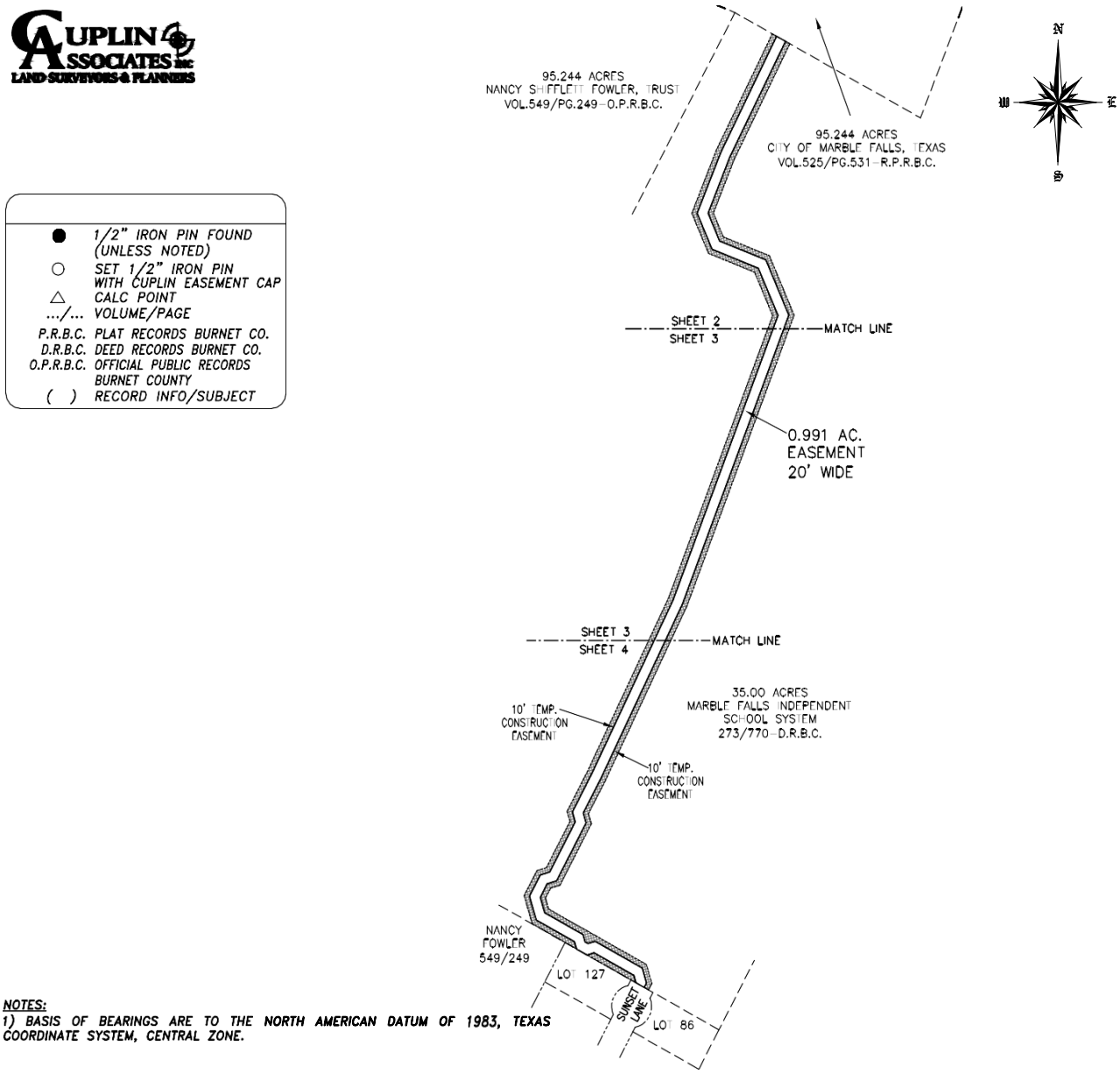
COPYRIGHT:2026 PROFESSIONAL FIRM NO: 10126900

SCALE 1" = 100'

0 50 100

2
1

CUPLIN & ASSOCIATES inc
LAND SURVEYORS & PLANNERS



NOTES:
*1) BASIS OF BEARINGS ARE TO THE **NORTH AMERICAN DATUM OF 1983, TEXAS** COORDINATE SYSTEM, CENTRAL ZONE.*

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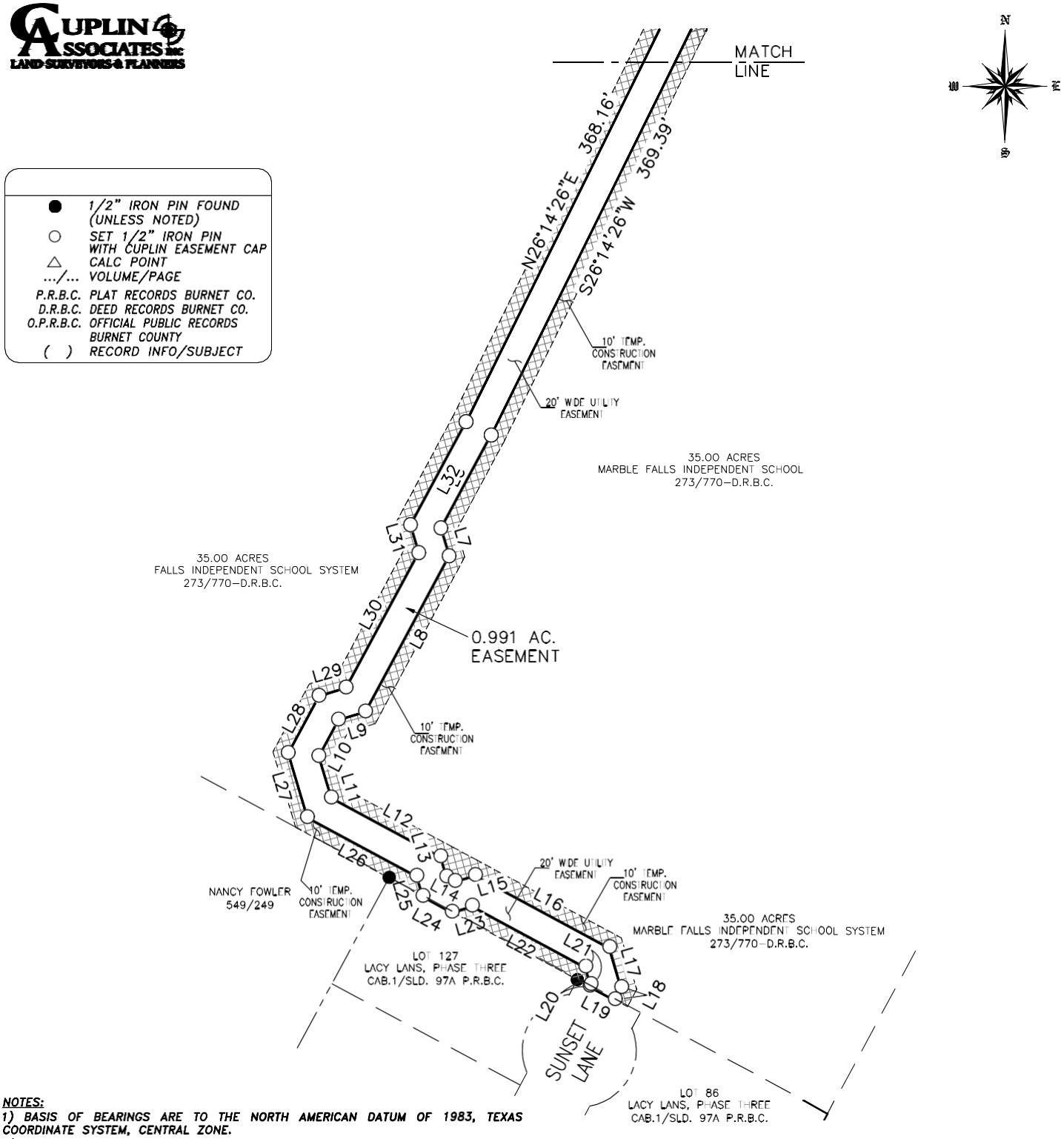
I HEREBY CERTIFY EXCLUSIVELY TO THE CITY OF MARBLE FALLS, TEXAS THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2026, CUPLIN & ASSOCIATES, INC. .

K.C. LUST, R.P.L.S. NO. 5273 *DATED 5/20/2026*

PROJ NO. 24766
PREPARED FOR: CITY OF MARBLE FALLS
TECH: KCL
APPROVED: K.C. LUST
FILE PATH: PROJECTS 2024\24766\DWG\24766 Easements KCL 5-19-26.dwg
COPYRIGHT:2026 PROFESSIONAL FIRM NO: 10126900

SCALE
0 150 300

CUPLIN ASSOCIATES inc
LAND SURVEYORS & PLANNERS



- 1/2" IRON PIN FOUND (UNLESS NOTED)
- SET 1/2" IRON PIN WITH CUPLIN EASEMENT CAP
- CALC POINT
- .../... VOLUME/PAGE
- P.R.B.C. PLAT RECORDS BURNET CO.
- D.R.B.C. DEED RECORDS BURNET CO.
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET COUNTY
- ( ) RECORD INFO/SUBJECT

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PROJ NO.	24766
PREPARED FOR:	CITY OF MARBLE FALLS
TECH:	KCL
APPROVED:	K.C. LUST
FILE PATH:	PROJECTS 2024\24766\DWG\24766 Easements KCL 5-19-26.dwg

SCALE 0 50 100

COPYRIGHT:2026 PROFESSIONAL FIRM NO: 10126900

CUPLIN & ASSOCIATES, Inc.
land surveyors & planners

Prepared For: City of Marble Falls
Project No. 24766
Date: 05/20/2026

BEING A 20' WIDE 0.991 OF AN ACRE EASEMENT ACROSS A CALLED 35.00 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO MARBLE FALLS INDEPENDENT SCHOOL SYSTEM, RECORDED IN VOLUME 273, PAGE 770, DEED RECORDS OF BURNET COUNTY, TEXAS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2" iron pin set with Cuplin 'Easement' cap sat along the south line of a called 95.244 acre tract described in document to the City of Marble Falls, recorded in Volume 525, Page 531, Real Property Records of Burnet County, Texas, at the northwest corner hereof, WHENCE a 1/2" iron pin found at the northwest corner of said Marble Falls Independent School District bears North 61°42'17" West, a distance of 94.78';

THENCE over and across said Marble Falls ISD Tract, the following courses and distances:

1) South 61°42'17" East, a distance of 20.01' to a 1/2" iron pin set with Cuplin 'Easement' cap;
2) South 26°53'53" West, a distance of 246.10' to a 1/2" iron pin set with Cuplin 'Easement' cap;
3) South 22°14'37" West, a distance of 115.42' to a 1/2" iron pin set with Cuplin 'Easement' cap;
4) South 23°45'23" East, a distance of 57.76' to a 1/2" iron pin set with Cuplin 'Easement' cap;
5) South 68°45'23" East, a distance of 98.99' to a 1/2" iron pin set with Cuplin 'Easement' cap;
6) South 23°45'23" East, a distance of 114.71' to a 1/2" iron pin set with Cuplin 'Easement' cap;
7) South 21°14'19" West, a distance of 588.58' to a 1/2" iron pin set with Cuplin 'Easement' cap;
8) South 26°14'26" West, a distance of 369.39' to a 1/2" iron pin set with Cuplin 'Easement' cap;
9) South 28°15'04" West, a distance of 74.21' to a 1/2" iron pin set with Cuplin 'Easement' cap;
10) South 16°44'56" East, a distance of 19.88' to a 1/2" iron pin set with Cuplin 'Easement' cap;
11) South 28°15'04" West, a distance of 124.56' to a 1/2" iron pin set with Cuplin 'Easement' cap;
12) South 73°15'04" West, a distance of 19.88' to a 1/2" iron pin set with Cuplin 'Easement' cap;
13) South 28°15'04" West, a distance of 29.14' to a 1/2" iron pin set with Cuplin 'Easement' cap;
14) South 16°44'56" East, a distance of 30.45' to a 1/2" iron pin set with Cuplin 'Easement' cap;
15) South 61°44'56" East, a distance of 87.25' to a 1/2" iron pin set with Cuplin 'Easement' cap;
16) South 16°44'56" East, a distance of 14.80' to a 1/2" iron pin set with Cuplin 'Easement' cap;
17) South 61°44'56" East, a distance of 6.72' to a 1/2" iron pin set with Cuplin 'Easement' cap;
18) North 73°15'04" East, a distance of 14.80' to a 1/2" iron pin set with Cuplin 'Easement' cap;
19) South 61°44'56" East, a distance of 106.99' to a 1/2" iron pin set with Cuplin 'Easement' cap;
20) South 16°42'59" East, a distance of 29.49' to a 1/2" iron pin set with Cuplin 'Easement' cap;
21) South 28°20'15" West, a distance of 9.64' to a 1/2" iron pin set with Cuplin 'Easement' cap along the south line of said Marble Falls ISD tract, along the north right-of-way line of Sunset Lane, at the southeast corner hereof;

THENCE, North 61°43'29" West, along the south line of said Marble Falls ISD tract, and the north right-of-way line of said Sunset Lane, a distance of 20.00' to a 1/2" iron pin set with Cuplin 'Easement' cap;

THENCE over and across said Marble Falls ISD tract the following courses and distances:

1) North 28°27'58" East, a distance of 1.36' to a 1/2" iron pin set with Cuplin 'Easement' cap;
2) North 16°42'59" West, a distance of 12.91' to a 1/2" iron pin set with Cuplin 'Easement' cap;
3) North 61°44'56" West, a distance of 90.42' to a 1/2" iron pin set with Cuplin 'Easement' cap;
4) South 73°15'04" West, a distance of 14.80' to a 1/2" iron pin set with Cuplin 'Easement' cap along the north line of Lot 127, Lacy Lans, Phase Three, a subdivision in Marble Falls, recorded in Cabinet 1, Slide 97A, Plat Records of Burnet County, Texas;

THENCE North 61°44'56" West, along the north line of said Lot 127, and a south line hereof, a distance of 23.28' to a 1/2" iron pin set with Cuplin 'Easement' cap;

Prepared For: City of Marble Falls
Project No. 24766
Date: 05/20/2026

THENCE over and across said Marble Falls ISD tract the following courses and distances:

1) North 16°44'56" West, a distance of 14.80' to a 1/2" iron pin set with Cuplin 'Easement' cap;
2) North 61°44'56" West, a distance of 87.25' to a 1/2" iron pin set with Cuplin 'Easement' cap;
3) North 16°44'56" West, a distance of 47.02' to a 1/2" iron pin set with Cuplin 'Easement' cap;
4) North 28°15'04" East, a distance of 45.71' to a 1/2" iron pin set with Cuplin 'Easement' cap;
5) North 73°15'04" East, a distance of 19.88' to a 1/2" iron pin set with Cuplin 'Easement' cap;
6) North 28°15'04" East, a distance of 107.99' to a 1/2" iron pin set with Cuplin 'Easement' cap;
7) North 16°44'56" West, a distance of 19.88' to a 1/2" iron pin set with Cuplin 'Easement' cap;
8) North 28°15'04" East, a distance of 82.14' to a 1/2" iron pin set with Cuplin 'Easement' cap;
9) North 26°14'26" East, a distance of 368.16' to a 1/2" iron pin set with Cuplin 'Easement' cap;
10) North 21°14'19" East, a distance of 579.42' to a 1/2" iron pin set with Cuplin 'Easement' cap;
11) North 23°45'23" West, a distance of 98.15' to a 1/2" iron pin set with Cuplin 'Easement' cap;
12) North 68°45'23" West, a distance of 98.99' to a 1/2" iron pin set with Cuplin 'Easement' cap;
13) North 23°45'23" West, a distance of 74.53' to a 1/2" iron pin set with Cuplin 'Easement' cap;
14) North 22°14'37" East, a distance of 124.73' to a 1/2" iron pin set with Cuplin 'Easement' cap;
15) North 26°53'53" East, a distance of 247.39' to the **POINT OF BEGINNING**, containing 0.991 acres, more or less, said easement also subject to the temporary construction easement as shown on plat of even date to accompany this legal description.

I HEREBY CERTIFY TO THE CITY OF MARBLE FALLS 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 2026, CUPLIN & ASSOCIATES, INC. ©. BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE. A PLAT OF SURVEY OF EVEN DATE WAS PREPARED AND IS INTENDED TO ACCOMPANY THE ABOVE DESCRIBED TRACT OF LAND.

Dated: 05/20/2026

K.C. LUST
Registered Professional Land Surveyor No. 5273

