

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 SANITARY SEWER EASEMENT**

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

That, **Burleson 4A Economic Development Corporation**, of the County of Johnson, 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 utility facilities, and all necessary appurtenances thereto, in, into, upon, over, across and under that land in Johnson County Texas, described on Exhibit "A" and depicted on Exhibit "B", 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.

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 _____, 2026

GRANTOR:

Name (Signature)

Name (Print)

Title

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 _____, 2026.

Notary Public in and for the
State of Texas

My Commission Expires:

Type or Print Notary's Name

LEGAL DESCRIPTION

SANITARY SEWER EASEMENT

BEING a 0.0501 acre (2,183 square foot) tract of land situated in the Dennis Dykes Survey, Abstract No. 229, City of Johnson, Johnson County, Texas and being a portion of a called 92.304 acre tract of land described in the Special Warranty Deed to Burleson 4A Economic Corporation recorded in Document No. 2021-21498 of the Official Public Records of Johnson County, Texas, said 0.0501 acre (2,183 square foot) tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a point 5/8-inch iron rod with cap stamped "KHA" set for the north corner of a tract of land described as Tract 2 in the Contribution Deed to AP-Groundwork Venture, LLC recorded in Instrument No. 2024-17246 of said Official Public Records of Johnson County, Texas and the west corner of a called 14.278 acre tract of land described in the Special Warranty Deed to Burleson 4A Economic Development recorded in Instrument No. 2021-22172 of said Official Public Records of Johnson County, Texas, said 5/8-inch iron rod with cap stamped "KHA" also being in the southeast right-of-way line of Farm-To-Market Road No. 1902 (FM 1902) (80 foot right-of-way); **THENCE** South 44°46'54" East, with the northeast line of said Tract 2 and the southwest line of said 14.278 acre tract of land, passing at a distance of 70.18 feet the south corner of said 14.278 acre tract of land and the west corner of said 92.304 acre tract of land, in all, a distance of 296.34 feet to the **POINT OF BEGINNING** of the herein described 0.0501 acre (2,183 square foot) tract of land;

THENCE North 45°15'05" East, departing the southwest line of said 92.304 acre tract of land, a distance of 108.58 feet to a point for corner in the southwest line of an existing 20' sanitary sewer easement;

THENCE South 48°45'54" East, with the southwest line of said 20' sanitary sewer easement, a distance of 20.05 feet to a point for corner;

THENCE South 45°15'05" West, departing the southwest line of said 20' sanitary sewer easement, a distance of 109.97 feet to a point for corner in the southwest line of said 92.304 acre tract of land and the northeast line of said Tract 2 from which a 1/2-inch iron rod found for the south corner of said 92.304 acre tract of land and the east corner of said Tract 2 bears South 44°46'54" East, a distance of 1,777.75 feet;

THENCE North 44°46'54" West, with the southwest line of said 92.304 acre tract of land and the northeast line of said Tract 2, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 2,183 square feet or 0.0501 acres of land.

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202) with an applied combined scale factor of 1.00012.

A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.


MICHAEL CLEO BILLINGSLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6558
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
michael.billingsley@kimley-horn.com



SANITARY SEWER EASEMENT
DENNIS DYKES SURVEY, ABSTRACT No. 229
JOHNSON COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511
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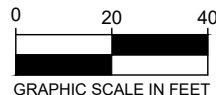
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	BSG	MCB	4/21/2026	069276715	1 OF 2

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRF = IRON ROD FOUND

DENNIS DYKES SURVEY - ABST. NO. 229

BURLESON 4A ECONOMIC
DEVELOPMENT CORPORATION
(INST. NO. 2021-21498)



EXISTING 20' SANITARY
SEWER EASEMENT

**SANITARY SEWER
EASEMENT
0.0502 ACRES
2,186 SQ. FT.**

SINCLAIR PIPELINE
COMPANY EASEMENT
VOL. 406, PG. 194, D.R.J.C.T.

BURLESON 4A ECONOMIC
DEVELOPMENT CORPORATION
(INST. NO. 2021-22172)

BURLESON DEVELOPMENT, INC.
(INST. NO. 2017-24891)

70.18'

P.O.C.
IRSC

P.O.B.

20' TEXAS MIDSTREAM GAS
SERVICES LLC EASEMENT
(VOL. 4439, PG. 387)

PORTION OF
AP-GROUNDWORK VENTURE,
LLC (INST. NO. 2024-17246)

PART OF TRACTS 1, 2 & 9
JAMES CLIFTON ARMSTRONG
(VOL. 2060, PG. 282)

1/2" IRF

FM ROAD NO. 1902
(AN 88-0001 UNDER RIGHT-OF-WAY)

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202) with an applied combined scale factor of 1.00012.

A metes and bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the easement tract.

MICHAEL CLEO BILLINGSLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6558
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LINE TABLE

NO.	BEARING	LENGTH
L1	S44°46'54"E	296.34'
L2	S48°45'54"E	20.05'
L3	S44°46'54"E	1777.75'
L4	N44°46'54"W	20.00'

SANITARY SEWER EASEMENT
DENNIS DYKES SURVEY, ABSTRACT No. 229
JOHNSON COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	BSG	MCB	4/21/2026	069276715	2 OF 2