

**EXHIBIT A**  
**Legal Description of Easements**

**Parcel 1**  
**Waterline Easement**

## EXHIBIT "A"

### "15' WATER EASEMENT"

**BEING** 0.298 of an acre of land, situated in the S.M. Blair Survey, Abstract No. 65, also situated in the Buffalo Bayou, Brazos & Colorado Railroad Company Survey, Abstract No. 86, City of Burleson, Johnson County, Texas, and being a portion of that certain tract of land conveyed to Shannon Creek Apartments II, LLC, according to the deed filed in Instrument No. 2018-33461, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod with cap stamped "2KC RPLS 5131", found at the most westerly corner of said Shannon Creek Apartments tract, also being the intersection of the east line of the BNSF Railroad (variable width) and the northeast line of Hulen Street (variable width), from which a 5/8 inch iron rod, found in the southwest line of said Shannon Creek Apartments tract, also being in the northeast line of said Hulen Street bears S 45°21'05" E, a distance of 684.21 feet;

**THENCE** N 62°20'18" E, leaving the southwest line of said Shannon Creek Apartments tract and the northeast line of said Hulen Street, passing over and across said Shannon Creek Apartments tract, a distance of 50.30 feet to a 3/8 inch iron rod set with cap stamped "TNP INC ESMT" (hereinafter all 3/8 inch iron rods set are marked the same), also being a corner in the east line of a 10' water line easement, as recorded in Volume 3316, Page 934, D.R.J.C.T., and also being the **POINT OF BEGINNING** of the hereinafter described tract of land;

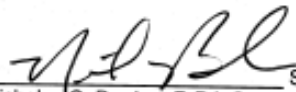
**THENCE** continuing over and across said Shannon Creek Apartments tract, the following courses and distances;

N 09°39'27" E, along the east line of said 10' water line easement, a distance of 18.38 feet to a 3/8 inch iron rod set;

S 45°02'51" E, leaving the east line of said 10' water line easement, a distance of 869.35 feet to a 3/8 inch iron rod set in the northwest line of a City of Burleson 15' water line easement, as recorded in Volume 3377, Page 582, D.R.J.C.T.;

S 45°28'56" W, along the northwest line of said City of Burleson 15' water line easement, a distance of 15.00 feet to a 3/8 inch iron rod set at the intersection of the northwest line of said City of Burleson 15' water line easement and the northeast line of said 10' water line easement;

N 45°02'51" W, along the northeast line of said 10' water line easement, a distance of 858.60 feet to the **POINT OF BEGINNING** and containing 12,962 square feet or 0.298 of an acre of land.

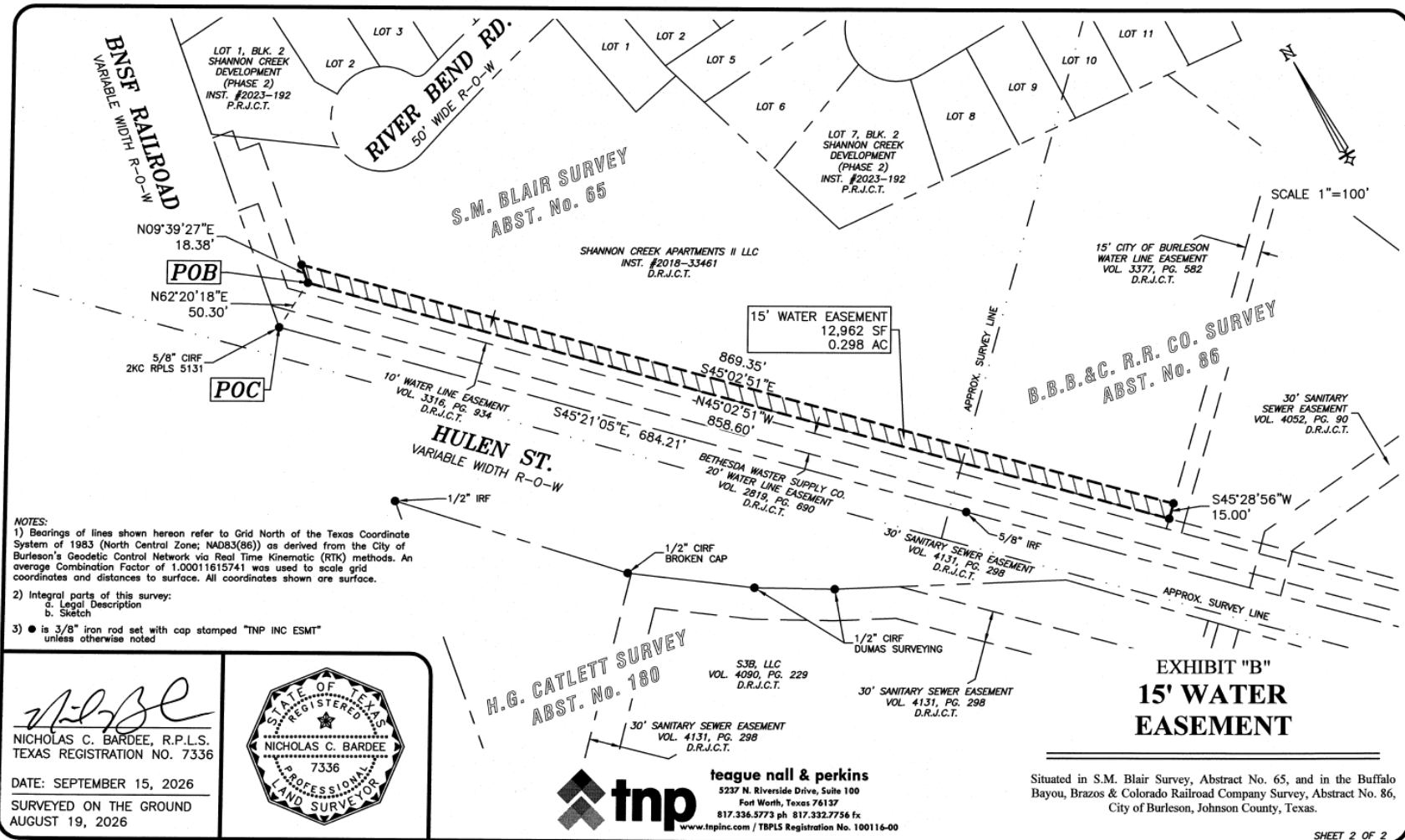
  
September 15, 2026  
Nicholas C. Bardee, R.P.L.S.  
Texas Registration No. 7336



Surveyed on the ground August 19, 2026

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:  
a. Legal Description  
b. Sketch



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SHEET 2 OF 2



**Parcel 2**  
**Right-Of-Way Dedication**

**EXHIBIT "A"**

**"RIGHT-OF-WAY DEDICATION"**

**BEING** 0.750 of an acre of land, situated in the Buffalo Bayou, Brazos & Colorado Railroad Company Survey, Abstract No. 86, City of Burleson, Johnson County, Texas, and being a portion of that certain tract of land conveyed to 1948, LLC, Tract 1, according to the deed filed in Instrument No. 2021-6701, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "Fulton Surveying", found at the most easterly corner of said 1948, LLC Tract 1, also being the most westerly southwest corner of Lot 14, Block 2, Shannon Creek, Phase One, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 009, Page 647, Plat Records of Johnson County, Texas (P.R.J.C.T.), and being in the northeast Right-of-Way (R-O-W) line of Hulen Street (variable width), from which a 1/2 inch iron rod with cap stamped "GST" found at the northwest corner of Lot 14, also being the southwest corner of Lot 15, of said Block 2, Shannon Creek, Phase One, bears N 06°13'54" E, a distance of 75.53 feet;

**THENCE** S 44°36'37" W, along the southeast line of said 1948, LLC Tract 1, and northeast R-O-W line of said Hulen Street, a distance of 34.94 feet to the most southerly corner of said 1948, LLC Tract 1, also being a re-entrant corner of the northeast R-O-W line of said Hulen Street;

**THENCE** N 45°11'06" W, along the southwest line of said 1948, LLC Tract 1, and northeast R-O-W line of said Hulen Street, a distance of 525.01 feet to the most westerly corner of said 1948, LLC Tract 1, also being the intersection of the northeast R-O-W line of said Hulen Street, with the southeast R-O-W line of Candler Drive (variable width);

**THENCE** along the northwest line of said 1948, LLC Tract 1, and southeast R-O-W line of said Candler Drive, the following courses and distances;

N 44°48'54" E, a distance of 35.00 feet;

N 00°11'06" W, a distance of 28.46 feet;

N 44°48'38" E, a distance of 42.39 feet to a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same);

**THENCE** leaving the northwest line of said 1948, LLC Tract 1 and the southeast R-O-W line of said Candler Drive, passing over and across said 1948, LLC Tract 1, the following courses and distances;

S 00°05'49" E, a distance of 28.33 feet to a 5/8 inch iron rod set;

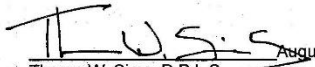
S 45°00'16" E, a distance of 111.12 feet to a 5/8 inch iron rod set at the beginning of curve to the right whose radius is 282.11 feet, and whose long chord bears S 38°05'42" E, a distance of 57.16 feet;

Along said curve in a southeasterly direction, through a central angle of 11°37'44", an arc length of 57.26 feet to a 5/8 inch iron rod set at the beginning of a reverse curve to the left whose radius is 217.89 feet, and whose long chord bears S 38°03'25" E, a distance of 43.86 feet;

Along said curve in a southeasterly direction, through a central angle of 11°33'10", an arc length of 43.93 feet to a 5/8 inch iron rod set at the beginning of a reverse curve to the right whose radius is 1,074.61 feet, and whose long chord bears S 41°31'10" E, a distance of 91.19 feet;

Along said curve in a southeasterly direction, through a central angle of 4°51'49", an arc length of 91.22 feet to a 5/8 inch iron rod set;

**THENCE** S 39°04'30" E, a distance of 223.92 feet to the **POINT OF BEGINNING** and containing 32,661 square feet or 0.750 of an acre of land.

  
Theron W. Sims, R.P.L.S.  
Texas Registration No. 5887

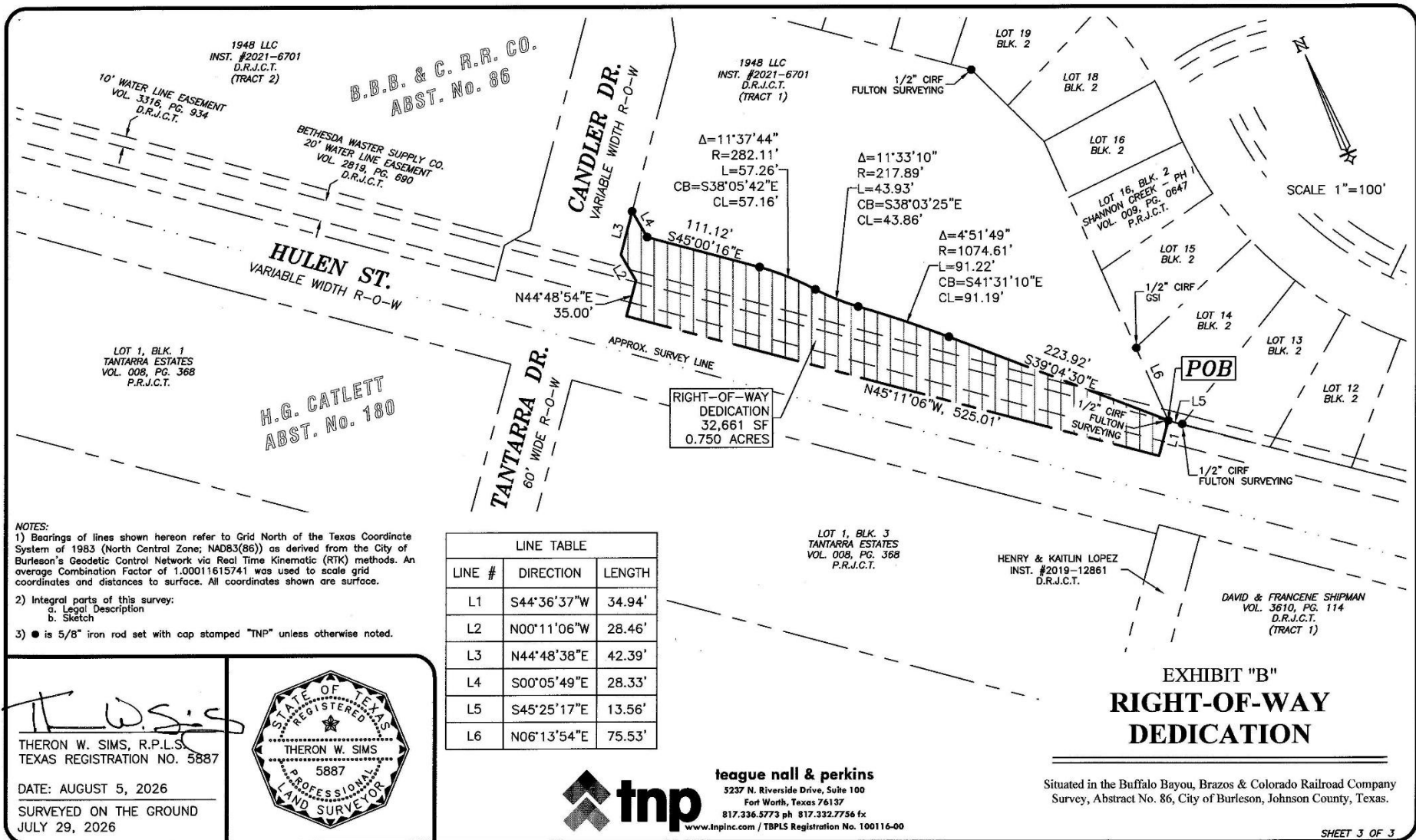
August 5, 2026



Surveyed on the ground July 29, 2026

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:
- a. Legal Description
  - b. Sketch



**Parcel 3**  
**Right-Of-Way Dedication**

**EXHIBIT "A"**

**"RIGHT-OF-WAY DEDICATION"**

**BEING** 0.792 of an acre of land, situated in the Buffalo Bayou, Brazos & Colorado Railroad Company Survey, Abstract No. 86, City of Burleson, Johnson County, Texas, and being a portion of that certain tract of land conveyed to 1948, LLC, Tract 2, according to the deed filed in Instrument No. 2021-6701, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod with cap stamped "2KC RPLS 5131", found at the most westerly corner of said 1948, LLC Tract 2, also being the most southerly corner of a remainder of that certain tract of land conveyed to Shannon Creek Apartments II LLC, according to the deed filed in Instrument No. 2018-33461, D.R.J.C.T., and being in the northeast Right-of-Way (R-O-W) line of Hulen Street (variable width);

**THENCE** N 52°21'21" E, along the northwest line of said 1948, LLC Tract 2, and southeast line of said Shannon Creek Apartments II LLC tract, a distance of 52.79 feet to a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same);

**THENCE** passing over and across said 1948, LLC Tract 2, the following courses and distances;

S 45°14'56" E, a distance of 631.45 feet to a 5/8 inch iron rod set;

N 89°46'24" E, a distance of 42.44 feet to a 5/8 inch iron rod set in the southeast line of said 1948, LLC Tract 2, also being in the northwest R-O-W line of Candler Drive (variable width);

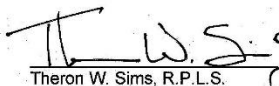
**THENCE** along the southeast line of said 1948, LLC Tract 2, and northwest R-O-W line of said Candler Drive, the following courses and distances;

S 44°47'44" W, a distance of 27.85 feet;

S 89°47'44" W, a distance of 28.28 feet;

S 44°47'44" W, a distance of 35.00 feet to the intersection of the northwest R-O-W line of said Candler Drive, with the northeast R-O-W line of said Hulen Street;

**THENCE** N 45°12'16" W, along the southwest line of said 1948, LLC Tract 2, and northeast R-O-W line of said Hulen Street, a distance of 648.40 feet to the **POINT OF BEGINNING** and containing 34,515 square feet or 0.792 of an acre of land.

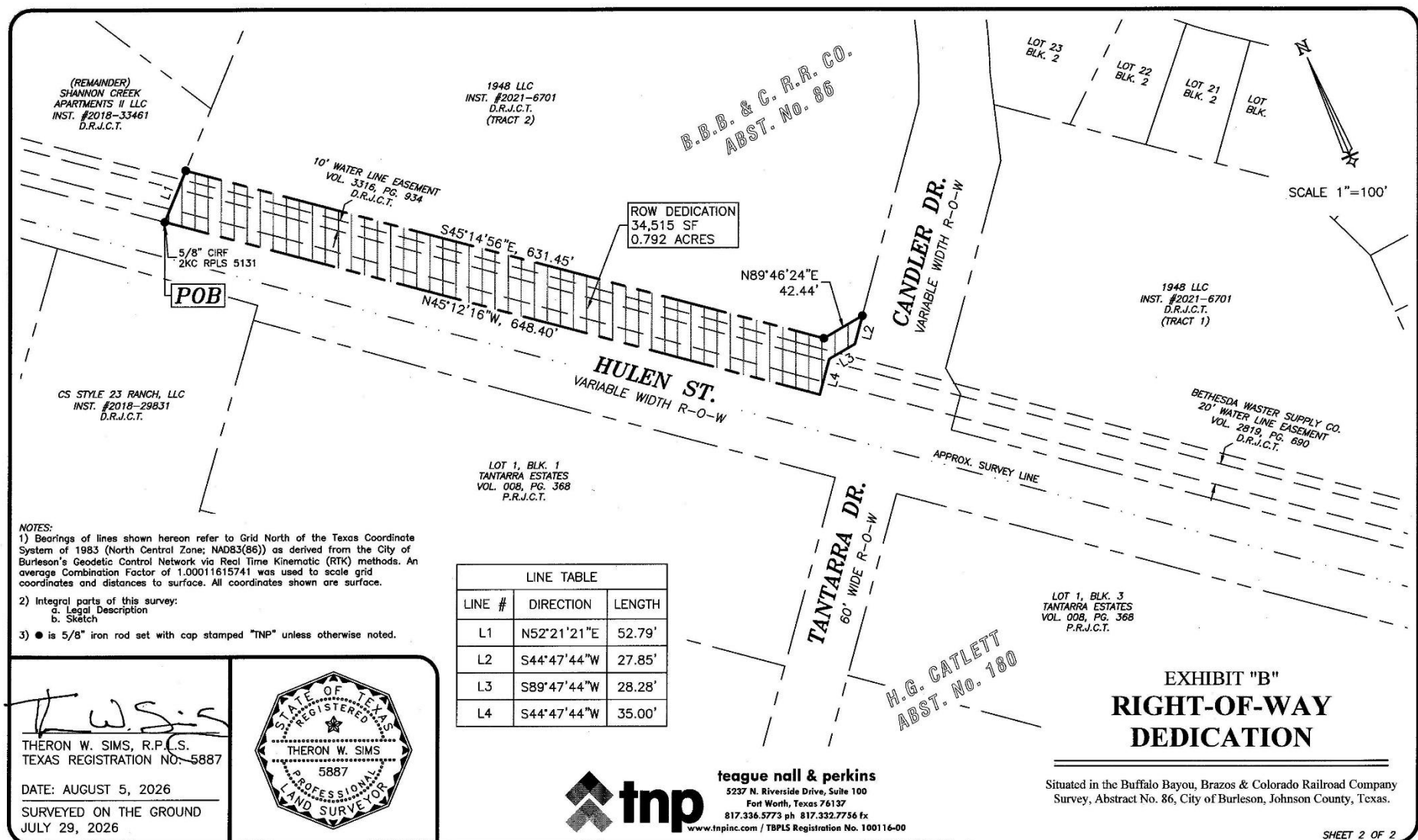
  
Theron W. Sims, R.P.L.S.  
Texas Registration No. 5887  
August 5, 2026



Surveyed on the ground July 29, 2026.

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:
- Legal Description
  - Sketch



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**Parcel 19**  
**Sidewalk Easement**



**EXHIBIT "A"**

**"SIDEWALK EASEMENT"**

**BEING** 25 square feet of land, being a portion of Lot 1, Block 2, Shannon Creek, Phase 1, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 009, Page 0647, Plat Records of Johnson County, Texas (P.R.J.C.T.), and being a portion of that certain tract of land conveyed to Marin Rebollero and Macrina Rebollero, according to the deed filed in Instrument No. 2007-38044, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod with cap stamped "FULTON SURVEYING", found at the west corner of said Lot 1, also being the south corner of Lot 2, of said Block 2, Shannon Creek, Phase 1, and being in the northeast Right-of-Way (R-O-W) line of Hulén Street (variable width), from which a 1/2 inch iron rod with cap stamped "FULTON SURVEYING", found at the west corner of said Lot 2, also being the south corner of Lot 3, of said Block 2, bears N 45°10'20" W, a distance of 60.00 feet;

**THENCE** S 45°10'20" E, along the southwest line of said Lot 1, and along the northeast R-O-W line of said Hulén Street, a distance of 54.99 feet to the most southerly southwest corner of said Lot 1, also being the intersection of the northeast R-O-W line of said Hulén Street, with the northwesterly R-O-W line of Potomac Drive (variable width);

**THENCE** N 89°52'28" E, along the south line of said Lot 1, and along the northwesterly R-O-W line of said Potomac Drive, a distance of 21.23 feet to the most southerly southeast corner of said Lot 1, in the northwesterly R-O-W line of said Potomac Drive;

**THENCE** N 44°55'17" E, along the southeast line of said Lot 1, and along the northwesterly R-O-W line of said Potomac Drive, a distance of 1.90 feet to a 3/8 inch iron rod with cap stamped "TNP INC ESMT" set for the **POINT OF BEGINNING** of the hereinafter described tract of land;

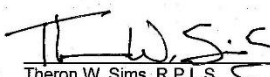
**THENCE** leaving the southeast line of said Lot 1 and the northwest R-O-W line of said Candler Drive, passing over and across said Lot 1, the following courses and distances;

N 45°04'43" W, a distance of 5.00 feet;

N 44°55'17" E, a distance of 5.00 feet;

S 45°04'43" E, a distance of 5.00 feet to an "X" cut in concrete in the southeast line of said Lot 1, also being in the northwesterly R-O-W line of said Potomac Drive;

**THENCE** S 44°55'17" W, along the southeast line of said Lot 1, and along the northwesterly R-O-W line of said Potomac Drive, a distance of 5.00 feet to the **POINT OF BEGINNING** and containing 25 square feet of land.

  
Theron W. Sims, R.P.L.S.  
Texas Registration No. 5887  
Surveyed on the ground July 29, 2026



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2. Integral parts of this survey:  
a. Legal Description      b. Sketch

Sheet 1 of 2  
BUR 23036



**Parcel 28**  
**Right-Of-Way Dedication**

**EXHIBIT "A"**  
**"VARIABLE WIDTH ROW DEDICATION"**

**BEING** 0.228 of an acre of land, situated in the Joshua Minett Survey, Abstract No. 548, City of Burleson, Johnson County, Texas, and being a portion of the remainder of that certain tract of land conveyed to Country Place Village I, L.P., according to the deed filed in Instrument No. 2016-7339, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "BARRON STARK" found at the most easterly corner of said Country Place Village remainder tract, also being the most southerly corner of that certain tract of land conveyed to the City of Burleson, as filed in Instrument No. 2026-22733, D.R.J.C.T., and also being in the northwest line of the remainder of that certain tract of land conveyed to Nella Group LLC, Tract 2, according to Instrument No. 201200001440, D.R.J.C.T.;

**THENCE** S 70°12'35" W, along the southeast line of said Country Place Village remainder tract, and along the northwest line of said Nella Group remainder tract, a distance of 16.96 feet;

**THENCE** S 47°53'50" W, continuing along the southeast line of said Country Place Village remainder tract, and along the northwest line of said Nella Group remainder tract, at a distance of 26.26 feet, passing a 1/2 inch iron rod found with cap stamped "C.F. STARK 5084", in all, a distance of 31.39 feet;

**THENCE** S 61°08'43" W, continuing along the southeast line of said Country Place Village remainder tract, and along the northwest line of said Nella Group remainder tract, a distance of 10.96 feet to the most southerly corner of said Country Place Village remainder tract, also being the most westerly corner of said Nella Group remainder tract, and also being in the northwest line of Hulen Street (a variable width right-of-way);

**THENCE** along the southwest line of said Country Place Village remainder tract, and along the northeast line of said Hulen Street, the following courses and distances:

N 46°02'36" W, a distance of 8.92 feet to a 1/2 inch iron rod found;

N 35°55'16" E, a distance of 16.43 feet;

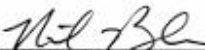
N 45°18'31" W, a distance of 186.27 feet to a 1/2 inch iron rod found;

N 40°35'11" W, a distance of 104.28 feet to the most westerly corner of said County Place remainder tract;

**THENCE** S 70°44'40" E, along the northwest line of said Country Place remainder tract, and continuing along the northeast line of said Hulen Street, a distance of 51.02 feet to a 5/8 inch iron rod set with cap stamped "TNP" at the most northerly northeast corner of said Country Place remainder tract, also being the most westerly corner of said City of Burleson tract, from which a 1/2 inch iron rod found with cap stamped "PACHECHO KOCH" bears S 72°26'09" E, a distance of 8.26 feet;

**THENCE** S 47°16'21" E, along the northeast line of said County Place remainder tract, and along the southwest line of said City of Burleson tract, a distance of 22.72 feet;

**THENCE** S 45°35'19" E, continuing along the northeast line of said County Place remainder tract, and along the southwest line of said City of Burleson tract, a distance of 245.20 feet to the **POINT OF BEGINNING** and containing 9,950 square feet or 0.228 acres of land.

  
Nicholas C. Bardee, R.P.L.S.  
Texas Registration No. 7336

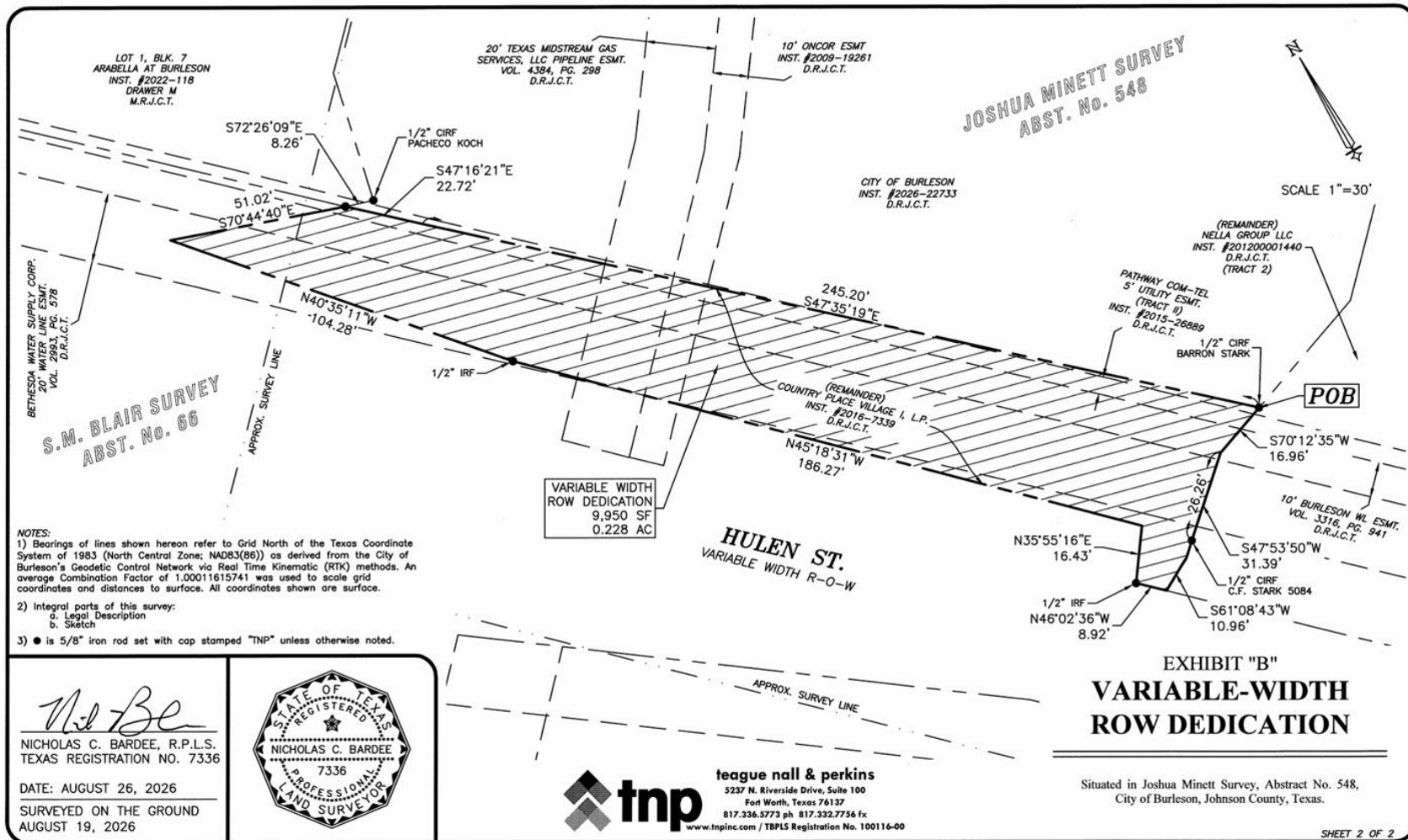
Surveyed on the ground August 19, 2026



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2. Integral parts of this survey:    a. Legal Description    b. Sketch

Sheet 1 of 2  
BUR 23036



**Parcel 29**  
**Right-Of-Way Dedication**

**EXHIBIT "A"**

**"VARIABLE WIDTH  
RIGHT-OF-WAY DEDICATION"**

**BEING** 1.140 acres of land, situated in the Joshua Minett Survey, Abstract No. 548, City of Burleson, Johnson County, Texas, and being a portion of that certain tract of land conveyed to Nella Group LLC, Tract 2, according to the deed filed in Instrument No. 201200001440, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found at the west corner of said Nella Group LLC Tract 2, also being in the northeast Right-of-Way (R-O-W) line of Hulen Street (variable width), from which a 1/2 inch iron rod with a broken cap, found in the southwest line of the remainder of a tract of land conveyed to Country Place Village I, L.P., according to the deed filed in Instrument No. 2016-7339, D.R.J.C.T., also being in the northeast R-O-W line of said Hulen Street, bears N 35°55'16" E, along the northwest line of said Nella Group LLC Tract 2, and along the northeast R-O-W line of said Hulen Street, a distance of 16.43 feet to the south corner of said Country Place Village I remainder tract, and N 45°18'31" W, along the northeast R-O-W line of said Hulen Street, and southwest line of said Country Place Village I remainder tract, a distance of 186.27 feet to said 1/2 inch iron rod with a broken cap;

**THENCE** N 35°55'16" E, along the northwest line of said Nella Group LLC Tract 2, and along the northeast R-O-W line of said Hulen Street, a distance of 12.99 feet to a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same);

**THENCE** passing over and across said Nella Group LLC Tract 2, the following courses and distances;

S 45°38'31" E, a distance of 151.70 feet to a 5/8 inch iron rod set at the beginning of curve to the left whose radius is 935.00 feet, and whose long chord bears S 50°44'40" E, a distance of 166.57 feet;

Along said curve in a southeasterly direction, through a central angle of 10°13'15", an arc length of 166.79 feet to a 5/8 inch iron rod set at the end of said curve;

S 55°50'48" E, a distance of 284.33 feet to a 5/8 inch iron rod set at the beginning of curve to the right whose radius is 1071.00 feet, and whose long chord bears S 50°57'04" E, a distance of 182.79 feet;

Along said curve in a southeasterly direction, through a central angle of 09°47'27", an arc length of 183.02 feet to a 5/8 inch iron rod set at the end of said curve;

S 46°03'58" E, a distance of 131.25 feet to a 5/8 inch iron rod set;

N 80°00'56" E, a distance of 92.38 feet to a 5/8 inch iron rod set in the southeasterly line of said Nella Group LLC Tract 2, also being in the northwesterly R-O-W line of Wilshire Boulevard (160' in width);

**THENCE** S 35°00'56" W, along the southeasterly line of said Nella Group LLC Tract 2, and northwesterly R-O-W line of said Wilshire Boulevard, a distance of 65.26 feet to a leaning concrete TxDot monument found at the most southerly southeast corner of said Nella Group LLC Tract 2;

**THENCE** S 83°32'35" W, continuing along the southerly line of said Nella Group LLC Tract 2, and the northwesterly R-O-W line of said Wilshire Boulevard, a distance of 129.45 feet to a leaning concrete TxDot monument found at the most southerly southwest corner of said Nella Group LLC Tract 2, also being the intersection of the northwesterly R-O-W line of said Wilshire Boulevard, with the northeast R-O-W line of said Hulen Street;

**THENCE** N 46°02'36" W, along the southwesterly line of said Nella Group LLC Tract 2, and northeasterly R-O-W line of said Hulen Street, a distance of 891.47 feet to the **POINT OF BEGINNING** and containing 49,675 square feet or 1.140 acres of land.

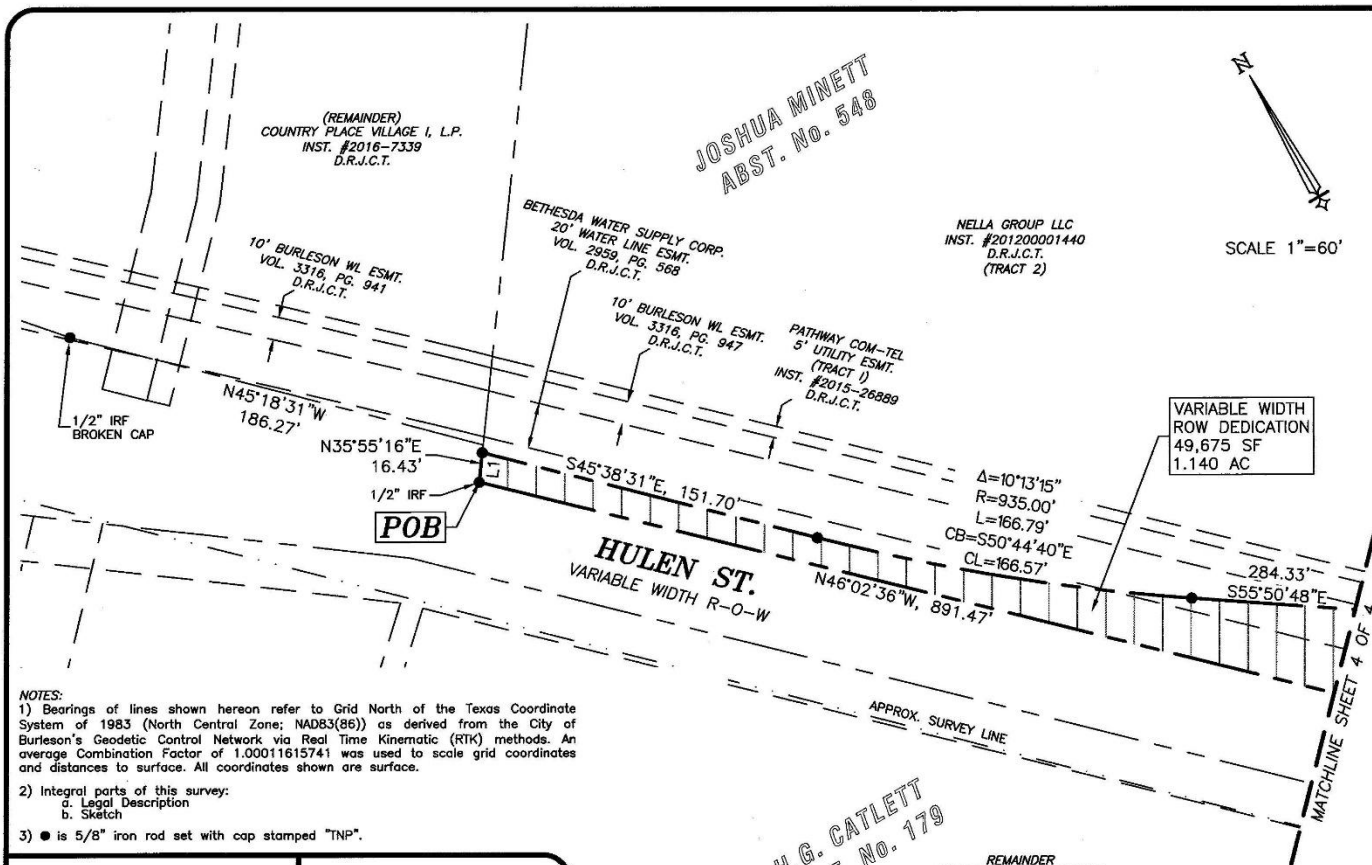
  
Theron W. Sims, R.P.L.S.  
Texas Registration No. 5887



Surveyed on the ground July 29, 2026

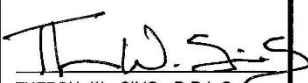
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2. Integral parts of this survey:
  - a. Legal Description
  - b. Sketch





**NOTES:**

- 1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.
- 2) Integral parts of this survey:
  - a. Legal Description
  - b. Sketch
- 3) ● is 5/8" iron rod set with cap stamped "TNP".

  
 THERON W. SIMS, R.P.L.S.  
 TEXAS REGISTRATION NO. 5887  
 DATE: AUGUST 5, 2026  
 SURVEYED ON THE GROUND  
 JULY 29, 2026



H.G. CATLETT  
 ABST. No. 179



**teague nall & perkins**  
 5237 N. Riverside Drive, Suite 100  
 Fort Worth, Texas 76137  
 817.336.5773 ph 817.332.7756 fx  
 www.tnpinc.com / TBPLS Registration No. 100116-00

REMAINDER  
 VICTOR & GLORIA TORRES  
 VOL. 4080, PG. 674  
 D.R.J.C.T.

## EXHIBIT "B" VARIABLE WIDTH ROW DEDICATION

Situated in the Joshua Minett Survey, Abstract No. 548,  
 City of Burleson, Johnson County, Texas.

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE #     | DIRECTION   | LENGTH |
| L1         | N35°55'16"E | 12.99' |

SHEET 3 OF 4

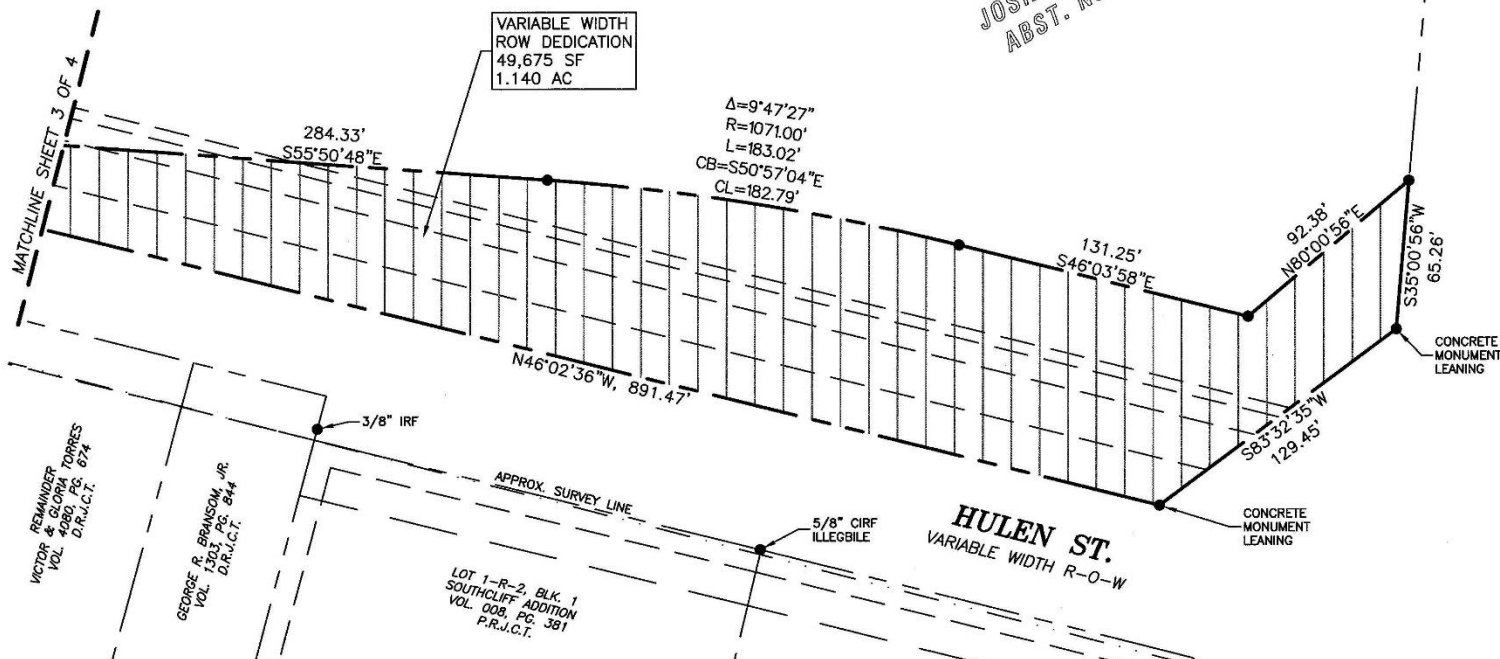
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NELLA GROUP LLC  
INST. #201200001440  
D.R.J.C.T.  
(TRACT 2)

JOSHUA MINETT  
ABST. No. 548

VARIABLE WIDTH  
ROW DEDICATION  
49,675 SF  
1.140 AC

SCALE 1"=60'



- NOTES:
- 1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.
  - 2) Integral parts of this survey:
    - a. Legal Description
    - b. Sketch
  - 3) ● is 5/8" iron rod set with cap stamped "TNP".

DATE: AUGUST 5, 2026  
SURVEYED ON THE GROUND  
JULY 29, 2026

**tnp**  
teague nall & perkins  
5237 N. Riverside Drive, Suite 100  
Fort Worth, Texas 76137  
817.336.5773 ph 817.332.7756 fx  
www.tnpinc.com / TBPLS Registration No. 100116-00

EXHIBIT "B"  
**VARIABLE WIDTH  
ROW DEDICATION**

Situated in the Joshua Minett Survey, Abstract No. 548,  
City of Burleson, Johnson County, Texas.

SHEET 4 OF 4

T:\Projects\BUR23036\Sur-C3D\cad\survey\Easements\Nella Group LLC\_49,672 SF\_ROW Dedication.dwg

**Parcel 29**  
**Temporary Grading Easement**

**EXHIBIT "A"**

**"TEMPORARY GRADING EASEMENTS"**

**BEING** 0.343 of an acre of land, in two parts, situated in the Joshua Minett Survey, Abstract No. 548, City of Burleson, Johnson County, Texas, and being a portion of that certain tract of land conveyed to Nella Group LLC, Tract 2, according to the deed filed in Instrument No. 201200001440, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**Part 1**

**BEING** 0.342 of an acre of land situated in the Joshua Minett Survey, Abstract No. 548, City of Burleson, Johnson County, Texas, and being a portion of that certain tract of land conveyed to Nella Group LLC, Tract 2, according to the deed filed in Instrument No. 201200001440, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found at the west corner of said Nella Group LLC Tract 2, also being in the northeast Right-of-Way (R-O-W) line of Hulen Street (variable width), from which a 1/2 inch iron rod with a broken cap, found in the southwest line of the remainder of a tract of land conveyed to Country Place Village I, L.P., according to the deed filed in Instrument No. 2016-7339, D.R.J.C.T., also being in the northeast R-O-W line of said Hulen Street, bears N 35°55'16" E, along the northwest line of said Nella Group LLC Tract 2, and along the northeast R-O-W line of said Hulen Street, a distance of 16.43 feet to the south corner of said Country Place Village I remainder tract, and N 45°18'31" W, along the northeast R-O-W line of said Hulen Street, and southwest line of said Country Place Village I remainder tract, a distance of 186.27 feet to said 1/2 inch iron rod with a broken cap;

**THENCE** N 35°55'16" E, along the northwest line of said Nella Group LLC Tract 2, and northeast R-O-W line of said Hulen Street, a distance of 12.99 feet;

**THENCE** S 45°38'31" E, passing over and across said Nella Group LLC Tract 2, a distance of 40.98 feet to a 3/8 inch iron rod set with cap stamped "TNP INC ESMT" (hereinafter all 3/8 inch iron rods set are marked the same) for the **POINT OF BEGINNING** of the hereinafter described tract of land, and being the beginning of a non-tangent curve to the left whose radius is 34.02 feet, and whose long chord bears N 10°18'39" E, a distance of 35.81 feet;

**THENCE** continuing over and across said Nella Group LLC Tract 2, the following courses and distances;

Along said curve in a northeasterly direction, through a central angle of 63°30'32", an arc length of 37.71 feet to a 3/8 inch iron rod set at the beginning of a reverse curve to the right whose radius is 23.00 feet, and whose long chord bears N 08°00'33" E, a distance of 21.49 feet;

Along said curve in a northeasterly direction, through a central angle of 55°42'57", an arc length of 22.37 feet to a 3/8 inch iron rod set at the end of said curve;

N 35°55'16" E, a distance of 94.66 feet to a 3/8 inch iron rod set at the beginning of a curve to the right whose radius is 23.00 feet, and whose long chord bears N 56°35'54" E, a distance of 16.25 feet;

Along said curve in a northeasterly direction, through a central angle of 41°22'26", an arc length of 16.61 feet to a 3/8 inch iron rod set at the end of said curve;

N 77°16'49" E, a distance of 14.48 feet to a 3/8 inch iron rod set;

S 12°43'11" E, a distance of 10.00 feet;

S 77°16'49" W, a distance of 14.48 feet to the beginning of a curve to the left whose radius is 13.00 feet, and whose long chord bears S 56°36'01" W, a distance of 9.19 feet;

Along said curve in a southwesterly direction, through a central angle of 41°22'26", an arc length of 9.39 feet to the end of said curve;

S 35°55'16" W, a distance of 94.66 feet to the beginning of a curve to the left whose radius is 12.98 feet, and whose long chord bears S 07°53'52" W, a distance of 12.17 feet;

Along said curve in a southwesterly direction, through a central angle of 55°54'51", an arc length of 12.67 feet to the beginning of a reverse curve to the right whose radius is 42.00 feet, and whose long chord bears S 02°07'55" W, a distance of 31.95 feet;

Along said curve in a southwesterly direction, through a central angle of 44°42'41", an arc length of 32.78 feet to the end of said curve;

S 45°38'31" E, a distance of 104.90 feet to the beginning of a curve to the left whose radius is 920.00 feet, and whose long chord bears S 50°44'39" E, a distance of 163.90 feet;

Along said curve in a southeasterly direction, through a central angle of 10°13'16", an arc length of 164.12 feet to the end of said curve;

S 55°50'48" E, a distance of 284.33 feet to the beginning of a curve to the right whose radius is 1086.00 feet, and whose long chord bears S 50°57'04" E, a distance of 185.35 feet;

Along said curve in a southeasterly direction, through a central angle of 9°47'27", an arc length of 185.58 feet to the end of said curve;

S 46°03'58" E, a distance of 142.18 feet;

S 80°00'56" W, a distance of 18.56 feet to a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same);

N 46°03'58" W, a distance of 131.25 feet to a 5/8 inch iron rod set at the beginning of a curve to the left whose radius is 1071.00 feet, and whose long chord bears N 50°57'04" W, a distance of 182.79 feet;

Along said curve in a northwesterly direction, through a central angle of 9°47'27", an arc length of 183.02 feet to a 5/8 inch iron rod set at the end of said curve;

N 55°50'48" W, a distance of 284.33 feet to a 5/8 inch iron rod set at the beginning of a curve to the right whose radius is 935.00 feet, and whose long chord bears N 50°44'40" W, a distance of 166.57 feet;

Along said curve in a northwesterly direction, through a central angle of 10°13'15", an arc length of 166.79 feet to a 5/8 inch iron rod set at the end of said curve;

N 45°38'31" W, a distance of 110.71 feet to the **POINT OF BEGINNING** and containing 14,905 square feet or 0.342 of an acre of land.

## Part 2

**BEING** 24 square feet of land situated in the Joshua Minett Survey, Abstract No. 548, City of Burleson, Johnson County, Texas, and being a portion of that certain tract of land conveyed to Nella Group LLC, Tract 2, according to the deed filed in Instrument No. 201200001440, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found at the west corner of said Nella Group LLC Tract 2, also being in the northeast Right-of-Way (R-O-W) line of Hulén Street (variable width), from which a 1/2 inch iron rod with a broken cap, found in the southwest line of the remainder of a tract of land conveyed to Country Place Village I, L.P., according to the deed filed in Instrument No. 2016-7339, D.R.J.C.T., also being in the northeast R-O-W line of said Hulén Street, bears N 35°55'16" E, along the northwest line of said Nella Group LLC Tract 2, and along the northeast R-O-W line of said Hulén Street, a distance of 16.43 feet to the south corner of said Country Place Village I remainder tract, and N 45°18'31" W, along the northeast R-O-W line of said Hulén Street, and southwest line of said Country Place Village I remainder tract, a distance of 186.27 feet to said 1/2 inch iron rod with a broken cap;

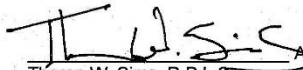
Sheet 2 of 5  
BUR 23036

**THENCE** N 35°55'16" E, along the northwest line of said Nella Group LLC Tract 2, and northeast R-O-W line of said Hulen Street, passing at 12.99 feet a 5/8 inch capped iron rod stamped "TNP" set, in all a total distance of 152.91 feet to a 3/8 inch iron rod set with cap stamped "TNP INC ESMT" (hereinafter all 3/8 inch iron rods set are marked the same), and for the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** N 35°55'16" E, along the northwest line of said Nella Group LLC Tract 2, and the southeast line of said Country Place Village I remainder tract, a distance of 14.35 feet;

**THENCE** N 77°16'49" E, over and across said Nella Group LLC Tract 2, a distance of 14.35 feet a 3/8 inch capped iron rod set at the beginning of a non-tangent curve to the left whose radius is 38.00 feet, and whose long chord bears S 56°35'54" W, a distance of 26.85 feet;

Along said curve in a southwesterly direction, through a central angle of 41°22'26", an arc length of 27.44 feet to the **POINT OF BEGINNING** and containing 24 square feet of land.

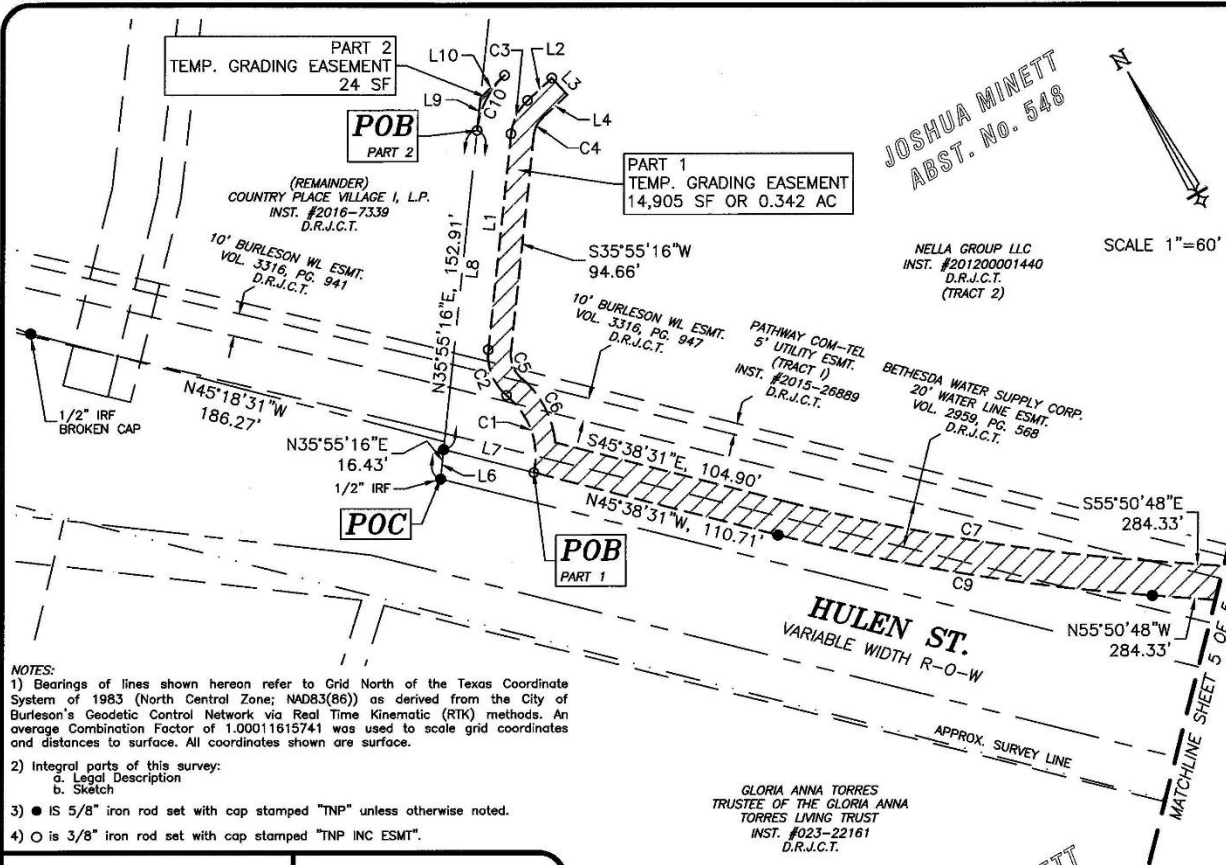
  
Theron W. Sims, R.P.L.S.  
Texas Registration No. 5887



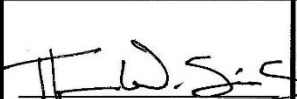
Surveyed on the ground July 29, 2026

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:
- Legal Description
  - Sketch



- NOTES:
- 1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.
  - 2) Integral parts of this survey:
    - a. Legal Description
    - b. Sketch
  - 3) ● IS 5/8" iron rod set with cap stamped "TNP" unless otherwise noted.
  - 4) ○ IS 3/8" iron rod set with cap stamped "TNP INC ESMT".

  
 THERON W. SIMS, R.P.L.S.  
 TEXAS REGISTRATION NO. 5887  
 DATE: AUGUST 5, 2026  
 SURVEYED ON THE GROUND  
 JULY 29, 2026




**teague nall & perkins**  
 5237 N. Riverside Drive, Suite 100  
 Fort Worth, Texas 76137  
 817.336.5773 ph 817.332.7756 fx  
 www.tnpinc.com / TBPLS Registration No. 100116-00

JOSHUA MINETT  
 ABST. No. 548

NELLA GROUP LLC  
 INST. #201200001440  
 D.R.J.C.T.  
 (TRACT 2)

GLORIA ANNA TORRES  
 TRUSTEE OF THE GLORIA ANNA  
 TORRES LIVING TRUST  
 INST. #023-22161  
 D.R.J.C.T.

H.G. CATLETT  
 ABST. No. 179

| CURVE TABLE |         |          |           |               |         |
|-------------|---------|----------|-----------|---------------|---------|
| CURVE#      | LENGTH  | RADIUS   | DELTA     | CHORD BEARING | CHORD   |
| C1          | 37.71'  | 34.02'   | 63°30'32" | N10°18'39"E   | 35.81'  |
| C2          | 22.37'  | 23.00'   | 55°42'57" | N08°00'33"E   | 21.49'  |
| C3          | 16.61'  | 23.00'   | 41°22'26" | N56°35'54"E   | 16.25'  |
| C4          | 9.39'   | 13.00'   | 41°22'26" | S56°36'01"W   | 9.19'   |
| C5          | 12.67'  | 12.98'   | 55°54'51" | S07°53'52"W   | 12.17'  |
| C6          | 32.78'  | 42.00'   | 44°42'41" | S02°07'55"W   | 31.95'  |
| C7          | 164.12' | 920.00'  | 10°13'16" | S50°44'39"E   | 163.90' |
| C8          | 183.02' | 1071.00' | 9°47'27"  | N50°57'04"W   | 182.79' |
| C9          | 166.79' | 935.00'  | 10°13'15" | N50°44'40"W   | 166.57' |
| C10         | 27.44'  | 38.00'   | 41°22'26" | S56°35'54"W   | 26.85'  |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE #     | DIRECTION   | LENGTH |
| L1         | N35°55'16"E | 94.66' |
| L2         | N77°16'49"E | 14.48' |
| L3         | S12°43'11"E | 10.00' |
| L4         | S77°16'49"W | 14.48' |
| L5         | S80°00'56"W | 18.56' |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | DIRECTION   | LENGTH  |
| L6         | N35°55'16"E | 12.99'  |
| L7         | S45°38'31"E | 40.98'  |
| L8         | N35°55'16"E | 139.92' |
| L9         | N35°55'16"E | 14.35'  |
| L10        | N77°16'49"E | 14.35'  |

## EXHIBIT "B" TEMPORARY GRADING EASEMENTS

Situated in the Joshua Minett Survey, Abstract No. 548,  
 City of Burleson, Johnson County, Texas.

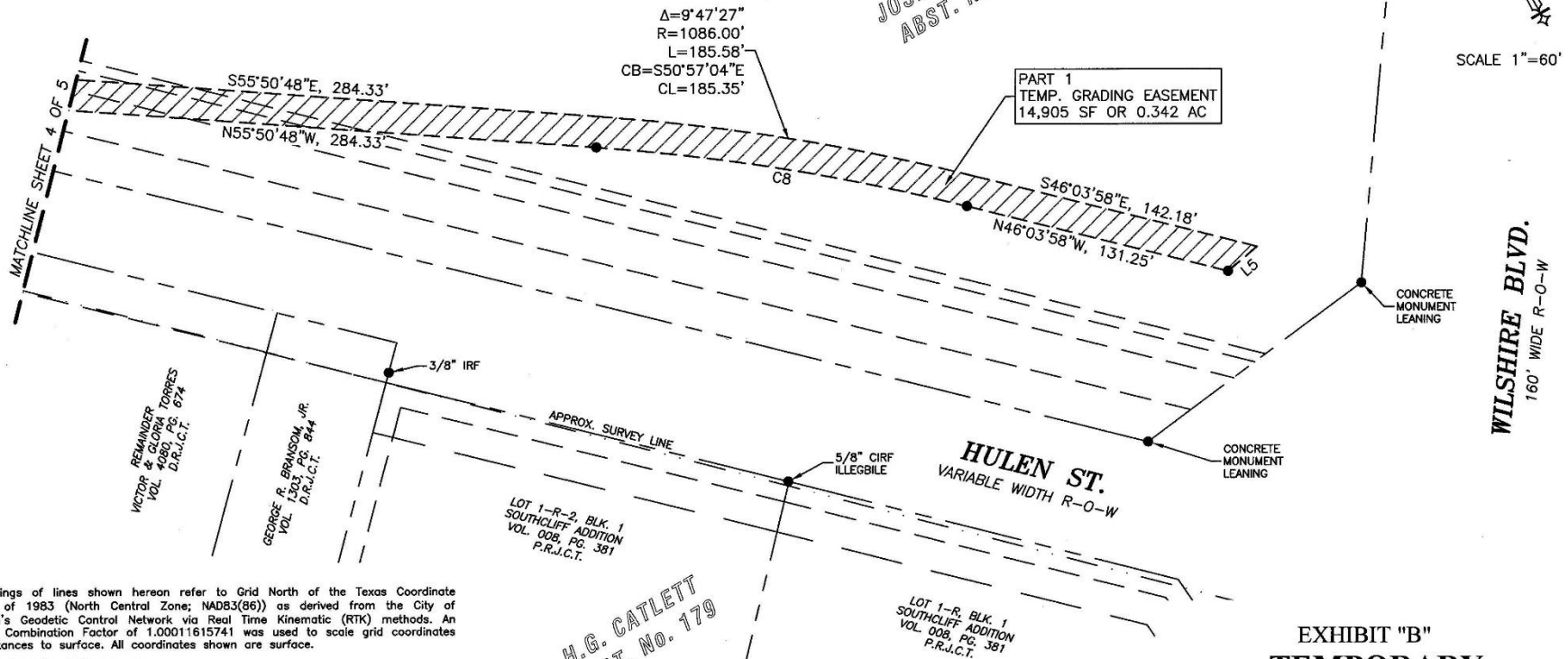
SHEET 4 OF 5

T:\Projects\BUR23036\Sur-C3D\cad\survey\Easements\Nella Group LLC\_14,929 SF\_Temp Grading Easmt.dwg

NELLA GROUP LLC  
INST. #201200001440  
D.R.U.C.T.  
(TRACT 2)

JOSHUA MINETT  
ABST. No. 548

SCALE 1"=60'



- NOTES:
- 1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.
  - 2) Integral parts of this survey:
    - a. Legal Description
    - b. Sketch
  - 3) ● is 5/8" iron rod set with cap stamped "TNP" unless otherwise noted.
  - 4) ○ is 3/8" iron rod set with cap stamped "TNP INC ESMT".

DATE: AUGUST 5, 2026  
SURVEYED ON THE GROUND  
JULY 29, 2026

H.G. CATLETT  
ABST. No. 179



teague nall & perkins  
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## EXHIBIT "B" TEMPORARY GRADING EASEMENTS

Situated in the Joshua Minett Survey, Abstract No. 548,  
City of Burleson, Johnson County, Texas.

SHEET 5 OF 5

T:\Projects\BUR23036\Sur-C30\cad\survey\Easements\Nella Group LLC\_14.929 SF\_Temp Grading Easmt.dwg



# **Parcel 29 Sidewalk Easement**

**EXHIBIT "A"**

**"VARIABLE WIDTH SIDEWALK EASEMENT"**

**BEING** 0.077 of an acre of land, situated in the Joshua Minett Survey, Abstract No. 548, City of Burleson, Johnson County, Texas, and being a portion of that certain tract of land conveyed to Nella Group LLC, Tract 2, according to the deed filed in Instrument No. 201200001440, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found at the west corner of said Nella Group LLC Tract 2, also being in the northeast Right-of-Way (R-O-W) line of Hulen Street (variable width), from which a 1/2 inch iron rod with a broken cap, found in the southwest line of the remainder of a tract of land conveyed to Country Place Village I, L.P., according to the deed filed in Instrument No. 2016-7339, D.R.J.C.T., also being in the northeast R-O-W line of said Hulen Street, bears N 35°55'16" E, along the northwest line of said Nella Group LLC Tract 2, and along the northeast R-O-W line of said Hulen Street, a distance of 16.43 feet to the south corner of said Country Place Village I remainder tract, and N 45°18'31" W, along the northeast R-O-W line of said Hulen Street, and southwest line of southwest line of said Country Place Village I remainder tract, a distance of 186.27 feet to said 1/2 inch iron rod with a broken cap;

**THENCE** N 35°55'16" E, along the northwest line of said Nella Group LLC Tract 2, and northeast R-O-W line of said Hulen Street, a distance of 12.99 feet to a 5/8 inch iron rod set with cap stamped "TNP" for the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** N 35°55'16" E, continuing along the northwest line of said Nella Group LLC Tract 2, and along the northeast R-O-W line of said Hulen Street, also passing along the southeasterly line of the remainder of said Country Place Village I tract, a distance of 139.92 feet to a 3/8 inch iron rod set with cap stamped "TNP INC ESMT" (hereinafter all 3/8 inch iron rods set are marked the same), at the beginning of a curve to the right whose radius is 38.00 feet, and whose long chord bears N 56°35'50" E, a distance of 26.85 feet;

**THENCE** passing over and across said Nella Group LLC Tract 2, the following courses and distances;

Along said curve in a northeasterly direction, through a central angle of 41°22'26", an arc length of 27.44 feet to a 3/8 inch iron rod set at the end of said curve;

N 77°16'49" E, a distance of 14.48 feet to a 3/8 inch iron rod set;

S 12°43'11" E, a distance of 15.00 feet to a 3/8 inch iron rod set;

S 77°16'49" W, a distance of 14.48 feet to a 3/8 inch iron rod set at the beginning of curve to the left whose radius is 23.00 feet, and whose long chord bears S 56°36'29" W, a distance of 16.24 feet;

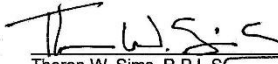
Along said curve in a southwesterly direction, through a central angle of 41°21'07", an arc length of 16.60 feet to a 3/8 inch iron rod set at the end of said curve;

S 35°55'16" W, a distance of 94.66 feet to a 3/8 inch iron rod set at the beginning of curve to the left whose radius is 23.00 feet, and whose long chord bears S 08°00'33" W, a distance of 21.49 feet;

Along said curve in a southwesterly direction, through a central angle of 55°42'57", an arc length of 22.37 feet to a 3/8 inch iron rod set at the beginning of a reverse curve to the right whose radius is 34.02 feet, and whose long chord bears S 10°18'39" W, a distance of 35.81 feet;

Along said curve in a southwesterly direction, through a central angle of  $63^{\circ}30'32''$ , an arc length of 37.71 feet to a 3/8 inch iron rod set at the end of said curve;

N  $45^{\circ}38'31''$  W, a distance of 40.98 feet to the **POINT OF BEGINNING** and containing 3,370 square feet or 0.077 of an acre of land.

  
Theron W. Sims, R.P.L.S.  
Texas Registration No. 5887

August 5, 2026



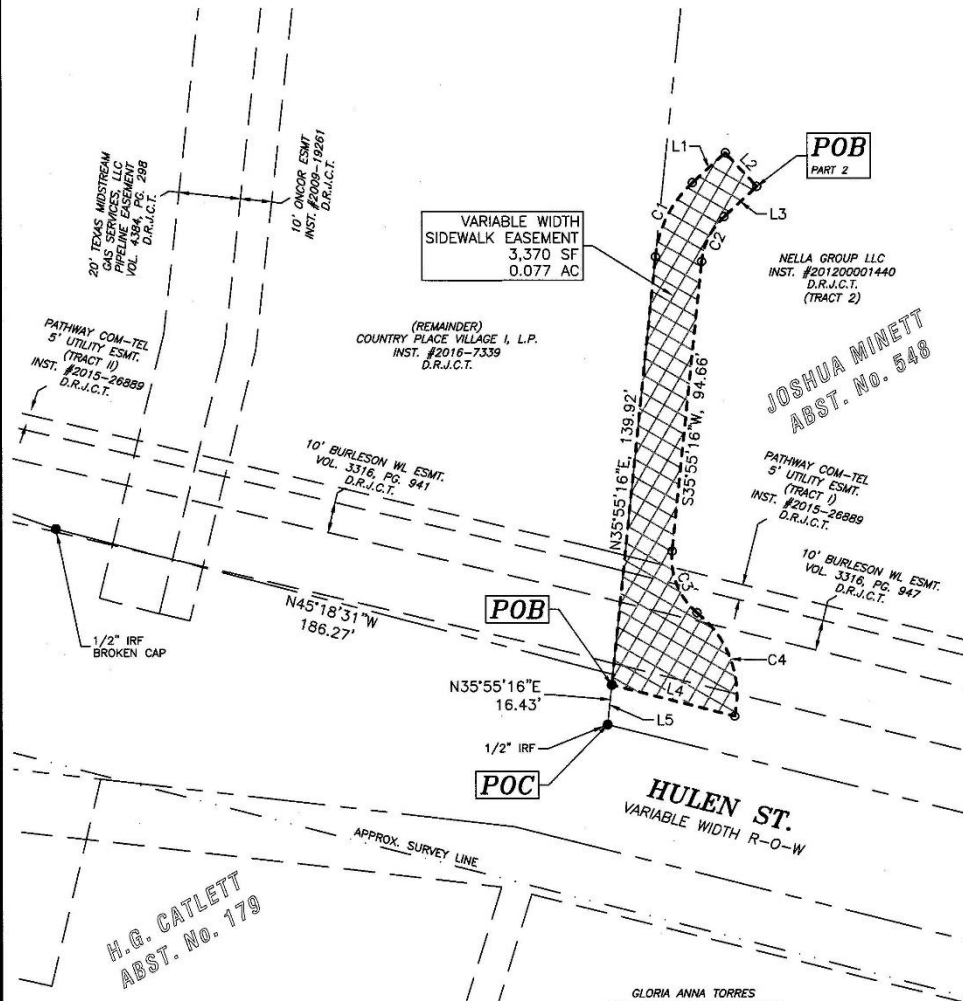
Surveyed on the ground July 29, 2026

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:
- a. Legal Description
  - b. Sketch

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE #     | DIRECTION   | LENGTH |
| L1         | N77°16'49"E | 14.48' |
| L2         | S12°43'11"E | 15.00' |
| L3         | S77°16'49"W | 14.48' |
| L4         | N45°38'31"W | 40.98' |
| L5         | N35°55'16"E | 12.99' |

| CURVE TABLE |        |        |           |               |        |  |
|-------------|--------|--------|-----------|---------------|--------|--|
| CURVE#      | LENGTH | RADIUS | DELTA     | CHORD BEARING | CHORD  |  |
| C1          | 27.44' | 38.00' | 41°22'26" | N56°35'50"E   | 26.85' |  |
| C2          | 16.60' | 23.00' | 41°21'07" | S56°36'29"W   | 16.24' |  |
| C3          | 22.37' | 23.00' | 55°42'57" | S08°00'33"W   | 21.49' |  |
| C4          | 37.71' | 34.02' | 63°30'32" | S10°18'39"W   | 35.81' |  |



- NOTES:
- 1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.
  - 2) Integral parts of this survey:
    - a. Legal Description
    - b. Sketch
  - 3) ● is 5/8" Iron rod set with cap stamped "TNP" unless otherwise noted.
  - 4) ○ is 3/8" Iron rod set with cap stamped "TNP INC ESMT".

*Theron W. Sims*  
 THERON W. SIMS, R.P.L.S.  
 TEXAS REGISTRATION NO. 5887  
 DATE: AUGUST 5, 2026  
 SURVEYED ON THE GROUND  
 JULY 29, 2026



## EXHIBIT "B"

### VARIABLE WIDTH SIDEWALK EASEMENT

Situated in the Joshua Minnett Survey, Abstract No. 548,  
 City of Burleson, Johnson County, Texas.



**teague nail & perkins**  
 5237 N. Riverside Drive, Suite 100  
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 817.336.5773 ph 817.332.7756 fx  
 www.tnpinc.com / TBPLS Registration No. 100116-00

SHEET 3 OF 3

T:\Projects\BUR23030\Bur-C30\cod\survey\Easements\Nella Group LLC-3,194 SF SW Esmt.dwg

**Parcel 34**  
**Temporary Grading Easement**

**EXHIBIT "A"**

**"TEMPORARY GRADING EASEMENT"**

**BEING** 1,275 square feet of land, being a portion of Lot 1, Block 1, Tantarra Estates, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 008, Page 368, Plat Records of Johnson County, Texas (P.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod found at the most easterly corner of said Lot 1, also being the intersection of the southwest right-of-way (ROW) of Hulen Street (variable width) and the northwest ROW of Tantarra Drive (80 foot width);

**THENCE** S 44°59'48" W, along the southeast line of said Lot 1 and the northwest ROW of said Tantarra Drive, a distance of 38.48 feet;

**THENCE** leaving the southeast line of said Lot 1 and the northwest ROW of said Tantarra Drive, passing over and across said Lot 1, the following courses and distances:

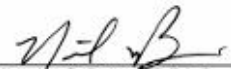
N 45°17'03" W, a distance of 14.42 feet;

N 44°42'57" E, a distance of 28.50 feet;

N 45°11'29" W, a distance of 71.62 feet;

N 44°48'31" E, a distance of 10.00 feet to the northeast line of said Lot 1, also being in the southwest ROW of said Hulen Street, from which a 1/2 inch iron rod found with an illegible cap bears N 45°11'29" W, a distance of 210.36 feet;

**THENCE** S 45°11'29" E, along the northeast line of said Lot 1, and along the southwest ROW of said Hulen Street, a distance of 86.21 feet to the **POINT OF BEGINNING** and containing 1,275 square feet or 0.029 of an acre of land.

  
Nicholas C. Bardee, R.P.L.S.  
Texas Registration No. 7336

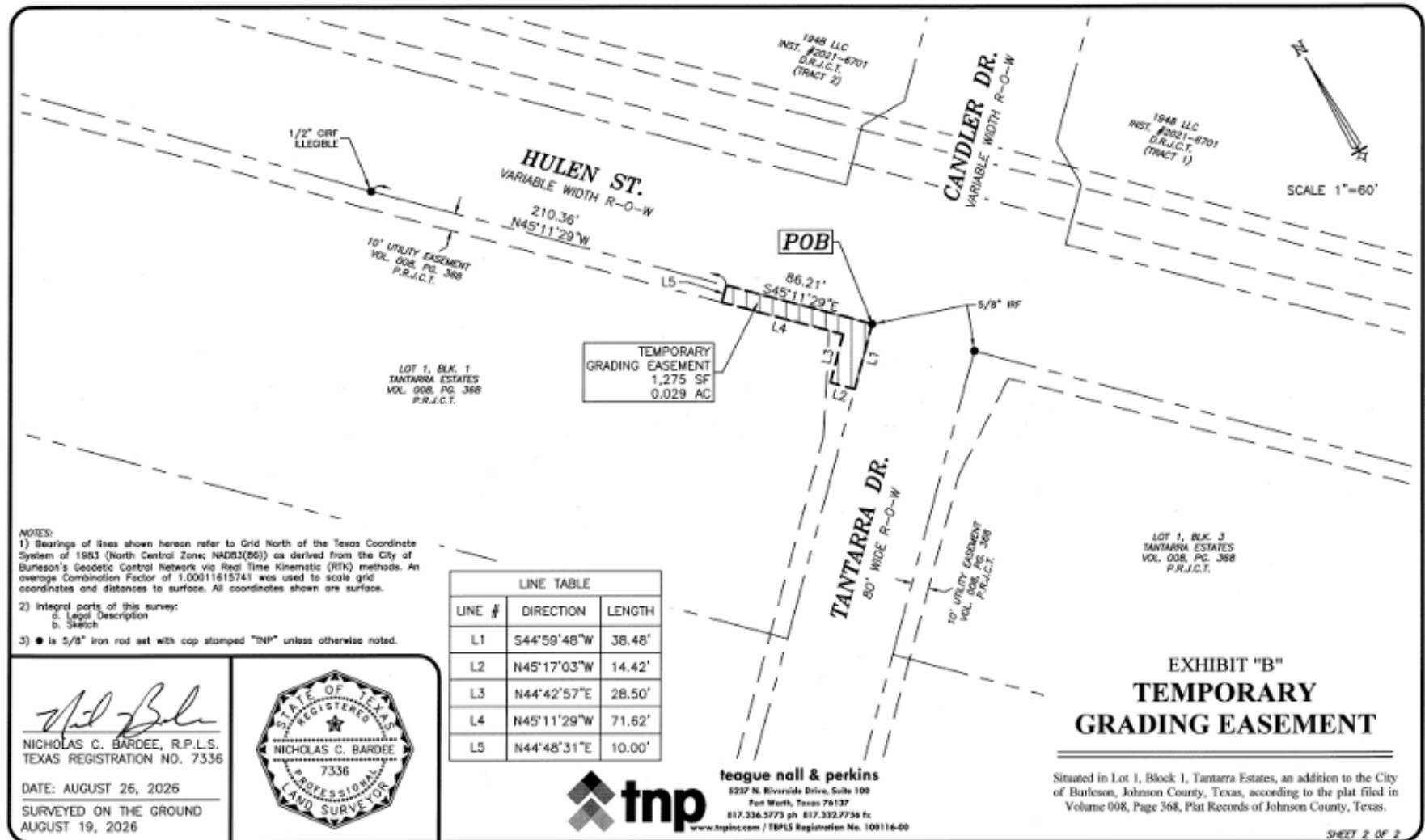
August 26, 2026



Surveyed on the ground August 19, 2026

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:
- Legal Description
  - Sketch



**Parcel 35A**  
**Right-Of-Way Dedication**



**EXHIBIT "A"**

**"VARIABLE WIDTH RIGHT-OF-WAY DEDICATION"**

**BEING** 4,585 square feet of land, being a portion of Lot 1, Block 3, Tantarra Estates, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 008, Page 368, Plat Records of Johnson County, Texas (P.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 3/4 inch iron rod found at the most northerly corner of a tract of land conveyed to Henry and Kaitlin Lopez, Tract 2, as recorded in Instrument No. 2019-12861, D.R.J.C.T., also being in the southwest Right-of-Way (R-O-W) line of Hulen Street (variable width);

**THENCE** S 44°58'06" W, along the northwest line of said Lopez tract, and along the southwest ROW of said Hulen Street, a distance of 8.84 feet to a 1/2 inch iron rod found at the most easterly corner of said Lot 1, also being the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** S 44°58'06" W, leaving the southwest line of said Hulen Street, along the southeast line of said Lot 1, and continuing along the northwest line of said Lopez tract, a distance of 30.89 feet to a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same) at the beginning of a non-tangential curve to the right whose radius is 1061.50 feet, whose long chord bears N 40°05'56" W, a distance of 37.46 feet;

**THENCE** leaving the southeast line of said Lot 1 and the northwest line of said Lopez tract, passing over and across said Lot 1, the following courses and distances;

Along said curve in a northwesterly direction, through a central angle of 2°01'20", an arc length of 37.47 feet to a 5/8 inch iron rod set at the end of said curve;

N 39°05'16" W, a distance of 217.81 feet to a 5/8 inch iron rod set at the beginning of a curve to the left whose radius is 940.00 feet, and whose long chord bears N 40°43'53" W, a distance of 53.92 feet;

Along said curve in a northwesterly direction, through a central angle of 3°17'14", an arc length of 53.93 feet to a 5/8 inch iron rod set at the end of said curve, also being in the northeast line of said Lot 1, and also being in the southwest line of said Hulen Street from which a 5/8 inch iron rod found at the most northerly corner of said Lot 1 bears N 45°05'52" W, a distance of 268.81 feet;

**THENCE** S 45°05'52" E, along the northeast line of said Lot 1, and along the southwest line of said Hulen Street, a distance of 141.46 feet;

**THENCE** S 45°20'41" E, continuing along the northeast line of said Lot 1, and along the southwest line of said Hulen Street, a distance of 166.28 feet to the **POINT OF BEGINNING** and containing 4,585 square feet or 0.105 of an acre of land.

  
Nicholas C. Bardee, R.P.L.S.  
Texas Registration No. 7336

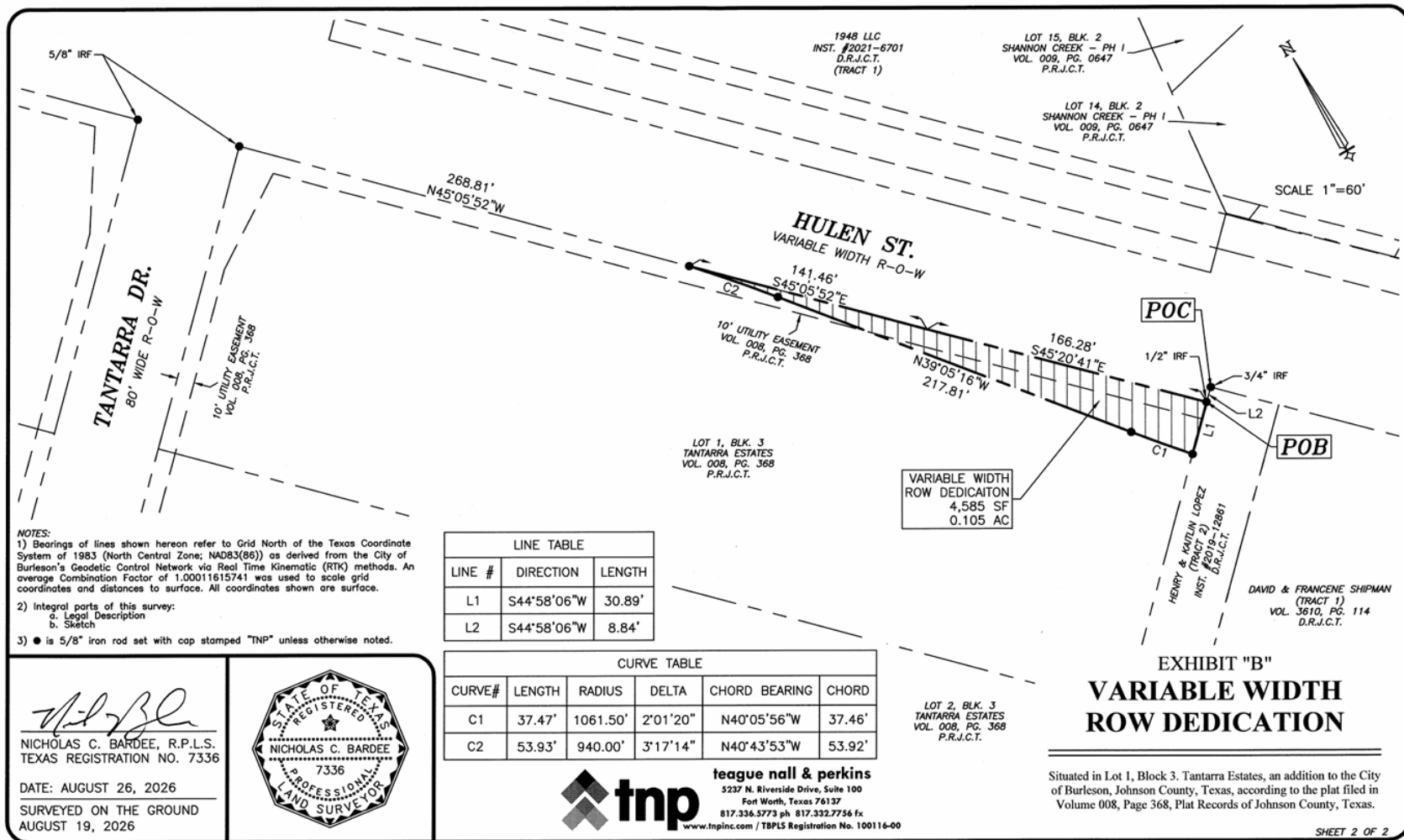


Surveyed on the ground August 19, 2026

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:
- a. Legal Description
  - b. Sketch

Sheet 1 of 2  
BUR 23036



**Parcel 35A**  
**Temporary Grading Easement**

## EXHIBIT "A"

### "TEMPORARY GRADING EASEMENTS"

**BEING** 5,400 square feet of land total, in two parts, being a portion of Lot 1, Block 3, Tantarra Estates, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 008, Page 368, Plat Records of Johnson County, Texas (P.R.J.C.T.), and being more particularly described by metes and bounds as follows:

#### Part 1

**BEING** 4,443 square feet of land, being a portion of Lot 1, Block 3, Tantarra Estates, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 008, Page 368, Plat Records of Johnson County, Texas (P.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 3/4 inch iron rod found at the north corner of a tract of land conveyed to Henry and Kaitlin Lopez, Tract 2, as recorded in Instrument No. 2019-12861, D.R.J.C.T., also being in the southwest Right-of-Way (R-O-W) line of Hulen Street (variable width);

**THENCE** S 44°58'06" W, along the northwest line of said Lopez tract, and along the southwest ROW of said Hulen Street, a distance of 8.84 feet to a 1/2 inch iron rod found at the most easterly corner of said Lot 1;

**THENCE** S 44°58'06" W, leaving the southwest ROW of said Hulen Street, along the southeast line of said Lot 1, and continuing along the northwest line of said Lopez tract, a distance of 30.89 feet to a 5/8 inch iron rod with cap stamped "TNP" set (hereinafter all 5/8 inch iron rods set are marked the same) at the beginning of a non-tangential curve to the right whose radius is 1061.50 feet, and whose long chord bears N 40°05'56" W, a distance of 37.46 feet;

**THENCE** leaving the southeast line of said Lot 1 and the northwest line of said Lopez tract, passing over and across said Lot 1, along said curve in a northwesterly direction, through a central angle of 2°01'20", an arc length of 37.47 feet to a 5/8 inch iron rod set at the end of said curve;

**THENCE** N 39°05'16" W, continuing over and across said Lot 1, a distance of 19.36 to a 3/8 inch iron rod with cap stamped "TNP INC ESMT" set (hereinafter all 3/8 inch iron rods set are marked the same) for the **POINT OF BEGINNING** of the hereinafter described tract of land,

**THENCE** continuing over and across said Lot 1, the following courses and distances:

S 51°25'46" W, a distance of 10.00 feet;

N 39°05'16" W, a distance of 198.36 feet to the beginning of a curve to the left, whose radius is 930.00 feet, and whose long chord bears N 40°43'27" W, a distance of 53.11 feet;

Along said curve in a northwesterly direction, through a central angle of 3°16'22", an arc length of 53.12 feet to the end of said curve;

N 45°05'52" W, a distance of 194.87 feet;

N 72°17'21" E, a distance of 11.26 feet to a 3/8 inch iron rod set in the northeast line of said Lot 1, also being in the southwest ROW of said Hulen Street;

**THENCE** S 45°05'52" E, along the northeast line of said Lot 1, and along the southwest ROW of said Hulen Street, a distance of 189.93 feet to a 5/8 inch iron rod set at the beginning of a curve to the right, whose radius is 940.00 feet, and whose long chord bears S 40°43'53" E, a distance of 53.92 feet;

**THENCE** leaving the northeast line of said Lot 1 and the southwest ROW of said Hulen Street, passing over and across said Lot 1, along said curve in a southeasterly direction, through a central angle of  $3^{\circ}17'14''$ , an arc length of 53.93 feet to a 5/8 inch iron rod set at the end of said curve;

**THENCE**  $S\ 39^{\circ}05'16''\ E$ , continuing over and across said Lot 1, a distance of 198.45 feet to the **POINT OF BEGINNING** and containing 4,443 square feet or 0.102 of an acre of land.

## Part 2

**BEING** 957 square feet of land, being a portion of Lot 1, Block 3, Tantarra Estates, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 008, Page 368, Plat Records of Johnson County, Texas (P.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod found at the most northerly corner of said Lot 1, also being the intersection of the southwest right-of-way (ROW) of Hulen Street (variable width) and the southeast ROW of Tantarra Drive (80 foot width);

**THENCE**  $S\ 45^{\circ}05'52''\ E$ , along the northeast line of said Lot 1, and along the southwest ROW of said Hulen Street, a distance of 61.97 feet to a 3/8 inch iron rod set with cap stamped "TNP INC ESMT";

**THENCE** leaving the northeast line of said Lot 1 and the southwest ROW of said Hulen Street, passing over and across said Lot 1, the following courses and distances:

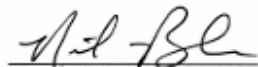
$S\ 72^{\circ}15'41''\ W$ , a distance of 11.26 feet;

$N\ 45^{\circ}05'52''\ W$ , a distance of 44.09 feet;

$S\ 44^{\circ}53'00''\ W$ , a distance of 28.49 feet;

$N\ 45^{\circ}07'00''\ W$ , a distance of 12.78 feet to the northwest line of said Lot 1, also being in the southeast ROW of said Tantarra Drive;

**THENCE**  $N\ 44^{\circ}59'48''\ E$ , along the northwest line of said Lot 1, and along the southeast ROW of said Tantarra Drive, a distance of 38.49 feet to the **POINT OF BEGINNING** and containing 957 square feet or 0.022 of an acre of land.



Nicholas C. Bardee, R.P.L.S.  
Texas Registration No. 7336

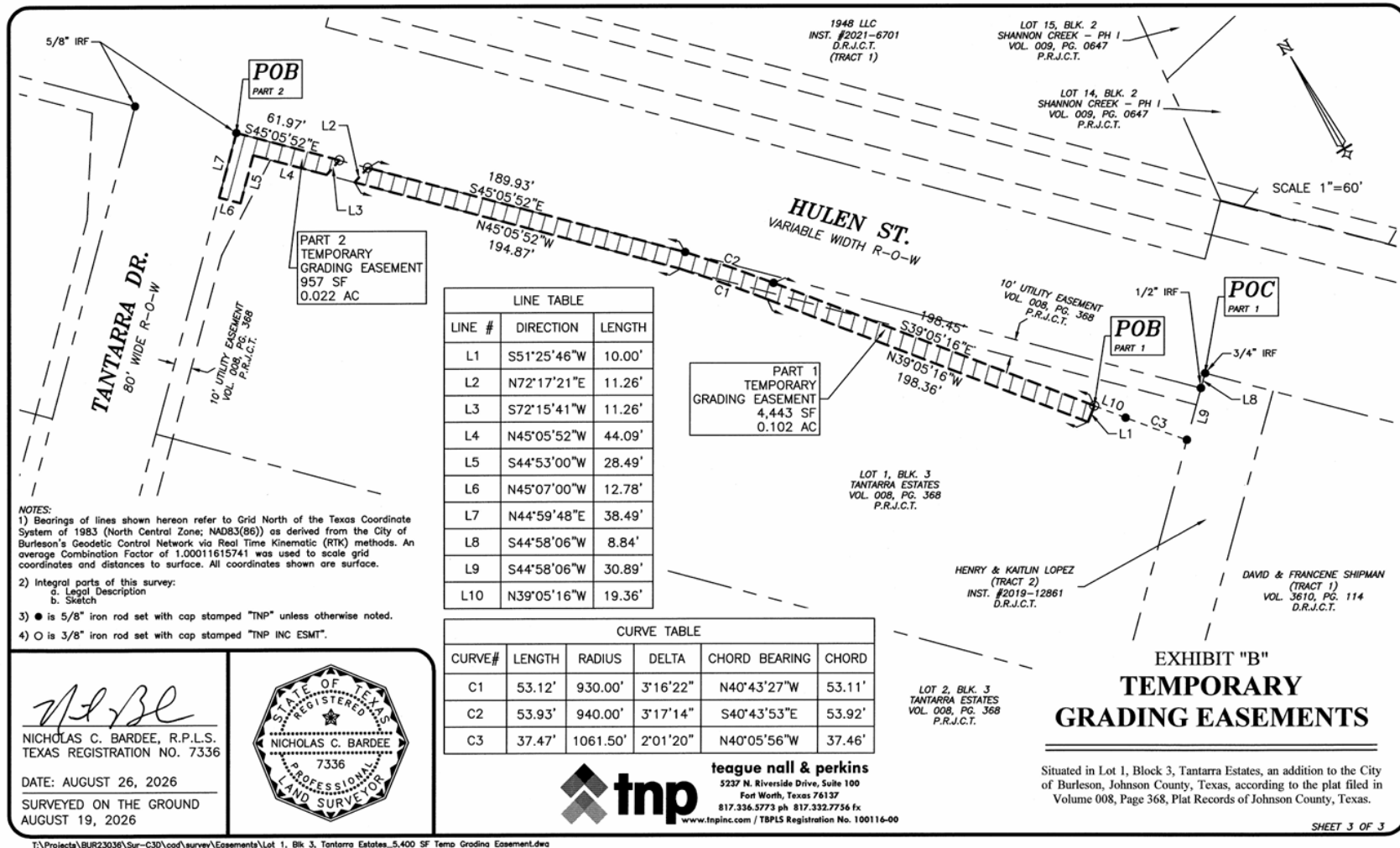
Surveyed on the ground August 19, 2026



1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:  
a. Legal Description  
b. Sketch

Sheet 2 of 3  
BUR 23036



# **Parcel 35A Drainage Easement**

## EXHIBIT "A"

### "DRAINAGE EASEMENTS"

**BEING** 1,264 square feet of land total, in two parts, being a portion of Lot 1, Block 3, Tantarra Estates, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 008, Page 368, Plat Records of Johnson County, Texas (P.R.J.C.T.), and being more particularly described by metes and bounds as follows:

#### Part 1

**BEING** 865 square feet of land, being a portion of Lot 1, Block 3, Tantarra Estates, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 008, Page 368, Plat Records of Johnson County, Texas (P.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 3/4 inch iron rod found at the most northerly corner of Tract 2 conveyed to Henry and Kaitlin Lopez, Tract 2, as recorded in Instrument No. 2019-12861, D.R.J.C.T., also being in the southwest Right-of-Way (R-O-W) line of Hulen Street (variable width);

**THENCE** S 44°58'06" W, along the northwest line of said Lopez tract, and along the southwest ROW of said Hulen Street, a distance of 8.84 feet to a 1/2 inch iron rod found at the most easterly corner of said Lot 1;

**THENCE** S 44°58'06" W, leaving the southwest ROW of said Hulen Street, along the southeast line of said Lot 1, and continuing along the northwest line of said Lopez tract, a distance of 30.89 feet to a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same) for the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** S 44°58'06" W, continuing along the southeast line of said Lot 1 and along the northwest line of said Lopez tract, a distance of 15.03 feet to a 3/8 inch iron rod set with cap stamped "TNP INC ESMT" (hereinafter all 3/8 inch iron rods set are marked the same), also being the beginning of a non-tangent curve to the right whose radius is 1076.50 feet, and whose long chord bears N 40°07'34" W, a distance of 39.02 feet;

**THENCE** leaving the southeast line of said Lot 1 and the northwest line of said Lopez tract, passing over and across said Lot 1, the following courses and distances;

Along said curve in a northwesterly direction, through a central angle of 2°04'37", an arc length of 39.02 feet to a 3/8 inch iron rod set at the end of said curve;

N 39°05'16" W, a distance of 19.50 feet;

N 51°25'46" E, a distance of 15.00 feet to a 3/8 inch iron rod set;

S 39°05'16" E, a distance of 19.36 feet to a 5/8 inch iron rod set at the beginning of a curve to the left whose radius is 1061.50 feet, and whose long chord bears S 40°05'56" E, a distance of 37.46 feet;

Along said curve in a southeasterly direction, through a central angle of 2°01'20", an arc length of 37.47 feet to the **POINT OF BEGINNING** and containing 865 square feet or 0.020 of an acre of land.

#### Part 2

**BEING** 399 square feet of land, being a portion of Lot 1, Block 3, Tantarra Estates, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 008, Page 368, Plat Records of Johnson County, Texas (P.R.J.C.T.), and being more particularly described by metes and bounds as follows:



**COMMENCING** at a 3/4 inch iron rod found at the north corner of a tract of land conveyed to Henry and Kaitlin Lopez, Tract 2, as recorded in Instrument No. 2019-12861, D.R.J.C.T., also being in the southwest Right-of-Way (R-O-W) line of Hulen Street (variable width);

**THENCE** S 44°58'06" E, along the northwest line of said Lopez tract, and along the southwest ROW of said Hulen Street, a distance of 8.84 feet to a 1/2 inch iron rod found at the most easterly corner of said Lot 1;

**THENCE** N 45°20'41" W, leaving the northwest line of said Lopez tract, continuing along the southwest ROW of said Hulen Street, and along the northeast line of said Lot 1, a distance of 166.28 feet;

**THENCE** N 45°05'52" W, continuing along the northeast line of said Lot 1, and along the southwest ROW of said Hulen Street, a distance of 331.39 feet to a 3/8 inch iron rod with cap stamped "TNP INC ESMT" set (hereinafter all 3/8 inch iron rods set are marked the same) for the **POINT OF BEGINNING** of the hereinafter described tract of land;

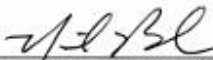
**THENCE** leaving the northeast line of said Lot 1 and the southwest ROW of said Hulen Street, passing over and across said Lot 1, the following courses and distances;

S 72°17'21" W, a distance of 30.41 feet to a 3/8 inch iron rod set;

N 18°09'49" W, a distance of 15.00 feet to a 3/8 inch iron rod set;

N 72°15'41" E, a distance of 22.75 feet to a 3/8 inch iron rod set in the northeast line of said Lot 1, also being in the southwest line of said Hulen Street, from which a 3/8 inch iron rod found at the most northerly corner of said Lot 1 bears N 45°05'52" W, 61.97 feet;

**THENCE** S 45°05'52" E, along the northeast line of said Lot 1, and along the southwest ROW of said Hulen Street, a distance of 16.91 feet to the **POINT OF BEGINNING** and containing 399 square feet or 0.009 of an acre of land.

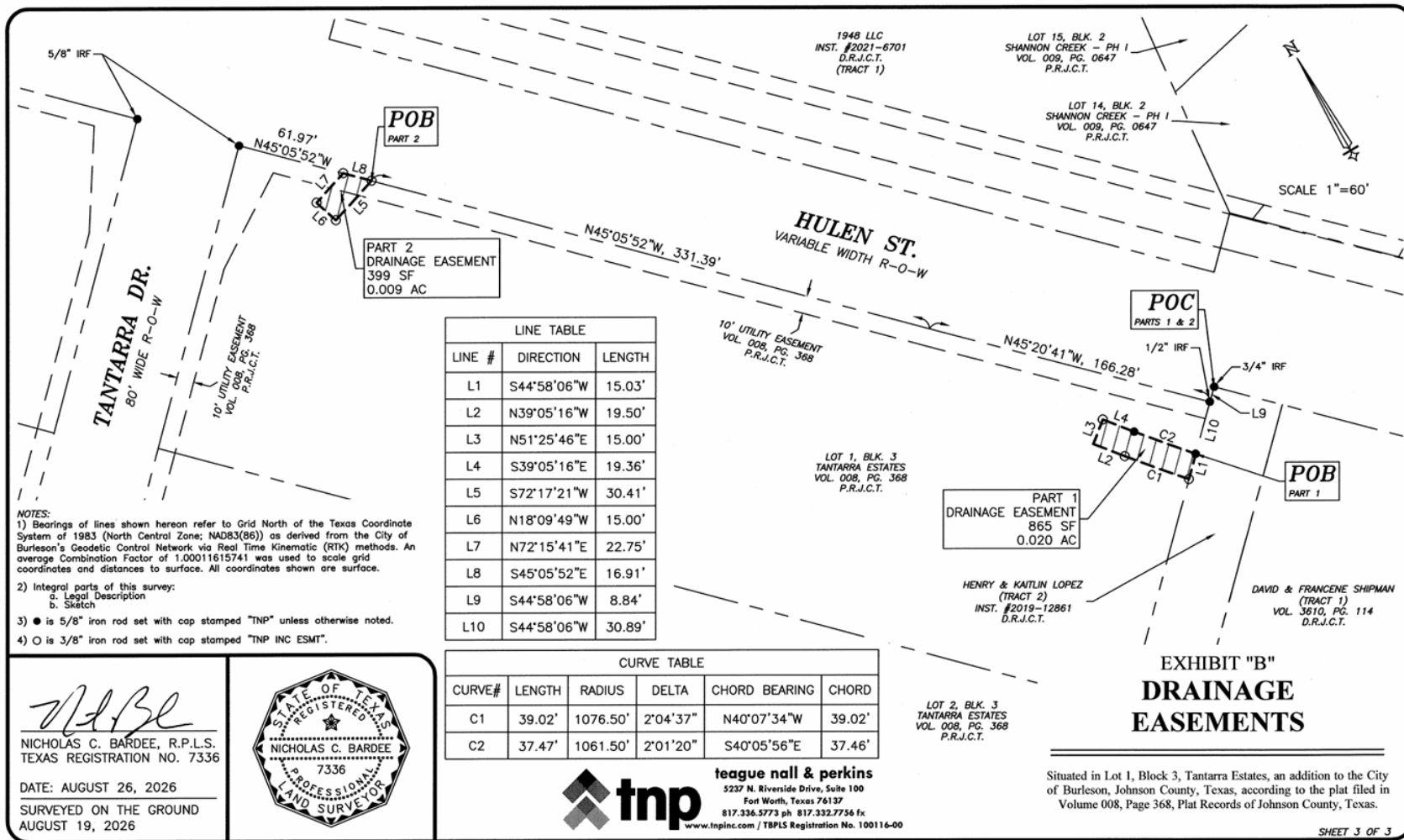
  
Nicholas C. Bardee, R.P.L.S.  
Texas Registration No. 7336



Surveyed on the ground August 19, 2026

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:
- Legal Description
  - Sketch



T:\Projects\BUR23036\Sur-C30\cod\survey\Easementa\Lot 1, Blk 3, Tantara Estates\_1.264 SF Drainage Easement.dwg

**Parcel 35B**  
**Right-Of-Way Dedication**

**EXHIBIT "A"**

**"VARIABLE WIDTH  
RIGHT-OF-WAY DEDICATION"**

**BEING** 0.038 acres of land, situated in the H.G. Catlett Survey, Abstract No. 180, City of Burleson, Johnson County, Texas, and being portion of that certain tract of land conveyed to Henry and Kaitlin Lopez, Tract 2, according to the deed filed in Instrument No. 2019-12861, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

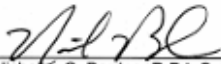
**BEGINNING** at a 3/4 inch iron rod found at the most northerly corner of said Lopez tract, also being in the southwest line of Hulen Street (variable width);

**THENCE** S 45°04'55" E, along the northeast line of said Lopez tract, and along the southwest line of said Hulen Street, a distance of 40.00 feet to the most easterly corner of said Lopez tract, also being the most northerly corner of that certain tract of land conveyed to David and Francene Shipman, Tract 1, according to the deed filed in Volume 3610, Page 114, D.R.J.C.T.;

**THENCE** S 44°58'06" W, leaving the southwest line of said Hulen Street, along the southeast line of said Lopez tract, and the along the northwest line of said Shipman tract, a distance of 41.76 feet to a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same), also being the beginning of a non-tangential curve to the right whose radius 1061.50 feet, and whose long chord bears N 42°11'27" W, a distance of 40.05 feet;

**THENCE** Along said curve in northwesterly direction, through a central angle of 2°09'42", an arc length of 40.05 feet to a 5/8 inch iron rod set in the northwest line of said Lopez tract, also being in the southeast line of Lot 1, Block 3, Tantarra Estates, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 008, Page 368, Plat Records of Johnson County, Texas (P.R.J.C.T.);

**THENCE** N 44°58'06" E, along the northwest line of said Lopez tract, at a distance of 30.89 feet, passing the east corner of said Lot 1, in all, a distance of 39.74 feet to the **POINT OF BEGINNING** and containing 1,635 square feet or 0.038 of an acre of land.

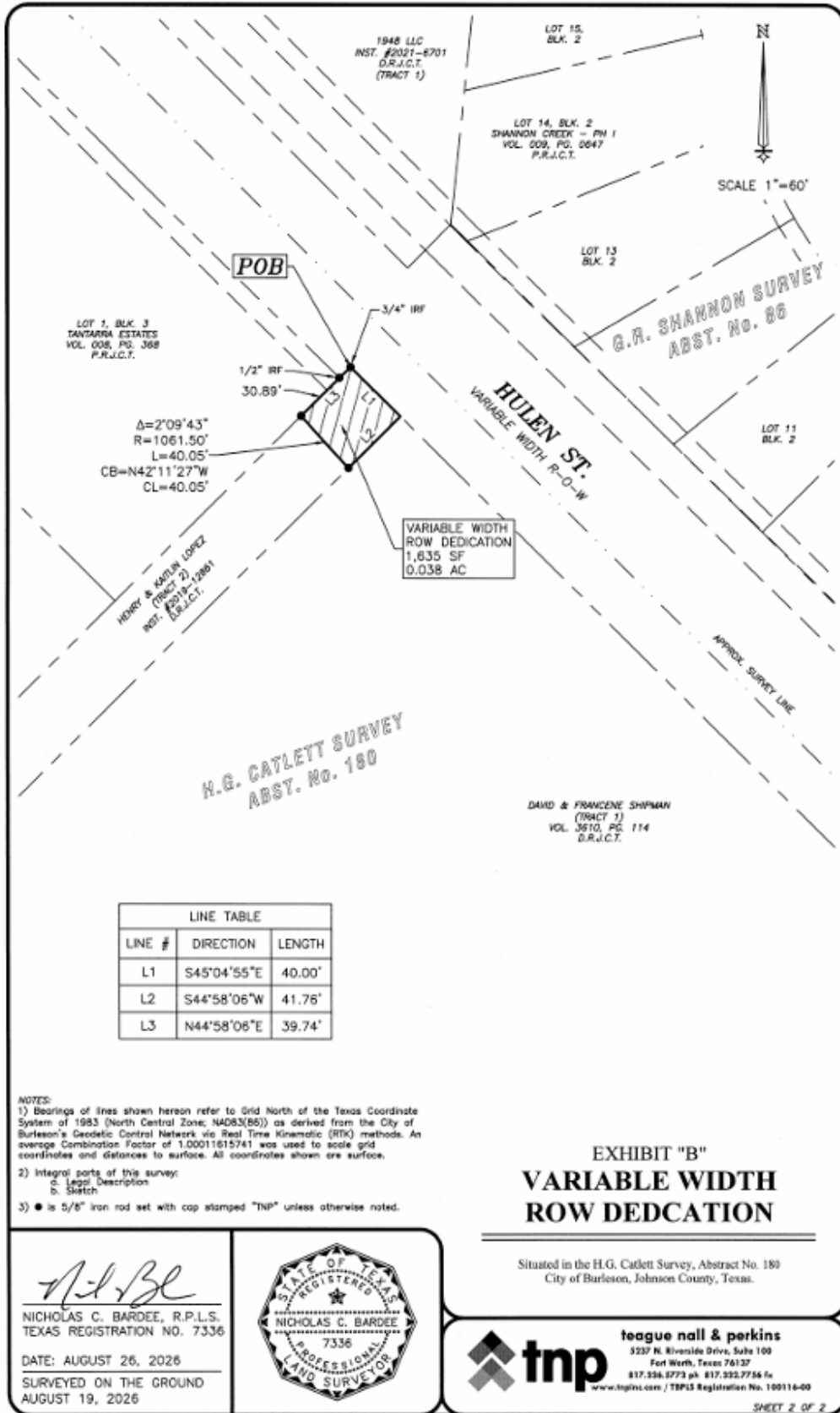
  
Nicholas C. Bardee, R.P.L.S.  
Texas Registration No. 7336



Surveyed on the ground August 19, 2026

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:
- Legal Description
  - Sketch



**Parcel 35B**  
**Temporary Grading Easement**

## EXHIBIT "A"

### "TEMPORARY GRADING EASEMENT"

**BEING** 0.037 acres of land, situated in the H.G. Catlett Survey, Abstract No. 180, City of Burleson, Johnson County, Texas, and being portion of that certain tract of land conveyed to Henry and Kaitlin Lopez, Tract 2, according to the deed filed in Instrument No. 2019-12861, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 3/4 inch iron rod found at the most northerly corner of said Lopez tract, also being in the southwest line of Hulen Street (variable width);

**THENCE** S 44°58'06" W, along the northwest line of said Lopez tract, and along the southwest line of said Hulen Street, at a distance of 8.84 feet, passing a 1/2 iron rod found at the most easterly corner of Lot 1, Block 3, Tantarra Estates, an addition to the City of Burleson, Johnson County, Texas, as recorded in Volume 8, Page 368, Plat Records of Johnson County, Texas, (P.R.J.C.T.), continuing along the northwest line of said Lopez tract and along the southeast line of said Lot 1, in all, a distance of 39.74 feet to a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same) for the **POINT OF BEGINNING** of the hereinafter described tract of land, also being the beginning of a non-tangential curve to the left whose radius is 1061.50 feet, whose long chord bears S 42°11'27" E, a distance of 40.05 feet;

**THENCE** leaving the northwest line of said Lopez tract and the southeast line of said Lot 1, passing over and across said Lopez tract, and along said curve in a southeasterly direction, through a central angle of 2°09'43", an arc length of 40.05 feet to a 5/8 inch iron rod set in the southeast line of said Lopez tract, also being in the northwest line of that certain tract of land conveyed to David and Francene Shipman, Tract 1, according to the deed filed in Volume 3610, Page 114, D.R.J.C.T.;

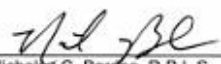
**THENCE** S 44°58'06" W, along the southeast line of said Lopez tract, and along the northwest line of said Tract 1, a distance of 55.02 feet;

**THENCE** N 42°41'00" W, leaving the southeast line of said Lopez tract and the northwest line of said Tract 1, passing over and across said Lopez tract, a distance of 28.23 feet;

**THENCE** N 47°52'46" E, continuing over and across said Lopez tract, a distance of 45.02 feet;

**THENCE** N 41°31'17" W, continuing over and across said Lopez tract, a distance of 14.11 feet to the northwest line of said Lopez tract, also being in the southeast line of said Lot 1;

**THENCE** N 44°58'06" E, along the northwest line of said Lopez tract, and along the southeast line of said Lot 1, a distance of 10.02 feet to the **POINT OF BEGINNING** and containing 1,618 square feet or 0.037 of an acre of land.

  
Nicholas C. Bardee, R.P.L.S.  
Texas Registration No. 7336

August 26, 2026

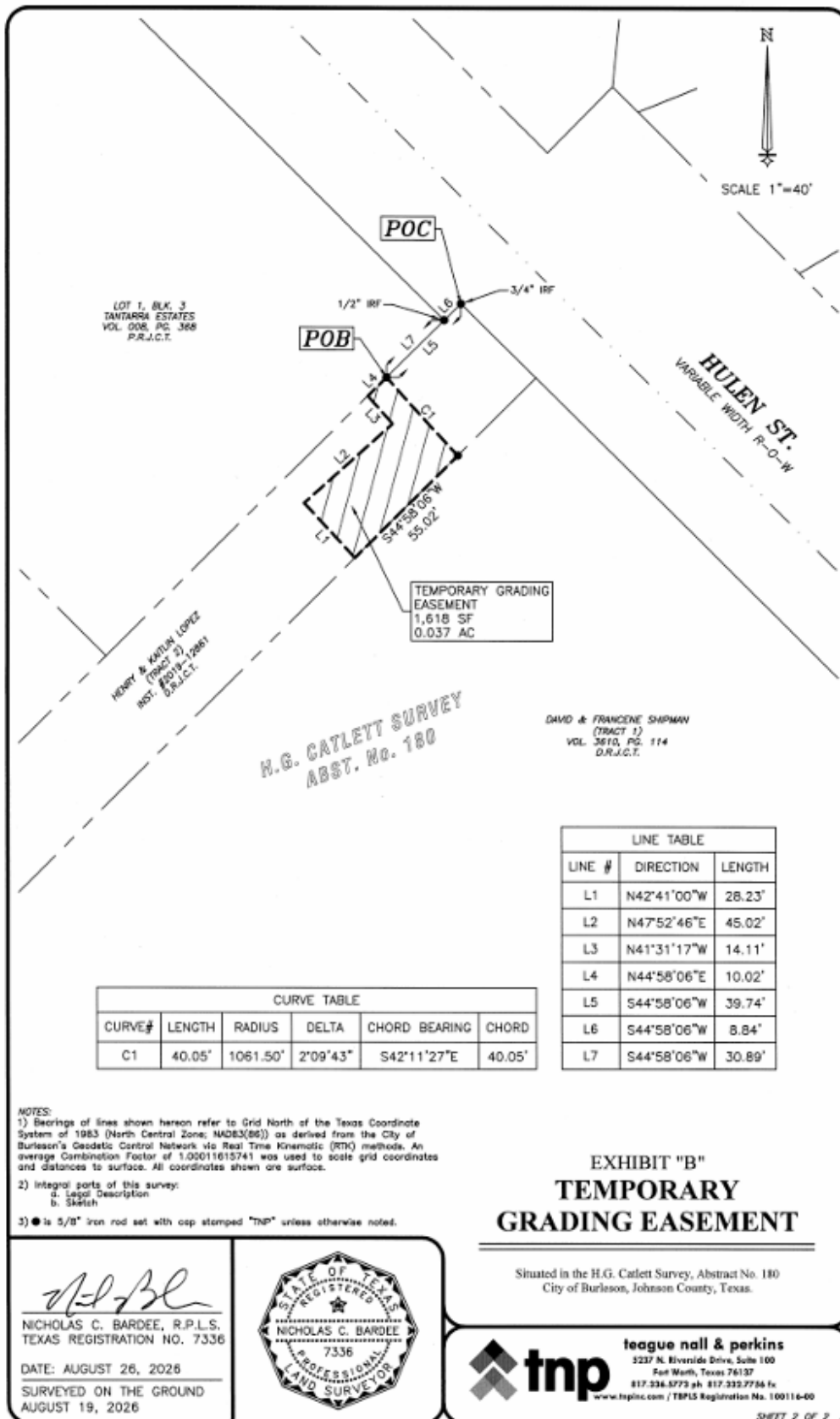


Surveyed on the ground August 19, 2026

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:  
a. Legal Description  
b. Sketch

Sheet 1 of 2  
BUR 23036





**Parcel 35B**  
**Waterline Easement**

**EXHIBIT "A"**

**"WATER LINE EASEMENT"**

**BEING** 0.014 acres of land, situated in the H.G. Catlett Survey, Abstract No. 180, City of Burleson, Johnson County, Texas, and being portion of those certain tracts of land conveyed to Henry and Kaitlin Lopez, Tract 1 and Tract 2, according to the deed filed in Instrument No. 2019-12861, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at the most southerly corner of Lot 6, Block 2, Tantarra Estates, an addition to the City of Burleson, according to the plat filed in Volume 8, Page 368, Plat Records of Johnson County, Texas (P.R.J.C.T.), also being the intersection of the northeast and southeast lines of Paloma Way, a 60' right-of-way, and also being in the northwest line of said Tract 2, from which a 5/8 inch iron rod found bears N 43°35'59" E, a distance of 0.42 feet;

**THENCE** S 44°58'06" E, along the northwest line of said Tract 2, and along the southeast line of said Paloma Way, a distance of 51.10 feet to a 3/8 inch iron rod set with cap stamped "TNP INC ESMT" (hereinafter all 3/8 inch iron rods set are marked the same) for the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** S 44°24'10" E, leaving the northwest line of said Tract 2 and the southeast line of said Paloma Way, passing over and across said Tract 2, a distance of 1.97 feet to a 3/8 inch iron rod set;

**THENCE** S 67°30'00" E, continuing over and across said Tract 2, a distance of 16.18 feet to a 3/8 inch iron rod set;

**THENCE** S 45°01'35" E, continuing over and across said Tract 2, a distance of 23.08 feet to a 3/8 inch iron rod set in the southeast line of said Tract 2, also being in the northwest line of that certain tract of land conveyed to David and Francene Shipman, Tract 1, according to the deed filed in Volume 3610, Page 114, D.R.J.C.T.;

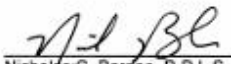
**THENCE** S 44°58'06" W, along the southeast line of said Tract 2, and along the northwest line of said Shipman tract, a distance of 15.00 feet to a 5/8 inch iron rod with cap stamped "Z.K.C." found at the most southerly corner of said Tract 2, also being the most westerly corner of said Shipman tract, and also being in the northeast line of said Lopez Tract 1;

**THENCE** N 45°01'35" E, along the southwest line of said Tract 2, and along the northeast line of said Lopez Tract 1, a distance of 20.10 feet to 3/8 inch iron rod set;

**THENCE** N 67°30'00" W, leaving the southwest line of said Tract 2 and the northeast line of said Lopez Tract 1, passing over and across said Lopez Tract 1, a distance of 16.26 feet to a 3/8 inch iron rod set;

**THENCE** N 44°24'10" W, continuing over and across said Lopez Tract 1, a distance of 4.87 feet to a 3/8 inch iron rod set in the northwest line of said Lopez Tract 1, also being in the southeast line of Lot 1, Block 2, of said Tantarra Estates;

**THENCE** N 44°58'06" E, along the northwest line of said Lopez Tract 1, and along said Lot 1, Block 2, continuing along the northwest line of said Tract 2 and along the southeast line of said Paloma Way, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 618 square feet or 0.014 of an acre of land.

  
Nicholas C. Bardee, R.P.L.S.  
Texas Registration No. 7336

August 26, 2026

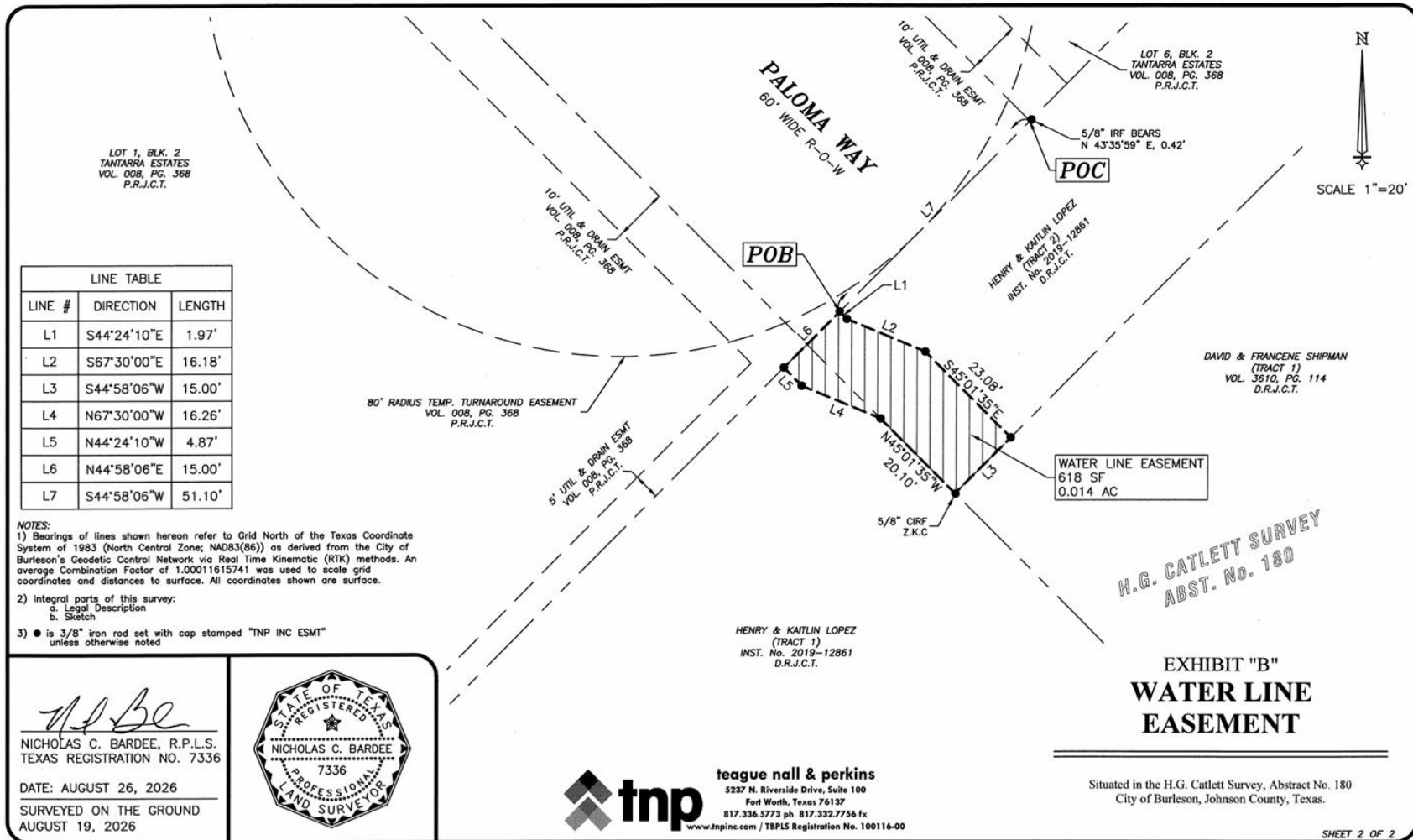
Surveyed on the ground August 19, 2026



1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:  
a. Legal Description      b. Sketch

Sheet 1 of 2  
BUR 23036



**Parcel 36**  
**Right-Of-Way Dedication**

**EXHIBIT "A"**

**"VARIABLE WIDTH  
RIGHT-OF-WAY DEDICATION"**

**BEING** 0.513 acres of land, situated in the H.G. Catlett Survey, Abstract No. 179, and in the H.G. Catlett Survey, Abstract No. 180, City of Burleson, Johnson County, Texas, and being a portion of that certain tract of land conveyed to David and Francene Shipman, Tract 1, according to the deed filed in Volume 3610, Page 114, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 3/4 inch iron rod found at the most northerly corner of that certain tract of land conveyed to Henry and Kaitlin Lopez, Tract 2, according to the deed filed in Instrument No. 2019-12861, D.R.J.C.T., also being in the southwest Right-of-Way (ROW) line of Hulen Street (variable width), from which a 1/2 inch iron rod found at the most easterly corner of Lot 1, Block 3, Tantara Estates, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 008, Page 368, Plat Records of Johnson County, Texas (P.R.J.C.T.), bears S 44°58'06" W, a distance of 8.84 feet;

**THENCE** S 45°04'55" E, along the northeast line of said Lopez tract, and along the southwest ROW line of said Hulen street, a distance of 40.00 feet to the most easterly corner of said Lopez tract, also being the most northerly corner of said Shipman Tract 1, and also being the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** S 45°04'55" E, along the northeast line of said Shipman tract, and along the southwest ROW line of said Hulen Street, a distance of 533.20 feet to the most easterly corner of said Shipman Tract 1, also being the most northerly corner of that certain tract of land conveyed to David and Francene Shipman, according to the deed filed in Volume 2811, Page 404, D.R.J.C.T., from which a 1/2 inch iron rod found at the most easterly corner of said Shipman tract (Vol. 2811, Pg. 404) bears S 45°04'55" E, a distance of 705.77 feet;

**THENCE** S 44°52'30" W, leaving the northeast line of said Shipman Tract 1 (Vol. 3610, Pg. 114) and the southwest ROW line of said Hulen Street, along the southeast line of said Shipman Tract 1 (Vol. 3610, Pg. 114), and along the northwest line of said Shipman tract (Vol. 2811, Pg. 404), a distance of 41.46 feet to a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same);

**THENCE** leaving the southeast line of said Shipman Tract 1 (Vol. 3610, Pg. 114) and the northwest line of said Shipman tract (Vol. 2811, Pg. 404), passing over and across said Shipman Tract 1 (Vol. 3610, Pg. 114), the following courses and distances:

N 45°10'37" W, a distance of 497.95 feet to a 5/8 inch iron rod set at the beginning of a curve to the right, whose radius is 1061.50 feet, and whose long chord bears N 44°13'28" W, a distance of 35.29 feet;

Along said curve in a northwesterly direction, through a central angle of 1°54'19", an arc length of 35.30 feet to a 5/8 inch iron rod set at the end of said curve, also being in the northwest line of said Shipman Tract 1 (Vol. 3610, Pg. 114), and also being in the southeast line of said Lopez tract;

**THENCE** N 44°58'06" E, along the northwest line of said Shipman Tract 1 (Vol. 3610, Pg. 114), and along the southeast line of said Lopez tract, a distance of 41.76 feet to the **POINT OF BEGINNING** and containing 22,336 square feet or 0.513 of an acre of land.

  
Nicholas C. Bardee, R.P.L.S.  
Texas Registration No. 7336

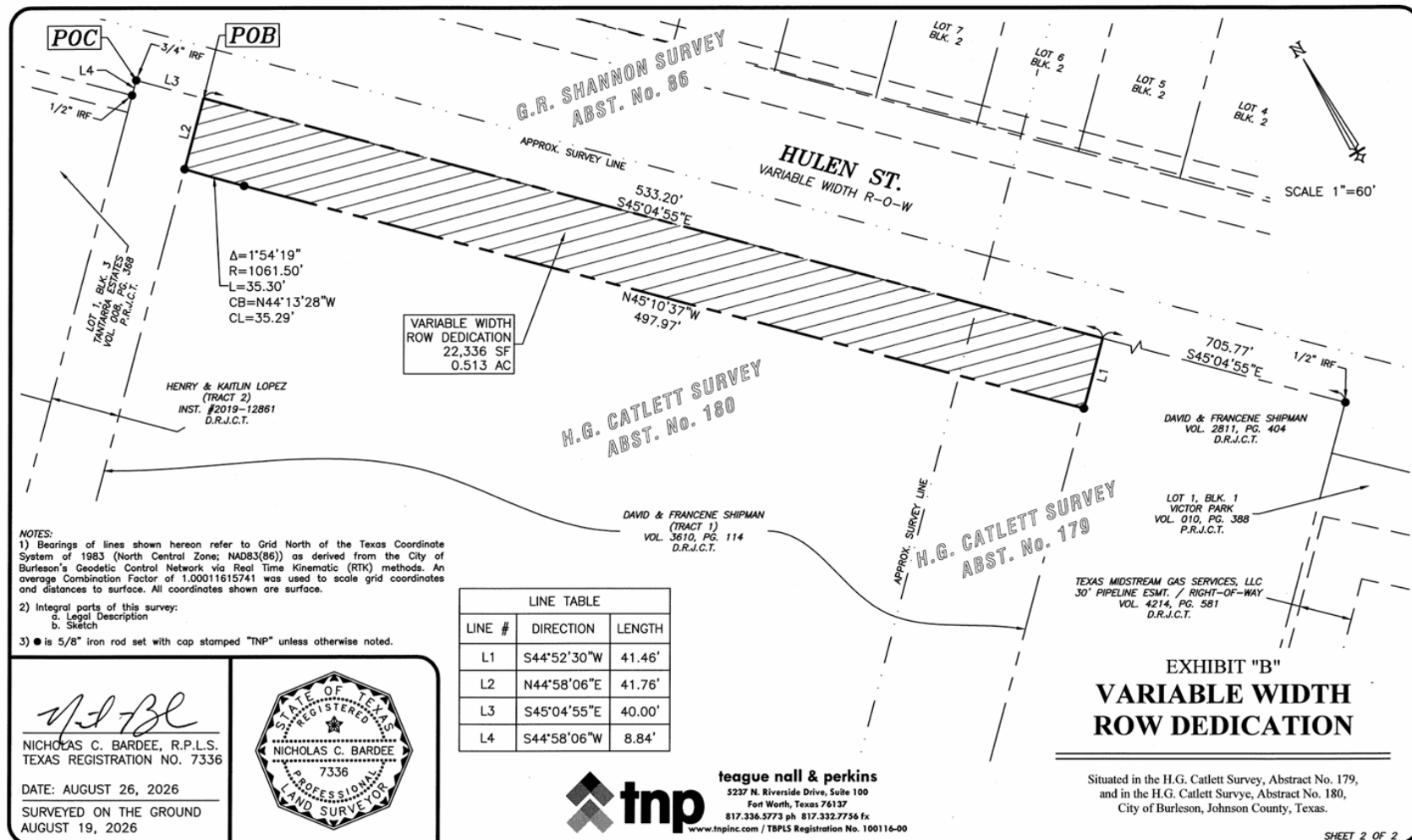


Surveyed on the ground August 19, 2026

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey: a. Legal Description b. Sketch

Sheet 1 of 2  
BUR 23036



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**Parcel 36**  
**Temporary Grading Easement**

## EXHIBIT "A"

### "TEMPORARY GRADING EASEMENT"

**BEING** 0.125 of an acre of land, situated in the H. G. Catlett Survey, Abstract No. 179, also being in the H. G. Catlett Survey, Abstract No. 180, City of Burleson, Johnson County, Texas, and a portion of that certain tract of land conveyed to David and Francene Shipman, Tract 1, according to the deed filed in Volume 3610, Page 114, D.R.J.C.T., and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 3/4 inch iron rod found at the most northerly corner of that certain tract of land conveyed to Henry and Kaitlin Lopez, Tract2, according to the deed filed in Instrument No. 2019-12861, D.R.J.C.T., also being in the southwest line of Hulen Street (a variable width right-of-way), from which a 1/2 inch iron rod found at the most easterly corner of that certain tract of land conveyed to David and Francene Shipman, according to the deed filed in Volume 2811, Page 404, D.R.J.C.T. bears S 45°04'55" E, a distance of 1,278.96 feet, and from which a 1/2 inch iron rod found at the most easterly corner of Lot 1, Block 3, Tantarra Estates, an addition to the City of Burleson, Johnson County, Texas, as recorded in Volume 8, Page 368, Plat Records of Johnson County, Texas (P.R.J.C.T.), bears S 44°58'06" W, a distance of 8.84 feet;

**THENCE** S 45°04'55" E, along the northeast line of said Lopez tract, and along the southwest line of said Hulen Street, a distance of 40.00 feet to the most easterly corner of said Lopez tract, also being the most northerly corner of said Shipman tract (Volume 3610, Page 114);

**THENCE** S 44°58'06" W, leaving the southwest line of said Hulen Street, along the northwest line of said Shipman tract (Volume 3610, Page 114), and along the southeast line of said Lopez tract, a distance of 41.76 feet to a 5/8 inch iron rod set with cap stamped "TNP INC ESMT" (hereinafter all 5/8 inch iron rods set are marked the same) for the **POINT OF BEGINNING** of there hereinafter described tract of land, also being the beginning of a non-tangent curve to the left, whose radius is 1,061.50 feet, and whose long chord bears S 44°13'28" E, a distance of 35.29 feet;

**THENCE** leaving the northwest line of said Shipman tract (Volume 3610, Page 114) and the southeast line of said Lopez tract, passing over and across said Shipman tract (Volume 3610, Page 114), the following courses and distances:

Along said curve in a southeasterly direction, through a central angle of 1°54'19", an arc length of 35.30 feet to a 5/8 inch iron rod set at the end of said curve;

S 45°10'37" E, a distance of 497.97 feet to a 5/8 inch iron rod set in the southeast line of said Shipman tract (Volume 3610, Page 114), also being in the northwest line of said Shipman tract (Volume 2811, Page 404);

**THENCE** S 44°52'30" W, along the southeast line of said Shipman tract (Volume 3610, Page 114), and along the northwest line of said Shipman tract (Volume 2811, Page 404), a distance of 10.00 feet;

**THENCE** leaving the southeast line of said Shipman tract (Volume 3610, Page 114), and the northwest line of said Shipman tract (Volume 2811, Page 404), passing over and across said Shipman tract (Volume 3610, Page 114), the following courses and distances:

N 45°10'37" W, a distance of 497.96 feet to the beginning of a curve to the right, whose radius is 1,071.50 feet, and whose long chord bears N 44°20'28" W, a distance of 31.26 feet;

Along said curve in a northwesterly direction, through a central angle of 1°40'18", an arc length of 31.26 feet to the end of said curve;

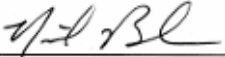
S 47°52'46" W, a distance of 45.03 feet;

N 42°41'00" W, a distance of 1.77 feet to the northwest line of said Shipman tract (Volume 3610, Page 114), also being in the southeast line of said Lopez tract;

**THENCE** N 44°58'06" E, along the northwest line of said Shipman tract (Volume 3610, Page 114), and along the southeast line of said Lopez tract, a distance of 55.02 feet to the **POINT OF BEGINNING** and containing 5,464 square feet or 0.125 of an acre of land.

(CONTINUED ON NEXT PAGE)



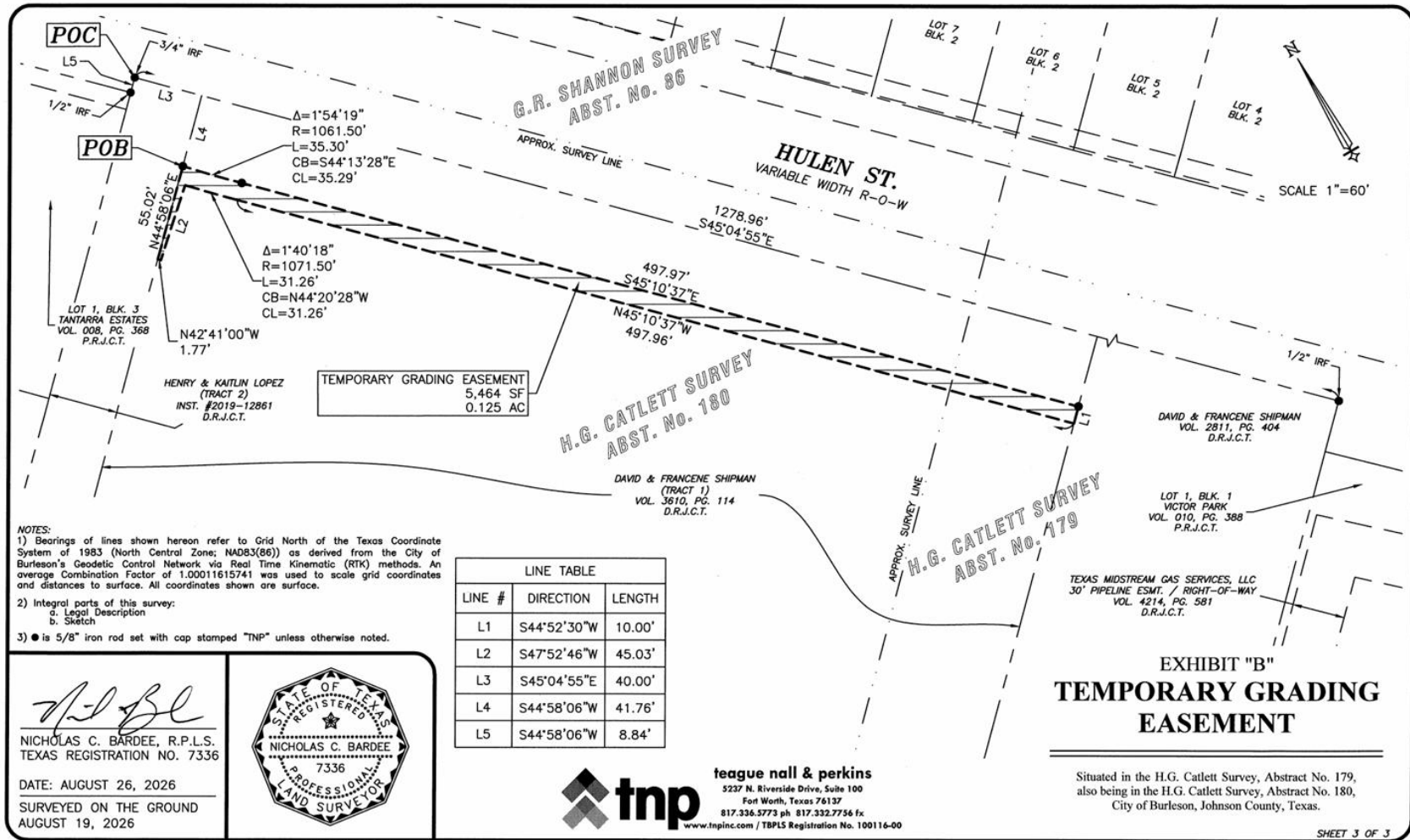
  
Nicholas C. Bardee, R.P.L.S.  
Texas Registration No. 7336



Surveyed on the ground August 19, 2026

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:
- Legal Description
  - Sketch



# **Parcel 36 Waterline Easement**

## EXHIBIT "A"

### "WATER LINE EASEMENT"

**BEING** 0.201 of an acre of land, situated in the H.G. Catlett Survey, Abstract No. 179, also being in the H.G. Catlett Survey, Abstract No. 180, City of Burleson, Johnson County, Texas, and a portion of that certain tract of land conveyed to David and Francene Shipman, Tract 1, according to the deed filed in Volume 3610, Page 114, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod with cap stamped "Z.K.C." found at the most westerly corner of said Shipman Tract 1, also being the most southerly corner of that certain tract of land conveyed to Henry and Kaitlyn Lopez, Tract 2, according to the deed filed in Instrument No. 2019-12861, D.R.J.C.T., and also being in the northeast line of that certain tract of land conveyed to Henry and Kaitlyn Lopez, Tract 1, according to said deed filed in Instrument No. 2019-12861, D.R.J.C.T.;

**THENCE** N 44°58'06" E, along the northwest line of said Shipman Tract 1, and along the southeast line of said Lopez Tract 2, a distance of 15.00 feet to a 3/8 inch iron rod set with cap stamped "TNP INC ESMT" (hereinafter all 3/8 inch iron rods set are marked the same);

**THENCE** leaving the northwest line of said Shipman Tract 1, and the southeast line of said Lopez Tract 2, passing over and across said Shipman Tract 1, the following courses and distances:

S 45°01'35" E, a distance of 520.02 feet to a 3/8 inch iron rod set;

N 44°52'30" E, a distance of 48.08 feet to a 3/8 inch iron rod set;

S 45°07'30" E, a distance of 15.00 feet to a 3/8 inch iron rod set in the southeast line of said Shipman Tract 1, also being in the northwest line of that certain tract of land conveyed to David and Francene Shipman, according to the deed filed in Volume 2811, Page 414, D.R.J.C.T.;

**THENCE** S 44°52'30" W, along the southeast line of said Shipman Tract 1, and along the northwest line of said Shipman tract (Volume 2811, Page 414), a distance of 63.11 feet to a 5/8 inch iron rod with red illegible cap found at the most southerly corner of said Shipman Tract 1, also being the most easterly corner of that certain tract of land conveyed to David and Francene Shipman, according to the deed filed in Instrument No. 2013-26627, D.R.J.C.T.;

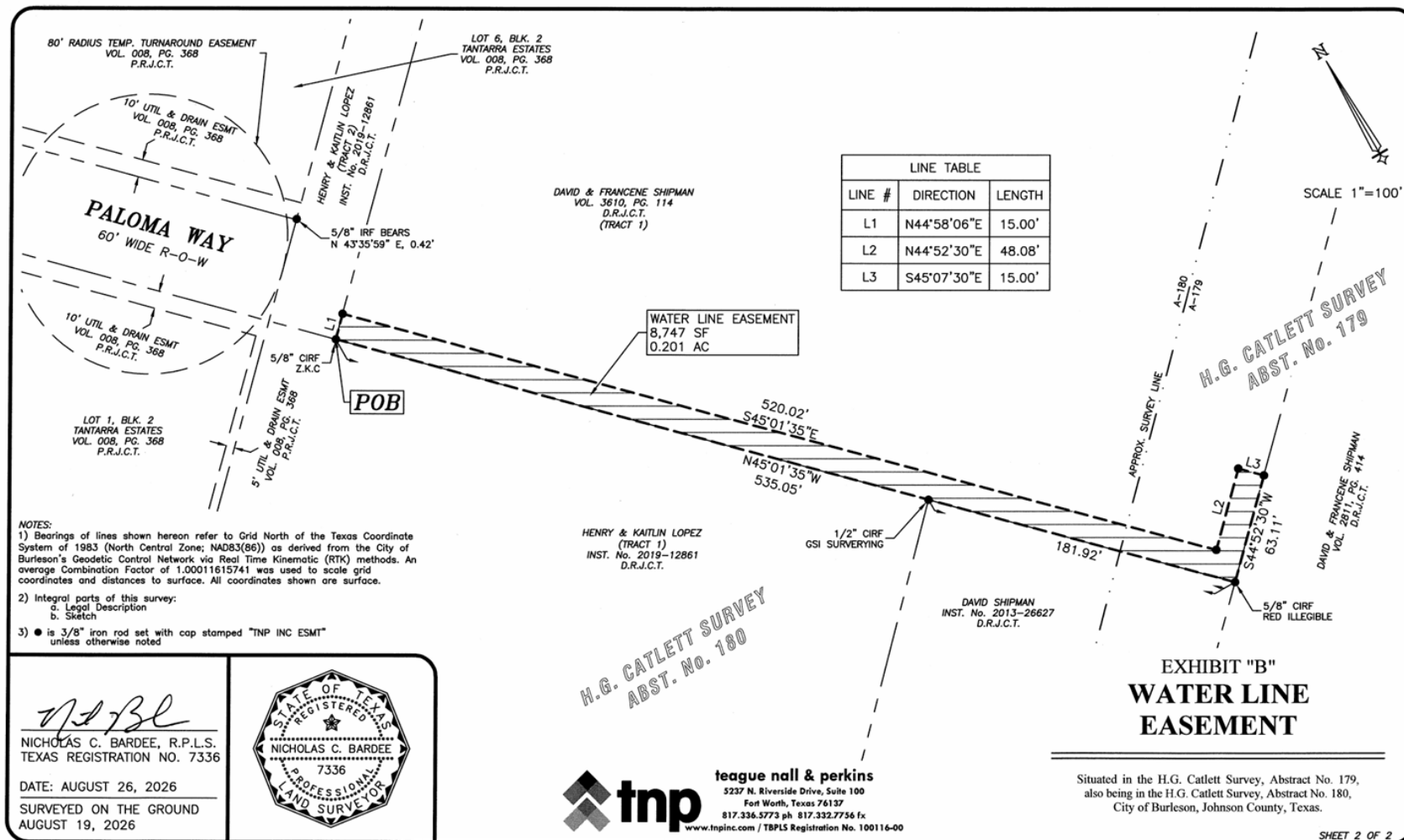
**THENCE** N 45°01'35" W, along the southwest line of said Shipman Tract 1, and along the northeast line of said Shipman tract (Instrument No. 2013-26627), at a distance of 181.92 feet, passing a 1/2 inch iron rod with cap stamped "GSI SURVEYING" found at the most northerly corner of said Shipman tract (Instrument No. 2013-26627), also being the most easterly corner of said Lopez Tract 1, continuing along the northeast line of said Lopez Tract 1, in all, a distance of 535.05 feet the **POINT OF BEGINNING** and containing 8,747 square feet or 0.201 of an acre of land.

  
Nicholas C. Bardee, R.P.L.S.  
Texas Registration No. 7336



Surveyed on the ground August 19, 2026

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.
2. Integral parts of this survey:
  - a. Legal Description
  - b. Sketch



**Parcel 37**  
**Right-Of-Way Dedication**

**EXHIBIT "A"**

**"VARIABLE WIDTH  
RIGHT-OF-WAY DEDICATION"**

**BEING** 0.662 acres of land, situated in the H.G. Catlett Survey, Abstract No. 179, City of Burleson, Johnson County, Texas, and being a portion of that certain tract of land conveyed to David and Francene Shipman, according to the deed filed in Volume 2811, Page 404, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found at the most easterly corner of said Shipman tract, also being in the southwest Right-of-Way (R-O-W) line of Hulen Street (variable width);

**THENCE** S 44°44'19" W, along the southeasterly line of said Shipman tract, and along the southwesterly R-O-W line of said Hulen Street, at a distance of 30.00 feet, passing the most northerly corner of Lot 1, Block 1, Victor Park, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 010, Page 388, Plat Records of Johnson County, Texas (P.R.J.C.T.), and continuing along the southeasterly line of said Shipman tract, and the northwesterly line of said Lot 1, in all, a distance of 40.29 feet to a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same);

**THENCE** N 45°10'37" W, passing over and across said Shipman tract, a distance of 705.86 feet to a 5/8 inch iron rod set in the northwest line of said Shipman tract, also being in the southeast line of that certain tract of land conveyed to David and Francene Shipman, Tract 1, according to the deed filed in Volume 3610, Page 114, D.R.J.C.T.;

**THENCE** N 44°52'30" E, along the northwest line of said Shipman tract (Vol. 2811, Pg. 404), and along the southeast line of said Shipman, Tract 1 (Vol. 3610, Pg. 114), a distance of 41.46 feet to the most northerly corner of said Shipman tract (Vol. 2811, Pg. 404), also being the most easterly corner of said Shipman, Tract 1 (Vol. 3610, Pg. 114), and also being in the southwest ROW line of said Hulen Street, from which a 3/4 inch iron rod found at the most northerly corner of that certain tract of land conveyed to Henry and Kaitlin Lopez, Tract 2, according to the deed filed in Instrument No. 2019-12861, D.R.J.C.T., bears N 45°04'55" W, a distance of 573.20 feet;

**THENCE** S 45°04'55" E, along the southwesterly line of said Hulen Street, and along the northeasterly line of said Shipman tract (Vol. 2811, Pg. 404), a distance of 705.77 feet to the **POINT OF BEGINNING** and containing 28,849 square feet or 0.662 of an acre of land.

  
August 26, 2026  
Nicholas C. Bardee, R.P.L.S.  
Texas Registration No. 7336



Surveyed on the ground August 19, 2026

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:  
a. Legal Description  
b. Sketch





**Parcel 37**  
**Temporary Grading Easement**

**EXHIBIT "A"**

**"TEMPORARY GRADING EASEMENT"**

**BEING** 0.212 of an acre of land, situated in the H.G. Catlett Survey, Abstract No. 179, and being a portion of that certain tract of land conveyed to David and Francene Shipman, according to the deed filed in Volume 2811, Page 404, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found at the most easterly corner of said Shipman tract, also being in the southwest line of Hulen Street (a variable width right-of-way), from which a 3/4 inch iron rod found at the most northerly corner of that certain tract of land conveyed to Henry and Kaitlin Lopez, Tract 2, according to the deed filed in Instrument No. 2019-12861, D.R.J.C.T., also being in the southwest line of said Hulen Street, bears N 45°04'55" W, a distance of 1,278.96 feet;

**THENCE** S 44°44'19" W, along the southeast line of said Shipman tract, a distance of 40.29 feet to a 5/8 inch iron rod set with cap stamped "TNP" in the southeast line of said Shipman tract, also being in the northwest line of Lot 1, Block 1, Victor Park, an addition to the City of Burleson, Johnson County, Texas, according to Volume 10, Page 388, Plat Records of Johnson County, Texas (P.R.J.C.T.), also being the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** S 44°44'19" W, continuing along the southeast line of said Shipman tract and along the northwest line of said Lot 1, a distance of 38.12 feet;

**THENCE** leaving the southeast line of said Shipman tract and the northwest line of said Lot 1, passing over and across said Shipman tract, the following courses and distances:

N 45°15'41" W, a distance of 53.35 feet;

N 44°49'23" E, a distance of 28.20 feet;

N 45°10'37" W, a distance of 459.72 feet;

S 44°49'23" W, a distance of 24.49 feet;

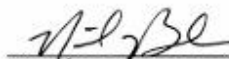
N 45°14'57" W, a distance of 27.37 feet;

N 44°49'23" E, a distance of 24.52 feet;

N 45°10'37" W, a distance of 165.49 feet to the northwest line of said Shipman tract, also being in the southeast line of that certain tract of land conveyed to David and Francene Shipman, Tract 1, according to Volume 3610, Page 114, D.R.J.C.T.,

**THENCE** N 44°52'30" E, along the northwest line of said Shipman tract (Volume 2811, Page 404), and along the southeast line of said Shipman Tract 1 (Volume 3610, Page 114), a distance of 10.00 feet to a 5/8 inch iron rod set with cap stamped "TNP";

**THENCE** S 45°10'37" E, leaving the northwest line of said Shipman tract (Volume 2811, Page 404) and the southeast line of said Shipman Tract 1 (Volume 3610, Page 114), passing over and across said Shipman tract (Volume 2811, Page 404), a distance of 705.86 feet to the **POINT OF BEGINNING** and containing 9,231 square feet or 0.212 of an acre of land.



August 26, 2026  
Nicholas C. Bardee, R.P.L.S.  
Texas Registration No. 7336

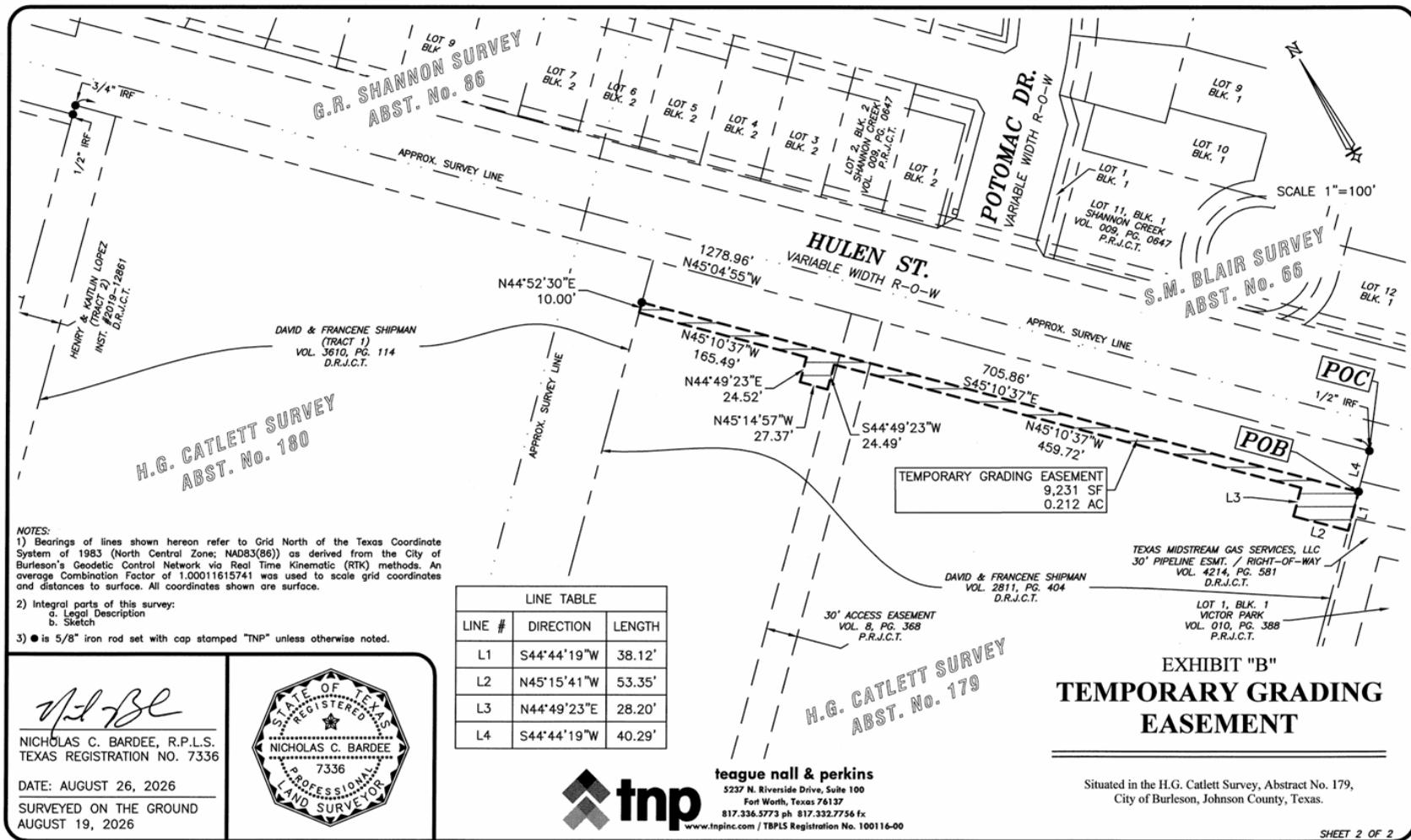


Surveyed on the ground August 19, 2026

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:  
a. Legal Description  
b. Sketch

Sheet 1 of 2  
BUR 23636



- NOTES:
- 1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.
  - 2) Integral parts of this survey:
    - a. Legal Description
    - b. Sketch
  - 3) ● is 5/8" iron rod set with cap stamped "TNP" unless otherwise noted.

*N.C. Bardee*  
 NICHOLAS C. BARDEE, R.P.L.S.  
 TEXAS REGISTRATION NO. 7336  
 DATE: AUGUST 26, 2026  
 SURVEYED ON THE GROUND  
 AUGUST 19, 2026



teague nall & perkins  
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 www.tnplnc.com / TBPLS Registration No. 100116-00

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SHEET 2 OF 2

# **Parcel 37 Drainage Easement**

## EXHIBIT "A"

### "DRAINAGE EASEMENTS"

**BEING** 450 square feet of land, in two parts, situated in the H.G. Catlett Survey, Abstract No. 179, City of Burleson, Johnson County, Texas, and being portion of that certain tract of land conveyed to David and Francene Shipman, according to the deed filed in Volume 2811, Page 404, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

#### Part 1

**BEING** 225 square feet of land, situated in the H.G. Catlett Survey, Abstract No. 179, City of Burleson, Johnson County, Texas, and being portion of that certain tract of land conveyed to David and Francene Shipman, according to the deed filed in Volume 2811, Page 404, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found at the most easterly corner of said Shipman tract, also being in the southwest Right-of-Way (ROW) line of Hulen Street (variable width), from which a 3/4 inch iron rod found at the most northerly corner of that certain tract of land conveyed to Henry and Kaitlin Lopez, Tract 2, according to the deed filed in Instrument No. 2019-12861, D.R.J.C.T., also being in the southwest ROW line of said Hulen Street, bears N 45°04'55" W, a distance of 1,278.97 feet, from which a 1/2 inch iron rod found in the southwest ROW line of said Hulen Street, at the east corner of Lot 1, Block 3, Tantarra Estates, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 008, Page 368, Plat Records of Johnson County, Texas (P.R.J.C.T.), also being in the northwest line of said Lopez tract, bears S 44°59'44" W, a distance of 8.84 feet;

**THENCE** S 44°44'19" W, along the southeasterly line of said Shipman tract (Vol. 2811, Pg. 404), and along the southwesterly ROW line of said Hulen Street, at a distance of 30.00 feet passing the most northerly corner of Lot 1, Block 1, Victor Park, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 010, Page 388, P.R.J.C.T., and continuing along the southeast line of said Shipman tract, and along the northwest line of said Lot 1, Block 1, Victor Park, in all, a distance of 40.29 feet;

**THENCE** N 45°10'37" W, leaving the southeast line of said Shipman tract and the northwest line of said Lot 1, passing over and across said Shipman tract, a distance of 71.79 feet to a 3/8 inch iron rod set with cap stamped "TNP INC ESMT" (hereinafter all 3/8 inch iron rods set are marked the same) for the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** continuing over and across said Shipman tract, the following courses and distances:

S 44°49'23" W, a distance of 15.00 feet to a 3/8 inch iron rod set;

N 45°10'37" W, a distance of 15.00 feet to a 3/8 inch iron rod set;

N 44°49'23" E, a distance of 15.00 feet to a 3/8 inch iron rod set;

S 45°10'37" E, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 225 square feet or 0.005 of an acre of land.

(CONTINUED ON NEXT PAGE)

## Part 2

**BEING** 225 square feet of land, situated in the H.G. Catlett Survey, Abstract No. 179, City of Burleson, Johnson County, Texas, and being portion of that certain tract of land conveyed to David and Francene Shipman, according to the deed filed in Volume 2811, Page 404, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found at the most easterly corner of said Shipman tract, also being in the southwest Right-of-Way (ROW) line of Hulen Street (variable width), from which a 3/4 inch iron rod found at the most northerly corner of that certain tract of land conveyed to Henry and Kaitlin Lopez, Tract 2, according to the deed filed in Instrument No. 2019-12861, D.R.J.C.T., also being in the southwest ROW line of said Hulen Street, bears N 45°04'55" W, a distance of 1,278.97 feet, from which a 1/2 inch iron rod found in the southwest ROW line of said Hulen Street, at the east corner of Lot 1, Block 3, Tantarra Estates, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 008, Page 368, Plat Records of Johnson County, Texas (P.R.J.C.T.), also being in the northwest line of said Lopez tract, bears S 44°59'44" W, a distance of 8.84 feet;

**THENCE** S 44°44'19" W, along the southeasterly line of said Shipman tract (Vol. 2811, Pg. 404), and along the southwesterly ROW line of said Hulen Street, at a distance of 30.00 feet passing the northwest corner of Lot 1, Block 1, Victor Park, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 010, Page 388, P.R.J.C.T., and continuing along the southeast line of said Shipman tract, and northwest line of said Lot 1, Block 1, Victor Park, in all, a distance of 40.29 feet to a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same)

**THENCE** N 45°10'37" W, leaving the southeast line of said Shipman tract and the northwest line of said Lot 1, passing over and across said Shipman tract, a distance of 566.88 feet to a 3/8 inch iron rod set with cap stamped "TNP INC ESMT" (hereinafter all 3/8 inch iron rods set are marked the same) for the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** continuing over and across said Shipman tract, the following courses and distances:

S 44°49'23" W, a distance of 15.00 feet to a 3/8 inch iron rod set;

N 45°10'37" W, a distance of 15.00 feet to a 3/8 inch iron rod set;

N 44°49'23" E, a distance of 15.00 feet to a 3/8 inch iron rod set;

S 45°10'37" E, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 225 square feet or 0.005 of an acre of land.

  
August 26, 2026  
Nicholas C. Bardee, R.P.L.S.  
Texas Registration No. 7336

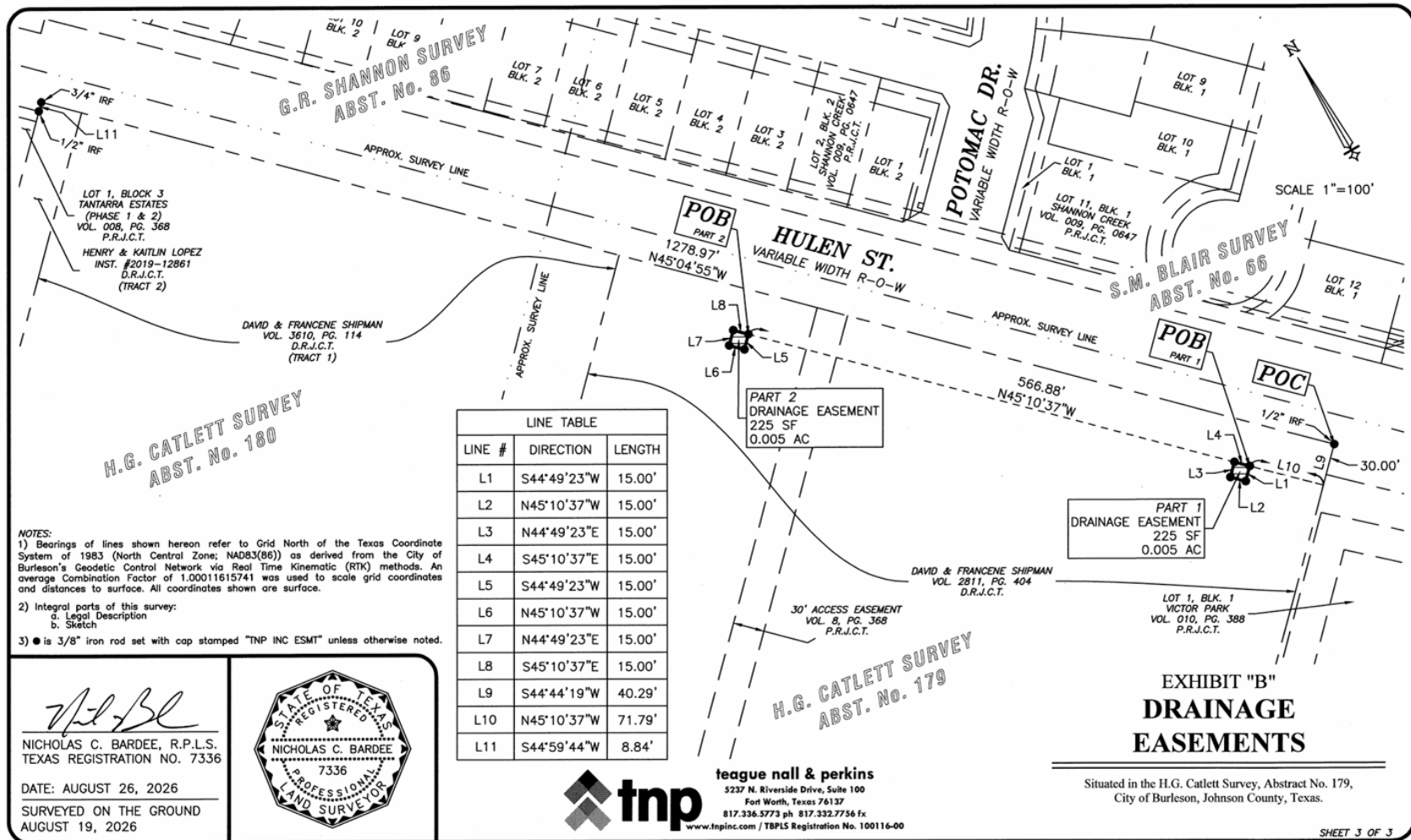


Surveyed on the ground August 19, 2026

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:  
a. Legal Description  
b. Sketch

Sheet 2 of 3  
BUR 23036



**Parcel 38**  
**Right-Of-Way Dedication**



**EXHIBIT "A"**

**"VARIABLE WIDTH  
RIGHT-OF-WAY DEDICATION"**

**BEING** 1,457 square feet of land, being a portion of Lot 1, Block 1, Victor Park, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 010, Page 388, Plat Records of Johnson County, Texas (P.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found at the east corner of a tract of land conveyed to David and Francene Shipman, according to the deed filed in Volume 2811, Page 404, (D.R.J.C.T.), also being in the southwest Right-of-Way (ROW) line of Hulen Street (variable width);

**THENCE** S 44°44'19" W, along the southeasterly line of said Shipman tract, and along the southwesterly ROW line of said Hulen Street, a distance of 30.00 feet to the north corner of said Lot 1, also being the **POINT OF BEGINNING** of the hereinafter described tract of land;

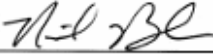
**THENCE** S 45°50'49" E, along the northeasterly line of said Lot 1, and along southwesterly ROW line of said Hulen Street, a distance of 136.10 feet to the east corner of said Lot 1, also being in the southwesterly ROW line of said Hulen Street, and also being in the northwest line of the remainder of that certain tract of land conveyed to Gloria Anna Torres, Trustee of the Gloria Anna Torres Living Trust, according to the deed filed in Instrument #2023-22161, D.R.J.C.T.;

**THENCE** S 44°44'44" W, along the southeasterly line of said Lot 1, and along the northwest line of said Torres Living Trust tract, a distance of 10.97 feet to a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same);

**THENCE** N 45°38'31" W, leaving the northwest line of said Torres Living Trust tract, passing over and across said Lot 1, a distance of 112.70 feet to a 5/8 inch iron rod set;

**THENCE** N 45°10'37" W, continuing over and across said Lot 1, a distance of 23.40 feet to a 5/8 inch iron rod set in the northwest line of said Lot 1, and also being in the southeast line of said Shipman tract;

**THENCE** N 44°44'19" E, along the northwest line of said Lot 1, and along the southeast line of said Shipman tract, a distance of 10.29 feet to the **POINT OF BEGINNING** and containing 1,457 square feet or 0.033 of an acre of land.

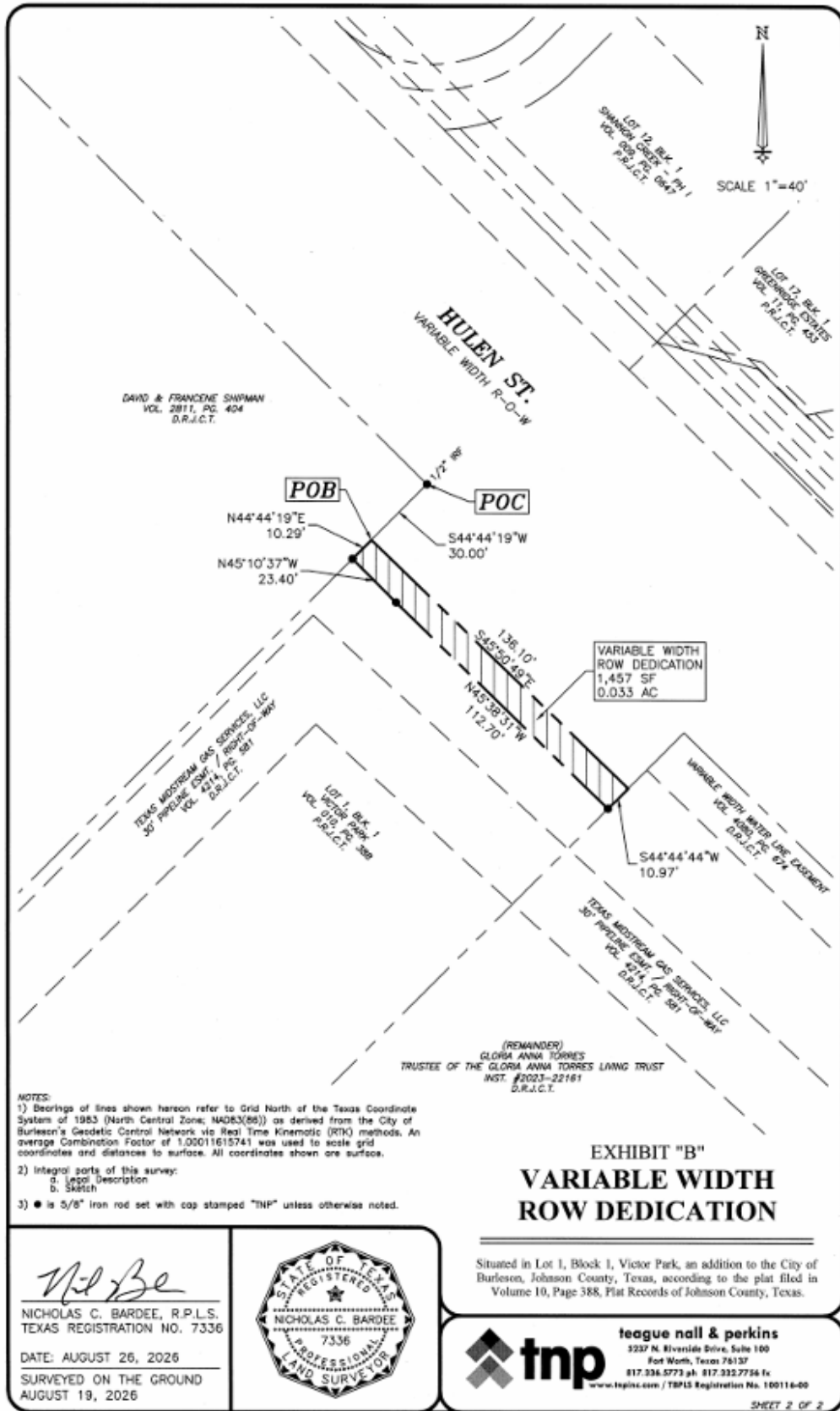
  
August 26, 2026  
Nicholas C. Bardee, R.P.L.S.  
Texas Registration No. 7336



Surveyed on the ground August 19, 2026

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:
- Legal Description
  - Sketch



**Parcel 38**  
**Temporary Grading Easement**

**EXHIBIT "A"**

**"TEMPORARY GRADING EASEMENT"**

**BEING** 1,361 square feet of land, being a portion of Lot 1, Block 1, Victor Park, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 010, Page 388, Plat Records of Johnson County, Texas (P.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found at the most easterly corner of a tract of land conveyed to David and Francene Shipman, according to the deed filed in Volume 2811, Page 404, Deed Records of Johnson County, Texas (D.R.J.C.T.), also being in the southwest Right-of-Way (ROW) line of Hulen Street (variable width);

**THENCE** S 44°44'19" W, along the southeasterly line of said Shipman tract, and along the southwesterly ROW line of said Hulen Street, at a distance of 30.00 feet passing the most northerly corner of said Lot 1, and continuing along the southeasterly line of said Shipman tract, the northwesterly line of said Lot 1, and northwesterly line of said Torres Living Trust tract, in all, a distance of 40.29 feet to a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same) for the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** S 45°10'37" E, leaving the northwest line of said Lot 1 and the southeast line of said Shipman tract, passing over and across said Lot 1, a distance of 23.40 feet to a 5/8 inch iron rod set;

**THENCE** S 45°38'31" E, continuing over and across said Lot 1, a distance of 112.70 feet to a 5/8 inch iron rod set in the southeast line of said Lot 1, also being in the northwest line of the remainder of that certain tract of land conveyed to Gloria Anna Torres, Trustee of the Gloria Anna Torres Living Trust, according to the deed filed in Instrument #2023-22161, D.R.J.C.T.;

**THENCE** S 44°44'44" W, along the southeast line of said Lot 1, and along the northwest line of said Torres Living Trust tract, distance of 10.00 feet;

**THENCE** N 45°38'31" W, leaving the southeast line of said Lot 1, and the northwest line of said Torres Living Trust tract, passing over and across said Lot 1, a distance of 112.67 feet;

**THENCE** N 45°10'37" W, continuing over and across said Lot 1, a distance of 23.42 feet to the northwest line of said Lot 1, and also being in the southeast line of said Shipman tract;

**THENCE** N 44°44'19" E, along the northwest line of said Lot 1, and along the southeast line of said Shipman tract, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 1,361 square feet or 0.031 of an acre of land.

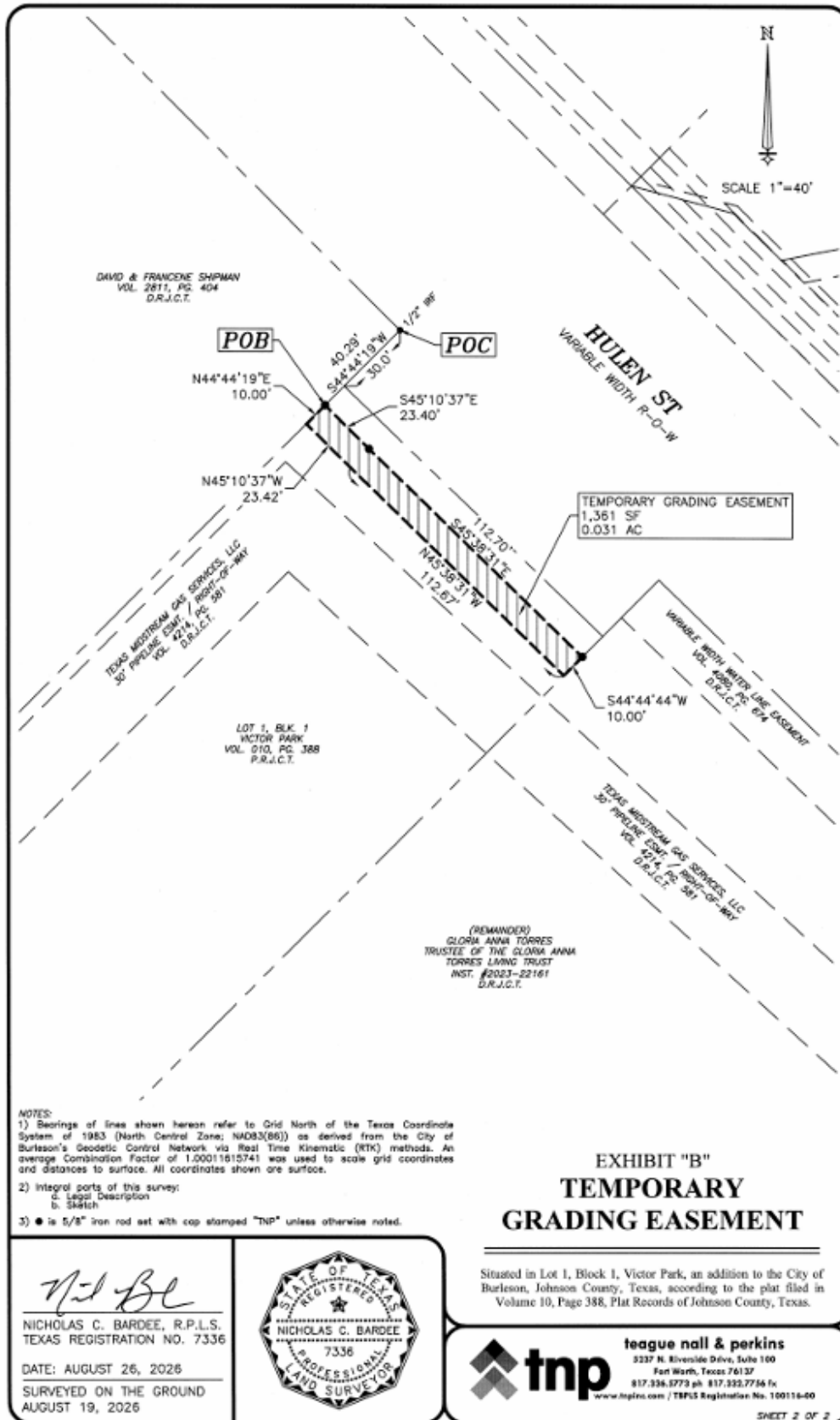
  
August 26, 2026  
Nicholas C. Bardee, R.P.L.S.  
Texas Registration No. 7336



Surveyed on the ground August 19, 2026

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:
- Legal Description
  - Sketch



**Parcel 39**  
**Right-Of-Way Dedication**

**EXHIBIT "A"**

**"VARIABLE WIDTH  
RIGHT-OF-WAY DEDICATION"**

**BEING** 2.081 acres of land, situated in the H.G. Catlett Survey, Abstract No. 179 and the Joshua Minett Survey, Abstract No. 548, City of Burleson, Johnson County, Texas, and being the remainder of a portion of that certain tract of land conveyed to Gloria Anna Torres, Trustee of the Gloria Anna Torres Living Trust, according to the deed filed in Instrument #2023-22161, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at the north corner of Lot 1-R-2, Block 1, Southcliff Addition, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 008, Page 381, Plat Records of Johnson County, Texas (P.R.J.C.T.), also being in the southeast line of a tract of land conveyed to Jessie Rose Bransom, Trustee of the Robert N. Bransom Marital Deduction Trust and Trustee of the Robert N. Bransom Credit Trust, according to the deed filed in Instrument No. 2011-16721, D.R.J.C.T. and being in the southwest Right-of-Way (R-O-W) line of Hulen Street (variable width), from which a 3/8 inch iron rod found in said southwest R-O-W line, also being in the southeast line of said Bransom tract, bears N 44°53'21" E, a distance of 5.00 feet;

**THENCE** N 59°47'04" W, passing over and across said Bransom tract, a distance of 62.10 feet to a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same) in the northwest line of said Bransom tract, also being in the southeast line of said Torres Living Trust tract, and also being the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** passing over and across said Torres Living Trust tract, the following courses and distances;

N 55°50'48" W, a distance of 128.60 feet to a 5/8 inch iron rod set at the beginning of curve to the right whose radius is 1061.50 feet, and whose long chord bears N 50°44'40" W, a distance of 188.81 feet;

Along said curve in a northwesterly direction, through a central angle of 10°12'16", an arc length of 189.06 feet to a 5/8 inch iron rod set at the end of said curve;

N 45°38'31" W, a distance of 1487.22 feet to a 5/8 inch iron rod set in the northwest line of said Bransom tract, also being in the southeast line of Lot 1, Block 1, Victor Park, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 010, Page 388, P.R.J.C.T.;

**THENCE** N 44°44'44" E, along the northwest line of said Torres Living Trust tract, and southeast line of said Lot 1, at a distance of 10.97 feet passing the northeast corner of said Lot 1, and continuing in all, a distance of 40.97 feet to the north corner of said Torres Living Trust tract, also being in the southwest R-O-W line of said Hulen Street;

**THENCE** along the southwest R-O-W line of said Hulen Street, and northeast line of said Torres Living Trust tract, the following courses and distances;

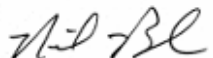
S 45°47'43" E, a distance of 543.83 feet;

S 45°56'44" E, a distance of 575.67 feet to a 1/2 inch iron rod found;

S 53°28'30" E, a distance of 198.42 feet;

S 45°52'37" E, a distance of 485.94 feet to the east corner of said Torres Living Trust tract, also being the north corner of said Bransom tract, and being in the southwest R-O-W line of said Hulen Street;

**THENCE** S 45°03'28" W, along the southeast line of said Torres Living Trust tract, and northwest line of said Bransom tract, a distance of 34.93 feet to the **POINT OF BEGINNING** and containing 90,649 square feet or 2.081 acres of land.

  
August 26, 2026  
Nicholas C. Bardee, R.P.L.S.  
Texas Registration No. 7336

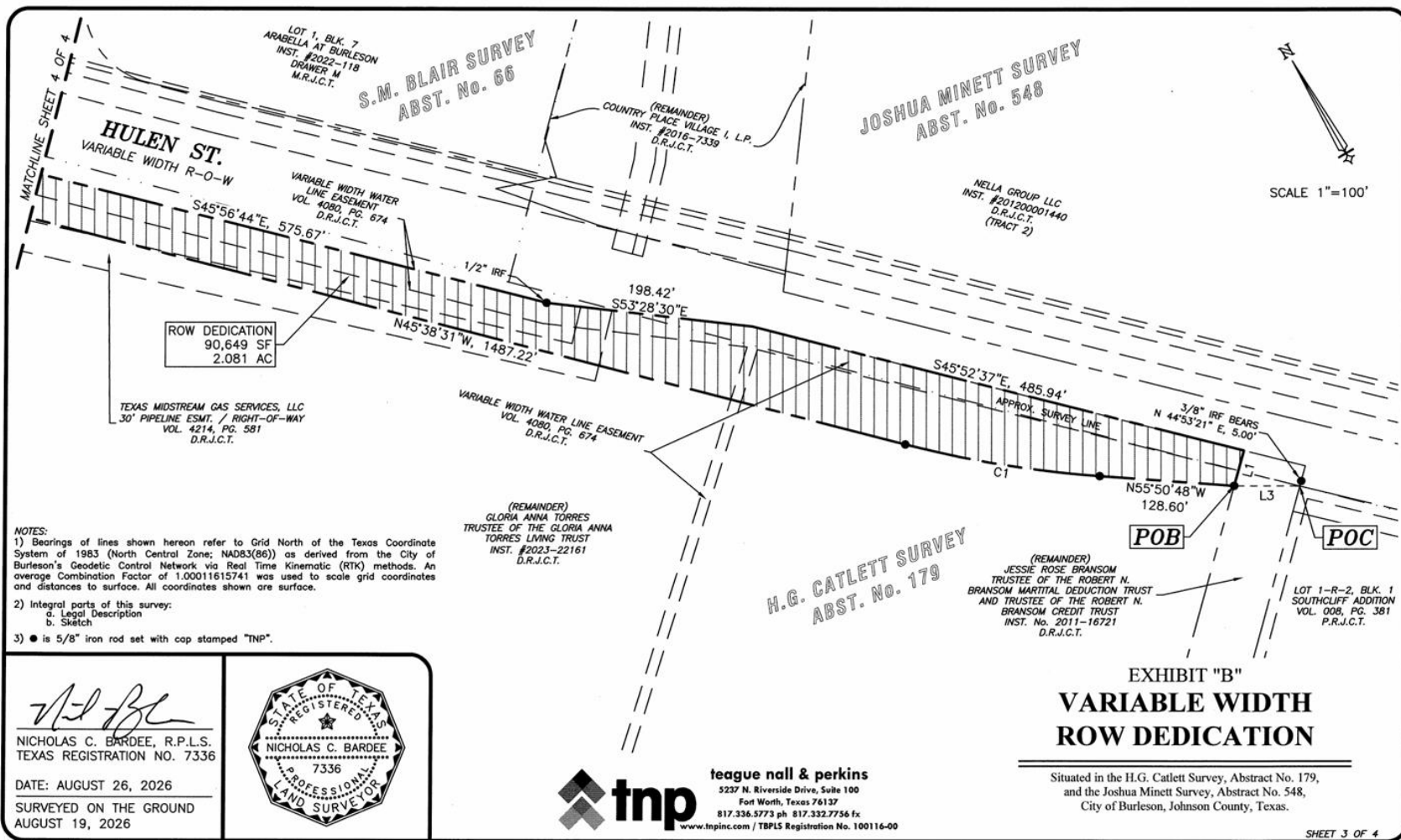


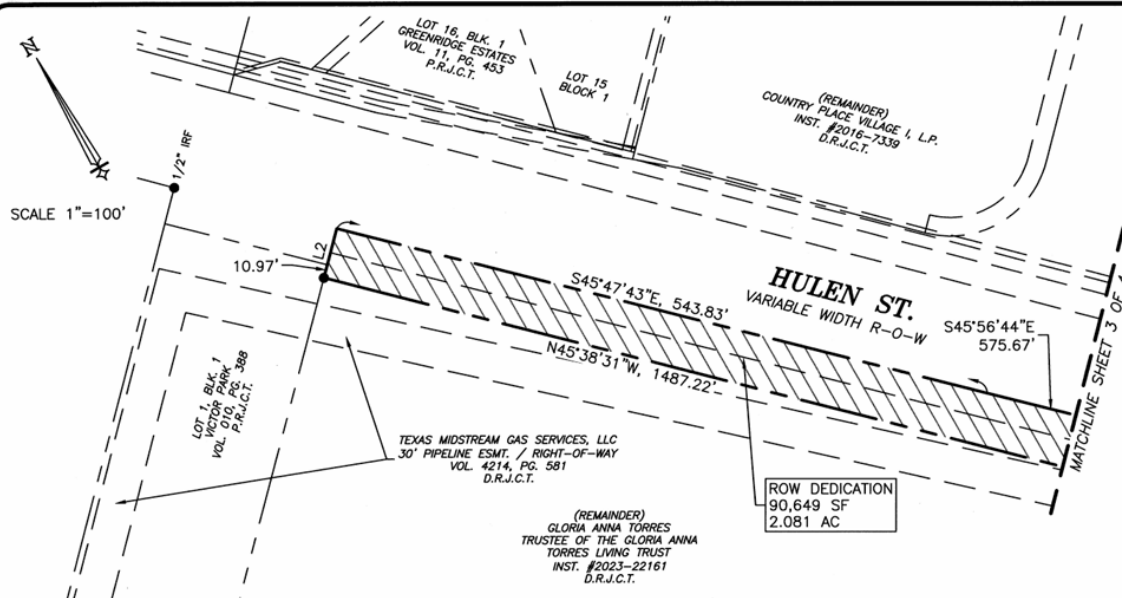
Surveyed on the ground August 19, 2026

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:
- Legal Description
  - Sketch







| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE #     | DIRECTION   | LENGTH |
| L1         | S45°03'28"W | 34.93' |
| L2         | N44°44'44"E | 40.97' |
| L3         | N59°47'04"W | 62.10' |

| CURVE TABLE |         |          |           |               |         |
|-------------|---------|----------|-----------|---------------|---------|
| CURVE#      | LENGTH  | RADIUS   | DELTA     | CHORD BEARING | CHORD   |
| C1          | 189.06' | 1061.50' | 10°12'16" | N50°44'40"W   | 188.81' |

**NOTES:**

1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.

2) Integral parts of this survey:  
a. Legal Description  
b. Sketch

3) ● is 5/8" iron rod set with cap stamped "TNP".

DATE: AUGUST 26, 2026

SURVEYED ON THE GROUND  
AUGUST 19, 2026



**teague nall & perkins**

5237 N. Riverside Drive, Suite 100  
Fort Worth, Texas 76137  
817.336.5773 ph 817.332.7756 fx  
www.tnpinc.com / TBPLS Registration No. 100116-00

## EXHIBIT "B" VARIABLE WIDTH ROW DEDICATION

Situated in the H.G. Catlett Survey, Abstract No. 179,  
and the Joshua Minett Survey, Abstract No. 548,  
City of Burleson, Johnson County, Texas.

SHEET 4 OF 4

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**Parcel 39**  
**Temporary Grading Easement**

## EXHIBIT "A"

### "TEMPORARY GRADING EASEMENTS"

**BEING** 0.438 of an acre of land total, in two parts, situated in the H.G. Catlett Survey, Abstract No. 179, City of Burleson, Johnson County, Texas, and being the remainder of a portion of that certain tract of land conveyed to Gloria Anna Torres, Trustee of the Gloria Anna Torres Living Trust, according to the deed filed in Instrument #2023-22161, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

#### Part 1

**BEING** 0.113 of an acre of land, situated in the H.G. Catlett Survey, Abstract No. 179, City of Burleson, Johnson County, Texas, and being the remainder of a portion of that certain tract of land conveyed to Gloria Anna Torres, Trustee of the Gloria Anna Torres Living Trust, according to the deed filed in Instrument #2023-22161, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at the most northerly corner of Lot 1-R-2, Block 1, Southcliff Addition, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 008, Page 381, Plat Records of Johnson County, Texas (P.R.J.C.T.), also being in the southeast line of a tract of land conveyed to Jessie Rose Bransom, Trustee of the Robert N. Bransom Marital Deduction Trust and Trustee of the Robert N. Bransom Credit Trust, according to the deed filed in Instrument No. 2011-16721, D.R.J.C.T., and being in the southwest Right-of-Way (ROW) line of Hulen Street (variable width), from which a 3/8 inch iron rod found in said southwest ROW line, also being in the southeast line of said Bransom tract, bears N 44°53'21" E, a distance of 5.00 feet;

**THENCE** N 59°47'13" W, passing over and across said Bransom tract, a distance of 62.10 feet to a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same), in the northwest line of said Bransom tract, also being in the southeast line of said Torres Living Trust tract for the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** S 45°03'28" W, along the southeast line of said Torres Living Trust tract, and northwest line of said Bransom tract, a distance of 10.18 feet;

**THENCE** leaving the southeast line of said Torres Living Trust tract and the northwest line of said Bransom tract, passing over and across said Torres Living Trust tract, the following courses and distances;

N 55°50'48" W, a distance of 126.68 feet to the beginning of curve to the right whose radius is 1071.50 feet, and whose long chord bears N 50°44'40" W, a distance of 190.58 feet;

Along said curve in a northwesterly direction, through a central angle of 10°12'16", an arc length of 190.84 feet to the end of said curve;

N 45°38'31" W, a distance of 173.14 feet;

N 47°08'40" E, a distance of 10.01 feet to a 3/8 inch iron rod set with cap stamped "TNP INC ESMT";

S 45°38'31" E, a distance of 172.65 feet to a 5/8 inch iron rod set at the beginning of curve to the left whose radius is 1061.50 feet, and whose long chord bears S 50°44'40" E, a distance of 188.81 feet;

Along said curve in a southeasterly direction, through a central angle of 10°12'16", an arc length of 189.06 feet to a 5/8 inch iron rod set at the end of said curve;

S 55°50'48" E, a distance of 128.60 feet to the **POINT OF BEGINNING** and containing 4,905 square feet or 0.113 of an acre of land.

(CONTINUED ON NEXT PAGE)

## Part 2

**BEING** 0.325 of an acre of land, situated in the H.G. Catlett Survey, Abstract No. 179, City of Burleson, Johnson County, Texas, being the remainder of a portion of that certain tract of land conveyed to Gloria Anna Torres, Trustee of the Gloria Anna Torres Living Trust, according to the deed filed in Instrument #2023-22161, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found at the most easterly corner of that certain tract of land conveyed to David and Francene Shipman, according to the deed filed in Volume 2811, Page 404, D.R.J.C.T., also being in the southwest Right-of-Way (ROW) line of Hulen Street (variable width);

**THENCE** S 45°50'49" E, passing over and across said Hulen Street, a distance of 136.10 feet to the most northerly corner of said Torres Living Trust tract, also being in the southwest line of said Hulen Street;

**THENCE** S 44°44'44" W, along the northwest line of said Torres Living Trust tract, a distance of 40.97 feet to a 5/8 inch iron rod with cap stamped "TNP" set in the southeast line of Lot 1, Block 1, Victor Park, an addition to the City of Burleson, Johnson County, Texas, as recorded in Volume 10, Page 388, Plat Records of Johnson County, Texas (P.R.J.C.T.), and also being the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** leaving the northwest line of said Torres Living Trust tract and the southeast line of said Lot 1, passing over and across said Torres Living Trust tract, the following courses and distances:

S 45°38'31" E, a distance of 1,003.74 feet to a 3/8 inch iron rod set with cap stamped "TNP INC ESMT";

S 44°21'29" W, a distance of 25.00 feet;

N 45°38'31" W, a distance of 252.52 feet;

N 44°21'29" E, a distance of 15.00 feet;

N 45°38'31" W, a distance of 320.16 feet;

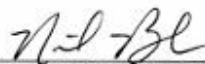
S 44°21'29" W, a distance of 16.20 feet;

N 45°38'31" W, a distance of 20.00 feet;

N 44°21'29" E, a distance of 16.20 feet;

N 45°38'31" W, a distance of 411.06 feet to the northwest line of said Torres Living Trust tract, also being in the southeast line of said Lot 1;

**THENCE** N 44°21'29" E, along the northwest line of said Torres Living Trust tract, and along the southeast line of said Lot 1, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 14,149 square feet or 0.325 of an acre of land.

  
August 26, 2026  
Nicholas C. Bardee, R.P.L.S.  
Texas Registration No. 7336

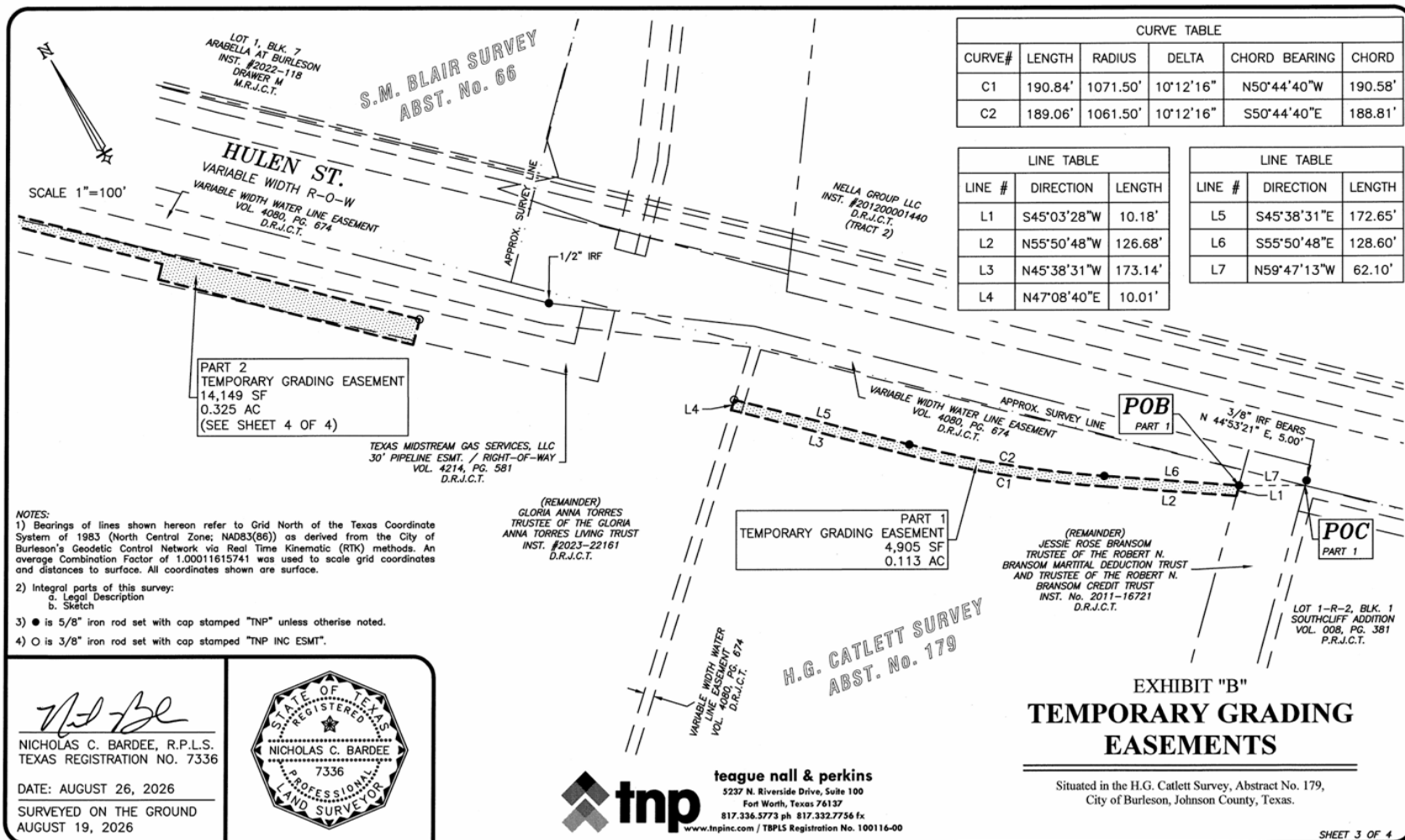


Surveyed on the ground August 19, 2026

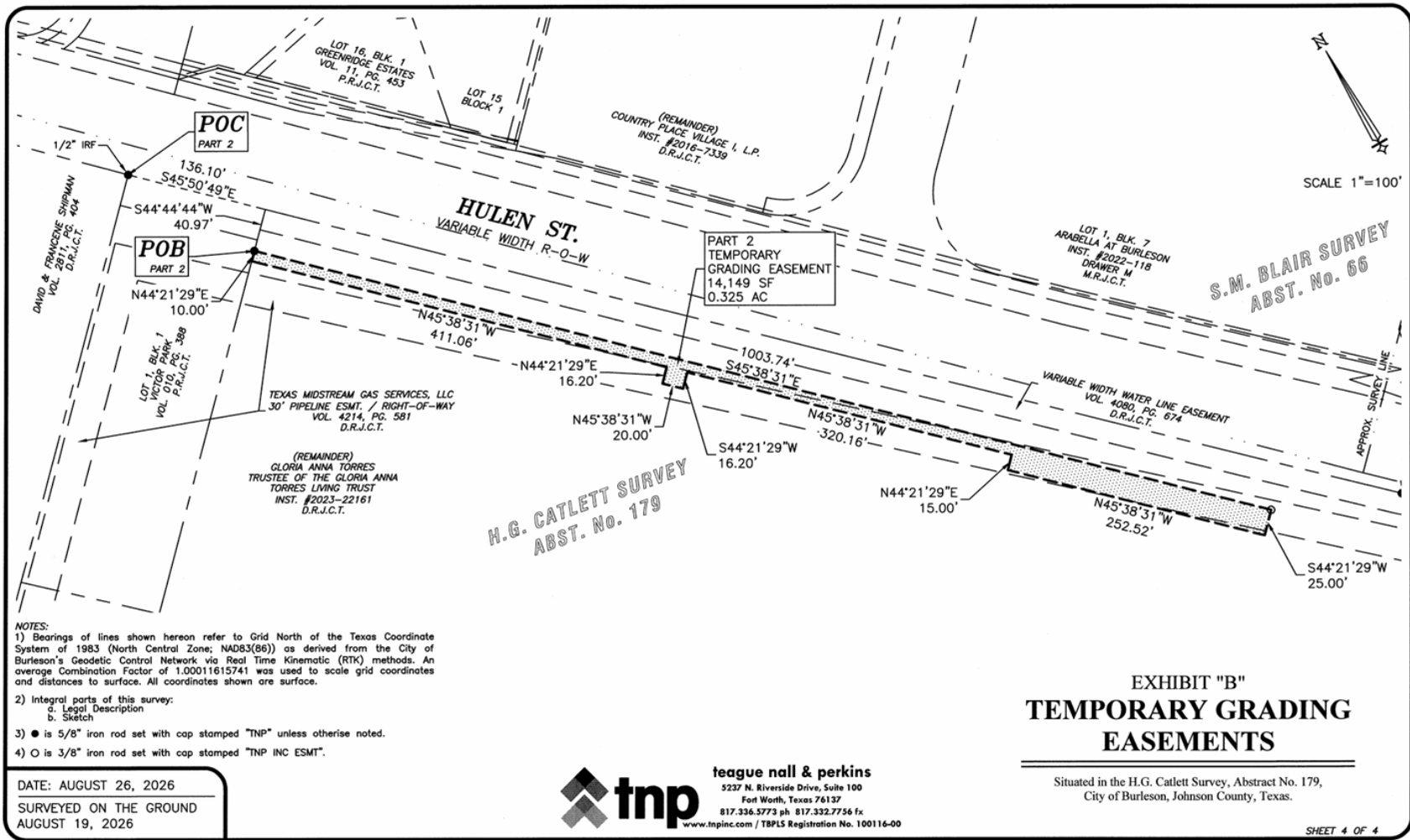
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2. Integral parts of this survey: a. Legal Description b. Sketch

Sheet 2 of 4  
BUR 23036



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**Parcel 39**  
**Drainage Easement 1 of 2**



**EXHIBIT "A"**  
**"DRAINAGE EASEMENT"**

**BEING** 0.532 of an acre of land, situated in the H.G. Catlett Survey, Abstract No. 179, City of Burleson, Johnson County, Texas, and being a portion of the remainder of that certain tract of land conveyed to Gloria Anna Torres, Trustee of the Gloria Anna Torres Living Trust, according to the deed filed in Instrument #2023-22161, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at the north corner of Lot 1-R-2, Block 1, Southcliff Addition, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 008, Page 381, Plat Records of Johnson County, Texas (P.R.J.C.T.), also being in the southeast line of the remainder of a tract of land conveyed to Jessie Rose Bransom, Trustee of the Robert N. Bransom Marital Deduction Trust and Trustee of the Robert N. Bransom Credit Trust, according to the deed filed in Instrument No. 2011-16721, D.R.J.C.T., and being in the southwest Right-of-Way (R-O-W) line of Hulen Street (variable width), from which a 3/8 inch iron rod found in said southwest R-O-W line, also being in the southeast line of said Bransom tract, bears N 44°53'21" E, a distance of 5.00 feet;

**THENCE** N 59°47'13" W, passing over and across said Bransom tract, a distance of 62.10 feet to a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same) in the northwest line of said Bransom tract, also being in the southeast line said Torres Living Trust tract;

**THENCE** leaving the southeast line of said Torres Living Trust tract and the northwest line of said Bransom tract, passing over and across said Torres Living Trust tract, the following courses and distances;

N 55°50'48" W, a distance of 128.60 feet to a 5/8 inch iron rod set at the beginning of curve to the right whose radius is 1061.50 feet, and whose long chord bears N 50°44'40" W, a distance of 188.81 feet;

Along said curve in a northwesterly direction, through a central angle of 10°12'16", an arc length of 189.06 feet to a 5/8 inch iron rod set at the end of said curve;

N 45°38'31" W, a distance of 176.48 feet to a 3/8 inch iron rod set with cap stamped "TNP INC ESMT" (hereinafter all 3/8 inch iron rods set are marked the same) for the **POINT OF BEGINNING** of the hereinafter described tract of land;

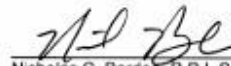
**THENCE** continuing over and across said Torres Living Trust tract, the following courses and distances;

S 47°08'40" W, a distance of 75.09 feet to a 3/8 inch iron rod set;

N 45°38'31" W, a distance of 307.18 feet to a 3/8 inch iron rod set;

N 44°21'29" E, a distance of 75.00 feet to a 3/8 inch iron rod set;

S 45°38'31" E, a distance of 310.83 feet to the **POINT OF BEGINNING** and containing 23,175 square feet or 0.532 of an acre of land.



Nicholas C. Bardee, R.P.L.S.  
Texas Registration No. 7336

August 26, 2026

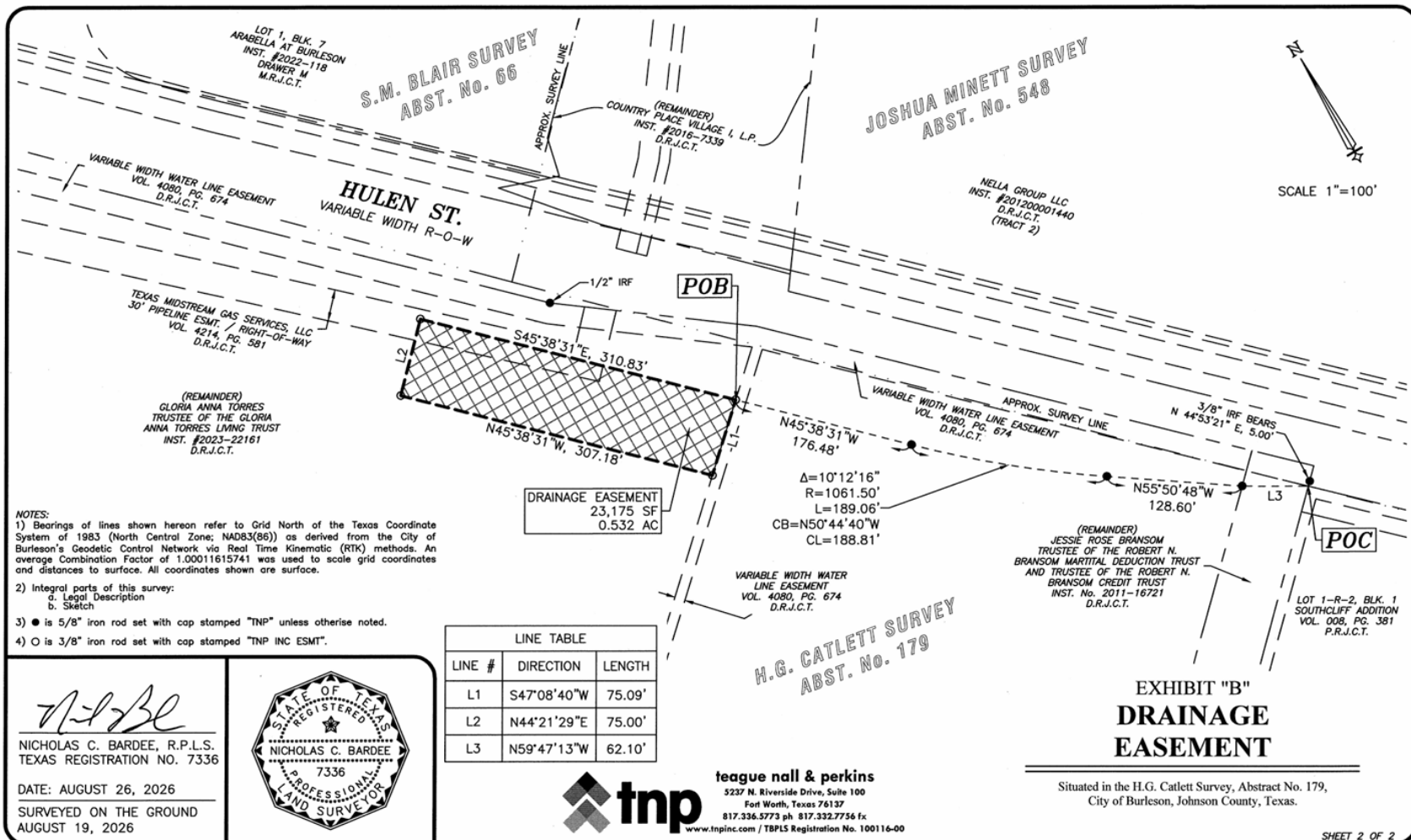


Surveyed on the ground August 19, 2026

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:  
a. Legal Description  
b. Sketch

Sheet 1 of 2  
BUR 23036



**Parcel 39**  
**Drainage Easement 2 of 2**

## EXHIBIT "A"

### "DRAINAGE EASEMENT"

**BEING** 225 square feet of land, situated in the H.G. Catlett Survey, Abstract No. 179, City of Burleson, Johnson County, Texas, and being the remainder of that certain tract of land conveyed to Gloria Anna Torres, Trustee of the Gloria Anna Torres Living Trust, according to the deed filed in Instrument #2023-22161, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found at the most easterly corner of that certain tract of land conveyed to David and Francene Shipman, according to the deed filed in Volume 2811, Page 404, D.R.J.C.T., also being in the southwest Right-of-Way (ROW) line of Hulen Street (variable width);

**THENCE** S 44°44'19" W, along the southeast line of said Shipman tract, and along the southwest ROW line of said Hulen Street, a distance of 30.00 feet to the most northerly corner of Lot 1, Block 1, Victor Park, an addition to the City of Burleson, Johnson County, Texas, according to the plat filed in Volume 010, Page 388, Plat Records of Johnson County, Texas (P.R.J.C.T.);

**THENCE** S 45°50'49" E, continuing along the southwest ROW line of said Hulen Street, and along the northeast line of said Lot 1, a distance of 136.10 feet to the most easterly corner of said Lot 1, also being in the northwest line of said Torres Living Trust tract;

**THENCE** S 44°44'44" W, leaving the southwest ROW line of said Hulen Street, along the northwest line of said Torres Living Trust tract, and along the southeast line of said Lot 1, a distance of 10.97 feet to a 5/8 inch iron rod set with cap stamped "TNP";

**THENCE** S 45°38'31" E, leaving the northwest line of said Torres Living Trust tract and the southeast line of said Lot 1, passing over and across said Torres Living Trust tract, a distance of 367.90 feet to a 3/8 inch iron rod set with cap stamped "TNP INC ESMT" (hereinafter all 3/8 inch iron rods set are marked the same) for the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** continuing over and across said Torres Living Trust tract, the following courses and distances:

S 45°38'31" E, a distance of 15.00 feet to a 3/8 inch iron rod set, from which a 1/2 inch iron rod found in the northeast line of said Torres Living Trust tract, also being in the southwest ROW line of said Hulen Street, bears S 49°10'23" E, a distance of 738.27 feet;

S 44°21'29" W, a distance of 15.00 feet to a 3/8 inch iron rod set;

N 45°38'31" W, a distance of 15.00 feet to a 3/8 inch iron rod set;

N 44°21'29" E, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 225 square feet of land or 0.005 of an acre of land;

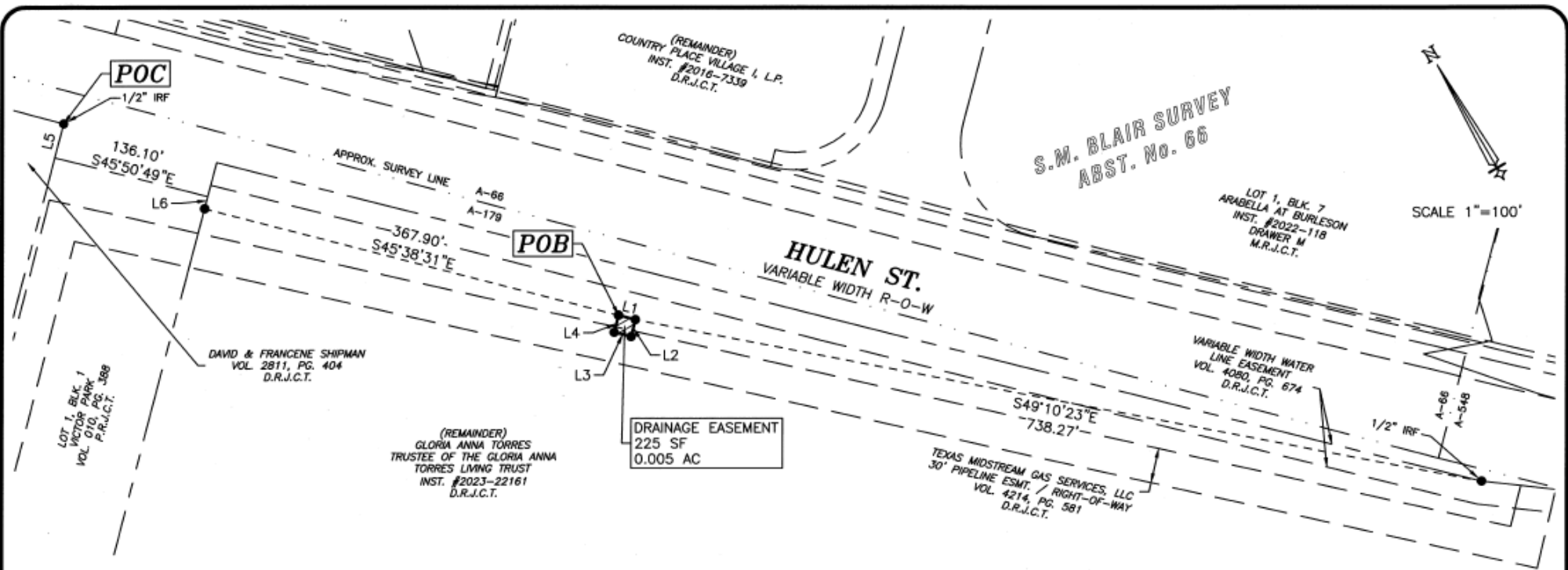
  
August 26, 2026  
Nicholas C. Bardee, R.P.L.S.  
Texas Registration No. 7336



Surveyed on the ground August 19, 2026

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:
- a. Legal Description
  - b. Sketch



#### NOTES:

- 1) Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.
- 2) Integral parts of this survey:
  - a. Legal Description
  - b. Sketch
- 3) ● is 3/8" iron rod set with cap stamped "TNP INC ESMT" unless otherwise noted.

*N.C. Bardee*  
NICHOLAS C. BARDEE, R.P.L.S.  
TEXAS REGISTRATION NO. 7336

DATE: AUGUST 26, 2026  
SURVEYED ON THE GROUND  
AUGUST 19, 2026



| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE #     | DIRECTION   | LENGTH |
| L1         | S45°38'31"E | 15.00' |
| L2         | S44°21'29"W | 15.00' |
| L3         | N45°38'31"W | 15.00' |
| L4         | N44°21'29"E | 15.00' |
| L5         | S44°44'19"W | 30.00' |
| L6         | S44°44'44"W | 10.97' |



teague nall & perkins

5237 N. Riverside Drive, Suite 100  
Fort Worth, Texas 76137  
817.336.5773 ph 817.332.7756 fx  
www.tnpinc.com / TNPIS Registration No. 100116-00

H.G. CATLETT SURVEY  
ABST. No. 179

## EXHIBIT "B" DRAINAGE EASEMENT

Situated in the H.G. Catlett Survey, Abstract No. 179,  
City of Burleson, Johnson County, Texas.

**Parcel 40**  
**Right-Of-Way Dedication**

**EXHIBIT "A"**

**"VARIABLE WIDTH  
RIGHT-OF-WAY DEDICATION"**

**BEING** 0.041 of an acre of land, situated in the H.G. Catlett Survey, Abstract No. 179 and the Joshua Minett Survey, Abstract No. 548, City of Burleson, Johnson County, Texas, and being a portion of the remainder of that certain tract of land conveyed to Jessie Rose Bransom, Trustee of the Robert N. Bransom Marital Deduction Trust and Trustee of the Robert N. Bransom Credit Trust, according to the deed filed in Instrument No. 2011-16721, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

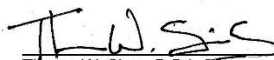
**BEGINNING** at a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same), in the southeast line of said Bransom tract, also being in the northwest line of Lot 1-R-2, Block 1, Southcliff Addition, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 008, Page 381, Plat Records of Johnson County, Texas (P.R.J.C.T.), from which the north corner of said Lot 1-R-2, also being in the southeast line of said Bransom tract, and being in the southwest Right-of-Way (R-O-W) line of Hulen Street (variable width), bears N 44°53'21" E, a distance of 4.34 feet; from which a 3/8 inch iron rod found in said southwest R-O-W line, also being in the southeast line of said Bransom tract, bears N 44°53'21" E, a distance of 5.00 feet, and from which a 5/8 inch iron rod with an illegible cap found at the east corner of said Lot 1-R-2, also being in the southwest R-O-W line of said Hulen Street, bears S 46°08'16" E, a distance of 201.63 feet;

**THENCE** N 55°50'48" W, passing over and across said Bransom tract, a distance of 61.15 feet to a 5/8 inch iron rod set in the northwest line of said Bransom tract, also being in the southeast line of the remainder of that certain tract of land conveyed to Gloria Anna Torres, Trustee of the Gloria Anna Torres Living Trust, according to the deed filed in Instrument No. 2023-22161, D.R.J.C.T.;

**THENCE** N 45°03'28" E, along the northwest line of said Bransom tract, and along the southeast line of the remainder of said Torres Living Trust tract, a distance of 34.93 feet to the north corner of said Bransom tract, also being the east corner of the remainder of said Torres Living Trust tract, and being in the southwest R-O-W line of said Hulen Street;

**THENCE** S 45°52'38" E, along the northeast line of said Bransom tract, and southwest R-O-W line of said Hulen Street, a distance of 59.98 feet to the east corner of said Bransom tract, also being a re-entrant corner of the R-O-W line of said Hulen Street;

**THENCE** S 44°53'21" W, along the southeast line of said Bransom tract, and continuing along the southwest R-O-W line of said Hulen Street, a distance of 24.34 feet to the **POINT OF BEGINNING** and containing 1,779 square feet or 0.041 of an acre of land.

  
Theron W. Sims, R.P.L.S.  
Texas Registration No. 5887

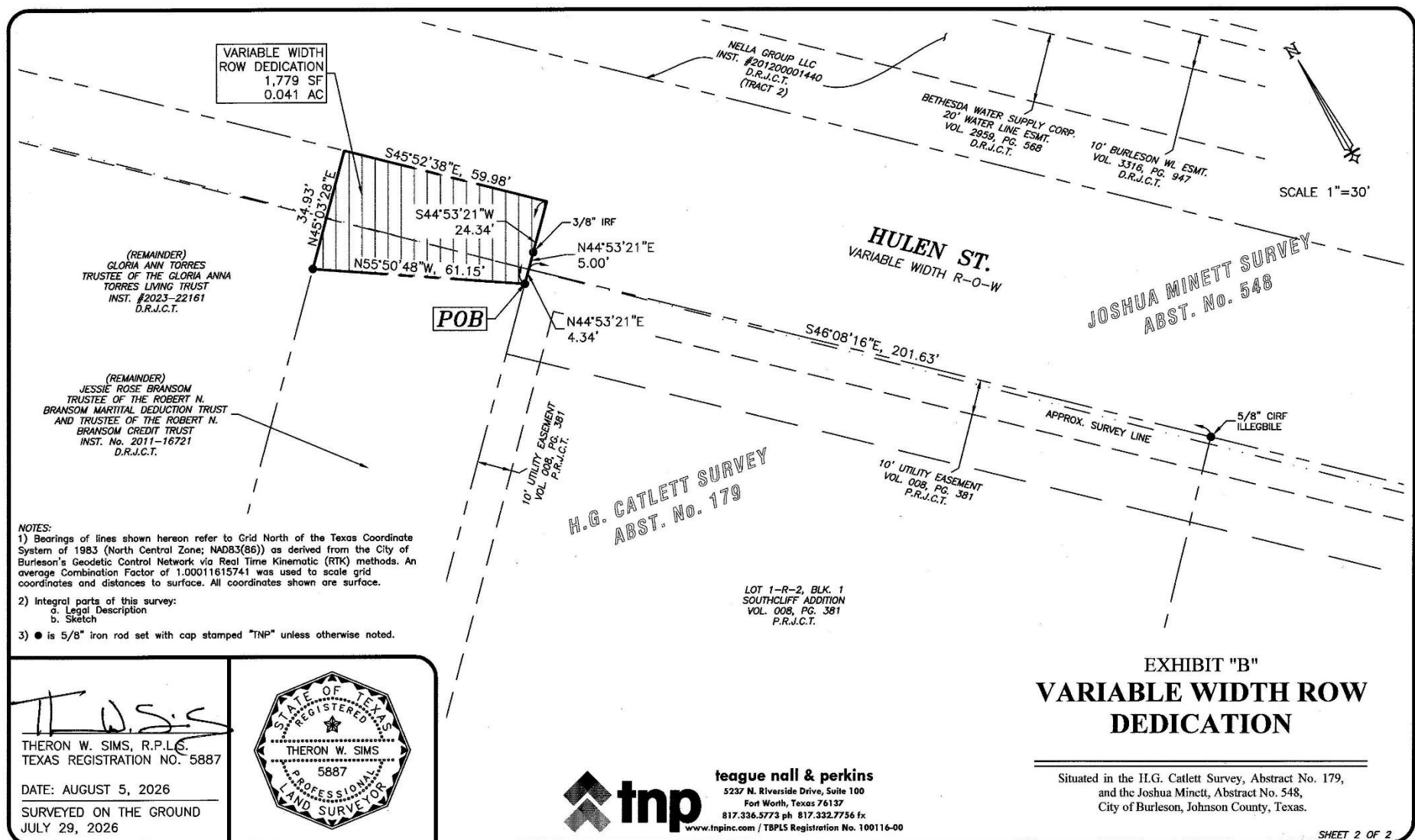


Surveyed on the ground July 29, 2026

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:  
a. Legal Description  
b. Sketch

Sheet 1 of 2  
BUR 23036



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**Parcel 40**  
**Temporary Grading Easement**

**EXHIBIT "A"**

**"VARIABLE WIDTH  
TEMPORARY GRADING EASEMENT"**

**BEING** 0.034 of an acre of land, situated in the H.G. Catlett Survey, Abstract No. 179, City of Burleson, Johnson County, Texas, and being a portion of the remainder of that certain tract of land conveyed to Jessie Rose Bransom, Trustee of the Robert N. Bransom Marital Deduction Trust and Trustee of the Robert N. Bransom Credit Trust, according to the deed filed in Instrument No. 2011-16721, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

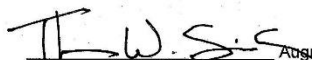
**BEGINNING** at a 5/8 inch iron rod set with cap stamped "TNP" (hereinafter all 5/8 inch iron rods set are marked the same), in the southeast line of said Bransom tract, also being in the northwest line of Lot 1-R-2, Block 1, Southcliff Addition, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 008, Page 381, Plat Records of Johnson County, Texas (P.R.J.C.T.), from which the north corner of said Lot 1-R-2, also being in the southeast line of said Bransom tract, and being in the southwest Right-of-Way (R-O-W) line of Hulen Street (variable width), bears N 44°53'21" E, a distance of 4.34 feet; from which a 3/8 inch iron rod found in said southwest R-O-W line, also being in the southeast line of said Bransom tract, bears N 44°53'21" E, a distance of 5.00 feet, and from which a 5/8 inch iron rod with an illegible cap found at the east corner of said Lot 1-R-2, also being in the southwest R-O-W line of said Hulen Street, bears S 46°08'16" E, a distance of 201.63 feet;

**THENCE** S 44°53'21" W, along the southeast line of said Bransom tract, and northwest line of said Lot 1-R-2, a distance of 30.11 feet;

**THENCE** N 45°06'39" W, passing over and across said Bransom tract, a distance of 60.13 feet to the northwest line of said Bransom tract, also being in the southeast line of the remainder of a portion of that certain tract of land conveyed to Gloria Anna Torres, Trustee of the Gloria Anna Torres Living Trust, according to the deed filed in Instrument No. 2023-22161, D.R.J.C.T.;

**THENCE** N 45°03'28" E, along the northwest line of said Bransom tract, and along the southeast line of the remainder of said Torres Living Trust, a distance of 18.71 feet to a 5/8 inch iron rod set;

**THENCE** S 55°50'48" E, passing over and across said Bransom tract, a distance of 61.15 feet to the **POINT OF BEGINNING** and containing 1,467 square feet or 0.034 of an acre of land.

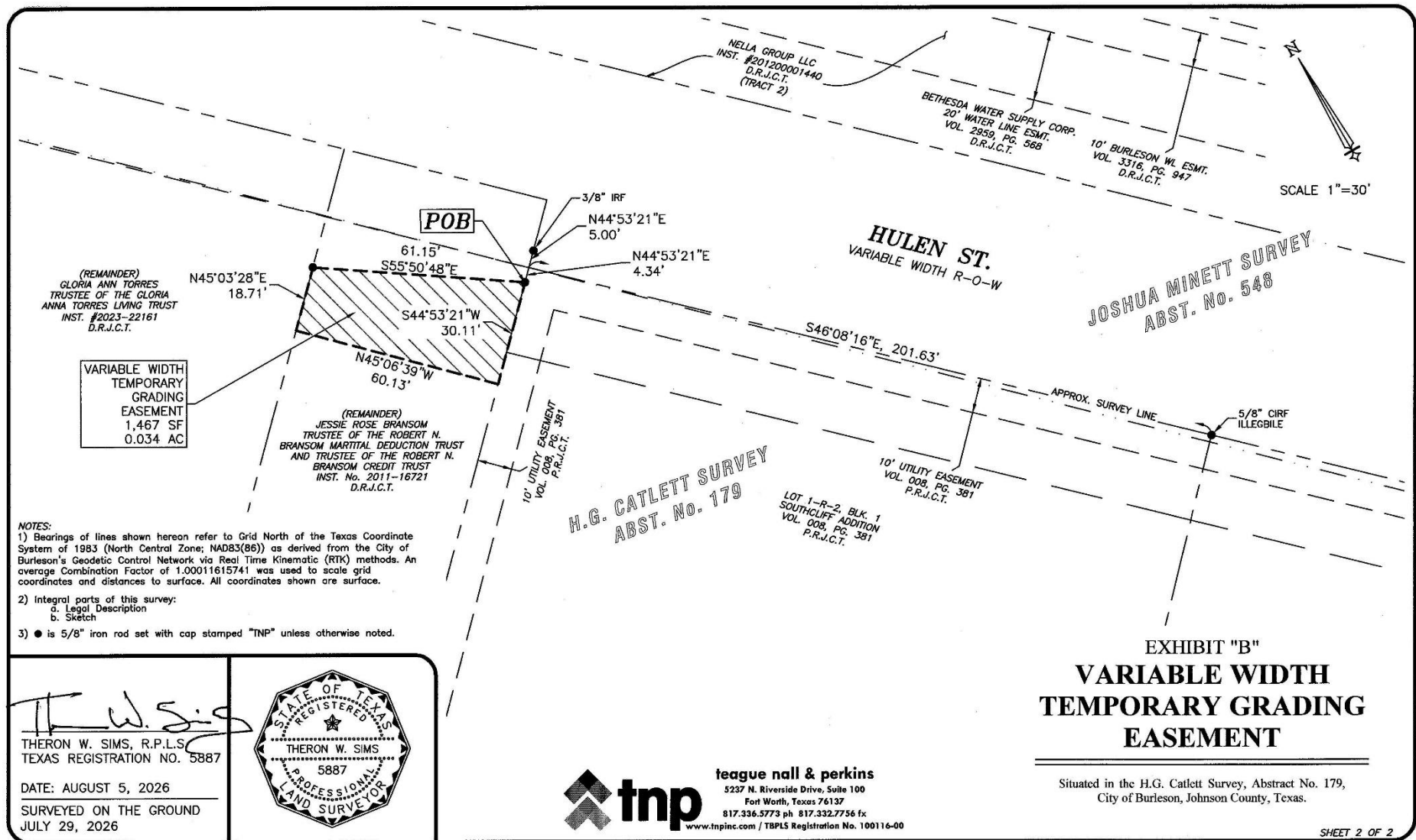
  
Theron W. Sims, R.P.L.S.  
Texas Registration No. 5887

Surveyed on the ground July 29, 2026



1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:
- Legal Description
  - Sketch



T:\Projects\BUR23036\Sur-C3D\cad\survey\Easements\Jessie Rose Bransom\_1.467 SF Temp Grading Esmt.dwg

**Parcel 62**  
**Temporary Grading Easement**

**EXHIBIT "A"**

**"TEMPORARY GRADING EASEMENT"**

**BEING** 400 square feet of land and a portion of Lot 1-R-2, Block 1, Southcliff Addition, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 008, Page 381, Plat Records of Johnson County, Texas (P.R.J.C.T.), and being a portion of that certain tract of land conveyed to Tillar Burleson Wilshire Partners, LP, according to the deed filed in Instrument No. 2025-35458, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod with an illegible cap found at the east corner of said Lot 1-R-2, also being the north corner of Lot 1-R, Block 1, Southcliff Addition, and being in the southwest Right-of-Way (R-O-W) line of Hulen Street (variable width), from which a broken and leaning concrete highway monument found at the most southerly northeast corner of said Lot 1-R, and the intersection of the southwest R-O-W line of said Hulen Street, with the northwest R-O-W line of S.W. Wilshire Boulevard (160' in width per said Vol. 008, Pg. 381, P.R.J.C.T.), bears S 45°55'25" E, along the northeast line of said Lot 1-R, and the southwest R-O-W line of said Hulen Street, a distance of 196.04 feet to the most northerly northeast corner of said Lot 1-R, and S 04°28'17" E, along the easterly line of said Lot 1-R, and the southwest R-O-W line of said Hulen Street, a distance of 120.38 feet;

**THENCE** N 45°55'25" W, along the northeast line of said Lot 1-R-2, and the southwest R-O-W line of said Hulen Street, a distance of 27.87 feet to a 3/8 inch iron rod with cap stamped "TNP INC ESMT" set for the **POINT OF BEGINNING** of the hereinafter described tract of land;

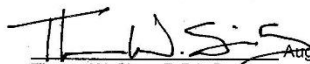
**THENCE** passing over and across said Lot 1-R-2 the following course and distances;

S 44°04'35" W, a distance of 20.00 feet to an 'X' cut in concrete;

N 45°55'25" W, a distance of 20.00 feet;

N 44°04'35" E, a distance of 20.00 feet to the northeast line of said Lot 1-R-2, and the southwest R-O-W line of said Hulen Street;

**THENCE** S 45°55'25" E, along the northeast line of said Lot 1-R-2, and the southwest R-O-W line of said Hulen Street, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 400 square feet of land.

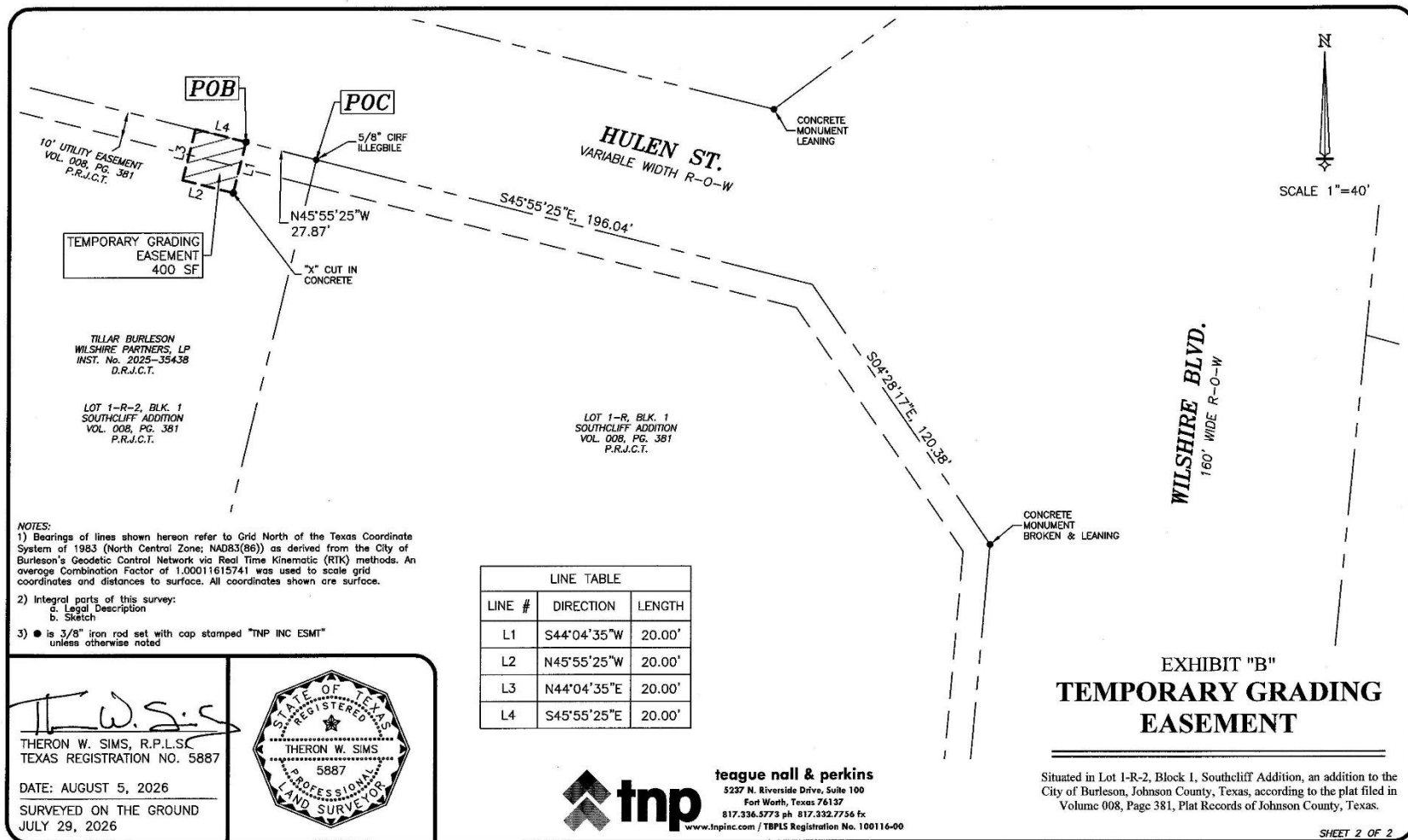
  
Theron W. Sims, R.P.L.S.  
Texas Registration No. 5887  
August 5, 2026



Surveyed on the ground July 29, 2026

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:  
a. Legal Description  
b. Sketch



# **Parcel 62 Drainage Easement**

**EXHIBIT "A"**

**"DRAINAGE EASEMENT"**

**BEING** 300 square feet of land, being a portion of Lot 1-R-2, Block 1, Southcliff Addition, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 008, Page 381, Plat Records of Johnson County, Texas (P.R.J.C.T.), and being a portion of that certain tract of land conveyed to Tillar Burleson Wilshire Partners, LP, according to the deed filed in Instrument No. 2025-35438, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod with an illegible cap found at the east corner of said Lot 1-R-2, also being the north corner of Lot 1-R, Block 1, Southcliff Addition, and being in the southwest Right-of-Way (R-O-W) line of Hulen Street (variable width), from which a broken and leaning concrete highway monument found at the most southerly northeast corner of said Lot 1-R, also being the intersection of the southwest R-O-W line of said Hulen Street, with the northwest R-O-W line of S.W. Wilshire Boulevard (160' in width per said Vol. 008, Pg. 381, P.R.J.C.T.), bears S 45°55'25" E, along the northeast line of said Lot 1-R, and the southwest R-O-W line of said Hulen Street, a distance of 196.04 feet to the most northerly northeast corner of said Lot 1-R, and S 04°28'17" E, along the easterly line of said Lot 1-R, and the southwest R-O-W line of said Hulen Street, a distance of 120.38 feet to said broken and leaning concrete highway monument found at the most southerly northeast corner of said Lot 1-R, also being the intersection of the southwest R-O-W line of said Hulen Street, with the northwest R-O-W line of said S.W. Wilshire Boulevard;

**THENCE** N 45°55'25" W, along the northeast line of said Lot 1-R-2, and the southwest R-O-W line of said Hulen Street, a distance of 13.29 feet to the **POINT OF BEGINNING** of the hereinafter described tract of land;

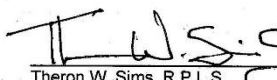
**THENCE** passing over and across said Lot 1-R-2, the following course, and distances;

S 44°04'35" W, a distance of 20.00 feet;

N 45°55'25" W, a distance of 15.00 feet to an "X" cut in concrete;

N 44°04'35" E, a distance of 20.00 feet to a 3/8 inch iron rod with cap stamped "TNP INC ESMT" set in the northeast line of said Lot 1-R-2, also being in the southwest R-O-W line of said Hulen Street;

**THENCE** S 45°55'25" E, along the northeast line of said Lot 1-R-2, and the southwest R-O-W line of said Hulen Street, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 300 square feet or 0.007 of an acre of land.

  
August 5, 2026  
Theron W. Sims, R.P.L.S.  
Texas Registration No. 5887

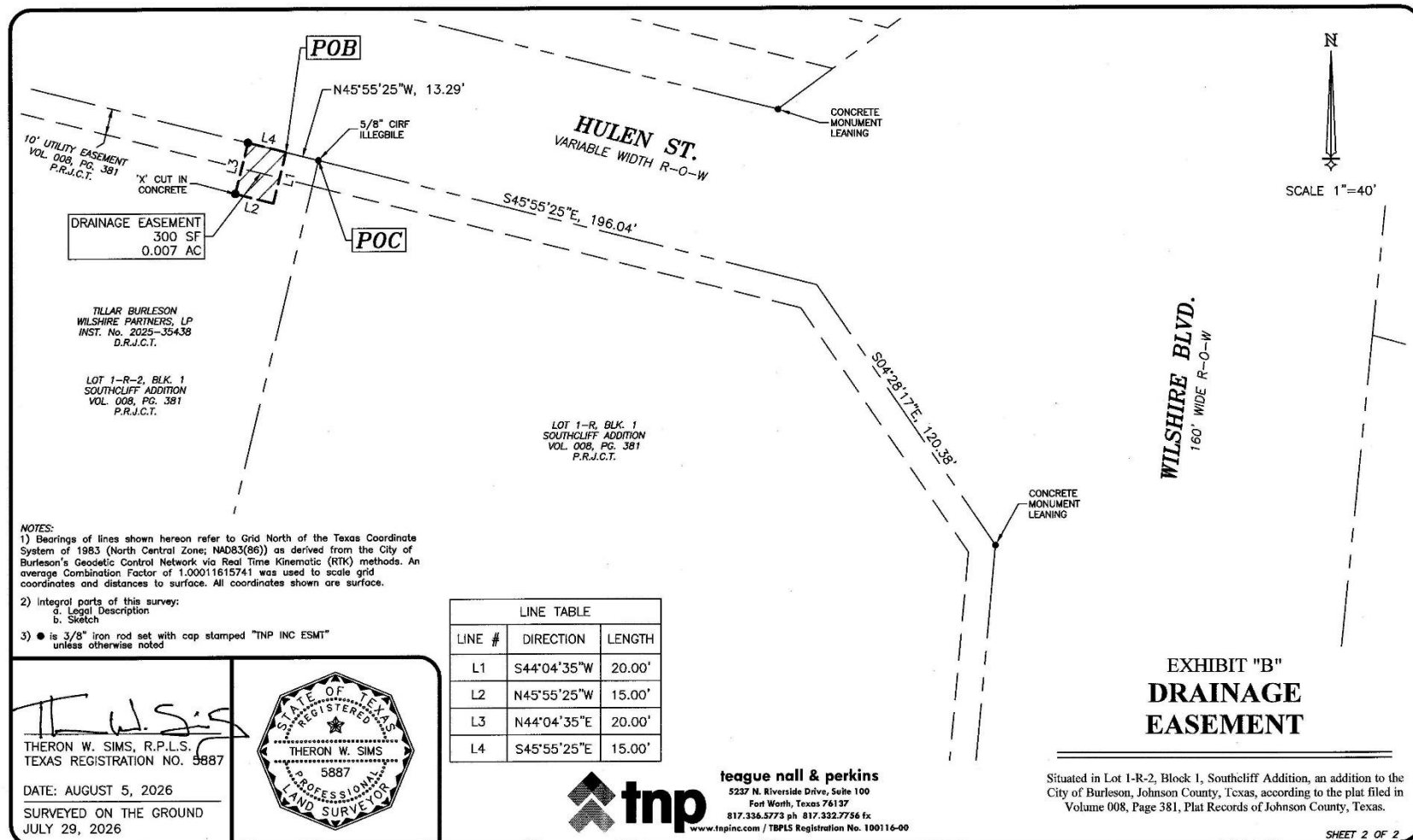


Surveyed on the ground July 29, 2026

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:
- Legal Description
  - Sketch





**Parcel 63**  
**Temporary Grading Easement**

## **EXHIBIT "A"**

### **"TEMPORARY GRADING EASEMENTS"**

**BEING** 840 square feet of land, in 3 parts, being a portion of Lot 1-R, Block 1, Southcliff Addition, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 008, Page 381, Plat Records of Johnson County, Texas (P.R.J.C.T.), and being a portion of that certain tract of land conveyed to First Financial Bank in Cleburne, according to the deed filed in Volume 2138, Page 193, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

#### **Part 1**

**BEING** 240 square feet of land, being a portion of Lot 1-R, Block 1, Southcliff Addition, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 008, Page 381, Plat Records of Johnson County, Texas (P.R.J.C.T.), and being a portion of that certain tract of land conveyed to First Financial Bank in Cleburne, according to the deed filed in Volume 2138, Page 193, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron with an illegible cap found at the north corner of said Lot 1-R, also being the east corner of Lot 1-R-2, of said Block 1, Southcliff Addition, and being in the southwest Right-of-Way (R-O-W) line of Hulen Street (variable width) from which a broken and leaning concrete highway monument found at the most southerly northeast corner of said Lot 1-R, also being the intersection of the southwest R-O-W line of said Hulen Street, with the northwest R-O-W line of Wilshire Boulevard (160' in width), bears S 45°55'25" E, along the northeast line of said Lot 1-R, and the southwest R-O-W line of said Hulen Street, a distance of 196.04 feet to the most northerly northeast corner of said Lot 1-R, and S 04°28'17" E, along the easterly line of said Lot 1-R, and the southwest R-O-W line of said Hulen Street, a distance of 120.38 feet to said broken and leaning concrete highway monument found at the most southerly northeast corner of said Lot 1-R, also being the intersection of the southwest R-O-W line of said Hulen Street, with the northwest R-O-W line of said Wilshire Boulevard;

**THENCE** S 45°55'25" E, along the northeast line of said Lot 1-R, and the southwest R-O-W line of said Hulen Street, a distance of 130.91 feet to the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** S 45°55'25" E, continuing along the northeast line of said Lot 1-R, and southwest R-O-W line of said Hulen Street, a distance of 24.00 feet to an 'X' cut in concrete;

**THENCE** passing over and across said Lot 1-R, the following courses and distances;

S 44°04'35" W, a distance of 10.00 feet to an 'X' cut in concrete;

N 45°55'25" W, a distance of 24.00 feet;

N 44°04'35" E, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 240 square feet of land.

#### **Part 2**

**BEING** 300 square feet of land, being a portion of Lot 1-R, Block 1, Southcliff Addition, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 008, Page 381, Plat Records of Johnson County, Texas (P.R.J.C.T.), and being a portion of that certain tract of land conveyed to First Financial Bank in Cleburne, according to the deed filed in Volume 2138, Page 193, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron with an illegible cap found at the north corner of said Lot 1-R, also being the east corner of Lot 1-R-2, of said Block 1, Southcliff Addition, and being in the southwest Right-of-Way (R-O-W) line of Hulen Street (variable width) from which a broken and leaning concrete highway monument found at the most southerly northeast corner of said Lot 1-R, also being the intersection of the southwest R-O-W line of said Hulen Street, with the northwest R-O-W line of Wilshire Boulevard (160' in width), bears S 45°55'25" E, along the northeast line of said Lot 1-R, and the southwest R-O-W line of said Hulen Street, a distance of 196.04 feet to the most northerly northeast corner of said Lot 1-R, and S 04°28'17" E, along the easterly line of said Lot 1-R, and the southwest R-O-W line of said Hulen Street, a distance of 120.38 feet to said broken and leaning concrete highway monument found at the most southerly northeast corner of said Lot 1-R, also being the intersection of the southwest R-O-W line of said Hulen Street, with the northwest R-O-W line of said Wilshire Boulevard;

**THENCE** S 45°55'25" E, along the northeast line of said Lot 1-R, and the southwest R-O-W line of said Hulen Street, a distance of 57.70 feet to the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** S 45°55'25" E, continuing along the northeast line of said Lot 1-R, and the southwest R-O-W line of said Hulen Street, a distance of 15.00 feet to an 'X' cut in concrete;

**THENCE** passing over and across said Lot 1-R, the following course, and distances;

S 44°04'35" W, a distance of 20.00 feet to an 'X' cut in concrete;

N 45°55'25" W, a distance of 15.00 feet;

N 44°04'35" E, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 300 square feet of land.

### Part 3

**BEING** 300 square feet of land, being a portion of Lot 1-R, Block 1, Southcliff Addition, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 008, Page 381, Plat Records of Johnson County, Texas (P.R.J.C.T.), and being a portion of that certain tract of land conveyed to First Financial Bank in Cleburne, according to the deed filed in Volume 2138, Page 193, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron with an illegible cap found at the north corner of said Lot 1-R, also being the east corner of Lot 1-R-2, of said Block 1, Southcliff Addition, and being in the southwest Right-of-Way (R-O-W) line of Hulen Street (variable width) from which a broken and leaning concrete highway monument found at the most southerly northeast corner of said Lot 1-R, also being the intersection of the southwest R-O-W line of said Hulen Street, with the northwest R-O-W line of Wilshire Boulevard (160' in width), bears S 45°55'25" E, along the northeast line of said Lot 1-R, and the southwest R-O-W line of said Hulen Street, a distance of 196.04 feet to the most northerly northeast corner of said Lot 1-R, and S 04°28'17" E, along the easterly line of said Lot 1-R, and the southwest R-O-W line of said Hulen Street, a distance of 120.38 feet to said broken and leaning concrete highway monument found at the most southerly northeast corner of said Lot 1-R, also being the intersection of the southwest R-O-W line of said Hulen Street, with the northwest R-O-W line of said Wilshire Boulevard;

**THENCE** S 45°55'25" E, along the northeast line of said Lot 1-R, and the southwest R-O-W line of said Hulen Street, a distance of 7.36 feet to the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** S 45°55'25" E, continuing along the northeast line of said Lot 1-R, and the southwest R-O-W line of said Hulen Street, a distance of 15.00 feet to an 'X' cut in concrete;

**THENCE** passing over and across said Lot 1-R, the following courses and distances;

S 44°04'35" W, a distance of 20.00 feet to an 'X' cut in concrete;

N 45°55'25" W, a distance of 15.00 feet;

N 44°04'35" E, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 300 square feet of land.

  
Theron W. Sims, R.P.L.S.  
Texas Registration No. 5887

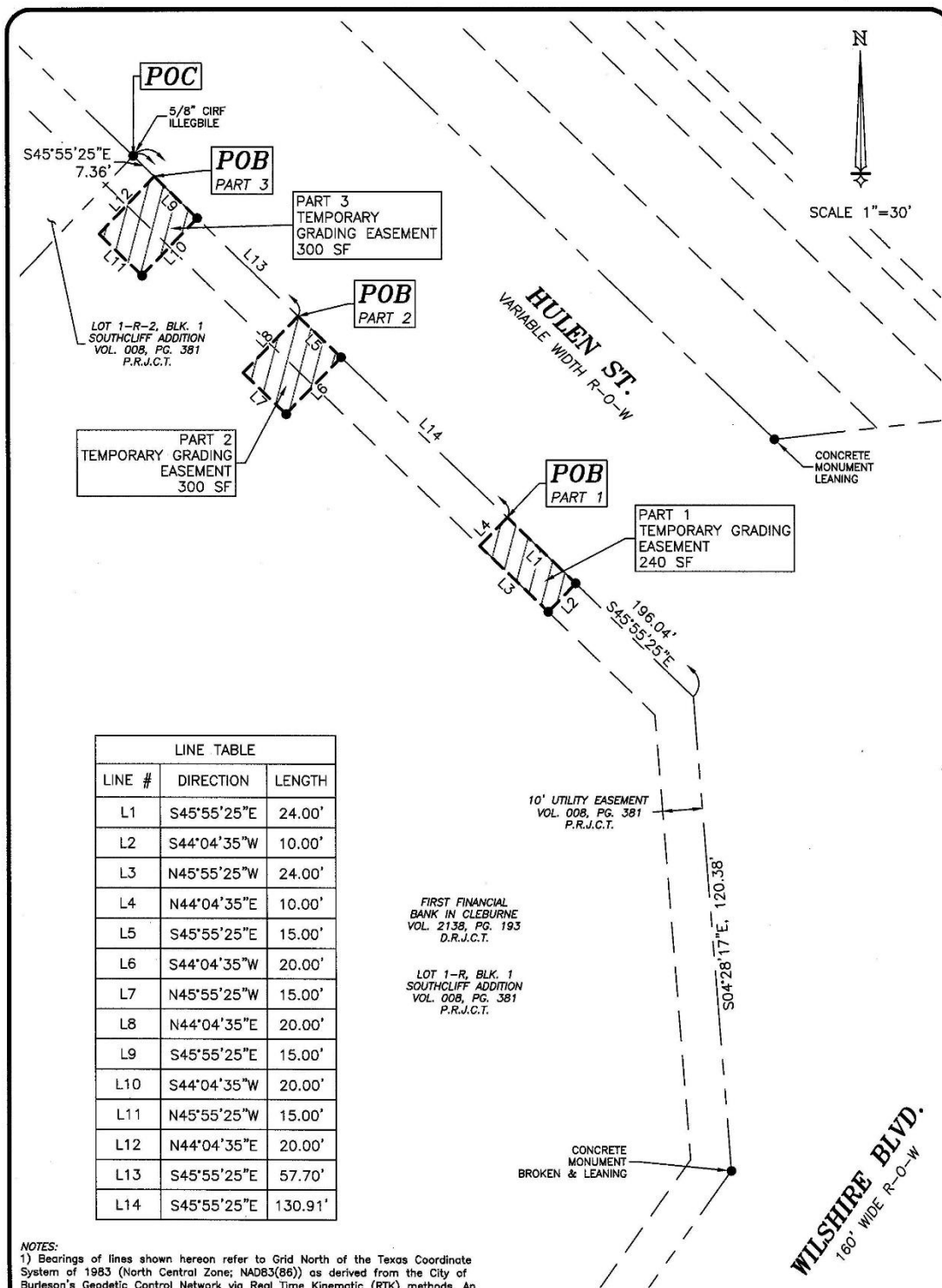
August 5, 2026

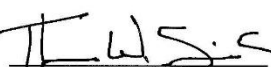


Surveyed on the ground July 29, 2026

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.

2. Integral parts of this survey:
- Legal Description
  - Sketch



  
 THERON W. SIMS, R.P.L.S.  
 TEXAS REGISTRATION NO. 5887

DATE: AUGUST 5, 2026

SURVEYED ON THE GROUND  
 JULY 29, 2026



## EXHIBIT "B" TEMPORARY GRADING EASEMENTS

Situated in Lot 1-R, Block 1, Southcliff Addition, an addition to the  
 City of Burleson, Johnson County, Texas, according to the plat filed  
 in Instrument # 200600172708, Plat Records of  
 Tarrant County, Texas.



**teague nall & perkins**

5237 N. Riverside Drive, Suite 100

Ft. Worth, Texas 76137

817.336.5773 ph 817.332.7756 fx

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SHEET 4 OF 4

# **Parcel 63 Drainage Easement**

## **EXHIBIT "A"**

### **"DRAINAGE EASEMENTS"**

**BEING** 750 square feet of land total, in 3 parts, being a portion of Lot 1-R, Block 1, Southcliff Addition, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 008, Page 381, Plat Records of Johnson County, Texas (P.R.J.C.T.), and being a portion of that certain tract of land conveyed to First Financial Bank in Cleburne, according to the deed filed in Volume 2138, Page 193, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

#### **Part 1**

**BEING** 300 square feet of land, being a portion of Lot 1-R, Block 1, Southcliff Addition, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 008, Page 381, Plat Records of Johnson County, Texas (P.R.J.C.T.), and being a portion of that certain tract of land conveyed to First Financial Bank in Cleburne, according to the deed filed in Volume 2138, Page 193, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod with an illegible cap found at the north corner of said Lot 1-R, also being the east corner of Lot 1-R-2, of said Block 1, Southcliff Addition, and being in the southwest Right-of-Way (R-O-W) line of Hulen Street (variable width), from which a broken and leaning concrete highway monument found at the most southerly northeast corner of said Lot 1-R, also being the intersection of the southwest R-O-W line of said Hulen Street, with the northwest R-O-W line of Wilshire Boulevard (160' in width), bears S 45°55'25" E, along the northeast line of said Lot 1-R, and the southwest R-O-W line of said Hulen Street, a distance of 196.04 feet to the most northerly northeast corner of said Lot 1-R, and S 04°28'17" E, along the easterly line of said Lot 1-R, and the southwest R-O-W line of said Hulen Street, a distance of 120.38 feet to said broken and leaning concrete highway monument found at the most southerly northeast corner of said Lot 1-R, also being the intersection of the southwest R-O-W line of said Hulen Street, with the northwest R-O-W line of said Wilshire Boulevard;

**THENCE** S 45°55'25" E, along the northeast line of said Lot 1-R, and the southwest R-O-W line of said Hulen Street, a distance of 22.36 feet to an 'X' cut in concrete for the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** S 45°55'25" E, continuing along the northeast line of said Lot 1-R, and southwest R-O-W line of said Hulen Street, a distance of 15.00 feet to a 3/8 inch iron rod set with cap stamped "TNP INC ESMT";

**THENCE** passing over and across said Lot 1-R, the following courses and distances;

S 44°04'35" W, a distance of 20.00 feet to a 3/8 inch iron rod set with cap stamped "TNP INC ESMT";

N 45°55'25" W, a distance of 15.00 feet to an 'X' cut in concrete;

N 44°04'35" E, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 300 square feet or 0.007 of an acre of land.

#### **Part 2**

**BEING** 300 square feet of land, being a portion of Lot 1-R, Block 1, Southcliff Addition, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 008, Page 381, Plat Records of Johnson County, Texas (P.R.J.C.T.), and being a portion of that certain tract of land conveyed to First Financial Bank in Cleburne, according to the deed filed in Volume 2138, Page 193, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:



**COMMENCING** at a 5/8 inch iron rod with an illegible cap found at the north corner of said Lot 1-R, also being the east corner of Lot 1-R-2, of said Block 1, Southcliff Addition, and being in the southwest Right-of-Way (R-O-W) line of Hulen Street (variable width), from which a broken and leaning concrete highway monument found at the most southerly northeast corner of said Lot 1-R, also being the intersection of the southwest R-O-W line of said Hulen Street, with the northwest R-O-W line of Wilshire Boulevard (160' in width), bears S 45°55'25" E, along the northeast line of said Lot 1-R, and the southwest R-O-W line of said Hulen Street, a distance of 196.04 feet to the most northerly northeast corner of said Lot 1-R, and S 04°28'17" E, along the easterly line of said Lot 1-R, and the southwest R-O-W line of said Hulen Street, a distance of 120.38 feet to said broken and leaning concrete highway monument found at the most southerly northeast corner of said Lot 1-R, also being the intersection of the southwest R-O-W line of said Hulen Street, with the northwest R-O-W line of said Wilshire Boulevard;

**THENCE** S 45°55'25" E, along the northeast line of said Lot 1-R, and the southwest R-O-W line of said Hulen Street, a distance of 72.70 feet to an 'X' cut in concrete, for the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** S 45°55'25" E, continuing along the northeast line of said Lot 1-R, and southwest R-O-W line of said Hulen Street, a distance of 15.00 feet to a 3/8 inch iron rod set with cap stamped "TNP INC ESMT";

**THENCE** passing over and across said Lot 1-R, the following courses and distances;

S 44°04'35" W, a distance of 20.00 feet to a 3/8 inch iron rod set with cap stamped "TNP INC ESMT";

N 45°55'25" W, a distance of 15.00 feet to an 'X' cut in concrete;

N 44°04'35" E, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 300 square feet or 0.007 of an acre of land.

### **Part 3**

**BEING** 150 square feet of land, being a portion of Lot 1-R, Block 1, Southcliff Addition, an addition to the City of Burleson, Johnson County, Texas, as filed in Volume 008, Page 381, Plat Records of Johnson County, Texas (P.R.J.C.T.), and being a portion of that certain tract of land conveyed to First Financial Bank in Cleburne, according to the deed filed in Volume 2138, Page 193, Deed Records of Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod with an illegible cap found at the north corner of said Lot 1-R, also being the east corner of Lot 1-R-2, of said Block 1, Southcliff Addition, and being in the southwest Right-of-Way (R-O-W) line of Hulen Street (variable width), from which a broken and leaning concrete highway monument found at the most southerly northeast corner of said Lot 1-R, also being the intersection of the southwest R-O-W line of said Hulen Street, with the northwest R-O-W line of Wilshire Boulevard (160' in width), bears S 45°55'25" E, along the northeast line of said Lot 1-R, and the southwest R-O-W line of said Hulen Street, a distance of 196.04 feet to the most northerly northeast corner of said Lot 1-R, and S 04°28'17" E, along the easterly line of said Lot 1-R, and the southwest R-O-W line of said Hulen Street, a distance of 120.38 feet to said broken and leaning concrete highway monument found at the most southerly northeast corner of said Lot 1-R, also being the intersection of the southwest R-O-W line of said Hulen Street, with the northwest R-O-W line of said Wilshire Boulevard;

**THENCE** S 45°55'25" E, along the northeast line of said Lot 1-R, and the southwest R-O-W line of said Hulen Street, a distance of 154.91 feet to an 'X' cut in concrete, for the **POINT OF BEGINNING** of the hereinafter described tract of land;

**THENCE** S 45°55'25" E, continuing along the northeast line of said Lot 1-R, and southwest R-O-W line of said Hulen Street, a distance of 15.00 feet to a 3/8 inch iron rod set with cap stamped "TNP INC ESMT";

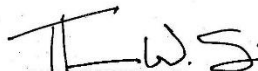
**THENCE** passing over and across said Lot 1-R, the following courses and distances;

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BUR 23036

S 44°04'35" W, a distance of 10.00 feet to a 3/8 inch iron rod set with cap stamped "TNP INC ESMT";

N 45°55'25" W, a distance of 15.00 feet to an 'X' cut in concrete;

N 44°04'35" E, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 150 square feet or 0.003 of an acre of land.

  
Theron W. Sims, R.P.L.S.  
Texas Registration No. 5887

August 5, 2026



Surveyed on the ground July 29, 2026

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(86)) as derived from the City of Burleson's Geodetic Control Network via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00011615741 was used to scale grid coordinates and distances to surface.

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- Legal Description
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