

**EXHIBIT "A"**  
**20' X 20' DRAINAGE EASEMENT**

**BEING** a 0.009 acre tract of land in the Thomas Chandler Survey, Abstract Number 127, situated in the City of Burleson, Johnson County, Texas, and being a portion of that certain tract of land described in deed to the It's Right Here, LLC, recorded in Instrument Number 2022-10238, Deed Records, Johnson County, Texas. The bearings for this survey are based on the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum 1983, using static observation and NOAA/OPUS calculations. Said 0.009 acre tract of land being described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for a controlling monument at the most northerly northwest corner of said It's Right Here, LLC tract and an interior ell corner of that certain tract of land described in deed to The City of Burleson, recorded in Instrument number 2023-18296, Deed Records, Johnson County, Texas

THENCE South 22°21'55" West, along a common line of said It's Right Here, LLC tract and said City of Burleson tract, a distance of 20.00 Feet to a 1/2:" iron rod with green plastic cap stamped "ESMT RPLS 4818" set;

THENCE departing said common line and continuing over and across said City of Burleson tract, the following courses and distances;

North 67°38'05" West, a distance of 20.00 Feet to a 1/2" iron rod with green plastic cap stamped "ESMT RPLS 4818" set;

North 22°21'55" East, a distance of 20.00 Feet to a 1/2" iron rod with green plastic cap stamped "ESMT RPLS 4818" set;

South 67°38'05" East, a distance of 20.00 Feet to the **POINT OF BEGINNING** and containing a computed area of 0.009 Acres, more or less.

Compiled from field ties and record data on January 16, 2025 by Whitfield-Hall Surveyors. A survey exhibit of even survey date accompanies this description.

*Johnny D.L. Williams*

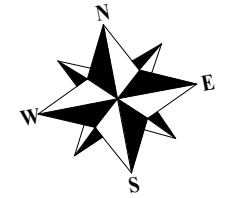
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Johnny D.L. Williams  
Registered Professional Land Surveyor  
Texas Registration No. 4818  
TBPELS Firm Reg. No. 10138500



CITY OF BURLESON  
INST.# 2023-18296  
D.R.J.C.T.

EXHIBIT "A"  
20'X20' DRAINAGE  
EASEMENT



SCALE 1"=40'

LEGEND

○	CAPPED I.R. SET
▲	CONTROLLING MON.
□	FENCE CORNER
●	IRON ROD FND.
×	"X" IN CONC

HIDDEN VISTAS BLVD.  
90' ROW

SLIDE D, VOL. 9, PG. 876  
P.R.J.C.T.

THOMAS CHANDLER SURVEY  
A-127

LINE TABLE		
Id	Bearing	Distance
L1	S 22°21'55" W	20.00'
L2	N 67°38'05" W	20.00'
L3	N 22°21'55" E	20.00'
L4	S 67°38'05" E	20.00'

NOTES:

1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983, USING STATIC OBSERVATION AND NOAA/NGS OPUS CALCULATIONS.
2. A PROPERTY DESCRIPTION OF EVEN SURVEY DATE ACCOMPANIES THIS SKETCH.
3. THE MONUMENTS FOUND OR SET FOR THIS SURVEY ARE SUFFICIENT TO RETRACE THE BOUNDARY OF THE DEPICTED EASEMENT ON THE PLAT OF SURVEY.
4. CIRS= 1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "ESMT RPLS 4818" SET



WHITFIELD - HALL SURVEYORS  
REGISTERED PROFESSIONAL LAND SURVEYORS  
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I, Johnny D.L. Williams  
Certify that this plat of survey is true and correct as surveyed on the ground  
and there are no visible encroachments or protrusions except as shown.  
DATE: JANUARY 16, 2025