

EXHIBIT "A"
15' DRAINAGE EASEMENT

BEING a 0.022 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 City of Burleson, recorded in Instrument Number 2023-18296, 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 0.022 acre tract of land being described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for a controlling monument at the southeast corner of that certain tract of land described as Lot 1, Block 17, Hidden Vistas, Phase 4B, an addition to the City of Burleson, Johnson County, Texas, recorded in Instrument Number 2021-139, Plat Records, Johnson County, Texas and in the northerly right of way line of Hidden Vistas Boulevard, a 90' right of way, recorded in Slide D, Volume 9, Page 876, Plat Records, Johnson County, Texas, and the most southerly southeast corner of said City of Burleson tract, said point being the beginning of a curve, concave to the northwest, having a radius of 955.00 Feet, a central angle of 05°00'14", and a chord of 83.38 Feet bearing North 50°51'08" East;

THENCE northeasterly along a south line of said City of Burleson tract and said northerly right of way line and said curve, a distance of 83.40 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the southwest corner of that certain tract of land described in deed to Its Right Here, LLC, recorded in Instrument Number 2022-10238, Deed Records, Johnson County, Texas;

THENCE North 38°45'48" West, departing said northerly right of way line and continuing along a south line of said City of Burleson tract and the southwest line of said Its Right Here, LLC tract, a distance of 261.35 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the northwest corner of said Its Right Here, LLC tract;

THENCE North 42°08'47" East, departing said southwest line and along a northwest line of said Its Right Here, LLC tract, a distance of 214.55 Feet to the **POINT OF BEGINNING**;

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

North 45°14'29" West, a distance of 20.34 Feet;

North 00°14'29" West, a distance of 15.00 Feet;

South 89°45'31" West, a distance of 20.00 Feet;

North 00°14'29" West, a distance of 15.00 Feet;

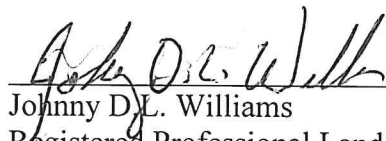
North 89°45'31" East, a distance of 35.00 Feet;

South 00°14'29" East, a distance of 23.79 Feet;

South 45°14'29" East, a distance of 13.45 Feet to the said northwest line of Its Right Here, LLC tract;

THENCE South 42°08'47" West, along said northwest line, a distance of 15.02 Feet to the **POINT OF BEGINNING** and containing a computed area of 0.022 Acres, more or less.

Compiled from field ties and record data on October 2, 2024 by Whitfield-Hall Surveyors. A survey exhibit of even survey date accompanies this description.



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



EXHIBIT "A"
15' DRAINAGE EASEMENT



0 60
SCALE 1"=60'

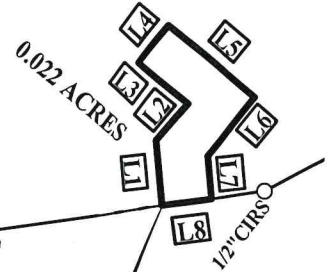
LEGEND

●	IRON ROD FND.
×	"X" IN CONC.
○	CAPPED I.R. SET
⊗	POWER POLE
⊗	LIGHT POLE
⊗	WATER VALVE
⊗	WATER METER
⊗	ELEC MANHOLE
⊗	SAN. SEW. M.H.
⊗	GAS RISER
⊗	TEL. PED
⊗	FENCE CORNER
⊗	UNDERG. CABLE
⊗	FIRE HYDRANT

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

N 42°08'47" E 214.55'
N 42°08'47" E 246.87'

POINT OF
BEGINNING



THOMAS CHANDLER SURVEY
A-127

ITS RIGHT HERE LLC
INST.# 2022-10238
D.R.J.C.T.

LINE TABLE		
Id	Bearing	Distance
L1	N 45°14'29" W	20.34'
L2	N 00°14'29" W	15.00'
L3	S 89°45'31" W	20.00'
L4	N 00°14'29" W	15.00'
L5	N 89°45'31" E	35.00'
L6	S 00°14'29" E	23.79'
L7	S 45°14'29" E	13.45'
L8	S 42°08'47" W	15.02'

HIDDEN VISTAS BLVD.
90' ROW
SLIDE D, VOL. 9, PG. 876
P.R.J.C.T.

CURVE TABLE					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	05°00'14"	955.00'	83.40'	83.38'	N 50°51'08" E

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.



WHITFIELD-HALL SURVEYORS

REGISTERED PROFESSIONAL LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 560-2916

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: OCTOBER 02, 2024

TBPELS FIRM REG. NO. 10138500

JOB NO. 11-145

PCS 2011/11-145 Hidden Vista topo/PLAT LOTS 1 AND 2 07-01-2024/FUTURE EASEMENTS/11-145 EASEMENT EAST .PCS