

RESOLUTION NO. 6106-04-2026

A RESOLUTION OF THE CITY OF BURLESON, TEXAS AUTHORIZING THE COMMENCEMENT OF NEGOTIATIONS AND, IF NECESSARY, THE FILING OF EMINENT DOMAIN PROCEEDINGS FOR THE PURPOSE OF ACQUIRING PROPERTY FOR USE BY THE CITY FOR THE CONSTRUCTION OF TOWN CREEK BASIN PARALLEL INTERCEPTOR SEWER LINE PROJECT (WW2301) TO SERVE EXISTING AND NEW DEVELOPMENT IN THE CITY AND FOR OTHER PUBLIC PURPOSES PERMITTED BY LAW.

WHEREAS, the City of Burleson, Texas, (the “City”) is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City is in the process of Town Creek Basin Parallel Interceptor Sewer Line Project (WW2301) to serve existing and new development in the City (the “Project”); and

WHEREAS, in order to complete construction of the Project, it is necessary for the City to acquire certain land and easements from the property owners who own land across which the Project will be located; and

WHEREAS, the City has contacted the owners of the following properties in order to negotiate the acquisition of the following tracts of land that is necessary to the construction of the Project:

- A 0.0590 ACRE (2,568 SQUARE FOOT) TRACT OF LAND SITUATED IN THE ABNER LEE SURVEY, ABSTRACT NO. 931, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING A PORTION OF A CALLED 10.883 ACRE TRACT OF LAND DESCRIBED IN A CORRECTION GENERAL WARRANTY DEED WITH VENDOR’S LIEN TO BURLESON GOLF PARTNERS, LLC, RECORDED IN INSTRUMENT NUMBER D219296596, OFFICAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.); and
- A 0.0249 ACRE (1,083 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 15.63 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR’S LIEN TO VILLAGE CREEK EQUITIES I, LTD., RECORDED IN VOLUME 1999, PAGE 618, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and
- A 0.0537 ACRE (2,339 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 15.63 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR’S LIEN TO VILLAGE CREEK EQUITIES I, LTD., RECORDED IN VOLUME 1999, PAGE 618, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and

- A 0.0903 ACRE (3,935 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 13.27 ACRE TRACT OF LAND (TRACT A), DESCRIBED IN A GENERAL WARRANTY DEED TO ADELINA PROPERTIES, LLC, RECORDED IN INSTRUMENT NUMBER 2020-34764, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and
- A 0.1152 ACRE (5,018 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 0.741 ACRE TRACT OF LAND DESCRIBED IN A CORRECTED TAX RESALE SPECIAL WARRANTY DEED TO STEPHEN M. EISNER, ET AL, RECORDED IN VOLUME 3815, PAGE 917, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and
- A 0.2486 ACRE (10,829 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF LOT 4R, BLOCK 1 OF SALAM PARK ADDITION, AN ADDITION TO THE CITY OF BURLESON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 217, PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.); A PORTION OF LOT 1, BLOCK 1 OF HIDDEN CREEK ADDITION, AN ADDITION TO THE CITY OF BURLESON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 217, P.R.J.C.T., SAME BEING A PORTION OF A CALLED 19.999 ACRE TRACT OF LAND DESCRIBED IN A QUITCLAIM DEED TO THE CITY OF BURLESON, RECORDED IN VOLUME 3747, PAGE 114, DEED RECORDS OF JOHNSON COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO THE CITY OF BURLESON, RECORDED IN INSTRUMENT NUMBER 2010-22820, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and
- A 0.1285 ACRE (5,599 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 0.741 ACRE TRACT OF LAND DESCRIBED IN A CORRECTED TAX RESALE SPECIAL WARRANTY DEED TO STEPHEN M. EISNER, ET AL, RECORDED IN VOLUME 3815, PAGE 917, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and
- A 0.1199 ACRE (5,223 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 13.27 ACRE TRACT OF LAND (TRACT A), DESCRIBED IN A GENERAL WARRANTY DEED TO ADELINA PROPERTIES, LLC, RECORDED IN INSTRUMENT NUMBER 2020-34764, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and

- A 0.5659 ACRE (24,651 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 15.63 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO VILLAGE CREEK EQUITIES I, LTD., RECORDED IN VOLUME 1999, PAGE 618, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and
- A 0.5668 ACRE (24,692 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER OF A CALLED 8.565 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO LANDMARK EQUITIES, LLC, RECORDED IN VOLUME 2332, PAGE 615, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and
- A 0.5351 ACRE (23,310 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF LOT 1, BLOCK 1 OF VILLAGE CREEK ADDITION, AN ADITION TO THE CITY OF BURLESON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 855, PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.), AND ALSO BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO SREIT FITZROY BURLESON, LLC, RECORDED IN INSTRUMENT NUMBER 2022-16540, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and
- A 0.0850 ACRE (3,704 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER OF A CALLED 5.085 ACRE TRACT OF LAND (TRACT ONE) DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1242, PAGE 203, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and
- A 0.0702 ACRE (3,057 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 2.324 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 1241, PAGE 460, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and
- A 0.0079 ACRE (344 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 39.670 ACRE TRACT OF LAND (PARCEL NO. 41 WITHIN AIRPORT BOUNDARY) DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME

1215, PAGE 740, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and

- A 0.4763 ACRE (20,750 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 39.670 ACRE TRACT OF LAND (PARCEL NO. 41 WITHIN AIRPORT BOUNDARY) DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1215, PAGE 740, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and
- A 0.2446 ACRE (10,655 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 30.509 ACRE TRACT OF LAND (TRACT 2) DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1240, PAGE 856, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); and
- A 1.1384 ACRE (49,587 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF LOT 1, BLOCK 1 OF JE WHITE ADDITION, AN ADDITION TO THE CITY OF BURLESON ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2022-165, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) AND A PORTION OF A CALLED 82.589 ACRE TRACT OF LAND DESCRIBED IN AN ASSUMPTION WARRANTY DEED TO WC FARM LLC, RECORDED IN INSTRUMENT NUMBER 2021-31249, O.P.R.J.C.T.; and
- A 2.4588 ACRE (107,105 SQUARE FOOT) TRACT OF LAND SITUATED IN THE ABNER LEE SURVEY, ABSTRACT NO. 931 AND THE ABNER LEE SURVEY ABSTRACT NO. 496, CITY OF BURLESON AND FORT WORTH, JOHNSON AND TARRANT COUNTY, TEXAS AND BEING A PORTION OF A CALLED 10.883 ACRE TRACT OF LAND DESCRIBED IN A CORRECTED WARRANTY DEED WITH VENDOR'S LIEN TO BURLESON GOLF PARTNERS, LLC, RECORDED IN INSTRUMENT NUMBER 2020-1765, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) AND A CALLED 124.968 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO BURLESON GOLF PARTNERS, LLC, RECORDED IN INSTRUMENT NO. D219015491, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.); and
- A 0.2829 ACRE (12,322 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 7.814 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH,

RECORDED IN VOLUME 1160, PAGE 106, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.).

WHEREAS, the City Council finds and determines that the acquisition of the above tracts for the Project are necessary and constitute a public use for a public purpose; and

WHEREAS, the City Council now deems it necessary to authorize the law firm of Taylor, Olson, Adkins, Sralla & Elam, L.L.P. (the “City Attorney”) to initiate condemnation proceedings in order to acquire the necessary easements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS:

SECTION 1.

The City Council of the City of Burleson, Texas, hereby finds and determines that the recitals made in the preamble of this Resolution are true and correct, and incorporates such recitals herein.

SECTION 2.

The City Council hereby finds and determines that a public necessity exists for the Project and that the acquisition of the above referenced easements, which are more fully described in Exhibit “A” (the “Easements”) attached to this Resolution and incorporated into this Resolution for all purposes, is necessary for the Project.

SECTION 3.

The City Attorney is hereby authorized and directed to bring condemnation proceedings against the owner, and any and all other parties having an interest in the above referenced properties, for the purpose of acquiring Easements through the exercise of the City’s power of eminent domain, given that that the following conditions have already been met:

- (a) The City obtained ownership information to identify the owner and/or other parties through the exercise of due diligence and a legal description for each parcel to be acquired;
- (b) The City Manager, or their designated representative, has:
 - (1) Made an initial offer to the owner and/or other parties for the purchase of the Easement; and
 - (2) Made a final offer to the owner and/or other parties for the purchase of the Easement; and
 - (3) Disclosed to the owner and/or other parties all existing appraisal reports or value studies produced or acquired by the City relating to the owner’s or

other parties' property and used by the City in determining the amount of the final offer; and

- (c) The owner and/or other parties failed or refused to accept the City's final offer; and
- (d) The City has otherwise complied with all statutory prerequisites to the filing of eminent domain proceedings.

SECTION 4.

Should the owner and/or other parties not be able to be located through the exercise of due diligence, the City Attorney may skip the actions described in paragraph (b) and may file eminent domain proceedings against such owner and/or other parties and shall cite such owners and/or other parties who cannot be located by publication in the manner authorized by law.

SECTION 5.

The City Council hereby finds and determines that the Easements are needed so that the City of Burleson can construct and maintain the Project, which is a public purpose and is necessary to serve the public health, safety and welfare.

SECTION 6.

This Resolution shall take effect upon its adoption, and it is so Resolved.

ADOPTED this ____ day of _____, 20 ____.

Chris Fletcher, Mayor

ATTEST:

Amanda Campos, City Secretary

EXHIBIT A
Legal Description of Easements

Permanent Easement #1



EXHIBIT "A"
15-FOOT WIDE PERMANENT SANITARY SEWER EASEMENT
ABNER LEE SURVEY, ABSTRACT NO. 931
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

BEING A 0.0590 ACRE (2,568 SQUARE FOOT) TRACT OF LAND SITUATED IN THE ABNER LEE SURVEY, ABSTRACT NO. 931, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING A PORTION OF A CALLED 10.883 ACRE TRACT OF LAND DESCRIBED IN A CORRECTION GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO BURLESON GOLF PARTNERS, LLC, RECORDED IN INSTRUMENT NUMBER D219296596, OFFICAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.); SAID 0.0590 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "DUNAWAY" FOUND FOR AN ANGLE POINT IN THE NORTHERLY LINE OF SAID 10.883 ACRE TRACT OF LAND, SAME BEING AN ANGLE POINT IN THE SOUTHERLY LINE OF A CALLED 99.769 ACRE TRACT OF LAND (TRACT 1) DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO BURLESON GOLF PARTNERS, LLC, RECORDED IN D219015491, O.P.R.T.C.T. AND HAVING STATE PLANE GRID COORDINATES OF N=6,887,712.81, E=2,342,013.35;

THENCE SOUTH 44°35'17" WST, ALONG THE COMMON LINE OF SAID 10.883 ACRE TRACT OF LAND AND SAID 99.769 ACRE TRACT OF LAND, A DISTANCE OF 599.11 FEET TO A POINT;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 10.883 ACRE TRACT OF LAND THE FOLLOWING CALLS:

(L1) SOUTH 45°27'41" EAST, A DISTANCE OF 40.65 FEET TO THE **POINT OF BEGINNING** HAVING STATE PLANE GRID COORDINATES OF N=6,887,257.68, E=2,341,621.79;

(L2) SOUTH 45°32'46" EAST, A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER;

(L3) SOUTH 44°27'14" WEST, A DISTANCE OF 171.20 FEET TO A POINT FOR CORNER;

(L4) NORTH 45°32'46" WEST, A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER;

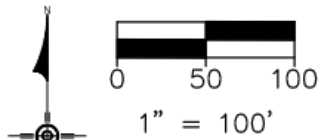
(L5) NORTH 44°27'14" EAST, A DISTANCE OF 43.03 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 2,568 SQUARE FEET OR 0.0590 ACRES OF LAND.

NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.





LOT 1R, BLOCK 2
THOMAS CROSSING
INST. NO. D217088756
O.P.R.T.C.T.

5' UTILITY EASEMENT
CITY OF FORT WORTH
VOL. 14062, PG. 219
D.R.T.C.T.

ENCROACHMENT ON EASEMENT
CITY OF FORT WORTH
VOL. 2332, PG. 992, D.R.J.C.T.
VOL. 13770, PG. 409, D.R.T.C.T.
(HATCHED AREA)

5/8" CIRF
"DUNAWAY" (CM) **POC**

5/8" CIRF
"DUNAWAY"



(APPROXIMATE LOCATION)
75' EASEMENT AND RIGHT OF WAY
TEXAS ELECTRIC SERVICE COMPANY
VOL. 8820, PG. 2252, D.R.T.C.T.
VOL. 1200, PG. 95, D.R.J.C.T.

15' SANITARY SEWER EASEMENT
CITY OF FORT WORTH
VOL. 14062, PG. 224
D.R.T.C.T.

**15' PERMANENT
EASEMENT
0.0590 ACRES
2,568 SQ. FT.**

CALLED 124.968 ACRES (TRACT 5)
BURLESON GOLF PARTNERS, LLC
INST. NO. D219015491
O.P.R.T.C.T.

CALLLED 10.883 ACRES
BURLESON GOLF PARTNERS, LLC
INST. NO. 2020-01765, O.P.R.J.C.T.
INST. NO. D219015491 &
INST. NO. D219296596, O.P.R.T.C.T.

EASEMENT AND RIGHT OF WAY
ONCOR ELECTRIC DELIVERY COMPANY
INST. NO. D221254603
O.P.R.T.C.T.

LEGEND

CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
D.R.J.C.T.	DEED RECORDS OF JOHNSON COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 45°27'41" E	40.65'
L2	S 45°32'46" E	15.00'
L3	S 44°27'14" W	171.20'
L4	N 45°32'46" W	15.00'
L5	N 44°27'14" E	171.20'

(APPROXIMATE LOCATION)
75' EASEMENT AND RIGHT OF WAY
TEXAS ELECTRIC SERVICE COMPANY
VOL. 8820, PG. 2252, D.R.T.C.T.
VOL. 1269, PG. 95, D.R.J.C.T.

20' SANITARY SEWER EASEMENT
CITY OF BURLESON
VOL. 2898, PG. 360
O.P.R.J.C.T.

EXISTING 20' SANITARY SEWER
EASEMENT
(NO RECORDING INFORMATION)

**ABNER LEE SURVEY
ABSTRACT NO. 931**



6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

EXHIBIT "A"
15' PERMANENT SANITARY SEWER EASEMENT
ABNER LEE SURVEY, ABSTRACT NO. 931
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

Permanent Easement #2



EXHIBIT "A"
30-FOOT WIDE PERMANENT SANITARY SEWER EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.0249 ACRE (1,083 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 15.63 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO VILLAGE CREEK EQUITIES I, LTD., RECORDED IN VOLUME 1999, PAGE 618, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.0903 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR THE MOST WESTERLY CORNER OF A CALLED 13.27 ACRE TRACT OF LAND (TRACT A), DESCRIBED IN A GENERAL WARRANTY DEED TO ADELINA PROPERTIES, LLC, RECORDED IN INSTRUMENT NUMBER 2020-34764, O.P.R.J.C.T., SAME BEING THE MOST SOUTHERLY CORNER OF SAID 15.63 ACRE TRACT OF LAND AND ALSO BEING AN ANGLE POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35W, A VARIABLE WIDTH RIGHT-OF-WAY, SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,881,720.03, E=2,334,339.54;

THENCE (L1) NORTH 57°39'41" EAST, ALONG THE COMMON LINE OF SAID 13.27 ACRE TRACT OF LAND AND SAID 15.63 ACRE TRACT OF LAND, A DISTANCE OF 80.60 FEET TO THE **POINT OF BEGINNING** HAVING STATE PLANE GRID COORDINATES OF N=6,881,763.14, E=2,334,407.63;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 15.63 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

(L2) NORTH 14°26'15" WEST, A DISTANCE OF 31.90 FEET TO A POINT FOR CORNER;

(L3) NORTH 44°26'12" EAST, A DISTANCE OF 35.05 FEET TO A POINT FOR CORNER;

(L4) SOUTH 14°26'15" EAST, A DISTANCE OF 40.32 FEET TO A POINT FOR CORNER IN THE AFOREMENTIONED COMMON LINE;

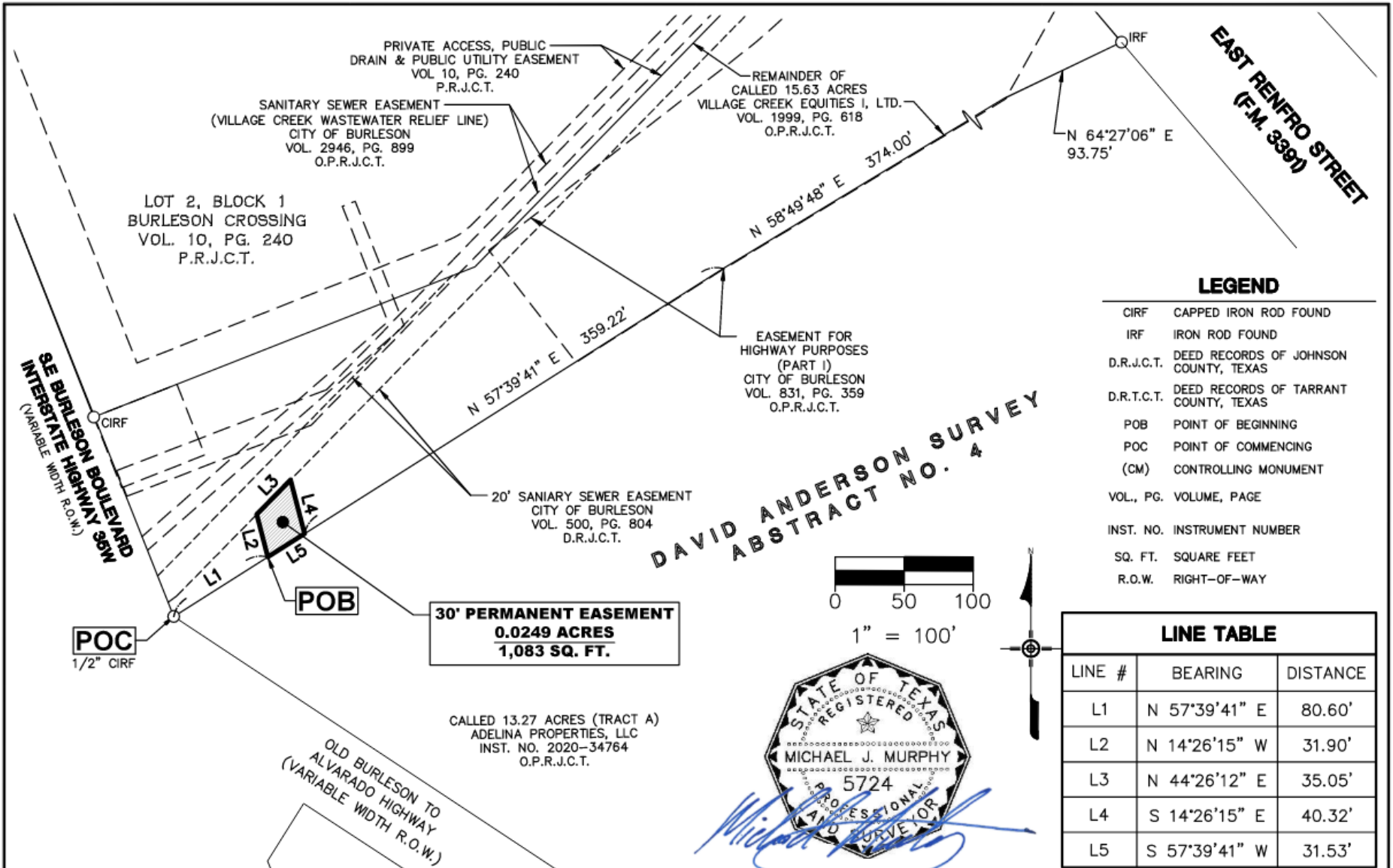
THENCE (L5) SOUTH 57°39'41" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 31.53 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 1,083 SQUARE FEET OR 0.0249 ACRES OF LAND.

NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.





6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2025

EXHIBIT "A"
30' PERMANENT SANITARY SEWER EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

Permanent Easement 3



EXHIBIT "B"
PERMANENT SANITARY SEWER EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.0537 ACRE (2,339 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 15.63 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO VILLAGE CREEK EQUITIES I, LTD., RECORDED IN VOLUME 1999, PAGE 618, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.0537 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR THE MOST NORTHERLY CORNER OF A CALLED 13.27 ACRE TRACT OF LAND (TRACT A), DESCRIBED IN A GENERAL WARRANTY DEED TO ADELINA PROPERTIES, LLC, RECORDED IN INSTRUMENT NUMBER 2020-34764, O.P.R.J.C.T., SAME BEING THE MOST EASTERLY CORNER OF SAID 15.63 ACRE TRACT OF LAND AND ALSO BEING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST RENFRO STREET, ALSO KNOWN AS F.M. 3391, A VARIABLE WIDTH RIGHT-OF-WAY, SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,882,206.11, E=2,335,142.27;

THENCE (L1) NORTH 40°27'12" WEST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID EAST RENFRO STREET, A DISTANCE OF 222.17 FEET TO THE **POINT OF BEGINNING** HAVING STATE PLANE GRID COORDINATES OF N=6,882,375.14, E=2,334,998.14;

THENCE DEPARTING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID EAST RENFRO STREET OVER AND ACROSS SAID 15.63 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

(L2) SOUTH 49°09'03" WEST, A DISTANCE OF 175.83 FEET TO A POINT FOR CORNER;

(L3) NORTH 45°00'00" WEST, A DISTANCE OF 6.02 FEET TO A POINT FOR CORNER;

(L4) NORTH 44°26'12" EAST, A DISTANCE OF 177.01 FEET TO A POINT FOR CORNER IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID EAST RENFRO STREET;

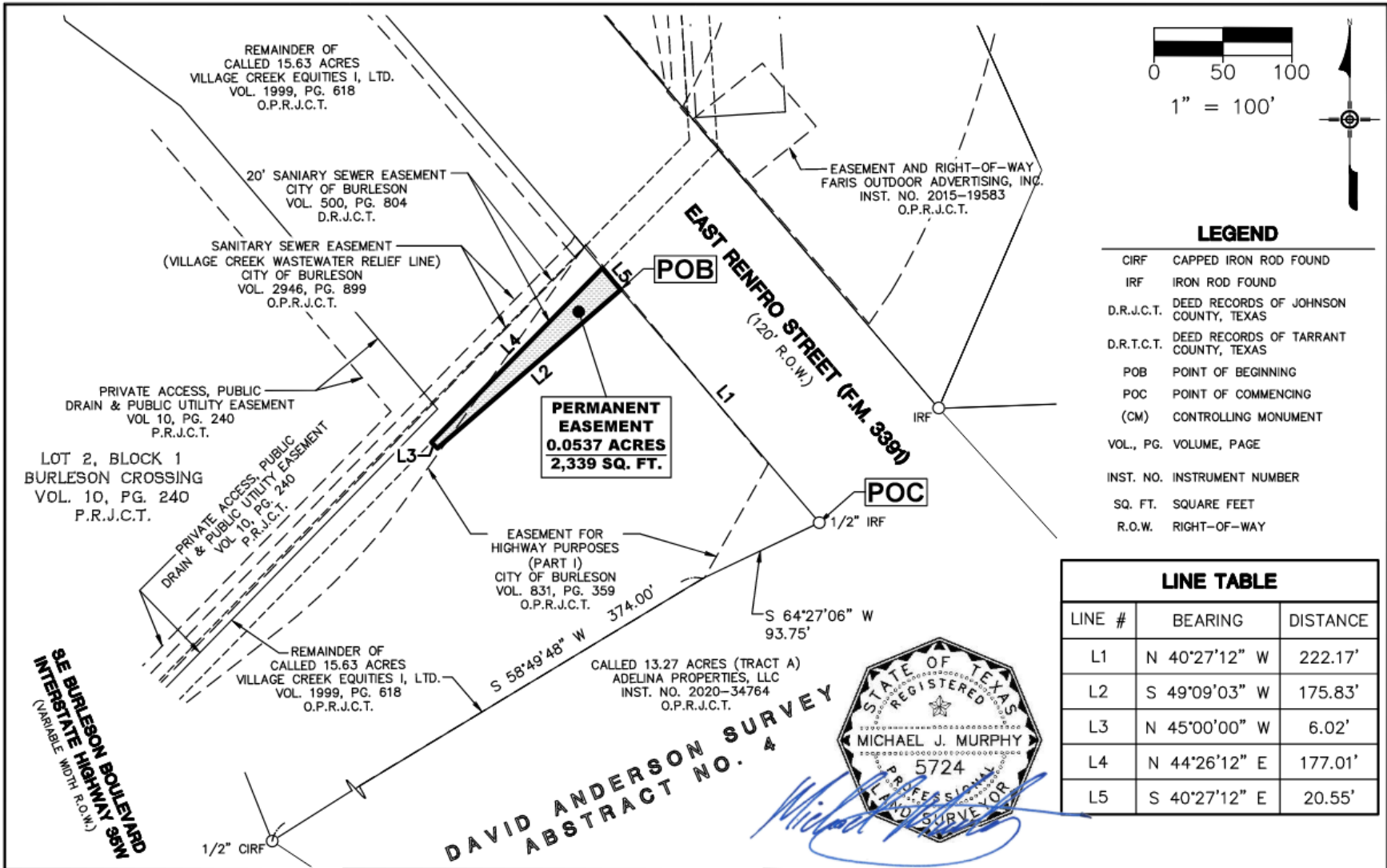
THENCE (L5) SOUTH 40°27'12" EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID EAST RENFRO STREET, A DISTANCE OF 20.55 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 2,339 SQUARE FEET OR 0.0537 ACRES OF LAND.

NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.





LEGEND

CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
D.R.J.C.T.	DEED RECORDS OF JOHNSON COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 40°27'12" W	222.17'
L2	S 49°09'03" W	175.83'
L3	N 45°00'00" W	6.02'
L4	N 44°26'12" E	177.01'
L5	S 40°27'12" E	20.55'



**DAVID ANDERSON SURVEY
ABSTRACT NO. 4**



6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2025

EXHIBIT "B"
PERMANENT SANITARY SEWER EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

NOTES:
A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

Permanent Easement #4



EXHIBIT "A"
30-FOOT WIDE PERMANENT SANITARY SEWER EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.0903 ACRE (3,935 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 13.27 ACRE TRACT OF LAND (TRACT A), DESCRIBED IN A GENERAL WARRANTY DEED TO ADELINA PROPERTIES, LLC, RECORDED IN INSTRUMENT NUMBER 2020-34764, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.0903 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR THE MOST WESTERLY CORNER OF SAID 13.27 ACRE TRACT OF LAND, SAME BEING THE MOST SOUTHERLY CORNER OF A CALLED 15.63 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO VILLAGE CREEK EQUITIES I, LTD., RECORDED IN VOLUME 1999, PAGE 618, O.P.R.J.C.T., AND ALSO BEING AN ANGLE POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35W, A VARIABLE WIDTH RIGHT-OF-WAY, SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,881,720.03, E=2,334,339.54;

THENCE (L1) NORTH 57°39'41" EAST, ALONG THE COMMON LINE OF SAID 13.27 ACRE TRACT OF LAND AND SAID 15.63 ACRE TRACT OF LAND, A DISTANCE OF 80.60 FEET TO THE **POINT OF BEGINNING** HAVING STATE PLANE GRID COORDINATES OF N=6,881,763.14, E=2,334,407.63;

THENCE (L2) NORTH 57°39'41" EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 31.53 FEET TO A POINT FOR CORNER;

THENCE (L3) SOUTH 14°26'15" EAST, DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 13.27 ACRE TRACT OF LAND, A DISTANCE OF 152.63 FEET TO A POINT FOR CORNER IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD BURLESON TO ALVARADO HIGHWAY, A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON SHEET 5 OF THE STATE OF TEXAS STATE HIGHWAY DEPARTMENT PROJECT NUMBER I-35W-5(15)401 FOR INTERSTATE HIGHWAY 35-W RIGHT-OF-WAY PROJECT;

THENCE (L4) NORTH 56°31'06" WEST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID OLD BURLESON TO ALVARADO HIGHWAY, A DISTANCE OF 44.76 FEET TO A POINT FOR CORNER;

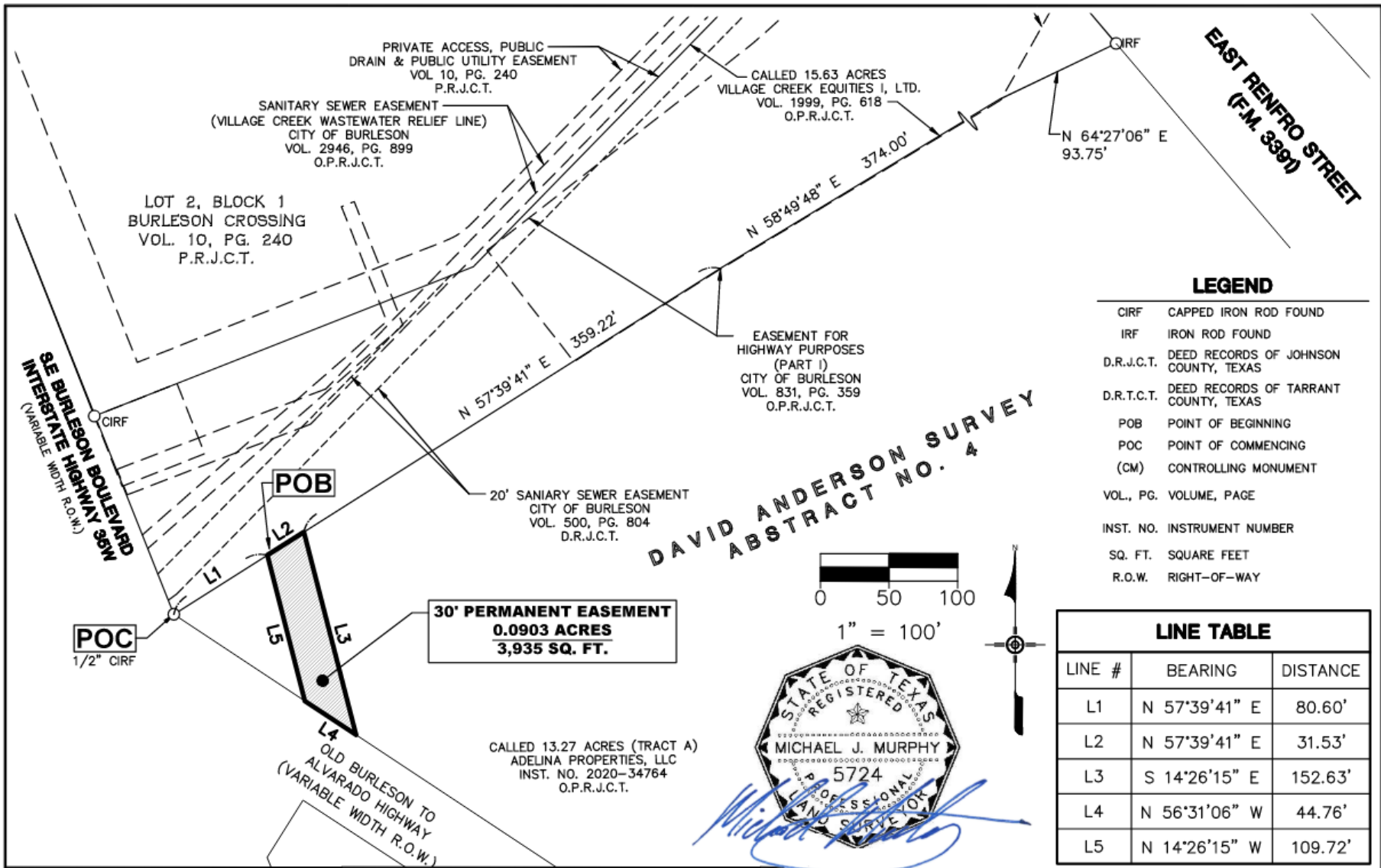
THENCE (L5) NORTH 14°26'15" WEST, DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD BURLESON TO ALVARADO HIGHWAY, OVER AN ACROSS SAID 13.27 ACRE TRACT OF LAND, A DISTANCE OF 109.72 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 3,935 SQUARE FEET OR 0.0903 ACRES OF LAND.

NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.





LEGEND

- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- D.R.J.C.T. DEED RECORDS OF JOHNSON COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- (CM) CONTROLLING MONUMENT
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 57°39'41" E	80.60'
L2	N 57°39'41" E	31.53'
L3	S 14°26'15" E	152.63'
L4	N 56°31'06" W	44.76'
L5	N 14°26'15" W	109.72'

Stantec
 6080 Tennyson Pkwy, Suite 200
 Plano, Texas 75024
 Tel. (214) 473-2400
 TBPELS # F-6324 & 10194488
 Copyright © 2026

EXHIBIT 'A'
30' PERMANENT SANITARY SEWER EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

Permanent Easement #5



EXHIBIT "A"
30-FOOT WIDE PERMANENT SANITARY SEWER EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.1152 ACRE (5,018 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 0.741 ACRE TRACT OF LAND DESCRIBED IN A CORRECTED TAX RESALE SPECIAL WARRANTY DEED TO STEPHEN M. EISNER, ET AL, RECORDED IN VOLUME 3815, PAGE 917, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.1152 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR THE MOST WESTERLY CORNER OF A CALLED 13.27 ACRE TRACT OF LAND (TRACT A), DESCRIBED IN A GENERAL WARRANTY DEED TO ADELINA PROPERTIES, LLC, RECORDED IN INSTRUMENT NUMBER 2020-34764, O.P.R.J.C.T., AND BEING IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD BURLESON TO ALVARADO HIGHWAY, A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON SHEET 5 OF THE STATE OF TEXAS STATE HIGHWAY DEPARTMENT PROJECT NUMBER I-35W-5(15)401 FOR INTERSTATE HIGHWAY 35-W RIGHT-OF-WAY PROJECT, SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,881,720.03, E=2,334,339.54;

THENCE (L1) SOUTH 56°31'06" EAST, ALONG THE COMMON LINE OF SAID 13.27 ACRE TRACT OF LAND AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 181.99 FEET TO A POINT;

THENCE (L2) SOUTH 33°28'54" WEST, DEPARTING SAID COMMON LINE OVER AND ACROSS THE RIGHT-OF-WAY OF SAID OLD BURLESON TO ALVARADO HIGHWAY, A DISTANCE OF 60.98 FEET TO THE **POINT OF BEGINNING** IN THE NORTHEASTERLY LINE OF SAID 0.741 ACRE TRACT OF LAND AND HAVING STATE PLANE GRID COORDINATES OF N=6,881,568.79, E=2,334,457.67;

THENCE (L3) SOUTH 56°49'36" EAST, ALONG THE NORTHEASTERLY LINE OF SAID 0.741 ACRE TRACT OF LAND, A DISTANCE OF 44.50 FEET TO A POINT FOR CORNER;

THENCE DEPARTING THE NORTHEASTERLY LINE OF SAID 0.741 ACRE TRACT OF LAND AND OVER AND ACROSS SAID 0.741 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

(L4) SOUTH 14°26'15" EAST, A DISTANCE OF 109.25 FEET TO A POINT FOR CORNER;

(L5) SOUTH 66°56'23" WEST, A DISTANCE OF 67.69 FEET TO A POINT FOR CORNER IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35W, A VARIABLE WIDTH RIGHT-OF-WAY ;

THENCE (L6) NORTH 21°52'06" WEST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 35W, A DISTANCE OF 30.01 FEET TO A POINT FOR CORNER;

THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 35W, OVER AN ACROSS SAID 0.741 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

(L7) NORTH 66°56'23" EAST, A DISTANCE OF 41.27 FEET TO A POINT FOR CORNER;

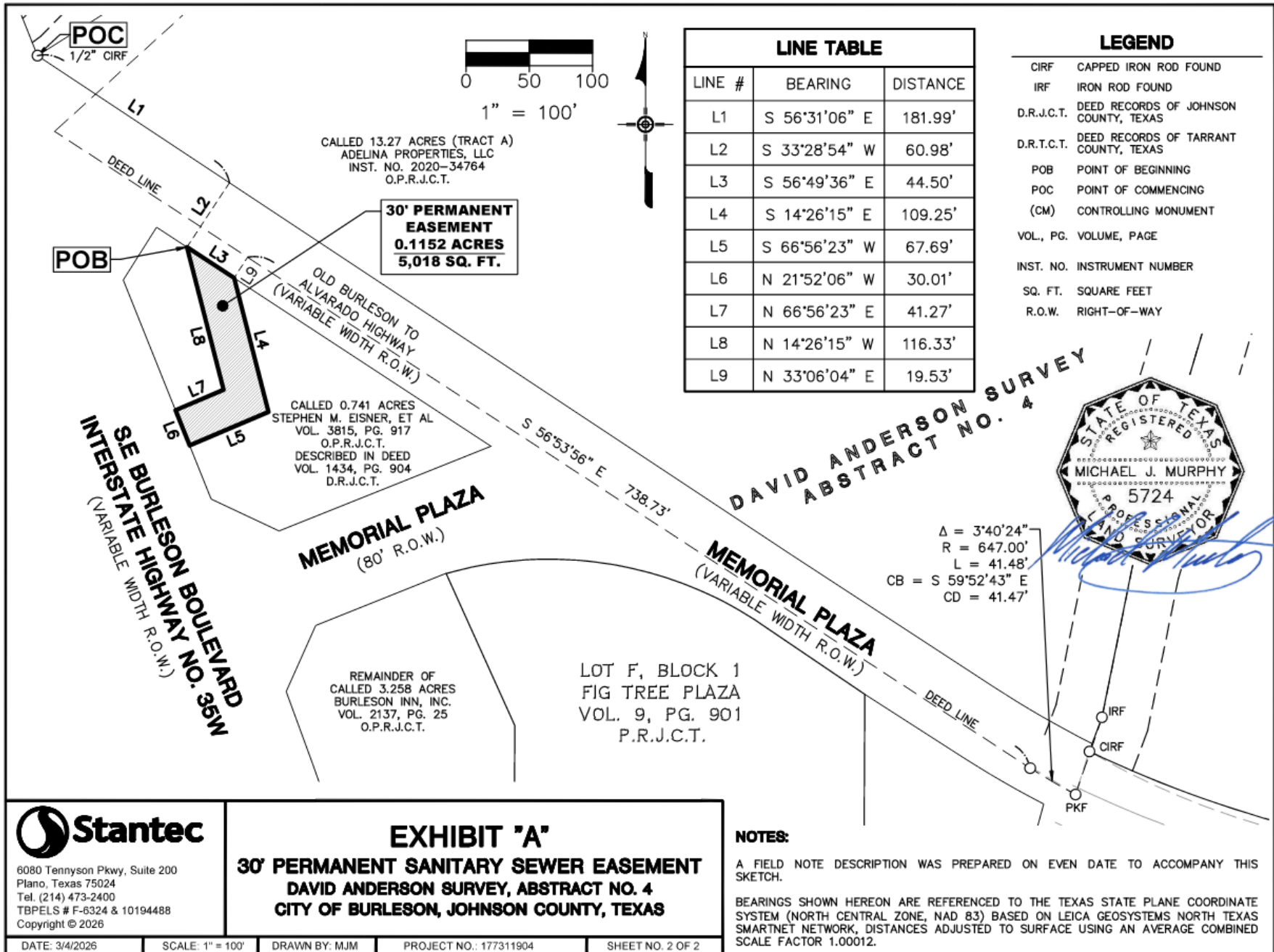
(L8) NORTH 14°26'15" WEST, A DISTANCE OF 116.33 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 5,018 SQUARE FEET OR 0.1152 ACRES OF LAND.

NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.





LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 56°31'06" E	181.99'
L2	S 33°28'54" W	60.98'
L3	S 56°49'36" E	44.50'
L4	S 14°26'15" E	109.25'
L5	S 66°56'23" W	67.69'
L6	N 21°52'06" W	30.01'
L7	N 66°56'23" E	41.27'
L8	N 14°26'15" W	116.33'
L9	N 33°06'04" E	19.53'

LEGEND	
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
D.R.J.C.T.	DEED RECORDS OF JOHNSON COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY

30' PERMANENT EASEMENT
0.1152 ACRES
5,018 SQ. FT.

CALLED 13.27 ACRES (TRACT A)
 ADELINA PROPERTIES, LLC
 INST. NO. 2020-34764
 O.P.R.J.C.T.

CALLED 0.741 ACRES
 STEPHEN M. EISNER, ET AL
 VOL. 3815, PG. 917
 O.P.R.J.C.T.
 DESCRIBED IN DEED
 VOL. 1434, PG. 904
 D.R.J.C.T.

REMAINDER OF
 CALLED 3.258 ACRES
 BURLESON INN, INC.
 VOL. 2137, PG. 25
 O.P.R.J.C.T.

LOT F, BLOCK 1
 FIG TREE PLAZA
 VOL. 9, PG. 901
 P.R.J.C.T.

DAVID ANDERSON SURVEY
 ABSTRACT NO. 4



$\Delta = 3'40'24''$
 $R = 647.00'$
 $L = 41.48'$
 $CB = S 59°52'43'' E$
 $CD = 41.47'$



6080 Tennyson Pkwy, Suite 200
 Plano, Texas 75024
 Tel. (214) 473-2400
 TBPELS # F-6324 & 10194488
 Copyright © 2026

EXHIBIT "A"
30' PERMANENT SANITARY SEWER EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

NOTES:
 A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
 BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

Permanent Easement #6



EXHIBIT "A"
30-FOOT WIDE PERMANENT SANITARY SEWER EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.2486 ACRE (10,829 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF LOT 4R, BLOCK 1 OF SALAM PARK ADDITION, AN ADDITION TO THE CITY OF BURLESON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 217, PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.); A PORTION OF LOT 1, BLOCK 1 OF HIDDEN CREEK ADDITION, AN ADDITION TO THE CITY OF BURLESON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 217, P.R.J.C.T., SAME BEING A PORTION OF A CALLED 19.999 ACRE TRACT OF LAND DESCRIBED IN A QUITCLAIM DEED TO THE CITY OF BURLESON, RECORDED IN VOLUME 3747, PAGE 114, DEED RECORDS OF JOHNSON COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO THE CITY OF BURLESON, RECORDED IN INSTRUMENT NUMBER 2010-22820, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.2486 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF SAID LOT 4R, BLOCK 1, SAME BEING THE MOST NORTHERLY CORNER OF LOT 3, BLOCK 1 OF SALAM PARK ADDITION, AN ADDITION TO THE CITY OF BURLESON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 453, PAGE 643, P.R.J.C.T. AND BEING IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST MILLER STREET (50-FOOT RIGHT-OF-WAY), SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET AND HAVING STATE PLANE GRID COORDINATES OF N=6,881,441.89, E=2,333,801.53;

THENCE (C1) ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID EAST MILLER STREET NORTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°28'34" FOR AN ARC LENGTH OF 21.50 FEET HAVING A CHORD BEARING OF NORTH 38°58'39" EAST AND A CHORD DISTANCE OF 21.50 FEET TO THE **POINT OF BEGINNING** AND THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,881,458.60, E=2,333,815.05;

THENCE CONTINUING ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID EAST MILLER STREET THE FOLLOWING CALLS:

(C2) NORTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°40'16" FOR AN ARC LENGTH OF 22.27 FEET HAVING A CHORD BEARING OF NORTH 33°24'15" EAST AND A CHORD DISTANCE OF 22.26 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET;

(C3) NORTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°49'52" FOR AN ARC LENGTH OF 11.20 FEET HAVING A CHORD BEARING OF NORTH 84°08'55" EAST AND A CHORD DISTANCE OF 11.17 FEET TO A POINT FOR CORNER;

THENCE DEPARTING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID EAST MILLER STREET OVER AND ACROSS SAID LOT 4R, BLOCK 1 AND SAID LOT 1, BLOCK 1 THE FOLLOWING CALLS:

(L1) SOUTH 51°20'53" EAST, A DISTANCE OF 311.70 FEET TO A POINT FOR CORNER;

(L2) NORTH 67°46'35" EAST, A DISTANCE OF 25.96 FEET TO A POINT FOR CORNER IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35W (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE (L3) SOUTH 21°09'49" EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 35W, A DISTANCE OF 30.01 FEET TO A POINT FOR CORNER;

THENCE DEPARTING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 35W OVER AND ACROSS SAID LOT 4R, BLOCK 1 AND SAID LOT 1, BLOCK 1 THE FOLLOWING CALLS:

(L4) SOUTH 67°46'35" WEST, A DISTANCE OF 43.03 FEET TO A POINT FOR CORNER;

(L5) NORTH 51°20'53" WEST, A DISTANCE OF 335.26 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 10,829 SQUARE FEET OR 0.2486 ACRES OF LAND.



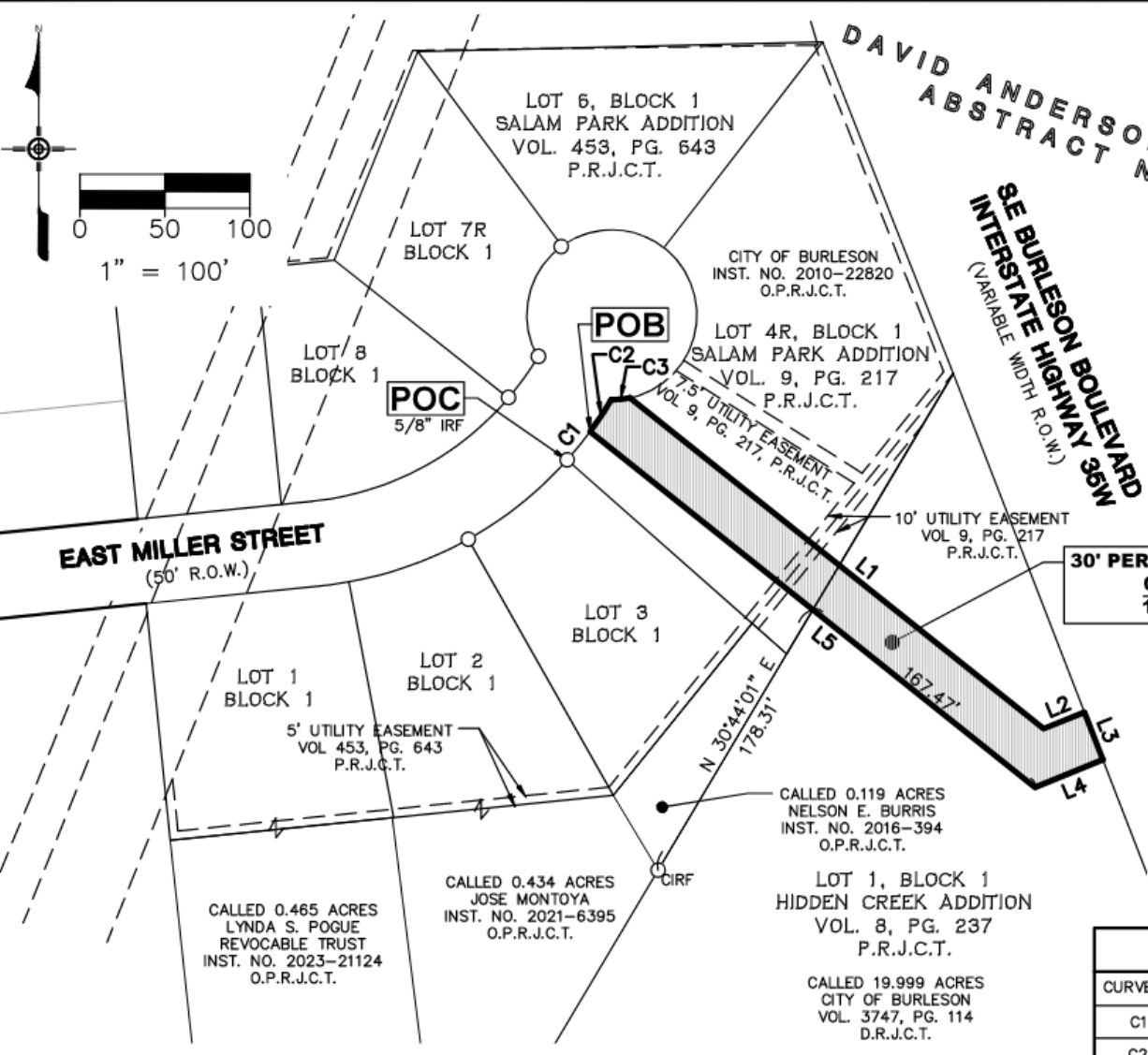
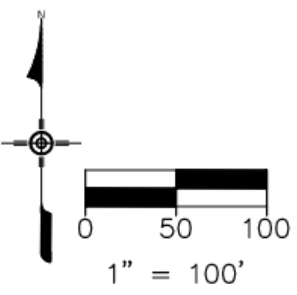
EXHIBIT "A"
30-FOOT WIDE PERMANENT SANITARY SEWER EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.





DAVID ANDERSON SURVEY
ABSTRACT NO. 4

SE BURLESON BOULEVARD
INTERSTATE HIGHWAY 36W
(VARIABLE WIDTH R.O.W.)

30' PERMANENT EASEMENT
0.2486 ACRES
10,829 SQ. FT.

LEGEND

- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- D.R.J.C.T. DEED RECORDS OF JOHNSON COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- (CM) CONTROLLING MONUMENT
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 51°20'53" E	311.70'
L2	N 67°46'35" E	25.96'
L3	S 21°09'49" E	30.01'
L4	S 67°46'35" W	43.03'
L5	N 51°20'53" W	335.26'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	21.50'	225.00'	5°28'34"	21.50'	N 38°58'39" E
C2	22.27'	225.00'	5°40'16"	22.26'	N 33°24'15" E
C3	11.20'	50.00'	12°49'52"	11.17'	N 84°08'55" E

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.



6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2025

EXHIBIT 'A'
30' PERMANENT SANITARY SEWER EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

Temporary Easement #1



EXHIBIT "A"
30-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.1285 ACRE (5,599 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 0.741 ACRE TRACT OF LAND DESCRIBED IN A CORRECTED TAX RESALE SPECIAL WARRANTY DEED TO STEPHEN M. EISNER, ET AL, RECORDED IN VOLUME 3815, PAGE 917, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.1285 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR THE MOST WESTERLY CORNER OF A CALLED 13.27 ACRE TRACT OF LAND (TRACT A), DESCRIBED IN A GENERAL WARRANTY DEED TO ADELINA PROPERTIES, LLC, RECORDED IN INSTRUMENT NUMBER 2020-34764, O.P.R.J.C.T., AND BEING IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD BURLESON TO ALVARADO HIGHWAY, A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON SHEET 5 OF THE STATE OF TEXAS STATE HIGHWAY DEPARTMENT PROJECT NUMBER I-35W-5(15)401 FOR INTERSTATE HIGHWAY 35-W RIGHT-OF-WAY PROJECT, SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,881,720.03, E=2,334,339.54;

THENCE (L1) SOUTH 56°31'06" EAST, ALONG THE COMMON LINE OF SAID 13.27 ACRE TRACT OF LAND AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 226.48 FEET TO A POINT;

THENCE (L2) SOUTH 33°28'54" WEST, DEPARTING SAID COMMON LINE OVER AND ACROSS THE RIGHT-OF-WAY OF SAID OLD BURLESON TO ALVARADO HIGHWAY, A DISTANCE OF 60.74 FEET TO THE **POINT OF BEGINNING** IN THE NORTHEASTERLY LINE OF SAID 0.741 ACRE TRACT OF LAND AND HAVING STATE PLANE GRID COORDINATES OF N=6,881,544.45, E=2,334,494.91;

THENCE (L3) SOUTH 56°49'36" EAST, ALONG THE NORTHEASTERLY LINE OF SAID 0.741 ACRE TRACT OF LAND, A DISTANCE OF 44.50 FEET TO A POINT FOR CORNER;

THENCE DEPARTING THE NORTHEASTERLY LINE OF SAID 0.741 ACRE TRACT OF LAND AND OVER AND ACROSS SAID 0.741 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

(L4) SOUTH 14°26'15" EAST, A DISTANCE OF 102.18 FEET TO A POINT FOR CORNER;

(L5) SOUTH 66°56'23" WEST, A DISTANCE OF 94.11 FEET TO A POINT FOR CORNER IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35W, A VARIABLE WIDTH RIGHT-OF-WAY ;

THENCE (L6) NORTH 21°52'06" WEST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 35W, A DISTANCE OF 30.01 FEET TO A POINT FOR CORNER;

THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 35W, OVER AN ACROSS SAID 0.741 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

(L7) NORTH 66°56'23" EAST, A DISTANCE OF 67.69 FEET TO A POINT FOR CORNER;

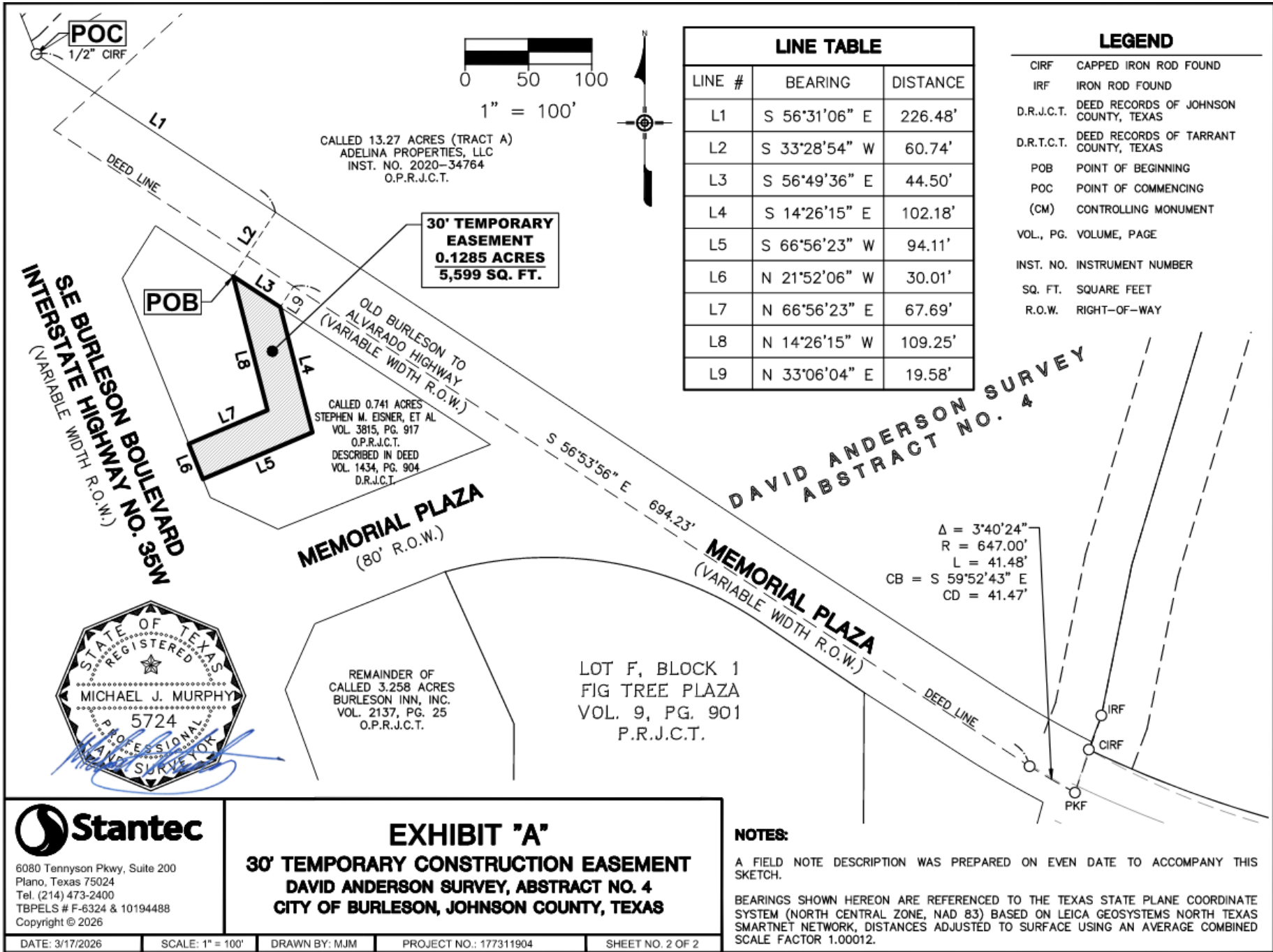
(L8) NORTH 14°26'15" WEST, A DISTANCE OF 109.25 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 5,599 SQUARE FEET OR 0.1285 ACRES OF LAND.

NOTE:

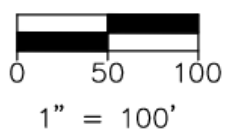
A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.





POC
1/2" CIRF



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 56°31'06" E	226.48'
L2	S 33°28'54" W	60.74'
L3	S 56°49'36" E	44.50'
L4	S 14°26'15" E	102.18'
L5	S 66°56'23" W	94.11'
L6	N 21°52'06" W	30.01'
L7	N 66°56'23" E	67.69'
L8	N 14°26'15" W	109.25'
L9	N 33°06'04" E	19.58'

LEGEND	
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
D.R.J.C.T.	DEED RECORDS OF JOHNSON COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY

CALLED 13.27 ACRES (TRACT A)
ADELINA PROPERTIES, LLC
INST. NO. 2020-34764
O.P.R.J.C.T.

30' TEMPORARY EASEMENT
0.1285 ACRES
5,599 SQ. FT.

OLD BURLESON TO ALVARADO HIGHWAY
(VARIABLE WIDTH R.O.W.)

CALLED 0.741 ACRES
STEPHEN M. EISNER, ET AL
VOL. 3815, PG. 917
O.P.R.J.C.T.
DESCRIBED IN DEED
VOL. 1434, PG. 904
D.R.J.C.T.

MEMORIAL PLAZA
(80' R.O.W.)

REMAINDER OF
CALLED 3.258 ACRES
BURLESON INN, INC.
VOL. 2137, PG. 25
O.P.R.J.C.T.

LOT F, BLOCK 1
FIG TREE PLAZA
VOL. 9, PG. 901
P.R.J.C.T.

DAVID ANDERSON SURVEY
ABSTRACT NO. 4

$\Delta = 3'40'24''$
 $R = 647.00'$
 $L = 41.48'$
 $CB = S 59'52'43'' E$
 $CD = 41.47'$



6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

EXHIBIT "A"
30' TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

Temporary Easement #2



EXHIBIT "A"
30-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.1199 ACRE (5,223 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 13.27 ACRE TRACT OF LAND (TRACT A), DESCRIBED IN A GENERAL WARRANTY DEED TO ADELINA PROPERTIES, LLC, RECORDED IN INSTRUMENT NUMBER 2020-34764, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.1199 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR THE MOST WESTERLY CORNER OF SAID 13.27 ACRE TRACT OF LAND, SAME BEING THE MOST SOUTHERLY CORNER OF A CALLED 15.63 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO VILLAGE CREEK EQUITIES I, LTD., RECORDED IN VOLUME 1999, PAGE 618, O.P.R.J.C.T., AND ALSO BEING AN ANGLE POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35W, A VARIABLE WIDTH RIGHT-OF-WAY, SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,881,720.03, E=2,334,339.54;

THENCE (L1) NORTH 57°39'41" EAST, ALONG THE COMMON LINE OF SAID 13.27 ACRE TRACT OF LAND AND SAID 15.63 ACRE TRACT OF LAND, A DISTANCE OF 112.13 FEET TO THE **POINT OF BEGINNING** HAVING STATE PLANE GRID COORDINATES OF N=6,881,780.00, E=2,334,434.26;

THENCE (L2) NORTH 57°39'41" EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 31.53 FEET TO A POINT FOR CORNER;

THENCE (L3) SOUTH 14°26'15" EAST, DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 13.27 ACRE TRACT OF LAND, A DISTANCE OF 195.54 FEET TO A POINT FOR CORNER IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD BURLESON TO ALVARADO HIGHWAY, A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON SHEET 5 OF THE STATE OF TEXAS STATE HIGHWAY DEPARTMENT PROJECT NUMBER I-35W-5(15)401 FOR INTERSTATE HIGHWAY 35-W RIGHT-OF-WAY PROJECT;

THENCE (L4) NORTH 56°31'06" WEST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID OLD BURLESON TO ALVARADO HIGHWAY, A DISTANCE OF 44.76 FEET TO A POINT FOR CORNER;

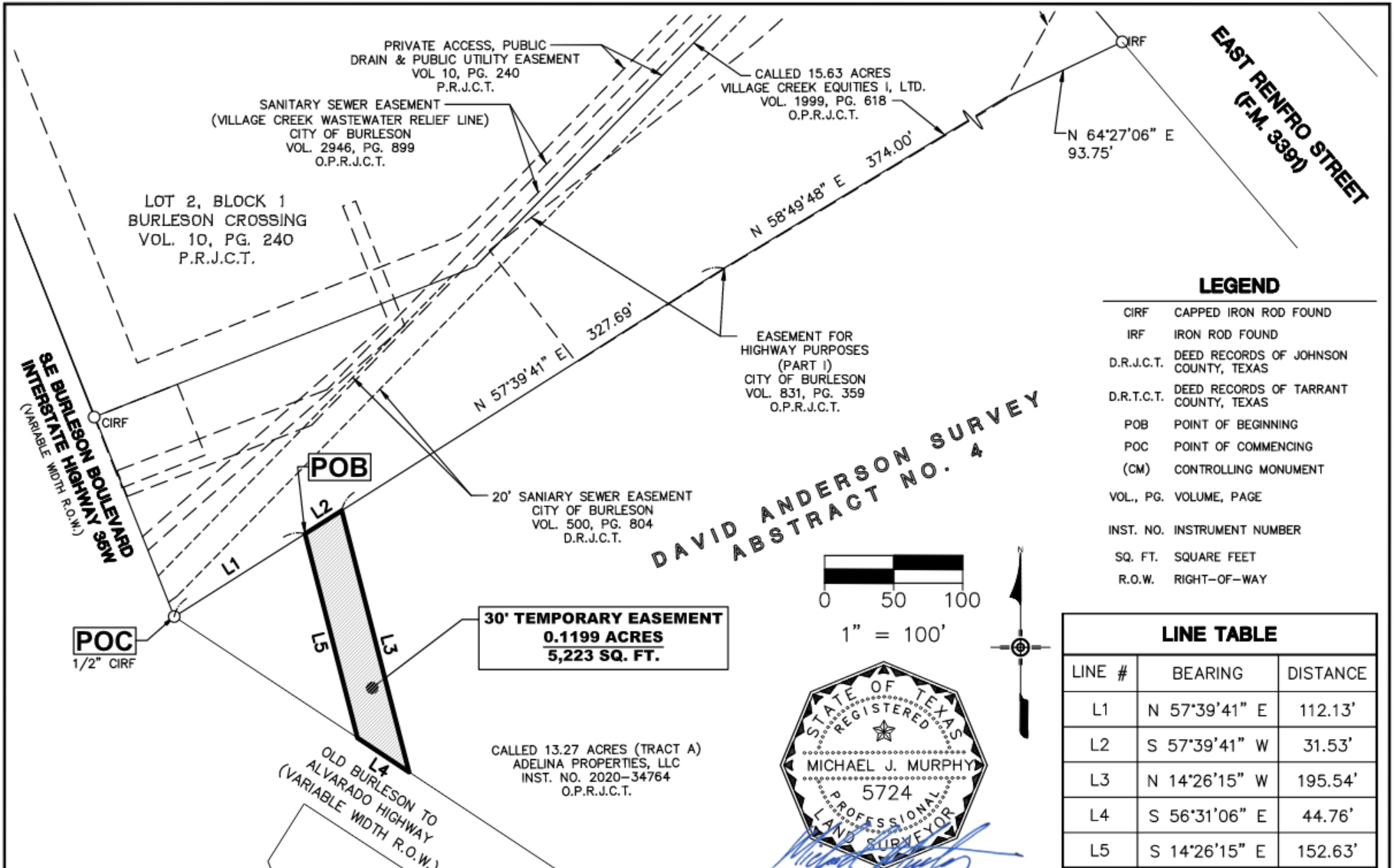
THENCE (L5) NORTH 14°26'15" WEST, DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD BURLESON TO ALVARADO HIGHWAY, OVER AN ACROSS SAID 13.27 ACRE TRACT OF LAND, A DISTANCE OF 152.63 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 5,223 SQUARE FEET OR 0.1199 ACRES OF LAND.

NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.





Stantec
 6080 Tennyson Pkwy, Suite 200
 Plano, Texas 75024
 Tel. (214) 473-2400
 TBPELS # F-6324 & 10194488
 Copyright © 2026

EXHIBIT "A"
30' TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

DATE: 3/17/2026 SCALE: 1" = 100' DRAWN BY: MJM PROJECT NO.: 177311904 SHEET NO. 2 OF 2

NOTES:
 A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
 BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

Temporary Easement #3



EXHIBIT "A"
30-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.5659 ACRE (24,651 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 15.63 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO VILLAGE CREEK EQUITIES I, LTD., RECORDED IN VOLUME 1999, PAGE 618, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.5659 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR THE MOST WESTERLY CORNER OF A CALLED 13.27 ACRE TRACT OF LAND (TRACT A), DESCRIBED IN A GENERAL WARRANTY DEED TO ADELINA PROPERTIES, LLC, RECORDED IN INSTRUMENT NUMBER 2020-34764, O.P.R.J.C.T., SAME BEING THE MOST SOUTHERLY CORNER OF SAID 15.63 ACRE TRACT OF LAND AND ALSO BEING AN ANGLE POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35W, A VARIABLE WIDTH RIGHT-OF-WAY, SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,881,720.03, E=2,334,339.54;

THENCE (L1) NORTH 57°39'41" EAST, ALONG THE COMMON LINE OF SAID 13.27 ACRE TRACT OF LAND AND SAID 15.63 ACRE TRACT OF LAND, A DISTANCE OF 112.13 FEET TO THE **POINT OF BEGINNING** HAVING STATE PLANE GRID COORDINATES OF N=6,881,780.00, E=2,334,434.26;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 15.63 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

(L2) NORTH 14°26'15" WEST, A DISTANCE OF 40.32 FEET TO A POINT FOR CORNER;

(L3) NORTH 44°26'12" EAST, A DISTANCE OF 623.81 FEET TO A POINT FOR CORNER;

(L4) SOUTH 45°00'00" EAST, A DISTANCE OF 6.02 FEET TO A POINT FOR CORNER;

(L5) NORTH 49°09'03" EAST, A DISTANCE OF 175.83 FEET TO A POINT FOR CORNER IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EAST RENFRO STREET, ALSO KNOWN AS F.M. 3391 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE (L6) SOUTH 40°27'12" EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID EAST RENFRO STREET, A DISTANCE OF 30.00 FEET TO A POINT FOR CORNER;

THENCE DEPARTING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID EAST RENFRO STREET OVER AND ACROSS SAID 15.63 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

(L7) SOUTH 49°09'03" WEST, A DISTANCE OF 203.52 FEET TO A POINT FOR CORNER;

(L8) NORTH 45°00'00" WEST, A DISTANCE OF 3.62 FEET TO A POINT FOR CORNER;

(L9) SOUTH 44°26'12" WEST, A DISTANCE OF 576.58 FEET TO A POINT FOR CORNER;

(L10) SOUTH 14°26'15" EAST, A DISTANCE OF 13.70 FEET TO A POINT FOR CORNER IN THE AFOREMENTIONED COMMON LINE;

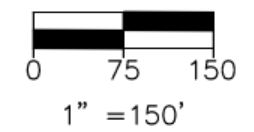
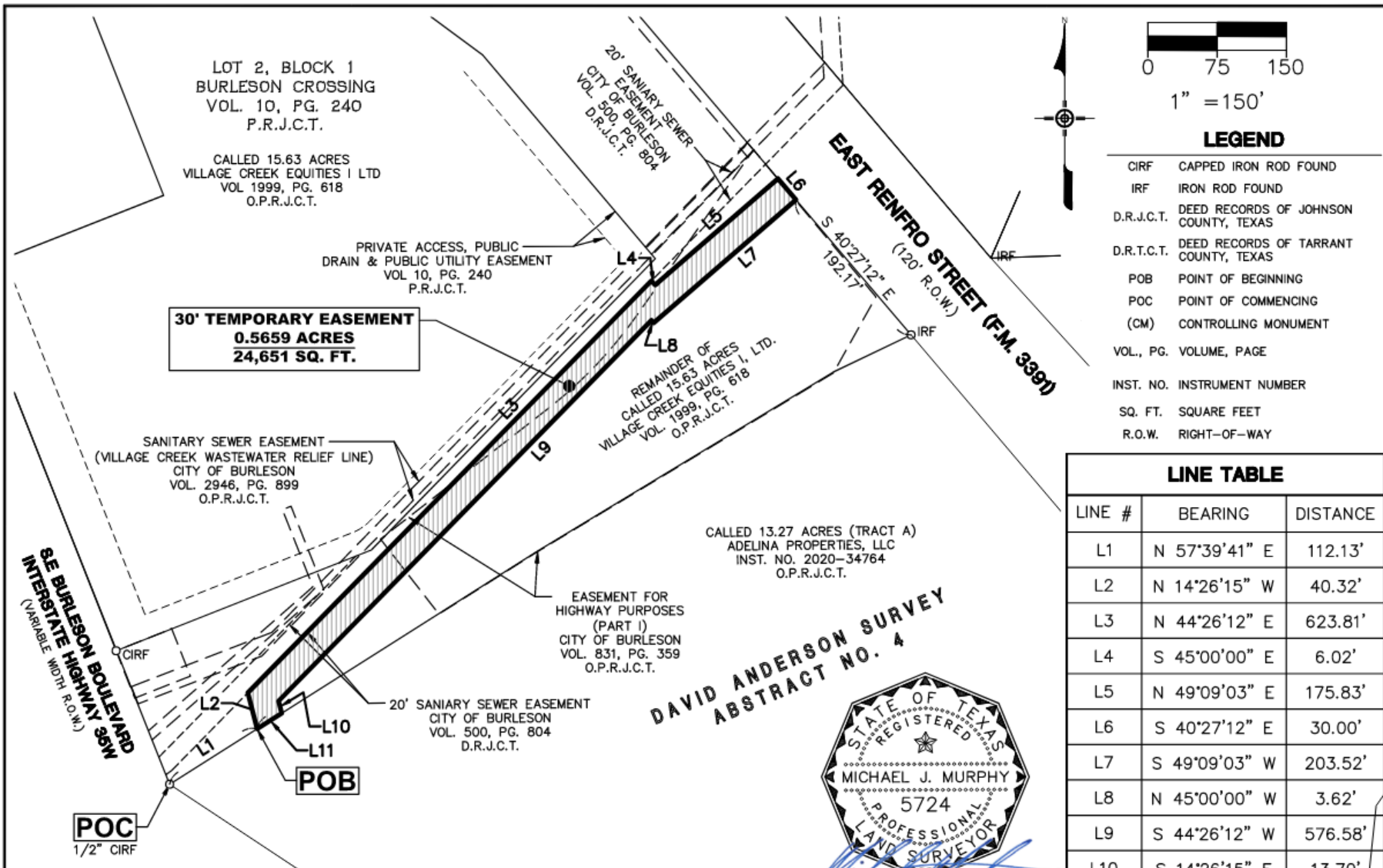
THENCE (L11) SOUTH 57°39'41" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 31.53 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 24,651 SQUARE FEET OR 0.5659 ACRES OF LAND.

NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.





LEGEND

- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- D.R.J.C.T. DEED RECORDS OF JOHNSON COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- (CM) CONTROLLING MONUMENT
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 57°39'41" E	112.13'
L2	N 14°26'15" W	40.32'
L3	N 44°26'12" E	623.81'
L4	S 45°00'00" E	6.02'
L5	N 49°09'03" E	175.83'
L6	S 40°27'12" E	30.00'
L7	S 49°09'03" W	203.52'
L8	N 45°00'00" W	3.62'
L9	S 44°26'12" W	576.58'
L10	S 14°26'15" E	13.70'
L11	S 57°39'41" W	31.53'

DAVID ANDERSON SURVEY
ABSTRACT NO. 4



NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

6080 Tennyson Pkwy, Suite 200
 Plano, Texas 75024
 Tel. (214) 473-2400
 TBPELS # F-6324 & 10194488
 Copyright © 2026

EXHIBIT "A"
30' TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

DATE: 3/17/2026	SCALE: 1" = 150'	DRAWN BY: MJM	PROJECT NO.: 177311904
SHEET NO. 2 OF 2			

Temporary Easement #4



EXHIBIT "A"
30-WIDE TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.5668 ACRE (24,692 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER OF A CALLED 8.565 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO LANDMARK EQUITIES, LLC, RECORDED IN VOLUME 2332, PAGE 615, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.5668 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR THE MOST SOUTHERLY CORNER OF LOT 2, BLOCK 1 OF VILLAGE CREEK ADDITION, AN ADDITION TO THE CITY OF BURLESON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 855, PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.) AND BEING IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF EAST RENFRO STREET, ALSO KNOWN AS F.M. 3391, (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,882,289.16, E=2,335,228.73;

THENCE (L1) NORTH 40°23'21" WEST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID EAST RENFRO STREET, A DISTANCE OF 178.13 FEET TO THE **POINT OF BEGINNING** HAVING STATE PLANE GRID COORDINATES OF N=6,882,424.82, E=2,335,113.33;

THENCE (L2) NORTH 40°23'21" WEST, CONTINUING ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID EAST RENFRO STREET, A DISTANCE OF 69.41 FEET TO A POINT FOR CORNER;

THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID EAST RENFRO STREET OVER AND ACROSS SAID 8.565 ACRE TRACT OF LAND AND SAID LOT 2, BLOCK 1, THE FOLLOWING CALLS:

(L3) NORTH 03°32'48" WEST, A DISTANCE OF 461.95 FEET TO A POINT FOR CORNER;

(L4) NORTH 03°22'12" EAST, A DISTANCE OF 186.81 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF LOT 1, BLOCK 1 OF SAID VILLAGE CREEK ADDITION AND SAID LOT 2, BLOCK 1;

THENCE (L5) SOUTH 82°51'08" EAST, ALONG SAID COMMON LINE, A DISTANCE OF 30.07 FEET TO A POINT FOR CORNER;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 8.565 ACRE TRACT OF LAND AND SAID LOT 2, BLOCK 1, THE FOLLOWING CALLS:

(L6) SOUTH 03°22'12" WEST, A DISTANCE OF 183.01 FEET TO A POINT FOR CORNER;

(L7) SOUTH 03°32'48" EAST, A DISTANCE OF 251.91 FEET TO A POINT FOR CORNER;

(L8) NORTH 86°31'48" EAST, A DISTANCE OF 21.14 FEET TO A POINT FOR CORNER;

(L9) SOUTH 03°28'12" EAST, A DISTANCE OF 184.85 FEET TO A POINT FOR CORNER;

(L10) SOUTH 86°27'12" WEST, A DISTANCE OF 9.28 FEET TO A POINT FOR CORNER;

(L11) SOUTH 03°32'48" EAST, A DISTANCE OF 78.90 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 24,692 SQUARE FEET OR 0.5668 ACRES OF LAND.

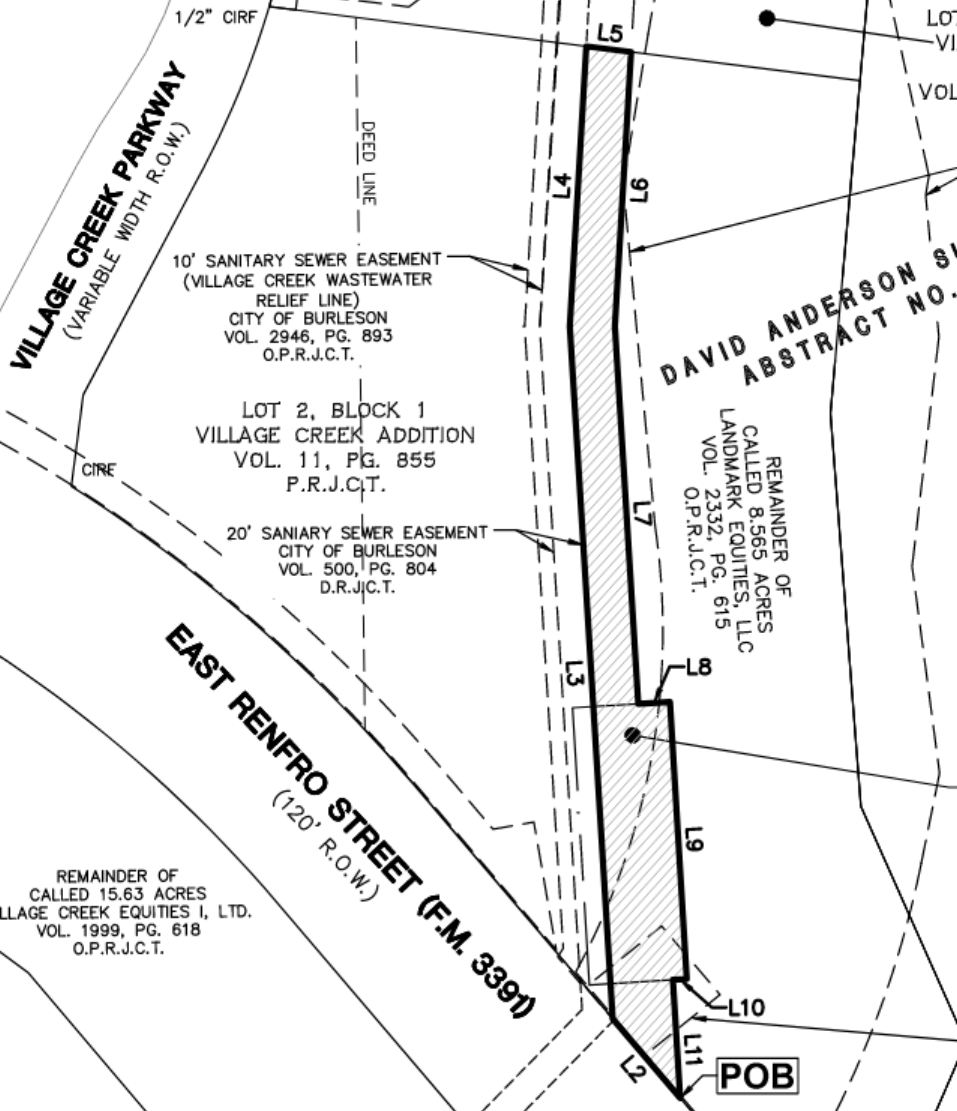
NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

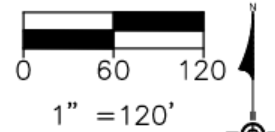
BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 40°23'21" W	178.13'
L2	N 40°23'21" W	69.41'
L3	N 03°32'48" W	461.95'
L4	N 03°22'12" E	186.81'
L5	S 82°51'08" E	30.07'
L6	S 03°22'12" W	183.01'
L7	S 03°32'48" E	251.91'
L8	N 86°31'48" E	21.14'
L9	S 03°28'12" E	184.85'
L10	S 86°27'12" W	9.28'
L11	S 03°32'48" E	78.90'



LOT 1, BLOCK 1
VILLAGE CREEK
ADDITION
VOL. 11, PG. 855
P.R.J.C.T.



EASEMENT FOR
HIGHWAY PURPOSES (PART II)
CITY OF BURLESON
VOL. 831, PG. 359
O.P.R.J.C.T.

DAVID ANDERSON SURVEY
ABSTRACT NO. 4

REMAINDER OF
CALLED 8.565 ACRES
LANDMARK EQUITIES, LLC
VOL. 2332, PG. 615
O.P.R.J.C.T.

LOT 2, BLOCK 1
VILLAGE CREEK ADDITION
VOL. 11, PG. 855
P.R.J.C.T.

20' SANIARY SEWER EASEMENT
CITY OF BURLESON
VOL. 500, PG. 804
D.R.J.C.T.

REMAINDER OF
CALLED 15.63 ACRES
VILLAGE CREEK EQUITIES I, LTD.
VOL. 1999, PG. 618
O.P.R.J.C.T.

**TEMPORARY
EASEMENT
0.5668 ACRES
24,692 SQ. FT.**

CALLED 26.630 ACRES
FRED HARVEY BROWN, ET AL
INST. NO. 2015-22964
O.P.R.J.C.T.

EASEMENT AND RIGHT-OF-WAY
FARIS OUTDOOR ADVERTISING, INC.
INST. NO. 2015-19583
O.P.R.J.C.T.

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK. DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.



6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

DATE: 3/17/2026	SCALE: 1" = 120'	DRAWN BY: MJM	PROJECT NO.: 177311904	SHEET NO. 2 OF 2
-----------------	------------------	---------------	------------------------	------------------

Temporary Easement #5



EXHIBIT "A"
30-WIDE TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.5351 ACRE (23,310 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF LOT 1, BLOCK 1 OF VILLAGE CREEK ADDITION, AN ADITION TO THE CITY OF BURLESON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 855, PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.), AND ALSO BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO SREIT FITZROY BURLESON, LLC, RECORDED IN INSTRUMENT NUMBER 2022-16540, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.5351 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, SAME BEING THE NORTHWEST CORNER OF LOT 2, BLOCK 1 OF SAID VILLAGE CREEK ADDITION AND BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE CREEK PARKWAY (VARIABLE WIDTH RIGHT-OF-WAY) SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,883,151.63, E=2,334,839.60;

THENCE (L1) SOUTH 82°51'08" EAST, ALONG THE COMMON LINE OF SAID LOT 1, BLOCK 1 AND SAID LOT 2, BLOCK 1, A DISTANCE OF 212.84 FEET TO THE **POINT OF BEGINNING** HAVING STATE PLANE GRID COORDINATES OF N=6,883,125.15, E=2,335,050.76;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID LOT 1, BLOCK 1, THE FOLLOWING CALLS:

(L2) NORTH 03°22'12" EAST, A DISTANCE OF 358.81 FEET TO A POINT FOR CORNER;

(L3) NORTH 44°38'01" EAST, A DISTANCE OF 413.27 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID LOT 1, BLOCK 1;

THENCE (L4) NORTH 88°46'32" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 43.06 FEET TO A POINT FOR CORNER;

THENCE DEPARTING SAID NORTH LINE OVER AND ACROSS SAID LOT 1, BLOCK 1, THE FOLLOWING CALLS:

(L5) SOUTH 44°38'07" WEST, A DISTANCE OF 432.85 FEET TO A POINT FOR CORNER;

(L6) SOUTH 03°22'12" WEST, A DISTANCE OF 349.53 FEET TO A POINT FOR CORNER IN THE AFOREMENTIONED COMMON LINE;

THENCE (L7) NORTH 82°51'08" WEST ALONG SAID COMMON LINE, A DISTANCE OF 30.07 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 23,310 SQUARE FEET OR 0.5351 ACRES OF LAND.

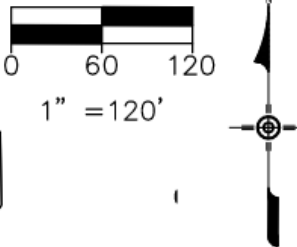
NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.

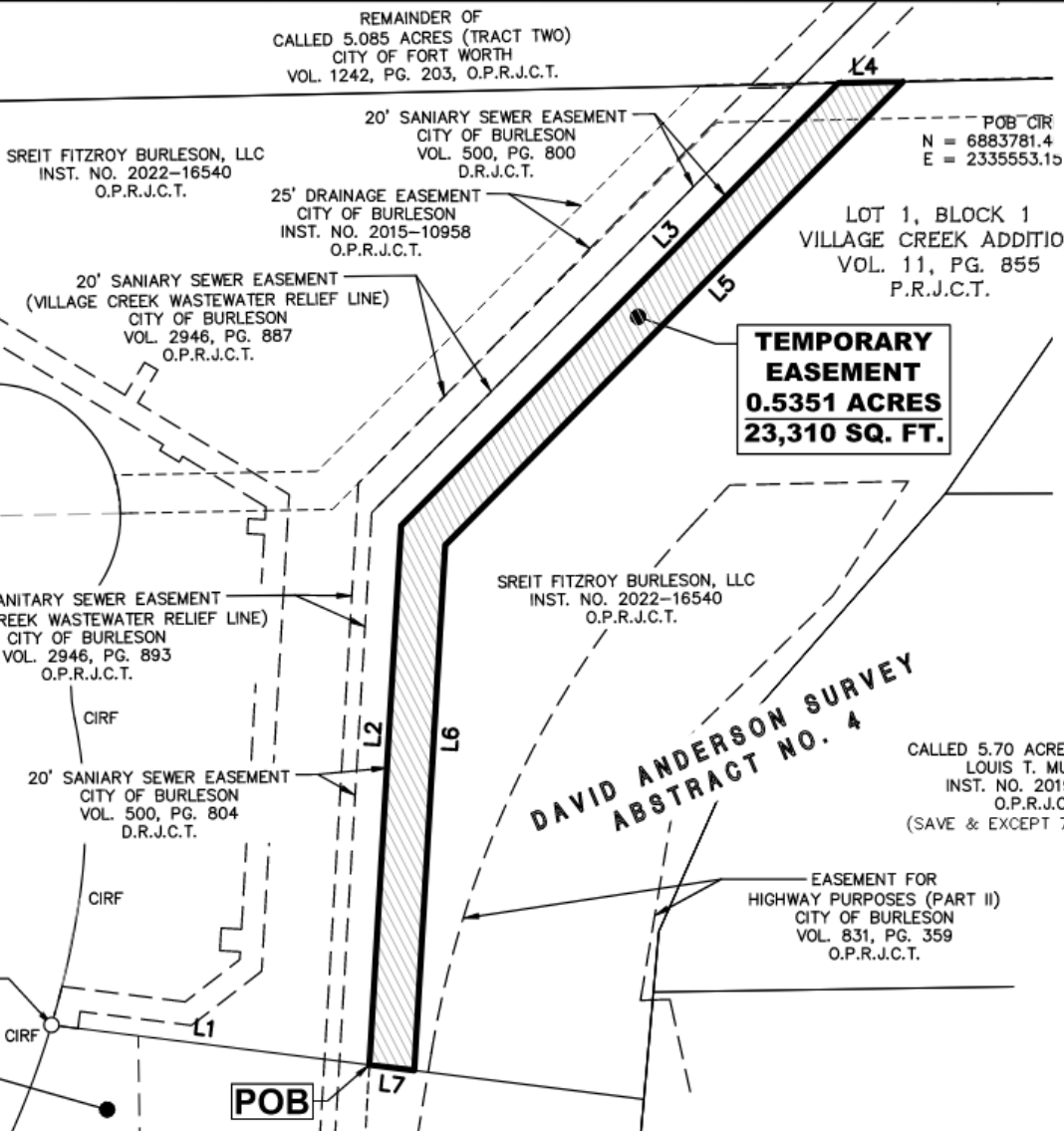


LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 82°51'08" E	212.84'
L2	N 03°22'12" E	358.81'
L3	N 44°38'01" E	413.27'
L4	N 88°46'32" E	43.06'
L5	S 44°38'07" W	432.85'
L6	S 03°22'12" W	349.53'
L7	N 82°51'08" W	30.07'



VILLAGE CREEK PARKWAY
(70' R.O.W.)

LOT 2, BLOCK 1
VILLAGE CREEK ADDITION
VOL. 11, PG. 855
P.R.J.C.T.



**TEMPORARY
EASEMENT
0.5351 ACRES
23,310 SQ. FT.**

- LEGEND**
- CIRF CAPPED IRON ROD FOUND
 - IRF IRON ROD FOUND
 - D.R.J.C.T. DEED RECORDS OF JOHNSON COUNTY, TEXAS
 - D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCING
 - (CM) CONTROLLING MONUMENT
 - VOL., PG. VOLUME, PAGE
 - INST. NO. INSTRUMENT NUMBER
 - SQ. FT. SQUARE FEET
 - R.O.W. RIGHT-OF-WAY



6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

NOTES:
A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

Temporary Easement #6



EXHIBIT "A"
30-WIDE TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.0850 ACRE (3,704 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER OF A CALLED 5.085 ACRE TRACT OF LAND (TRACT ONE) DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1242, PAGE 203, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.0850 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP FOUND FOR THE SOUTHWEST CORNER OF SAID 5.085 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF VILLAGE CREEK ADDITION, AN ADITION TO THE CITY OF BURLESON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 855, PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.), SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,883,781.44, E=2,335,553.15;

THENCE (L1) SOUTH 88°46'32" WEST, ALONG THE COMMON LINE OF SAID LOT 1, BLOCK 1 AND SAID 5.085 ACRE TRACT OF LAND, A DISTANCE OF 147.98 FEET TO THE **POINT OF BEGINNING** HAVING STATE PLANE GRID COORDINATES OF N=6,883,778.28, E=2,335,405.22;

THENCE (L2) SOUTH 88°46'32" WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 43.06 FEET TO A POINT FOR CORNER;

THENCE (L3) NORTH 44°38'01" EAST, OVER AND ACROSS SAID 5.085 ACRE TRACT OF LAND, A DISTANCE OF 123.87 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF A CALLED 2.324 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 1241, PAGE 460, O.P.R.J.C.T.;

THENCE (L4) NORTH 89°26'46" EAST, ALONG THE SOUTH LINE OF SAID 2.324 ACRE TRACT OF LAND, A DISTANCE OF 42.56 FEET TO A POINT FOR CORNER;

THENCE (L5) SOUTH 44°38'05" WEST, DEPARTING SAID SOUTH LINE OVER AND ACROSS SAID 5.085 ACRE TRACT OF LAND, A DISTANCE OF 123.15 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 3,704 SQUARE FEET OR 0.0850 ACRES OF LAND.

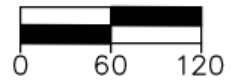
NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

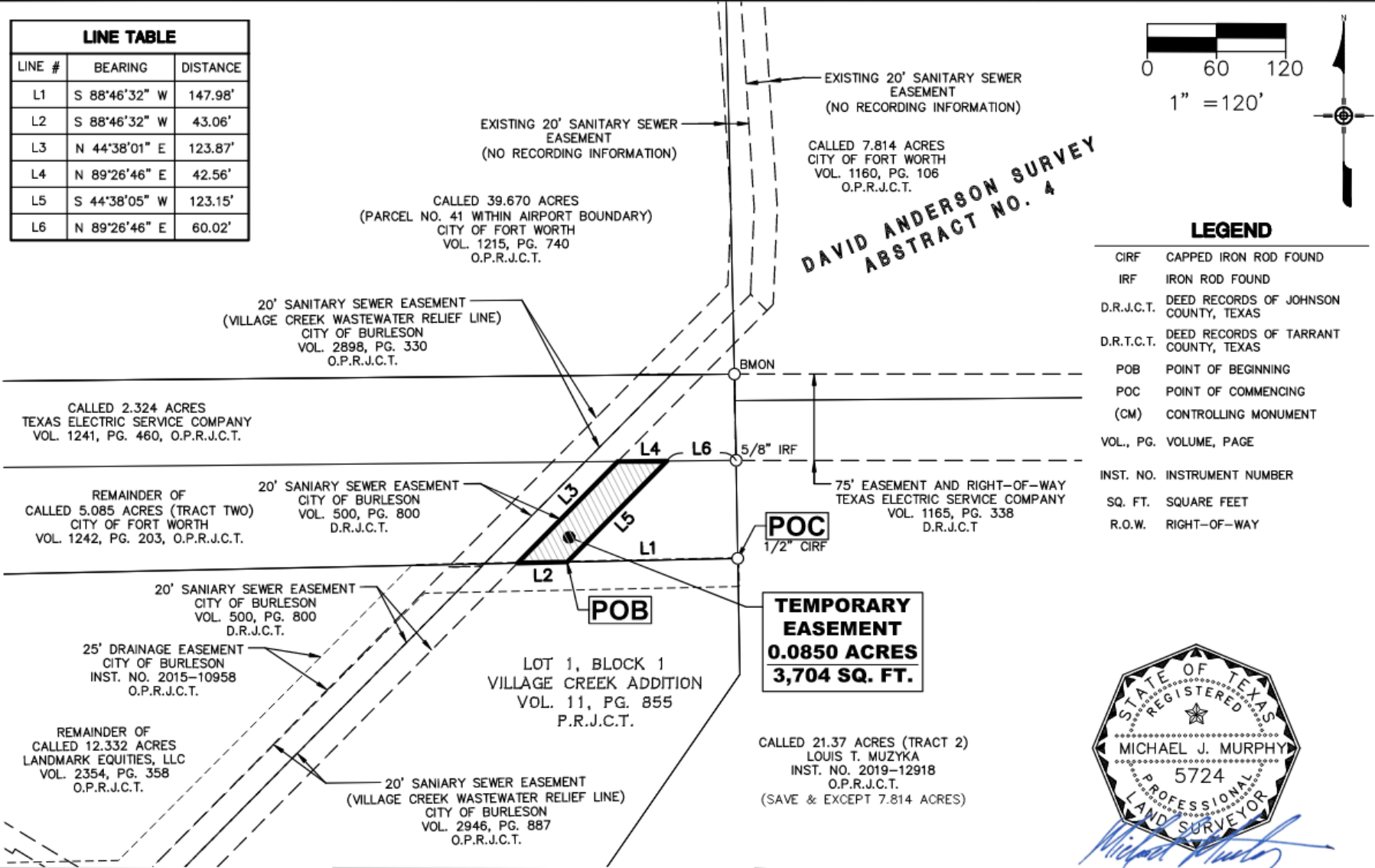
BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 88°46'32" W	147.98'
L2	S 88°46'32" W	43.06'
L3	N 44°38'01" E	123.87'
L4	N 89°26'46" E	42.56'
L5	S 44°38'05" W	123.15'
L6	N 89°26'46" E	60.02'



**DAVID ANDERSON SURVEY
ABSTRACT NO. 4**



LEGEND

CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
D.R.J.C.T.	DEED RECORDS OF JOHNSON COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY



6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

NOTES:
A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

Temporary Easement #7



EXHIBIT "A"
30-WIDE TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.0702 ACRE (3,057 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 2.324 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 1241, PAGE 460, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.0702 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2-1/4 INCH BRASS DISC IN CONCRETE FOUND FOR THE NORTHEAST CORNER OF SAID 2.324 ACRE TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF A CALLED 39.670 ACRE TRACT OF LAND (PARCEL NO. 41 WITHIN AIRPORT BOUNDARY) DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1215, PAGE 740, O.P.R.J.C.T., AND BEING IN THE WEST LINE OF A CALLED 7.814 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1160, PAGE 106, O.P.R.J.C.T., SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,883,941.27, E=2,335,550.24;

THENCE (L1) SOUTH 01°09'30" EAST, ALONG THE COMMON LINE OF SAID 2.324 ACRE TRACT OF LAND AND SAID 7.814 ACRE TRACT OF LAND, A DISTANCE OF 15.79 FEET TO A POINT FOR CORNER;

THENCE (L2) SOUTH 44°38'06" WEST, DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 2.324 ACRE TRACT OF LAND, A DISTANCE OF 83.73 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID 2.324 ACRE TRACT OF LAND;

THENCE (L3) SOUTH 89°26'46" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 42.56 FEET TO A POINT FOR CORNER;

THENCE (L4) NORTH 44°38'01" EAST, DEPARTING SAID SOUTH LINE OVER AND ACROSS SAID 2.324 ACRE TRACT OF LAND, A DISTANCE OF 106.14 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID 2.324 ACRE TRACT OF LAND AND SAID 39.670 ACRE TRACT OF LAND;

THENCE (L5) NORTH 89°27'22" EAST, ALONG SAID COMMON LINE, A DISTANCE OF 26.49 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 3,057 SQUARE FEET OR 0.0702 ACRES OF LAND.

NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 01°09'30" E	15.79'
L2	S 44°38'06" W	83.73'
L3	S 89°26'46" W	42.56'
L4	N 44°38'01" E	106.14'
L5	N 89°27'22" E	26.49'
L6	N 89°26'46" E	60.02'
L7	S 00°56'33" E	85.07'

CALLED 39.670 ACRES
(PARCEL NO. 41 WITHIN AIRPORT BOUNDARY)
CITY OF FORT WORTH
VOL. 1215, PG. 740
O.P.R.J.C.T.

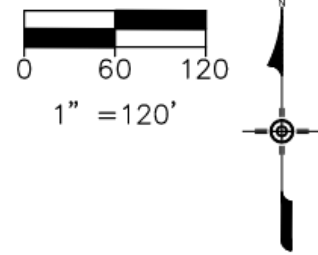
EXISTING 20' SANITARY SEWER EASEMENT
(NO RECORDING INFORMATION)

EXISTING 20' SANITARY SEWER EASEMENT
(NO RECORDING INFORMATION)

CALLED 7.814 ACRES
CITY OF FORT WORTH
VOL. 1160, PG. 106
O.P.R.J.C.T.

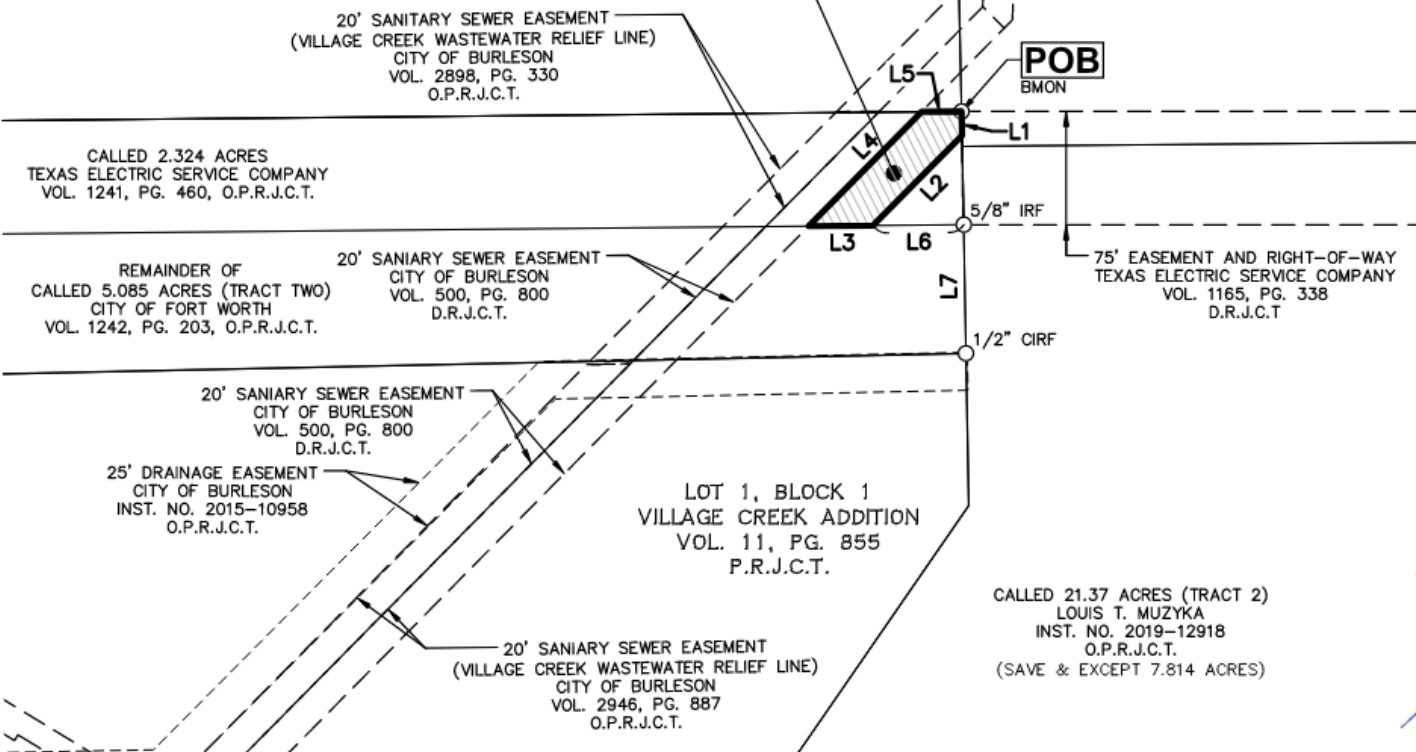
TEMPORARY EASEMENT
0.0702 ACRES
3,057 SQ. FT.

DAVID ANDERSON SURVEY
ABSTRACT NO. 4



LEGEND

- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- D.R.J.C.T. DEED RECORDS OF JOHNSON COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- (CM) CONTROLLING MONUMENT
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY



6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

NOTES:
A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

Temporary Easement #8



EXHIBIT "A"
30-WIDE TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.0079 ACRE (344 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 39.670 ACRE TRACT OF LAND (PARCEL NO. 41 WITHIN AIRPORT BOUNDARY) DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1215, PAGE 740, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.0079 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2-1/4 INCH BRASS DISC IN CONCRETE FOUND FOR THE SOUTHEAST CORNER OF SAID 39.670 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A 2.324 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 1241, PAGE 460, O.P.R.J.C.T., AND BEING IN THE WEST LINE OF A CALLED 7.814 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1160, PAGE 106, O.P.R.J.C.T., SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,883,941.27, E=2,335,550.24;

THENCE (L1) SOUTH 89°27'22" WEST, ALONG THE COMMON LINE OF SAID 2.324 ACRE TRACT OF LAND AND SAID 39.670 ACRE TRACT OF LAND, A DISTANCE OF 26.49 FEET TO A POINT FOR CORNER;

THENCE (L2) NORTH 44°38'01" EAST DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 39.670 ACRE TRACT OF LAND, A DISTANCE OF 36.87 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID 39.670 ACRE TRACT OF LAND AND SAID 7.814 ACRE TRACT OF LAND;

THENCE (L3) SOUTH 01°17'26" EAST, ALONG SAID COMMON LINE, A DISTANCE OF 25.99 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 344 SQUARE FEET OR 0.0079 ACRES OF LAND.

NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.



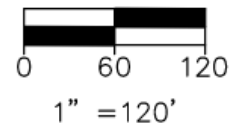
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 89°27'22" W	26.49'
L2	N 44°38'01" E	36.87'
L3	S 01°17'26" E	25.99'
L4	S 01°09'30" E	74.81'

CALLED 39.670 ACRES
(PARCEL NO. 41 WITHIN AIRPORT BOUNDARY)
CITY OF FORT WORTH
VOL. 1215, PG. 740
O.P.R.J.C.T.

EXISTING 20' SANIARY SEWER
EASEMENT
(NO RECORDING INFORMATION)

EXISTING 20' SANIARY SEWER
EASEMENT
(NO RECORDING INFORMATION)

DAVID ANDERSON SURVEY
ABSTRACT NO. 4



**TEMPORARY
EASEMENT
0.0079 ACRES
344 SQ. FT.**

20' SANIARY SEWER EASEMENT
(VILLAGE CREEK WASTEWATER RELIEF LINE)
CITY OF BURLESON
VOL. 2898, PG. 330
O.P.R.J.C.T.

CALLED 2.324 ACRES
TEXAS ELECTRIC SERVICE COMPANY
VOL. 1241, PG. 460, O.P.R.J.C.T.

POB
BMON

LEGEND

- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- D.R.J.C.T. DEED RECORDS OF JOHNSON COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- (CM) CONTROLLING MONUMENT
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY

REMAINDER OF
CALLED 5.085 ACRES (TRACT TWO)
CITY OF FORT WORTH
VOL. 1242, PG. 203, O.P.R.J.C.T.

20' SANIARY SEWER EASEMENT
CITY OF BURLESON
VOL. 500, PG. 800
D.R.J.C.T.

75' EASEMENT AND RIGHT-OF-WAY
TEXAS ELECTRIC SERVICE COMPANY
VOL. 1165, PG. 338
D.R.J.C.T.

20' SANIARY SEWER EASEMENT
CITY OF BURLESON
VOL. 500, PG. 800
D.R.J.C.T.

25' DRAINAGE EASEMENT
CITY OF BURLESON
INST. NO. 2015-10958
O.P.R.J.C.T.

LOT 1, BLOCK 1
VILLAGE CREEK ADDITION
VOL. 11, PG. 855
P.R.J.C.T.

CALLED 21.37 ACRES (TRACT 2)
LOUIS T. MUZYKA
INST. NO. 2019-12918
O.P.R.J.C.T.
(SAVE & EXCEPT 7.814 ACRES)



REMAINDER OF
CALLED 12.332 ACRES
LANDMARK EQUITIES, LLC
VOL. 2354, PG. 358
O.P.R.J.C.T.

20' SANIARY SEWER EASEMENT
(VILLAGE CREEK WASTEWATER RELIEF LINE)
CITY OF BURLESON
VOL. 2946, PG. 887
O.P.R.J.C.T.



6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

Temporary Easement #9



EXHIBIT "A"
30-WIDE TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.4763 ACRE (20,750 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 39.670 ACRE TRACT OF LAND (PARCEL NO. 41 WITHIN AIRPORT BOUNDARY) DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1215, PAGE 740, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) AND A 30.509 ACRE TRACT OF LAND (TRACT 2) DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1240, PAGE 856, O.P.R.J.C.T.; SAID 0.4763 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2-1/4 INCH BRASS DISC IN CONCRETE FOUND FOR THE SOUTHEAST CORNER OF SAID 39.670 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A 2.324 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 1241, PAGE 460, O.P.R.J.C.T., AND BEING IN THE WEST LINE OF A CALLED 7.814 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1160, PAGE 106, O.P.R.J.C.T., SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,884,726.70, E=2,335,532.52;

THENCE (L1) NORTH 01°17'32" WEST, ALONG THE COMMON LINE OF SAID 39.670 ACRE TRACT OF LAND, SAID 30.509 ACRE TRACT OF LAND AND SAID 7.814 ACRE TRACT OF LAND, A DISTANCE OF 785.73 FEET TO THE **POINT OF BEGINNING** HAVING STATE PLANE GRID COORDINATES OF N=6,883,125.15, E=2,335,050.76;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 39.670 ACRE TRACT OF LAND AND SAID 30.509 ACRE TRACT OF LAND THE FOLLOWING CALLS:

(L2) SOUTH 81°27'33" WEST, A DISTANCE OF 5.76 FEET TO A POINT FOR CORNER;

(L3) NORTH 03°37'13" WEST, A DISTANCE OF 18.89 FEET TO A POINT FOR CORNER;

(L4) NORTH 75°23'37" WEST, A DISTANCE OF 21.06 FEET TO A POINT FOR CORNER;

(L5) NORTH 03°37'13" WEST, A DISTANCE OF 2.91 FEET TO A POINT FOR CORNER;

(L6) NORTH 81°27'36" EAST, A DISTANCE OF 709.11 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID 30.509 ACRE TRACT OF LAND AND A CALLED 21.97 ACRE TRACT OF LAND DESCRIBED IN A QUITCLAIM DEED TO THE CITY OF BURLESON, RECORDED IN VOLUME 1853, PAGE 246, O.P.R.J.C.T.;

THENCE (L7) SOUTH 04°11'18" WEST, ALONG SAID THE COMMON LINE, A DISTANCE OF 30.76 FEET TO A POINT FOR CORNER;

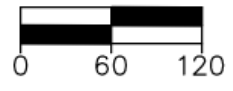
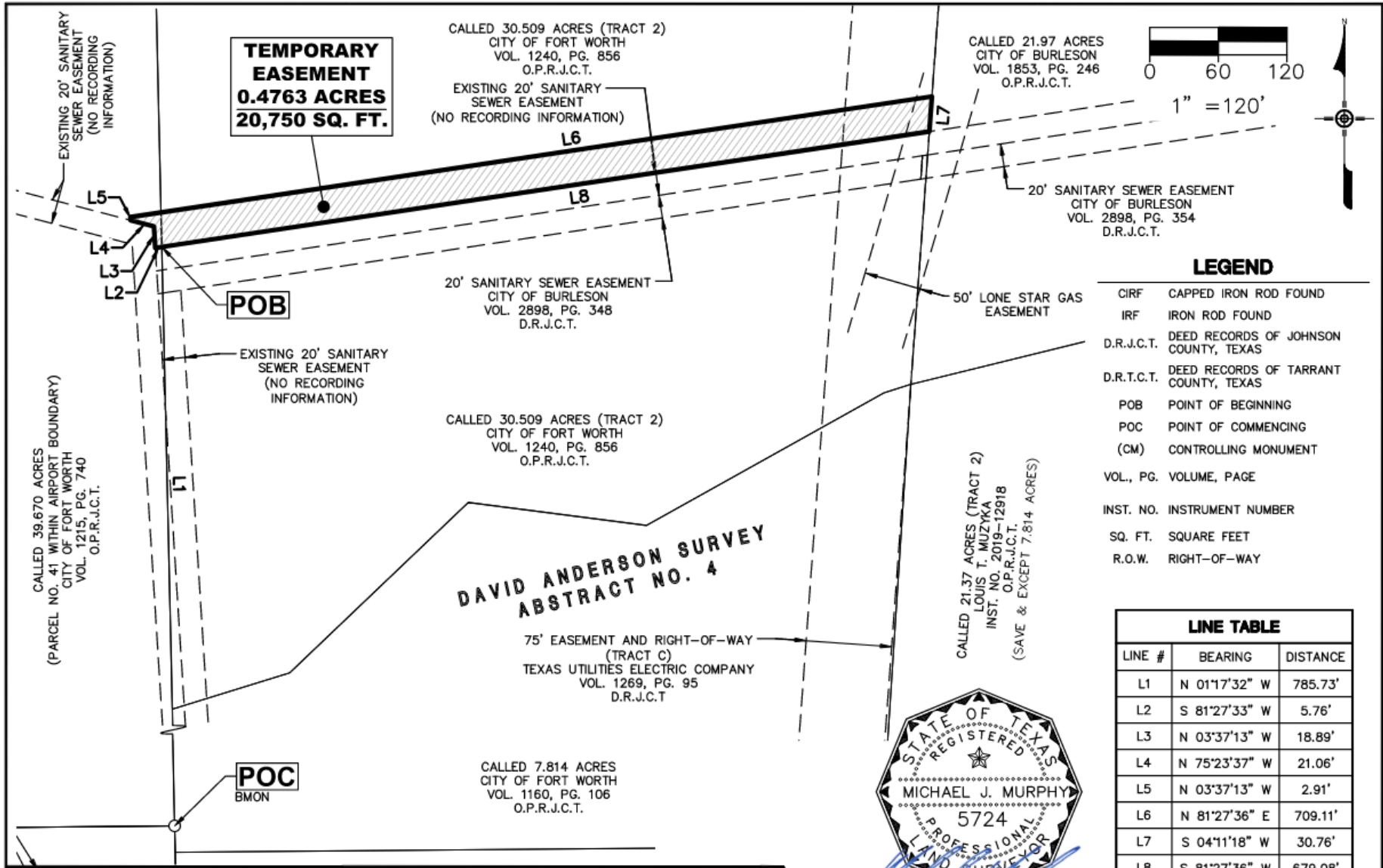
THENCE (L8) SOUTH 81°27'36" WEST, DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 30.509 ACRE TRACT OF LAND TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 20,750 SQUARE FEET OR 0.4763 ACRES OF LAND.

NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.





LEGEND

CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
D.R.J.C.T.	DEED RECORDS OF JOHNSON COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 01°17'32" W	785.73'
L2	S 81°27'33" W	5.76'
L3	N 03°37'13" W	18.89'
L4	N 75°23'37" W	21.06'
L5	N 03°37'13" W	2.91'
L6	N 81°27'36" E	709.11'
L7	S 04°11'18" W	30.76'
L8	S 81°27'36" W	679.08'



NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

EXHIBIT "A"

TEMPORARY CONSTRUCTION EASEMENT

DAVID ANDERSON SURVEY, ABSTRACT NO. 4

CITY OF BURLESON, JOHNSON COUNTY, TEXAS

DATE: 3/17/2026	SCALE: 1" = 120'	DRAWN BY: MJM	PROJECT NO.: 177311904	SHEET NO. 2 OF 2
-----------------	------------------	---------------	------------------------	------------------



EXHIBIT "A"
30-WIDE TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.2446 ACRE (10,655 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 30.509 ACRE TRACT OF LAND (TRACT 2) DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1240, PAGE 856, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.2446 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2-1/4 INCH BRASS DISC IN CONCRETE FOUND FOR THE SOUTHEAST CORNER OF A CALLED 39.670 ACRE TRACT OF LAND (PARCEL NO. 41 WITHIN AIRPORT BOUNDARY) DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1215, PAGE 740, O.P.R.J.C.T., SAME BEING THE NORTHEAST CORNER OF A CALLED 2.324 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 1241, PAGE 460, O.P.R.J.C.T., AND BEING IN THE WEST LINE OF A CALLED 7.814 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1160, PAGE 106, O.P.R.J.C.T., SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,883,941.27, E=2,335,550.24;

THENCE (L1) NORTH 01°17'26" WEST, ALONG THE COMMON LINE OF SAID 7.814 ACRE TRACT OF LAND AND SAID 39.670 ACRE TRACT OF LAND, A DISTANCE OF 25.99 FEET TO A POINT FOR CORNER;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 7.814 ACRE TRACT OF LAND THE FOLLOWING CALLS:

(L2) NORTH 44°38'01" EAST, A DISTANCE OF 48.68 FEET TO A POINT;

(L3) NORTH 02°25'17" EAST, A DISTANCE OF 83.62 FEET TO A POINT;

(L4) NORTH 03°37'13" WEST, A DISTANCE OF 247.14 FEET TO THE **POINT OF BEGINNING** IN THE COMMON LINE OF SAID 7.814 ACRE TRACT OF LAND AND SAID 30.509 ACRE TRACT OF LAND AND HAVING STATE PLANE GRID COORDINATES OF N=6,884,332.04, E=2,335,571.78;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 30.509 ACRE TRACT OF LAND THE FOLLOWING CALLS:

(L5) NORTH 03°37'13" WEST, A DISTANCE OF 357.48 FEET TO A POINT FOR CORNER;

(L6) NORTH 81°27'35" EAST, A DISTANCE OF 30.11 FEET TO A POINT FOR CORNER;

(L7) SOUTH 03°37'13" EAST, A DISTANCE OF 352.85 FEET TO A POINT FOR CORNER IN AFOREMENTIONED COMMON LINE BETWEEN SAID 30.509 ACRE TRACT OF LAND AND SAID 7.814 ACRE TRACT OF LAND;

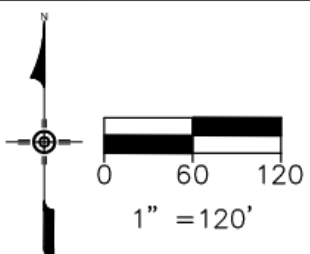
THENCE (L8) SOUTH 72°52'17" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 30.85 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 10,655 SQUARE FEET OR 0.2446 ACRES OF LAND.

NOTE:

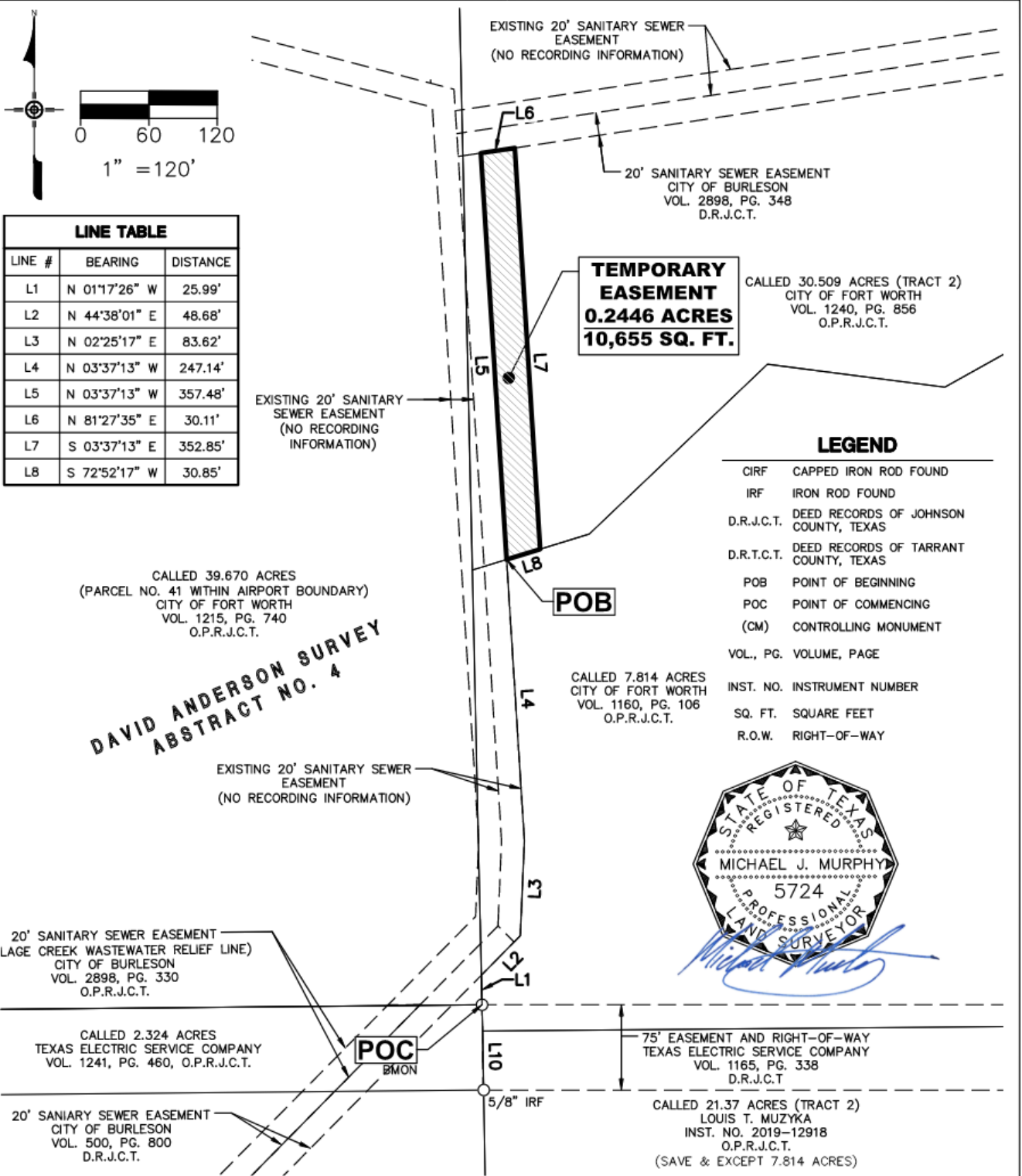
A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.





LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 01°17'26" W	25.99'
L2	N 44°38'01" E	48.68'
L3	N 02°25'17" E	83.62'
L4	N 03°37'13" W	247.14'
L5	N 03°37'13" W	357.48'
L6	N 81°27'35" E	30.11'
L7	S 03°37'13" E	352.85'
L8	S 72°52'17" W	30.85'



LEGEND	
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
D.R.J.C.T.	DEED RECORDS OF JOHNSON COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY



6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

EXHIBIT 'A'
TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

NOTES:
A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

Temporary Easement #10



EXHIBIT "A"
30-WIDE TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 1.1384 ACRE (49,587 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF LOT 1, BLOCK 1 OF JE WHITE ADDITION, AN ADDITION TO THE CITY OF BURLESON ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2022-165, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) AND A PORTION OF A CALLED 82.589 ACRE TRACT OF LAND DESCRIBED IN AN ASSUMPTION WARRANTY DEED TO WC FARM LLC, RECORDED IN INSTRUMENT NUMBER 2021-31249, O.P.R.J.C.T.; SAID 1.1384 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH IRON PIPE (POST) FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, SAME BEING THE SOUTHWEST CORNER OF A CALLED 54.382 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO THOMAS CROSSING LLC, RECORDED IN VOLUME 2160, PAGE 373, O.P.R.J.C.T., SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,883,699.33, E=2,338,692.17;

THENCE NORTH 01°20'14" WEST, ALONG THE COMMON LINE OF SAID LOT 1, BLOCK 1 AND SAID 54.382 ACRE TRACT OF LAND, A DISTANCE OF 1,647.77 FEET TO THE **POINT OF BEGINNING** HAVING STATE PLANE GRID COORDINATES OF N=6,885,346.46, E=2,338,653.72;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID LOT 1, BLOCK 1 AND SAID 82.589 ACRE TRACT OF LAND THE FOLLOWING CALLS:

(L1) SOUTH 75°55'55" WEST, A DISTANCE OF 1,544.74 FEET TO A POINT FOR CORNER;

(L2) SOUTH 81°14'00" WEST, A DISTANCE OF 109.00 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID LOT 1, BLOCK 1 AND A CALLED 21.97 ACRE TRACT OF LAND DESCRIBED IN A QUITCLAIM DEED TO THE CITY OF BURLESON, RECORDED IN VOLUME 1853, PAGE 246, O.P.R.J.C.T.;

THENCE ALONG SAID COMMON LINE THE FOLLOWING CALLS:

(L3) NORTH 13°12'40" EAST, A DISTANCE OF 10.33 FEET TO A POINT FOR CORNER;

(L4) NORTH 17°27'39" WEST, A DISTANCE OF 20.66 FEET TO A POINT FOR CORNER;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID LOT 1, BLOCK 1 AND SAID 82.589 ACRE TRACT OF LAND THE FOLLOWING CALLS:

(L5) NORTH 81°14'00" EAST, A DISTANCE OF 106.86 FEET TO A POINT FOR CORNER;

(L6) NORTH 75°55'59" EAST, A DISTANCE OF 1,550.12 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID LOT 1, BLOCK 1 AND A CALLED 124.968 ACRE TRACT OF LAND (TRACT 5) DESCRIBED IN A DEED TO BURLESON GOLF PARTNERS, LLC, RECORDED IN INSTRUMENT NUMBER D219015491, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS;

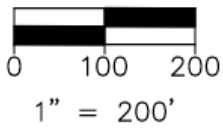
THENCE (L7) SOUTH 01°20'14" EAST, ALONG SAID THE COMMON LINE, A DISTANCE OF 30.73 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 49,587 SQUARE FEET OR 1.1384 ACRES OF LAND.

NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.





**DAVID ANDERSON SURVEY
ABSTRACT NO. 4**

LOT 1 BLOCK 1
JE WHITE ADDITION
INST. NO. 2022-165
O.P.R.J.C.T.

**TEMPORARY
EASEMENT
1.1384 ACRES
49,587 SQ. FT.**

CALLED 124.968 ACRES
(TRACT E)
BURLESON GOLF PARTNERS, LLC
INST. NO. D219015491
O.P.R.J.C.T.

CALLLED 54.382 ACRES (TRACT E)
THOMAS CROSSING, LLC
VOL. 2160, PG. 373
O.P.R.J.C.T.

60' RIGHT-OF-WAY
RESERVATION LINE
INST. NO. 2022-165
O.P.R.J.C.T.

CALLLED 21.97 ACRES
CITY OF BURLESON
VOL. 1853, PG. 246
O.P.R.J.C.T.

60' RIGHT-OF-WAY
RESERVATION LINE
INST. NO. 2022-165
O.P.R.J.C.T.

20' SANIARY SEWER EASEMENT
CITY OF BURLESON
VOL. 2866, PG. 946
O.P.R.J.C.T.
(SHOWN ON THE PLAT)

20' SANIARY SEWER EASEMENT
CITY OF FORT WORTH
VOL. 5324, PG. 243
D.R.T.C.T.

CALLLED 82.589 ACRES
WC FARM LLC
INST. NO. 2021-31249
O.P.R.J.C.T.

LEGEND

- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- D.R.J.C.T. DEED RECORDS OF JOHNSON COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- (CM) CONTROLLING MONUMENT
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 75°55'55" W	1544.74'
L2	S 81°14'00" W	109.00'
L3	N 13°12'40" E	10.33'
L4	N 17°27'39" W	20.66'
L5	N 81°14'00" E	106.86'
L6	N 75°55'59" E	1550.12'
L7	S 01°20'14" E	30.73'



Michael J. Murphy

POC

3" IPF



6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

NOTES:
A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

Temporary Easement #11



EXHIBIT "A"
30-WIDE TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 2.4588 ACRE (107,105 SQUARE FOOT) TRACT OF LAND SITUATED IN THE ABNER LEE SURVEY, ABSTRACT NO. 931 AND THE ABNER LEE SURVEY ABSTRACT NO. 496, CITY OF BURLESON AND FORT WORTH, JOHNSON AND TARRANT COUNTY, TEXAS AND BEING A PORTION OF A CALLED 10.883 ACRE TRACT OF LAND DESCRIBED IN A CORRECTED WARRANTY DEED WITH VENDOR'S LIEN TO BURLESON GOLF PARTNERS, LLC, RECORDED IN INSTRUMENT NUMBER 2020-1765, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) AND A CALLED 124.968 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO BURLESON GOLF PARTNERS, LLC, RECORDED IN INSTRUMENT NO. D219015491, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.); SAID 2.4588 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "DUNAWAY" FOUND FOR AN ANGLE POINT IN THE NORTHERLY LINE OF SAID 10.883 ACRE TRACT OF LAND, SAME BEING AN ANGLE POINT IN A SOUTHERLY LINE OF A CALLED 99.769 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BURLESON GOLF PARTNERS, LLC RECORDED IN INSTRUMENT NUMBER D219015491, O.P.R.T.C.T., SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,887,712.81, E=2,342,013.35;

THENCE SOUTH 44°35'17" WEST, ALONG THE COMMON LINE OF SAID 10.883 ACRE TRACT OF LAND AND SAID 99.769 ACRE TRACT OF LAND, A DISTANCE OF 599.11 FEET TO A POINT;

THENCE (L1) SOUTH 45°24'43" EAST DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 10.883 ACRE TRACT OF LAND, A DISTANCE OF 25.65 FEET TO THE **POINT OF BEGINNING** HAVING STATE PLANE GRID COORDINATES OF N=6,887,268.18, E=2,341,611.09;

THENCE OVER AND ACROSS SAID 10.883 ACRE TRACT OF LAND AND SAID 124.968 ACRE TRACT OF LAND THE FOLLOWING CALLS:

(L2) SOUTH 45°24'45" EAST, A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER;

(L3) SOUTH 44°35'15" WEST, A DISTANCE OF 171.13 FEET TO A POINT FOR CORNER;

(L4) SOUTH 45°24'45" EAST, A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER;

SOUTH 44°35'15" WEST, A DISTANCE OF 1,992.18 FEET TO A POINT FOR CORNER;

SOUTH 76°08'39" WEST, A DISTANCE OF 1,504.22 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID 124.968 ACRE TRACT OF LAND AND LOT 1, BLOCK 1 OF JE WHITE ADDITION, AN ADDITION TO THE CITY OF BURLESON ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2022-165, O.P.R.J.C.T.;

THENCE NORTH 01°20'14" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 30.73 FEET TO A POINT FOR CORNER;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 10.883 ACRE TRACT OF LAND AND SAID 124.968 ACRE TRACT OF LAND THE FOLLOWING CALLS:

NORTH 76°08'39" EAST, A DISTANCE OF 1,489.08 FEET TO A POINT FOR CORNER;

NORTH 44°35'15" EAST, A DISTANCE OF 2,154.83 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 107,105 SQUARE FEET OR 2.4588 ACRES OF LAND.



EXHIBIT "A"
30-WIDE TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 45°24'43" E	25.65'
L2	S 45°24'45" E	15.00'
L3	S 44°35'15" W	171.13'
L4	S 45°24'45" E	15.00'

LOT 1R, BLOCK 2
THOMAS CROSSING
INST. NO. D217088756
O.P.R.T.C.T.

5' UTILITY EASEMENT
CITY OF FORT WORTH
VOL. 14062, PG. 219
D.R.T.C.T.

ENCROACHMENT ON EASEMENT
CITY OF FORT WORTH
VOL. 2332, PG. 992, D.R.J.C.T.
VOL. 13770, PG. 409, D.R.T.C.T.
(HATCHED AREA)

15' SANITARY SEWER EASEMENT
CITY OF FORT WORTH
VOL. 14062, PG. 224
D.R.T.C.T.

CALLED 10.883 ACRES
BURLESON GOLF PARTNERS, LLC
INST. NO. 2020-01765, O.P.R.J.C.T.
INST. NO. D219015491 &
INST. NO. D219296596, O.P.R.T.C.T.

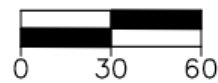
**TEMPORARY CONSTRUCTION
EASEMENT**
2.4588 ACRES
107,105 SQ. FT.

(APPROXIMATE LOCATION)
75' EASEMENT AND RIGHT OF WAY
TEXAS ELECTRIC SERVICE COMPANY
VOL. 8820, PG. 2252, D.R.T.C.T.
VOL. 1269, PG. 95, D.R.J.C.T.

20' SANITARY SEWER EASEMENT
CITY OF BURLESON
VOL. 2898, PG. 360
O.P.R.J.C.T.

5/8" CIRF
"DUNAWAY" (CM) **POC**

5/8" CIRF
"DUNAWAY"



1" = 60'



(APPROXIMATE LOCATION)
75' EASEMENT AND RIGHT OF WAY
TEXAS ELECTRIC SERVICE COMPANY
VOL. 8820, PG. 2252, D.R.T.C.T.
VOL. 1200, PG. 95, D.R.J.C.T.

CALLED 124.968 ACRES (TRACT 5)
BURLESON GOLF PARTNERS, LLC
INST. NO. D219015491
O.P.R.T.C.T.

EASEMENT AND RIGHT OF WAY
ONCOR ELECTRIC DELIVERY COMPANY
INST. NO. D221254603
O.P.R.T.C.T.

SANITARY SEWER EASEMENT
CITY OF FORT WORTH
VOL. 2898, PG. 319
O.P.R.J.C.T.

LEGEND

CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
D.R.J.C.T.	DEED RECORDS OF JOHNSON COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY

**ABNER LEE SURVEY
ABSTRACT NO. 931**

MATCHLINE



6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
ABNER LEE SURVEY, ABSTRACT NO. 931 & 496
CITY OF FORT WORTH AND BURLESON
JOHNSON AND TARRANT COUNTY, TEXAS

NOTES:

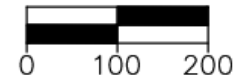
A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 45°24'43" E	25.65'
L2	S 45°24'45" E	15.00'
L3	S 44°35'15" W	171.13'
L4	S 45°24'45" E	15.00'

SOUTHERN OAKS GOLF AND TENNIS CLUB

CALLED 99.769 ACRES (TRACT 1)
BURLESON GOLF PARTNERS, LLC
INST. NO. D219015491
O.P.R.T.C.T.



1" = 200'



MATCHLINE

20' SANITARY SEWER EASEMENT
CITY OF BURLESON
VOL. 2898, PG. 360
O.P.R.J.C.T.

N 44°35'15" E
2154.83'

CALLED 10.883 ACRES
BURLESON GOLF PARTNERS, LLC
INST. NO. 2020-01765, O.P.R.J.C.T.
INST. NO. D219015491 &
INST. NO. D219296596, O.P.R.T.C.T.

CALLED 124.968 ACRES (TRACT 5)
BURLESON GOLF PARTNERS, LLC
INST. NO. D219015491
O.P.R.T.C.T.

**TEMPORARY CONSTRUCTION
EASEMENT
2.4588 ACRES
107,105 SQ. FT.**

75' EASEMENT AND RIGHT OF WAY
TEXAS ELECTRIC SERVICE COMPANY
VOL. 8820, PG. 2252, D.R.T.C.T.
VOL. 1269, PG. 95, D.R.J.C.T.
D.R.T.C.T.

CALLED 10.883 ACRES
BURLESON GOLF PARTNERS, LLC
INST. NO. 2020-01765, O.P.R.J.C.T.
INST. NO. D219015491 &
INST. NO. D219296596, O.P.R.T.C.T.

CIRF
"DUNAWAY"

ABNER LEE SURVEY
ABSTRACT NO. 931

FORT WORTH CITY LIMITS & TARRANT COUNTY
BURLESON CITY LIMITS & JOHNSON COUNTY

LEGEND

CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
D.R.J.C.T.	DEED RECORDS OF JOHNSON COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY

ABNER LEE SURVEY
ABSTRACT NO. 496

EXISTING 20' SANITARY SEWER EASEMENT
(NO RECORDING INFORMATION)

N 44°35'15" E
2154.83'

20' SANITARY SEWER EASEMENT
CITY OF BURLESON
VOL. 2898, PG. 360
O.P.R.J.C.T.

CALLED 124.968 ACRES (TRACT 5)
BURLESON GOLF PARTNERS, LLC
INST. NO. D219015491
O.P.R.T.C.T.

S 44°35'15" W
1992.18'

N 76°08'39" E
1489.08'

S 76°08'39" W
1504.22'

MATCHLINE



6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

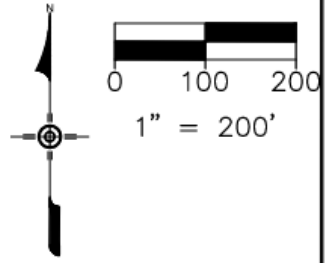
EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
ABNER LEE SURVEY, ABSTRACT NO. 931 & 496
CITY OF FORT WORTH AND BURLESON
JOHNSON AND TARRANT COUNTY, TEXAS

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 45°24'43" E	25.65'
L2	S 45°24'45" E	15.00'
L3	S 44°35'15" W	171.13'
L4	S 45°24'45" E	15.00'



8" POST FOUND

CALLED 124.968 ACRES (TRACT 5)
BURLESON GOLF PARTNERS, LLC
INST. NO. D219015491
O.P.R.T.C.T.

LOT 1 BLOCK 1
JE WHITE ADDITION
INST. NO. 2022-165
O.P.R.J.C.T.

N 01°20'14" W
30.73'

N 76°08'39" E 1489.08'

S 76°08'39" W 1504.22'

**TEMPORARY CONSTRUCTION
EASEMENT
2.4588 ACRES
107,105 SQ. FT.**

MATCHLINE

20' SANIARY SEWER EASEMEN
CITY OF BURLESON
VOL. 4295, PG. 413
D.R.J.C.T.

20' SANIARY SEWER EASEMENT
CITY OF BURLESON
VOL. 2898, PG. 360
O.P.R.J.C.T.

20' SANIARY SEWER EASEMENT
CITY OF BURLESON
VOL. 1226, PG. 276
D.R.J.C.T.

CALLED 124.968 ACRES
(TRACT 5)
BURLESON GOLF PARTNERS, LLC
INST. NO. D219015491
O.P.R.T.C.T.

**ABNER LEE SURVEY
ABSTRACT NO. 496**

CALLED 54.382 ACRES (TRACT E)
THOMAS CROSSING, LLC
VOL. 2160, PG 373
O.P.R.J.C.T.



LEGEND

- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- D.R.J.C.T. DEED RECORDS OF JOHNSON COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- (CM) CONTROLLING MONUMENT
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY

6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
ABNER LEE SURVEY, ABSTRACT NO. 931 & 496
CITY OF FORT WORTH AND BURLESON
JOHNSON AND TARRANT COUNTY, TEXAS

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.

DATE: 3/19/2026	SCALE: 1" = 200'	DRAWN BY: MJM	PROJECT NO.: 177311904	SHEET NO. 5 OF 5
-----------------	------------------	---------------	------------------------	------------------

Temporary Easement #12



EXHIBIT "A"
30-WIDE TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.2829 ACRE (12,322 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, CITY OF BURLESON, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 7.814 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1160, PAGE 106, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.); SAID 0.2829 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2-1/4 INCH BRASS DISC IN CONCRETE FOUND FOR THE SOUTHEAST CORNER OF A CALLED 39.670 ACRE TRACT OF LAND (PARCEL NO. 41 WITHIN AIRPORT BOUNDARY) DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1215, PAGE 740, O.P.R.J.C.T., SAME BEING THE NORTHEAST CORNER OF A CALLED 2.324 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TEXAS ELECTRIC SERVICE COMPANY, RECORDED IN VOLUME 1241, PAGE 460, O.P.R.J.C.T., AND BEING IN THE WEST LINE OF SAID 7.814 ACRE TRACT OF LAND, SAID POINT HAVING STATE PLANE GRID COORDINATES OF N=6,883,941.27, E=2,335,550.24;

THENCE (L1) NORTH 01°17'26" WEST, ALONG THE COMMON LINE OF SAID 7.814 ACRE TRACT OF LAND AND SAID 39.670 ACRE TRACT OF LAND, A DISTANCE OF 25.99 FEET TO A POINT FOR CORNER;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 7.814 ACRE TRACT OF LAND THE FOLLOWING CALLS:

(L2) NORTH 44°38'01" EAST, A DISTANCE OF 48.68 FEET TO A POINT FOR CORNER;

(L3) NORTH 02°25'17" EAST, A DISTANCE OF 83.62 FEET TO A POINT FOR CORNER;

(L4) NORTH 03°37'13" WEST, A DISTANCE OF 247.14 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID 7.814 ACRE TRACT OF LAND AND A CALLED 30.509 ACRE TRACT OF LAND (TRACT 2) DESCRIBED IN A WARRANTY DEED TO THE CITY OF FORT WORTH, RECORDED IN VOLUME 1240, PAGE 856, O.P.R.J.C.T.;

THENCE (L5) NORTH 72°52'17" EAST ALONG SAID COMMON LINE, A DISTANCE OF 30.85 FEET TO A POINT FOR CORNER;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 7.814 ACRE TRACT OF LAND THE FOLLOWING CALLS:

(L6) SOUTH 03°37'13" EAST, A DISTANCE OF 255.93 FEET TO A POINT FOR CORNER;

(L7) SOUTH 02°25'17" WEST, A DISTANCE OF 96.78 FEET TO A POINT FOR CORNER;

(L8) SOUTH 44°38'09" WEST, A DISTANCE OF 89.36 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID 7.814 ACRE TRACT OF LAND AND SAID 2.324 ACRE TRACT OF LAND;

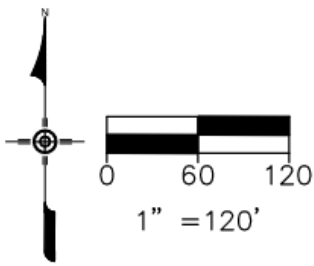
THENCE (L9) NORTH 01°09'30" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 15.79 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 12,322 SQUARE FEET OR 0.2829 ACRES OF LAND.

NOTE:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 1.00012.





LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 01°17'26" W	25.99'
L2	N 44°38'01" E	48.68'
L3	N 02°25'17" E	83.62'
L4	N 03°37'13" W	247.14'
L5	N 72°52'17" E	30.85'
L6	S 03°37'13" E	255.93'
L7	S 02°25'17" W	96.78'
L8	S 44°38'09" W	89.36'
L9	N 01°09'30" W	15.79'
L10	S 01°09'30" E	59.01'

CALLLED 39.670 ACRES
(PARCEL NO. 41 WITHIN AIRPORT BOUNDARY)
CITY OF FORT WORTH
VOL. 1215, PG. 740
O.P.R.J.C.T.

**DAVID ANDERSON SURVEY
ABSTRACT NO. 4**

EXISTING 20' SANITARY SEWER
EASEMENT
(NO RECORDING INFORMATION)

20' SANITARY SEWER EASEMENT
(LAGE CREEK WASTEWATER RELIEF LINE)
CITY OF BURLESON
VOL. 2898, PG. 330
O.P.R.J.C.T.

CALLLED 2,324 ACRES
TEXAS ELECTRIC SERVICE COMPANY
VOL. 1241, PG. 460, O.P.R.J.C.T.

20' SANITARY SEWER EASEMENT
CITY OF BURLESON
VOL. 500, PG. 800
D.R.J.C.T.

EXISTING 20' SANITARY SEWER
EASEMENT
(NO RECORDING INFORMATION)

20' SANITARY SEWER EASEMENT
CITY OF BURLESON
VOL. 2898, PG. 348
D.R.J.C.T.

CALLLED 30.509 ACRES (TRACT 2)
CITY OF FORT WORTH
VOL. 1240, PG. 856
O.P.R.J.C.T.

LEGEND

- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- D.R.J.C.T. DEED RECORDS OF JOHNSON COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- (CM) CONTROLLING MONUMENT
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY

**TEMPORARY
EASEMENT
0.2829 ACRES
12,322 SQ. FT.**



75' EASEMENT AND RIGHT-OF-WAY
TEXAS ELECTRIC SERVICE COMPANY
VOL. 1165, PG. 338
D.R.J.C.T.

CALLLED 21.37 ACRES (TRACT 2)
LOUIS T. MUZYKA
INST. NO. 2019-12918
O.P.R.J.C.T.
(SAVE & EXCEPT 7.814 ACRES)

POB
BMON L9

5/8" IRF

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR 1.00012.



6080 Tennyson Pkwy, Suite 200
Plano, Texas 75024
Tel. (214) 473-2400
TBPELS # F-6324 & 10194488
Copyright © 2026

EXHIBIT 'A'
TEMPORARY CONSTRUCTION EASEMENT
DAVID ANDERSON SURVEY, ABSTRACT NO. 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

DATE: 3/30/2026

SCALE: 1" = 120'

DRAWN BY: mjm

PROJECT NO.: 177311904

SHEET NO. 2 OF 2