

After Recording Please Return To:

City of Burleson
141 W. Renfro St
Burleson, TX 76028
Attn: City Secretary

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**CITY OF BURLESON, TEXAS
RIGHT-OF-WAY DEDICATION DEED**

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

That The CITY OF BURLESON, a STATE OF TEXAS MUNICIPAL CORPORATION, whose current address is 141 W. Renfro Street, Burleson, TX 76028 (hereinafter referred to as "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the City of Burleson, a Texas home-rule municipal corporation, whose address is 141 W. Renfro Street Burleson, Texas 76028, Attn: City Secretary (herein referred to as "Grantee"), the receipt and sufficiency of which consideration is hereby acknowledged, has DEDICATED, GRANTED, SOLD AND CONVEYED, and by these presents does DEDICATE, GRANT, SELL AND CONVEY unto Grantee as right of way for public street and utility purposes, including the right of ingress, egress, and regress therein, and easements to construct, maintain, public streets and utilities, or any other public purpose authorized by Local Government Code § 273.001 and deemed necessary by Grantee into and through all that certain real property located in the County of Johnson, State of Texas, and being more particularly described as follows:

Being all those certain tracts, pieces or parcels of land lying and being situated in the County of JOHNSON, State of Texas, being more particularly described by metes and bounds in **Exhibit A** and depicted on the sketch in **Exhibit B**, both exhibits being attached hereto and made a part hereof for all purposes (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the Property for said public street, utility, and other valid public purpose unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the said premises unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

[signatures on the following page]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this _____ day of _____, 2026.

GRANTOR:

By: _____

Name: _____

Title (if any): _____

ACKNOWLEDGMENT

STATE OF TEXAS §

§

COUNTY OF JOHNSON §

BEFORE ME, the undersigned authority in and for Johnson County, Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

Notary Public in and for the
State of Texas

Notary Commission Expires:

Type or Print Notary's Name

ALSBURY ROAD PH. 2 HULEN to CR 1020 (BRIDGE)
CITY PROJECT No. ST2202
PARCEL No. 9 ROW
2441 SW HULEN ST
H. G. CATLETT SURVEY, ABSTRACT No. 186

EXHIBIT "A"

Being a 2.706 acre (117,868 square feet) tract of land situated in the H. G. Catlett Survey, Abstract No. 186, City of Burleson, Johnson County, Texas, said 2.706 acre (117,868 square feet) tract of land being a portion of a 3.355 acre tract of land (by deed) described in deed to City of Burleson, Texas as recorded in County Clerk's File No. 2022-25699 of the Official Public Records of Johnson County, Texas, said 2.706 acre tract of land being a portion of a 3.684 acre tract of land described in deed to City of Burleson as described in County Clerk's File No. 2022-37915 of said Official Public Records of Johnson County, Texas, said 2.706 acre (117,868 square feet) tract of land also being a portion of a 2.930 acre tract of land described in deed to The City of Burleson, Texas as recorded in County Clerk's File No. 2022-19569 of said Official Public Records of Johnson County, Texas, said 2.706 acre (117,868 square feet) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "GORRONDONA" found for the east corner of said 3.355 acre tract of land, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the northwest line of said 3.684 acre tract of land, said 5/8 inch iron rod with cap stamped "GORRONDONA" being the south corner of a 0.612 acre tract of land described in deed to City of Burleson as recorded in County Clerk's File No. 2015-3966 of said Official Public Records of Johnson County, Texas, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being the intersection of the existing southwest right-of-way line of SW Hulen Street (right-of-way width varies) with the proposed southeasterly right-of-way line of Alsbury Boulevard (right-of-way width varies), from which a 1/2 inch iron rod with cap stamped "RPLS 5544" found for the north corner of said 3.684 acre tract of land bears North 45 degrees 25 minutes 44 seconds East, a distance of 65.05 feet, said 1/2 inch iron rod with cap stamped "RPLS 5544" being the west corner of a 0.142 acre tract of land (by deed) described in deed to City of Burleson as recorded in County Clerk's File No. 2016-11368 of said Official Public Records of Johnson County, Texas, said 1/2 inch iron rod with cap stamped "RPLS 5544" also being an angle point in the existing southwest right-of-way line of said SW Hulen Street;

THENCE South 45 degrees 25 minutes 44 seconds West, with the southeast line of said 3.355 acre tract of land, with the northwest line of said 3.684 acre tract of land and with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 122.09 feet to a R.O.W. Marker set for corner;

THENCE South 30 degrees 12 minutes 21 seconds West, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 18.53 feet to a R.O.W. Marker set for the beginning of a curve to the left having a radius of 740.00 feet, a central angle of 12 degrees 33 minutes 41 seconds and whose chord bears South 23 degrees 55 minutes 31 seconds West, a distance of 161.91 feet;

THENCE with said curve to the left and with the proposed southeasterly right-of-way line of said Alsbury Boulevard, an arc length of 162.24 feet to a R.O.W. Marker set for corner;

THENCE South 00 degrees 39 minutes 27 seconds East, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 24.45 feet to a R.O.W. Marker set for corner;

THENCE South 13 degrees 03 minutes 45 seconds West, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 104.41 feet to a R.O.W. Marker set for corner;

THENCE South 20 degrees 05 minutes 27 seconds West, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 24.68 feet to a R.O.W. Marker set for corner;

THENCE South 08 degrees 26 minutes 46 seconds West, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 163.43 feet to a R.O.W. Marker set for corner;

THENCE South 09 degrees 28 minutes 26 seconds East, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 25.00 feet to a R.O.W. Marker set for corner;

THENCE South 14 degrees 27 minutes 19 seconds West, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, passing at a distance of 146.63 feet, a point in the existing northwest line of County Road 1020 (an undedicated right-of-way), in all, a distance of 154.34 feet to a R.O.W. Marker set for corner;

THENCE South 44 degrees 01 minutes 45 seconds East, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 18.41 feet to a MAG nail set for corner in the southeast line of said 2.930 acre tract of land, said MAG nail being in said County Road 1020;

THENCE South 46 degrees 08 minutes 44 seconds West, with the southeast line of said 2.930 acre tract of land and with said County Road 1020, a distance of 125.91 feet to a MAG nail found for the south corner of said 2.930 acre tract of land, said MAG nail being in the northeast line of a 19.816 acre tract of land described in deed to Gregory Chretien and Pamela S. Chretien as recorded in Volume 2085, Page 897 of the Deed Records of Johnson County, Texas;

THENCE North 45 degrees 19 minutes 25 seconds West, with the southwest line of said 2.930 acre tract of land and with the northeast line of said 19.816 acre tract of land, passing at a distance of 22.67 feet a point in the existing northwest line of said County Road 1020, from which a 5/8 inch iron rod found for reference bears North 46 degrees 22 minutes 06 seconds East, a distance of 0.34 feet, in all, a distance of 105.19 feet to a R.O.W. Marker set for the intersection of the southwest line of said 2.930 acre tract of land and the northeast line of said 19.816 acre tract of land with the proposed northwesterly right-of-way line of said Alsbury Boulevard;

THENCE North 13 degrees 17 minutes 40 seconds East, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 20.05 feet to a R.O.W. Marker set for corner;

THENCE North 19 degrees 27 minutes 19 seconds East, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 131.20 feet to a R.O.W. Marker set for corner;

THENCE North 25 degrees 13 minutes 36 seconds East, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 25.00 feet to a R.O.W. Marker set for the beginning of a non-tangent curve to the left having a radius of 740.00 feet, a central angle of 03 degrees 56 minutes 02 seconds and whose chord bears North 10 degrees 24 minutes 47 seconds East, a distance of 50.80 feet;

THENCE with said non-tangent curve to the left and with the proposed northwesterly right-of-way line of said Alsbury Boulevard, an arc length of 50.81 feet to a R.O.W. Marker set for corner;

THENCE North 08 degrees 26 minutes 46 seconds East, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 210.27 feet to a R.O.W. Marker set for corner;

THENCE North 03 degrees 49 minutes 09 seconds West, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 23.98 feet to a R.O.W. Marker set for corner;

THENCE North 13 degrees 03 minutes 45 seconds East, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 104.41 feet to a R.O.W. Marker set for corner;

THENCE North 36 degrees 32 minutes 31 seconds East, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 24.66 feet to a R.O.W. Marker set for the beginning of a non-tangent curve to the right having a radius of 860.00 feet, a central angle of 10 degrees 19 minutes 23 seconds and whose chord bears North 24 degrees 17 minutes 50 seconds East, a distance of 154.74 feet;

THENCE with said non-tangent curve to the right and with the proposed northwesterly right-of-way line of said Alsbury Boulevard, an arc length of 154.95 feet to a R.O.W. Marker set for corner;

THENCE North 29 degrees 27 minutes 32 seconds East, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 187.73 feet to a R.O.W. Marker set for corner in the northeast line of said 3.355 acre tract of land, said R.O.W. Marker being in the southwest line of said 0.612 acre tract of land, said R.O.W. Marker also being the intersection of the proposed northwesterly right-of-way line of said Alsbury Boulevard with the existing southwest right-of-way line of said SW Hulen Street, from which a 5/8 inch iron rod with cap stamped "GORRONDONA" found for the north corner of said 3.355 acre tract of land bears North 45 degrees 13 minutes 02 seconds West, a distance of 18.18 feet, said 5/8 inch iron rod with cap stamped "GORRONDONA" being the west corner of said 0.612 acre tract of land, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being in the southeast line of a 3.836 acre tract of land described in deed to Cadet Ventures, LLC as recorded in County Clerk's File No. 2019-12892 of said Official Public Records of Johnson County, Texas;

THENCE South 45 degrees 13 minutes 02 seconds East, with the northeast line of said 3.355 acre tract of land, with the southwest line of said 0.612 acre tract of land and with the existing southwest right-of-way line of said SW Hulen Street, a distance of 159.57 feet to the **POINT OF BEGINNING** and containing 2.706 acres or 117,868 square feet of land, of which 0.066 acres or 2,861 square feet lies within the existing undedicated right-of-way of said County Road 1020, leaving a net area of 2.640 acres or 115,007 square feet of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) R.O.W. markers along proposed right-of-way line are a 5/8 inch iron rod set with blue cap stamped "GORRONDONA" unless otherwise noted.
- (3) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.
- (4) Surveyed on the ground September, 2017 to April 2023.

Date: August 4, 2023



Curtis Smith
Registered Professional Land Surveyor
No. 5494
Texas Firm No. 10106900



EXHIBIT "B"

PARCEL No. 9 ROW

H. G. CATLETT SURVEY ABSTRACT No. 186

3.836 ACRES (BY DEED)
CADET VENTURES, LLC
C.C.F. No. 2019-12892
O.P.R.J.C.T.

FND 5/8" IR W/
CAP STAMPED
"GORONDONNA"

3.355 ACRES (BY DEED)
CITY OF BURLESON, TEXAS
C.C.F. NO. 2022-25699
O.P.R.J.C.T.

EXISTING
R.O.W. LINE

0.125 ACRES (BY DEED)
CITY OF BURLESON
C.C.F. No. 2015-3965
O.P.R.J.C.T.

0.612 ACRES (BY DEED)
CITY OF BURLESON
C.C.F. No. 2015-3966
O.P.R.J.C.T.

SW HULEN STREET
(RIGHT-OF-WAY WIDTH VARIES)

P.O.B.
FND 5/8" IR W/
CAP STAMPED
"GORONDONNA"

FND 1/2" IR W/
CAP STAMPED
"RPLS 5544"

0.142 ACRES (BY DEED)
CITY OF BURLESON
C.C.F. No. 2016-11368
O.P.R.J.C.T.

RIGHT-OF-WAY
ACQUISITION AREA
2.706 ACRES OR
117,868 SQ. FT. (GROSS)
2.640 ACRES OR
115,007 SQ. FT. (NET)

3.684 ACRES (BY DEED)
CITY OF BURLESON
C.C.F. NO. 2022-37915
O.P.R.J.C.T.

R.O.W.
MARKER
SET
C-3

MATCHLINE "A"

NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORONDONNA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.
4. SURVEYED ON THE GROUND SEPTEMBER, 2017 TO APRIL 2023.



THE CITY OF
BURLESON
TEXAS

City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2 HULEN TO CR 1020 (BRIDGE)

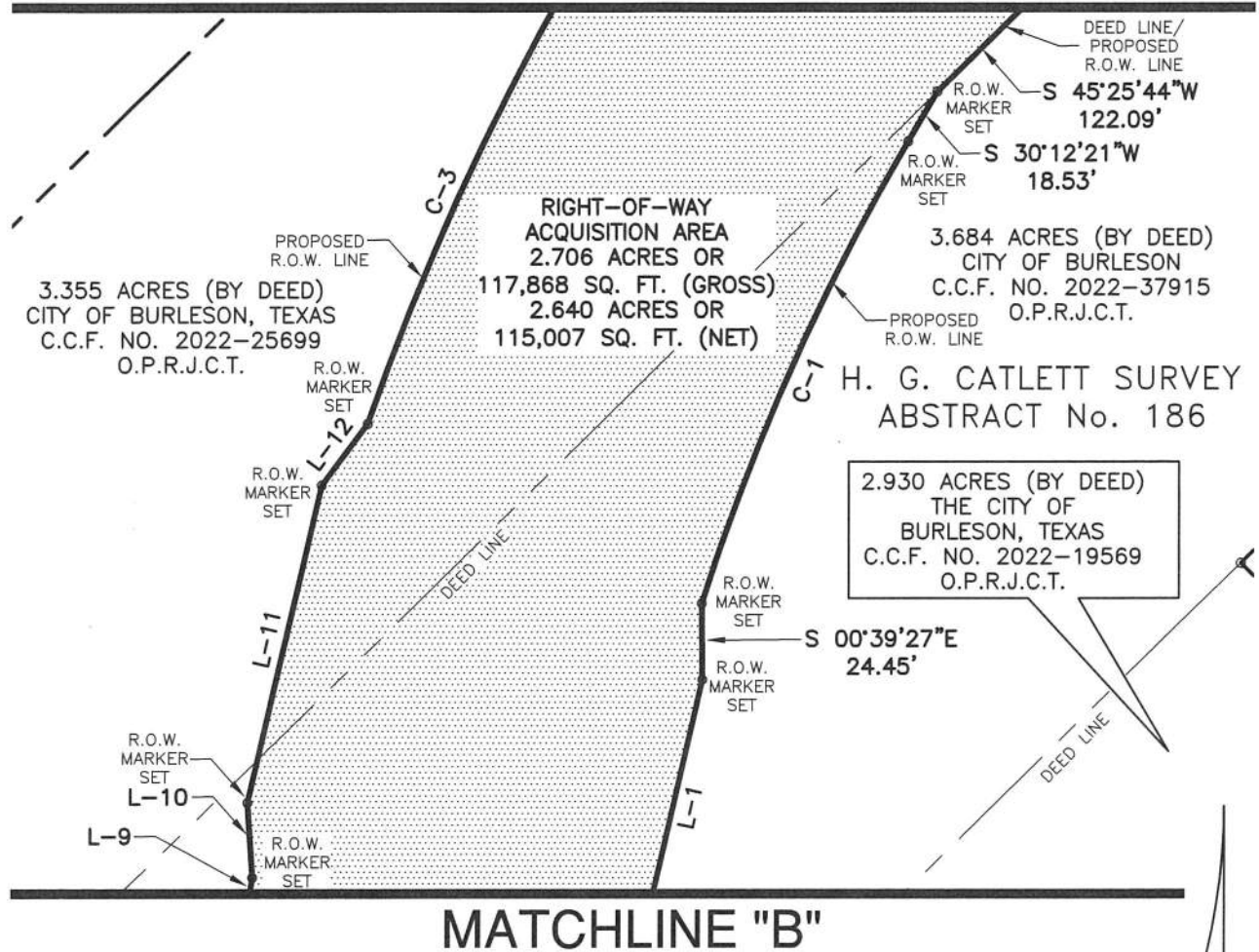
PARCEL NO. 9 ROW	CITY PROJ. NO. ST2202
RIGHT-OF-WAY ACQUISITION	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 2.706 ACRES OR 117,868 SQUARE FEET (GROSS)	
WHOLE PROPERTY ACREAGE: 9.969 ACRES (BY DEEDS)	

JOB No. FNI_1504.00	DRAWN BY: RCS	CAD FILE: 9 ROW.DWG
DATE: AUGUST 4, 2023	EXHIBIT B PAGE 1 OF 5	SCALE: 1" = 60'

STATE OF TEXAS
REGISTERED
CURTIS SMITH
5494
PROFESSIONAL LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

EXHIBIT "B"
PARCEL No. 9 ROW
MATCHLINE "A"



NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.
4. SURVEYED ON THE GROUND SEPTEMBER, 2017 TO APRIL 2023.



THE CITY OF
BURLESON
TEXAS

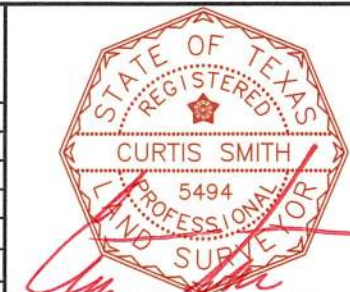
City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2
HULEN TO CR 1020 (BRIDGE)

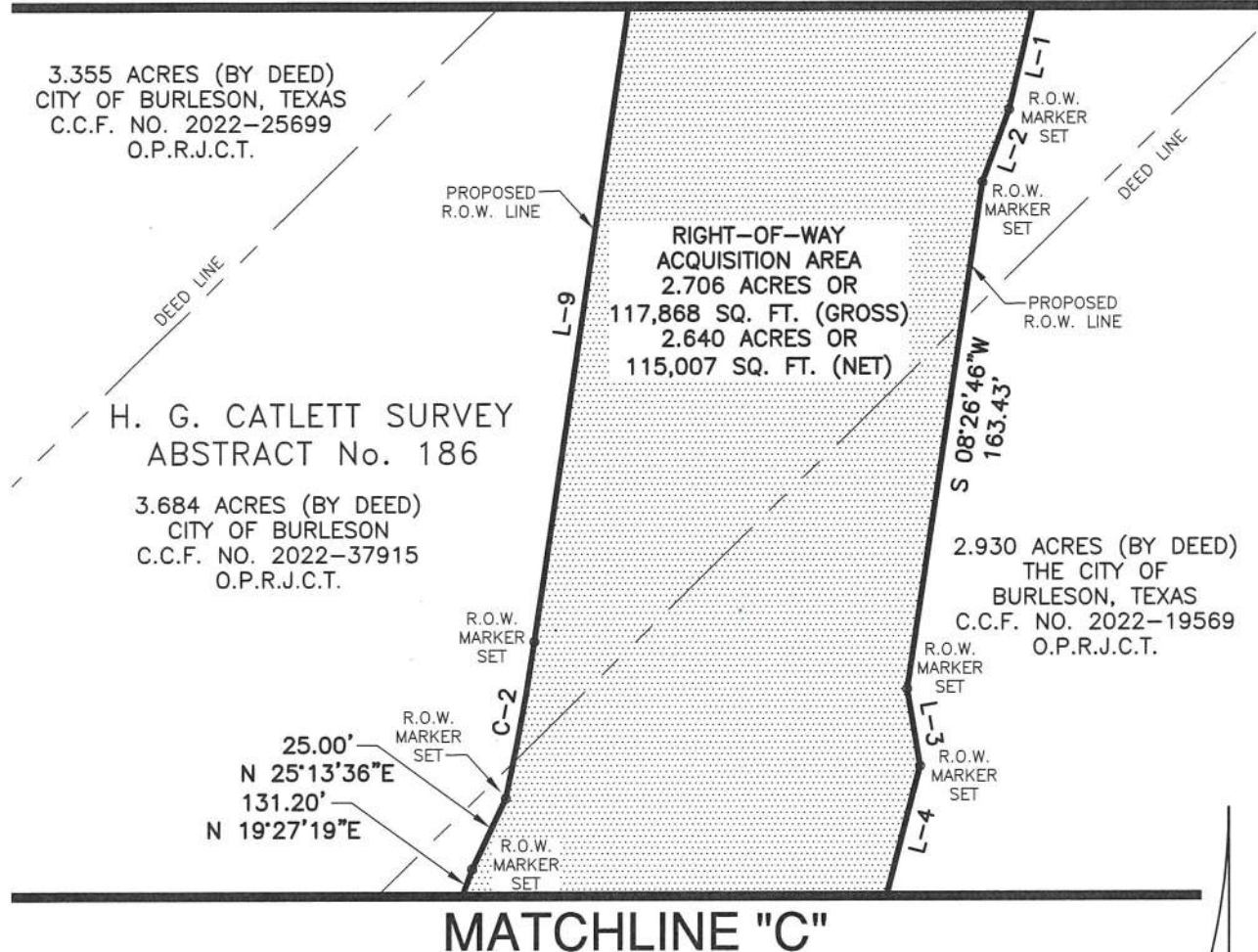
PARCEL NO. 9 ROW	CITY PROJ. NO. ST2202
RIGHT-OF-WAY ACQUISITION	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 2.706 ACRES OR 117,868 SQUARE FEET (GROSS)	
WHOLE PROPERTY ACREAGE: 9.969 ACRES (BY DEEDS)	

JOB No. FNI_1504.00	DRAWN BY: RCS	CAD FILE: 9 ROW.DWG
DATE: AUGUST 4, 2023	EXHIBIT B PAGE 2 OF 5	SCALE: 1" = 60'



CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

EXHIBIT "B"
PARCEL No. 9 ROW
MATCHLINE "B"



NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.
4. SURVEYED ON THE GROUND SEPTEMBER, 2017 TO APRIL 2023.



THE CITY OF
BURLESON
TEXAS

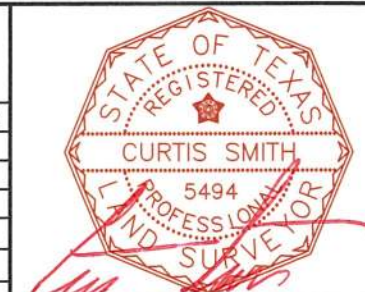
City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2
HULEN TO CR 1020 (BRIDGE)

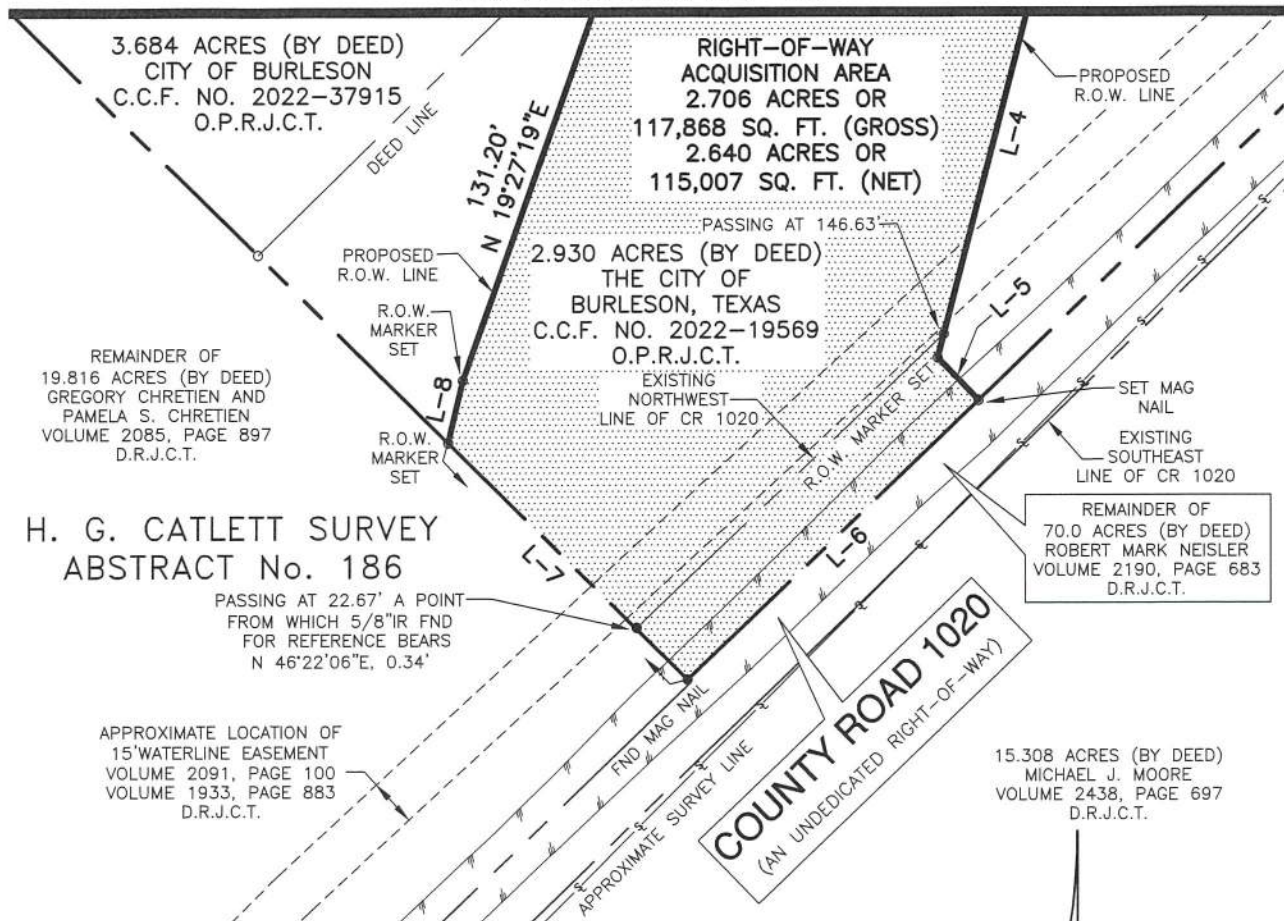
PARCEL NO. 9 ROW	CITY PROJ. NO. ST2202
RIGHT-OF-WAY ACQUISITION	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 2.706 ACRES OR 117,868 SQUARE FEET (GROSS)	
WHOLE PROPERTY ACREAGE: 9.969 ACRES (BY DEEDS)	

JOB No. FNI_1504.00	DRAWN BY: RCS	CAD FILE: 9 ROW.DWG
DATE: AUGUST 4, 2023	EXHIBIT B PAGE 3 OF 5	SCALE: 1" = 60'



CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

EXHIBIT "B"
PARCEL No. 9 ROW
MATCHLINE "C"



NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.
4. SURVEYED ON THE GROUND SEPTEMBER, 2017 TO APRIL 2023.

THE CITY OF
BURLESON
TEXAS

City of Burleson

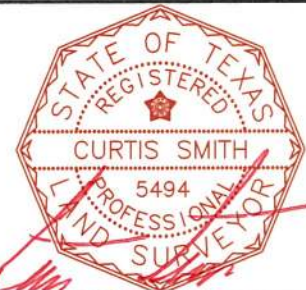
141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2
HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 ROW	CITY PROJ. NO. ST2202
RIGHT-OF-WAY ACQUISITION	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 2.706 ACRES OR 117,868 SQUARE FEET (GROSS)	
WHOLE PROPERTY ACREAGE: 9.969 ACRES (BY DEEDS)	

JOB No. FNI_1504.00	DRAWN BY: RCS	CAD FILE: 9 ROW.DWG
DATE: AUGUST 4, 2023	EXHIBIT B PAGE 4 OF 5	SCALE: 1" = 60'

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768



CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

EXHIBIT "B"

PARCEL No. 9 ROW

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	740.00'	12°33'41"	S 23°55'31"W	161.91'	162.24'
C-2	740.00'	03°56'02"	N 10°24'47"E	50.80'	50.81'
C-3	860.00'	10°19'23"	N 24°17'50"E	154.74'	154.95'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 13°03'45"W	104.41'
L-2	S 20°05'27"W	24.68'
L-3	S 09°28'26"E	25.00'
L-4	S 14°27'19"W	154.34'
L-5	S 44°01'45"E	18.41'
L-6	S 46°08'44"W	125.91'
L-7	N 45°19'25"W	105.19'
L-8	N 13°17'40"E	20.05'
L-9	N 08°26'46"E	210.27'
L-10	N 03°49'09"W	23.98'
L-11	N 13°03'45"E	104.41'
L-12	N 36°32'31"E	24.66'

NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.
4. SURVEYED ON THE GROUND SEPTEMBER, 2017 TO APRIL 2023.

THE CITY OF
BURLESON
TEXAS

City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2

HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 ROW	CITY PROJ. NO. ST2202
RIGHT-OF-WAY ACQUISITION	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 2.706 ACRES OR 117,868 SQUARE FEET (GROSS)	
WHOLE PROPERTY ACREAGE: 9.969 ACRES (BY DEEDS)	

JOB No. FNI_1504.00	DRAWN BY: RCS	CAD FILE: 9 ROW.DWG
DATE: AUGUST 4, 2023	EXHIBIT B PAGE 5 OF 5	SCALE: N/A



CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**CITY OF BURLESON, TEXAS
PERMANENT GRADING EASEMENT**

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

That, The CITY OF BURLESON, of the County of JOHNSON, State of Texas, GRANTOR herein, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid by the City of Burleson, Texas, a municipal corporation of Johnson County, Texas, GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged and confessed, does hereby grant, sell and convey to GRANTEE a permanent and perpetual easement for the purpose of installing, constructing, repairing, maintaining, altering, replacing, relocating, rebuilding, removing, and grading improvements, and all necessary appurtenances thereto, in, into, upon, over, across and under that land in Johnson County Texas, recorded in Johnson County described on Exhibit "A" and depicted on Exhibit "B", attached hereto and made a part hereof, together with the right of ingress and egress as necessary for such purposes.

GRANTOR covenants and agrees that GRANTEE shall have the right to excavate and fill upon said permanent easement and to remove from said permanent easement, any fences, buildings or other obstructions as may now be found upon said permanent easement together with the right of ingress and egress over Grantor's adjacent lands to or from said right-of-way for the purpose of constructing, improving, reconstructing, repairing, inspecting, maintaining and removing said drainage system and appurtenances; the right to remove all trees within the permanent easement; the right to prevent possible interference with the operation of said drainage system and to remove possible hazard thereto; and the right to prevent the construction within the easement of any building, structure or other obstruction, including the planting of trees, which may endanger or interfere with the efficiency, safety and convenient operation of said drainage system and its appurtenances.

The permanent easement herein dedicated shall run with the land and forever be a right in and to the land belonging to said GRANTOR, its heirs, representatives, successors and assigns.

TO HAVE AND TO HOLD the above-described permanent easement, with the right of ingress and egress thereto, together with all and singular, the rights and appurtenances thereto, anywise belonging unto the said GRANTEE, its successors and assigns forever; and GRANTOR does hereby bind itself, its heirs, representatives, successors and assigns, to warrant and to forever defend all and singular the premises unto the GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim same or any part thereof.

WITNESS OUR HANDS, this the _____ day of _____, 2026.

GRANTOR:

Name (Signature)

Name (Print)

Title

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

BEFORE ME, the undersigned authority in and for Johnson County, Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

Notary Public in and for the
State of Texas

My Commission Expires:

Type or Print Notary's Name

**ALSBURY ROAD PH. 2 HULEN to CR 1020 (BRIDGE)
CITY PROJECT No. ST2202
PARCEL No. 9 GE
11013 COUNTY ROAD 1020
H. G. CATLETT SURVEY, ABSTRACT No. 186**

EXHIBIT "A"

Being a permanent grading easement situated in the H. G. Catlett Survey, Abstract No. 186, City of Burleson, Johnson County, Texas, said permanent grading easement being a portion of a 3.684 acre tract of land (by deed) described in deed to City of Burleson as described in County Clerk's File No. 2022-37915 of the Official Public Records of Johnson County, Texas, said permanent grading easement being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "GORRONDONA" found for the east corner of a 3.355 acre tract of land (by deed) described in deed to the City of Burleson, Texas as recorded in County Clerk's File No. 2022-25699 of said Official Public Records of Johnson County, Texas, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the northwest line of said 3.684 acre tract of land, said 5/8 inch iron rod with cap stamped "GORRONDONA" being the south corner of a 0.612 acre tract of land (by deed) described in deed to City of Burleson as recorded in County Clerk's File No. 2015-3966 of said Official Public Records of Johnson County, Texas, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being the intersection of the existing southwest right-of-way line of SW Hulen Street (right-of-way width varies) with the proposed southeasterly right-of-way line of Alsbury Boulevard (right-of-way width varies), from which a 1/2 inch iron rod with cap stamped "RPLS 5544" found for the north corner of said 3.684 acre tract of land bears North 45 degrees 25 minutes 44 seconds East, a distance of 65.05 feet, said 1/2 inch iron rod with cap stamped "RPLS 5544" being the west corner of a 0.142 acre tract of land (by deed) described in deed to City of Burleson as recorded in County Clerk's File No. 2016-11368 of said Official Public Records of Johnson County, Texas, said 1/2 inch iron rod with cap stamped "RPLS 5544" also being an angle point in the existing southwest right-of-way line of said SW Hulen Street, and from which a 5/8 inch iron rod with cap stamped "GORRONDONA" found for the north corner of said 3.355 acre tract of land bears North 45 degrees 13 minutes 02 seconds West, a distance of 177.75 feet, said 5/8 inch iron rod with cap stamped "GORRONDONA" being the west corner of said 0.612 acre tract of land, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being in the southeast line of a 3.836 acre tract of land (by deed) described in deed to Cadet Ventures, LLC as recorded in County Clerk's File No. 2019-12892 of said Official Public Records of Johnson County, Texas; **THENCE**, South 45 degrees 25 minutes 44 seconds West, with the northwest line of said 3.684 acre tract of land, with the southeast line of said 3.355 acre tract of land and with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 49.73 feet to the **POINT OF BEGINNING** of the herein described permanent grading easement;

THENCE South 30 degrees 12 minutes 21 seconds West, a distance of 116.21 feet to a point for corner;

THENCE South 16 degrees 26 minutes 45 seconds West, a distance of 129.64 feet to a point for corner;

THENCE North 72 degrees 21 minutes 20 seconds West, a distance of 32.91 feet to a R.O.W. Marker set for corner in the proposed southeasterly right-of-way line of said Alsbury Boulevard, said R.O.W. Marker being the beginning of a non-tangent curve to the right having a radius of 740.00 feet, a central angle of 12 degrees 33 minutes 41 seconds and whose chord bears North 23 degrees 55 minutes 31 seconds East, a distance of 161.91 feet;

THENCE with said non-tangent curve to the right and with the proposed southeasterly right-of-way line of said Alsbury Boulevard, an arc length of 162.24 feet to R.O.W. Marker set for corner;

THENCE North 30 degrees 12 minutes 21 seconds East, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 18.53 feet to a R.O.W. Marker set for corner in the northwest line of said 3.684 acre tract of land, said R.O.W. Marker being in the southeast line of said 3.355 acre tract of land;

THENCE North 45 degrees 25 minutes 44 seconds East, with the northwest line of said 3.684 acre tract of land, with the southeast line of said 3.355 acre tract of land and with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 72.36 feet to the **POINT OF BEGINNING** and containing 0.119 acres or 5,175 square feet of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) R.O.W. markers along proposed right-of-way line are a 5/8 inch iron rod set with blue cap stamped "GORRONDONA" unless otherwise noted.
- (3) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.

Date: August 15, 2023



Curtis Smith
Registered Professional Land Surveyor
No. 5494
Texas Firm No. 10106900



EXHIBIT "B"
PARCEL No. 9 GE

3.836 ACRES (BY DEED)
CADET VENTURES, LLC
C.C.F. No. 2019-12892
O.P.R.J.C.T.

FND 5/8"IR
W/CAP STAMPED
"GORRONDONA"

0.612 ACRES (BY DEED)
CITY OF BURLESON
C.C.F. No. 2015-3966
O.P.R.J.C.T.

FND 1/2"IR
W/CAP STAMPED
"RPLS 5544"

SW HULEN STREET
(RIGHT-OF-WAY WIDTH VARIES)

3.355 ACRES (BY DEED)
CITY OF BURLESON, TEXAS
C.C.F. NO. 2022-25699
O.P.R.J.C.T.

P.O.C.
FND 5/8"IR
W/CAP STAMPED
"GORRONDONA"

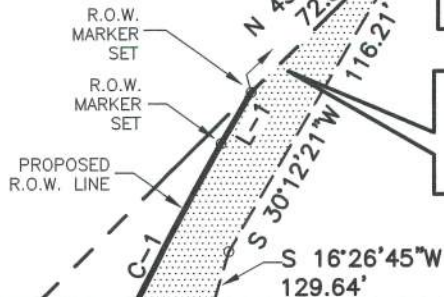
3.684 ACRES (BY DEED)
CITY OF BURLESON
C.C.F. NO. 2022-37915
O.P.R.J.C.T.

0.142 ACRES (BY DEED)
CITY OF BURLESON
C.C.F. No. 2016-11368
O.P.R.J.C.T.

REMAINDER OF
1.40 ACRES (BY DEED)
TARBRAX INVESTMENTS, LTD.
C.C.F. No. 2013-11961
O.P.R.J.C.T.

H. G. CATLETT SURVEY
ABSTRACT No. 186

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 30°12'21"E	18.53'



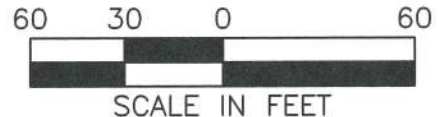
**PERMANENT GRADING
EASEMENT AREA**
**0.119 ACRES OR
5,175 SQ. FT.**

MATCHLINE "A"

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	740.00'	12°33'41"	N 23°55'31"E	161.91'	162.24'

NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.



THE CITY OF
BURLESON
TEXAS

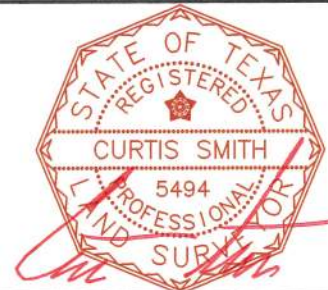
City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBRURY ROAD PH. 2
HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 GE CITY PROJ. NO. ST2202
PERMANENT GRADING EASEMENT
OWNER: CITY OF BURLESON
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS
ACQUISITION AREA: 0.119 ACRES OR 5,175 SQUARE FEET
WHOLE PROPERTY ACREAGE: 3.684 ACRES (BY DEED)

JOB No. FNL_1504.00 DRAWN BY: JM CAD FILE: 9 GE.DWG
DATE: AUGUST 15, 2023 EXHIBIT B PAGE 1 OF 2 SCALE: 1" = 60'



CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

EXHIBIT "B"
PARCEL No. 9 GE

MATCHLINE "A"

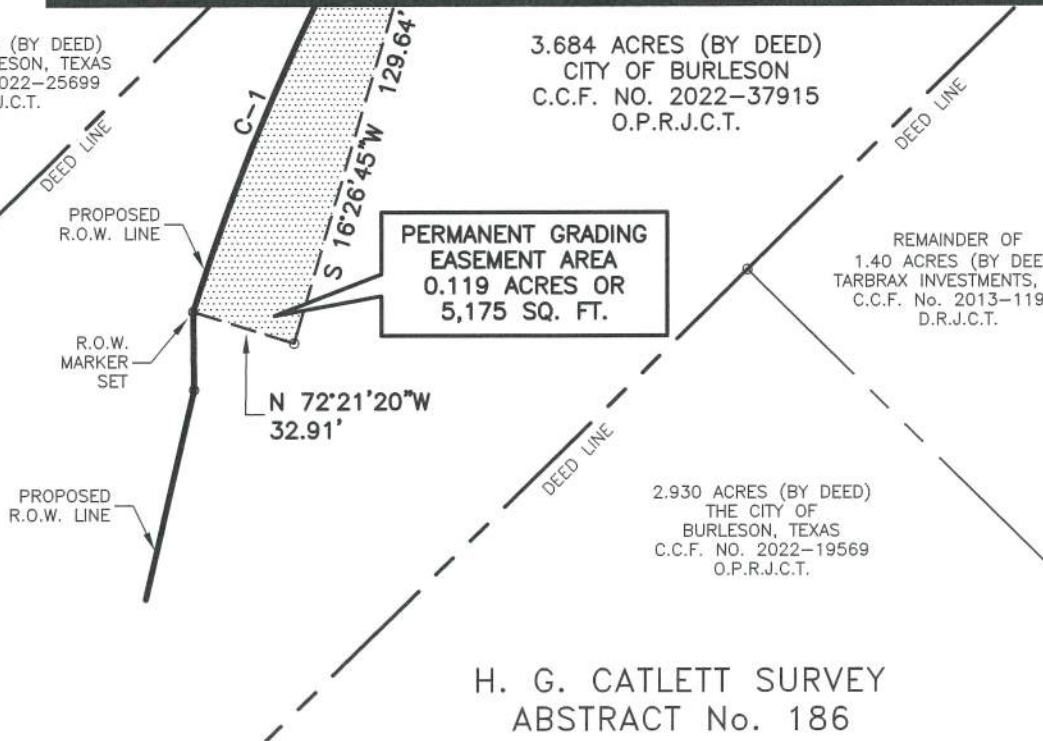
3.355 ACRES (BY DEED)
CITY OF BURLESON, TEXAS
C.C.F. NO. 2022-25699
O.P.R.J.C.T.

3.684 ACRES (BY DEED)
CITY OF BURLESON
C.C.F. NO. 2022-37915
O.P.R.J.C.T.

REMAINDER OF
1.40 ACRES (BY DEED)
TARBRAX INVESTMENTS, LTD.
C.C.F. No. 2013-11961
D.R.J.C.T.

2.930 ACRES (BY DEED)
THE CITY OF
BURLESON, TEXAS
C.C.F. NO. 2022-19569
O.P.R.J.C.T.

H. G. CATLETT SURVEY
ABSTRACT No. 186

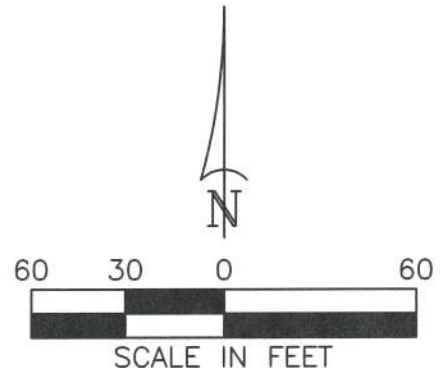


CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	740.00'	12°33'41"	N 23°55'31"E	161.91'	162.24'

NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.



THE CITY OF
BURLESON
TEXAS

City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2
HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 GE CITY PROJ. NO. ST2202
PERMANENT GRADING EASEMENT
OWNER: CITY OF BURLESON
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS
ACQUISITION AREA: 0.119 ACRES OR 5,175 SQUARE FEET
WHOLE PROPERTY ACREAGE: 3.684 ACRES (BY DEED)

JOB No. FNL_1504.00 DRAWN BY: JM CAD FILE: 9 GE.DWG
DATE: AUGUST 15, 2023 EXHIBIT B PAGE 2 OF 2 SCALE: 1" = 60'



CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**CITY OF BURLESON, TEXAS
PERMANENT GRADING EASEMENT**

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

That, The CITY OF BURLESON, of the County of JOHNSON, State of Texas, GRANTOR herein, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid by the City of Burleson, Texas, a municipal corporation of Johnson County, Texas, GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged and confessed, does hereby grant, sell and convey to GRANTEE a permanent and perpetual easement for the purpose of installing, constructing, repairing, maintaining, altering, replacing, relocating, rebuilding, removing, and grading improvements, and all necessary appurtenances thereto, in, into, upon, over, across and under that land in Johnson County Texas, recorded in Johnson County described on Exhibit "A" and depicted on Exhibit "B", attached hereto and made a part hereof, together with the right of ingress and egress as necessary for such purposes.

GRANTOR covenants and agrees that GRANTEE shall have the right to excavate and fill upon said permanent easement and to remove from said permanent easement, any fences, buildings or other obstructions as may now be found upon said permanent easement together with the right of ingress and egress over Grantor's adjacent lands to or from said right-of-way for the purpose of constructing, improving, reconstructing, repairing, inspecting, maintaining and removing said drainage system and appurtenances; the right to remove all trees within the permanent easement; the right to prevent possible interference with the operation of said drainage system and to remove possible hazard thereto; and the right to prevent the construction within the easement of any building, structure or other obstruction, including the planting of trees, which may endanger or interfere with the efficiency, safety and convenient operation of said drainage system and its appurtenances.

The permanent easement herein dedicated shall run with the land and forever be a right in and to the land belonging to said GRANTOR, its heirs, representatives, successors and assigns.

TO HAVE AND TO HOLD the above-described permanent easement, with the right of ingress and egress thereto, together with all and singular, the rights and appurtenances thereto, anywise belonging unto the said GRANTEE, its successors and assigns forever; and GRANTOR does hereby bind itself, its heirs, representatives, successors and assigns, to warrant and to forever defend all and singular the premises unto the GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim same or any part thereof.

WITNESS OUR HANDS, this the _____ day of _____, 2026.

GRANTOR:

Name (Signature)

Name (Print)

Title

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

BEFORE ME, the undersigned authority in and for Johnson County, Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

Notary Public in and for the
State of Texas

My Commission Expires:

Type or Print Notary's Name

**ALSBURY ROAD PH. 2 HULEN to CR 1020 (BRIDGE)
CITY PROJECT No. ST2202
PARCEL No. 9 GE 2
2441 SW HULEN STREET
H. G. CATLETT SURVEY, ABSTRACT No. 186**

EXHIBIT "A"

Being a permanent grading easement situated in the H. G. Catlett Survey, Abstract No. 186, City of Burleson, Johnson County, Texas, said permanent grading easement being a portion of a 3.355 acre tract of land (by deed) described in deed to City of Burleson, Texas as recorded in County Clerk's File No. 2022-25699 of the Official Public Records of Johnson County, Texas, said permanent grading easement being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "GORRONDONA" found for the north corner of said 3.355 acre tract of land, said 5/8 inch iron rod with cap stamped "GORRONDONA" being the west corner of a 0.612 acre tract of land (by deed) described in deed to City of Burleson as recorded in County Clerk's File No. 2015-3966 of said Official Public Records of Johnson County, Texas, said 5/8 inch iron rod with cap stamped "GORRONDONA" being an exterior corner of the existing southwest right-of-way line of SW Hulen Street (right-of-way width varies), said 5/8 inch iron rod with cap stamped "GORRONDONA" also being in the southeast line of a 3.836 acre tract of land (by deed) described in deed to Cadet Ventures, LLC as recorded in County Clerk's File No. 2019-12892 of said Official Public Records of Johnson County, Texas, from which a 5/8 inch iron rod with cap stamped "GORRONDONA" found for the south corner of a 0.125 acre tract of land (by deed) described in deed to City of Burleson as recorded in County Clerk's File No. 2015-3965 of said Official Public Records of Johnson County bears North 45 degrees 22 minutes 01 seconds East, a distance of 60.47 feet, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the southeast line of said 3.836 acre tract of land, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being in the existing southwest right-of-way line of said SW Hulen Street; **THENCE**, South 45 degrees 13 minutes 02 seconds East, with the northeast line of said 3.355 acre tract of land, with the southwest line of said 0.612 acre tract of land and with the existing southwest right-of-way line of said SW Hulen Street, a distance of 10.95 feet to the **POINT OF BEGINNING** of the herein described permanent grading easement;

THENCE South 45 degrees 13 minutes 02 seconds East, with the northeast line of said 3.355 acre tract of land, with the southwest line of said 0.612 acre tract of land and with the existing southwest right-of-way line of said SW Hulen Street, a distance of 7.23 feet to a R.O.W. Marker set for the intersection of the existing southwest right-of-way line of said SW Hulen Street, the northeast line of said 3.355 acre tract of land and the southwest line of said 0.612 acre tract of land with the proposed northwesterly right-of-way line of Alsbury Boulevard (right-of-way width varies), from which a 5/8 inch iron rod with cap stamped "GORRONDONA" found for the east corner of said 3.355 acre tract of land bears South 45 degrees 13 minutes 02 seconds East, a distance of 159.57 feet, said 5/8 inch iron rod with cap stamped "GORRONDONA" being the south corner of said 0.612 acre tract of land, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the northwest line of a 3.684 acre tract of land (by deed) described in deed to City of Burleson as recorded in County Clerk's File No. 2022-37915 of said Official Public Records of Johnson County, Texas, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being the intersection of the existing southwest right-of-way line of said SW Hulen Street, with the proposed southeasterly right-of-way line of said Alsbury Boulevard;

THENCE South 29 degrees 27 minutes 32 seconds West, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 187.73 feet to a R.O.W. Marker set for the beginning of a curve to the left having a radius of 860.00 feet, a central angle of 10 degrees 19 minutes 23 seconds and whose chord bears South 24 degrees 17 minutes 50 seconds West, a distance of 154.74 feet;

THENCE with said curve to the left and with the proposed northwesterly right-of-way line of said Alsbury Boulevard, an arc length of 154.95 feet to a R.O.W. Marker set for corner;

THENCE North 70 degrees 51 minutes 51 seconds West, a distance of 25.00 feet to a point for the beginning of a non-tangent curve to the right having a radius of 885.00 feet, a central angle of 10 degrees 19 minutes 23 seconds and whose chord bears North 24 degrees 17 minutes 50 seconds East, a distance of 159.23 feet;

THENCE with said non-tangent curve to the right, an arc length of 159.45 feet to a point for corner;

THENCE North 34 degrees 53 minutes 25 seconds East, a distance of 190.49 feet to the **POINT OF BEGINNING** and containing 0.160 acres or 6,955 square feet of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) R.O.W. markers along proposed right-of-way line are a 5/8 inch iron rod set with blue cap stamped "GORRONDONA" unless otherwise noted.
- (3) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.

Date: September 12, 2023



Curtis Smith
Registered Professional Land Surveyor
No. 5494
Texas Firm No. 10106900



EXHIBIT "B"

PARCEL No. 9 GE 2

H. G. CATLETT SURVEY
ABSTRACT No. 186

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 45°13'02"E	10.95'
L-2	S 45°13'02"E	7.23'

P.O.C.
FND 5/8"IR
W/CAP STAMPED
"GORRONDONA"

P.O.B.

PERMANENT GRADING
EASEMENT AREA
0.160 ACRES OR
6,955 SQ. FT.

3.836 ACRES (BY DEED)
CADET VENTURES, LLC
C.C.F. No. 2019-12892
O.P.R.J.C.T.

0.125 ACRES (BY DEED)
CITY OF BURLESON
C.C.F. No. 2015-3965
O.P.R.J.C.T.

SW HULEN STREET
(RIGHT-OF-WAY WIDTH VARIES)

0.612 ACRES (BY DEED)
CITY OF BURLESON
C.C.F. No. 2015-3966
O.P.R.J.C.T.

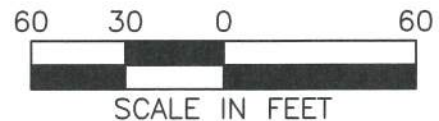
3.355 ACRES (BY DEED)
CITY OF BURLESON, TEXAS
C.C.F. NO. 2022-25699
O.P.R.J.C.T.

3.684 ACRES (BY DEED)
CITY OF BURLESON
C.C.F. NO. 2022-37915
O.P.R.J.C.T.

MATCHLINE "A"

NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.



THE CITY OF
BURLESON
TEXAS

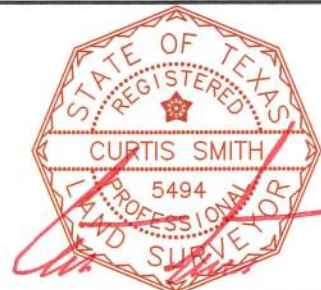
City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2 HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 GE 2 CITY PROJ. NO. ST2202
PERMANENT GRADING EASEMENT
OWNER: CITY OF BURLESON, TEXAS
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS
ACQUISITION AREA: 0.160 ACRES OR 6,955 SQUARE FEET
WHOLE PROPERTY ACREAGE: 3.355 ACRES (BY DEED)

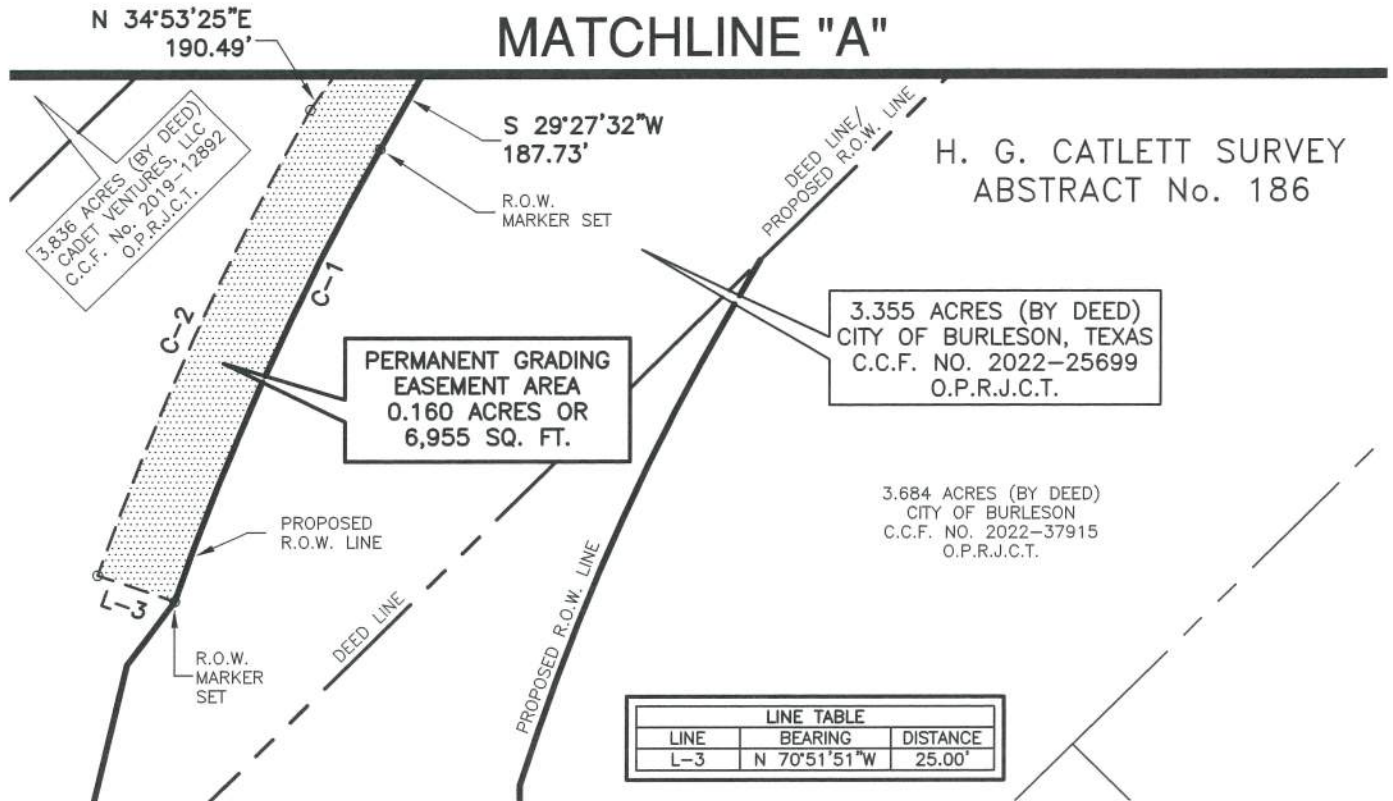
JOB No. FNI_1504.00 DRAWN BY: JM CAD FILE: 9 GE 2.DWG
DATE: SEPTEMBER 12, 2023 EXHIBIT B PAGE 1 OF 2 SCALE: 1" = 60'



CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

EXHIBIT "B"
PARCEL No. 9 GE 2

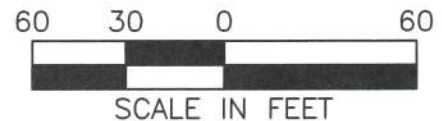
MATCHLINE "A"



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	860.00'	10°19'23"	S 24°17'50"W	154.74'	154.95'
C-2	885.00'	10°19'23"	N 24°17'50"E	159.23'	159.45'

NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.



THE CITY OF
BURLESON
TEXAS

City of Burleson

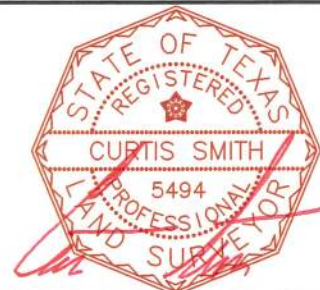
141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBRURY ROAD PH. 2
HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 GE 2 CITY PROJ. NO. ST2202
PERMANENT GRADING EASEMENT
OWNER: CITY OF BURLESON, TEXAS
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS
ACQUISITION AREA: 0.160 ACRES OR 6,955 SQUARE FEET
WHOLE PROPERTY ACREAGE: 3.355 ACRES (BY DEED)

JOB No. FNL_1504.00 DRAWN BY: JM CAD FILE: 9 GE 2.DWG
DATE: SEPTEMBER 12, 2023 EXHIBIT B PAGE 2 OF 2 SCALE: 1" = 60'

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768



CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**CITY OF BURLESON, TEXAS
PERMANENT DRAINAGE EASEMENT**

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

That, The CITY OF BURLESON, of the County of JOHNSON, State of Texas, GRANTOR herein, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid by the City of Burleson, Texas, a municipal corporation of Johnson County, Texas, GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged and confessed, does hereby grant, sell and convey to GRANTEE a permanent and perpetual easement for the purpose of installing, constructing, repairing, maintaining, altering, replacing, relocating, rebuilding, removing, and operating drainage facilities, and all necessary appurtenances thereto, in, into, upon, over, across and under that land in Tarrant County Texas, recorded in Johnson County described on Exhibit "A" and depicted on Exhibit "B", attached hereto and made a part hereof, together with the right of ingress and egress as necessary for such purposes.

GRANTOR covenants and agrees that GRANTEE shall have the right to excavate and fill upon said permanent easement and to remove from said permanent easement, any fences, buildings or other obstructions as may now be found upon said permanent easement together with the right of ingress and egress over Grantor's adjacent lands to or from said right-of-way for the purpose of constructing, improving, reconstructing, repairing, inspecting, maintaining and removing said drainage system and appurtenances; the right to remove all trees within the permanent easement; the right to prevent possible interference with the operation of said drainage system and to remove possible hazard thereto; and the right to prevent the construction within the easement of any building, structure or other obstruction, including the planting of trees, which may endanger or interfere with the efficiency, safety and convenient operation of said drainage system and its appurtenances.

The permanent easement herein dedicated shall run with the land and forever be a right in and to the land belonging to said GRANTOR, its heirs, representatives, successors and assigns.

TO HAVE AND TO HOLD the above-described permanent easement, with the right of ingress and egress thereto, together with all and singular, the rights and appurtenances thereto, anywise belonging unto the said GRANTEE, its successors and assigns forever; and GRANTOR does hereby bind itself, its heirs, representatives, successors and assigns, to warrant and to forever defend all and singular the premises unto the GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim same or any part thereof.

WITNESS OUR HANDS, this the _____ day of _____, 2026.

GRANTOR:

Name (Signature)

Name (Print)

Title

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

BEFORE ME, the undersigned authority in and for Johnson County, Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

Notary Public in and for the
State of Texas

My Commission Expires:

Type or Print Notary's Name

ALSBURY ROAD PH. 2 HULEN to CR 1020 (BRIDGE)
CITY PROJECT No. ST2202
PARCEL No. 9 DE
11013 COUNTY ROAD 1020
H. G. CATLETT SURVEY, ABSTRACT No. 186

EXHIBIT "A"

Being a permanent drainage easement situated in the H. G. Catlett Survey, Abstract No. 186, City of Burleson, Johnson County, Texas, said permanent drainage easement being a portion of a 2.930 acre tract of land (by deed) described in deed to the City of Burleson, Texas as described in County Clerk's File No. 2022-19569 of the Official Public Records of Johnson County, Texas, said permanent drainage easement also being a portion of a 3.684 acre tract of land (by deed) described in deed to City of Burleson, Texas as described in County Clerk's File No. 2022-37915 of said Official Public Records of Johnson County, Texas, said permanent drainage easement being more particularly described by metes and bounds as follows:

COMMENCING at a MAG nail found for the south corner of said 2.930 acre tract of land, said MAG nail being in the northeast line of a 19.816 acre tract of land (by deed) described in deed to Gregory Chretien and Pamela S. Chretien as recorded in Volume 2085, Page 897 of the Deed Records of Johnson County, Texas, said MAG nail being in County Road 1020 (an undedicated right-of-way), from which a 5/8 iron rod found for reference in the existing northwest line of said County Road 1020 bears North 44 degrees 27 minutes 41 seconds West, a distance of 22.67 feet; **THENCE**, North 46 degrees 08 minutes 44 seconds East, with the southeast line of said 2.930 acre tract of land and with said County Road 1020, a distance of 125.91 feet to a MAG nail set for the intersection of the southeast line of said 2.930 acre tract of land with the proposed southeasterly right-of-way line of Alsbury Boulevard (right-of-way width varies); **THENCE**, North 44 degrees 01 minutes 45 seconds West, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 18.41 feet to a R.O.W. Marker set for the **POINT OF BEGINNING** of the herein described permanent drainage easement, said R.O.W. Marker set being an angle point in the proposed southeasterly right-of-way line of said Alsbury Boulevard;

THENCE North 14 degrees 27 minutes 19 seconds East, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, passing at a distance of 7.72 feet, a point in the existing northwest line of said County Road 1020, in all, a distance of 154.34 feet to a R.O.W. Marker set for corner;

THENCE North 09 degrees 28 minutes 26 seconds West, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 25.00 feet to a R.O.W. Marker set for corner;

THENCE North 08 degrees 26 minutes 46 seconds East, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 163.43 feet to a R.O.W. Marker set for corner;

THENCE North 20 degrees 05 minutes 27 seconds East, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 24.68 feet to a R.O.W. Marker set for corner;

THENCE North 13 degrees 03 minutes 45 seconds East, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 104.41 feet to a R.O.W. Marker set for corner;

THENCE North 00 degrees 39 minutes 27 seconds West, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 24.45 feet to a R.O.W. Marker set for corner, from which a 5/8 inch iron rod with cap stamped "GORRONDONA" found for the east corner of a 3.355 acre tract of land (by deed) described in deed to City of Burleson, Texas as recorded in County Clerk's File No. 2022-25699 of said Official Public Records of Johnson County, Texas, bears a chord bearing of North 23 degrees 55 minutes 31 seconds East, a distance of 161.91 feet, North 30 degrees 12 minutes 21 seconds East, a distance of 18.53 feet and North 45 degrees 25 minutes 44 seconds East, a distance of 122.09 feet, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the northwest line of said 3.684 acre tract of land, said 5/8 inch iron rod with cap stamped "GORRONDONA" being the south corner of a 0.612 acre tract of land (by deed) described in deed to City of Burleson as recorded in County Clerk's File No. 2015-3966 of said Official Public Records of Johnson County, Texas, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being the intersection of the existing southwest right-of-way line of SW Hulen Street (right-of-way width varies) with the proposed southeasterly right-of-way line of said Alsbury Boulevard;

THENCE South 72 degrees 21 minutes 20 seconds East, a distance of 32.91 feet to a point for corner;

THENCE South 13 degrees 03 minutes 45 seconds West, a distance of 29.87 feet to a point for corner;

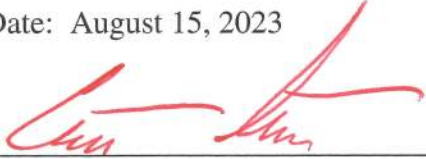
THENCE South 61 degrees 56 minutes 15 seconds East, passing at a distance of 251.13 feet, a point in the existing northwest line of said County Road 1020, in all, a distance of 253.15 feet to a point for corner;

THENCE South 45 degrees 58 minutes 15 seconds West, a distance of 470.40 feet to the **POINT OF BEGINNING** and containing 1.465 acres or 63,812 square feet of land, of which 0.032 acres or 1,394 square feet lies within the existing undedicated right-of-way of said County Road 1020, leaving a net area of 1.433 acres or 62,418 square feet of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) R.O.W. markers along proposed right-of-way line are a 5/8 inch iron rod set with blue cap stamped "GORRONDONA" unless otherwise noted.
- (3) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.

Date: August 15, 2023



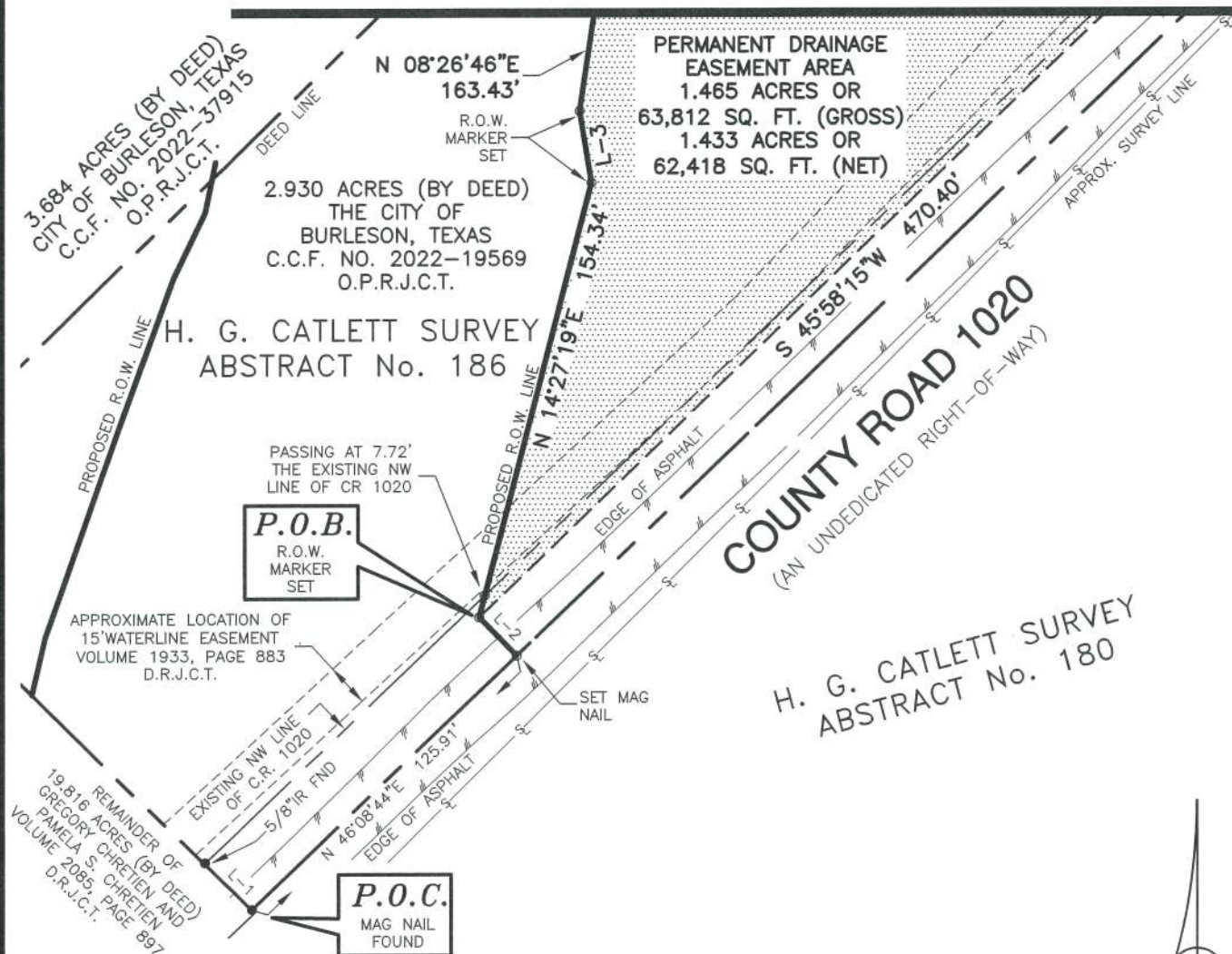
Curtis Smith
Registered Professional Land Surveyor
No. 5494
Texas Firm No. 10106900



EXHIBIT "B"

PARCEL No. 9 DE

MATCHLINE "A"



NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

THE CITY OF
BURLESON
TEXAS

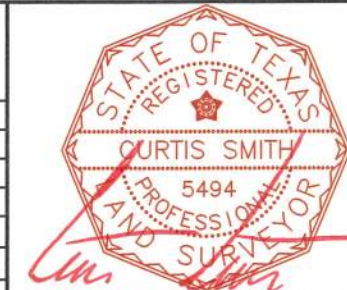
City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBRURY ROAD PH. 2 HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 DE	CITY PROJ. NO. ST2202
PERMANENT DRAINAGE EASEMENT	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 1.465 ACRES OR 63,812 SQUARE FEET (GROSS)	
WHOLE PROPERTY ACREAGE: 6.614 ACRES (BY DEEDS)	

JOB No. FNI_1504.00	DRAWN BY: JM	CAD FILE: 9 DE.DWG
DATE: AUGUST 15, 2023	EXHIBIT B PAGE 1 OF 4	SCALE: 1" = 60'

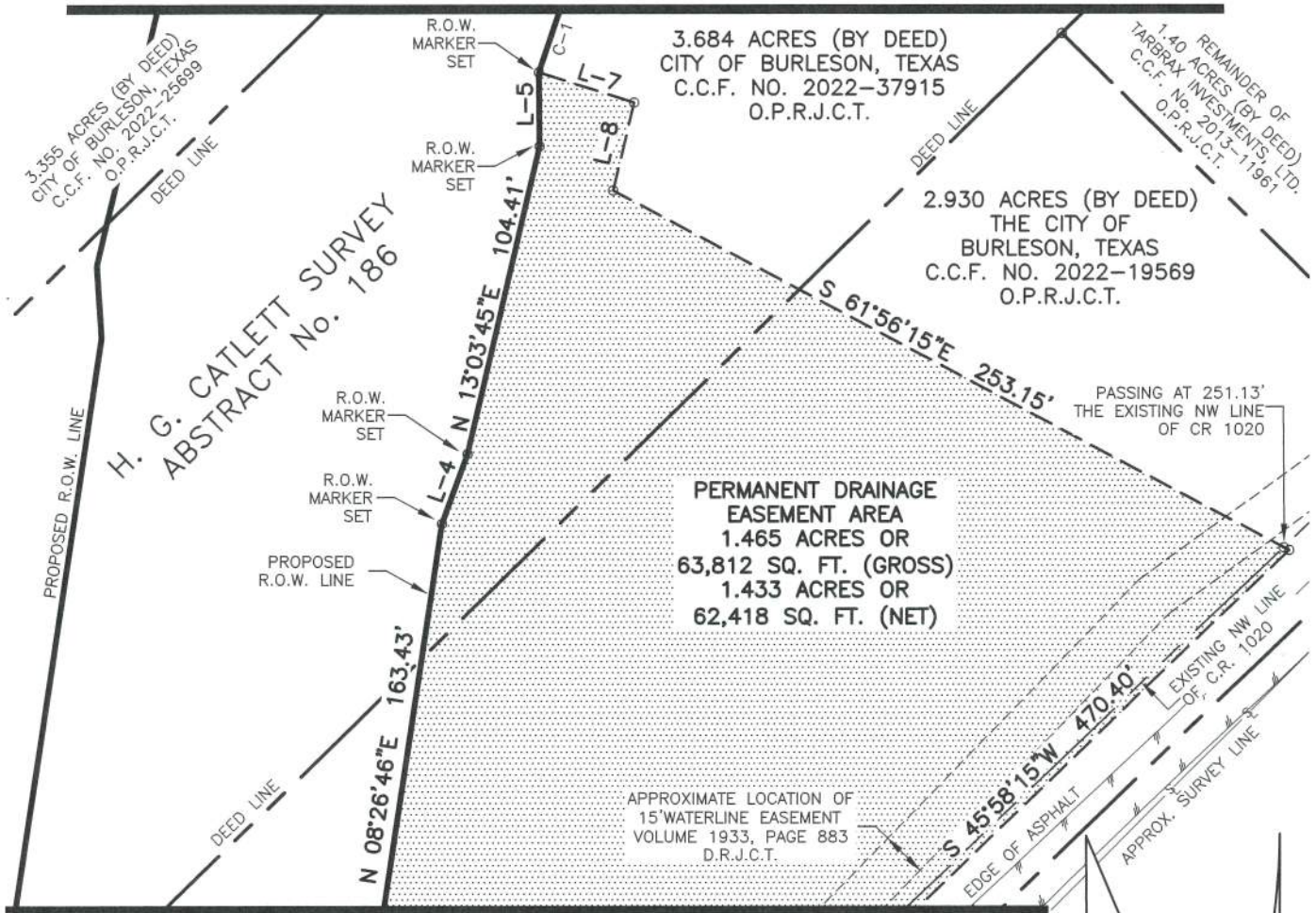


CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

EXHIBIT "B"

PARCEL No. 9 DE

MATCHLINE "B"



NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

COUNTY ROAD 1020

(AN UNDEDICATED RIGHT-OF-WAY)

60 30 0 60

SCALE IN FEET

THE CITY OF
BURLESON
TEXAS

City of Burleson

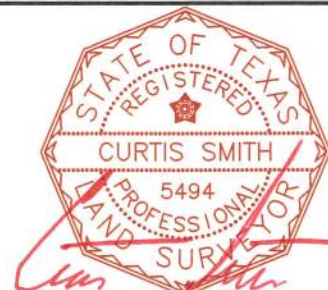
141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBRURY ROAD PH. 2 HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 DE	CITY PROJ. NO. ST2202
PERMANENT DRAINAGE EASEMENT	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 1.465 ACRES OR 63,812 SQUARE FEET (GROSS)	
WHOLE PROPERTY ACREAGE: 6.614 ACRES (BY DEEDS)	

JOB No. FNI_1504.00	DRAWN BY: JM	CAD FILE: 9 DE.DWG
DATE: AUGUST 15, 2023	EXHIBIT B PAGE 2 OF 4	SCALE: 1" = 60'

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768

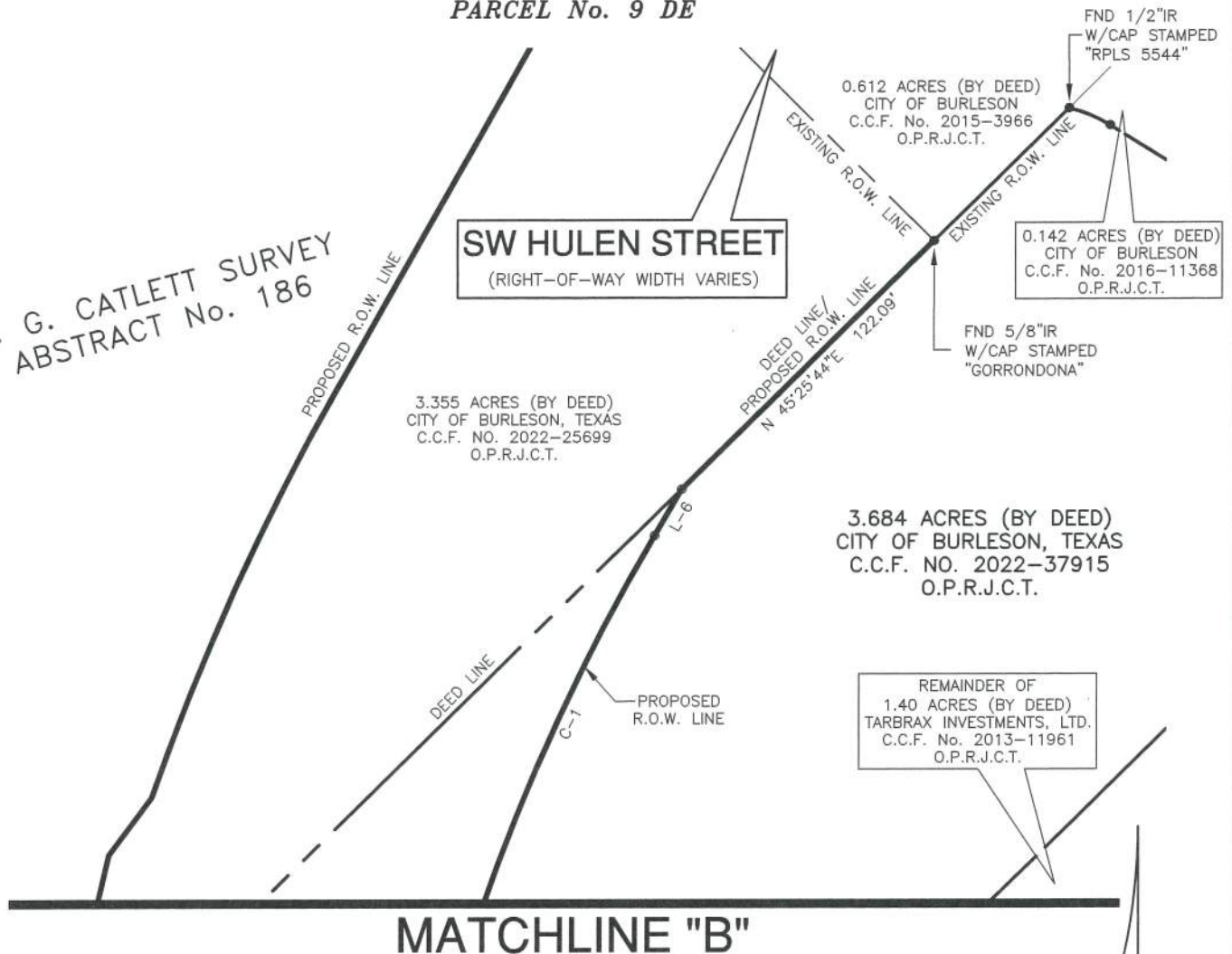


CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

EXHIBIT "B"

PARCEL No. 9 DE

H. G. CATLETT SURVEY
ABSTRACT No. 186



NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.



THE CITY OF
BURLESON
TEXAS

City of Burleson

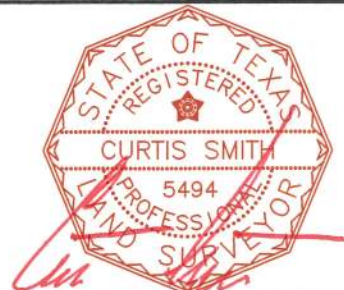
141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBUARY ROAD PH. 2 HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 DE	CITY PROJ. NO. ST2202
PERMANENT DRAINAGE EASEMENT	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 1.465 ACRES OR 63,812 SQUARE FEET (GROSS)	
WHOLE PROPERTY ACREAGE: 6.614 ACRES (BY DEEDS)	

JOB No. FNI_1504.00	DRAWN BY: JM	CAD FILE: 9 DE.DWG
DATE: AUGUST 15, 2023	EXHIBIT B PAGE 3 OF 4	SCALE: 1" = 60'

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768



CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

EXHIBIT "B"

PARCEL No. 9 DE

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	740.00'	12°33'41"	N 23°55'31"E	161.91'	162.24'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 44°27'41"W	22.67'
L-2	N 44°01'45"W	18.41'
L-3	N 09°28'26"W	25.00'
L-4	N 20°05'27"E	24.68'
L-5	N 00°39'27"W	24.45'
L-6	N 30°12'21"E	18.53'
L-7	S 72°21'20"E	32.91'
L-8	S 13°03'45"W	29.87'

NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

THE CITY OF
BURLESON
TEXAS

City of Burleson

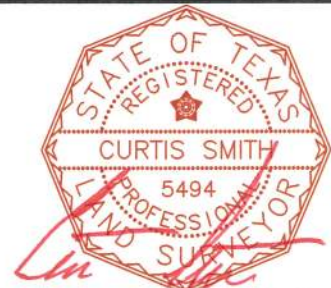
141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBRURY ROAD PH. 2 HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 DE CITY PROJ. NO. ST2202
PERMANENT DRAINAGE EASEMENT
OWNER: CITY OF BURLESON, TEXAS
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS
ACQUISITION AREA: 1.465 ACRES OR 63,812 SQUARE FEET (GROSS)
WHOLE PROPERTY ACREAGE: 6.614 ACRES (BY DEEDS)

JOB No. FNI_1504.00 DRAWN BY: JM CAD FILE: 9 DE.DWG
DATE: AUGUST 15, 2023 EXHIBIT B PAGE 4 OF 4 SCALE: N/A

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768



CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**CITY OF BURLESON, TEXAS
PERMANENT DRAINAGE EASEMENT**

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

That, The CITY OF BURLESON, of the County of JOHNSON, State of Texas, GRANTOR herein, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid by the City of Burleson, Texas, a municipal corporation of Johnson County, Texas, GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged and confessed, does hereby grant, sell and convey to GRANTEE a permanent and perpetual easement for the purpose of installing, constructing, repairing, maintaining, altering, replacing, relocating, rebuilding, removing, and operating drainage facilities, and all necessary appurtenances thereto, in, into, upon, over, across and under that land in Tarrant County Texas, recorded in Johnson County described on Exhibit "A" and depicted on Exhibit "B", attached hereto and made a part hereof, together with the right of ingress and egress as necessary for such purposes.

GRANTOR covenants and agrees that GRANTEE shall have the right to excavate and fill upon said permanent easement and to remove from said permanent easement, any fences, buildings or other obstructions as may now be found upon said permanent easement together with the right of ingress and egress over Grantor's adjacent lands to or from said right-of-way for the purpose of constructing, improving, reconstructing, repairing, inspecting, maintaining and removing said drainage system and appurtenances; the right to remove all trees within the permanent easement; the right to prevent possible interference with the operation of said drainage system and to remove possible hazard thereto; and the right to prevent the construction within the easement of any building, structure or other obstruction, including the planting of trees, which may endanger or interfere with the efficiency, safety and convenient operation of said drainage system and its appurtenances.

The permanent easement herein dedicated shall run with the land and forever be a right in and to the land belonging to said GRANTOR, its heirs, representatives, successors and assigns.

TO HAVE AND TO HOLD the above-described permanent easement, with the right of ingress and egress thereto, together with all and singular, the rights and appurtenances thereto, anywise belonging unto the said GRANTEE, its successors and assigns forever; and GRANTOR does hereby bind itself, its heirs, representatives, successors and assigns, to warrant and to forever defend all and singular the premises unto the GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim same or any part thereof.

WITNESS OUR HANDS, this the _____ day of _____, 2026.

GRANTOR:

Name (Signature)

Name (Print)

Title

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

BEFORE ME, the undersigned authority in and for Johnson County, Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

Notary Public in and for the
State of Texas

My Commission Expires:

Type or Print Notary's Name

ALSBURY ROAD PH. 2 HULEN to CR 1020 (BRIDGE)
CITY PROJECT No. ST2202
PARCEL No. 9 DE 2
11013 COUNTY ROAD 1020
H. G. CATLETT SURVEY, ABSTRACT No. 186

EXHIBIT "A"

Being a permanent drainage easement situated in the H. G. Catlett Survey, Abstract No. 186, City of Burleson, Johnson County, Texas, said permanent drainage easement being a portion of a 2.930 acre tract of land (by deed) described in deed to the City of Burleson, Texas as recorded in County Clerk's File No. 2022-19569 of the Official Public Records of Johnson County, Texas, said permanent drainage easement being a portion of a 3.684 acre tract of land (by deed) described in deed to City of Burleson, Texas as recorded in County Clerk's File No. 2022-37915 of said Official Public Records of Johnson County, Texas, said permanent drainage easement also being a portion of a 3.355 acre tract of land (by deed) described in deed to City of Burleson, Texas as recorded in County Clerk's File No. 2022-25699 of said Official Public Records of Johnson County, Texas, said permanent drainage easement being more particularly described by metes and bounds as follows:

COMMENCING at a MAG nail found for the south corner of said 2.930 acre tract of land, said MAG nail being in the northeast line of a 19.816 acre tract of land (by deed) described in deed to Gregory Chretien and Pamela S. Chretien as recorded in Volume 2085, Page 897 of the Deed Records of Johnson County, Texas, said MAG nail being in County Road 1020 (an undedicated right-of-way), from which a 5/8 iron rod found for reference in the existing northwest line of said County Road 1020 bears North 44 degrees 27 minutes 41 seconds West, a distance of 22.67 feet; **THENCE**, North 45 degrees 19 minutes 25 seconds West, with the southwest line of said 2.930 acre tract of land and with the northeast line of said 19.816 acre tract of land, a distance of 105.19 feet to a R.O.W. Marker set for the **POINT OF BEGINNING** of the herein described permanent drainage easement, said R.O.W. Marker being the intersection of the southwest line of said 2.930 acre tract of land and the northeast line of said 19.816 acre tract of land with the proposed northwesterly right-of-way line of Alsbury Boulevard (right-of-way width varies);

THENCE North 45 degrees 19 minutes 25 seconds West, with the southwest line of said 2.930 acre tract of land and with the northeast line of said 19.816 acre tract of land, a distance of 25.26 feet to a point for the beginning of a non-tangent curve to the left having a radius of 715.00 feet, a central angle 17 degrees 07 minutes 22 seconds and whose chord bears North 16 degrees 50 minutes 30 seconds East, a distance of 212.88 feet, from which a 1/2 inch iron rod found for the west corner of said 3.684 acre tract of land bears North 45 degrees 19 minutes 25 seconds West, a distance of 232.90 feet, said 1/2 inch iron rod being the south corner of said 3.355 acre tract of land, said 1/2 inch iron rod also being in the northeast line of said 19.816 acre tract of land;

THENCE with said non-tangent curve to the left, an arc length of 213.68 to a point for corner;

THENCE North 08 degrees 26 minutes 49 seconds East, a distance of 197.93 feet to a point for the beginning of a curve to right having a radius of 885.00 feet, a central angle of 10 degrees 41 minutes 23 seconds, and whose chord bears North 13 degrees 47 minutes 27 seconds East, a distance of 164.88 feet;

THENCE with said curve to the right, an arc length of 165.12 feet to a point for corner;

THENCE South 70 degrees 51 minutes 51 seconds East, a distance of 25.00 feet to a R.O.W. Marker set for corner in the proposed northwesterly right-of-way line of said Alsbury Boulevard, from which a 5/8 inch iron rod with cap stamped "GORRONDONA" found for the north corner of said 3.355 acre tract of land bears a chord bearing of North 24 degrees 17 minutes 50 seconds East, a distance of 154.74 feet, North 29 degrees 27 minutes 32 seconds East, a distance of 187.73 feet and North 45 degrees 13 minutes 02 seconds West, a distance of 18.18 feet, said 5/8 inch iron rod with cap stamped "GORRONDONA" being the west corner of a 0.612 acre tract of land (by deed) described in deed to City of Burleson, as recorded in County Clerk's File No. 2015-3966 of said Official Public Records of Johnson County, Texas, said 5/8 inch iron rod with cap stamped "GORRONDONA" being an exterior corner of the existing southwest right-of-way line of SW Hulen Street (right-of-way width varies), said 5/8 inch iron rod with cap stamped "GORRONDONA" also being in the southeast line of a 3.836 acre tract of land (by deed) described in deed to Cadet Ventures, LLC as recorded in County Clerk's File No. 2019-12892 of said Official Public Records of Johnson County, Texas;

THENCE South 36 degrees 32 minutes 31 seconds West, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 24.66 feet to a R.O.W. Marker set for corner;

THENCE South 13 degrees 03 minutes 45 seconds West, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 104.41 feet to a R.O.W. Marker set for corner;

THENCE South 03 degrees 49 minutes 09 seconds East, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 23.98 feet to a R.O.W. Marker set for corner;

THENCE South 08 degrees 26 minutes 46 seconds West, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 210.27 feet to a R.O.W. Marker set for the beginning of a curve to the right having a radius of 740.00 feet, a central angle of 03 degrees 56 minutes 02 seconds and whose chord bears South 10 degrees 24 minutes 47 seconds West, a distance of 50.80 feet;

THENCE with said curve to the right, and with the proposed northwesterly right-of-way line of said Alsbury Boulevard, an arc length of 50.81 feet to a R.O.W. Marker set for corner;

THENCE South 25 degrees 13 minutes 36 seconds West, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 25.00 feet to a R.O.W. Marker set for corner;

THENCE South 19 degrees 27 minutes 19 seconds West, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 131.20 feet to a R.O.W. Marker set for corner;

THENCE South 13 degrees 17 minutes 40 seconds West, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 20.05 feet to the **POINT OF BEGINNING** and containing 0.293 acres or 12,744 square feet of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) R.O.W. markers along proposed right-of-way line are a 5/8 inch iron rod set with blue cap stamped "GORRONDONA" unless otherwise noted.
- (3) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.

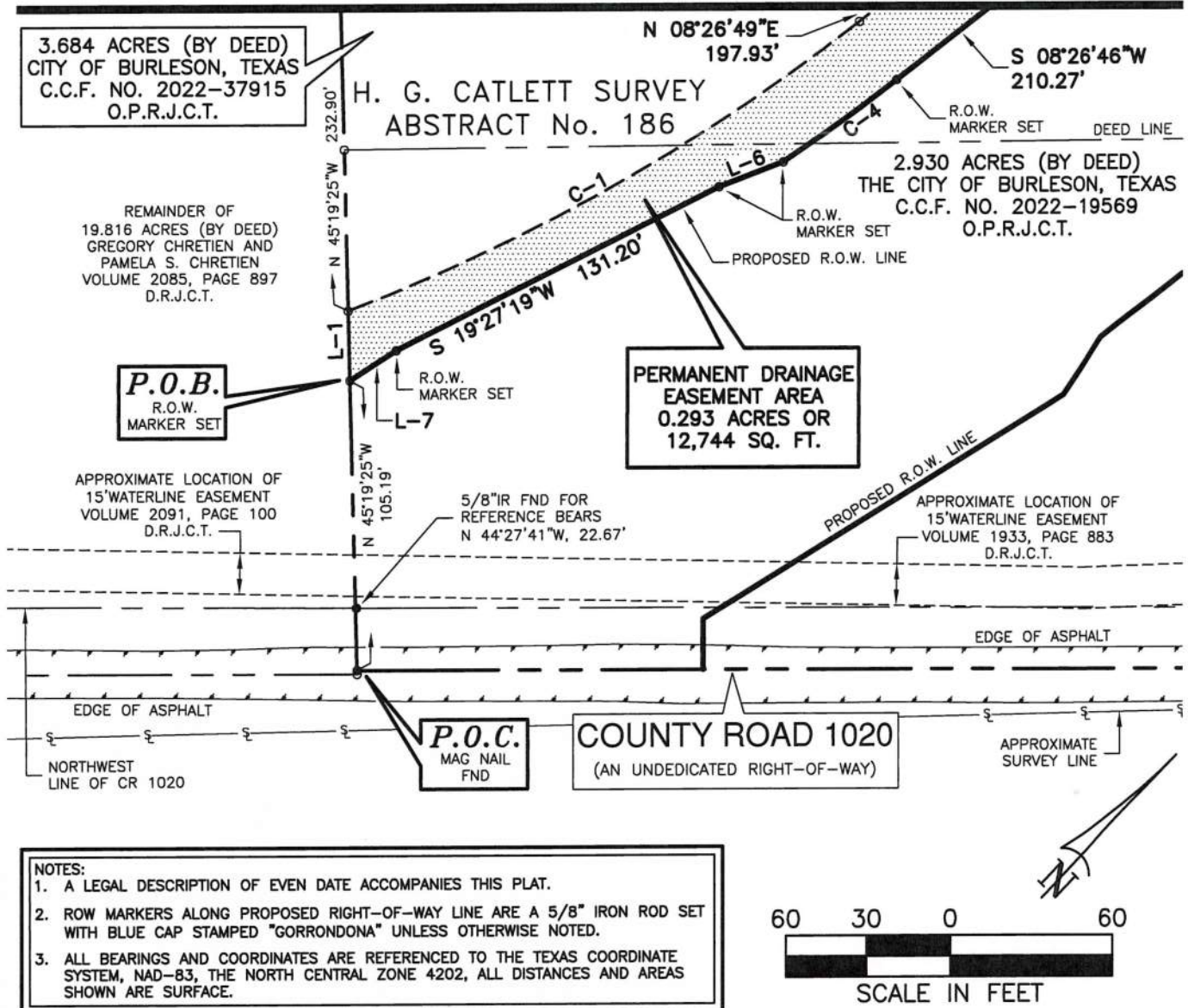
Date: February 6, 2024



Curtis Smith
Registered Professional Land Surveyor
No. 5494
Texas Firm No. 10106900



EXHIBIT "B"
PARCEL No. 9 DE 2
MATCHLINE "A"



THE CITY OF
BURLESON
TEXAS

City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2
HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 DE 2	CITY PROJ. NO. ST2202
PERMANENT DRAINAGE EASEMENT	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 0.293 ACRES OR 12,744 SQUARE FEET	
WHOLE PROPERTY ACREAGE: 9.969 ACRES (BY DEEDS)	

JOB No. FNL1504.00	DRAWN BY: JM	CAD FILE: 9 DE 2_REV1.DWG
DATE: FEBRUARY 6, 2024	EXHIBIT B PAGE 1 OF 4	SCALE: 1" = 60'

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768



CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10108900

EXHIBIT "B"
PARCEL No. 9 DE 2

H. G. CATLETT SURVEY
ABSTRACT No. 186

3.355 ACRES (BY DEED)
CITY OF BURLESON, TEXAS
C.C.F. NO. 2022-25699
O.P.R.J.C.T.

3.684 ACRES (BY DEED)
CITY OF BURLESON, TEXAS
C.C.F. NO. 2022-37915
O.P.R.J.C.T.

PERMANENT DRAINAGE
EASEMENT AREA
0.293 ACRES OR
12,744 SQ. FT.

DEED LINE

FND 1/2"IR

R.O.W.
MARKER SET

N 08°26'49"E 197.93'
S 08°26'46"W 210.27'

C-2

L-4

L-5

MATCHLINE "B"

MATCHLINE "A"

NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

60 30 0 60

SCALE IN FEET

THE CITY OF
BURLESON
TEXAS

City of Burleson

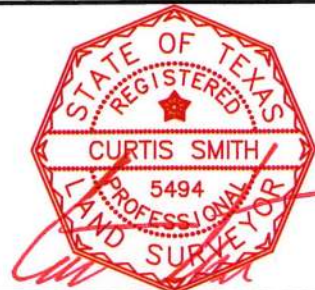
141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2
HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 DE 2	CITY PROJ. NO. ST2202
PERMANENT DRAINAGE EASEMENT	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 0.293 ACRES OR 12,744 SQUARE FEET	
WHOLE PROPERTY ACREAGE: 9.969 ACRES (BY DEEDS)	

JOB No. FNI_1504.00	DRAWN BY: JM	CAD FILE: 9 DE 2_REV1.DWG
DATE: FEBRUARY 6, 2024	EXHIBIT B PAGE 2 OF 4	SCALE: 1" = 60'

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 680 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768



CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

EXHIBIT "B"

PARCEL No. 9 DE 2

FND 5/8" IR W/
CAP STAMPED
"GORRONDONA"

N 45°13'02"W
18.18'

3.836 ACRES (BY DEED)
CADET VENTURES, LLC
C.C.F. No. 2019-12892
O.P.R.J.C.T.

PERMANENT DRAINAGE
EASEMENT AREA
0.293 ACRES OR
12,744 SQ. FT.

0.612 ACRES (BY DEED)
CITY OF BURLESON
C.C.F. No. 2015-3966
O.P.R.J.C.T.

PROPOSED R.O.W. LINE

N 29°27'32"E 187.73'

EXISTING R.O.W. LINE

3.355 ACRES (BY DEED)
CITY OF BURLESON, TEXAS
C.C.F. NO. 2022-25699
O.P.R.J.C.T.

SW HULEN STREET
(RIGHT-OF-WAY WIDTH VARIES)

DEED LINE/PROPOSED
R.O.W. LINE

DEED LINE

PROPOSED R.O.W. LINE

3.684 ACRES (BY DEED)
CITY OF BURLESON, TEXAS
C.C.F. NO. 2022-37915
O.P.R.J.C.T.

H. G. CATLETT SURVEY
ABSTRACT No. 186

NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

60 30 0 60
SCALE IN FEET

THE CITY OF
BURLESON
TEXAS

City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2 HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 DE 2	CITY PROJ. NO. ST2202
PERMANENT DRAINAGE EASEMENT	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 0.293 ACRES OR 12,744 SQUARE FEET	
WHOLE PROPERTY ACREAGE: 9.969 ACRES (BY DEEDS)	

JOB No. FNI_1504.00	DRAWN BY: JM	CAD FILE: 9 DE 2_REV1.DWG
DATE: FEBRUARY 6, 2024	EXHIBIT B PAGE 3 OF 4	SCALE: 1" = 60'

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768



CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

EXHIBIT "B"
PARCEL No. 9 DE 2

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	715.00'	17°07'22"	N 16°50'30"E	212.88'	213.68'
C-2	885.00'	10°41'23"	N 13°47'27"E	164.88'	165.12'
C-3	860.00'	10°19'23"	N 24°17'50"E	154.74'	154.95'
C-4	740.00'	03°56'02"	S 10°24'47"W	50.80'	50.81'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 45°19'25"W	25.26'
L-2	S 70°51'51"E	25.00'
L-3	S 36°32'31"W	24.66'
L-4	S 13°03'45"W	104.41'
L-5	S 03°49'09"E	23.98'
L-6	S 25°13'36"W	25.00'
L-7	S 13°17'40"W	20.05'

NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

THE CITY OF
BURLESON
TEXAS

City of Burleson

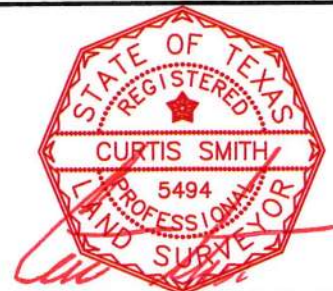
141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2
HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 DE 2 CITY PROJ. NO. ST2202
PERMANENT DRAINAGE EASEMENT
OWNER: CITY OF BURLESON, TEXAS
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS
ACQUISITION AREA: 0.293 ACRES OR 12,744 SQUARE FEET
WHOLE PROPERTY ACREAGE: 9.969 ACRES (BY DEEDS)

JOB No. FNI_1504.00 DRAWN BY: JM CAD FILE: 9 DE 2_REV1.DWG
DATE: FEBRUARY 6, 2024 EXHIBIT B PAGE 4 OF 4 SCALE: N/A

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768



CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**CITY OF BURLESON, TEXAS
PERMANENT PUBLIC UTILITY EASEMENT**

**THE STATE OF TEXAS
COUNTY OF JOHNSON**

**§
§
§**

KNOW ALL MEN BY THESE PRESENTS:

That, The CITY OF BURLESON, of the County of JOHNSON, State of Texas, GRANTOR herein, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid by the City of Burleson, Texas, a municipal corporation of Johnson County, Texas, GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged and confessed, does hereby grant, sell and convey to GRANTEE a permanent and perpetual easement for the purpose of installing, constructing, repairing, maintaining, altering, replacing, relocating, rebuilding, removing, and operating public utility facilities, and all necessary appurtenances thereto, in, into, upon, over, across and under that land in Johnson County Texas, described on Exhibit "A" and depicted on Exhibit "B", attached hereto and made a part hereof, together with the right of ingress and egress as necessary for such purposes.

GRANTOR covenants and agrees that GRANTEE shall have the right to excavate and fill upon said permanent easement and to remove from said permanent easement, any fences, buildings or other obstructions as may now be found upon said permanent easement.

The permanent easement herein dedicated shall run with the land and forever be a right in and to the land belonging to said GRANTOR, its heirs, representatives, successors and assigns.

TO HAVE AND TO HOLD the above-described permanent easement, with the right of ingress and egress thereto, together with all and singular, the rights and appurtenances thereto, anywise belonging unto the said GRANTEE, its successors and assigns forever; and GRANTOR does hereby bind itself, its heirs, representatives, successors and assigns, to warrant and to forever defend all and singular the premises unto the GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim same or any part thereof.

WITNESS OUR HANDS, this the _____ day of _____, 2026

GRANTOR:

Name (Signature)

Name (Print)

Title

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

BEFORE ME, the undersigned authority in and for Johnson County, Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

Notary Public in and for the
State of Texas

My Commission Expires:

Type or Print Notary's Name

ALSBURY ROAD PH. 2 HULEN to CR 1020 (BRIDGE)
CITY PROJECT No. ST2202
PARCEL No. 9 UE
11013 COUNTY ROAD 1020
H. G. CATLETT SURVEY, ABSTRACT No. 186

EXHIBIT "A"

Being a permanent utility easement situated in the H. G. Catlett Survey, Abstract No. 186, City of Burleson, Johnson County, Texas, said permanent utility easement being a portion of a 2.930 acre tract of land described in deed to the City of Burleson, Texas as described in County Clerk's File No. 2022-19569 of the Official Public Records of Johnson County, Texas, said permanent utility easement being more particularly described by metes and bounds as follows:

COMMENCING at a MAG nail found for the south corner of said 2.930 acre tract of land, said MAG nail being in the northeast line of a 19.816 acre tract of land described in deed to Gregory Chretien and Pamela S. Chretien as recorded in Volume 2085, Page 897 of the Deed Records of Johnson County, Texas, said MAG nail being in County Road 1020 (an undedicated right-of-way), from which a 5/8 iron rod found for the reference in the existing northwest line of said County Road 1020 bears North 44 degrees 27 minutes 41 seconds West, a distance of 22.67 feet; **THENCE**, North 46 degrees 08 minutes 44 seconds East, with the southeast line of said 2.930 acre tract of land and with said County Road 1020, a distance of 125.91 feet to a MAG nail set for the **POINT OF BEGINNING** of the herein described permanent utility easement, said MAG nail being the intersection of the southeast line of said 2.930 acre tract of land with the proposed southeasterly right-of-way line of Alsbury Boulevard (right-of-way width varies);

THENCE North 44 degrees 01 minutes 45 seconds West, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 18.41 feet to a R.O.W. Marker set for an angle point in the proposed southeasterly right-of-way line of said Alsbury Boulevard;

THENCE North 45 degrees 58 minutes 15 seconds East, a distance of 539.29 feet to a point for corner in the northeast line of said 2.930 acre tract of land, said point being in the southwest line of a 1.40 acre tract of land as described in deed to Tarbrax Investments, Ltd. as recorded in County Clerk's File No. 2013-11961 of said Official Public Records of Johnson County, Texas, from which a 5/8 inch iron rod with cap stamped "GORRONDONA" found for the east corner of a 3.684 acre tract of land as described in deed to City of Burleson as recorded in County Clerk's File No. 2022-37915 of said Official Public Records of Johnson County, Texas bears North 45 degrees 24 minutes 34 seconds West, a distance of 175.50 feet and North 45 degrees 33 minutes 42 seconds East, a distance of 269.68 feet, said 5/8 inch iron rod with cap stamped "GORRONDONA" being the west corner of a called 0.127 acre tract of land (by deed) described in deed to City of Burleson as recorded in County Clerks' File No. 2015-3966 of said Official Public Records of Johnson County, Texas, said 5/8 inch iron rod with cap stamped "GORRONDONA" being the south corner of a 0.142 acre tract of land described in deed to City of Burleson as recorded in County Clerk's File No. 2016-11368 of said Official Public Records of Johnson County, Texas, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being the intersection of the northwest line of said 1.40 acre tract of land with the existing southwest right-of-way line of SW Hulen Street (right-of-way width varies), and from which a 1/2 inch iron rod found for reference in the existing northwest line of said County Road 1020 bears North 45 degrees 24 minutes 34 seconds West, a distance of 1.61 feet;

THENCE South 45 degrees 24 minutes 34 seconds East, with the northeast line of said 2.930 acre tract of land and with the southwest line of said 1.40 acre tract of land, a distance of 20.06 feet to a point for the east corner of said 2.930 acre tract of land, said point being the south corner of said 1.40 acre tract of land, said point also being in said County Road 1020, from which a MAG nail found for reference bears North 43 degrees 02 minutes 08 seconds West, a distance of 4.35 feet;

THENCE South 46 degrees 08 minutes 44 seconds West, with the southeast line of said 2.930 acre tract of land and with said County Road 1020, a distance of 539.78 feet to the **POINT OF BEGINNING** and containing 0.238 acres or 10,377 square feet of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) R.O.W. markers along proposed right-of-way line are a 5/8 inch iron rod set with blue cap stamped "GORRONDONA" unless otherwise noted.
- (3) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.

Date: August 15, 2023

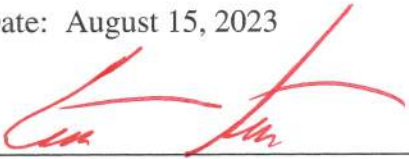

Curtis Smith
Registered Professional Land Surveyor
No. 5494
Texas Firm No. 10106900



EXHIBIT "B"

PARCEL No. 9 UE

MATCHLINE "A"

H. G. CATLETT SURVEY
ABSTRACT No. 186

2.930 ACRES (BY DEED)
THE CITY OF
BURLESON, TEXAS
C.C.F. NO. 2022-19569
O.P.R.J.C.T.

APPROXIMATE LOCATION OF
15' WATERLINE EASEMENT
VOLUME 1933, PAGE 883
D.R.J.C.T.

APPROX.
SURVEY LINE

PROPOSED R.O.W. LINE

R.O.W.
MARKER SET

REMAINDER OF
19.816 ACRES (BY DEED)
GREGORY CHRETIEN AND
PAMELA S. CHRETIEN
VOLUME 2085, PAGE 897
D.R.J.C.T.

COUNTY ROAD 1020
(UNDEDICATED RIGHT-OF-WAY)

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 44°27'41"W	22.67'
L-2	N 44°01'45"W	18.41'

PERMANENT UTILITY
EASEMENT AREA
0.238 ACRES OR
10,377 SQ. FT.

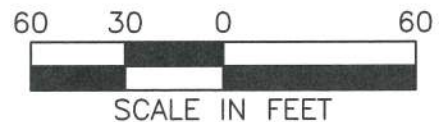
P.O.B.
MAG NAIL
SET

P.O.C.
MAG NAIL
FOUND

H. G. CATLETT SURVEY
ABSTRACT No. 180

NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.



THE CITY OF
BURLESON
TEXAS

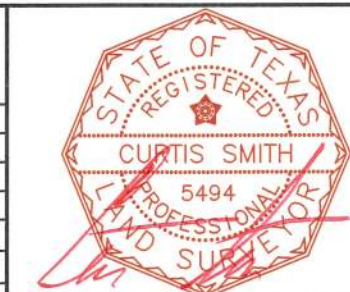
City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBUARY ROAD PH. 2 HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 UE	CITY PROJ. NO. ST2202
PERMANENT UTILITY EASEMENT	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 0.238 ACRES OR 10,377 SQUARE FEET	
WHOLE PROPERTY ACREAGE: 2.930 ACRES (BY DEED)	

JOB No. FNI_1504.00	DRAWN BY: JM	CAD FILE: 9 UE.DWG
DATE: AUGUST 15, 2023	EXHIBIT B PAGE 1 OF 3	SCALE: 1" = 60'



CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM NO. 10106900

EXHIBIT "B"

PARCEL No. 9 UE

MATCHLINE "B"

LINE TABLE		
LINE	BEARING	DISTANCE
L-3	S 45°24'34"E	20.06'

3.684 ACRES (BY DEED)
CITY OF BURLESON, TEXAS
C.C.F. NO. 2022-37915
O.P.R.J.C.T.

H. G. CATLETT SURVEY
ABSTRACT No. 186

REMAINDER OF
1.40 ACRES (BY DEED)
TARBRAX INVESTMENTS, LTD.
C.C.F. No. 2013-11961
O.P.R.J.C.T.

NORTHWEST LINE
OF C.R. 1020

1/2" IR FND FOR
REFERENCE BEARS
N 45°24'34"W 1.61'

L-3
MAG NAIL FND
FOR REFERENCE
BEARS
N 43°02'08"W 4.35'

2.930 ACRES (BY DEED)
THE CITY OF
BURLESON, TEXAS
C.C.F. NO. 2022-19569
O.P.R.J.C.T.

APPROXIMATE LOCATION OF
15" WATERLINE EASEMENT
VOLUME 1933, PAGE 883
D.R.J.C.T.

PERMANENT UTILITY
EASEMENT AREA
0.238 ACRES OR
10,377 SQ. FT.

COUNTY ROAD 1020
(UNDEDICATED RIGHT-OF-WAY)

H. G. CATLETT SURVEY
ABSTRACT No. 180

MATCHLINE "A"

NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.



THE CITY OF
BURLESON
TEXAS

City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSURY ROAD PH. 2 HULEN TO CR 1020 (BRIDGE)

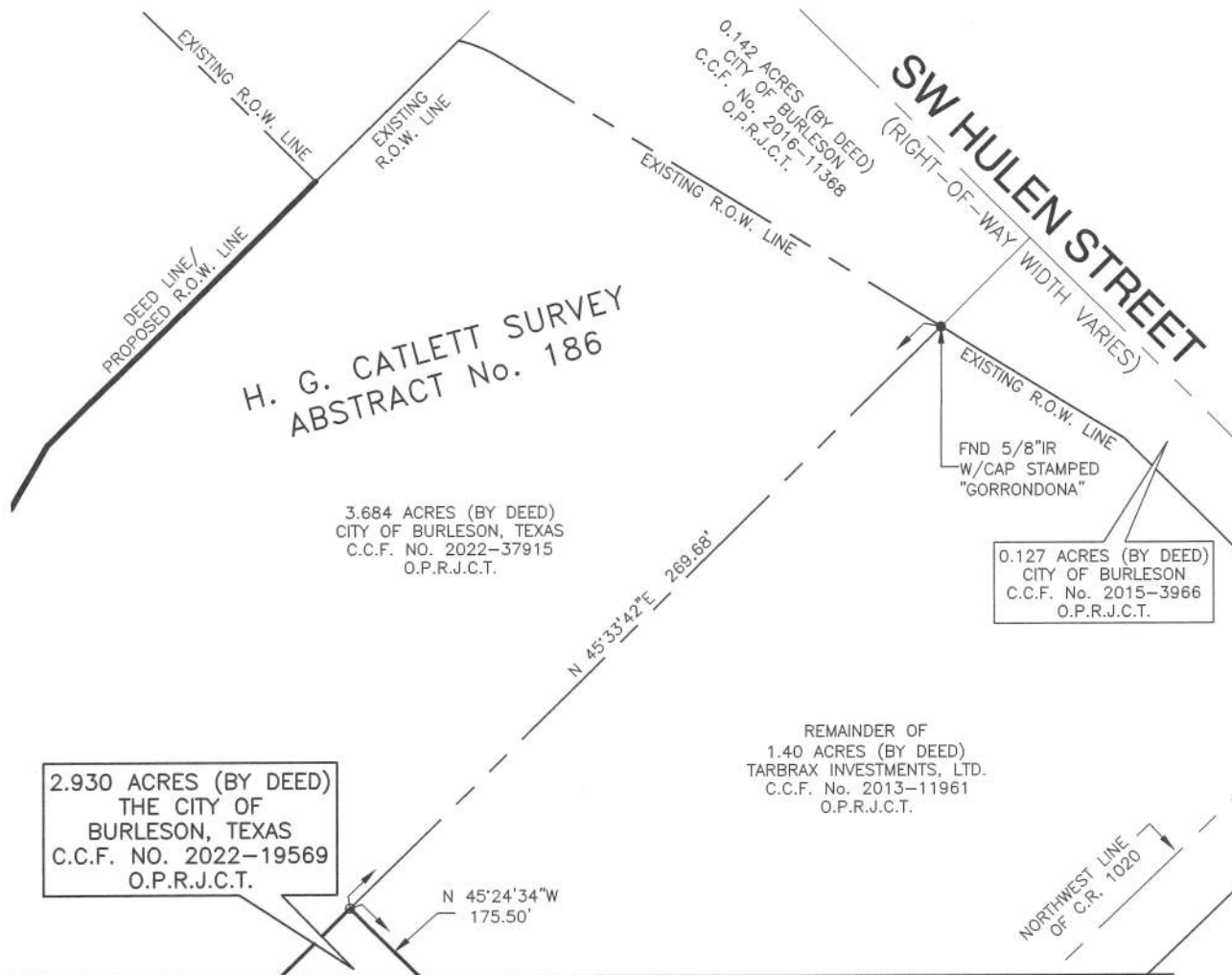
PARCEL NO. 9 UE	CITY PROJ. NO. ST2202
PERMANENT UTILITY EASEMENT	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 0.238 ACRES OR 10,377 SQUARE FEET	
WHOLE PROPERTY ACREAGE: 2.930 ACRES (BY DEED)	

JOB No. FNI_1504.00	DRAWN BY: JM	CAD FILE: 9 UE.DWG
DATE: AUGUST 15, 2023	EXHIBIT B PAGE 2 OF 3	SCALE: 1" = 60'



CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM NO. 10106900

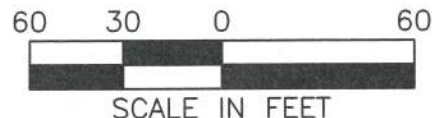
EXHIBIT "B"
PARCEL No. 9 UE



NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

MATCHLINE "B"



THE CITY OF
BURLESON
TEXAS

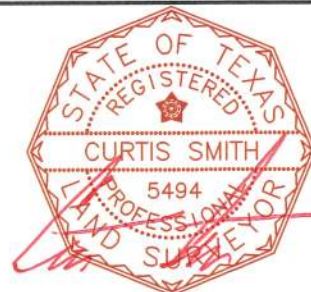
City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2
HULEN TO CR 1020 (BRIDGE)

PARCEL No. 9 UE	CITY PROJ. NO. ST2202
PERMANENT UTILITY EASEMENT	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 0.238 ACRES OR 10,377 SQUARE FEET	
WHOLE PROPERTY ACREAGE: 2.930 ACRES (BY DEED)	

JOB No. FNI_1504.00	DRAWN BY: JM	CAD FILE: 9 UE.DWG
DATE: AUGUST 15, 2023	EXHIBIT B PAGE 3 OF 3	SCALE: 1" = 60'



CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM NO. 10106900