

Proposed Plans for SUP Application – The Phobia Project, LLC

Business Type: Indoor Amusement (Escape Room)

Location: 138 N. Wilson Street, Suite A, Burleson, TX

Proposed Use:

- Operation of an immersive escape room business with up to 5 themed rooms
 - Private groups only, with staggered reservations to reduce traffic flow
 - All escape room activity occurs indoors; no food or alcohol will be hosted by the business
-

Interior Layout:

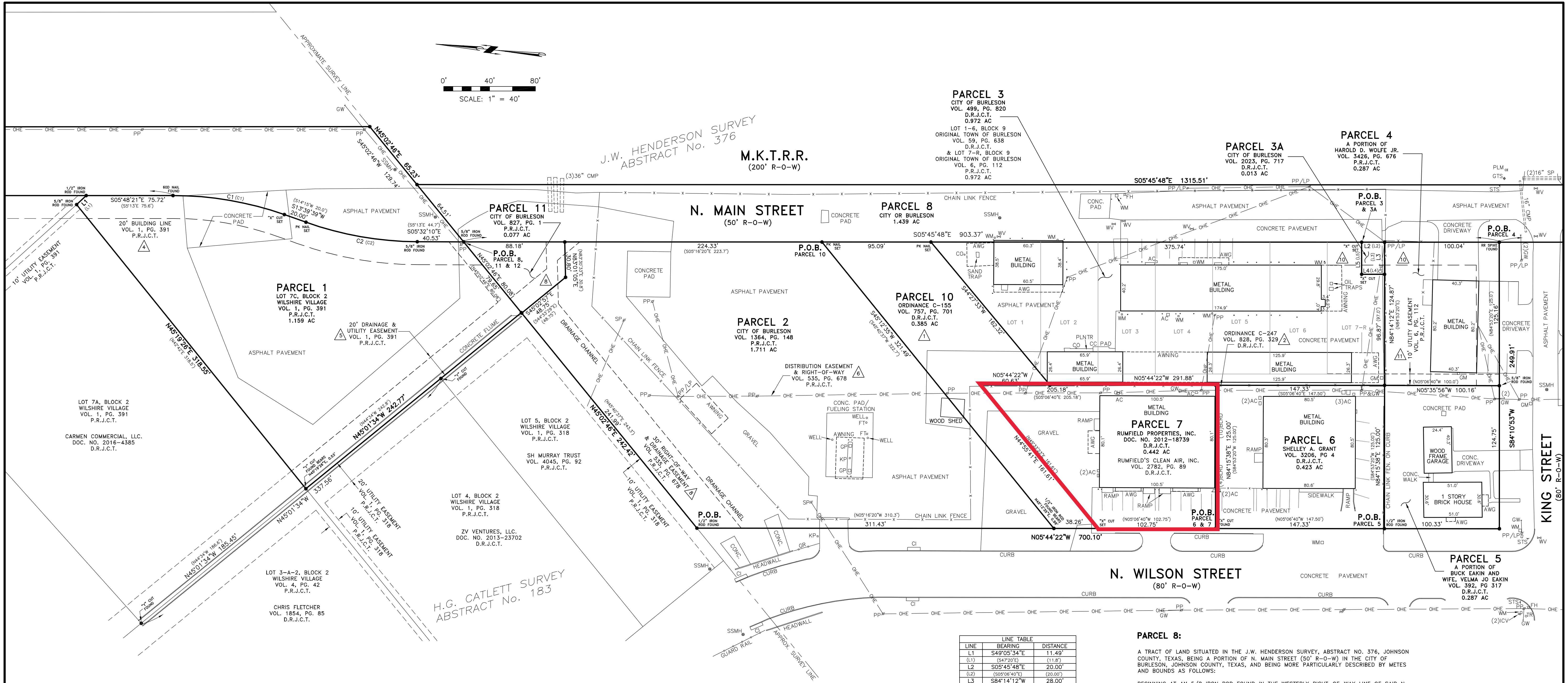
- The space will be divided into multiple individual rooms, arranged to support 5 themed escape room challenges
 - Four of the five escape room challenges will consist of 2 to 3 interconnected rooms, allowing for progressive gameplay and immersive storytelling
 - A central hallway will provide access between rooms and ensure ADA accessibility
 - A foyer and check-in area will serve as the main customer entry point (already in place)
 - A small staff/storage area and existing bathrooms will remain in use upstairs
-

Proposed Changes:

- Construction of new non-loadbearing interior walls to create enclosed rooms
 - Installation of drop ceilings at 10 feet to improve sound isolation and room immersion
 - Cosmetic interior upgrades, including paint, trim, and acoustic treatments
 - Reinstallation of a single illuminated storefront sign using the existing electrical connection (sign permit to be filed separately)
 - A covered, semi-permanent turf patio will be added along the north side of the building, not to exceed 60' L x 20' W (pending property owner approval and subject to coordination with future site improvements)
 - The patio will include lattice or hog panels along the perimeter, weather-resistant curtains, and decorative foliage such as hanging plants and tall potted plants
 - The entire patio structure will be removed upon termination of lease
-

Site Plan Considerations:

- No structural changes to the building exterior at this time
- Existing parking layout and ADA access to remain unchanged
- Proposed patio location will not interfere with future parking lot expansion (final placement pending owner approval)



LEGEND

- AC AIR CONDITIONING UNIT
- AWG AWNING
- BULD BOLLARD
- CC CONCRETE
- CI CURB INLET
- CMP CORRUGATED METAL PIPE
- CO CLEAN OUT
- FI FIRE HYDRANT
- FT FUEL TANK
- GP GAS PUMP
- GR GUARD RAIL
- GTS GAS TEST STATION
- GW GUY WIRE
- ICV IRRIGATION CONTROL VALVE
- KP KEY PAD
- LP LIGHT POLE
- OHE OVERHEAD ELECTRIC
- PP POWER POLE
- P.O.B. POINT OF BEGINNING
- RCP REINFORCED CONCRETE PIPE
- SP STEEL PIPE
- SSMH SANITARY SEWER MANHOLE
- STS STREET SIGN
- TR WATER RISER
- WM WATER METER
- WV WATER VALVE
- BOLLARD
- 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544" UNLESS OTHERWISE NOTED

PARCEL 5:

A TRACT OF LAND SITUATED IN THE J.W. HENDERSON SURVEY, ABSTRACT NO. 376, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO BUCK EAKIN AND WIFE, VELMA JO EAKIN, IN THAT DEED RECORDED IN VOLUME 392, PAGE 317, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND ALSO BEING A PORTION OF LOTS 10 AND 11, BLOCK 9, ORIGINAL TOWN OF BURLESON, ACCORDING TO THAT PLAT RECORDED IN VOLUME 59, PAGE 638, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF N. WILSON STREET FOR THE SOUTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO SHELLEY A. GRANT IN THAT DEED RECORDED IN VOLUME 3206, PAGE 4, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE LEAVING SAID CORNER AND SAID RIGHT-OF-WAY LINE N 84°15'38" W, ALONG THE SOUTH LINE OF SAID GRANT TRACT, A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544", SAID IRON ROD SET ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 7-R, BLOCK 9, ORIGINAL TOWN OF BURLESON, ACCORDING TO THAT PLAT RECORDED IN VOLUME 6, PAGE 112, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND THE NORTHWESTERLY CORNER OF LOT 8-R, BLOCK 9, ORIGINAL TOWN OF BURLESON, ACCORDING TO THAT PLAT RECORDED IN VOLUME 6, PAGE 112, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE LEAVING SAID COMMON CORNER S 05°35'56" E ALONG THE WESTERLY LINE OF SAID LOT 8-R, BLOCK 9, A DISTANCE OF 100.16 FEET TO A 5/8" IRON ROD FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID KING STREET (80' R-O-W) FOR THE SOUTHWEST CORNER OF SAID LOT 8-R, BLOCK 9;

THENCE LEAVING SAID CORNER S 84°10'53" W ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 124.75 FEET FOR THE SOUTHWESTERLY CORNER OF SAID LOT 11, BLOCK 9;

THENCE N 05°44'22" W ALONG SAID EASTERLY RIGH-OF-WAY LINE OF N. WILSON STREET (50' R.O.W.), A DISTANCE OF 100.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.287 ACRE OF LAND, MORE OR LESS.

PARCEL 6:

A TRACT OF LAND SITUATED IN THE J.W. HENDERSON SURVEY, ABSTRACT NO. 376, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO SHELLEY A. GRANT IN THAT DEED RECORDED IN VOLUME 3206, PAGE 4, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN X-CUT FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF N. WILSON STREET (50' R-O-W) FOR THE MOST NORTHWESTERLY CORNER OF SAID GRANT TRACT AND THE SOUTHWESTERLY CORNER

THENCE LEAVING SAID CORNER AND SAID RIGHT-OF-WAY LINE N 84°15'38" E ALONG THE NORTHERLY LINE OF SAID GRANT TRACT, A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544" FOR THE NORTHEASTERLY CORNER OF SAID GRANT TRACT;

THENCE S 05°44'22" E ALONG THE EASTERLY LINE OF SAID GRANT TRACT, A DISTANCE OF 147.33 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544" FOR THE MOST SOUTHEASTERLY CORNER OF SAID GRANT TRACT;

THENCE S 84°15'38" W ALONG THE MOST SOUTHERLY LINE OF SAID GRANT TRACT, A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST SOUTHWESTERLY CORNER OF SAID GRANT TRACT, AND THE NORTHWESTERLY CORNER OF LOT 8-R, BLOCK 9, ORIGINAL TOWN OF BURLESON, ACCORDING TO THAT PLAT RECORDED IN VOLUME 6, PAGE 112, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE N 05°44'22" W ALONG THE WESTERLY LINE OF SAID GRANT TRACT AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 147.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.423 ACRES OF LAND, MORE OR LESS

PARCEL 7:

A TRACT OF LAND SITUATED IN THE J.W. HENDERSON SURVEY, ABSTRACT NO. 376, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO RUMFIELD'S CLEAN AIR, INC., IN THAT DEED RECORDED IN VOLUME 2782, PAGE 89, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN X-CUT FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF N. WILSON STREET (50' R-O-W) FOR THE SOUTHWESTERLY CORNER OF SAID RUMFIELD'S CLEAN AIR, INC., TRACT AND THE NORTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO SHELLEY A. GRANT IN THAT DEED RECORDED IN VOLUME 3206, PAGE 4, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE LEAVING SAID CORNER AND SAID RIGHT-OF-WAY LINE N 4°55'41" E ALONG THE NORTHWESTERLY LINE OF SAID RUMFIELD'S CLEAN AIR, INC., TRACT, A DISTANCE OF 161.61 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544" FOR THE NORTHEASTERLY CORNER OF SAID RUMFIELD'S CUSTOM HOMES, INC. TRACT;

THENCE S 05°44'22" E ALONG THE EASTERLY LINE OF SAID RUMFIELD'S CLEAN AIR, INC., TRACT, A DISTANCE OF 205.18 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544" FOR THE SOUTHEASTERLY CORNER OF SAID RUMFIELD'S CLEAN AIR, INC., TRACT AND THE NORTHEASTERLY CORNER OF SAID GRANT TRACT;

THENCE S 84°15'38" W ALONG THE COMMON LINE BETWEEN RUMFIELD'S CLEAN AIR, INC., TRACT AND SAID GRANT TRACT, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.442 ACRES OF LAND, MORE OR LESS

PARCEL 8:

A TRACT OF LAND SITUATED IN THE J.W. HENDERSON SURVEY, ABSTRACT NO. 376, JOHNSON COUNTY, TEXAS, BEING A PORTION OF N. MAIN STREET (50' R-O-W) IN THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN 5/8 IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID N. MAIN STREET (50' R-O-W) FOR THE MOST SOUTHEASTERLY CORNER OF LOT 7C, BLOCK 2, WILSHIRE VILLAGE ADDITION, ACCORDING TO THAT PLAT RECORDED IN VOL. 1, PG. 391, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND FOR THE MOST NORTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF BURLESON IN THAT DEED RECORDED IN VOLUME 827, PAGE 1, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAID CORNER ALSO BEING THE MOST SOUTHWESTERLY CORNER OF A DEDICATION OF R-O-W FOR DRAINAGE AND FUTURE EXTENSION OF N. MAIN ST. ACCORDING TO THAT PLAT RECORDED IN VOL. 1, PG. 391, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE LEAVING SAID COMMON CORNER N 45°02'46" E ALONG THE SOUTHEASTERLY LINE OF SAID DEDICATION OF R-O-W FOR DRAINAGE AND FUTURE EXTENSION OF N. MAIN ST., A DISTANCE OF 64.51 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544" IN THE EASTERLY RIGHT-OF-WAY LINE ON N. MAIN STREET (50' R-O-W) AND IN THE WESTERLY RIGHT-OF-WAY LINE OF M.K.T. RAILROAD (200' R-O-W);

THENCE S 05°45'48" E ALONG SAID EASTERLY AND WESTERLY RIGHT-OF-WAY LINES, A DISTANCE OF 1274.14 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544" IN THE NORTHERLY RIGHT-OF-WAY LINE OF W. RENFRO STREET (100' R-O-W);

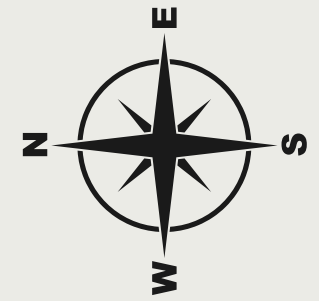
THENCE S 84°14'12" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544" FOR THE INTERSECTION OF THE SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID EASTERLY RIGHT-OF-WAY LINE OF N. MAIN STREET (50' R-O-W);

THENCE N 05°45'48" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1233.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.439 ACRES OF LAND, MORE OR LESS

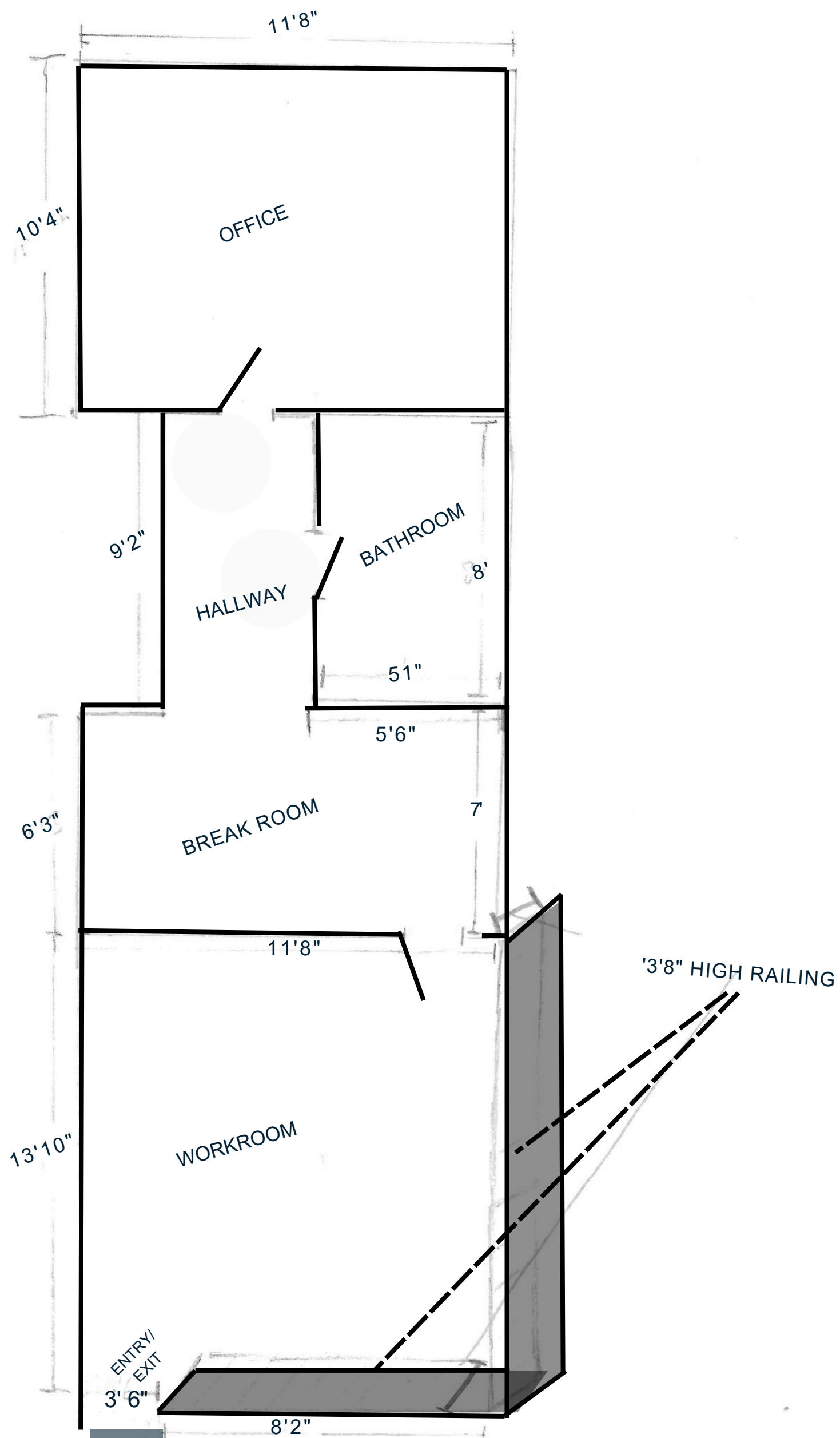
PARCEL 7:

LINE	BEARING	DISTANCE
L1	S49°05'34"E	11.49'
(L1)	(S47°20'E)	(11.8')
L2	S05°45'48"E	20.00'
(L2)	(S05°08'40"E)	(20.00')
L3	S84°14'12"W	28.00'
(L3)	(S84°53'20"W)	(28.00')
L4	N05°45'48"W	20.00'
(L4)	(S05°08'40"E)	(20.00')
L5	N84°14'12"E	28.00'
(L5)	(S84°53'20"W)	(28.00')
L6	N84°11'39"E	20.00'
(L6)	(N84°47'1"E)	(20.0')

Robyn Reyna

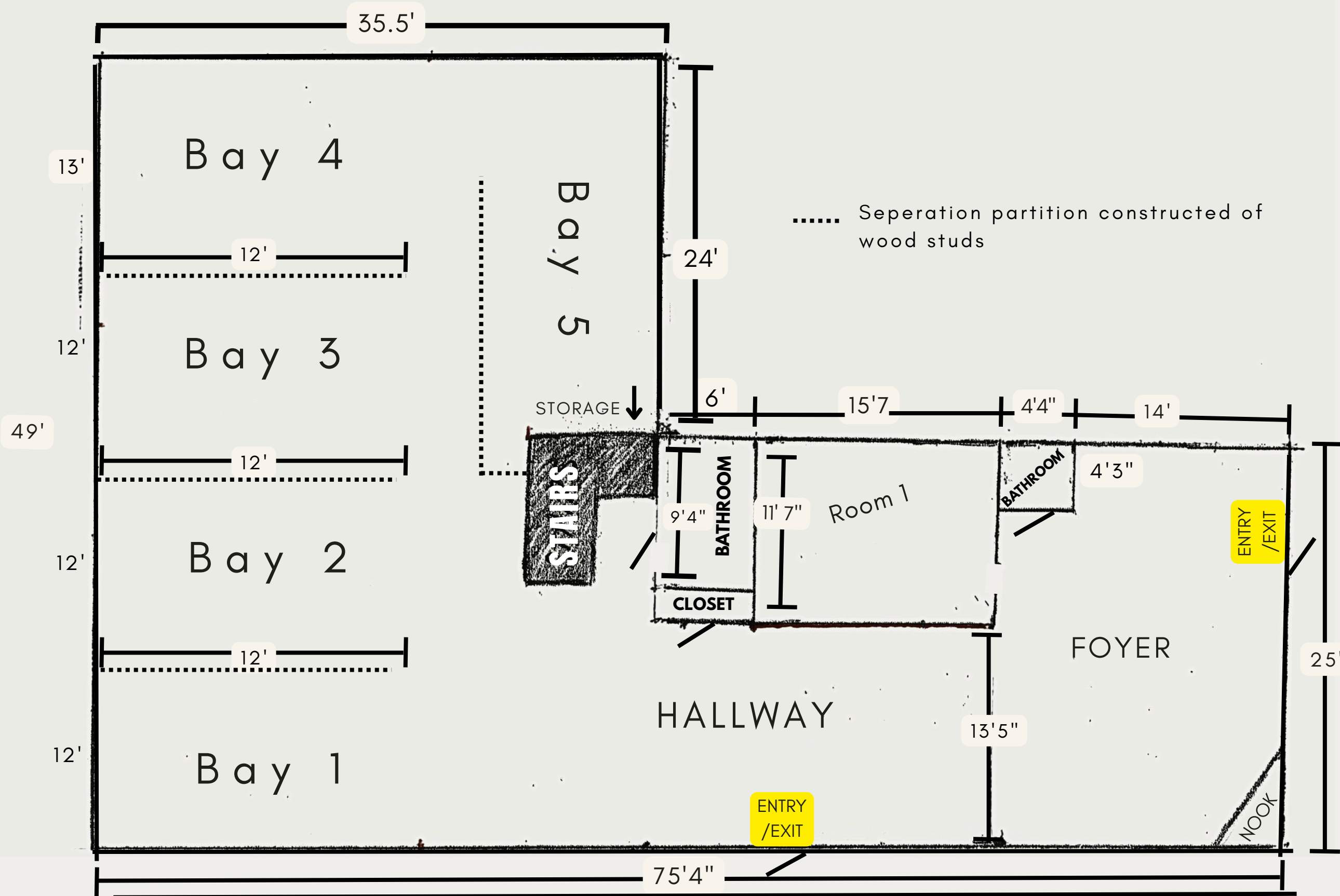
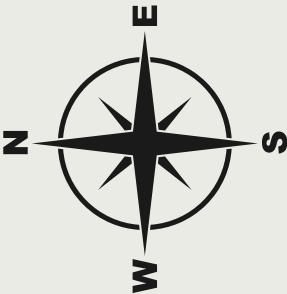


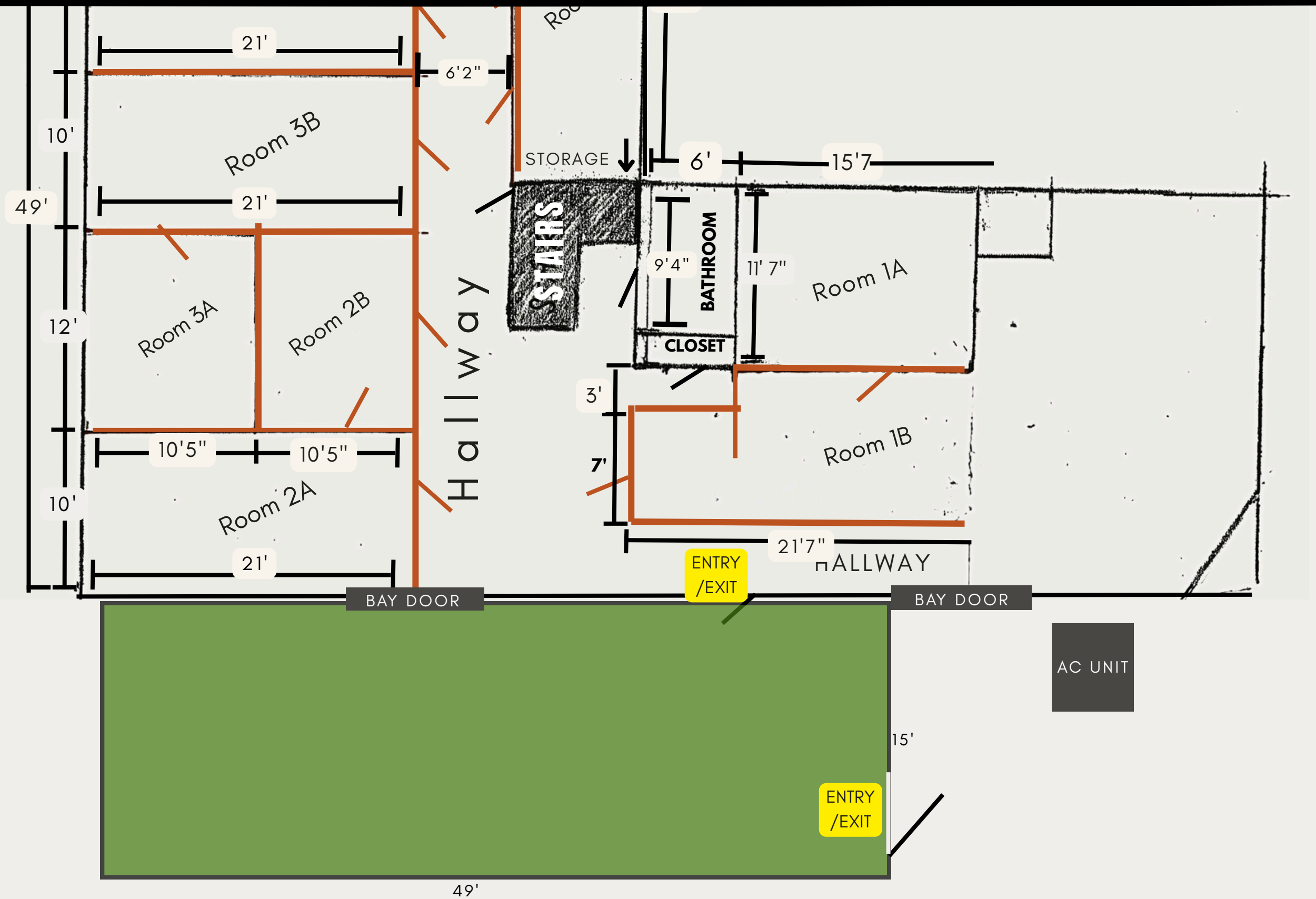
UPSTAIRS - EXISTING - NO PROPOSED RENOVATIONS



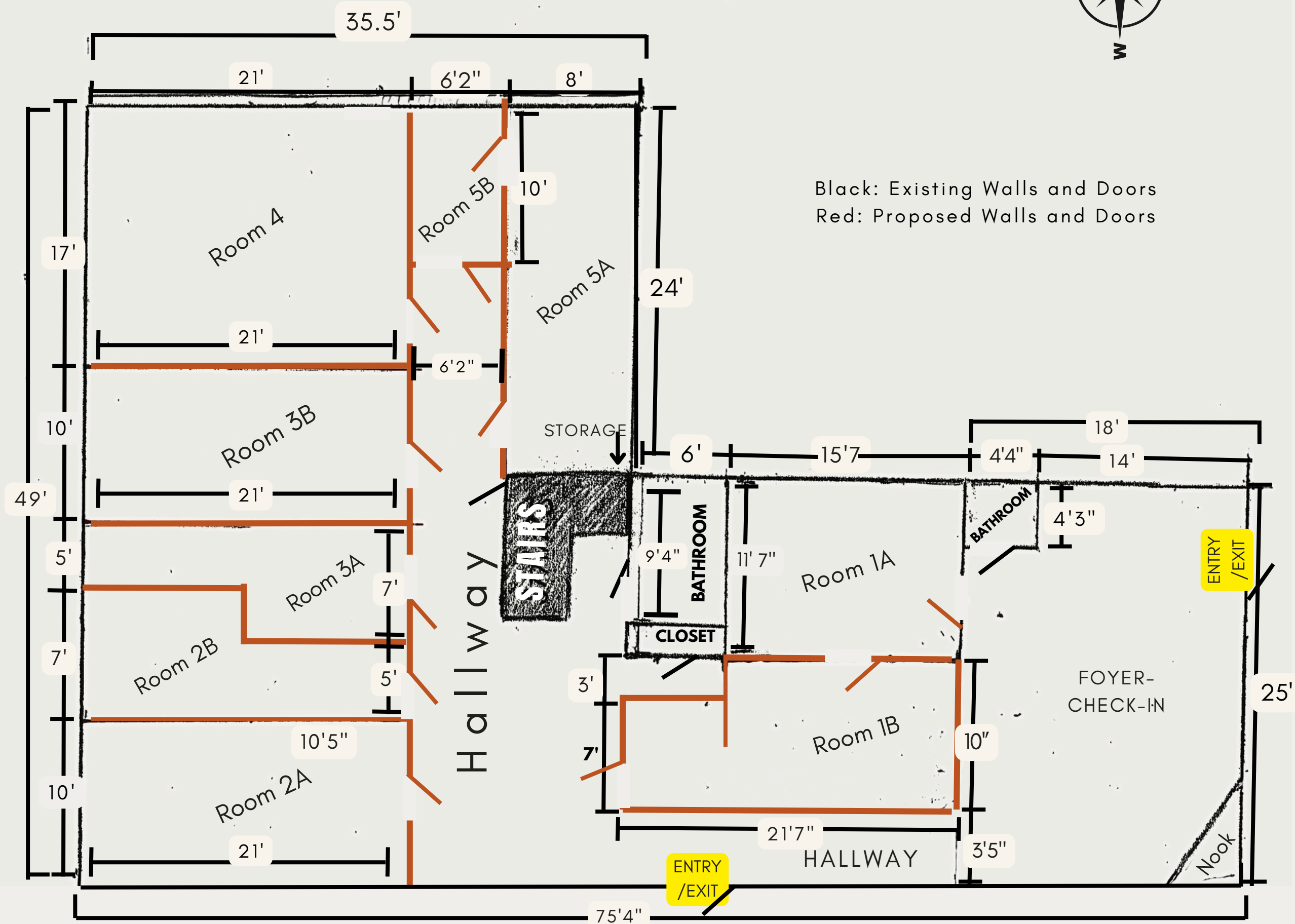
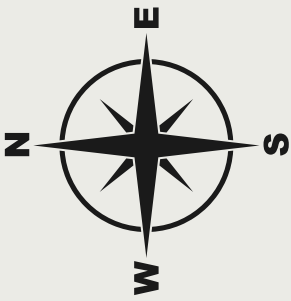
Stairs

Existing Layout
May 5, 2025
Robyn Reyna





May 5, 2025
Robyn Reyna



Proposed Outdoor Patio Sketch and Description



Position:

- North Side of building along exterior wall
- Beginning after first bay door and extending to back of building

Dimensions:

- Length: 50 feet
- Width: 15 feet
- Wall Height: Approximately 6 feet (constructed from hog panels)
- Ceiling Height: 10 feet high, providing adequate clearance and openness

Flooring:

- Base layer of compacted gravel on smoothed dirt
- Weed barrier or landscape fabric layer
- Top layer of durable, outdoor-grade artificial turf

Walls:

- Hog panel construction around the entire perimeter (8 feet high)
- Panels supported by wooden posts spaced approximately every 8-10 feet
- Decorated with a combination of real and artificial plants:
 - Hanging plants along the top and middle sections
 - Large planters with lush foliage positioned at intervals along the interior base, enveloping the perimeter and creating a vibrant garden-like environment

Cover:

- Durable waterproof patio covering or metal roofing at 10 feet above ground level, providing shade and effective protection from rain and weather elements
- Structure supported by sturdy posts or beams at regular intervals along patio edges or center

Access:

- Clearly defined entry and exit points included within hog panel perimeter for accessibility and safety compliance





Burleson Axe Factory
Temporarily closed

133