

## ORDINANCE

AN ORDINANCE AMENDING ORDINANCE B-582, THE ZONING ORDINANCE OF THE CITY OF BURLESON, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON APPROXIMATELY 24.616 ACRES OF LAND SITUATED IN THE FOLLOWING PARCELS: LOT 2-R1, BLOCK 2, WILBANKS PARK (Vol 8, Pg 19 P.R.J.C.T.); THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, THE J.M. BOOTH SURVEY, ABSTRACT NO. 1151, AND THE SARAH GRAY SURVEY, ABSTRACT NO. 1104, CITY OF BURLESON, JOHNSON COUNTY, TEXAS, FROM COMMERCIAL DISTRICT – ( C ) AND INDUSTRIAL ZONING DISTRICT ( I ) TO PLANNED DEVELOPMENT ZONING DISTRICT (PD), MAKING THIS ORDINANCE CUMULATIVE OF PRIOR ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, an application for a zoning change was filed by Landmark Equities, LLC (property owner) on September 7, 2018, under Case Number 18 - 112; and

**WHEREAS**, the City of Burleson has complied with the notification requirements of the Texas Local Government Code and the Burleson Zoning Ordinance; and

**WHEREAS**, the City Council and Planning and Zoning Commission have held public hearings and the Planning and Zoning Commission has made a recommendation on the proposed zoning amendment; and

**WHEREAS**, the City Council has determined that the proposed zoning ordinance amendment is in the best interest of the City of Burleson.

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

### SECTION 1

The Official Zoning Map is hereby amended insofar as it relates to certain land located in Burleson, Texas, as shown on the VILLAGE CREEK NORTH Zoning Exhibit (Exhibit A), and further described by the metes and bounds description attached as Exhibit B, by changing the zoning of said property from the Commercial District ( C ) and Industrial District ( I ) district to the PD Planned Development district, including any other conditions and restrictions imposed and approved by the City Council, which are incorporated herein.

### SECTION 2

#### VILLAGE CREEK NORTH PD DEVELOPMENT STANDARDS

The Planned Development district, as defined by Exhibit A, shall be subject to the following conditions:

## **1.0 Planned Development District – Multi Family Residential Tracts (Tract One)**

- 1.01 General Description:** Multi-Family units are attached residential units intended for lease. Access shall be allowed from controlled access drives or parking areas connecting to adjacent public roadways. Requirements for multi-family development shall be governed by standards as described below and the City of Burleson Multi-Family Design Standards Ordinance B792-10 (C0114). If there are conflicts between the requirements of Ordinance B792-10 (C0114) and these Planned Development requirements, the Planned Development requirements shall govern. The site plan of the Multi-Family tract shall generally conform to Exhibit C. The elevations included are for illustrative purposes only but shall generally resemble the color renderings included as Exhibit D. A site plan with color elevations shall be required and approved by the City Council prior to issuance of any building permits.
- 1.02 Uses:** Permitted uses as referenced below shall be permitted within Tract 1 in the Planned Development District. No Single Family, Duplex or Townhome uses will be allowed with this tract(s).

### **Permitted Uses:**

Community Center – Private  
Office - Private  
Multi-Family attached dwelling units  
Recreation Facilities

### **Accessory Uses Allowed:**

Accessory buildings  
Off-Street Parking  
Swimming pool – private

Accessory Uses shall comply with Article 132 of the City of Burleson Zoning Ordinance.

- 1.03 Density:** The maximum allowed density for the entire tract will be 24 units per gross acre.
- 1.04 Required Parking:** Parking requirements for Tract One (multi-family residential) shall be as follows:
- One and a half (1.5) off-street parking spaces for each one-bedroom dwelling unit.
  - Two (2) off-street parking spaces for each two-bedroom dwelling unit.
  - Parking for the clubhouse building shall be calculated at four (4) spaces per 1,000 square feet of the leasing office and club room. Any area designated for residents only such as exercise/weight rooms will not be considered in the parking calculations. A minimum of one (1) parking space will be designated for handicap use for the clubhouse.

- d. Parking shall be permitted within all required front-, side- and rear-yard areas.
- e. Parking and driveways shall be paved of concrete, in accordance with paving standards established by the City of Burleson's Zoning & Subdivision Ordinances.

**1.05 Architectural Standards and Building Materials:** The building architecture and material shall conform to Section 8-42 of the Multi-Family Design Standards with the exception that 60% of the exterior of all new buildings (excluding doors and windows) shall be finished within the materials allowed within Section 8-42(d). The use of wood, cementitious fiberboard, HardiePlank® or HardiePanel®, tile or EFIS as an exterior building material shall be limited to a maximum of thirty-five percent (35%), excluding door and window openings of the total wall surface below the top plate line. Stairwells will be located within the interior envelope of the building structures.

**1.06 Area Regulations:**

- a. Depth of front yard – 2 feet
- b. Depth of side yard - 5 feet
- c. Depth of side yard adjacent to public street – 15 feet
- d. Building separation – 20 feet

**1.07 Building Height:** The permitted height of all multi-family structures shall not exceed three (3) stories except as permitted by Section 133, Zoning Ordinance – General Height Requirements.

**1.08 Garbage and Trash Collection:** All freestanding dumpsters shall be permanently screened on three sides and with an opaque enclosure consistent with that of the building structures, and measuring to a height at least six (6) inches above the top of the dumpster. The dumpster enclosure shall be buffered and screened in accordance with Article 8.46 (f) of the Multi-Family Design Standards, Ordinance B792-10(C0114). Rear yard setback requirements shall not apply to the dumpster enclosure located on the northerly property line.

**1.09 Landscaping:** Landscaping requirements shall be in accordance with the Multi-Family Design Standards, Ordinance B792-10 (C0114), Section 8-43, however clustering of landscaping throughout the site and along the right-of-way shall be permitted.

**2.0 Planned Development District – Commercial Tracts (Tracts Two, Three, and Four)**

**2.01 General Description:** The purpose of this district is for Retail, Office, and Commercial Uses as specifically stated in this Ordinance. Requirements for these tracts shall be governed by standards as described below and the City of Burleson I-35 Overlay Design Standards. If there are conflicts between the requirements of the I-35 Overlay Design Standards, the Planned Development requirements shall govern. A site plan with color elevations shall be required

and approved by City Council prior to issuance of building permits for all commercial tracts.

- 2.02 Permitted Uses:** All primary uses allowed within the NS, Neighborhood Services and GR, General Retail Zoning Districts except as prohibited herein.

**Prohibited Uses**

Auto parts and accessory sales (No outside storage)  
Cemetery or mausoleum  
Contractors, electrical/mechanical/plumbing (no outside storage)  
Convent or monastery  
Country club, private  
Fraternal lodge or union hall  
Fraternity or sorority  
Gasoline or motor fuels sales  
Household appliance repair  
Key, shop  
Laundry/clean self-service  
Miniature golf course  
Mortuary or funeral home  
Parking lot, trucks/trailers  
Pawnshop  
Plumbing shop (no outside storage)  
Private club  
Swim, tennis, handball club  
Telephone Office  
Theater or indoor playhouse  
Tool rental  
Veterinarian hospital

**Accessory Uses Allowed**

Off-Street parking and loading  
Satellite receive antenna (properly screened from view)  
Accessory uses that comply with Article 78-105 (b) of the City of Burleson Zoning Ordinance.

**Specific Use Permit Required**

A specific use permit is required within this Planned Development may be approved by the City Council for the following uses:

Hotel

**2.03 Area Regulations:**

- a. Depth of front yard – minimum 5 feet
- b. Depth of side yard adjacent to public street – 10 feet
- c. Depth of side yard – None
- d. Depth of side yard adjacent to residential use – 10 feet
- e. Depth of rear yard – None
- f. Depth of rear yard adjacent to residential use = 10 feet

**2.04 Café Seating:** Outdoor café seating for restaurant, café, deli or coffee shop uses shall be permitted and may be shared within the subject zoning tracts.

**2.05 Required Parking:** Parking requirements within the Planned Development Commercial Tracts Two, Three, and Four shall be based on the City of Burleson Zoning Ordinance requirements for the types and sizes of proposed uses. Shared parking agreements are permissible between allowed commercial uses.

**2.06 Architectural Standards and Building Materials:** The building architecture and material shall conform to the IH-35 Overlay Design Standards with the exception that 75% of the exterior of all new buildings (excluding doors and windows) shall be finished within the materials allowed within the design standards. In addition, stucco shall be allowed as an accent material.

**2.07 Awnings:** Adding accent color through the use of awnings is appropriate within the commercial environment. Awnings, where utilized, shall be canvas, or a lusterless material so as to resemble canvas, or a material complementary to the materials utilized within the structure, at least 70% of which is a single deep or neutral solid color, the remaining up to 30%, if different, shall be contrasting. Awnings, if utilized for decorative purposes, shall not be backlit. The use of awnings for signage purposes shall not be allowed.

**2.08 Lights:** Parking lot light standards shall not exceed 30 feet (30') in height and shall comply with City of Burleson shielding requirements.

**2.09 Landscaping/Screening:** Requirements for landscaping and screening shall be in accordance with the I-35 Overlay Design Standards, however clustering of the landscaping throughout the site and along the right-of-way shall be permitted.

**2.10 Dumpster Screening:** All free-standing dumpsters shall be permanently screened on three sides and with an opaque enclosure measuring to a height of at least six inches (6") above the top of the dumpster. Screening materials shall be the same or equal material/quality as those used for the principal building.

### **3.0 Planned Development- Miscellaneous**

**3.01 Buffering and Screening Requirements:** A buffer or screen shall be provided between Tract One and Tract Two. Any of the following or combination may be used.

1. Screening Fence

- a. Fencing shall be made of wrought iron, masonry, stone, decorative concrete panels, or any combination thereof.
- b. A minimum of ten feet (10') landscaped area with one (1) tree for every forty feet (40') of linear screening.

The obligation for construction and maintenance of the buffer rests with Tract One.

#### **SECTION 3 CUMULATIVE CLAUSE**

This ordinance shall be cumulative of all provisions of ordinances of the City of Burleson, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Burleson's various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

#### **SECTION 4 SEVERABILITY CLAUSE**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

#### **SECTION 5 PENALTY CLAUSE**

Any person, firm, association of persons, company, corporation, or their agents, servants, or employees violating or failing to comply with any of the provisions of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in V.T.C.A. Local Government Code 54.012 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

**SECTION 6  
EFFECTIVE DATE**

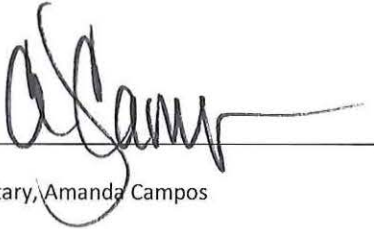
This Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

**PASSED AND APPROVED** this the 16th day of December, 2018.



MAYOR, Ken Shetter

ATTEST:

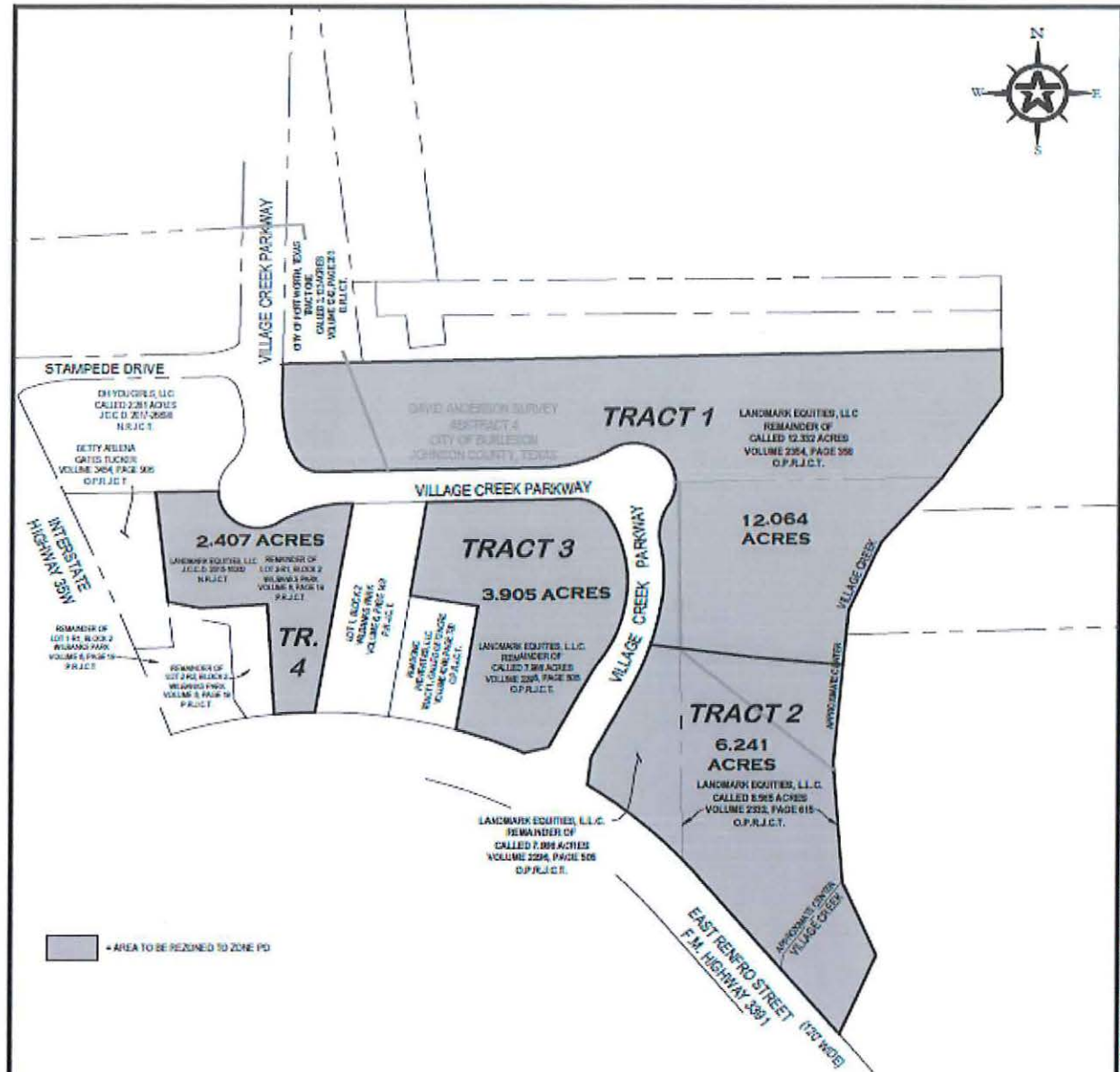


City Secretary, Amanda Campos



# EXHIBIT A

## VILLAGE CREEK NORTH - ZONING EXHIBIT CONCEPT PLAN



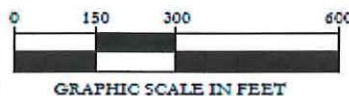
## ZONING EXHIBIT (EXHIBIT A)

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**Walker Partners**  
engineers ★ surveyors

823 Washington Ave. • Waco, Texas 76701  
Phone: 1-254-714-1402 • T.B.P.E. Registration No. 8053  
T.B.P.L.S. Registration No. 10032500



### REVISIONS


FLAT NO. - DRAFT DATE 10-10-18 FB/PG -  
PROJ. NO. 1-03195 TAB NO. - FIELD NOTE NO. -  
DWG. NAME 1-03195ZONING EXHIBIT B.DWG DRAWN BY WHG

G:\PROJECTS\1-03195\1 SURVEY\1.0 CAD\1-03195ZONING EXHIBIT B.DWG, 8.5X11, 10/10/2018 2:45:48 PM, wgarza, 1:1

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VILLAGE CREEK NORTH - METES AND BOUNDS DESCRIPTION

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18.304 ACRES

LOCATED IN THE JOHN M. BOOTH SURVEY, ABSTRACT 1151, SARAH GRAY SURVEY, ABSTRACT 1104, ABNER LEE SURVEY, ABSTRACT 496 AND DAVID ANDERSON SURVEY, ABSTRACT 4 IN THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS

FIELD NOTES FOR A 18.304 ACRE TRACT OF LAND SITUATED IN THE JOHN M. BOOTH SURVEY, ABSTRACT 1151, SARAH GRAY SURVEY, ABSTRACT 1104, ABNER LEE SURVEY, ABSTRACT 496 AND DAVID ANDERSON SURVEY, ABSTRACT 4, IN THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND BEING A REMAINDER OF A CALLED 12.332 ACRE TRACT DESCRIBED IN A DEED TO LANDMARK EQUITIES, LLC RECORDED IN VOLUME 2354, PAGE 358 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), A REMAINDER OF A CALLED 7.988 ACRE TRACT DESCRIBED IN A DEED TO LANDMARK EQUITIES, LLC RECORDED IN VOLUME 2298, PAGE 505 OF THE O.P.R.J.C.T. AND ALL OF A CALLED 8.585 ACRE TRACT DESCRIBED IN A DEED TO LANDMARK EQUITIES, LLC RECORDED IN VOLUME 2332, PAGE 615 OF O.P.R.J.C.T. SAID 18.304 ACRE TRACT BEING MORE PARTICULARLY SHOWN HEREON AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A CAP STAMPED "WALKER PARTNERS" FOUND IN THE WEST LINE OF A CALLED 21.37 ACRE TRACT DESCRIBED AS TRACT 2 IN A DEED TO CHASE WINDSOR RECORDED IN JOHNSON COUNTY CLERK'S DOCUMENT (J.C.C.D.) 2016-19284 OF THE NAMED RECORDS OF JOHNSON COUNTY, TEXAS (N.R.J.C.T.) MARKING THE SOUTHEAST CORNER OF A CALLED 5.085 ACRE TRACT DESCRIBED IN A DEED TO THE CITY OF FORT WORTH, TEXAS RECORDED IN VOLUME 1242, PAGE 203 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.), SAME BEING THE NORTHEAST CORNER OF SAID 12.332 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8" IRON ROD FOUND IN THE WEST LINE OF SAID 21.37 ACRE TRACT MARKING THE NORTHEAST CORNER OF SAID 5.085 ACRE TRACT BEARS N 01°03'32" W - 84.89';

THENCE S 01°02'28" E - 100.52' WITH THE COMMON LINE OF SAID 12.332 ACRE TRACT AND SAID 21.37 ACRE TRACT, GENERALLY ALONG THE CENTER OF VILLAGE CREEK TO AN ANGLE POINT, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS N 01°02'28" W - 28.61' AND N 88°57'32" E - 0.50';

THENCE S 34°35'26" W - 214.30' WITH SAID COMMON LINE, GENERALLY ALONG THE CENTER OF VILLAGE CREEK TO AN ANGLE POINT AT THE SOUTHEAST CORNER OF SAID 12.332 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID 8.585 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS S 88°47'02" W - 30.00' AND A 1/2" IRON ROD WITH A CAP STAMPED "WALKER PARTNERS" FOUND IN NORTH LINE OF SAID 7.988 ACRE TRACT AT ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF VILLAGE CREEK PARKWAY (VARIABLE WIDTH) DESCRIBED AS BURLESON STONE ROAD, PARCEL NO. 1 IN A DEED TO THE CITY OF BURLESON RECORDED IN J.C.C.D. 2015-10956 OF THE N.R.J.C.T. BEARS S 88°47'02" W - 548.15';

THENCE WITH THE EAST LINE OF SAID 8.585 ACRE TRACT BEING COMMON WITH THE WEST LINES OF SAID 21.37 ACRE TRACT, A CALLED 5.54 ACRE TRACT DESCRIBED IN A DEED TO DP&P ROOFING AND CONSTRUCTION, INC. RECORDED IN J.C.C.D. 2015-19782 OF THE N.R.J.C.T. AND A CALLED 26.626 ACRE TRACT DESCRIBED IN A DEED TO SHANE JUSTIN BROWN, DIANA GAYLE JURASCHECK AND RONALD GENE BROWN RECORDED IN J.C.C.D. 2015-22964 OF THE N.R.J.C.T. GENERALLY ALONG THE CENTER OF VILLAGE CREEK THE FOLLOWING FOUR CALLS:

- 1) S 41°14'11" W - 187.38' TO AN ANGLE POINT,
- 2) S 24°01'30" W - 164.10' TO AN ANGLE POINT,
- 3) S 05°04'30" W - 334.40' TO AN ANGLE POINT,
- 4) S 04°25'30" E - 262.40' TO AN ANGLE POINT;

THENCE DEPARTING THE APPROXIMATE CENTER OF VILLAGE CREEK AND WITH THE COMMON LINE OF SAID 8.585 ACRE TRACT AND SAID 26.626 ACRE TRACT THE FOLLOWING TWO CALLS:

- 1) S 23°59'30" E - 172.10' TO AN ANGLE POINT,
- 2) S 23°27'07" W - 188.35' TO A 1/2" IRON ROD FOUND IN THE NORTHEAST RIGHT-OF-WAY LINE OF EAST RENFRO STREET (F.M. HIGHWAY 3391) (120' WIDE) MARKING THE MOST SOUTHERLY CORNER OF THE 8.585 ACRE TRACT;

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THENCE WITH THE COMMON LINES OF SAID EAST RENFRO STREET, SAID 8.565 ACRE TRACT AND THE REMAINDER OF SAID 7.986 ACRE TRACT THE FOLLOWING TWO CALLS:

- 1) N 40°23'18" W - 452.18' TO A 1/2" IRON ROD WITH A CAP STAMPED "WALKER PARTNERS" SET FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT,
- 2) 303.67' WITH THE ARC OF SAID CURVE HAVING A RADIUS OF 1014.93', A CENTRAL ANGLE OF 17°08'34" AND A CHORD WHICH BEARS N 48°55'55" W - 302.53' TO A 1/2" IRON ROD WITH A CAP STAMPED "WALKER PARTNERS" SET AT A CUTBACK FOR SAID VILLAGE CREEK PARKWAY;
- 1) THENCE WITH THE EAST RIGHT-OF-WAY LINE OF SAID VILLAGE CREEK PARKWAY BEING COMMON WITH THE REMAINDER OF SAID 7.986 ACRE TRACT THE FOLLOWING SIX CALLS:
  - 1) N 07°26'26" E - 61.31' TO A 1/2" IRON ROD WITH A CAP STAMPED "WALKER PARTNERS" SET FOR AN ANGLE POINT,
  - 2) N 27°55'00" E - 160.29' TO A 1/2" IRON ROD WITH A CAP STAMPED "WALKER PARTNERS" SET FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT,
  - 3) 213.27' WITH THE ARC OF SAID CURVE HAVING A RADIUS OF 600.00', A CENTRAL ANGLE OF 20°21'57" AND A CHORD WHICH BEARS N 18°34'14" E - 212.15' TO A 1/2" IRON ROD WITH A CAP STAMPED "WALKER PARTNERS" SET FOR THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT,
  - 4) 120.48' WITH THE ARC OF SAID CURVE HAVING A RADIUS OF 345.50', A CENTRAL ANGLE OF 19°58'47" AND A CHORD WHICH BEARS N 01°36'06" W - 119.87' TO A 1/2" IRON ROD WITH A CAP STAMPED "WALKER PARTNERS" SET FOR THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT,
  - 5) 92.40' WITH THE ARC OF SAID CURVE HAVING A RADIUS OF 119.00', A CENTRAL ANGLE OF 44°29'26" AND A CHORD WHICH BEARS N 10°39'14" E - 90.10' TO A 1/2" IRON ROD WITH A CAP STAMPED "WALKER PARTNERS" SET FOR THE POINT OF REVERSE CURVATURE OF A NON-TANGENT CURVE TO THE LEFT,
  - 6) WITH THE ARC OF SAID CURVE HAVING A RADIUS OF 88.50', A CENTRAL ANGLE OF 154°02'28" AND A CHORD WHICH BEARS N 44°06'52" W - 168.58', AT 51.52' PASSING THE ABOVE MENTIONED 1/2" IRON ROD WITH A CAP STAMPED "WALKER PARTNERS" FOUND IN NORTH LINE OF SAID 7.986 ACRE TRACT, CONTINUING A TOTAL ARC LENGTH OF 232.56' TO A 1/2" IRON ROD WITH A CAP STAMPED "WALKER PARTNERS" SET FOR THE POINT OF REVERSE CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE PARTWAY WITH THE WEST LINE OF THE REMAINDER OF SAID 7.986 ACRE TRACT AND PARTWAY WITH THE COMMON LINE OF SAID VILLAGE CREEK PARKWAY AND THE REMAINDER OF SAID 12.332 ACRE TRACT THE FOLLOWING SIX CALLS:

- 1) 146.93' WITH THE ARC OF SAID CURVE HAVING A RADIUS OF 281.50', A CENTRAL ANGLE OF 29°54'22" AND A CHORD WHICH BEARS S 73°49'30" W - 145.27' TO A 1/2" IRON ROD WITH A CAP STAMPED "WALKER PARTNERS" FOUND FOR THE POINT OF TANGENCY OF SAID CURVE,
- 2) S 88°46'40" W - 460.29' TO A 1/2" IRON ROD WITH A CAP STAMPED "WALKER PARTNERS" SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT,
- 3) 54.47' WITH THE ARC OF SAID CURVE HAVING A RADIUS OF 55.00', A CENTRAL ANGLE OF 56°44'33" AND A CHORD WHICH BEARS N 62°51'13" W - 52.27' TO A 1/2" IRON ROD WITH A CAP STAMPED "WALKER PARTNERS" FOUND FOR THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT,
- 4) 51.14' WITH THE ARC OF SAID CURVE HAVING A RADIUS OF 144.50', A CENTRAL ANGLE OF 20°16'34" AND A CHORD WHICH BEARS N 24°20'47" W - 50.87' TO A 1/2" IRON ROD WITH A CAP STAMPED "WALKER PARTNERS" FOUND FOR THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT,
- 5) 99.50' WITH THE ARC OF SAID CURVE HAVING A RADIUS OF 374.50', A CENTRAL ANGLE OF 15°13'23" AND A CHORD WHICH BEARS N 06°35'45" W - 99.21' TO A 1/2" IRON ROD WITH A CAP STAMPED "WALKER PARTNERS" FOUND FOR THE POINT OF TANGENCY OF SAID CURVE,

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- 6) N 01°00'58" E - 66.45' TO A 1/2" IRON ROD WITH A CAP STAMPED "WALKER PARTNERS" FOUND MARKING A NORTHEAST CORNER OF THE ABOVE MENTIONED BURLESON STONE ROAD, PARCEL NO. 1, SAME BEING THE SOUTHWEST CORNER OF A CALLED 2.123 ACRE TRACT DESCRIBED AS TRACT ONE IN A DEED TO THE CITY OF FORT WORTH, TEXAS RECORDED IN VOLUME 1242, PAGE 203 OF THE D.R.J.C.T., SAME BEING THE NORTHWEST CORNER OF THE REMAINDER OF SAID 12.332 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE N 88°46'47" E - 164.14' WITH THE COMMON LINE OF SAID 12.332 ACRE TRACT AND SAID 2.123 ACRE TRACT TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE 2.123 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THE ABOVE MENTIONED 5.085 ACRE TRACT DESCRIBED AS TRACT TWO IN SAID DEED TO THE CITY OF FORT WORTH, TEXAS;

THENCE N 88°46'47" E - 1312.66' WITH THE COMMON LINE OF SAID 12.332 ACRE TRACT AND SAID 5.085 ACRE TRACT RETURNING TO THE POINT OF BEGINNING, AND CONTAINING 18.304 ACRES OF LAND.

THIS DESCRIPTION IS BASED ON THE ATTACHED SURVEY AND EXHIBIT DRAWING MADE BY DANA B. SPIGENER REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4809.

BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS NORTH CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

SURVEYED: JULY 17, 2018  
RELEASED: OCTOBER 1, 2018

*Dana B. Spigener*  
DANA B. SPIGENER, R.L.S. 4809

PROJ NO. 1-03195  
PLAT NO. A1-1519  
FIELD NOTE NO. 01  
MAP CHECKED 09-28-18 JBM



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3.905 ACRES  
LOCATED IN THE DAVID ANDERSON SURVEY, ABSTRACT 4  
IN THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS

FIELD NOTES FOR A 3.905 ACRE TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT 4, IN THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND BEING A REMAINDER OF A CALLED 7.986 ACRE TRACT DESCRIBED IN A DEED TO LANDMARK EQUITIES, LLC RECORDED IN VOLUME 2296, PAGE 505 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.). SAID 3.905 ACRE TRACT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF VILLAGE CREEK PARKWAY, AT THE NORTHEAST CORNER OF LOT 1, BLOCK 2, OF WILBANKS PARK, PLAT OF RECORD IN VOLUME 6, PAGE 149 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF SAID REMAINDER 7.986 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE COMMON LINE OF SAID VILLAGE CREEK PARKWAY AND THE REMAINDER OF SAID 7.986 ACRE TRACT, THE FOLLOWING SEVEN (7) CALLS:

- 1) N 88°46'40" E - 302.51' TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 2) 84.42' WITH THE ARC OF SAID CURVE HAVING A RADIUS OF 80.00', A CENTRAL ANGLE OF 60°27'49" AND A CHORD WHICH BEARS S 60°59'29" E - 80.55' TO A POINT FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT,
- 3) 212.23' WITH THE ARC OF SAID CURVE HAVING A RADIUS OF 277.58', A CENTRAL ANGLE OF 43°48'26" AND A CHORD WHICH BEARS S 08°50'03" E - 207.10' TO A POINT FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT,
- 4) 112.70' WITH THE ARC OF SAID CURVE HAVING A RADIUS OF 287.00', A CENTRAL ANGLE OF 22°29'59" AND A CHORD WHICH BEARS S 23°23'41" W - 111.98' TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT,
- 5) 60.23' WITH THE ARC OF SAID CURVE HAVING A RADIUS OF 513.00', A CENTRAL ANGLE OF 06°43'39" AND A CHORD WHICH BEARS S 31°16'51" W - 60.20' TO A POINT AT THE END OF SAID CURVE,
- 6) S 27°55'00" W - 162.72' TO A POINT AT A CUTBACK OF VILLAGE CREEK PARKWAY,
- 7) S 76°04'31" W - 51.41' TO A POINT IN THE NORTHEAST RIGHT-OF-WAY LINE OF EAST RENFRO STREET (F.M. HIGHWAY 3391) (120' WIDE), FOR THE MOST SOUTHERLY CORNER OF THE REMAINDER OF SAID 7.986 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE 150.11' WITH THE ARC A CURVE TO THE LEFT HAVING A RADIUS OF 1014.93', A CENTRAL ANGLE OF 08°28'26" AND A CHORD WHICH BEARS N 70°01'56" W - 149.97' TO POINT IN THE NORTHEAST RIGHT-OF-WAY LINE OF SAID EAST RENFRO STREET, AT THE SOUTHEAST CORNER OF A CALLED 0.872 ACRE TRACT DESCRIBED AS TRACT 1 IN A DEED TO RLM SONIC PROPERTIES, LLC, OF RECORD IN VOLUME 4269, PAGE 720 OF THE O.P.R.J.C.T., FOR THE SOUTHWEST CORNER OF THE REMAINDER OF SAID 7.986 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE COMMON LINE OF THE REMAINDER OF SAID 7.986 ACRE TRACT AND SAID 0.872 ACRE TRACT THE FOLLOWING TWO CALLS:

- 1) N 09°20'10" E - 273.01' TO A 5/8" IRON ROD WITH CAP STAMPED "RPLS 5647" FOUND AT THE NORTHEAST CORNER OF SAID 0.872 ACRE TRACT, FOR AN INSIDE ELL CORNER OF REMAINDER OF SAID 7.986 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;
- 2) N 80°39'50" W - 141.65' TO A POINT IN THE EAST LINE OF SAID LOT 1, AT THE NORTHWEST CORNER OF SAID 0.872 ACRE TRACT, FOR AN OUTSIDE ELL CORNER OF THE REMAINDER OF SAID 7.986 ACRE TRACT, AN OF THE HEREIN DESCRIBED TRACT;

THENCE N 09°20'10" E - 206.79' WITH THE COMMON LINE OF REMAINDER OF SAID 7.986 ACRE TRACT AND SAID LOT 1, RETURNING TO THE POINT OF BEGINNING, AND CONTAINING 3.905 ACRES OF LAND.

THIS DESCRIPTION IS BASED ON THE ATTACHED SURVEY AND EXHIBIT DRAWING MADE BY DANA B. SPIGENER, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4809.

BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS NORTH CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

SURVEYED: JULY 17, 2018  
RELEASED: OCTOBER 1, 2018

*Dana B. Spigener*  
DANA B. SPIGENER, R.P.L.S. 4809

PROJ NO. 1-03195  
PLAT NO. A1-1519  
FIELD NOTE NO. 02  
MAP CHECKED 09-28-18 JBM



EXHIBIT B

VILLAGE CREEK NORTH - METES AND BOUNDS DESCRIPTION

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**2.407 ACRES  
LOCATED IN THE DAVID ANDERSON SURVEY, ABSTRACT 4  
IN THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS**

FIELD NOTES FOR A 2.407 ACRE TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT 4, IN THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND BEING THE REMAINDER OF LOT 2-R1, BLOCK 2, WILBANKS PARK ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 19 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.). SAID 2.407 ACRE TRACT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF EAST RENFRO STREET (FM HIGHWAY 3391) (120' WIDE) MARKING THE SOUTHEAST CORNER OF LOT 2-R2, BLOCK 2 OF SAID WILBANKS PARK, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 2-R1 AND OF THE HEREIN DESCRIBED TRACT;

THENCE N 03°34'48" W – 240.93' WITH THE COMMON LINE OF SAID LOT 2-R2 AND SAID LOT 2-R1 TO A 3/8" IRON ROD FOUND MARKING THE NORTHEAST CORNER OF LOT 2-R2 AND AN INSIDE CORNER OF LOT 2-R1;

THENCE S 86°25'12" W – 136.97' WITH THE COMMON LINE OF SAID LOT 2-R2 AND SAID LOT 2-R1 TO A 3/8" IRON ROD FOUND MARKING AN ANGLE POINT;

THENCE N 77°54'03" W – 67.46' WITH THE COMMON LINE OF SAID LOT 2-R2 AND SAID LOT 2-R1 TO A 3/8" IRON ROD FOUND IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO BETTY ARLENA GATES TUCKER RECORDED IN VOLUME 3454, PAGE 906 OF THE O.P.R.J.C.T.;

THENCE N 06°23'35" W – 239.51' WITH THE COMMON LINE OF SAID LOT 2-R1 AND SAID BETTY ARLENA GATES TUCKER TRACT TO A POINT IN THE SOUTH LINE OF A CALLED 2.281 ACRE TRACT DESCRIBED IN A DEED TO OH YOU GIRLS, LLC RECORDED IN JOHNSON COUNTY CLERK'S DOCUMENT (J.C.C.D.) 2017-26698 OF THE NAMED RECORDS OF JOHNSON COUNTY, TEXAS (N.R.J.C.T.) FOR THE NORTHEAST CORNER OF THE BETTY ARLENA GATES TUCKER TRACT, SAME BEING THE NORTHWEST CORNER OF LOT 2-R1 AND OF THE HEREIN DESCRIBED TRACT;

THENCE N 88°47'02" E – 126.44' WITH THE COMMON LINE OF SAID LOT 2-R1 AND SAID 2.281 ACRE TRACT TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF VILLAGE CREEK PARKWAY (VARIABLE WITH);

THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID VILLAGE CREEK PARKWAY, CALLED 0.354 ACRE PERMANENT RIGHT-OF-WAY TRACT DESCRIBED AS PARCEL NO. 48 IN A DEED TO THE CITY OF BURLESON RECORDED IN J.C.C.D. 2015-10954 OF THE N.R.J.C.T. AND THE NORTH LINE OF THE REMAINDER OF SAID LOT 2-R1 THE FOLLOWING THREE CALLS:

- 1) 171.75' WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 82.00', A CENTRAL ANGLE OF 120°00'13" AND A CHORD WHICH BEARS S 61°13'08" E – 142.03' TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT,
- 2) 150.22' WITH THE ARC OF SAID CURVE HAVING A RADIUS OF 287.00', A CENTRAL ANGLE OF 28°58'20" AND A CHORD WHICH BEARS N 73°46'28" E – 148.51' TO THE POINT OF TANGENCY OF SAID CURVE,
- 3) N 88°46'06" E – 11.03' TO A POINT FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 2, WILBANKS PARK ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 149 OF THE P.R.J.C.T., SAME BEING THE NORTHEAST CORNER OF THE REMAINDER OF LOT 2-R1 AND OF THE HEREIN DESCRIBED TRACT;

EXHIBIT B

VILLAGE CREEK NORTH - METES AND BOUNDS DESCRIPTION

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THENCE S 09°25'02" W – 461.54' WITH THE COMMON LINE OF SAID LOT 2-R1 AND SAID LOT 1 TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF SAID EAST RENFRO STREET FOR THE SOUTHWEST CORNER OF LOT 1, SAME BEING THE SOUTHEAST CORNER OF LOT 2-R1 AND OF THE HEREIN DESCRIBED TRACT;

THENCE 84.79' WITH THE ARC OF A CURVE TO THE LEFT AND THE NORTH RIGHT-OF-WAY LINE OF SAID EAST RENFRO STREET HAVING A RADIUS OF 1014.93', A CENTRAL ANGLE OF 04°47'11" AND A CHORD WHICH BEARS S 86°45'55" W – 84.78' RETURNING TO THE POINT OF BEGINNING, AND CONTAINING 2.407 ACRES OF LAND.

THIS DESCRIPTION IS BASED ON THE ATTACHED SURVEY AND EXHIBIT DRAWING MADE BY DANA B. SPIGENER REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4809.

BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS NORTH CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

SURVEYED: JULY 17, 2018  
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*Dana B. Spigener*  
DANA B. SPIGENER, R.P.L.S. 4809



PROJ NO. 1-03195  
PLAT NO. A1-1519  
FIELD NOTE NO. 03  
MAP CHECKED 09-28-18 DBS

# EXHIBIT C

## CONCEPTUAL SITE PLAN

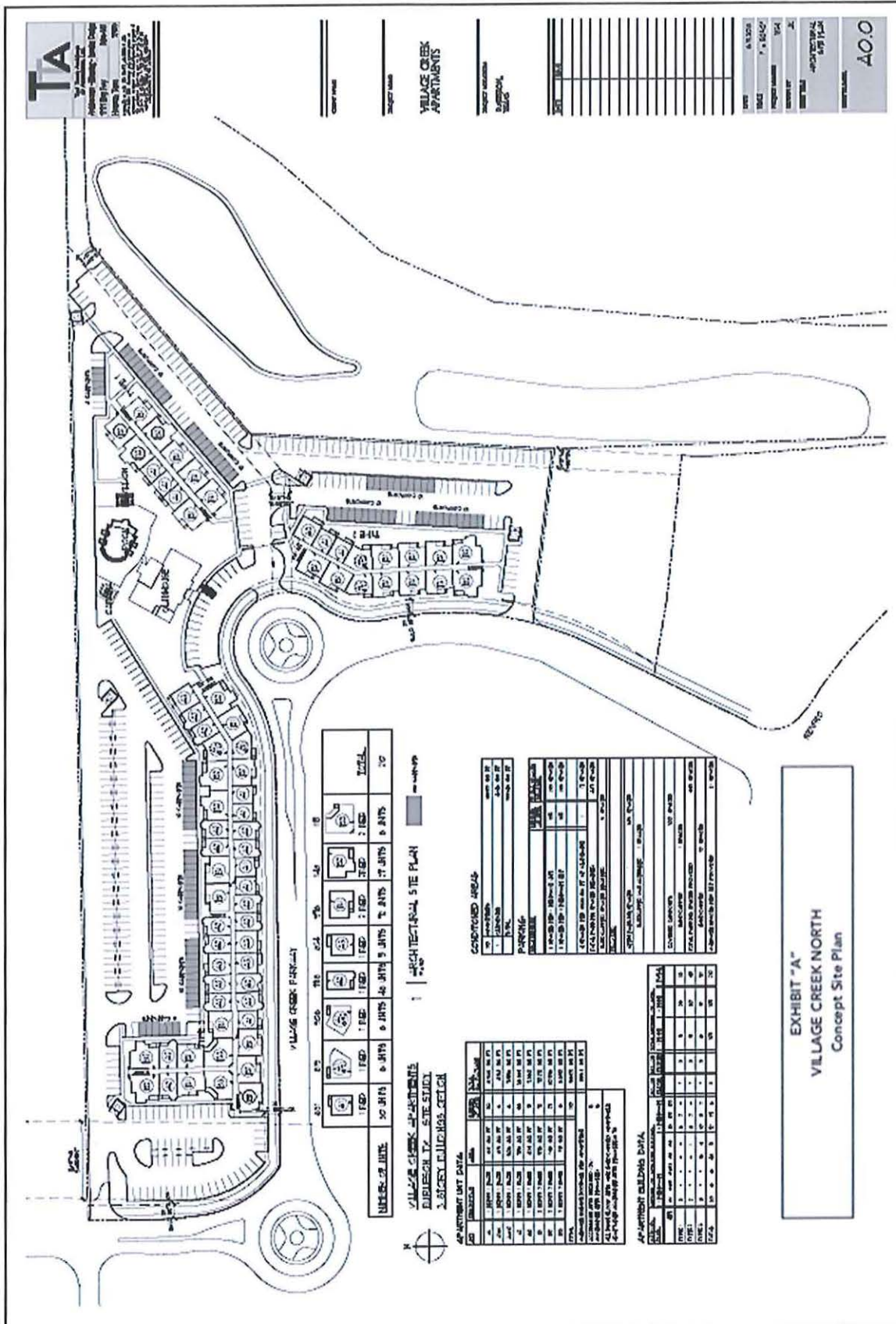


EXHIBIT D

CONCEPTUAL COLOR RENDERINGS

