

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS
JOHNSON AND TARRANT COUNTIES
CITY OF BURLESON

We, the undersigned officers of the City of Burleson, Texas (the “City”), hereby certify as follows:

1. The City Council (the “Council”) of the City convened in a regular meeting on October 19, 2026, at the regular designated meeting place, and the roll was called of the duly constituted officers and members of the Council, to wit:

Chris Fletcher, Mayor
Dan McClendon, Mayor Pro-Tem
Victoria Johnson, Council Member
Phil Anderson, Council Member
Alexa Boedeker, Council Member
Larry Scott, Council Member
Adam Russell, Council Member

and all of said persons were present, except _____, thus constituting a quorum. Whereupon, among other business the following was transacted at said meeting: a written

A RESOLUTION OF THE CITY OF BURLESON, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED BY CHISHOLM SUMMIT PUBLIC IMPROVEMENT DISTRICT FOR IMPROVEMENT AREA #1 THEREOF; APPROVING A PRELIMINARY SERVICE AND ASSESSMENT PLAN, INCLUDING THE PROPOSED ASSESSMENT ROLL FOR IMPROVEMENT AREA #1; CALLING A REGULAR MEETING AND NOTICING A PUBLIC HEARING FOR NOVEMBER 9, 2026 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN IMPROVEMENT AREA #1 OF SAID DISTRICT; DIRECTING THE FILING OF THE PROPOSED ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO

was duly introduced for the consideration of the Council. It was then duly moved and seconded that said Resolution be passed; and, after due discussion, said motion, carrying with it the passage of said Resolution, prevailed and carried, with all members of the Council shown present above voting “Aye,” except as noted below:

NAYS: _____ ABSTENTIONS: _____

2. A true, full, and correct copy of the aforesaid Resolution passed at the meeting described in the above and foregoing paragraph is attached to and follows this Certificate; said Resolution has been duly recorded in the Council's minutes of said meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Council's minutes of said meeting pertaining to the passage of said Resolution; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Council as indicated therein; that each of the officers and members of the Council was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the aforesaid meeting, and that said Resolution would be introduced and considered for passage at said meeting, and each of said officers and members consented, in advance, to the holding of said meeting for such purpose; and that said meeting was open to the public, and public notice of the time, place, and purpose of said meeting was given all as required by the Texas Government Code, Chapter 551.

3. The Council has approved and hereby approves the Resolution; and the Mayor (or Mayor Pro Tem) and City Secretary hereby declare that their signing of this certificate shall constitute the signing of the attached and following copy of said Resolution for all purposes.

SIGNED AND SEALED ON OCTOBER 19, 2026.

Mayor

City Secretary

(SEAL)

A RESOLUTION OF THE CITY OF BURLESON, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED BY CHISHOLM SUMMIT PUBLIC IMPROVEMENT DISTRICT FOR IMPROVEMENT AREA #1 THEREOF; APPROVING A PRELIMINARY SERVICE AND ASSESSMENT PLAN, INCLUDING THE PROPOSED ASSESSMENT ROLL FOR IMPROVEMENT AREA #1; CALLING A REGULAR MEETING AND NOTICING A PUBLIC HEARING FOR NOVEMBER 9, 2026 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN IMPROVEMENT AREA #1 OF SAID DISTRICT; DIRECTING THE FILING OF THE PROPOSED ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO

WHEREAS, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “**Act**”) authorizes the governing body (the “**City Council**”) of the City of Burleson, Texas (the “**City**”) to create a public improvement district within the City; and

WHEREAS, on May 5, 2025, the City Council conducted a public hearing to consider a petition received by the City on March 24, 2025 titled “Petition for Creation of Chisholm Summit Public Improvement District within the City of Burleson, Texas” requesting the creation of a public improvement district within the City; and

WHEREAS, on May 5, 2025, the City Council approved Resolution CSO#5801-05-2025 (the “**Creation Resolution**”), authorizing, establishing and creating Chisholm Summit Public Improvement District (the “**District**”), which Creation Resolution was recorded in the real property records of Johnson County, Texas as Instrument No. 2025-13271; and

WHEREAS, the City authorized the creation of the District and funding up to \$115,000,000.00 in costs for the District to finance certain public improvements authorized by the Act for the benefit of the property within the District (the “**Authorized Improvements**”); and

WHEREAS, the City Council and the City staff have been presented a “Chisholm Summit Public Improvement District Preliminary Service and Assessment Plan”, including the proposed Improvement Area #1 Assessment Roll attached thereto (the “**Proposed Assessment Roll**”) (collectively, the “**Preliminary SAP**”), a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes; and

WHEREAS, the Preliminary SAP sets forth the estimated total costs of certain Authorized Improvements to be financed by the District for the initial phase of development and the Proposed Assessment Roll states the assessments proposed to be levied against each parcel of assessable property in Improvement Area #1 of the District as determined by the method of assessment chosen by the City; and

WHEREAS, the Act requires that the Proposed Assessment Roll be filed with the City Secretary of the City (the “**City Secretary**”) and be subject to public inspection; and

WHEREAS, the Act requires that a public hearing (the “**Assessment Hearing**”) be called to consider proposed assessments and requires the City Council to hear and pass on any objections to the proposed assessments at, or on the adjournment of, the Assessment Hearing; and

WHEREAS, the Act requires that notice of the Assessment Hearing be mailed to property owners liable for assessment and published in a newspaper of general circulation in the City and in the part of the extraterritorial jurisdiction in which the district is to be located or in which the improvements are to be undertaken before the tenth (10th) day before the date of the Assessment Hearing.

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

Section 1. The recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

Section 2. The City Council does hereby accept the Preliminary SAP for the District, including the Proposed Assessment Roll, a copy of which is attached hereto as Exhibit A and is incorporated herein for all purposes. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Preliminary SAP.

Section 3. The City Council hereby determines that the total costs of the Improvement Area #1 Projects (as defined in the Preliminary SAP) to be financed by the District are as set forth in Appendix B of the Preliminary SAP, which costs include the payment of expenses incurred in the administration of the District or related to the issuance of any bonds.

Section 4. The City Council’s final determination and approval of the costs of the Improvement Area #1 Projects, or any portion thereof, shall be subject to and contingent upon City Council approval of a final Service and Assessment Plan which will include the final Improvement Area #1 Assessment Roll, after the properly noticed and held Assessment Hearing.

Section 5. The Proposed Assessment Roll states the assessment proposed to be levied against each parcel of assessable property in Improvement Area #1 of the District as determined by the method of assessment chosen by the City in the Creation Resolution and as more fully described in the Preliminary SAP.

Section 6. The City Council expressly defers the levy of assessments against property within future phases of the District for phase-specific improvements that will benefit only the property within each subsequent phase until such time as the costs of such phase-specific improvements can be determined with certainty as referenced in the Preliminary SAP.

Section 7. The City Council hereby authorizes and directs the filing of the Proposed Assessment Roll with the City Secretary and the same shall be available for public inspection.

Section 8. The City Council hereby authorizes, and calls, a meeting and a public hearing (the Assessment Hearing as defined above) to be held on November 9, 2026 at 5:30 p.m. at the Burleson City Hall, 141 W. Renfro, Burleson, Texas 76028, or such other location as designated by the City and noticed pursuant to the Act, at which the City Council shall, among other actions, hear and pass on any objections to the Proposed Assessment Roll; and, upon the adjournment of the Assessment Hearing, the City Council will consider an ordinance levying the assessments as special assessments on property within Improvement Area #1 of the District (which ordinance shall specify the method of payment of the assessments).

Section 9. The City Council hereby authorizes and directs the City Secretary to publish notice of the Assessment Hearing to be held on November 9, 2026, in substantially the form attached hereto as Exhibit B and incorporated herein for all purposes; provided however, that the location is subject to change as designated by the City, in a newspaper of general circulation in the City, on or before Thursday, October 29, 2026, which is before the tenth (10th) day before the date of the Assessment Hearing, as required by Section 372.016(b) of the Act.

Section 10. When the Proposed Assessment Roll is filed with the City Secretary, the City Council hereby authorizes and directs the City Secretary to mail to owners of property liable for assessment notice of the Assessment Hearing to be held on November 9, 2026, on or before Thursday, October 29, 2026, as required by Section 372.016(c) of the Act.

Section 11. The City staff is authorized and directed to take such other actions as are required (including, but not limited to, notice of the public hearing as required by the Texas Open Meetings Act) to place the public hearing on the agenda for the November 9, 2026 meeting of the City Council.

Section 12. This Resolution shall become effective from and after its date of passage in accordance with law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS ON THIS 19TH DAY OF OCTOBER, 2026.

APPROVED:

ATTEST:

Mayor

City Secretary

[CITY SEAL]

EXHIBIT A

PRELIMINARY SERVICE AND ASSESSMENT PLAN

EXHIBIT B
CITY OF BURLESON, TEXAS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the City Council of Burleson, Texas on *November 9, 2026 at 5:30 p.m. at the Burleson City Hall, 141 W. Renfro, Burleson, Texas 76028*. The public hearing will be held to consider proposed assessments to be levied against the assessable property within Improvement Area #1 of the Chisholm Summit Public Improvement District (the “District”) pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the “Act”).

The general nature of the proposed public improvements (collectively, the “Authorized Improvements”) that are necessary for the development of the property within Improvement Area #1 of the District may include: (i) street, roadway and sidewalk improvements, including related drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (iii) parks, trails and recreational facilities improvements; (iv) projects similar to those listed above authorized by the Act, including similar offsite projects that provide a benefit to the Property within the District; (v) acquisition of real property, interests in real property, or contract rights in connection with each Authorized Improvement; (vi) payment of costs, including, without limitation, design, engineering, permitting, legal, required payment, performance and maintenance bonds, bidding, support, construction, construction management, administrative and inspection costs, associated with developing and financing the public improvements listed in (i) through (v) above; (vii) payment of costs associated with operating and maintaining the public improvements listed in (i) through (v) above; (viii) payment of costs of establishing, administering, and operating the District, as well as the interest, costs of issuance, reserve funds, or credit enhancement of bonds issued for the purposes described in (i) through (vii) above. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the property in Improvement Area #1 of the District.

The total costs of the Authorized Improvements benefiting Improvement Area #1, including the pro rata portion of the Major Improvements allocable to Improvement Area #1 and the costs of creating the District and issuing the bonds, are approximately \$28,874,277.

The boundaries of the District include approximately 807.491 acres of land located within the city limits of the City and as more particularly described by a metes and bounds description available for public inspection at the office of the City Secretary, 141 W. Renfro, Burleson, Texas 76028. The boundaries of Improvement Area #1 of the District include approximately 52 acres within the District.

All written or oral objections on the proposed assessment within Improvement Area #1 of the District will be considered at the public hearing.

A copy of the Improvement Area #1 Assessment Roll (the “Assessment Roll”), which Assessment Roll includes the assessments to be levied against each parcel of assessable property in Improvement Area #1 of the District for the Authorized Improvements within Improvement Area #1, is available for public inspection at the office of the City Secretary, 141 W. Renfro, Burleson, Texas 76028.