A RESOLUTION OF THE CITY OF BURLESON, TEXAS AUTHORIZING AND CREATING THE CHISHOLM SUMMIT PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas (the "<u>City</u>"), is authorized under Chapter 372 of the Texas Local Government Code, as amended (the "<u>Act</u>"), to create a public improvement district within its City limits or its extraterritorial jurisdiction; and

WHEREAS, on November 15, 2024, the owners of (1) taxable real property representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located and (2) real property liable for assessment under the proposal who: (A) constitutes more than fifty percent (50%) of all record owners of property that is liable for assessment under the proposal; or (B) owns taxable real property that constitutes more than fifty percent (50%) of the area of all taxable real property that is liable for assessment under the proposal (the "Petitioner"), submitted and filed with the City Secretary of the City (the "City Secretary") a petition ("Petition") requesting the establishment of a public improvement district for property within the City; and

WHEREAS, the Petition requested the creation of the Chisholm Summit Public Improvement District (the "<u>District</u>"), which District is located within the corporate limits of the City and is more particularly described by metes and bounds in <u>Exhibit A</u> and depicted in <u>Exhibit B</u> (the "<u>Property</u>") each attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council of the City (the "City Council") has investigated and determined that the facts contained in the Petition are true and correct; and

WHEREAS, after publishing notice in an official newspaper of general circulation in the City and mailing notice of the hearing, all as required by and in conformity with the Act, the City Council, conducted a public hearing on the advisability of the improvements and services on May 5, 2025; and

WHEREAS, the City Council closed the public hearing on the advisability of the improvements and services on May 5, 2025.

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

- **Section 1**. The findings set forth in the recitals of this Resolution are found to be true and correct.
- <u>Section 2</u>. The Petition submitted to the City by the Petitioner was filed with the City Secretary and complies with Section 372.005 of the Act.
- **Section 3**. Pursuant to the requirements of the Act, including, without limitation, Sections 372.006, 372.009(a), 372.009(b), and 372.010, the City Council, after considering the Petition and

the evidence and testimony presented at the public hearing on May 5, 2025, hereby finds and declares:

- (a) Advisability of the Proposed Improvements. It is advisable to create the District to provide the Authorized Improvements (as defined and described below). The Authorized Improvements are feasible and desirable and will promote the interests of the City and will confer a special benefit on the Property.
- (b) General Nature of the Authorized Improvements. The general nature of the proposed public improvements to be provided by the District that are necessary for the development of the Property within the District and which shall promote the interests of the City and confer a special benefit upon the Property, 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 (collectively, the "Authorized Improvements").
- (c) **Estimated Costs of the Authorized Improvements**. The estimated total costs of the Authorized Improvements is \$115,000,000.00, which costs shall be paid by assessment of the property owners within the proposed District.
- (d) **Boundaries of the District.** The District is proposed to include approximately 822.35 acres of property located within the corporate limits of the City of Burleson as more particularly described in the metes and bounds in **Exhibit A** attached hereto, and as depicted in **Exhibit B** attached hereto.
- (e) **Proposed Method of Assessment**. The City shall levy assessments on each parcel within the District to pay the cost of the Authorized Improvements in a manner that results in imposing equal shares of the cost on property similarly benefited. Each assessment may be paid in part or in full at any time (including interest) and certain assessments may be paid in annual installments (including interest). If allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment and must continue for a period necessary to retire the indebtedness on those Authorized Improvements (including interest).

- (f) **Apportionment of Costs**. The City will not be obligated to provide any funding to finance the Authorized Improvements, other than from assessments levied on the Property. No City property in the District shall be assessed. The developer of the property (the "<u>Developer</u>") may fund certain costs of the Authorized Improvements from other funds available to the Developer.
- (g) **Management of the District.** The District shall be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.
- (h) **Advisory Board.** The District shall be managed without the creation of an advisory body.

<u>Section 4</u>. The Chisholm Summit Public Improvement District is hereby authorized and created as a public improvement district under the Act in accordance with the findings of the City Council as to the advisability of the Authorized Improvements contained in this Resolution, the nature and the estimated costs of the Authorized Improvements, the boundaries of the District, the method of assessment, and the apportionment of costs as described herein; and the conclusion that the District is needed to fund such Authorized Improvements.

Section 5. The City Council hereby authorizes and directs the City Secretary, on or before May 12, 2025, in accordance with the Act, to file a copy of this Resolution authorizing the District with the county clerk of each county in which all or part of the public improvement district is located.

Section 6. Effective upon the date of the passage of this Resolution, the District shall be established.

<u>Section 7</u>. This Resolution is effectively immediately from and after the date of its passage in accordance with law.

[Execution page follows]

ADOPTED, PASSED, AND APPROVED on this 5th day of May, 2025.

CITY OF BURLESON, TEXAS

	Chris Fletcher, Mayor	
ATTEST:		
Amanda Campos, City Secretary		
(CITY SEAL)		
STATE OF TEXAS	\$ \$ \$	
COUNTY OF	§	
	edged before me on of Burleson, Texas on behalf of said City.	, 2025,
by Chris Pietener, Mayor of the City	of Duffeson, Texas on Denan of Said City.	
	Notary Public, State of Texas	
(NOTARY SEAL)		

EXHIBIT A METES AND BOUNDS DESCRIPTION OF THE PROPERTY

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	THENCE ALENG THE NERTHWESTERLY LING OF SARE 133,323 ACRE TRACT THROUGH THE FOLLOWING FIVE COURSES,	H 45"36"47" E, A DISTANCE OF SMIRS PEET TO A 1/2" HOW NOD FOUND:	N 48"00"45" E, A DISTANCE OF 389.86 FEET TO A 1/2" MON 950 FOUND:	N 46715'53" E, A DISTANCE OF SEGUES FEET TO A 1/2" INDIN INDI FOUND.	N 45'37'41" E, A DISTANCE OF 657.86 FEET TO A 1/2" IRON ROD FOUND.	N 46°11'33" E, A DISTANCE OF 121-44 FEET 10 A \$/8" IRON ROD FOUND FOR THE MOST WISHTERLY ORBERS OF A 33-770 ACRE TRAIT OF LAIM COMMINS OF INSPECTOR OF MAINTENANCE OF TAXABLE TRAIT OF LAIM COMMINS OF TAXABLE TRAIT OF T	RECORDED IN INSTRUMENT NO. 2017-24849, DEED RECORDS, JOHNSON COUNTY, TEXAS:	THONGE H 4425'00" E ALOND THE MONTHWESTERY LINE OF SAID 22,770 ACRE TRACT, A DISTANCE OF	MORTHER, CORNER OF SAID 22,770 ACRE TRACT.	PROPER S 4234"17" E ALCHA SAD COUNTY ROAD AND THE NOTITIESATISMY LINE OF SAD 22770 ALCHE THACH, A DISTANCE OF 1307-42 PEET TO A MAIN MAIN, FROM DIFF THE MAST EXTINITY COUNTY OF SAD 23.2777 ACRE THACH AND THE UNITH METHODS COUNTY CONTINUE AS A LOAD ALCHE THACH AS A LANGE ASSESSMENT OF A LANGE THACH AND THE ACCOUNTY AND THE	30T SPELLY AND ASHLEY SPELLY IN THAT DEED RECORDED IN INSTRUMENT NO. 2018—18744, DEED RECORDS, JOHNSON COLNEY, TEXAS.	THERE S AFFACE W ALDAS THE SOUTHWASTERY LINE OF SAID 22,770 ACRE THACH, A DISTANCE OF THE SAID STATEMENT OF A SAID STANDS OF THE ACRE OF SAID STANDS OF THE ACRE OF SAID STANDS AND THE ACRE OF SAID STANDS OF THE ACRE OF SAID STAND ACRE THACH.	THENES S.42-41'38" C. ALENG SAID HIGHEASTELY LINE, A DISTANCE OF SELECT TET TO A 1/2" BEIN NOT FOUND WITH A CLASS SELECTION OF THE SELECTION.	THENCE S 4231'21" E ALCHO SAID MORTHELISTERY LINE, A DISTANCE OF 179.54 FEET TO A 1/2" HOW	AND CONVEXTO TO ALLY, UNIT, UNIT, UNIT, DEED RECORDED IN INSTRUMENT NO. 2017-24638, DEED RECORDS, JOHNSON COUNTY, TEXAS.	The state of the s
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THENCE A 4272/35" M, A DISTANCE OF 170.46 FEET TO A POINT IN THE HORTHWESTERLY LINE OF SAID 62.131 ACRE TRACT!

THENCE A 40'51"48" C. ALONG SAID MORTHWESTERLY LINE, A DISTANCE OF 155.29 FEET TO A 3" STEEL FEMEL POST FOUND FOR THE MOST HORTHWENCY COSMULX OF SAID RELIST ACRE TRACE, THEORY S. 4-252-27. F. ALADY THE CORRESENENT WEST THE OF SLAT ACID THACK, A DISTANCE OF SEAL SEASON OF THE OFFICE OF THE WEST WORSENED CORRESS, AND STAND ACID ALIA SEA. THE WEST WORSENED CORRESS, JOHN STAND ACID RECORDED IN NOTIFICATION ACID. SEASON, SEASON OF SEASON OF THE OFFICE OFFICE OF SEASON OF SEAS



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PRINCE S 44"35"13" E, A DESTANCE OF 436.88 FEET TO A PK NAL FOUND IN SAID COUNTY ROAD DECNOT S 45'01'12" W, A DISTANCE OF SQ1.38 FEET TO A 1/2" IRON RGD FOUNDS

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02/03/28

CHISHOLM SUMMIT
PUBLIC IMPROVEMENT DISTRICT
OTY OF BURLESON, JOHNSON COUNTY, TEXAS

JOB NUMBER 20240007-02

CWC

THENCE PARALLE, TO THE APPROXIMATE ASPIRAT CENTERINE OF COUNTY ROAD 1000 (VARIABLE R-O-W) THOOGH THE FOLLOWING THREE COUNTS.) THENCE S 42'21'33" E ALONG THE NORTHEASTEIN LINE OF SAD 28,378 ACM TRACT, A DRIANCE OF LETALSA FEET TO A POINT IN SAID COUNTY NOAD 1020 (VARIABLE R-D-M);

PROPERTY OWNERSHIP

S 44735'56" W, A DISTANCE OF 3036.57 FEET TO A POINT;

S 44"38"90" W. A DISTANCE OF 2887.25 FEET TO A POINT

S 45/1629* A SERVED OF MAINT TO A POINT IN THE MORPESSTELF LINE OF A REPORT BASED OF THE TO THE TO BE A SERVED METRICAL LINE AN THAT DEED RECORDED. IN HETERALISM, THAT SERVED METRICAL LINE THAT SERVED METRICAL LINE TO SERVED METRICAL LINE SERVED METRICAL LINE SERVED METRICAL LINE SERVED.

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THE CONTROL OF THE CONTROL OT THE CONTROL OF THE CO THENCE LEAVES SAID NOTIFIED LINE IN 4214/45" W ALDRE THE SOUTHWESTDRY LINE OF SAID TRAFF T, A DESANCE OF SOLAD, PEET TO A 1/2" BON NOT FOUND WITH A CAP STANDON "PEET SHAPE".

SDOCK BRANSON AND WIT, ANGELA BRANSON VOL. 3772, Pc. 254 DALACT, CALED 40.49 ADRES

8 & C SOUTH METRO, 19 1657, NO. 2014-27652 0.8.10.1 CALLED 47.589 ADRES

(2) 0

TRACTS 1
ALTA BUR. UP
NST. NO. 2022—25994
D.A.J.C.T.
CALLED 59.460 ACRES

0

WOCKY WATNE SEAMSON AND WITE, ANGELA JAN SEAMSON YOL, 2859, FR. 787 DALIGHT. CALLED 10,400 ACRES

0

ROCKY WAYNE BEANSON AND WIFE, ANCELS AN BEANSON VOL. 782 0.84.07. CALLED 6.00 ACRES

3

ROCKY BRANDA VOL. 3027, Pc. 143 D.F.J.G.T. CALLED 45.148 ACRES

(2)

HENCE N 4614'12" W. A SISTANCE OF SIR.34 FEET TO A 1/2" SION ROD FOUND WITH A CAPTAMPTD "SPLS SSA4"; HENCE N 4F40'12" W, A DISTANCE OF 339,75 FILT TO A 1/2" BON ROD FOLKO WITH A CAP STAMPED "SPLS SE44" FOR AN ELL CORNER IN SAID SOUTHWESTERLY LINE; THENCE S AFTEKEN WASHE SAID SOUTHWESTER, UNK AND THE SOUTHWESTELY LINE OF THAT CORNER TRACES OF AND CONNETTO TO ACK, BIRLY, AND RESSERSED, AS TRACE 2 IN WAT DOES RECORDED IN INSTITUTION THE JOSE-MENN, BALLATLA, ADSTRUCE OF 1856.37 THE TO A CONCRETE MENHARDET FOLDO FOR THE MOST SOUTHWEST, CORNER OF SAID TRACE 2.

PRACT 2 BURLSDW GEVELPHENT, INC. NST. NO. 2016—18780 D.R.J.C.T. CALLO 16.573 ACRES BURLEON DEVELOPMENT, INC. INST. NO. 2017-24891 O.R.LC.T. CALLED 42.131 ACRES BUSLESON DEVILOPMENT, INC.
BAST, NO. 2017-21716
D.R.J.G.T.
CALLED SS.S44 ADRES PACE 3 BURLESON DEVELOPMENT, INC. NST. NO. 2016-18780 DALLED 28.734 ACRES MST. NO. 2017-24815 D.B.J.C.T. CALLED 133,323 ACRES BUSILSON DEVELOPMENT, INC. INST. NO. 2017-24940 D.R.J.G.T. CALLED 22,770 ACRES MATA BURL, IP INST., NO., 2017—24638 D.R.J.G.T. CALLED 20,565 ACRES R.A. DEVELOPMENT, LTD. INST. NO. 2024—32340 D.R.A.G.Y. CALLED 38.708 ACRES PROPERTY OWNER & DEED TRACT # Θ 0 0 0 0 0 0 0 AND THE SOUTHWESTERS, WE ALSON THE SOUTHWESTERS, UNE OF SAGO ACRE TRACT
AND THE SOUTHWESTERS, WE CONTRICTED SOUTHWESTERS, WE ALSON THE SOUTHWESTERS, WE WAS THE SOUTHWESTERS OF THE SOUTHWESTERS, WE ALSON THE SOUTHWESTERS OF THE SOUTHWESTERS, WE AND THE SOUTHWESTERS, WE AND THE SOUTHWESTERS, WE AND THE SOUTHWESTERS, WE AND THE SOUTHWESTERS, WE WAS THE SOUTHWESTERS, WE WAS THE SOUTHWESTERS, WE WAS THE SOUTHWESTERS, WE AND THE SOUTHWESTERS, WE AND THE SOUTHWESTERS, WE WAS THE THENCE N 46°01" OF W ALMO THE SOUTHWESTELY LINE OF SAID THALT 2 AND THE SOUTHWESTELY LINE OF LAND CONNECTS TO RA-PORLED-MAIN, LINE, IN THAT DEED SECRETED IN SESTIMATION TO 2022—45554, D.K.A.C.I., A DETAMEL OF 1975-23 FIET TO A CONCRETE MONIMONI FOUND. PHENCE X 444732" W ALONG THE SOUTHWESTERY LHE OF SAU) TRACE 3, A DESTANCE IT 18428 TEET TO THE POINT OF BECHNING AND CONTAINING BOTAGE ACRES OF LAND, MORE OR LESS. \$ 46'36'31" W, A DETANCE OF 2018.43 PERT TO A COTTON SPINOLE FOUND FOR THE MOST SOUTHORE," CORNER OF SAID TRACE 3: PILLOWING THE CAURSES, THE AND SAID COUNTY SOAD THROUGH THE FOLLOWING TWO COURSES;

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PROPERTY OWNERSHIP TAE	PROPERTY OWNER & DEED	A PORTION OF SPORT OF SPORT AND WIFE, ANGELA BRANSON VOL. 5064. FG. 742 CALLED 3.011 ADRES	A PORTON OF POUSE, AMERICA RANGOM MATERIA REACON MONTON DE SAGE CALLED SAS ACRES	KOCKY BEAMSON AND SPOUSE, IMST. NO. 2016-20418 D.R.LCT20418 CALLED 12-425 ACRES	TRACT 1 ROCKY BRANSOM AND WITE, ANGEL, BRANSOM VOL. 4430, PG. 971 D.R.A.C.T. CALLED 28.179 ACRES	RAL BEVELEPMENT, UTD. VOL. 4375, Pc. 401 D.R.J.C.T. CALLED 3.000 ACRES	TRACT 2 NODEY BRANSOM AND WIFT, ANDELS BRANSOM VOL. 4450, PG. 571 GALLED 11.542 ACRES	MATA BURE, UP NST. NO. 2022—25894 D.B.J.GT. CALLED 25.000 ACRES	NST. NO. 2023-42654 NST. NO. 2023-42654 D.P.J.C.T. CALLED 25,000 ACRES	RAL DEVILOPMENT, UTD. 186T. HD. 2012-42054 D.R.JC.T. CALLED 24.420 ACRES
PROPE	TRACT #	9	0	6	2	(2)	(8)	(a)	(8)	(3)
TABLE	INFO.	1/05	ter one							

CHISHOLM SUMMIT
PUBLIC IMPROVEMENT DISTRICT
CITY OF BURLESON, JOHNSON DOWNT, TRAKE

CWC JOB NUMBER 20240007-02

LAND & SURVEY, LLC

EXHIBIT B PROPERTY DEPICTION

