

**PETITION FOR THE CREATION OF  
CHISHOLM SUMMIT PUBLIC IMPROVEMENT DISTRICT  
WITHIN THE CITY OF BURLESON, TEXAS**

The undersigned, Burleson Development, Inc., a Texas corporation; Alta Burl LP, a Texas limited partnership; R.A. Development, Ltd., a Texas limited partnership; B&G South Metro, LP, a Texas limited partnership; Rocky Bransom, an individual; Rocky W. Bransom and Angela Bransom, individuals; and Rocky W. Bransom Et Ux Angela, individuals (collectively, the "Petitioners"), acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "Act"), requests the City of Burleson, Texas (the "City"), to create a public improvement district, to be known as the "Chisholm Summit Public Improvement District" (the "District") to include property owned by the Petitioners and located entirely within the corporate limits of the City, as more particularly described in Exhibit A and depicted in Exhibit B (the "Property"). In support of this petition the Petitioners present the following:

Section 1. General Nature of the Proposed 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 off-site 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").

Section 2. Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire, and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment, administration, and operation of the District is \$115,000,000.00. The City will pay none of the costs of the proposed Authorized Improvements from funds other than such assessments. The remaining costs of the proposed improvements will be paid from sources other than the City or assessments of property owners.

Section 3. Boundaries of the Proposed District. The boundaries of the proposed District are proposed to include the Property as described in the attached Exhibit A and depicted on the attached Exhibit B.

Section 4. Proposed Method of Assessments. The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs 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 the City allows an assessment 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).

Section 5. Proposed Apportionment of Costs between the District and the City. The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the District, and possible tax increment reinvestment zone revenue. No municipal property in the public improvement district shall be assessed. The Petitioners may also pay certain costs of the improvements from other funds available to the Petitioners.

Section 6. Management of the District. The Petitioners propose that the City manage the District with, at the option of the City, the assistance of consultants, who may, from time to time, advise the City regarding certain operations of the District.

Section 7. Petitioners Request Establishment of the District. The persons executing this Petition are duly authorized to do so, and the Petitioners request the establishment of the District.

Section 8. Advisory Board. The Petitioners propose that the District be established and managed without the creation of an advisory body. If an advisory board is created, the Petitioners request that a representative of the Petitioners be appointed to the advisory board.

Section 9. Standing of Petitioners. In compliance with the requirements of section 372.005(b), Texas Local Government Code, as determined by the current tax roll of the Johnson Central Appraisal District (the "Appraisal District"), the Petitioners are: (a) the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the Appraisal District; and (b) record owners of real property liable for assessment under the proposal who: (i) constitute more than 50 percent of all record owners of property that is liable for assessment under this proposal; or (ii) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under this proposal.

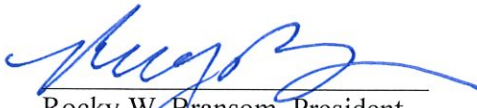
This Petition is hereby filed with the City Secretary of the City in support of the creation of the District by the City Council of the City as herein provided. The undersigned request that the City Council of the City grant its consent as above stated.

RESPECTFULLY SUBMITTED, on this the 24<sup>th</sup> day of MARCH, 2025.

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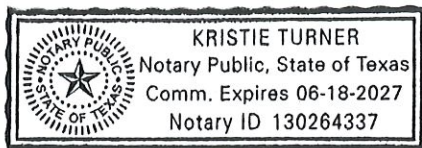


**BURLESON DEVELOPMENT, INC.,**  
a Texas corporation

By:   
Rocky W. Bransom, President

STATE OF TEXAS       §  
                                  §  
COUNTY OF JOHNSON   §

This instrument was acknowledged before me on the 19 day of March, 2025 by Rocky W. Bransom, President of Burleson Development, Inc., a Texas corporation, on behalf of said corporation.



  
Notary Public, State of Texas

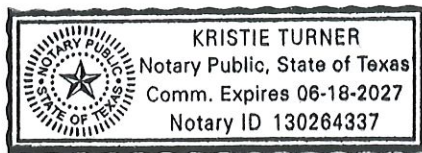
**ALTA BURL LP,**  
a Texas limited partnership

By: Eyesight Ventures LLC,  
a Texas limited liability company,  
its General Partner

By:   
David C. Shanks, Manager

STATE OF TEXAS       §  
                                  §  
COUNTY OF Johnson §

This instrument was acknowledged before me on the 19 day of March, 2025 by David C. Shanks, Manager of Eyesight Ventures LLC, a Texas limited liability company, General Partner of Alta Burl LP, a Texas limited partnership, on behalf of said limited partnership.



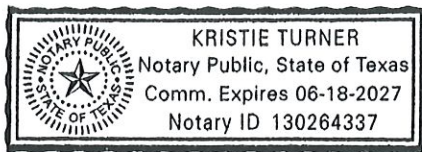
  
Notary Public, State of Texas


**R.A. DEVELOPMENT, LTD.,**  
a Texas limited partnership

By:   
Rocky W. Bransom, President

STATE OF TEXAS       §  
                                  §  
COUNTY OF JOHNSON   §

This instrument was acknowledged before me on the 19 day of March, 2025 by Rocky W. Bransom, President of R.A. Development, Ltd., a Texas limited partnership, on behalf of said limited partnership.



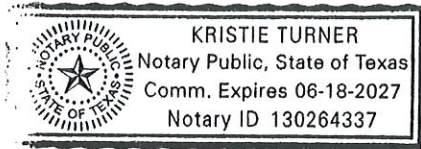
  
Notary Public, State of Texas

**B&G SOUTH METRO, LP,**  
a Texas limited partnership

By:   
Rocky W. Bransom, Managing Member

STATE OF TEXAS       §  
                                  §  
COUNTY OF JOHNSON   §

This instrument was acknowledged before me on the 19 day of March 2025  
by Rocky W. Bransom, Managing Member of B&G South Metro, LP, a Texas limited  
partnership, on behalf of said limited partnership.



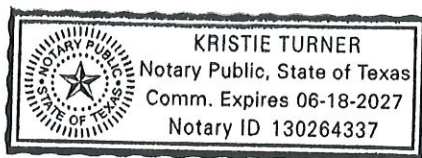
  
Notary Public, State of Texas

ROCKY W. BRANSOM,  
an individual

By:   
Rocky W. Bransom

STATE OF TEXAS       §  
                                  §  
COUNTY OF JOHNSON   §


This instrument was acknowledged before me on the 19 day of March, 2025  
by Rocky W. Bransom, an individual.



  
Notary Public, State of Texas

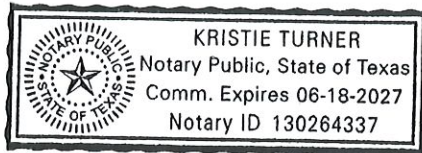
ROCKY W. AND ANGELA BRANSOM,  
individuals

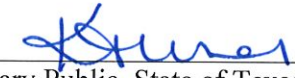
By:   
Rocky W. Bransom

By:   
Angela Bransom

STATE OF TEXAS       §  
                                  §  
COUNTY OF JOHNSON   §

This instrument was acknowledged before me on the 19 day of March, 2025 by  
Rocky W. Bransom and Angela Bransom, individuals.




  
Notary Public, State of Texas



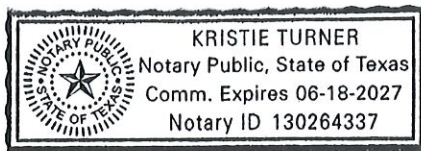
ROCKY W. BRANSOM ET UX ANGELA,  
individuals


By:   
Rocky W. Bransom

By:   
Angela Bransom

STATE OF TEXAS       §  
                                  §  
COUNTY OF JOHNSON   §

This instrument was acknowledged before me on the 19 day of March, 2025 by  
Rocky W. Bransom and Angela Bransom, individuals.



  
Notary Public, State of Texas

**Exhibit A**  
**Description of the Property**

A TRACT OF LAND SITUATED IN THE FRANCIS A. CLARIDGE SURVEY, ABSTRACT NO. 142, THE H.G. CATLETT SURVEY, ABSTRACT NO. 182, THE H.G. CATLETT SURVEY, ABSTRACT NO. 185, THE H.G. CATLETT SURVEY, ABSTRACT NO. 186, AND IN THE STEPHEN TOWNSEND SURVEY, JOHNSON COUNTY, TEXAS, BEING ALL OF THE CERTAIN TRACTS OF LAND CONVEYED TO BURLESON DEVELOPMENT, INC. AND DESCRIBED AS TRACT 2 AND TRACT 3 IN THAT DEED RECORDED IN INSTRUMENT NO. 2016-18780, DEED RECORDS, JOHNSON COUNTY, TEXAS, (D.R.J.C.T.), TOGETHER WITH A 62.131 ACRE TRACT OF LAND CONVEYED TO BURLESON DEVELOPMENT, INC. IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-24891, D.R.J.C.T., TOGETHER WITH A 53.344 ACRE TRACT OF LAND CONVEYED TO BURLESON DEVELOPMENT, INC., IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-22716, D.R.J.C.T. TOGETHER WITH A 133.323 ACRE TRACT OF LAND CONVEYED TO ALTA BURL LP IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-24915, D.R.J.C.T., TOGETHER WITH A 22.770 ACRE TRACT OF LAND CONVEYED TO BURLESON DEVELOPMENT, INC., IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-24940, D.R.J.C.T., TOGETHER WITH A 20.503 ACRE TRACT OF LAND CONVEYED TO ALTA BURL LP IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-24938, D.R.J.C.T., TOGETHER WITH A PORTION OF A 277.329 ACRE TRACT OF LAND DESCRIBED AS TRACT THREE AND CONVEYED TO THE JACKSON FAMILY TRUST D IN THAT DEED RECORDED IN INSTRUMENT NO. 2010-230, D.R.J.C.T., TOGETHER WITH A 1.000 ACRE TRACT OF LAND CONVEYED TO DAVID HUESTON ELSEA AND SARAH JO SMITH IN THAT DEED RECORDED IN INSTRUMENT NO. 2019-30520, D.R.J.C.T., TOGETHER WITH A 47.589 ACRE TRACT OF LAND CONVEYED TO B & G SOUTH METRO, L.P., IN THAT DEED RECORDED IN INSTRUMENT NO. 2014-27652, D.R.J.C.T., TOGETHER WITH A 40.49 ACRE TRACT OF LAND CONVEYED TO ROCKY BRANSOM AND WIFE, ANGELA BRANSOM IN THAT DEED RECORDED IN VOLUME 3772, PAGE 254, D.R.J.C.T., TOGETHER WITH A 10.40 ACRE TRACT OF LAND CONVEYED TO ROCKY WAYNE BRANSOM AND WIFE, ANGELA JAN BRANSOM IN THAT DEED RECORDED IN VOLUME 2836, PAGE 787, D.R.J.C.T., TOGETHER WITH A 8.00 ACRE TRACT OF LAND CONVEYED TO ROCKY WAYNE BRANSOM AND WIFE, ANGELA JAN BRANSOM IN THAT DEED RECORDED IN VOLUME 2836, PAGE 782, D.R.J.C.T., TOGETHER WITH A 45.148 ACRE TRACT OF LAND CONVEYED TO ROCKY BRANSOM IN THAT DEED RECORDED IN VOLUME 3027, PAGE 143, D.R.J.C.T., TOGETHER WITH A PORTION OF A 3.011 ACRE TRACT OF LAND CONVEYED TO ROCKY BRANSOM AND WIFE, ANGELA BRANSOM IN THAT DEED RECORDED IN VOLUME 3689, PAGE 742, D.R.J.C.T., TOGETHER WITH A PORTION OF A 5.95 ACRE TRACT OF LAND CONVEYED TO ROCKY BRANSOM AND SPOUSE, ANGELA BRANSOM IN THAT DEED RECORDED INSTRUMENT NO. 2018-856, D.R.J.C.T., TOGETHER WITH A 12.425 ACRE TRACT OF LAND CONVEYED TO ROCKY BRANSOM AND SPOUSE, ANGELA BRANSOM IN THAT DEED RECORDED INSTRUMENT NO. 2016-30419, D.R.J.C.T., TOGETHER WITH THOSE TRACTS OF LAND DESCRIBED AS TRACT 1 AND TRACT 2 AND CONVEYED TO ROCKY BRANSOM AND WIFE, ANGELA BRANSOM IN THAT DEED RECORDED VOLUME 4430, PAGE 971, D.R.J.C.T., TOGETHER WITH A 3.000 ACRE TRACT OF LAND CONVEYED TO R.A. DEVELOPMENT, LTD., IN THAT DEED RECORDED VOLUME 4375, PAGE 401, D.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTHWESTERLY LINE OF SAID TRACT 3 FOR THE MOST EASTERLY CORNER OF FIRST SAID TRACT 2 AND FOR THE MOST NORTHERLY CORNER OF LOT 6 OF WHISPERING MEADOWS, ACCORDING TO THE PLAT RECORDED IN VOLUME 6, PAGE 48, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE S 45°13'30" W ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 2 AND THE NORTHWESTERLY LINE OF SAID WHISPERING MEADOWS, AND ALONG COUNTY ROAD 1016 (VARIABLE R-O-W), A DISTANCE OF 1007.79 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 121 (380' WIDE R-O-W) AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 11659.16 FEET, WHOSE LONG CHORD BEARS N 14°35'33" W, 1209.25 FEET;

THENCE LEAVING SAID COMMON LINE ALONG SAID NON-TANGENT CURVE TO THE LEFT



THROUGH A CENTRAL ANGLE OF 5°56'43", AN ARC LENGTH OF 1209.79 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" FOR THE MOST WESTERLY CORNER OF SAID TRACT 2;

THENCE N 45°55'02" E ALONG THE NORTHWESTERLY LINE OF SAID TRACTS 2 AND 3, A DISTANCE OF 3196.85 FEET TO A 3/4" IRON ROD FOUND FOR THE MOST SOUTHERLY CORNER OF A 62.131 ACRE TRACT OF LAND CONVEYED TO BURLESON DEVELOPMENT, INC. IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-24891, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE N 45°14'59" W ALONG THE SOUTHWESTERLY LINE OF SAID 62.131 ACRE TRACT, A DISTANCE OF 1051.92 FEET TO A 3/4" ROD FOUND FOR THE MOST WESTERLY CORNER OF SAID 62.131 ACRE TRACT;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID 62.131 ACRE TRACT THROUGH THE FOLLOWING FOUR COURSES;

N 45°42'36" E, A DISTANCE OF 718.16 FEET TO A 1/2" IRON ROD FOUND;

N 45°32'41" E, A DISTANCE OF 651.94 FEET TO A 1/2" IRON ROD FOUND;

N 45°05'52" E, A DISTANCE OF 629.05 FEET TO A 1/2" IRON ROD FOUND;

N 46°51'45" E, A DISTANCE OF 558.77 FEET TO A 3" STEEL FENCE POST FOUND FOR THE MOST NORTHERLY CORNER OF SAID 62.131 ACRE TRACT;

THENCE S 45°25'05" E ALONG THE NORTHEASTERLY LINE OF SAID 62.131 ACRE TRACT, A DISTANCE OF 228.12 FEET TO A FENCE POST FOUND FOR THE MOST WESTERLY CORNER OF A 133.323 ACRE TRACT OF LAND CONVEYED TO ALTA BURL LP IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-24915, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID 133.323 ACRE TRACT THROUGH THE FOLLOWING FIVE COURSES;

N 45°58'47" E, A DISTANCE OF 361.63 FEET TO A 1/2" IRON ROD FOUND;

N 46°00'45" E, A DISTANCE OF 399.86 FEET TO A 1/2" IRON ROD FOUND;

N 46°15'53" E, A DISTANCE OF 530.35 FEET TO A 1/2" IRON ROD FOUND;

N 46°37'41" E, A DISTANCE OF 657.88 FEET TO A 1/2" IRON ROD FOUND;

N 46°11'33" E, A DISTANCE OF 121.44 FEET TO A 5/8" IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF A 22.770 ACRE TRACT OF LAND CONVEYED TO BURLESON DEVELOPMENT, INC., IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-24940, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE N 44°23'00" E ALONG THE NORTHWESTERLY LINE OF SAID 22.770 ACRE TRACT, A DISTANCE OF 783.71 FEET TO A 1/2" IRON ROD FOUND IN COUNTY ROAD 919 (VARIABLE R-O-W) FOR THE MOST NORTHERLY CORNER OF SAID 22.770 ACRE TRACT;

THENCE S 42°34'17" E ALONG SAID COUNTY ROAD AND THE NORTHEASTERLY LINE OF SAID 22.770 ACRE TRACT, A DISTANCE OF 1307.43 FEET TO A MAG NAIL FOUND FOR THE MOST EASTERLY CORNER OF SAID 22.770 ACRE TRACT AND THE MOST NORTHERLY CORNER OF A 10.00 ACRE TRACT OF LAND CONVEYED TO ODY SHELLEY AND ASHLEY SHELLEY IN THAT DEED RECORDED IN INSTRUMENT NO. 2019-18744, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE S 49°34'42" W ALONG THE SOUTHEASTERLY LINE OF SAID 22.770 ACRE TRACT, A DISTANCE OF 778.33 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHEASTERLY LINE OF SAID 133.323 ACRE TRACT FOR THE MOST SOUTHERLY CORNER OF SAID 22.770 ACRE TRACT;

THENCE S 42°41'38" E ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 503.54 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544";

THENCE S 42°51'21" E ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 179.54 FEET TO A 1/2" IRON ROD FOUND A 1/2 INCH IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF A 20.503 ACRE TRACT OF LAND CONVEYED TO ALTA BURL LP IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-24938, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE N 31°01'59" E ALONG THE NORTHWESTERLY LINE OF SAID 20.503 ACRE TRACT, A DISTANCE OF 540.46 FEET TO A STEEL FENCE POST FOUND;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE N 47°42'31" E, A DISTANCE OF 257.15 FEET TO A MAG NAIL FOUND IN COUNTY ROAD 1016 (VARIABLE R-O-W) FOR THE MOST NORTHERLY CORNER OF SAID 20.503 ACRE TRACT;

THENCE ALONG SAID COUNTY ROAD AND ALONG THE NORTHEASTERLY LINE OF SAID 20.503 ACRE TRACT

S 42°32'12" E, A DISTANCE OF 1190.95 FEET TO A 1/2 INCH IRON ROD FOUND AT THE MOST EASTERLY CORNER OF SAID 20.503 ACRE TRACT;

THENCE S 44°57'58" W CONTINUING ALONG SAID COUNTY ROAD 1016 AND THE SOUTHEASTERLY LINE OF SAID 20.503 ACRE TRACT, A DISTANCE OF 765.76 FEET TO A MAG NAIL FOUND FOR THE MOST SOUTHERLY CORNER OF SAID 20.503 ACRE TRACT AND THE MOST EASTERLY CORNER OF SAID 133.323 ACRE TRACT;

THENCE S 44°56'18" W ALONG THE SOUTHEASTERLY LINE OF SAID 133.323 ACRE TRACT AND ALONG SAID COUNTY ROAD, A DISTANCE OF 266.56 FEET TO A PK NAIL FOUND FOR THE MOST EASTERLY CORNER OF A TRACT OF LAND CONVEYED TO REECE PRAIRIE BAPTIST IN THAT DEED RECORDED IN VOLUME 1467, PAGE 105, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE N 45°00'39" W LEAVING SAID COUNTY ROAD 1016, A DISTANCE OF 436.97 FEET TO A 1/2" IRON ROD FOUND;

THENCE S 45°01'12" W, A DISTANCE OF 521.38 FEET TO A 1/2" IRON ROD FOUND;

THENCE S 44°58'33" E, A DISTANCE OF 436.86 FEET TO A PK NAIL FOUND IN SAID COUNTY ROAD 1016;

THENCE S 44°31'18" W CONTINUING ALONG SAID SOUTHEASTERLY LINE AND SAID COUNTY ROAD, A DISTANCE OF 482.93 FEET TO A COTTON SPINDLE FOUND;

THENCE S 44°33'06" W CONTINUING ALONG SAID SOUTHEASTERLY LINE AND SAID COUNTY ROAD, A DISTANCE OF 598.12 FEET TO A POINT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 940.00 FEET, WHOSE LONG CHORD BEARS S 43°09'13" E, 67.37 FEET;

THENCE LEAVING SAID SOUTHEASTERLY LINE AND SAID COUNTY ROAD ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 4°06'26", AN ARC LENGTH OF 67.38 FEET TO A POINT;

THENCE S 45°12'26" E PARALLEL TO THE APPROXIMATE ASPHALT CENTERLINE OF COUNTY ROAD 914 (VARIABLE R-O-W), A DISTANCE OF 2248.52 FEET TO A POINT AND THE BEGINNING OF A



TANGENT CURVE TO THE LEFT WITH A RADIUS OF 750.50 FEET, WHOSE LONG CHORD BEARS S 51°11'49" E, 156.63 FEET;

THENCE ALONG SAID TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°58'46", AN ARC LENGTH OF 156.91 FEET TO A POINT;

THENCE S 57°11'12" E, A DISTANCE OF 83.09 FEET TO A POINT;

THENCE N 79°23'57" E, A DISTANCE OF 94.10 FEET TO A POINT;

THENCE PARALLEL TO THE APPROXIMATE ASPHALT CENTERLINE OF COUNTY ROAD 1020 (VARIABLE R-O-W) THROUGH THE FOLLOWING THREE COURSES;

N 45°16'20" E, A DISTANCE OF 1324.95 FEET TO A POINT;

N 44°38'00" E, A DISTANCE OF 2686.92 FEET TO A POINT;

N 44°35'56" E, A DISTANCE OF 1132.62 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF A 40.49 ACRE TRACT OF LAND CONVEYED TO ROCKY BRANSOM AND WIFE, ANGELA BRANSOM IN THAT DEED RECORDED IN VOLUME 3772, PAGE 254, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE N 45°26'40" W ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 1442.51 FEET TO A 60D FOUND;

THENCE N 44°45'10" E, A DISTANCE OF 79.74 FEET TO A POINT;

THENCE N 45°31'38" W CONTINUING ALONG SAID SOUTHWESTERLY LINE, THE SOUTHWESTERLY LINE OF A 10.40 ACRE TRACT OF LAND CONVEYED TO ROCKY WAYNE BRANSOM AND WIFE, ANGELA JAN BRANSOM IN THAT DEED RECORDED IN VOLUME 2836, PAGE 787, DEED RECORDS, JOHNSON COUNTY, TEXAS AND ALONG THE SOUTHWESTERLY LINE OF A 8.00 ACRE TRACT OF LAND CONVEYED TO ROCKY WAYNE BRANSOM AND WIFE, ANGELA JAN BRANSOM IN THAT DEED RECORDED IN VOLUME 2836, PAGE 782, DEED RECORDS, JOHNSON COUNTY, TEXAS, A DISTANCE OF 2365.52 FEET TO A POINT IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 1016 (VARIABLE R-O-W) FOR THE MOST WESTERLY CORNER OF SAID 8.00 ACRE TRACT;

THENCE N 40°35'29" E ALONG SAID RIGHT-OF-WAY LINE AND THE NORTHWESTERLY LINE OF SAID 8.00 ACRE TRACT, A DISTANCE OF 405.50 FEET TO A POINT;

THENCE N 19°17'00" E CONTINUING ALONG SAID NORTHWESTERLY LINE AND THE NORTHWESTERLY LINE OF A 45.148 ACRE TRACT OF LAND CONVEYED TO ROCKY BRANSOM IN THAT DEED RECORDED IN VOLUME 3027, PAGE 143, DEED RECORDS, JOHNSON COUNTY, TEXAS, A DISTANCE OF 238.00 FEET TO A POINT;

THENCE N 38°14'58" E CONTINUING ALONG SAID NORTHWESTERLY LINE AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 312.83 FEET TO A POINT FOR THE MOST NORTHERLY CORNER OF SAID 45.147 ACRE TRACT;

THENCE LEAVING SAID RIGHT-OF-WAY LINE S 43°56'45" E ALONG THE NORTHEASTERLY LINE OF SAID 45.147 ACRE TRACT, A DISTANCE OF 251.09 FEET TO A POINT;

THENCE S 46°34'34" W, A DISTANCE OF 25.00 FEET TO A POINT;

THENCE S 43°56'45" E, A DISTANCE OF 43.27 FEET TO A POINT FOR THE MOST SOUTHERLY CORNER OF A 1.639 ACRE TRACT OF LAND CONVEYED TO DYLAN WAYNE BRANSOM, A MARRIED PERSON IN THAT DEED RECORDED IN INSTRUMENT NO. 2015-9125, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE LEAVING SAID NORTHEASTERLY LINE N 45°42'26" E ALONG THE SOUTHEASTERLY LINE OF SAID 1.639 ACRE TRACT AND ALONG THE SOUTHEASTERLY LINE OF A 1.887 ACRE TRACT OF LAND CONVEYED TO KAGEN ELENBURG AND SPOUSE, BREANNE ELENBURG IN THAT DEED RECORDED IN INSTRUMENT NO. 2019-17640, DEED RECORDS, JOHNSON COUNTY, TEXAS, A DISTANCE OF 626.45 FEET TO A POINT IN THE NORTHEASTERLY LINE OF A TRACT OF LAND CONVEYED TO ROCKY BRANSOM AND SPOUSE, ANGELA BRANSOM IN THAT DEED RECORDED IN INSTRUMENT NO. 2018-856, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE S 45°30'07" E ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 359.90 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" FOR THE MOST WESTERLY CORNER OF A 12.425 ACRE TRACT OF LAND CONVEYED TO ROCKY BRANSOM AND SPOUSE, ANGELA BRANSOM IN THAT DEED RECORDED IN INSTRUMENT NO. 2016-30419, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE LEAVING SAID NORTHEASTERLY LINE N 44°25'45" E ALONG THE NORTHWESTERLY LINE OF SAID 12.425 ACRE TRACT, A DISTANCE OF 362.45 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" FOR THE MOST NORTHERLY CORNER OF SAID 12.425 ACRE TRACT;

THENCE S 45°34'15" E ALONG THE NORTHEASTERLY LINE OF SAID 12.425 ACRE TRACT, A DISTANCE OF 1489.95 FEET TO A 5/8" IRON ROD FOUND FOR THE MOST EASTERLY CORNER OF SAID 12.425 ACRE TRACT AND FOR THE MOST NORTHERLY CORNER OF A 28.376 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND CONVEYED TO ROCKY BRANSOM AND SPOUSE, ANGELA BRANSOM IN THAT DEED RECORDED IN VOLUME 4430, PAGE 917, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE S 45°21'23" E ALONG THE NORTHEASTERLY LINE OF SAID 28.376 ACRE TRACT, A DISTANCE OF 1878.24 FEET TO A POINT IN SAID COUNTY ROAD 1020 (VARIABLE R-O-W);

THENCE PARALLEL TO THE APPROXIMATE ASPHALT CENTERLINE OF COUNTY ROAD 1020 (VARIABLE R-O-W) THOUGH THE FOLLOWING THREE COURSES;

S 44°35'56" W, A DISTANCE OF 3096.57 FEET TO A POINT;

S 44°38'00" W, A DISTANCE OF 2687.25 FEET TO A POINT;

S 45°16'20" W, A DISTANCE OF 36.78 FEET TO A POINT IN THE NORTHEASTERLY LINE OF A 47.589 ACRE TRACT OF LAND CONVEYED TO B & G SOUTH METRO, L.P., IN THAT DEED RECORDED IN INSTRUMENT NO. 2014-27652, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE S 45°37'48" E ALONG THE NORTHEASTERLY LINE OF SAID 47.589 ACRE TRACT, A DISTANCE OF 1423.57 FEET TO A FENCE POST FOUND FOR THE MOST EASTERLY CORNER OF SAID 47.589 ACRE TRACT;

THENCE S 45°24'26" W ALONG THE SOUTHEASTERLY LINE OF SAID 47.589 ACRE TRACT, A DISTANCE OF 1529.60 FEET TO A POINT;

THENCE N 45°12'26" W PARALLEL TO THE APPROXIMATE ASPHALT CENTERLINE OF COUNTY ROAD 914 (VARIABLE R-O-W), A DISTANCE OF 781.57 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF A 1.000 ACRE TRACT OF LAND CONVEYED TO DAVID HUESTON ELSEA AND SARAH JO



SMITH IN THAT DEED RECORDED IN INSTRUMENT NO. 2019-30520, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND IN THE NORTHWESTERLY LINE OF LOT 1, BLOCK 1, JOWELL ESTATES, ACCORDING TO THAT PLAT RECORDED IN INSTRUMENT NO. 2021-70, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE S 44°42'34" W ALONG SAID SOUTHEASTERLY LINE AND SAID NORTHWESTERLY LINE, A DISTANCE OF 911.00 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF A 277.329 ACRE TRACT OF LAND DESCRIBED AS TRACT THREE AND CONVEYED TO THE JACKSON FAMILY TRUST D IN THAT DEED RECORDED IN INSTRUMENT NO. 2010-230, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE N 45°51'33" W ALONG THE SOUTHWESTERLY LINE OF SAID 277.329 ACRE TRACT, A DISTANCE OF 1672.22 FEET TO A 1/2" IRON ROD FOUND FOR AN ELL CORNER IN SAID SOUTHWESTERLY LINE;

THENCE S 44°15'27" W, A DISTANCE OF 1578.07 FEET TO A CONCRETE MONUMENT FOUND;

THENCE N 46°01'10" W, A DISTANCE OF 1575.49 FEET TO A CONCRETE MONUMENT FOUND;

THENCE LEAVING SAID SOUTHWESTERLY LINE N 46°01'10" W, A DISTANCE OF 1231.75 FEET TO A POINT IN COUNTY ROAD 1016 (VARIABLE R-O-W) AND IN THE SOUTHEASTERLY LINE OF SAID TRACT DESCRIBED AS TRACT 3 AND CONVEYED TO BURLESON DEVELOPMENT, INC. IN THAT DEED RECORDED IN INSTRUMENT NO. 2016-18780, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE ALONG SAID SOUTHEASTERLY LINE AND SAID COUNTY ROAD THROUGH THE FOLLOWING TWO COURSES;

S 44°52'59" W, A DISTANCE OF 744.12 FEET TO A COTTON SPINDLE FOUND;

S 44°38'51" W, A DISTANCE OF 2028.43 FEET TO A COTTON SPINDLE FOUND FOR THE MOST SOUTHERLY CORNER OF SAID TRACT 3;

THENCE N 44°47'32" W ALONG THE SOUTHWESTERLY LINE OF SAID TRACT 3, A DISTANCE OF 134.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 822.35 ACRES OF LAND, MORE OR LESS.

**Exhibit B**  
**Depiction of the Property**







[illegible]

300 E. RENFRO STREET, STE. 300  
DURLISON, TX 76028  
682-978-8281  
TBPELS FIRM NO. 10194853

082-978-8281  
TBEPLS FIRM NO. 10194853

LENGTH OF 156.91 FEET TO A POINT:

02/03/25

300 E. RENFRO STREET, STE. 300  
DURLISON, TX 76028  
682-978-8281  
TBPELS FIRM NO. 10194853

082-978-8281  
TBEPLS FIRM NO. 10194853

AN EXHIBIT OF  
CHISHOLM SUMMIT  
PUBLIC IMPROVEMENT DISTRICT  
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

02/03/25

SHEET 2 OF 3

CWC JOB NUMBER 20240007-02

SHEET 2 OF 3



THENCE S 45°21'23" E ALONG THE NORTHEASTERLY LINE OF SAID 28.376 ACRE TRACT, A DISTANCE OF 1878.24 FEET TO A POINT IN SAID COUNTY ROAD 1020 (VARIABLE R-O-W); THENCE PARALLEL TO THE APPROXIMATE ASPHALT CENTERLINE OF COUNTY ROAD 1020 (VARIABLE R-O-W) THROUGH THE FOLLOWING THREE COURSES;

S 44°35'56" W, A DISTANCE OF 3098.57 FEET TO A POINT;

S 44°38'00" W, A DISTANCE OF 2887.25 FEET TO A POINT;

S 45°16'20" W, A DISTANCE OF 36.78 FEET TO A POINT IN THE NORTHEASTERLY LINE OF A 47.589 ACRE TRACT OF LAND CONVEYED TO B & G SOUTH METRO, L.P., IN THAT DEED RECORDED IN INSTRUMENT NO. 2014-27652, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE S 45°37'48" E ALONG THE NORTHEASTERLY LINE OF SAID 47.589 ACRE TRACT, A DISTANCE OF 1433.57 FEET TO A FENCE POST FOUND FOR THE MOST EASTERLY CORNER OF SAID 47.589 ACRE TRACT;

THENCE S 45°29'28" W ALONG THE NORTHEASTERLY LINE OF SAID 47.589 ACRE TRACT, A DISTANCE OF 1523.60 FEET TO A POINT;

THENCE N 45°12'25" W PARALLEL TO THE APPROXIMATE ASPHALT CENTERLINE OF COUNTY ROAD 914 (VARIABLE R-O-W), A DISTANCE OF 781.57 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID 1.000 ACRE TRACT OF LAND CONVEYED TO DAVID HUESTON ELSEA AND SARAH JO SMITH, IN THAT DEED RECORDED IN INSTRUMENT NO. 2019-30920, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND IN THE NORTHEASTERLY LINE OF SAID 1.000 ACRE TRACT OF LAND CONVEYED TO THAT PLAT RECORDED IN INSTRUMENT NO. 2021-70, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE N 44°42'34" E ALONG SAID SOUTHEASTERLY LINE AND SAID NORTHEASTERLY LINE, A DISTANCE OF 60.00 FEET TO A COTTON SPINDLE FOUND IN COUNTY ROAD 914 (VARIABLE R-O-W) FOR THE MOST EASTERLY CORNER OF SAID ELSEA AND SMITH TRACT;

THENCE N 45°12'25" W ALONG SAID COUNTY ROAD AND ALONG THE NORTHEASTERLY LINE OF SAID ELSEA AND SMITH TRACT, A DISTANCE OF 202.81 FEET TO A COTTON SPINDLE FOUND FOR THE MOST NORTHERLY CORNER OF SAID ELSEA AND SMITH TRACT AND FOR THE MOST EASTERLY CORNER OF SAID TRACT OF LAND CONVEYED TO ALTA BURL LP AND DESCRIBED AS TRACT 1 IN THAT DEED RECORDED IN INSTRUMENT NO. 2022-25994, D.R.J.C.T.;

THENCE LEAVING SAID COUNTY ROAD S 44°42'59" W ALONG THE NORTHEASTERLY LINE OF SAID ELSEA AND SMITH TRACT AND ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 1, A DISTANCE OF 214.70 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF SAID ELSEA AND SMITH TRACT;

THENCE S 45°14'14" E ALONG THE SOUTHEASTERLY LINE OF SAID ELSEA AND SMITH TRACT, A DISTANCE OF 202.94 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPL'S 5544" FOR THE MOST WESTERLY CORNER OF SAID TRACT 1, A DISTANCE OF 202.94 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPL'S 5544" FOR THE MOST SOUTHERLY CORNER OF SAID TRACT 1;

THENCE S 44°42'34" W ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 1 AND ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 736.84 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPL'S 5544" FOR THE MOST SOUTHERLY CORNER OF SAID TRACT 1;

THENCE LEAVING SAID NORTHEASTERLY LINE N 45°14'45" W ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 1, A DISTANCE OF 204.43 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPL'S 5544";

THENCE N 45°14'12" W, A DISTANCE OF 528.34 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPL'S 5544";

THENCE N 45°40'12" W, A DISTANCE OF 936.75 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPL'S 5544" FOR AN ELL CORNER IN SAID SOUTHEASTERLY LINE;

THENCE S 44°15'48" W ALONG SAID SOUTHEASTERLY LINE AND THE SOUTHEASTERLY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO ALTA BURL LP AND DESCRIBED AS TRACT 1 IN THAT DEED RECORDED IN INSTRUMENT NO. 2022-25994, D.R.J.C.T., A DISTANCE OF 1583.27 FEET TO A CONCRETE MONUMENT FOUND FOR THE MOST SOUTHERLY CORNER OF SAID TRACT 2;



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THENCE N 45°01'10" W ALONG THE SOUTHWESTERLY LINE OF SAID TRACT 2 AND THE SOUTHWESTERLY LINE OF THAT DEED RECORDED IN INSTRUMENT NO. 2022-42654, D.R.J.C.T., A DISTANCE OF 1576.33 FEET TO A CONCRETE MONUMENT FOUND;

THENCE N 45°01'10" W ALONG THE SOUTHWESTERLY LINE OF SAID 25.000 ACRE TRACT AND THE SOUTHWESTERLY LINE OF SAID 25.000 ACRE TRACT, A DISTANCE OF 1576.33 FEET TO A CONCRETE MONUMENT FOUND; THENCE N 45°01'10" W ALONG THE SOUTHWESTERLY LINE OF SAID 25.000 ACRE TRACT, A DISTANCE OF 1231.75 FEET TO A COTTON SPINDLE FOUND IN COUNTY ROAD 1016 TRACT 3 AND CONVEYED TO THE SOUTHEASTERLY LINE OF SAID TRACT DESCRIBED AS TRACT 3 IN THAT DEED RECORDED IN INSTRUMENT NO. 2016-18780, DEED RECORDS, JOHNSON COUNTY, TEXAS, ALSO BEING THE MOST WESTERLY CORNER OF SAID 24.420 ACRE TRACT;

THENCE ALONG SAID SOUTHEASTERLY LINE AND SAID COUNTY ROAD THROUGH THE FOLLOWING TWO COURSES;

S 44°52'59" W, A DISTANCE OF 744.12 FEET TO A COTTON SPINDLE FOUND;

S 44°38'51" W, A DISTANCE OF 2028.43 FEET TO A COTTON SPINDLE FOUND FOR THE MOST SOUTHERLY CORNER OF SAID TRACT 3;

THENCE N 44°47'02" W ALONG THE SOUTHWESTERLY LINE OF SAID TRACT 3, A DISTANCE OF 134.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 807.491 ACRES OF LAND, MORE OR LESS.

PROPERTY OWNERSHIP TABLE

| TRACT # | PROPERTY OWNER & DEED INFO.  |
|---------|--|
| 1       | TRACT 2<br>BURLESON DEVELOPMENT, INC.<br>INST. NO. 2016-18780<br>D.R.J.C.T.<br>CALLED 16.573 ACRES             |
| 2       | TRACT 3<br>BURLESON DEVELOPMENT, INC.<br>INST. NO. 2016-18780<br>D.R.J.C.T.<br>CALLED 38.734 ACRES             |
| 3       | BURLESON DEVELOPMENT, INC.<br>INST. NO. 2016-18780<br>D.R.J.C.T.<br>CALLED 62.131 ACRES                        |
| 4       | ALTA BURL LP<br>INST. NO. 2017-24915<br>D.R.J.C.T.<br>CALLED 133.523 ACRES                                     |
| 5       | BURLESON DEVELOPMENT, INC.<br>INST. NO. 2017-24915<br>D.R.J.C.T.<br>CALLED 22.770 ACRES                        |
| 6       | ALTA BURL LP<br>INST. NO. 2017-24938<br>D.R.J.C.T.<br>CALLED 20.503 ACRES                                      |
| 7       | BURLESON DEVELOPMENT, INC.<br>INST. NO. 2017-22716<br>D.R.J.C.T.<br>CALLED 53.344 ACRES                        |
| 8       | R.A. DEVELOPMENT, LTD.<br>INST. NO. 2024-12349<br>D.R.J.C.T.<br>CALLED 59.708 ACRES                            |
| 9       | TRACTS 1<br>ALTA BURL LP<br>INST. NO. 2022-25994<br>D.R.J.C.T.<br>CALLED 30.000 ACRES                          |
| 10      | B & G SOUTH METRO, LP<br>INST. NO. 2014-27652<br>D.R.J.C.T.<br>CALLED 47.589 ACRES                             |
| 11      | ROCKY BRANSON AND WIFE,<br>ANGELA JAN BRANSON<br>VOL. 2836, PG. 782<br>D.R.J.C.T.<br>CALLED 40.49 ACRES        |
| 12      | ROCKY WAYNE BRANSON AND<br>WIFE, ANGELA JAN BRANSON<br>VOL. 2836, PG. 782<br>D.R.J.C.T.<br>CALLED 10.400 ACRES |
| 13      | ROCKY WAYNE BRANSON AND<br>WIFE, ANGELA JAN BRANSON<br>VOL. 2836, PG. 782<br>D.R.J.C.T.<br>CALLED 8.000 ACRES  |
| 14      | ROCKY BRANSON<br>VOL. 307, PG. 143<br>D.R.J.C.T.<br>CALLED 45.148 ACRES  |

PROPERTY OWNERSHIP TABLE

| TRACT # | PROPERTY OWNER & DEED INFO.  |
|---------|--|
| 15      | A PORTION OF<br>ROCKY BRANSON AND WIFE,<br>ANGELA BRANSON<br>VOL. 2836, PG. 742<br>D.R.J.C.T.<br>CALLED 3.011 ACRES  |
| 16      | A PORTION OF<br>ROCKY BRANSON AND SPOUSE,<br>ANGELA BRANSON<br>INST. NO. 2016-856<br>D.R.J.C.T.<br>CALLED 5.95 ACRES |
| 17      | ROCKY BRANSON AND SPOUSE,<br>ANGELA BRANSON<br>INST. NO. 2016-30419<br>D.R.J.C.T.<br>CALLED 12.423 ACRES             |
| 18      | TRACT 1<br>ROCKY BRANSON AND WIFE,<br>ANGELA BRANSON<br>VOL. 2430, PG. 971<br>D.R.J.C.T.<br>CALLED 28.376 ACRES      |
| 19      | R.A. DEVELOPMENT, LTD.<br>VOL. 2430, PG. 401<br>D.R.J.C.T.<br>CALLED 3.000 ACRES                                     |
| 20      | TRACT 2<br>ROCKY BRANSON AND WIFE,<br>ANGELA BRANSON<br>VOL. 2430, PG. 971<br>D.R.J.C.T.<br>CALLED 11.642 ACRES      |
| 21      | TRACT 2<br>ALTA BURL LP<br>INST. NO. 2022-25994<br>D.R.J.C.T.<br>CALLED 25.000 ACRES                                 |
| 22      | R.A. DEVELOPMENT, LTD.<br>INST. NO. 2022-42654<br>D.R.J.C.T.<br>CALLED 25.000 ACRES                                  |
| 23      | R.A. DEVELOPMENT, LTD.<br>INST. NO. 2022-42654<br>D.R.J.C.T.<br>CALLED 24.420 ACRES                                  |

AN EXHIBIT OF  
CHISHOLM SUMMIT  
PUBLIC IMPROVEMENT DISTRICT  
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

02/03/25

SHEET 3 OF 3

CWC JOB NUMBER 20240007-02