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:

General Nature of the Proposed Authorized Improvements. The general Section 1. 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.

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

Received by City/Secretary's Office

MAR 2 4 2025

- 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.
- <u>Section 7.</u> <u>Petitioners Request Establishment of the District.</u> 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 24th day of MARCH, 2025.

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BURLESON DEVELOPMENT, INC.,

a Texas corporation

Bv:

Rocky W. Bransom, President

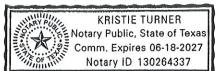
STATE OF TEXAS

8

COUNTY OF JOHNSON

§ 8

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.



ALTA BURL LP,

a Texas limited partnership

By:

Eyesight Ventures LLC,

a Texas limited liability company,

its General Partner

Bv:

David C. Shanks, Manager

STATE OF TEXAS

§

COUNTY OF Johnson &

This instrument was acknowledged before me on the 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.



R.A. DEVELOPMENT, LTD.,

a Texas limited partnership

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.



B&G SOUTH METRO, LP,

a Texas limited partnership

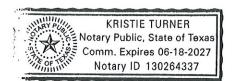
Rocky W. Bransom, Managing Member

STATE OF TEXAS

§

COUNTY OF JOHNSON

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



ROCKY W. BRANSOM, an individual

y: / M

Rocky W. Branson

STATE OF TEXAS

8

COUNTY OF JOHNSON

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



ROCKY W. AND ANGELA BRANSOM, individuals

(fu

Rocky W. Bransom

By: /////

Angela Bransom

STATE OF TEXAS

§ 8

COUNTY OF JOHNSON

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



ROCKY W. BRANSOM ET UX ANGELA, individuals

By:

Rocky W. Bransom

By

Angela Bransom

STATE OF TEXAS

888

COUNTY OF JOHNSON

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

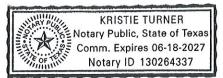


Exhibit A Description of the Property

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 $45^{\circ}12'26''$ 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 $51^{\circ}11'49"$ 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) THOUGH 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 $45^{\circ}26'40"$ 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 SOUTH WESTERLY 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 $44^{\circ}47'32''$ 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

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A TRACT OF LAND STITUTION IN THE FRANCS A CLARIDGE SUMPT, ABSTRACT NO. 142, THE H.G. ATLET OF CALLET STRUCKT, ASTRACT NO. 142, THE H.G. ATLET SUMPT, ASSTRACT NO. 155, THE H.G. ATLET SUMPT, ASSTRACT NO. 155, THE H.G. ATLET SUMPT, ASSTRACT NO. 155, THE H.G. ATLET SUMPT, ASSTRACT NO. 156, THE AND IN THE STEPHEN YOMSEND SUMPT, JOHNSON COUNT, TEXAS SUMPT, ASSTRACT NO. 156, THE AND IN THE STEPHEN YOMSEND SUMPT, JOHNSON COUNT, TEXAS SUMPT, ASSTRACT NO. 156, THE AND IN THE STEPHEN YOU AND INSTRUMENT NO. 2017-2481, DATE OF THE RECORDED IN STRUCKEN NO. 156, THE TRACT TO LAND CONNETS OF LAND CO

BECHNING AT A 1/2" IRON ROD FOUND IN THE SOUTHWESTERLY LINE OF SAID TRACT 3 FOR THE MOST TRETEN CORNER OF FIRST SAID TRACT 2 AND FOR THE MOST NORTHERLY CORNER OF LOF 6 OF WHISPERNO WELDONES, ACCORDING TO THE PLAT RECORDED IN YOULURE 6, PAGE 48, PLAT RECORDS, JOHNSON COUNT, TEXAS.

THENCE S. 45'13'30" W ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 2 AND THE NORTHWESTERLY LINE OF SAID WHISEPERIAL PACKAGE. AND ALONG COUNTR RADA ITS (VARBLEE E-0-4), A DISTANCE OF 100739 FEET TO 4 1/2" ISON 1000 FOUND WITH A CAP STAMED "PRIS 554" IN THE STRANGE OF STATE HORWAY NO. 121 (580" WIDE R-0-4) AND THE BEGINNING OF A NON-TANGENT CHINE COUNTRY. TO THE LETT WITH A RADAUS OF 11659.16 FEET, WHOSE LONG CHORD BEARS N 14735'33" W, 1209.25 FEET,

CENTRAL MADICE CONDAND LINE AGNO SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL MADICE OF 0556-42", AM ARE LENGTH OF 102539 FEET OF 1/2" RIGN ROD FOUND WITH CAP STAMPED "FIRLS SSA4" FOR THE MOST WESTERLY CORRES OF SAID TRACT 2:

THENCE N 45'55'02" E ALONG THE NORTHWESTERLY LINE OF SAID TRACTS 2 AND 3. A DISTANCE OF ASSESSED TO A 34'2" RON PRO DOUBLOOF THE MOST SOUTHERLY CORNERS OF A 82'131 ACRE. TRACT OF LANG CONVEYED TO BURELSON DEVLICEDRENT, INC. IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-24891, DEED RECORDS, JOHNSON COUNTY, TEXAS.

THENCE N 4514'59" W ALONG THE SOUTHWESTERLY LINE OF SAID 62.131 ACRE TRACT, A DISTANCE OF 596.11 FEET TO A POINT IN SAID SOUTHWESTERLY LINE;

THENCE N 27-32'42" E, A DISTANCE OF 758.60 FEET TO A POINT;

THENCE N 44"23"42" E, A DISTANCE OF 1673.97 FEET TO A POINT;

HENCE N 45'22'35" W, A DISTANCE OF 170.46 FEET TO A POINT IN THE NORTHWESTERLY SAID 62.131 ACRE TRACT:

LINE OF

STEEL THENCE N 46'51'45" E ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 158-59 FEET TO A 3". FENCE POST FOUND FOR THE MOST NORTHERLY CORNER OF SAID 62.131 ACRE TRACT;

ALADO SA TANDE SA ALADO THE NORTHEATERY HE OF SAU GALSTA ACRE TRACT, A DISTANCE OF ZZELZ FEET TO A FRONCE POST FROND FOR THE MOST WESTERN GOALST AND SANGERY ACRE TRACT FRONT FILE AND SAUGHT HAS SAUGHT FRONT FRONT FILE AND SAUGHT FRONT FRONT FILE AND SAUGHT FRONT FILE AND SAUGHT FRONT FILE AND SAUGHT FRONT FILE AND SAUGHT FRONT F



FIVE FOLLOWING 표 TRACT THROUGH SAID LINE OF 出

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 4615'53" 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 4671'3Y E A DISTANCE OF 121.44 FEET TO A 5/8" RON ROD FOUND FOR THE MOST WESTERLY DOMES OF A REPETAMENT OF LAND CONFIDER OF DOMESON REPETAMENT OF LAND CONFIDER OF DETETAMENT NO. 2017-24464, DEED RECORDS, JOHNSON COUNT, TEXAS.

P NE STATE TO A 1/2. BION DO FORTHWESTERLY LINE OF SMD 22.770 AGRE TRACT. A DISTANCE (TREAT TO A 1/2. BION BION DOUBLY DOUBLY BOAD 19 (VARIABLE R-O-W) FOR THE MOST MORTHERLY CORRES OF SMD 22.779 AGRE TRACT; THENCE S. 42'34'17" E. ALONG SAID COUNTY ROAD AND THE NORTHEASTERLY LINE OF SAID 22,770 ACRE.
TRACT, A DESTANCE OF 130'04.75 FEET TO A MAG NAIL FOUND FOR THE MOST EASTERLY CORRER OF SAID
TO A TORE TRACT, AND THE MOST NORTHERY CORRER OF A TOOM ACRE. TRACT OF LAND CONVEYED TO
RECORDS. JOHNSON COUNTY, TRACS.

TRASS FEET ON A 1/2" FROM BOD FOUND IN THE NORTHEASTERL' LINE OF SAUD 12.770 AGRE TRACT, A DISTANCE OF TRACT A TRACT FOR THE WOST SOUTHERLY CORNER OF SAUD 133.2323 AGRE TRACT FOR THE WOST SOUTHERLY CORNER OF SAUD 2.7.770 AGRE TRACT.

THENCE S 42'41'38" E ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF S03.54 FEET TO A 1/2" IRON ROD FOLND WITH A CAP STAMPED "RPLS 5544";

THENCE S 42'51'21" E ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 178.54 FEET TO A 1/2" RRON ROD FOUND A 1/2" RRON ROD FOUND ROT FILE MOST WESTERLY CORNER OF A 20.503 ACRE TRACT OF ALCAND CONVERTO O ALTA, BURL D. BI THAT DEED RECORDED IN INSTRUMENT NO. 2017-24838, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE N 3101'39" 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 A MAG NALL FOUND IN COUNTY ROAD 1016 (VARIABLE R-O-W) FOR THE MOST NORTHERLY CORNER C SAID 25.635 AGRET TRACT;

THENCE ALONG SAID COUNTY ROAD AND ALONG THE NORTHEASTERLY LINE OF SAID 20,503 ACRE TRACT S. A DISTANCE OF 11905.95 FEET TO A 1/2" IRON ROD FOUND AT THE MOST EASTERLY GORRER OF SAID 20,503 ACRE TRACT;

LINE OF THENCE S 425758" W CONTINUE ALONG SAID COUNTY ROAD 1016 AND THE SOUTHEASTERY. UNE O SAID ZAGAS, AGER TRACT, HOW CONNER THE MOST THE MOST TRACT ON THE MOST EASTERY CONNER OF SAID ZAGAS, RAPE TRACT AND THE MOST EASTERY CONNER OF SAID 133333 ACRE TRACT. AND THE MOST EASTERY CONNER OF SAID 133333

SAID OF PAGE THENCE S. 44'56'18" W ALONG THE SOUTHEASTERLY LINE OF SAID 133,323 ACRE TRACT AND ALONG S NOWITY ROAD, A DISTANCE OF SEASE STEET OF A PK NAIL FOUND FOR THE WOST EASTERLY CORNER A TRACT OF LAUN CONVEYED TO RECCE PRANTE BAPTIST IN THAT DEED RECORDED IN VOLUME 1467; 105, DEED RECORDS, JOHNSON COUNTY, TEAKS;

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

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

1016; THENCE S 44"58"33" E, A DISTANCE OF 436.86 FEET TO A PK NAIL FOUND IN SAID COUNTY ROAD THENCE S 4431'18" W CONTINUING ALONG SAID SOUTHEASTERLY LINE AND SAID COUNTY ROAD, A DISTANCE OF 482.93 FEET TO A COTTON SPINDLE FOUND;

HENDERS ALTSTORM, W CONTINUEL ALONG SALD SOUTHEASTERY LINE AND SALD COLUMY ROAD, DISTANCE OF SEALS FEET TO A POINT AND THE BERNINKING OF A NON-TAKENST DURF. TO THE WITH A RADIUS OF 940.00 FEET, WHOSE LONG CHORD BEARS 5.42091,5" E, 67.37 FEET;

A LEFT

THENCE LEAVING SAID SOUTHEASTERLY LINE AND SAID COUNTY ROAD ALONG SAID NON-TANGENT CURVE. TO THE LEFT THROUGH A CENTRAL ANGLE OF 04'05'25", AN ARC LENGTH OF 57.38 FEET TO A POINT; THENCE S 4512'26" E PARALLEL TO THE APPROXIMATE ASPHALT CENTERLINE OF COUNTY ROAD 914 (VARIABLE R-O-W), A DISTANCE OF 2248.22 FEET TO A POINT AND THE BECONNING OF A TANCENT CURYE TO THE LETT WITH A RADIUS OF 750.50 FEET, WHOSE LONG CHORD BEARS S 5111'49" E, 156.58 FEET THENCE ALONG SAID TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°58'46", AN ARC LENGTH OF 156,31 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;

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

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 44.25'58" E. A DISTANCE OF 1132.62 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF ACRE TRACT OF LAND CONVERTION TO RECORD BANSOAN AND WIFE, AMBLES ARRASON IN THAT RECORDS IN YOLUME 3772, PAGE 24, 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;

THERCE M. 4651/39" W. CONTRIUNIO ALONG SAID SOUTHWESTELV. LINE, THE SOUTHWESTELY LINE OF A LICLAGA GGET RACTOR OF WEAK MASTELLA MIS BRANCH NA WITE, MASTELLA MIS BRANCH IN HAZED ERECORDED IN VOILE STATE, OF ROCKY MANTE CROCKES, COMPASON OUNKEY, TEXAS AND BRANCHES DEFORMED AND WITE, MASTELLA MIS BRANCHES DEFORMED AND WITE, MASTELLA MIS BRANCHES MAD WITE, MASTELLA MIS BRANCHES DEFORMED AND WITE MASTELLA MIS BRANCHES DEFORMED AND WITE MASTELLA SOUTHER SOUTHWESTELLA MIS BRANCHES DEFORMED AND WITE MASTELLA SOUTHER STATEMENT OF SURFACE TO A DISTANCE OF 2265.22 FEET TO A, POINT IN THE SOUTHERSTERY CORNER OF

THENCE N 40735'29" 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.

NEW ASSAMENTANCE TO STATE OF THE NORTHWESTERY UNE AND THE NORTHWESTERY UNE ASSAME AGENTED TO THE NORTHWESTERY UNE OF A ASSAME NEET OF THAT OF THE NORTH OF THE NORTH OF THE NORTH OF THE NORTHWESTERY OF THE N

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;

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

SAID

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

A. 1639 AGE TRACT C. A DETANCE OF 42.27 FEET TO A POINT FOR THE WOST SOUTHERLY CORNER OF A 1.639 AGE TRACT OF LAUN CONVERTED TO POINT WAYNE BRANGARY A MARRIED RESEAN IN THAT DEED RECORDED IN INSTRUMENT NO. 2015–912.5, DEED RECORDES, JOHNSON COUNTY, TEXAS,

AREACE LANNE SAID NORTHELSTREY LINE N 4.3-42'26" E ALDNG THE SOUTHELSTERLY LINE OF SAID 1.438 AGRE TRACT AND ALDNG THE SOUTHELSTERLY LINE OF 4.138 AGRE TRACT OF LAND CONFITED TO ALGUE THE SOUTH ALT ALGUE THE SOUTH ALGUE A TRACT OF LAND CONFITED TO ROCK TRANSON AND SPOULSE, ANGEL TRACKES.

THENCE S 45'30'07" E ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 589.30 FEET TO A 1/2" RION MODE OF UNIT A CAR STAMPED "PRES 5544" FOR THE MOST WETERLY CORRECT OF LANG OFFICE TO CHAPTED TO CONSTED TO ROCKY BEANSON, AND SPOLISE, ANGELA BRANSON, IN THAT DEED RECORDED, IN INSTRUMENT NO. 2016-30419, DEED RECORDED, JOHNSON COUNT., TOXAS,

EADEC LEAVING SAID NORTHEASTERY LINE N 4.425'45" E ALDNG THE NORTHWESTERY LINE OF SAID 12.455 ACRE TISCAL, A DISTANCE, OF SEASE FEET TO A 1/2" RION ROD FOUND WITH A CAP STAMPED "PRES 5544" FOR THE MOST NORTHERLY CORRES OF SAID 17.4258 ACRE TISCS:

THENCE S. 4534'15" E. ALDNO THE NORTHEASTERLY LINE OF SAID 12,425 ACRE TRACT, A DISTANCE OF MASSES FEET TO A 5.59" HON HOD FOUND FOR THE LOST SACREST CORNER OF 8.01 12,425 ACRE TRACT AND FOR THE MASSES NORTHEAST CORNER OF A 28,375 ACRE TRACT OF LIAND DESCRIBED AS TRACT AND CONFECT OF ROCKY BRANSOM AND SOURCE, ANGLE, DAGE SACRES AS IN VOLUME ALACLE, ANGLE ST., DED RECORDES, JOHNSON COUNTY, TEXAS.

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

02/03/25

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20240007-02 JOB NUMBER CWC

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 45'16'70' W, A DISTANCE OF 38.78 FEET TO A POINT IN THE NORTHEASTERY LINE OF TAXABLE SHORT REGOVERNMEND. LINE TAXABLE DEED RECORDED IN INSTRUMENT NO. 2014-27852, DEED RECORDED, SHARSIN COUNT, 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 SATA-589 ACRE TRACT;

THENCE N 421226" W PARALLEL TO THE APPROXIMITE ASPHALT CENTERUNE OF COUNTY ROAD 914 (VARMAER FO-44), A DISTANCE OF 741.20 FEET TO A POINT IN THE SOUTH-SETSENT VINE OF A 1.000 ACRE TRACT OF LAND CONVERTED TO DAYIO HESTON ELSEA, AND SARAH, OS SHIN IN THAY DEED RECORDED IN SARAH, OS SHIN IN THAY DEED RECORDED OF COUNTY TEXAS, AND UN THE NORTH-SETSEAL TO FOR THE SARE AND SARAH TO SHIN TEXAS, AND UN THE NORTH-SETSEAL UNCO TO 1. BLOCK 1. JONELL STATES, ACCORDING TO THAT PLAT RECORDED IN INSTRUMENT NO. 2021-70, PLAT RECORDES, JOHNSON COUNTY, TEXAS, AND 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 444234" E ADMO SAD SOUTHEISTERY LINE, AND SAD NORTHWESTERY LINE, STATES OF SADO FEET TO A COTTON SYNOLE FOUND IN COUNTY ROLD, SYL (VARIABLE R-Q-W) FOR THE MOST EASTERY CORNER OF SAID ELSE AND SATH TRACT;

THENCE LEAVING SAID COUNTY ROAD S 44"42"59" W ALONG THE NORTHWESTERLY LINE OF SAID SALTS AND SMITH TRACT AND ALONG THE SOUTHELSTERLY LINE OF SAID TRACT 1, A DISTANCE OF 24,470 FEET TO A 1/2" RON ROD FOUND FOR THE WOST WESTERLY CORNER OF SAID CLEAK AND SMITH TRACT).

THENCE S. 45'14'1" E. ALONG THE SOUTHWESTERLY LINE OF SAID ELSEA, AND SMITH TRACT, A DISTANCE OF 720'24 FEET TO A 1/2" TIONS HOS D'ONDON WITH A CAP STANDED "PRES SEAL" IN THE NORMINESTERLY LINE OF SAID LOT 1, BLOCK 1, JUNELL ESTATES FOR THE MOST WESTERLY CORNER OF SAID ELSEA, AND SMITH TRACT AND FOR THE MOST EASTERLY CORNER OF SAID TRACT II.

THENCES A442734" WALDNOTHE SOUTHELSTERY LINE OF SAID TRACT 1 AND ALDNE SAID WORTHWESTERY LINE, A DISTANCE OF 75854, FEET OR A 1/2" RION BOOUND WITH A CAP STAMPED "PRES 5544" FOR THE WOST SOUTHERY CORNER OF SAID TRACT 1;

THENCE LEAVING SAID NORTHWESTERLY LINE N 45'14'45" W ALONG THE SOUTHWESTERLY LINE OF SAID TRACT 1, A DISTANCE OF 204.43 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "FIRS 54.4".

HENCE N 4614'12" W, A DISTANCE OF 528.34 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544";

THENCE N 45-40'12" W, A DISTANCE OF 939,75 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" FOR AN ELL CORNER IN SAID SOUTHWESTERLY LINE;

THENCE S 44"15'48" W ALONG SAID SOUTHWESTERLY LINE AND THE SOUTHENSTERLY LINE OF THAT CERTAN TRACT OF LAND CONFYED TO JATE BIRL LO AND DESCRIBED AS TRACT 2 IN THAT DEED ECRORDED IN INSTRUMENT NO. 2022—25894. DR.LACL. A DISTRACE OF 1585.27 FEET TO A CONCRETE MONUMENT FOUND FOR THE WOST SOUTHERLY CORNER OF SAID TRACT S.

PROPERTY OWNE PROPERTY OWNE TRACT # THENCE N 46'01'10" W ALONG THE SOUTHWESTRIX LINE OF SAID TRACT 2 AND THE SOUTHWESTRIX LINE OF THAT CERVILL SOON GARE TRACT OF LAND CONVEXED TO R.A. DOCKNOWENT, LID., IN THAT DEED RECORDED IN INSTRUMENT NO. 2022—42654, D.R.J.G.T., A DISTANCE OF 1575.33 FEET TO A CONCRETE MONUMENT FOUND.

SHIP TABLE & DEED INFO.

HENCE N. 4CHO'10" W. ADMOR THE SOUTHWESTERY. UNE OF SUD 25.000 AGRE TRACT DEPOCATION THE SOUTHWESTERY LINE OF SUD 24.400 ALM-SUD IN CONTINUE OF LOW OWNERD TO RALL DEPOCATION. THE DEPOCATION IN INSTRUMENT OF LOW OWNERD TO RALL STANKES OF 1231-35 FEET TO A COTTON SPINICE FOUND IN COUNTY REASO, DRALLS, CANDER TO A CONTINUE FOR THE SOUTHWESTERY LINE OF SAID TRACT DESCRIBED AS INSTRUMENT ON SOUTH OF SUBJECT O

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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;

표 S 44.38'51" W, A DISTANCE.OF 2028.43 FEET TO A COTTON SPINDLE FOUND FOR 1 WOST SOUTHERLY CORNER OF SAID TRACT 3: THENCE N 44.4732" W ALONG THE SOUTHWESTERLY LINE OF SAID TRACT 3, A DISTANCE OF 134.29 FEET TO THE POINT OF BEGINNING AND CONTAINING B07.491 ACRES OF LAND, WORE OR LESS.

PROPERTY OWNERSHIP 1	PROPERTY OWNER & DEED II	A PORTION OF ROCKY BRANSOM AND WIFE, ANGELA BRANSOM VOL. 3689, PG. 742	CALLED 3.011 ACRES A PORTION OF ROCKY BRANSOM AND SPOUSE, ANGELA BRANSOM INST. NO. 2018—856	CALLED 5.95 ACRES ROCKY BRANSOM AND SPOUSE, ANGELA BRANSOM INST. NO. 2016—30419	D.R.J.C.T. CALLED 12.425 ACRES	ROCKY BRANSOM AND WIFE, ANGELA BRANSOM VOL. 4430, PG. 971 D.R.J.C.T. CALLED 28.376 ACRES	R.A. DEVELOPMENT, LTD. VOL. 4375, PG. 401 D.R.J.C.T. CALLED 3.000 ACRES	TRACT 2 ROCKY BRANSOM AND WIFE, ANGELA BRANSOM VOL. 4430, PG. 971	D.R.J.C.T. CALLED 11.642 ACRES TRACT 2 ALTA BURL. LP	INST. NO. 2022-25994 D.R.J.C.T. CALLED 25.000 ACRES	R.A. DEVELOPMENT, LTD. INST. NO. 2022-42654 D.R.J.C.T.	CALLED 25.000 ACRES R.A. DEVELOPMENT, LTD. INST. NO. 2022-42654 D.R.J.C.T.	CALLED 24.420 ACRES
PROP	TRACT #	9	(9)	((2)	(2)	(8)	6)	(2)	8	
TY OWNERSHIP TABLE	PROPERTY OWNER & DEED INFO.	TRACT 2 BURLESON DEVELOPMENT, INC. INST. NO. 2016-18780 D.R.J.C.T. CALLED 15.573 ACRES	BURLESON BEYELOWENT, INC. INST. NO. 2016–18780 CALLED 98.734 ACRES	BURESON DEVELOPMENT, INC. INST. NO. 2017—24891 CALLED 62.131 ACRES	ALIA BURL, LP INST. NO. 2017–24915 D.R.J.G.T. CALLED 133.323 ACRES	BURLESON DEVELOPMENT, INC. INST. NO. 2017–24940 D.R.J.C.T. CALLED 22.770 ACRES	ALTA BURL, LP INST. NO. 2017–24938 D.R.J.C.T. CALLED 20.503 ACRES	BURLESON DEVELOPMENT, INC. INST. NO. 2017–22716 D.R.J.C.T. CALLED 53.344 ACRES	R.A. DEVELOPMENT, LTD. INST. NO. 2024-32340 D.R.J.C.T. CALLED 59.708 ACRES	TRACTS 1 ALTA BURL, LP INST, NO. 2022–25994	D.R.J.C.T. CALLED 50.000 ACRES	B & C SOUTH METRO, LP INST. NO. 2014-27652 D.R.J.C.T. CALLED 47.589 ACRES	ROCKY BRANSOM AND WIFE, ANGELA BRANSOM VOL. 3772, PG. 254

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ROCKY WAYNE BRANSOM AND WIFE, ANGELA JAN BRANSOM VOL. 2836, PG. 787 D.R.J.G.T. CALLED 10.400 ACRES WIFE, ANGELA JAN BRANSOM VOL. 2836, PG. 782 ROCKY BRANSOM VOL. 3027, Pc. 143 D.R.J.C.T. CALLED 45.148 ACRES ROCKY BRANSOM AND WIFE ANGELA BRANSOM VOL. 3772, PG. 254 D.R.J.C.T. CALLED 40.49 ACRES CALLED 8.00 ACRES ALTA BURL, INST. NO. 2017 D.R.J.C.T CALLED 20.503 BURLESON DEVELOR INST. NO. 2017 D.R.J.C.T CALLED 53.344 R.A. DEVELOPME INST. NO. 2024 D.R.J.C.T CALLED 59.708 TRACTS
ALTA BURL,
INST. NO. 2022
D.R.J.C.T.
CALLED 50.000 B & G SOUTH MI INST. NO. 2014 D.R.J.C.T. CALLED 47.589

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

02/03/25

SHEET 3 OF 3

LAND & SURVEY, LLC 300 E. RENTRO STREET, STE. 300 BURLESON, TY 7802B

Capyright @ 2025 by CWC Land & Survey, LLC

20240007-02 CWC JOB NUMBER