

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, ACCEPTING FOR FILING A LANDOWNER PETITION REQUESTING THE CREATION OF CHISHOLM SUMMIT PUBLIC IMPROVEMENT DISTRICT; CALLING A PUBLIC HEARING TO CONSIDER THE CREATION OF THE PUBLIC IMPROVEMENT DISTRICT; AUTHORIZING AND DIRECTING THAT NOTICES OF THE PUBLIC HEARING BE GIVEN AS REQUIRED BY LAW; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, Chapter 372, Texas Local Government Code, as amended (the "Act"), authorizes the City of Burleson, Texas (the "City") to create public improvement districts within the corporate limits or the extraterritorial jurisdiction of the City; and

WHEREAS, a landowner petition, a copy of which is attached as Exhibit A (the "Petition"), was filed with the City Secretary of the City requesting the creation of the "Chisholm Summit Public Improvement District" (the "District") in accordance with the Act; and

WHEREAS, the City Council has determined that it is in the best interest of the City to accept the Petition and to call a public hearing (the "Public Hearing") at which the City Council will consider the adequacy of the Petition and hear public testimony regarding the feasibility and advisability of creating the proposed District.

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

Section 1. The recitals set forth in this Resolution are true and correct and are incorporated as part of this Resolution.

Section 2. City staff has reviewed the Petition and determined that the same complies with the requirements of the Act and the filing of the Petition is accepted and is available for public inspection.

Section 3. The City Council calls the Public Hearing to consider the adequacy of the Petition and to hear public testimony on the feasibility and advisability of creating the proposed District to be held beginning at or after 5:30 PM, on May 5, 2025, in the regular meeting place of the City Council in the City Hall Council Chambers located at 141 W. Renfro, Burleson, Texas 76028. Attached hereto as Exhibit B is a form of the Notice of Public Hearing, the form and substance of which is hereby adopted and approved. All residents and property owners within the District, and all other persons, are hereby invited to appear in person, or by their attorney, and speak on the creation of the District.

Section 4. The Public Hearing may be adjourned from time to time.

Section 5. The City Secretary is hereby authorized and directed to give all notices of the Public Hearing as required by law, including notices required by the Texas Open Meetings Act and by the Act.

Section 6. The City Secretary shall cause the aforesaid notice, attached hereto as Exhibit B, to be published in a newspaper of general circulation in the City in which the District is to be located or in which the improvements are to be undertaken on or before April 18, 2025, which date is

before the fifteenth (15th) day before the scheduled date of the Public Hearing. The City Secretary is hereby authorized and directed to mail notice of the hearing regarding the creation of the District substantially in the form attached hereto as Exhibit B to the current address of the owners, as reflected on the tax rolls, of property subject to assessment under the proposed District and to address such notices to the “Property Owner” on or before April 18, 2025, which date is before the fifteenth (15th) day before the scheduled date of the Public Hearing, as required and as provided by the provisions of Section 372.009(d) of the Act.

Section 7. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and this City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 8. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 9. This Resolution shall become effective immediately from and after it is passed and approved.

PASSED, APPROVED, AND RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THIS 7TH DAY OF APRIL, 2025.

Chris Fletcher, Mayor

ATTEST:

Amanda Campos, City Secretary

(CITY SEAL)

Exhibit A to Resolution

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 15th day of November, 2024.

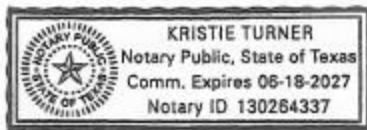
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BURLESON DEVELOPMENT, INC.,
a Texas corporation

By: 
Rocky W. Bransom, President

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

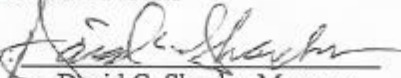
This instrument was acknowledged before me on the 10 day of July, 2024 by Rocky W. Bransom, President of Burleson Development, Inc., a Texas corporation, on behalf of said corporation.




Notary Public, State of Texas

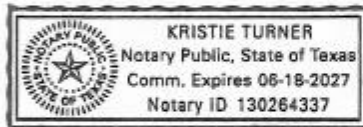
ALTA BURL LP,
a Texas limited partnership

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 10 day of July, 2024 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.



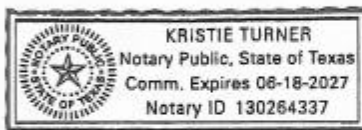

Notary Public, State of Texas

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 10 day of July, 2024 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 10 day of July, 2024 by Rocky W. Bransom, Managing Member of B&G South Metro, LP, a Texas limited partnership, on behalf of said limited partnership.



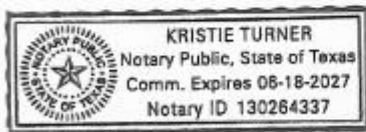

Notary Public, State of Texas

ROCKY W. BRANSOM,
an individual

By: 
Rocky W. Bransom

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

This instrument was acknowledged before me on the 10 day of July, 2024 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 10 day of July, 2024 by
Rocky W. Bransom and Angela Bransom, individuals.




Notary Public, State of Texas

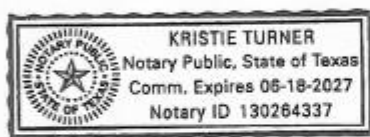
ROCKY W. BRANSOM ET UX ANGELA,
individuals

By: 
Rocky W. Bransom

By: 
Angela Bransom

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

This instrument was acknowledged before me on the 10 day of July, 2024 by
Rocky W. Bransom and Angela Bransom, individuals.




Notary Public, State of Texas

Exhibit A Description of the Property

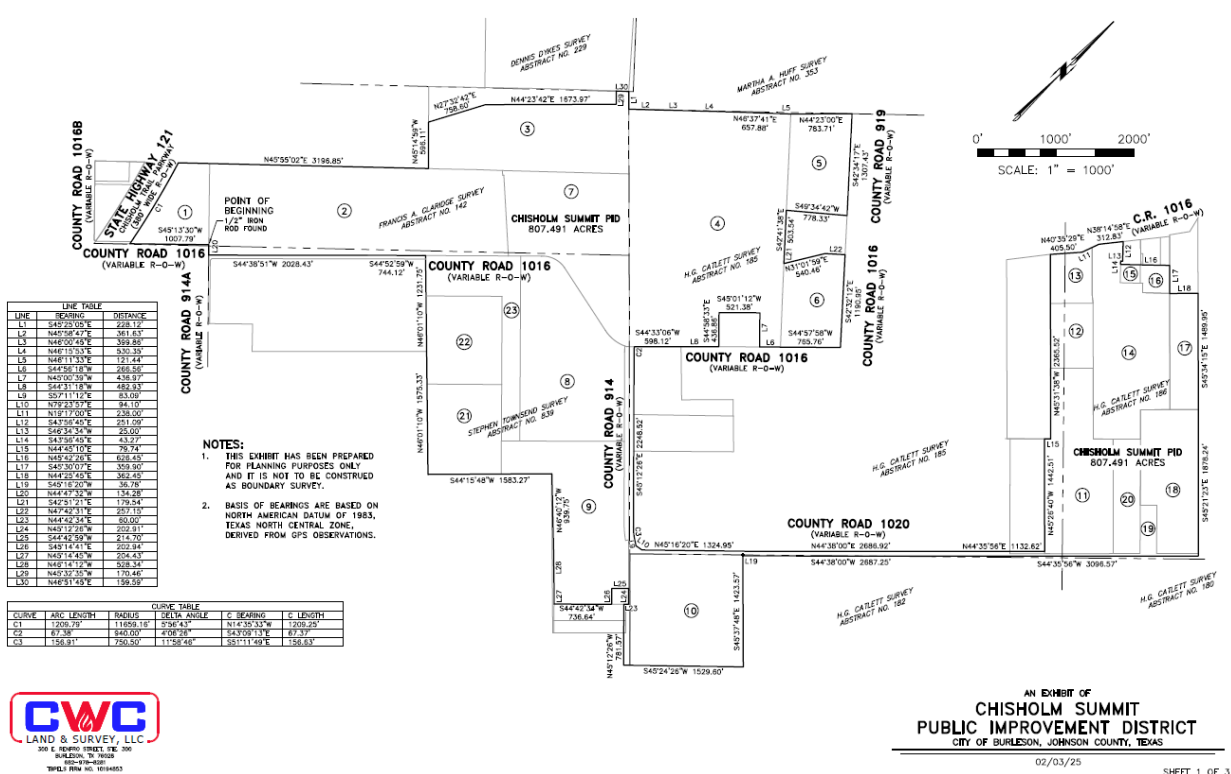


Exhibit B to Resolution

**CITY OF BURLESON, TEXAS
NOTICE OF PUBLIC HEARING REGARDING
THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT**

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended, notice is hereby given that the City Council of the City of Burleson, Texas (the “City”), will hold a public hearing to accept public comments and discuss the petition (the “Petition”), filed by 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, “Petitioner”), requesting that the City create the Chisholm Summit Public Improvement District (the “District”) to include property owned by the Petitioner located entirely in the City’s corporate limits.

Time and Place of Public Hearing. The public hearing will start at or after 5:30 PM, on May 5, 2025, in the regular meeting place of City Council in the City Hall Council Chambers located at 141 W. Renfro, Burleson, Texas 76028.

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 within the proposed District, may include: (i) street, roadway and sidewalk improvements, including related drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (iii) parks, trails and recreational facilities improvements; (iv) projects similar to those listed above authorized by the Act, including similar 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”).

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 establishment, administration and operation of the District is \$115,000,000.00.

Proposed District Boundaries. The District is proposed to include approximately 807 acres of land generally located east of Johnson County Road 1016B and north of Johnson County Road 1020, and as more particularly described by a metes and bounds description available at the City Secretary's office located at 141 W. Renfro, Burleson, Texas 76028, and available for public inspection during regular business hours.

Proposed Method of Assessment. The City shall levy an assessment 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 full at any time (including interest) or

may be paid in annual installments (including interest). The installments must be paid in amounts necessary to meet annual costs for the Authorized Improvements and must continue for a period necessary to retire the indebtedness on the Authorized Improvements (including interest).

Proposed Apportionment of Cost between the District and City. The City will not be obligated to provide any funds to finance the Authorized Improvements. The cost of the Authorized Improvements will be paid from the assessments and from other sources of funds, if any, available to the Petitioner.

Objections. During the public hearing, any interested person may speak for or against the establishment of the District and the advisability of the improvements to be made for the benefit of the property within the District. Written and oral objections will be considered at the hearing.