- 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 "<u>Act</u>"), authorizes the City of Burleson, Texas (the "<u>City</u>") 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 <u>Exhibit A</u> (the "<u>Petition</u>"), was filed with the City Secretary of the City requesting the creation of the "Chisholm Summit Public Improvement District" (the "<u>District</u>") 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.
- <u>Section 2</u>. 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.
  - <u>Section 4</u>. The Public Hearing may be adjourned from time to time.
- <u>Section 5</u>. 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.
- <u>Section 6</u>. The City Secretary shall cause the aforesaid notice, attached hereto as  $\underline{\text{Exhibit}}$   $\underline{\text{B}}$ , 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 <u>Exhibit B</u> 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.

<u>Section 7</u>. 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.

<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 Exhibit B.

Received by CityASecretary's Office

- 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

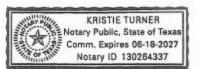
Rocky W. Bransom, President

STATE OF TEXAS

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COUNTY OF JOHNSON

This instrument was acknowledged before me on the 10 day of 3024 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

David C. Shanks, Manager

STATE OF TEXAS

8

COUNTY OF Johnson

This instrument was acknowledged before me on the LD day of Sun, 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.



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

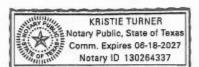
Rocky W. Bransom, President

STATE OF TEXAS

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COUNTY OF JOHNSON

This instrument was acknowledged before me on the day of day of 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

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COUNTY OF JOHNSON

This instrument was acknowledged before me on the log day of log 2024 by Rocky W. Bransom, Managing Member of B&G South Metro, LP, a Texas limited partnership, on behalf of said limited partnership.

KRISTIE TURNER
Notary Public, State of Texas
Comm. Expires 06-18-2027
Notary ID 130264337

ROCKY W. BRANSOM,

an individual

STATE OF TEXAS

50000

COUNTY OF JOHNSON

This instrument was acknowledged before me on the 10 day of 3024 by Rocky W. Bransom, an individual.



ROCKY W. AND ANGELA BRANSOM, individuals

Rocky W. Bransom

By: / Marle &

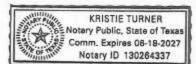
Angela Bransom

STATE OF TEXAS

00000

COUNTY OF JOHNSON

This instrument was acknowledged before me on the 10 day of 304, 2024 by Rocky W. Bransom and Angela Bransom, individuals.



ROCKY W. BRANSOM ET UX ANGELA,

individuals

By:

Rocky W. Bransom

() 1

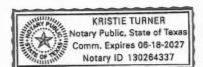
Angela Bransom

STATE OF TEXAS

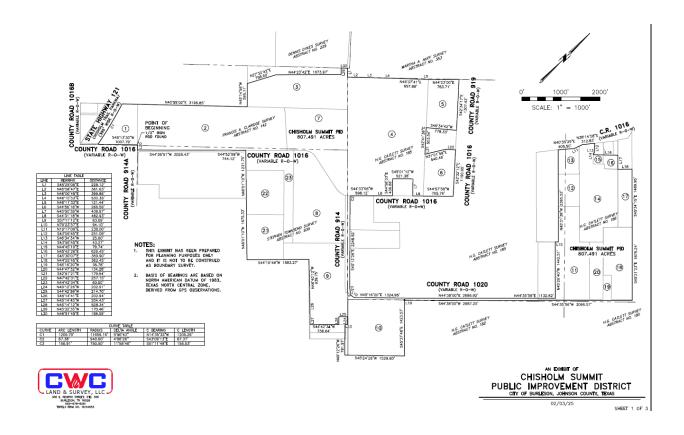
8000

COUNTY OF JOHNSON

This instrument was acknowledged before me on the load day of Rocky W. Bransom and Angela Bransom, individuals.



# Exhibit A Description of the Property



LEGAL DESCRIPTION:

A TRACT OF LAGE STRAITED IN THE FRANCE A. CLARIDOS SURVEY, ASSTRACT NO. 142, THE H.O. CALLET SURVEY, ASSTRACT NO. 162, THE H.O. CALLET SURVEY, ASSTRACT NO. 163, THE H.O. CALLET SURVEY, ASSTRACT NO. 163, THE H.O. CALLET SURVEY, ASSTRACT NO. 163, THE H.O. CALLET SURVEY, ASSTRACT NO. 164, THE H.O. CALLET SURVEY, ASSTRACT NO. 165, THE H.O. CALLET SURVEY, ASSTRACT NO. 164, THE H.O. CALLET SURVEY, ASSTRACT NO. 165, THE H.O. CALLET S

THENCE IN 45'50'02" E ALONG THE NORTHWESTERLY LINE OF SAID TRACTS 2 AND 3, A DISTANCE OF 3198.85 FEET TO A 3/4" IRON ROD FOUND FOR THE MOST SOUTHERLY CORNER OF A 82.131 ACRE TRACT OF LAND CONVETED TO BURLESON INDELEDMENT, NO. IN THAT DEED NECORROSE IN INSTRUMENT NO. 2017-2499. INCED NECORDS, JOHNSON COUNTY, TLACK;

THENCE N 45"14"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;

THENCE N 45'32'35" W, A DESTANCE OF 170.46 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAMD 62.131 ACRE TRACT;

THENCE N 46"51"45" E ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 159.59 FEET TO A 3" STEEL FENCE POST FOUND FOR THE MOST NORTHERLY CORNER OF SAID 62.131 ACRE TRACT;

THENCE S 45°25'05" C ALONG THE NORTHEASTERLY LINE OF SAID 62.131 ACRE TRACT, A DESTANCE OF 228.12 FELT TO A FENCE POST TOURS FOR THE MOST WESTERLY COUNTY OF A 133.323 ACRE TRACT OF LINE CONVECTED TO ALT MILE UP IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-24817.



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

N 46"11"33" E, A DISTANCE OF 121.44 FEET TO A 5/6" 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, DIED RECORDED, JOHNSON COUNTY, TEXAS.

THENCE S 42"M"1" E MONG SAID COUNTY BOAD AND THE NORTHEASTER! LINE OF SAID 22.770 ACRE THACE, A GETANCE OF 1807.48 FERT TO A MAD HALL FOUND FOR THE MOST EASTER! COUNTED OF SAID 22.770 ACRE THAT AND THE MOST MORTHER! CORRES OF A 10.00 ACRE THACT OF JAND CONVEYED OF SAID 22.770 ACRE THAT ORD THE MOST MORTHER! CORRES OF A 10.00 ACRE THACT OF JAND CONVEYED OF SAID. SAID. SHILLEY IN THAT DEED RECORDED IN INSTRUMENT NO. 2019—18744, DEED RECORD, JOHNOOL COUNTY, TEACH,

THENCE S 49"34"42" W ALONG THE SOUTHEASTERLY LINE OF SAID 22.770 ACRE TRACT, A DISTANCE OF 778.35 FIRST TO A 1/2" BOON FOOD FOUND IN THE NORTHLASTERLY LINE OF SAID 133.323 ACRE TRACT FOR THE MOST SOUTHERLY CONNER 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";

THEMECS 4.751/21" & AUGNO SAID HORRIEGISTRY UNG. A DISTANCE OF 179-54 FEET TO A 1/2" ROS DOUGH A 1/2" BON BOD TOUGH FOR THE VORT MOTTER THOUGHT OF THE AUGNOST OF TO 20.53 ACRE THACT OF LAND CONNETED TO ALTA BURL LI' IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-24938, DEED RECORDS, JOHNSON COUNTY, TLAST

THENCE N 31'01'59" E ALONG THE NORTHWESTERLY LINE OF SAID 20.503 ACRE TRACT, A DISTANCE OF S40.46 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 (VARLABLE R-O-W) FOR THE MOST NORTHERLY CORNER OF SAID 28.054 AGET TRACT

THENCE ALDNO SAID COUNTY ROAD AND ALONG THE NORTHEASTERLY LINE OF SAID 20.503 ACRE TRACT S 42"52"12" C, A DESTANCE OF 180.95 FEET TO A 1/2" IRON ROD FOUND AT THE MOST EASTERLY CORNER OF SAID 20.503 ACRE TRACT;

THENCE S 44°57°38 W CONTINUING ALONG SAID COUNTY ROAD 1016 AND THE SOUTHEASTERLY LINE O SAID 20.003 ACRE TRACT, A DISTANCE OF 765.76 FEET TO A MAD NAIL FOUND FOR THE MOST SOUTHBALY COUNTRY OF SAID 13.3.323 SOUTHBALY COUNTRY OF SAID 0.305 ACRE TRACT AND THE MOST EASTERLY COUNTRY OF SAID 13.3.323

THENCE S 4-9518 W ALLANG THE SOUTHEASTERLY LINE OF SAID 133.323 AGRETRACT AND ALONG SAID COUNTY ROOD, DISTANCE OF 286.58 PERT TO A FE MAIL FOUND FOR THE MOST EXTERTY CORNED OF THE AGRET OF THE AGRET EXTERTY CORNED OF THE AGRET OF

THENCE LEAVING SAID COUNTY ROAD 1016 N 45'00'39" W, A DISTANCE OF 436.97 FEET TO A  $1/2^{\circ}$  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°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°35"06" W CONTINUING ALONG SAID SOUTHEASTERLY LINE AND SAID COUNTY ROAD, A DESTANCE OF 588.12 FEET TO A POBIT AND THE RECONNING OF A NON-TAMOCHT CURVE TO THE LIDT WITH A ROBUS OF 940.00 FEET, WHOSE LONG CHORD SEARS S. 4700°15" C. F.3.7 FEET;

THENCE LEAVING SAID SOUTHEASTERLY LINE AND SAID COUNTY ROAD ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04'08'26", AN ARC LENGTH OF 67.38 FEET TO A POINT;

THENCE S 45'12'26' E PARALLEL TO THE APPROXIMATE ASPMALT CENTRELINE OF COUNTY ROAD 914 (VARIABLE, PG-0"), A DISTANCE OF 2248-85 FIRST TO A PORTY AND THE RECONNING OF A TAMBENT CURVE TO THE LEFT WITH A RADIUS OF 750.50 FEET, WHOSE LONG CHORD BEARS S 51'11'49" E. 1848-85 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 PARALLEL TO THE APPROXIMATE ASPHALT CENTERLINE OF COUNTY ROAD 1020 (VARIABLE R-O-W) THOUGH THE FOLLOWING THREE COURSES;

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 37'2, 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:

TREES A 427-12\* CONTINUED CLASS DATASSET LAY LIKE. THE SOUTHWESTERY USE OF A 100A ACTE REACH OWN CONVENTION TO ROOM WAS ASSOCIATED TO THE SOUTHWESTERY USE OF A 100A ACTE REACH OF AND WAS ASSOCIATED TO ROOM TO THE SOUTHWESTERY OWN CONTINUED TO THE SOUTHWESTERY CONTINUED TO THE SOUTHWESTERY OWN CONTINUED TO THE SOUTHWESTERY CONTINUED TO THE SOUTHWESTERY.

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

THENCE N 19"17"00" E CONTINUING ALONG SAID HORTHWESTERLY 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. PEGAS. A DESTANCE 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 WOST NORTHERLY CORNER OF SAID 45.147 ACRE

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

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

THENCE LEAVING SAID NORTHEASTERLY LINE IN 44°25'45" E ALONG THE NORTHWESTERLY LINE OF SAID 12.425 ACRE TRACT, A DISTANCE OF 382.45 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PRIS 3544" FOR THE MOST NORTHEAST CORNER OF SAID 12.425 ACRE TRACE.

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

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) 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 47.389 ACRE TRACT OF LAND CONVETED TO B  $\alpha$  South method, L.P., in That deed recorded in instrument no. 2014–27652, DEED RECORDS, JOHNSON COUNTY, IEZAS:

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 1529-80 FEET TO A POINT:

THEMICE N 4912'28" W PARALEL TO THE APPROXIMATE ASPHALL CONTRIBUTE OF COUNTY ROAD 914 (MARALE N-0-W), A DISTANCE OF 79137 FEET TO A POINT IN THE SOUTHLANDERSY USE IN THE TOTAL PROPERTY OF THE TOTAL

THENCE N 45'12'26" W ALDING SAID COUNTY BOAD AND ALDING THE NORTHEASTERLY LINE OF SAID CLISTA AND SHITH TRACET, A DISTANCE OF 202.91 FEET TO A COTTON SPINGLE FOUND FOR THE MOST NORTHERLY CORNER OF SAID CLISTA AND WHIT TRACET AND FOR THE MOST EASTERLY COUNTRY OF THAT CENTAIN TRACET OF LAND CONVETTO TO ALLINE LINE, LY AND CDISCRED AS TRACET IN THAT DEED RECORDED IN RISTRUMENT NO. 2022—25994, AU.J.C.T.;

THENCE LEAVING SAID COUNTY ROAD S 44"42"59" W ALONG THE NORTHWESTERLY LINE OF SAID SWITH TRACT AND ALONG THE SOUTHLASTERLY 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 LISEA AND SWITH TRACT;

THENCE S 49"14" I ALDHO THE SOUTHWESTERLY LINE OF SAID ELSEA AND SMITH TRACT, A DISTANCE OF 20234 FEET TO A 1/2" BON ROD FOUND WITH A CAP STAMPED "RPLS SSA4" IN THE NORTHWESTERLY LINE OF SAID LOT 1, BLOCK 1, JOHELL ESTAITS FOR THE UST WESTERLY COUNCY OF SAID LESEA AND SMITH THACE AND FOR THE MOST EASTERLY CORNERS OF SAID

THENCE S 44"42"34" W ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 1 AND ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 735.64 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RFS 5544" FOR THE MOST SOUTHEALY CONNER OF SAID TRACT 1;

THENCE LEAVING SAID HORTHWESTERLY LINE IN 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 "REVS. 5544";

THENCE N 48"14"12" W, A DISTANCE OF 528.34 FEET TO A 1/2" IRON ROD FOUND WITH A CA-STAMPED "RPLS 5544";

THENCE N 46"40"12" W, A DISTANCE OF 939.75 FEET TO A 1/2" IRON ROD FOUND WITH A CA STAMPED "RPLS 5544" FOR AN ELL CORNER IN SAID SOUTHWESTERLY LINE; THEMES S. 4415/48" M. ADMO SAID SOUTHWESTERLY LINE AND THE SOUTHESSTERLY LINE OF THAT CERTAIN TRACT OF LAND CONSYSTEN OF ALX SUBJ. L. AND DESCRIBED AS TRACT OF THAT DEED RECORDED IN PRISTRIBLET NO. 2023—2394, D.R.LC.T. A. DESTANCE OF 1883.27 FEET TO A CONCRETE MONIMENT FOUND FOR THE MOST SOUTHEST CORNER OF SAID TRACE

THESE IS SENTING. WANDOUS HE SOMEWHITELD HE OF SEA SADOU SET THAT THE THE THE SOMEWHITE SOMEWHIT

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 S, A DISTANCE OF 134.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 807.491 ACRES OF LAND, MORE OR LESS.

PROPERTY OWNERSHIP TABL		
TRACT #	PROPERTY OWNER & DEED INFO.	
1	TRACT 2 BURLESON DEVELOPMENT, INC. INST. NO. 2016-18780 D.R.J.C.T. CALLED 16.573 ACRES	
2	TRACT 3 BURLESON DEVELOPMENT, INC. INST. NO. 2016—18780 D.R.J.C.T. CALLED 98.734 ACRES	
3	BURLESON DEVELOPMENT, INC. INST. NO. 2017-24891 D.R.J.C.T. CALLED 62.131 ACRES	
•	ALTA BURL, LP INST. NO. 2017-24915 D.R.J.C.T. CALLED 133.323 ACRES	
(5)	BURLESON DEVELOPMENT, INC. INST. NO. 2017-24940 D.R.J.C.T. CALLED 22.770 ACRES	
6	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 33.344 ACRES	
8	R.A. DEVELOPMENT, LTD. INST. NO. 2024-32340 D.R.J.C.T. CALLED 59.708 ACRES	
9	TRACTS 1 ALTA BURL LP INST. NO. 2022—25994 D.R.J.C.T. CALLED 50.000 ACRES	
10	B & G SOUTH METRO, LP INST. NO. 2014-27652 DR.J.C.T. CALLED 47-589 ACRES	
11)	ROCKY BRANSOM AND WIFE, ANGELA BRANSOM VOL. 3772, PG. 254 D.R.J.C.T. CALLED 40.49 ACRES	
12	ROCKY WAYNE BRANSOM AND WIFE, ANGELA JAN BRANSOM VOL. 2836, PG. 787 D.R.J.C.T. CALLED 10.400 ACRES	
13	ROCKY WAYNE BRANSOM AND WIFE, ANGELA JAN BRANSOM VOL. 2836, PG. 782 D.R.J.C.T. CALLED 8.00 ACRES	
14	ROCKY BRANSOM VOL. 3027, PG. 143 D.R.J.C.T. CALLED 45.148 ACRES	

PROP	ERTY OWNERSHIP TABLE
TRACT #	PROPERTY OWNER & DEED INFO.
(3)	A PORTION OF ROCKY BRANSOM AND WIFE, ANGELA BRANSOM VOL. 3689, PG. 742 D.R.J.C.T. CALLD 3.011 ACRES
16	A PORTION OF ROCKY BRANSOM AND SPOUSE, AMERICA BRANSOM INST. NO. 2018-856 D.R.J.C.T. CALLED 5.95 ACRES
17	ROCKY BRANSOM AND SPOUSE, ANGELA BRANSOM INST. NO. 2018—30419 D.R.J.C.T., CALLED 12.425 ACRES
18	TRACT 1 ROCKY BRANSOM AND WIFE, ANGELA BRANSOM VOL. 4430, PG. 971 D.R.J.C.T. CALLED 28.376 ACRES
19	R.A. DEVELOPMENT, LTD. VOL. 4375, PG. 401 D.R.J.C.T. CALLED 3.000 ACRES
39	TRACT 2 ROCKY BRANSOM AND WIFE, ANGELA BRANSOM VOL. 4450, PG. 971 D.R.J.C.T. CALLED 11.642 ACRES
<b>②</b>	TRACT 2 ALTA BURL, LP INST. NO. 2022-25994 D.R.J.C.T. CALLED 25.000 ACRES
22	R.A. DEVELOPMENT, LTD. INST. NO. 2022—42654 D.R.J.C.T. CALLED 25.000 ACRES
23	R.A. DEVELOPMENT, LTD. INST. NO. 2022—42654 D.R.J.C.T. CALLED 24.420 ACRES

CHISHOLM SUMMIT PUBLIC IMPROVEMENT DISTRICT

### 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.

<u>Time and Place of Public Hearing</u>. 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-ofway; (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.

<u>Proposed District Boundaries</u>. 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.

<u>Proposed Method of Assessment</u>. 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).

<u>Proposed Apportionment of Cost between the District and City</u>. 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.

<u>Objections</u>. 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.