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Tuesday, September 17, 2024  
6:00 PM

City Hall - 141 W. Renfro  
Burleson, TX 76028

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1. **CALL TO ORDER**

Invocation

Pledge of Allegiance

Texas Pledge:

*Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God; one and indivisible*

2. **CITIZEN APPEARANCES**

Other than public hearings, citizens in attendance who desire to speak to the Planning and Zoning Commission may speak during this section. Each person will be allowed three (3) minutes to speak and will not be interrupted by the Commission or staff. If you would like to speak, please fill out a speaker card and give the completed card to the City staff prior to addressing the Commission. Please note that the Commission may only take action on items posted on the agenda. The Texas Open Meetings Act prohibits the Commission from deliberating or taking action on an item not listed on the agenda. Please also note that speakers who desire to speak on an item listed for public hearing will address the Commission during the public hearing and consideration of that particular agenda item.

3. **CONSENT AGENDA**

All items listed below are considered to be routine by the Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of the items unless a Commissioner or citizen so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence. Approval of the consent agenda authorizes the Development Services Director to place each item on the City Council agenda in accordance with the Planning and Zoning Commission's recommendations.

**A.** Consider approval of the minutes from August 27, 2024 Planning & Zoning Commission meeting.

**B.** Chisholm Summit (Case 24-192): Consider approval of a preliminary plat of Chisholm Summit, addressed as 9325 CR 1016. (Staff Contact: Lidon Pearce, Principal Planner)

4. **PUBLIC HEARING**

**A.** 10732 CR 1020 (Case 24-195): Hold a public hearing and consider a recommendation of approval for an ordinance for a zoning change request from "A" Agricultural to "SF16" Single-family dwelling district 16 for a proposed subdivision with minimum 16,000 square foot lots. (Staff Contact: Lidon Pearce, Principal Planner)

5. **REPORTS AND PRESENTATIONS**

6. **GENERAL**

7. **COMMUNITY INTERESTS ITEMS**

8. **EXECUTIVE SESSION**

In accordance with Chapter 551 of the Texas Government Code, the Commission may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda.

A. **Pending or Contemplated Litigation or to Seek the Advice of the City of Attorney Pursuant to Section 551.071**

9. **ADJOURN**

Staff Contact

Tony McIlwain  
Director of Development Services  
817-426-9684

**CERTIFICATE**

I hereby certify that the above agenda was posted on this the 12th of September 2024, by 10:00 a.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.



Amanda Campos

City Secretary

**ACCESSIBILITY STATEMENT**

The Burleson City Hall is wheelchair accessible. The entry ramp is located in the front of the building, accessible from Warren St. Accessible parking spaces are also available in the Warren St. parking lot. Sign interpretative services for meetings must be made 48 hours in advance of the meeting. Call the A.D.A. Coordinator at 817-426-9600, or TDD 1-800-735-2989.



Department Memo

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**Planning & Zoning Commission Meeting**

**DEPARTMENT:** Development Services

**FROM:** Peggy Fisher, Administrative Assistant Sr.

**MEETING:** September 17, 2024

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**SUBJECT:**

Approve the minutes from August 27, 2024 Regular Session of the Planning & Zoning Commission meeting.

**SUMMARY:**

Minutes from the August 27, 2024 Regular Session of the Planning & Zoning Commission meeting.

**OPTIONS:**

Approve as presented

**RECOMMENDATION:**

Approve the minutes from the August 27, 2024 Regular Session of the Planning & Zoning Commission meeting.

**PRIOR ACTION/INPUT (Council, Boards, Citizens):**

None

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

Peggy Fisher  
Recording Secretary  
[pfisher@burlesontx.com](mailto:pfisher@burlesontx.com)  
817-426-9611

PLANNING AND ZONING COMMISSION

August 27, 2024  
MINUTES

Roll Call

Commissioners Present

David Hadley  
Dan Taylor  
Cobi Tittle  
Ashley Brookman  
Bill Janusch  
Michael Tune (Chair)  
Michael Kurmes  
Bobby Reading

Commissioners Absent

Clint Faram

Staff

Matt Ribitzki, City Attorney  
Tony McIlwain, Director Development Services  
Lidon Pearce, Principle Planner  
Marah Aqqad, Development Engineer  
Peggy Fisher, Administrative Assistant

**REGULAR SESSION**

**1. Call to Order – 6:00 PM**

**Invocation – David Hadley**

**Pledge of Allegiance**

**Texas Pledge**

**2. Citizen Appearance**

None

**3. Consent Agenda**

- A.** Consider approval of the minutes from August 13, 2024 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).



- B. Highpoint Business Park East (Case 24-186): Consider approval of a final plat of Highpoint Business Park East, Phase 2, Lot 5; Block 1 addressed as 3005 S Burleson BLVD (*Staff Contact: Lidon Pearce, Principal Planner*)
- C. Taylor Bridge Estates (Case 24-160): Consider approval of a Replat for Taylor Bridge Estates, Lot 13R, Block 1; addressed as 1702 Taylor Bridge Court. (*Staff Contact: Emilio Sanchez, Development Services Assistant Director*)
- D. Space Acres (Case 24-161): Consider approval of a Replat for Space Acres, Lots 8R and 8R-1, Block 1; addressed as 7313 Skylark Court. (*Staff Contact: Emilio Sanchez, Development Services Assistant Director*)
- E. Highpoint Business Park East (Case 24-205): Consider approval of a final plat of Highpoint Business Park East, Phase 3, Lot 3; Block 1 addressed as 465 Forgotten LN (*Staff Contact: Lidon Pearce, Principal Planner*)

Motion made by Commissioner Ashley Brookman and second by Commissioner Michael Kurmes to approve the consent agenda.

Motion passed, 7-0. Commissioner Clint Faram was absent.

## **8. Executive Session**

In accordance with Chapter 551 of the Texas Government Code, the City Commission may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda.

### **A. Pending or Contemplated Litigation or to Seek the Advice of the City of Attorney Pursuant to Section 551.071**

Commission Chairman Michael Tune convened into Executive session at 6:02 PM.

Commission Chairman Michael Tune reconvened from Executive Session at 6:16 PM.

## **4. Public Hearing**

- A. 201 S Hurst (Case 24-207): Hold a public hearing and consider a recommendation of approval for an ordinance for a zoning change request from "SF10" Single-family dwelling district 10 and "A" Agricultural to "PD", Planned Development to allow for an existing school (Centennial High School) and the colocation of an antenna on a stadium light pole. (*Staff Contact: Lidon Pearce, Principal Planner*)

Lidon Pearce presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Commission Chairman Michael Tune opened the public hearing at 6:21 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:21 p.m.

Motion made by Commissioner David Hadley and second by Commissioner Ashley Brookman to approve.

Motion passed, 7-0. Commissioner Clint Faram was absent.

- B.** 216 W Eldred Street (Case 24-210): Hold a public hearing and consider a recommendation of approval for an ordinance for a zoning change request from “SF7” Single-family dwelling district-7 to “CC” Central Commercial district for all of Lot 6, Block 30; Original Town of Burluson Addition. *(Staff Contact: Emilio Sanchez, Development Services Assistant Director)*

Lidon Pearce presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Commission Chairman Michael Tune opened the public hearing at 6:25 p.m.

Holly Stephens, 213 E Eldred, addressed the commissioners regarding traffic issues.

Tony Mcilwain, Director Development Services, addressed the commissioners and answered questions regarding this item.

James Stephens, 213 W Eldred, addressed the commissioners regarding parking issues.

Commission Chairman Michael Tune closed the public hearing at 6:35 p.m.

Motion made by Commissioner Michael Kurmes and second by Commissioner Bill Janusch to approve.

Motion passed, 7-0. Commissioner Clint Faram was absent.

## **5. Reports and Presentations**

None

## **6. General**

None

7. **Community Interest Items**

None

9. **Adjourn**

There being no further business Chair Michael Tune adjourned the meeting.

**Time – 6:36PM**

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Peggy Fisher  
Administrative Assistant  
Recording Secretary

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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services  
**FROM:** Lidon Pearce, Principal Planner  
**MEETING:** September 17, 2024

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**SUBJECT:**

Chisholm Summit (Case 24-192): Consider approval of a preliminary plat of Chisholm Summit, addressed as 9325 CR 1016. *(Staff Contact: Lidon Pearce, Principal Planner)*

**SUMMARY:**

On June 18, 2024, an application for a preliminary plat was submitted by Brent Caldwell with GM Civil, on behalf of Rocky Bransom with RA Development (owner), for a preliminary plat of approximately 123.587 acres for the Chisholm Summit master planned community.

The plat is administratively complete and meets the requirements of Appendix A – Subdivision and Development Regulations.

**RECOMMENDATION:**

Approve the preliminary plat for Chisholm Summit (Case 24-192).

**PRIOR ACTION/INPUT (Council, Boards, Citizens):**

*May 6, 2024* – City Council approved most recent PD zoning for Chisholm Summit.

**REFERENCE:**

[City of Burleson, TX PLAT REQUIREMENTS \(ecode360.com\)](#)

**FISCAL IMPACT:**

None

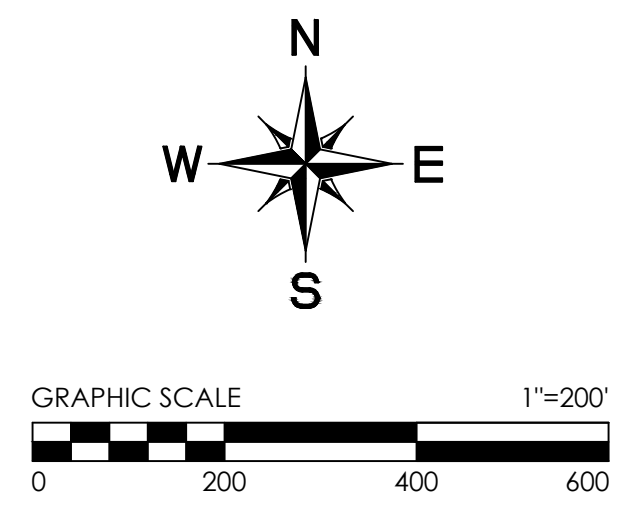
**STAFF CONTACT:**

Lidon Pearce, CNU-A, AICP  
Principal Planner  
[lpearce@burlesontx.com](mailto:lpearce@burlesontx.com)  
817-426-9649



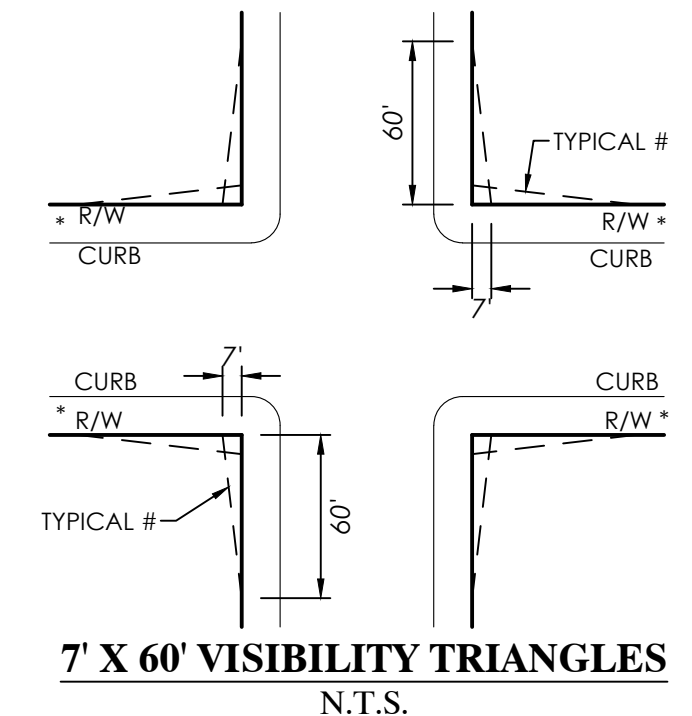






CALLED 92.304 ACRES  
BURLISON 4A ECONOMIC  
DEVELOPMENT CORPORATION  
INST. NO. 2021-21498  
D.R.J.C.T.

CALLED 133.323 ACRES  
ALTA BURL LP  
INST. NO. 2017-24915  
D.R.J.C.T.



\* - VARIABLE DISTANCE. THIS DISTANCE IS DEPENDENT UPON HORIZONTAL AND VERTICAL CURVATURE OF THE STREET AND SHALL BE CALCULATED IN ACCORDANCE WITH THE LATEST EDITION OF THE AASHTO HANDBOOK.  
# - NOTHING OVER 2' IN HEIGHT. AS MEASURED FROM THE TOP OF THE CURB, IS ALLOWED WITHIN THESE VISIBILITY TRIANGLES.



**LEGEND**

SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
S.E.	SEWER EASEMENT
O	1/2" CAPPED IRON ROD SET UNLESS OTHERWISE NOTED
---	BOUNDARY
- - - -	ADJOINERS
- . - . -	EASEMENTS
- - - - -	CENTERLINE
---	BUILDING LINE
- - - - -	ABSTRACT LINE
---	CITY LIMIT LINE



**LEGAL DESCRIPTION**

All that certain lot, tract, or parcel of land, situated in a portion of the Dennis Dykes Survey, Abstract No. 229, the Francis A. Claridge Survey, Abstract No. 142, the H. G. Catlett Survey, Abstract No. 185, and the Stephen Townsend Survey, Abstract No. 839, City of Burleson, Johnson County, Texas, being part of that certain called 62.131 acre tract described in a deed to Burleson Development, Inc. recorded in Instrument No. 2017-24891 of the Deed Records of Johnson County, Texas, being part of that certain called 53.344 acre tract described in a deed to same recorded in Instrument No. 2017-22716 (DRJCT), being part of a certain called 98.734 acre tract described as Tract 4 in a deed to same recorded in Instrument No. 2016-9009 (DRJCT), being part of a certain called 133.323 acre tract as described in a deed to ALTA BURL LP recorded in Instrument No. 2017-24915 (DRJCT) and being more completely described as follows, to-wit:

- BEGINNING** at the West corner of said 62.131 acre tract:
- THENCE** North 45 deg. 42 min. 36 sec. East, a distance of 673.44 feet;
  - THENCE** South 44 deg. 42 min. 35 sec. East, a distance of 236.72 feet;
  - THENCE** North 27 deg. 32 min. 42 sec. East, a distance of 56.05 feet;
  - THENCE** North 44 deg. 23 min. 42 sec. East, a distance of 1,673.97 feet;
  - THENCE** South 45 deg. 32 min. 35 sec. East, a distance of 168.95 feet for a Point of Curvature of a circular curve to the left, having a radius of 1,060.00 feet, a central angle of 19 deg. 21 min. 35 sec., and being subtended by a chord which bears South 55 deg. 13 min. 22 sec. East - 356.46 feet;
  - THENCE** in a southeasterly direction along said curve to the left, a distance of 358.16 feet;
  - THENCE** South 44 deg. 54 min. 09 sec. East tangent to said curve, a distance of 200.00 feet for a Point of Curvature of a circular curve to the right, having a radius of 940.00 feet, a central angle of 19 deg. 08 min. 37 sec., and being subtended by a chord which bears South 55 deg. 19 min. 51 sec. East - 312.61 feet;
  - THENCE** in a southeasterly direction along said curve to the right, a distance of 314.07 feet;
  - THENCE** South 45 deg. 45 min. 32 sec. East tangent to said curve, a distance of 1,271.21 feet;
  - THENCE** South 23 deg. 26 min. 44 sec. West, a distance of 109.91 feet;
  - THENCE** South 45 deg. 07 min. 15 sec. East, a distance of 95.33 feet;
  - THENCE** South 44 deg. 52 min. 45 sec. West, a distance of 83.50 feet for a Point of Curvature of a circular curve to the right, having a radius of 545.00 feet, a central angle of 47 deg. 41 min. 54 sec., and being subtended by a chord which bears South 68 deg. 43 min. 42 sec. West - 440.72 feet;
  - THENCE** in a westerly direction along said curve to the right, a distance of 453.71 feet for a Point of Curvature of a reverse circular curve to the left, having a radius of 755.00 feet, a central angle of 47 deg. 41 min. 40 sec., and being subtended by a chord which bears South 68 deg. 43 min. 49 sec. West - 610.49 feet;
  - THENCE** in a westerly direction along said curve to the left, a distance of 628.48 feet;
  - THENCE** South 44 deg. 52 min. 59 sec. West tangent to said curve, a distance of 1,380.98 feet;
  - THENCE** North 45 deg. 07 min. 01 sec. West, a distance of 210.00 feet;
  - THENCE** South 44 deg. 52 min. 59 sec. West, a distance of 22.87 feet;
  - THENCE** North 45 deg. 07 min. 01 sec. West, a distance of 930.08 feet;
  - THENCE** South 45 deg. 55 min. 04 sec. West, a distance of 46.68 feet;
  - THENCE** North 45 deg. 14 min. 59 sec. West, a distance of 1,071.92 feet to the **POINT OF BEGINNING**, containing 5,383.466 square feet or 123.587 acres of land, more or less.

**SURVEYOR'S CERTIFICATE**

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plot correctly represents that survey made by me or under my direction and supervision.

John N. Rogers  
Registered Professional Land Surveyor No. 6372  
Surveyed on the ground December 2018  
GMCivil  
2559 SW Grapevine Pkwy.  
Grapevine, Texas 76051  
(817) 329-4373

**PRELIMINARY**, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review 8/6/2024 10:43 AM

**APPROVED BY CITY COUNCIL**

Approved by the Planning and Zoning Commission of Burleson, Texas this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
Chair of Planning and Zoning Commission

By: \_\_\_\_\_  
City Secretary

**ZONING:**  
PLANNED DEVELOPMENT (PD),  
ORDINANCE CSO #4008-10-2022

**NOTES:**

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 as derived from GPS observation.
- According to the Flood Insurance Rate Map (FIRM) Community Panel No. 48251C0050J dated December 4, 2012 the subject property is located within the following zone: Zone X - Areas determined to be outside the 500-year floodplain.
- Any public utility, including City of Burleson, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction or maintenance, or efficiency of its respective systems in any of the easements shown on the plat; and any public utility, including City of Burleson, shall have the right at all times of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of anyone.
- All 1/2" iron pins with yellow plastic caps stamped "GMCIVIL", unless otherwise noted.
- All Common Areas shown hereon are for public use and to be privately maintained by the Homeowner's Association.
- All lots within this subdivision are within 3,000 feet of a community park.
- The City of Burleson reserves the right to require minimum finished floor elevations on any lot within the subdivision. The minimum elevations shown are based on the most current information available at the time the plat is filed and may be subject to change.
- At controlled or uncontrolled intersections of any public street, the minimum intersection sight distance (visibility triangles) shall have the dimensions illustrated in Figure 1 in Appendix G of the City's design manual.
- The City of Burleson is not responsible for the design, construction, operation, maintenance or use of any storm water storage facility and associated drainage easements hereinafter referred to as "improvements" to be developed and constructed by developer or successors. Developer will indemnify, defend and hold harmless the City of Burleson, its officers, employees and agents from any direct or indirect loss, damage, liability or expense and attorneys' fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance condition or use of the improvements, including any non-performance of the foregoing. Developer will require any successor in interest to accept full responsibility and liability for the improvements. All the above shall be covenants running upon common areas A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, & Q abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.

**OVERALL BOUNDARY LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S44°42'35"E	236.72'
L2	N27°32'42"E	56.05'
L3	S45°32'35"E	168.95'
L4	S64°54'09"E	200.00'
L5	S23°26'44"W	109.91'
L6	S45°07'15"E	95.33'
L7	S44°52'45"W	83.50'
L8	N45°07'01"W	210.00'
L9	S44°52'59"W	22.87'
L10	S45°55'04"W	46.68'

**DEVELOPMENT SUMMARY**

PHASE	SFR-40	SFR-56	SFR-60	TOTAL LOTS	GROSS AREA (ACRES)	DENSITY (DU/AC)	OPEN SPACE (ACRES)	OPEN SPACE %	PARKLAND DEDICATION (ACRES)
PHASE 1	93 (43%)	18 (8%)	106 (49%)	217 (55%)	77.539	2.80	23.405	30.2%	20.658
PHASE 2	37 (70%)	16 (30%)	0 (0%)	53 (13%)	11.688	4.53	1.225	10.5%	0.594
PHASE 3	106 (100%)	0 (0%)	0 (0%)	106 (27%)	24.553	4.32	2.648	10.8%	2.648
PHASE 4	22 (100%)	0 (0%)	0 (0%)	22 (6%)	5.341	4.12	0.428	8.0%	0.428
PHASE 5	--	--	--	--	4.466	--	--	--	--
<b>TOTAL</b>	<b>258 (65%)</b>	<b>34 (9%)</b>	<b>106 (27%)</b>	<b>398 (100%)</b>	<b>123.587</b>	<b>3.22</b>	<b>27.706</b>	<b>22.4%</b>	<b>24.328</b>

**RIGHT-OF-WAY TABLE**

PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	R/W (ACRES)
N-S	CHISHOLM SUMMIT BOULEVARD	90' ROW	5.322
	LOCAL STREET	50' ROW	19.381
<b>TOTAL R/W DEDICATION</b>			<b>24.703</b>

The right-of-way dedication is granted in fee simple to the City of Burleson for use as storm water, public utility, pedestrian, or other public purposes.

PREPARED BY:

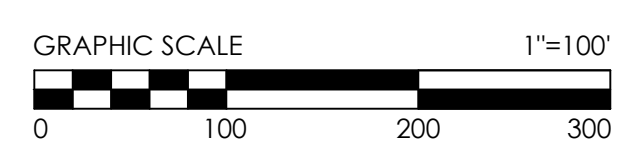
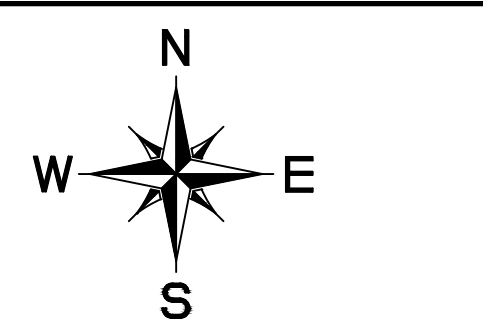
GMCivil  
Engineering & Surveying  
2559 SW Grapevine Pkwy., Grapevine, Texas 76051  
817-329-4373  
TxEng Firm # F-2944 | TxSurv Firm # 10021700

**PRELIMINARY PLAT OF CHISHOLM SUMMIT, PHASES 1-5**

BEING 123.587 ACRES SITUATED IN THE DENNIS DYKES SURVEY, ABSTRACT No. 229 FRANCIS A CLARIDGE SURVEY, ABSTRACT No. 142 STEPHEN TOWNSEND SURVEY, ABSTRACT No. 839 H.G. CATLETT SURVEY, ABSTRACT No. 185 CITY OF BURLISON, JOHNSON COUNTY, TEXAS 398 RESIDENTIAL LOTS, 17 COMMON AREAS, 1 COMMERCIAL LOT

Date: August 2024





CALLLED 92.304 ACRES  
BURLISON 4A ECONOMIC  
DEVELOPMENT CORPORATION  
INST. NO. 2021-21498  
D.R.J.C.T.

REMAINDER OF  
CALLED 62.131 ACRES  
BURLISON DEVELOPMENT, INC.  
INST. NO. 2017-24891  
D.R.J.C.T.

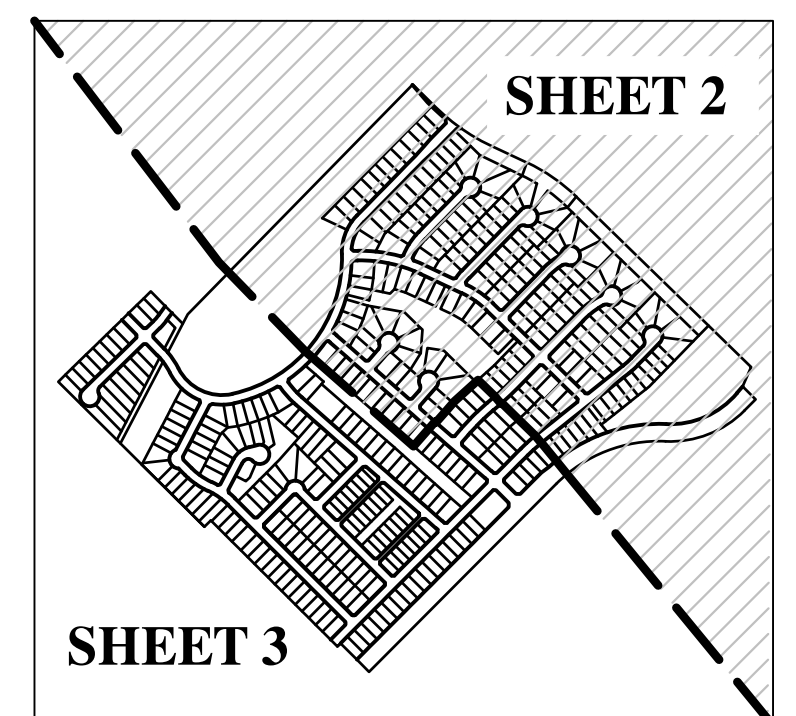
REMAINDER OF  
CALLED 62.131 ACRES  
BURLISON DEVELOPMENT, INC.  
INST. NO. 2017-24891  
D.R.J.C.T.

CALLLED 133.323 ACRES  
ALTA BURL LP  
INST. NO. 2017-24915  
D.R.J.C.T.

CALLLED 53.344 ACRES  
BURLISON DEVELOPMENT, INC.  
INST. NO. 2017-22716  
D.R.J.C.T.

CURVE TABLE						CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	755.00'	628.48'	47°41'40"	S68°43'49"W	610.49'	C16	500.00'	62.91'	7°12'34"	N47°50'45"E	62.87'
C2	380.00'	34.69'	5°13'50"	N46°54'19"W	34.68'	C17	990.00'	113.47'	6°34'02"	N48°10'01"E	113.41'
C3	380.00'	34.69'	5°13'50"	N46°54'19"W	34.68'	C18	1300.00'	119.10'	5°14'57"	N46°51'56"E	119.06'
C4	400.00'	119.73'	17°09'00"	N35°42'54"W	119.28'	C19	1300.00'	187.72'	8°16'25"	N45°21'12"E	187.56'
C5	280.00'	367.23'	75°08'46"	N64°42'47"W	341.47'	C20	250.00'	42.14'	9°39'28"	S53°36'44"E	42.09'
C6	750.00'	1038.31'	79°19'17"	S38°03'12"W	957.36'	C21	400.00'	25.60'	3°40'00"	S46°57'00"E	25.59'
C7	250.00'	200.72'	46°00'08"	S21°23'37"W	195.37'	C22	500.00'	138.86'	15°54'45"	S40°37'51"E	138.42'
C8	775.00'	350.35'	25°54'04"	N77°51'11"W	347.37'	C23	400.00'	25.01'	3°34'59"	N43°05'30"E	25.01'
C9	500.00'	167.06'	19°08'37"	N55°19'51"W	166.28'	C24	400.00'	25.01'	3°34'59"	N43°05'30"E	25.01'
C10	230.00'	28.94'	7°12'34"	N42°09'15"W	28.92'	C25	400.00'	25.01'	3°34'58"	S43°05'30"W	25.01'
C11	350.00'	161.10'	26°22'18"	S31°12'33"W	159.68'	C26	400.00'	24.23'	3°28'13"	S46°51'07"E	24.22'
C12	200.00'	66.82'	19°08'37"	S34°40'09"W	66.51'	C27	400.00'	137.28'	19°39'51"	S55°04'55"E	136.61'
C13	400.00'	155.90'	22°19'54"	N55°24'24"E	154.92'	C28	400.00'	138.21'	19°47'50"	S55°00'56"E	137.52'
C14	500.00'	201.36'	23°04'26"	N55°46'40"E	200.00'	C29	100.00'	84.92'	48°39'28"	S51°56'37"W	82.39'
C15	800.00'	665.94'	47°41'40"	N68°43'49"E	646.88'	C30	300.00'	49.19'	9°23'39"	N41°00'47"E	49.13'

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N27°32'42"E	56.05'	L19	S44°14'28"W	441.48'	L37	S48°35'13"E	972.13'
L2	S23°26'44"W	109.91'	L20	N45°45'32"W	20.00'	L38	S45°07'01"E	25.00'
L3	S45°07'15"E	95.33'	L21	N44°14'28"E	331.71'	L39	N44°52'59"E	331.68'
L4	S44°52'45"W	83.50'	L22	N44°14'28"E	487.74'	L40	N45°43'31"E	340.26'
L5	S44°52'59"W	22.87'	L23	N51°27'02"E	568.63'	L41	S44°52'59"W	357.43'
L6	S45°55'04"W	46.68'	L24	N44°14'28"E	160.00'	L42	N00°07'01"W	21.21'
L7	N44°52'45"E	83.50'	L25	N45°45'32"W	25.00'	L43	S45°07'01"E	720.00'
L8	N44°17'24"W	110.36'	L26	N44°52'59"E	1403.85'	L44	S44°52'59"W	290.00'
L9	N44°17'24"W	81.94'	L27	N49°29'25"E	50.00'	L45	S81°10'57"W	15.54'
L10	S44°23'42"W	697.69'	L28	N41°13'00"E	87.57'	L46	S45°14'59"E	89.99'
L11	S89°11'47"W	56.72'	L29	S58°26'28"E	8.81'	L47	S45°07'01"E	898.31'
L12	N64°54'09"W	234.51'	L30	S48°47'00"E	1071.64'	L48	S27°36'53"W	184.76'
L13	N45°45'32"W	647.17'	L31	S45°07'01"E	215.00'	L49	S76°16'21"W	45.01'
L14	N38°32'58"W	25.00'	L32	S41°13'00"W	175.75'	L50	N13°43'39"W	25.00'
L15	S18°01'23"W	6.89'	L33	S48°47'00"E	6.69'	L51	S27°36'53"W	360.19'
L16	S44°23'42"W	355.67'	L34	S41°13'00"W	160.53'	L52	N44°17'24"W	25.00'
L17	N45°36'18"W	5.00'	L35	S48°47'00"E	25.00'	L53	N45°42'36"E	509.15'
L18	S25°05'51"W	7.17'	L36	S32°40'28"E	10.34'	L54	N36°18'57"E	54.15'



KEY MAP  
N.T.S.



OWNER/DEVELOPER:  
**BURLISON DEVELOPMENT, INC.**  
236 E. ELLISON STREET  
BURLISON, TX 76028

OWNER:  
**JACKSON FAMILY TRUST D**  
9400 CR 1016  
BURLISON, TX 76028

OWNER:  
**ALTA BURL LP**  
3000 ALTAMESA BLVD., SUITE 300,  
FORT WORTH, TX 76133

OWNER/DEVELOPER:  
**R.A. DEVELOPMENT, LTD**  
236 E. ELLISON STREET  
BURLISON, TX 76028

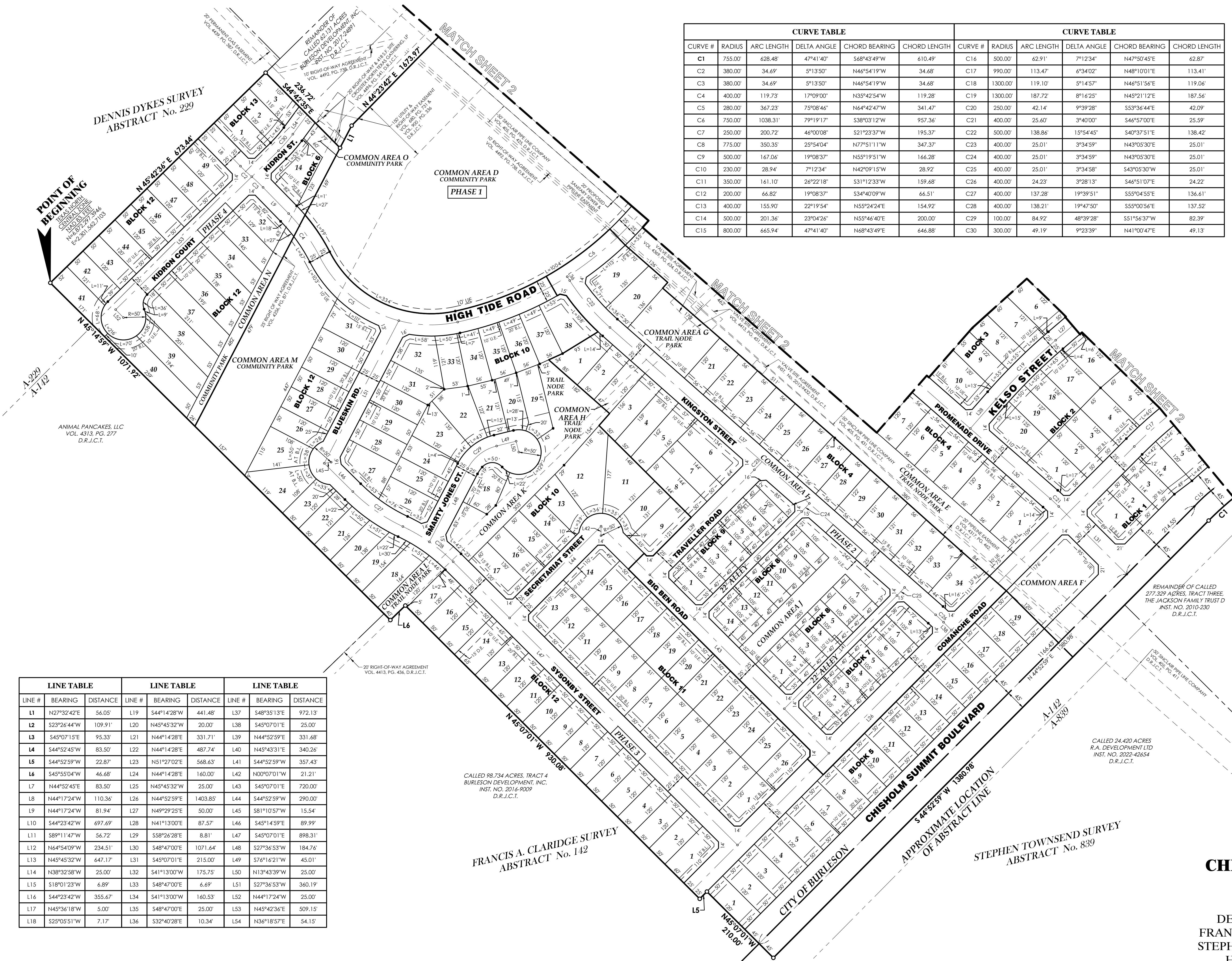


PREPARED BY:

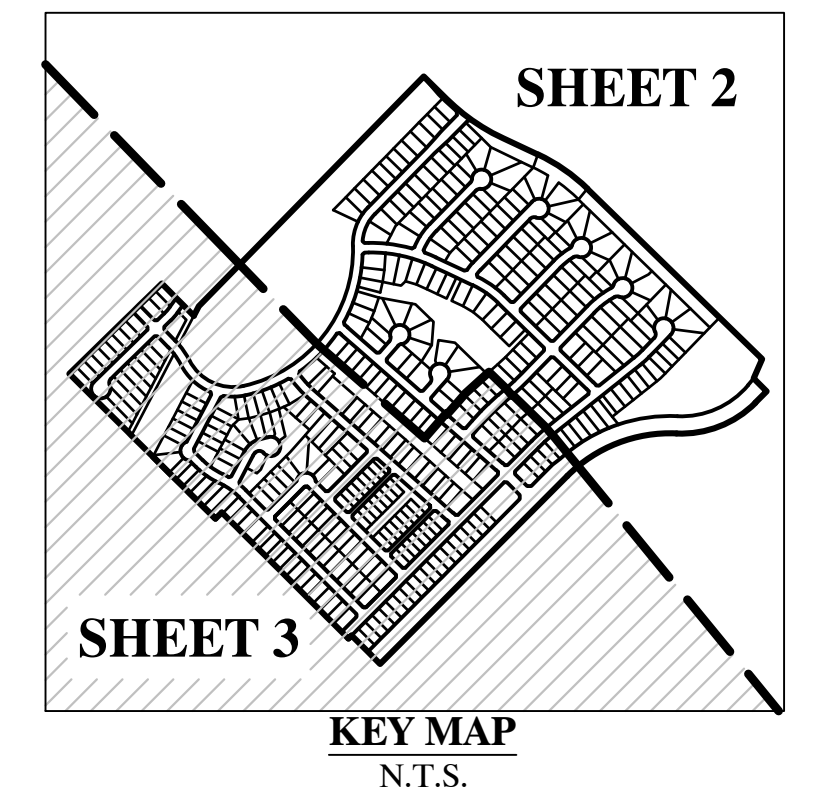
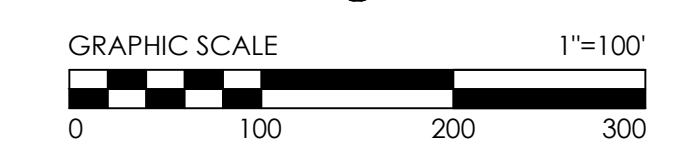
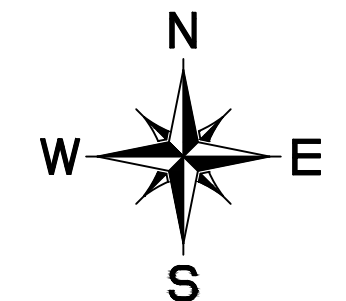
**PRELIMINARY PLAT**  
OF  
**CHISHOLM SUMMIT, PHASES 1-5**  
BEING  
123.587 ACRES  
SITUATED IN THE  
DENNIS DYKES SURVEY, ABSTRACT No. 229  
FRANCIS A CLARIDGE SURVEY, ABSTRACT No. 142  
STEPHEN TOWNSEND SURVEY ABSTRACT No. 839  
H.G. CATLETT SURVEY, ABSTRACT No. 185  
CITY OF BURLISON, JOHNSON, COUNTY, TEXAS  
398 RESIDENTIAL LOTS, 17 COMMON AREAS, 1 COMMERCIAL LOT

Case No.: PP-24-192 Date: May 2024 SHEET 2 OF 3





CURVE TABLE					CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	755.00'	628.48'	47°41'40"	S68°43'49"W	610.49'	C16	500.00'	62.91'	7°12'34"	N47°50'45"E	62.87'
C2	380.00'	34.69'	5°13'50"	N46°54'19"W	34.68'	C17	990.00'	113.47'	6°34'02"	N48°10'01"E	113.41'
C3	380.00'	34.69'	5°13'50"	N46°54'19"W	34.68'	C18	1300.00'	119.10'	5°14'57"	N46°51'56"E	119.06'
C4	400.00'	119.73'	17°09'00"	N35°42'54"W	119.28'	C19	1300.00'	187.72'	8°16'25"	N45°21'12"E	187.56'
C5	280.00'	367.23'	75°08'46"	N64°42'47"W	341.47'	C20	250.00'	42.14'	9°39'28"	S53°36'44"E	42.09'
C6	750.00'	1038.31'	79°19'17"	S38°03'12"W	957.36'	C21	400.00'	25.60'	3°40'00"	S46°57'00"E	25.59'
C7	250.00'	200.72'	46°00'08"	S21°23'37"W	195.37'	C22	500.00'	138.86'	15°54'45"	S40°37'51"E	138.42'
C8	775.00'	350.35'	25°54'04"	N77°51'11"W	347.37'	C23	400.00'	25.01'	3°34'59"	N43°05'30"E	25.01'
C9	500.00'	167.06'	19°08'37"	N55°19'51"W	166.28'	C24	400.00'	25.01'	3°34'59"	N43°05'30"E	25.01'
C10	230.00'	28.94'	7°12'34"	N42°09'15"W	28.92'	C25	400.00'	25.01'	3°34'58"	S43°05'30"W	25.01'
C11	350.00'	161.10'	26°22'18"	S31°12'33"W	159.68'	C26	400.00'	24.23'	3°28'13"	S46°51'07"E	24.22'
C12	200.00'	66.82'	19°08'37"	S34°40'09"W	66.51'	C27	400.00'	137.28'	19°39'51"	S55°04'55"E	136.61'
C13	400.00'	155.90'	22°19'54"	N55°24'24"E	154.92'	C28	400.00'	138.21'	19°47'50"	S55°00'56"E	137.52'
C14	500.00'	201.36'	23°04'26"	N55°46'40"E	200.00'	C29	100.00'	84.92'	48°39'28"	S51°56'37"W	82.39'
C15	800.00'	665.94'	47°41'40"	N68°43'49"E	646.88'	C30	300.00'	49.19'	9°23'39"	N41°00'47"E	49.13'



LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N27°32'42"E	56.05'	L19	S44°14'28"W	441.48'	L37	S48°35'13"E	972.13'
L2	S23°26'44"W	109.91'	L20	N45°45'32"W	20.00'	L38	S45°07'01"E	25.00'
L3	S45°07'15"E	95.33'	L21	N44°14'28"E	331.71'	L39	N44°52'59"E	331.68'
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 3000 ALTAMESA BLVD., SUITE 300,  
 FORT WORTH, TX 76133

OWNER/DEVELOPER:  
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 BURLESON, TX 76028

OWNER/DEVELOPER:  
**BURLESON DEVELOPMENT, INC.**  
 236 E. ELLISON STREET  
 BURLESON, TX 76028

OWNER:  
**JACKSON FAMILY TRUST D**  
 9400 CR 1016  
 BURLESON, TX 76028

PREPARED BY:  
  
**GMcivil**  
 Engineering & Surveying  
 2559 SW Grapevine Pkwy, Grapevine, Texas 76035  
 817-329-4373  
 TxEng Firm # F-2944 | TxSurv Firm # 10021700



PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.  
 Issued for review 8/6/2024 10:43 AM

**PRELIMINARY PLAT**  
 OF  
**CHISHOLM SUMMIT, PHASES 1-5**

BEING  
 123.587 ACRES  
 SITUATED IN THE  
 DENNIS DYKES SURVEY, ABSTRACT No. 229  
 FRANCIS A CLARIDGE SURVEY, ABSTRACT No. 142  
 STEPHEN TOWNSEND SURVEY, ABSTRACT No. 839  
 H.G.CATLETT SURVEY, ABSTRACT No. 185  
 CITY OF BURLESON, JOHNSON, COUNTY, TEXAS  
 398 RESIDENTIAL LOTS, 17 COMMON AREAS, 1 COMMERCIAL LOT  
 Date: August 2024



**Planning & Zoning Commission Meeting**

**DEPARTMENT:** Development Services  
**FROM:** Lidon Pearce, Principal Planner  
**MEETING:** September 17, 2024

**SUBJECT:**

10732 CR 1020 (Case 24-195): Hold a public hearing and consider a recommendation of approval for an ordinance for a zoning change request from “A” Agricultural to “SF16” Single-family dwelling district 16 for a proposed subdivision with minimum 16,000 square foot lots. *(Staff Contact: Lidon Pearce, Principal Planner)*

**SUMMARY:**

On June 24, 2024, a zoning change request was submitted by Jerry Allen representing SixM Texas Investments, LLC, on behalf of Mike Arnold (owner), to change the zoning of approximately 113.42 acres of land to SF16, Single-family dwelling district 16 for a proposed subdivision (Legacy Hill) with minimum 16,000 square foot lots.

**DEVELOPMENT OVERVIEW:**

The applicant is proposing to rezone to the base SF16, Single-family dwelling district for a subdivision project called Legacy Hill. The maximum density for the proposed zoning is no greater than 2.3 dwelling units per acre. The minimum lot size is 16,000 square feet with a minimum lot width of 80 feet and minimum lot depth of 100 feet. The minimum floor area for dwelling units in this district is 1,800 square feet.

**Zoning and Land Use Table**

	Zoning	Use
Subject Site	A, Agricultural	Undeveloped
North	ETJ	Residential
East	ETJ and PD (residential) in SE corner	Undeveloped and Prairie Timber Estates
South	A, Agricultural	Undeveloped

West	ETJ	Undeveloped and Residential
------	-----	-----------------------------

### **This site is designated in the Comprehensive Plan as Neighborhoods**

This category is predominantly residential with traditional development patterns but should allow for a mix of densities, lot sizes, housing types, and styles. The primary uses in this category include single-family residences, including a range of densities from large, agricultural lots to suburban neighborhood lots. Supporting and complementary uses, such as open space, schools and other public or civic uses, and limited small-scale neighborhood commercial uses, are also encouraged in this category.

*Staff has determined the requested zoning district and use align with the Comprehensive Plan based on the existing uses and proposed lot sizes.*

### **Engineering:**

Engineering civil construction reviews and platting will be required prior to the development of the site.

### **RECOMMENDATION:**

Recommend approval to City Council for an ordinance for the zoning change.

### **PRIOR ACTION/INPUT (Council, Boards, Citizens):**

N/A

### **REFERENCE:**

[City of Burleson, TX ZONING DISTRICTS \(ecode360.com\)](http://www.cityofburleson.com/egov/development/zoning/zoning_districts)

### **FISCAL IMPACT:**

None

### **STAFF CONTACT:**

Lidon Pearce, CNU-A, AICP  
Principal Planner  
[lpearce@burlesontx.com](mailto:lpearce@burlesontx.com)  
817-426-9649



# ZC – 10732 CR 1016

## Location:

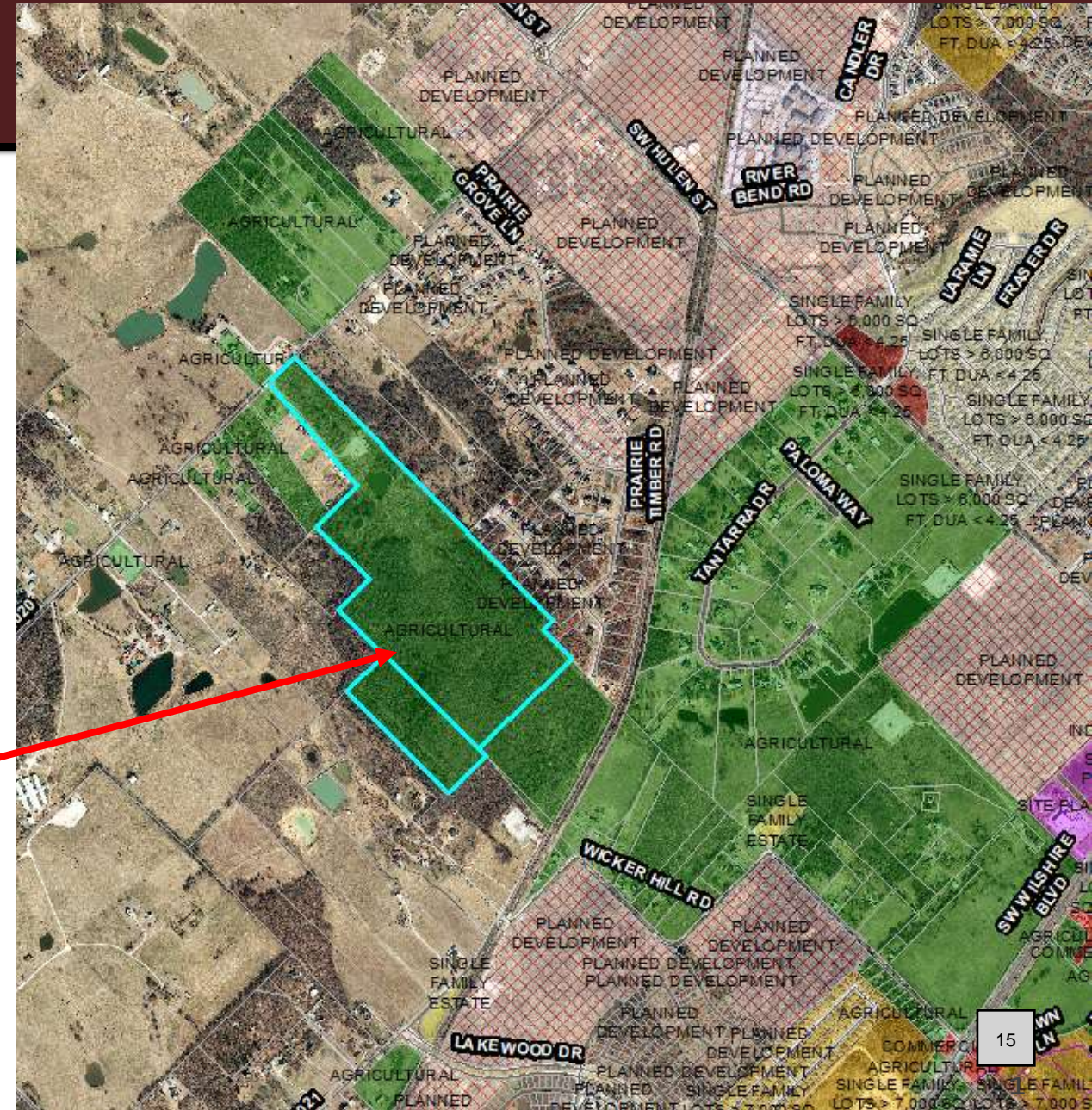
- 10732 CR 1016

## Applicant:

Jerry Allen (SixM Investments)  
 Mike Arnold (owner)

## Item for approval:

Zoning Change from "A" Agricultural to "SF16"  
 Single-family dwelling district -16 for a residential subdivision -Legacy Hill.  
 (Case 24-195).





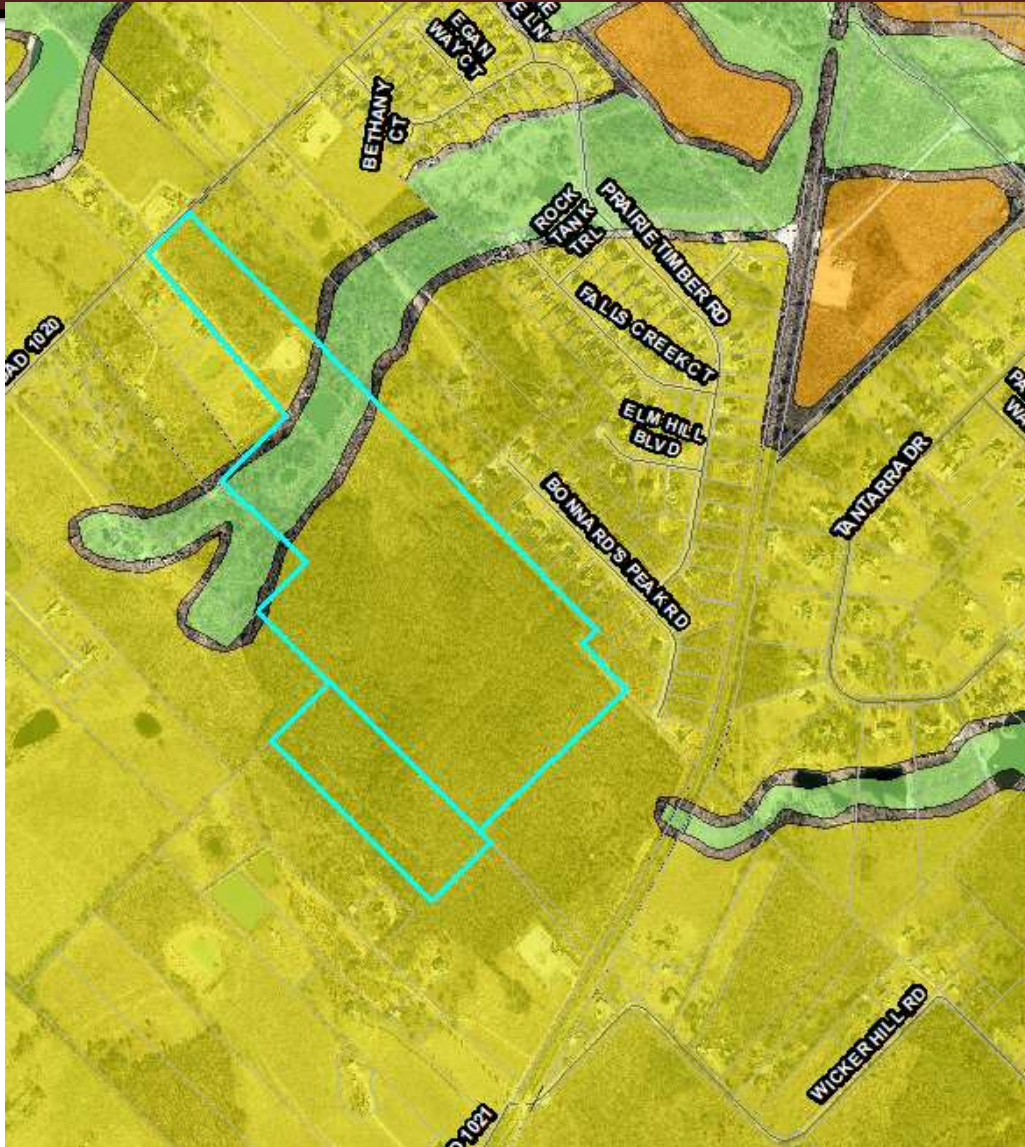
# Comprehensive Plan

# Zoning

Item A.

Neighborhoods

Agricultural





## SF-16 Zoning Regulations

- Density: 2.30 residential dwelling units per acre.
- Lot size: 16,000 square feet minimum.
- Floor area: 1,800 square feet minimum.
- Depth of front yard: 25 feet minimum.
- Depth of rear yard: ten feet minimum.
- Width of side yard: six feet on each side.
- Width of side yard adjacent to side street: 15 feet minimum.
- Width of lot: 80 feet minimum.
- Depth of lot: 100 feet minimum.

# ZC – 10732 CR 1016

## Public Hearing Notice

- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property.
- Published in newspaper.
- Signs posted on the property.
- At this time staff has received no formal opposition



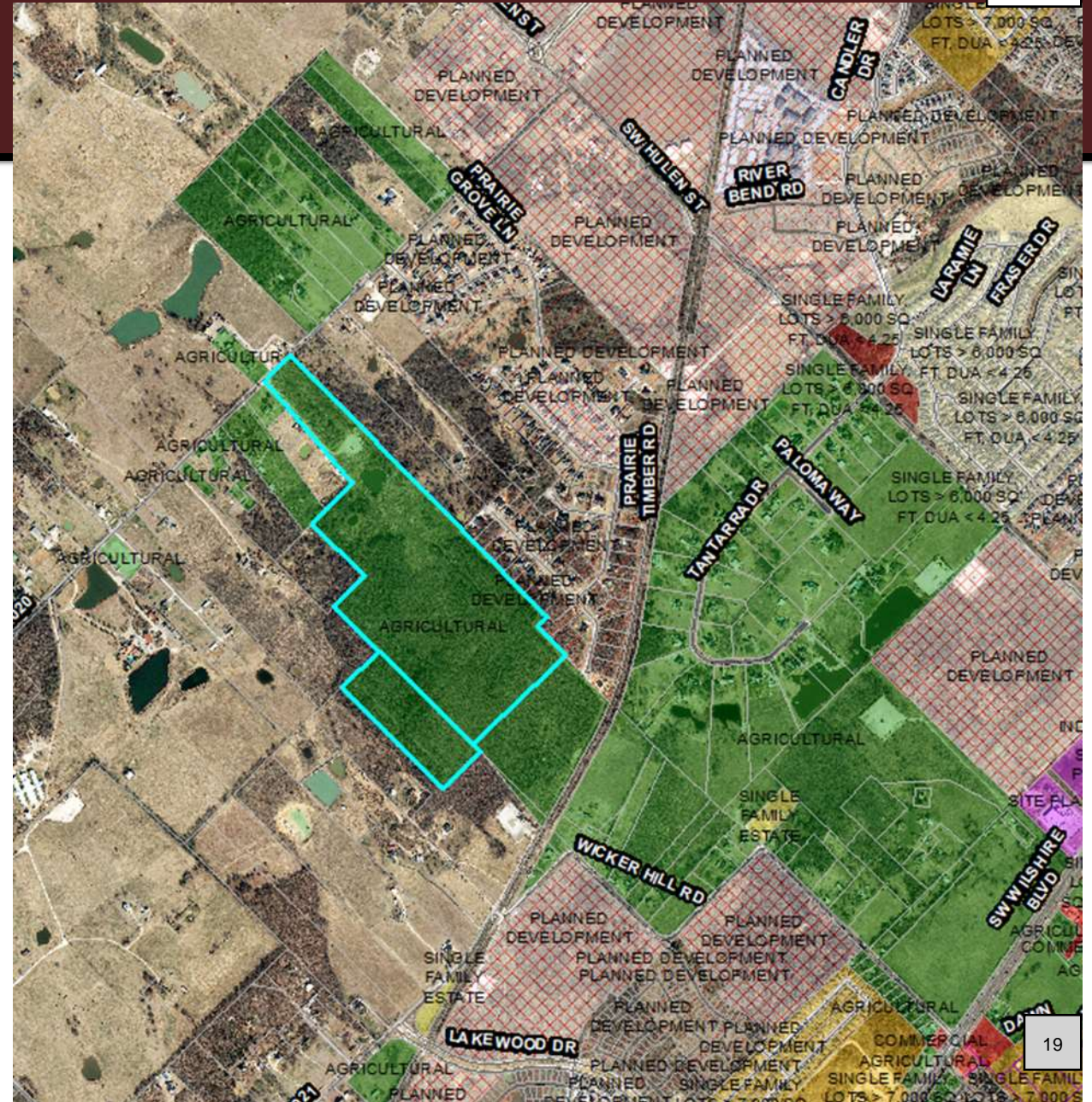


# ZC – 10732 CR 1016

## Staff's Recommendation

Staff has determined that the requested zoning and use align with the Comprehensive Plan.

Staff recommends approval of the ordinance for a zoning change.



## Ordinance

AN ORDINANCE AMENDING ORDINANCE B-582, THE ZONING ORDINANCE AND MAP OF THE CITY OF BURLESON, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON APPROXIMATELY 113.42 ACRES OF LAND SITUATED IN THE H.G. CATLETT 640 ACRE SURVEY, ABSTRACT NO. 182, DESCRIBED IN THE DEED TO FRANK STEGIENT, INSTRUMENT NO. 200900025508, JOHNSON COUNTY DEED RECORDS (J.C.D.R.T.), JOHNSON COUNTY, TEXAS, FROM “A” AGRICULTURAL TO “SF16” SINGLE-FAMILY DWELLING DISTRICT-16; MAKING THIS ORDINANCE CUMULATIVE OF PRIOR ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas (“City”), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council passed, approved, and adopted Ordinance B-582, being the Zoning Ordinance and Map of the City of Burleson, Texas, showing the locations and boundaries of certain districts, as amended, and codified in Appendix B of the City of Burleson Code of Ordinances (2005) (the “Zoning Ordinance and Map”); and

WHEREAS, an application for a zoning change was filed by **Jerry Allen** on **June 24, 2024**, under **Case Number 24-195**, on property described herein below filed application with the City petitioning an amendment of the Zoning Ordinance and Map so as to rezone and reclassify said property from its current zoning classification; and

WHEREAS, the Planning and Zoning Commission of Burleson, Texas, held a public hearing on said application after at least one sign was erected upon the property on which the change of classification is proposed in accordance with the Zoning Ordinance and Map, and after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such notice being served by depositing the same, properly addressed and postage paid, in the U.S. mail; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Burleson, Texas voted **7 to 0** to recommend approval to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classifications of **Agricultural (A)** to **Single-family dwelling district 16 (SF-16)**; and

WHEREAS, notice was given of a further public hearing to be held by the City Council of the City of Burleson, Texas, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and



WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Burleson, Texas, being informed as to the location and nature of the use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Burleson, Texas, has changed in character since the enactment of its classification of **Agricultural (A)** and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community; and

WHEREAS, the City Council of the City of Burleson, Texas, may consider and approve certain ordinances or ordinance amendments at only one meeting in accordance with Section 2-4 of the City of Burleson Code of Ordinances (2005); and

WHEREAS, the City Council of the City of Burleson, Texas, finds that this Ordinance may be considered and approved in only one meeting because the provisions of this Ordinance concern an individual zoning case that does not propose a change to the language of the City of Burleson Code of Ordinances.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS:**

**Section 1  
MAP AND ZONING  
AMENDMENT**

The Official Zoning Map is hereby amended insofar as it relates to certain land located in Burleson, Texas, described on the legal description attached as **Exhibit A**, by changing the zoning of said property from A, Agriculture district to the SF-16, Single-family dwelling district-16 for residential development.

**Section 2**

The property shall be developed and used in accordance with the applicable provisions of the City of Burleson, Code of Ordinances.

**Section 3.**

The findings and recitals set forth above in the preamble of this ordinance are incorporated into the body of this ordinance as if fully set forth herein.

**Section 4.**

It is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

**Section 5.**

This ordinance shall be cumulative of all provisions of ordinances of the City of Burleson, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Burleson's various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

**Section 6.**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**Section 7.**

An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for that purpose.

**Section 8.**

Any person, firm, association of persons, company, corporation, or their agents, its servants, or employees violating or failing to comply with any of the provisions of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in Texas Local Government Code 54.012 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

**Section 9.**

This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

**PASSED AND APPROVED:**

**First and Final Reading:** the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Chris Fletcher, Mayor  
City of Burleson, Texas

ATTEST:

APPROVED AS TO FORM:

---

Amanda Campos, City Secretary

---

E. Allen Taylor, Jr., City Attorney

**EXHIBIT "A"****LEGAL DESCRIPTION:****PROPERTY DESCRIPTION**

Being a 113.42 acre tract of land situated in the H. G. Catlett 640 acre Survey, Abstract No. 180, and the H. G. Catlett 640 acre Survey, Abstract No. 182, Johnson County, Texas, being all that certain tract of land described in deed to Frank Stegient, as recorded in Instrument No. 200900025508, Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod at the north corner of the herein described tract and the west corner of that certain tract of land described in deed to Jimmy Ray Bransom, as recorded in Book 1963, Page 365, said Deed Records, said iron rod being on the southeast line of County Road 1020;

THENCE South 45° 00' 00" East (basis of bearing from aforesaid deed 200900025508), a distance of 3,612.26 feet to a found 5/8-inch iron rod at the most northerly east corner of this tract, said iron rod being a re-entrant corner of Prairie Timber Estates, an addition to Johnson County, Texas, according to the plat thereof recorded in Volume 9, Page 693, Plat Records of Johnson County, Texas;

THENCE South 46° 29' 56" West, a distance of 121.96 feet along the common line of this tract and said Prairie Timber Estates to a found 1/2-inch iron rod;

THENCE South 45° 00' 00" East, a distance of 398.03 feet along said common line to a found 1/2-inch iron rod at the most southerly east corner of this tract;

THENCE South 41° 59' 29" West, a distance of 26.90 feet along said common line to a point from which a fence corner bears South 74° 20' East - 4.8 feet, said point being the common corner of this tract, aforesaid Prairie Timber Estates, and that certain tract of land described in deed to Henry B. Dorris, III and May Whitney Meintjes, as recorded in Instrument No. 201200028027, aforesaid Deed Records;

THENCE South 41° 55' 27" West, a distance of 1,312.39 feet along the common line of this tract and said Dorris/Meintjes tract to a found 1/2-inch iron pipe at the west corner of said Dorris/Meintjes tract;

THENCE South 43° 01' 35" West, a distance of 541.67 feet along the southeast line of this tract to a point from which a fence corner bears North 46° 07' West - 13.9 feet, said point being the south corner of this tract;

THENCE North 46° 06' 41" West, a distance of 1,397.07 feet along the southwest line of this tract to a found 3/8-inch iron rod;

THENCE North 43° 57' 17" East, a distance of 510.16 feet to a found 3/8-inch iron rod;

THENCE North 45° 32' 41" West, a distance of 617.62 feet to a found 1/2-inch iron rod;

THENCE North 43° 07' 48" East, a distance of 520.51 feet to a found 1/2-inch iron rod;

THENCE North 46° 41' 18" West, a distance of 723.92 feet to a found 1/2-inch iron rod on the southeast line of that certain tract of land described in deed to Joe E. Ellis and Marilyn Sue Ellis, as recorded in Book 3633, Page 982, aforesaid Deed Records;

THENCE North 43° 47' 32" East, a distance of 569.91 feet to a found 1/2-inch iron rod;

THENCE North 41° 26' 48" West, a distance of 1,314.49 feet to a found 1/2-inch iron rod at the west corner of this tract, said iron rod being on the aforesaid southeast line of County Road 1020;

THENCE North 43° 34' 15" East, a distance of 373.48 feet along said southeast line to the POINT OF BEGINNING and containing 4,940,656 square feet or 113.42 acres of land.

