



**Economic Development Corporation  
(Type A) Agenda**

**Monday, August 18, 2025  
4:00 PM**

**City Hall - 141 W. Renfro  
Burleson, TX 76028**

**1. CALL TO ORDER**

**2. CITIZENS APPEARANCES**

Each person in attendance who desires to speak to the Board on an item NOT posted on the agenda, shall speak during this section. A speaker card must be filled out and turned in to the City Secretary prior to addressing the Board. Each speaker will be allowed three minutes to speak.

Each person in attendance who desires to speak on an item posted on the agenda shall speak when the item is called forward for consideration.

**3. GENERAL**

A. Consider and take possible action on the minutes from the July 21, 2025 Economic Development Corporation (Type A) meeting. (*Staff Contact: Monica Solko, Deputy City Secretary*)

B. Consider and take possible action on an amendment of right-of-way contract between Burleson 4A Economic Development Corporation and DCP Operating Company, LP to modify an existing blanket easement at Hooper Business Park. (*Staff Contact: Alex Philips, Economic Development Director*)

C. Consider and take possible action on a resolution adopting the Burleson 4A Economic Development Corporation FY 2025-2026 annual budget. (*Staff Contact: Kevin Hennessey, Interim Director of Finance*)

**4. BOARD REQUESTS FOR FUTURE AGENDA ITEMS OR REPORTS**

**5. RECESS INTO EXECUTIVE SESSION**

In accordance with Chapter 551 of the Texas Government Code, the Economic Development Corporation 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.

**Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code**

**6. ADJOURN**

**CERTIFICATE**

I hereby certify that the above agenda was posted on this the 12th of August 2025, by 6:00 p.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.

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**Economic Development Corporation (Type A)**

**DEPARTMENT:** City Secretary's Office  
**FROM:** Monica Solko, Deputy City Secretary  
**MEETING:** August 18, 2025

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**SUBJECT:**

Consider and take possible action on the minutes from the July 21, 2025 Economic Development Corporation (Type A) meeting. (*Staff Contact: Monica Solko, Deputy City Secretary*)

**SUMMARY:**

The Burleson 4A Economic Development Corporation Board duly and legally met on July 21, 2025 for a regular meeting.

**RECOMMENDATION:**

Board may approve the minutes as presented or approve with amendments.

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

N/A

**REFERENCE:**

N/A

**FISCAL IMPACT:**

N/A

**STAFF CONTACT:**

Monica Solko, TRMC  
Deputy City Secretary  
[msolko@burlesontx.com](mailto:msolko@burlesontx.com)  
817-426-9682

**BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION**  
**JULY 21, 2025**  
**DRAFT MINUTES**

**BOARD MEMBERS PRESENT:**

Larry Scott, Place 1  
Phil Anderson, Place 2

Alexa Boedeker, Place 4  
Adam Russell, Vice-President, Place 5

**BOARD MEMBERS ABSENT:**

Dan McClendon, President, Place 3

**Staff present:**

Tommy Ludwig, City Manager  
Harlan Jefferson, Deputy City Manager  
Eric Oscarson, Deputy City Manager  
Amanda Campos, City Secretary  
Monica Solko, Deputy City Secretary  
Matt Ribitzki, Deputy City Attorney

**1. CALL TO ORDER – 4:00 P.M.**

Vice President Adam Russell called the meeting to order. **Time: 4:01 P.M.**

**2. CITIZEN APPEARANCE**

- No speakers.

**3. GENERAL**

**A. Minutes from the June 16, 2025 Economic Development Corporation (Type A) meeting. (Staff Contact: Monica Solko, Deputy City Secretary)**

Motion by Larry Scott and seconded by Phil Anderson to approve.

Motion passed 4-0, with Dan McClendon absent.

**B. 4A07212025Property114WELLison, resolution approving a real estate contract for the purchase of real property located at 114 West Ellison Street, Burleson, Texas in response of the bid acceptance to RFP 2025-003 in the amount of \$1.1 million dollars. (Staff Contact: Alex Phillips, Director of Economic Development)**

Alex Philips, Economic Development Director, presented a resolution to the board.

Motion by Larry Scott and seconded by Alexa Boedeker to approve.

Motion passed 4-0, with Dan McClendon absent.

- C. 4A07212025BudgetAmend114WELLison, resolution amending the approved budget for Fiscal Year 2024-2025 (Resolution #4A06162025AmendAnnualBudget). (Staff Contact: Kevin Hennessey, Interim Director of Finance)**

Kevin Hennessey, Interim Director of Finance, presented a resolution to the board.

Motion by Alexa Boedeker and seconded by Phil Anderson to approve.

Motion passed 4-0, with Dan McClendon absent.

#### **4. BOARD REQUESTS FOR FUTURE AGENDA ITEMS OR REPORTS**

- None.

#### **5. RECESS INTO EXECUTIVE SESSION**

In accordance with Chapter 551 of the Texas Government Code, the Economic Development Corporation 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.

- **Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code**

No executive session.

#### **6. ADJOURNMENT**

There being no further discussion Vice President Adam Russell adjourned the meeting.

**Time: 4:06 P.M.**

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Monica Solko  
Deputy City Secretary

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**Economic Development Corporation (Type A)**

**DEPARTMENT:** Economic Development

**FROM:** Alex Philips, Director

**MEETING:** August 18, 2025

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**SUBJECT:**

Consider and take possible action on an amendment of right-of-way contract between Burleson 4A Economic Development Corporation and DCP Operating Company, LP to modify an existing blanket easement at Hooper Business Park. (Staff Contact: Alex Philips, Economic Development Director)

**SUMMARY:**

This Amendment of Right-of-Way Contract between Burleson 4A Economic Development Corporation ("Landowner") and DCP Operating Company, LP ("Company"). It amends an original Right-of-Way Contract from October 31, 1955, granted by O.C. Armstrong and Elizabeth Armstrong to Sinclair Pipe Line Company, which covered several tracts in Johnson County, Texas. DCP Operating Company, LP is the successor in interest to Sinclair Pipe Line Company. The Landowner, Burleson 4A Economic Development Corporation, is the present owner of a 14.278-acre tract in Hooper Business Park.

The amendment confines the Company's pipelines and incidental equipment on the Owned Land to a "Defined Easement". While the existing blanket easement covered the entire property owned by the EDC, the "Defined Easement" will only covers 4,950 square feet adjacent to FM1902 Within this Defined Easement, the Company retains unimpaired rights to maintain, inspect, alter, operate, protect, repair, relay, replace, relocate, mark, remove, and/or abandon existing pipelines and appurtenances, and to clear obstructions. The Company also has the right to survey, construct, lay, maintain, inspect, erect, alter, operate, protect, repair, relay, replace, remove, and/or abandon additional pipelines for various substances. These rights include the use of additional workspace and ingress/egress, with no additional compensation to the Landowner except for damage to growing agricultural crops. The Landowner is restricted from impounding water or constructing any dwellings, buildings, structures, fences, trees, engineering works, or obstructions within the Defined Easement without the Company's written permission, and cannot change the grade of the Defined Easement without consent. The Landowner is responsible for above-ground maintenance, including mowing. Additionally, hard surfaces, roads, and utilities cannot cross the Defined Easement unless the pipelines are properly adjusted and protected at the Landowner's expense. The Defined Easement is intended to fully encompass all existing pipelines on the Owned Land.

To record and file the amendment the EDC will pay the Company \$53.00.

**RECOMMENDATION:**

Staff recommends approval

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

N/A

**REFERENCE:**

Insert CSO# if applicable

Insert resolution or ordinance change

**FISCAL IMPACT:**

Proposed Expenditure/Revenue: \$53.00

Account Number(s): 2014201-66100

Fund: 4A

Account Description: Misc. Expenses

**STAFF CONTACT:**

Alex Philips

Economic Development Director

[aphilips@burlesontx.com](mailto:aphilips@burlesontx.com)

817-426-9613

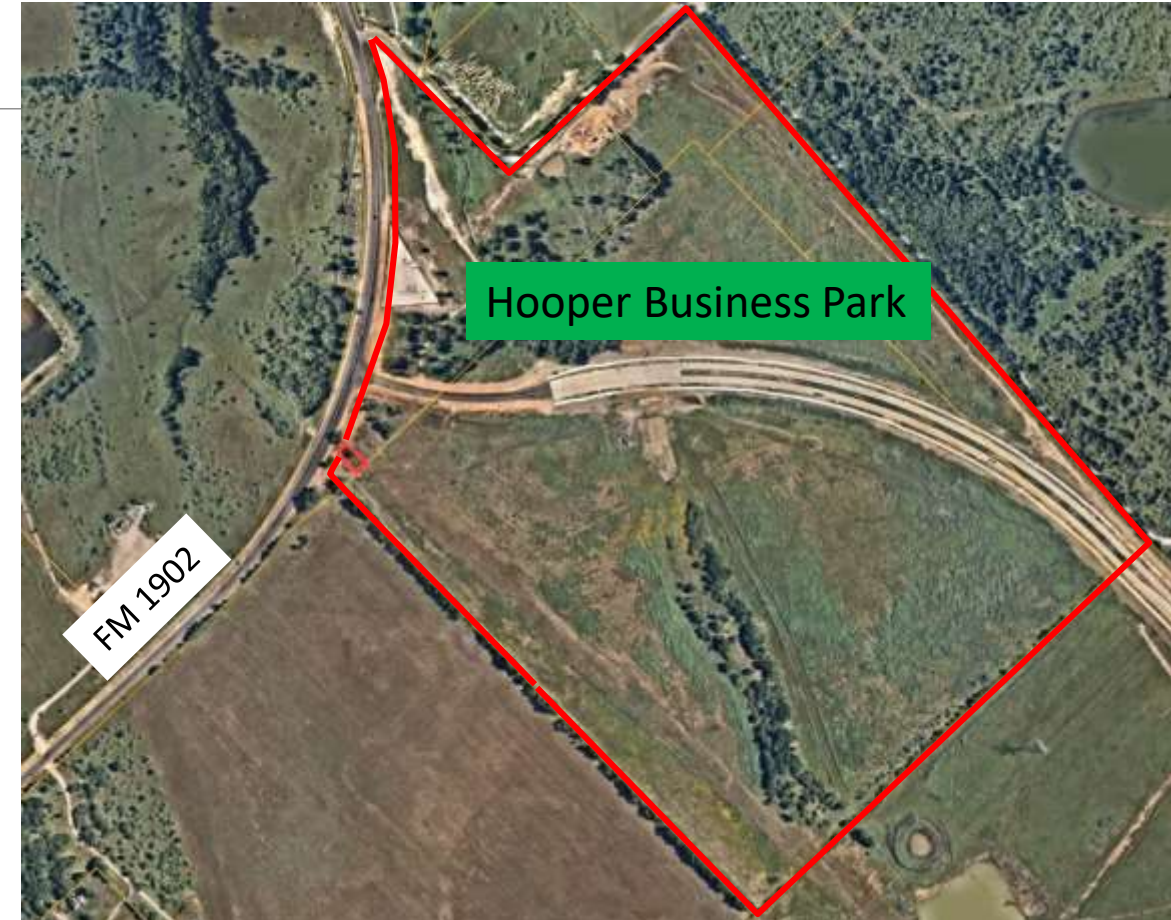
# Hooper Business Park Gas Easement Amendment

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8/18/2025

# Hooper Business Park

- 106 acres located on the west side of Burleson on FM 1902 near Chisholm Trail Tollway
- Purchased by the Burleson EDC in 2021
- Established as Hooper Business Park to create opportunities for national and regional corporate headquarters
- Future home and headquarters of Craftmasters Trade School





# Requested Action

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Approve or deny an amendment of right-of-way contract between Burleson 4A Economic Development Corporation and DCP Operating Company, LP to modify an existing blanket easement at Hooper Business Park

# Questions / Comments

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Alex Philips  
Economic Development Director  
dpennywell@burlesontx.com  
817-426-9613

## AMENDMENT OF RIGHT-OF-WAY CONTRACT

STATE OF TEXAS                   §  
COUNTY OF JOHNSON         §         KNOW ALL MEN BY THESE PRESENTS:  
  §

WHEREAS, on the 31<sup>st</sup> day of October, 1955, O. C. Armstrong and Elizabeth Armstrong executed and delivered to Sinclair Pipe Line Company, its successors and assigns, a grant of a right-of-way specified in an instrument titled Right of Way covering the following described lands in Johnson County, Texas, to wit:

131-1/3 acres out of James L. Gant Survey, Pat. No. 257, Vol. 16, Abstract 316; and 66-1/3 acres out of Wallace G. Smith Survey, Patent No. 359, Vol. 11; and 55 acres out of Wallace G. Smith Survey, Abstract 1012

Said instrument being filed of record in Book 405 at Page 405 of the records of Johnson County, Texas (the "Right-of-Way Contract"); and

WHEREAS, DCP Operating Company, LP ("Company") is the successor in interest to Sinclair Pipe Line Company as the grantee under said Right-of-Way Contract; and

WHEREAS, Burleson 4A Economic Development Corporation (hereinafter "Landowner", whether one or more), represents that Landowner is the present owner, subject to the Right-of-Way Contract, of the following described tract(s) of land

A tract of land situated in the J. Gant Survey, Abstract No. 316, Johnson County, Texas, being all of that tract of land conveyed to Rayford M. Shelton, Jr. and Mary Sheba Graves in that deed recorded in Volume 4588, Page 977, Deed Records, Johnson County, Texas (D.R.J.C.T.), and being more particularly described by metes and bounds as follows:

Beginning at a 1 inch iron rod found in the easterly right-of-way line of Farm to Market Highway 1902 (80' R-O-W) at the most northerly corner of said Shelton and Graves tract and for a corner in the southwesterly line of a tract of land conveyed to Sean Kirby in that deed recorded in Instrument No. 2014-23765, D.R.J.C.T.:

Thence S 43°55'50" E along the northeasterly line of said Shelton and Graves tract and the southwesterly line of said Kirby tract, a distance of 706.12 feet to a ½ inch iron rod set with a cap stamped "RPLS 5544";

Thence N 46°04'10" E along County Road 1019 (variable R-O-W), a distance of 361.48 feet to a PK nail set at the most northeasterly corner of said Shelton and Graves tract;

Thence S 43°29'42" E leaving said County Road 1019 along the northeasterly line said Shelton and Graves tract, a distance of 370.65 feet to a ½" iron rod found at the most easterly corner of said Shelton and Graves tract;

Thence S 45°34'11" W along the southeasterly line of said Shelton and Graves tract, a distance of 1496.55 feet to a ½" iron rod found at the most southerly corner of said Shelton and Graves tract;

Thence N 43°45'49" W along the southerly line of said Shelton and Graves tract, a distance of 67.00 feet to a ½" iron rod set with a cap stamped "RPLS 5544" in said easterly right-of-way line at the most southwesterly corner of said Shelton and Graves tract also being the beginning of a non-tangent curve to the left with a radius of 1909.99 feet, whose long chord bears N 04°06'41" E, 1529.82 feet;

Thence along said non-tangent curve to the left through a central angle of 47°12'59", an arc length of 1573.98 feet to the point of beginning, and containing 14.278 acres of land, more or less.

hereinafter called the "Owned Land", whether one or more tracts; and

WHEREAS, Landowner has requested Company to amend said Right-of-Way Contract only insofar as it affects the Owned Land, and Company is willing to do so subject to the terms and conditions of this instrument.

NOW, THEREFORE, in consideration of the premises and the terms and conditions contained herein, the receipt and sufficiency of which are hereby acknowledged, Landowner and Company do hereby agree to amend the Right-of-Way Contract as follows:

1. From and after the date hereof, all of Company's pipelines and other incidental equipment and facilities heretofore or hereinafter laid on the Owned Land, by authority of said Right-of-Way Contract or this instrument, shall be confined within the strip of land more particularly described and depicted on the attached Exhibit "A" which is incorporated herein by reference; hereinafter called the "Defined Easement".

2. For and in consideration of the benefits to be derived herefrom, Company, its parents, subsidiaries and affiliates, and their respective successors and assigns, shall hereafter have and it is hereby granted by Landowner:

A. The unimpaired right of way from time to time to maintain, inspect, alter, operate, protect, repair, relay, replace with same or different size pipe, relocate, mark, remove and/or abandon in place any or all of Company's pipelines and appurtenances currently in place inside the Defined Easement within the Owned Land and the right to clear all trees, undergrowth, brush, and obstructions from the herein granted Defined Easement; and

B. The unimpaired right of way from time to time to survey, construct, lay, maintain, inspect, erect, alter, operate, protect, repair, relay, replace with same or different size pipe, remove and/or abandon in place additional pipelines and appurtenances within the Defined Easement for the transportation of oil, gas, water, petroleum products and any other gases or substances (whether or not of a similar nature) which can be transported through a pipeline;

together with the right to use additional workspace on the Owned Land to exercise the rights herein granted and the unimpaired right of ingress and egress on, over and across the Owned Land for all purposes incident to the exercise of the aforesaid rights and the right to place within the Defined Easement any incidental equipment and facilities to facilitate the use of the pipelines. No additional compensation shall be payable to Landowner for the exercise of the aforesaid rights or any damage resulting to the property of Landowner, except that damages will be paid to Landowner for damage to growing agricultural crops.

3. Landowner shall not impound water or build, construct, create or install, nor permit others to impound water or build, construct, create or install, any dwellings, buildings, structures, fences, trees, engineering works or any obstructions of whatsoever kind on or within the Defined Easement without Company's prior express written permission. No change will be effected by Landowner in the grade of the Defined Easement without the express written consent of Company, provided however, that should the Owned Land be platted for development as a residential, commercial or industrial subdivision, Landowner

will incorporate into any Final Site Grading Plan, finished grade specifications that will provide additional cover, if necessary, so that there is a total depth of no less than 48" (inches) over Company's pipeline(s). Landowner shall be responsible for above ground maintenance of the Defined Easement, including mowing as necessary to meet local codes. Landowner agrees that no hard surfaces, streets, sidewalks, roads, drives, highways, road ditches, drainage ditches or utilities will cross or be placed on or over the Defined Easement unless and until Company's pipelines or incidental equipment located thereon are properly adjusted and protected in the opinion of Company. Any such adjustment or protection shall be done under the supervision and to the specifications determined solely by Company and at the expense of the Landowner, and Landowner's heirs, successors or assigns. Further, Landowner, for Landowner and Landowner's heirs, successors and assigns, agrees that no private dwelling or any industrial building or place of assembly in which persons work, congregate, or assemble shall be located within fifty (50) feet of the pipeline(s) located within the Defined Easement.

4. Nothing contained in this Amendment of Right-of-Way Contract ("Amendment") shall be construed as releasing any rights or privileges under said Right-of-Way Contract insofar as said Right-of-Way Contract covers the Defined Easement, and all terms and conditions contained in the Right-of-Way Contract applicable to the easement rights granted therein shall continue to apply with equal force and effect to the easement rights granted in this Amendment; provided, however, the Right-of-Way Contract, insofar as it relates to the Defined Easement, and insofar as it may be inconsistent with or in conflict with the terms of this Amendment, is hereby amended so that the rights and obligations of the parties hereto with respect to such inconsistent or conflicting terms shall be determined under the terms and provisions of this Amendment. The Right-of-Way Contract, insofar as it may cover and relate to land under the Right-of-Way Contract other than the Owned Land, shall remain in effect in accordance with all of its terms and provisions.

5. It is the intention of both Company and Landowner that the Defined Easement shall extend completely across the Owned Land and be located in such manner that all of Company's presently existing pipelines and appurtenances will be within its boundaries. To this extent, it is understood and agreed that in the event it should ever be determined that either of said boundary lines have not been properly located or that there is a conflict between calls for the boundary lines, or for the existing pipelines and appurtenances and calls for other objects or monuments, or calls for course or distance in a description of the Defined Easement, the Defined Easement shall for all purposes be deemed to be extended in length and/or adjusted as to location in order that the intention of the parties will be carried out.

6. Company shall have the right from time to time to assign the rights under the Right-of-Way Contract with respect to the Owned Land, as amended by this Amendment, in whole or in part.

7. Except as specifically amended herein, all terms and conditions in the Right-of-Way Contract shall remain in full force and effect. The provisions hereof shall extend to, be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns.

8. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute one and the same agreement. The parties hereto agree that an electronic copy of the signature of the person executing this Amendment on behalf of each party (including, but not limited to, signatures contained in PDF files) may be used for any and all purposes, with the same force and effect as an original of any such signature.

EXECUTED on the dates set forth in the acknowledgments, but effective for all purposes as of \_\_\_\_\_, 2025 (the "Effective Date").

**LANDOWNER**

BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**COMPANY**

DCP OPERATING COMPANY, LP

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS           §  
                                      §  
 COUNTY OF JOHNSON     §

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me \_\_\_\_\_, the undersigned Notary Public, personally appeared \_\_\_\_\_, known to me (or proved to me on the oath of \_\_\_\_\_ or through satisfactory evidence which was \_\_\_\_\_) to be the person whose name is subscribed as \_\_\_\_\_ of Burleson 4A Economic Development Corporation, a Texas non-profit corporation and acknowledged that he/she, as such \_\_\_\_\_, being informed of the contents of the conveyance, and being authorized so to do, executed the foregoing Amendment of Right-of-Way Contract, as the act of such officer with full authority, executed the same voluntarily for and as the act of said non-profit corporation by himself/herself as \_\_\_\_\_ for the purposes and consideration therein expressed.

\_\_\_\_\_  
 Notary Public in and for \_\_\_\_\_ County, \_\_\_\_\_

My commission expires:

\_\_\_\_\_

STATE OF OKLAHOMA     §  
                                      §  
 COUNTY OF WASHINGTON   §

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me \_\_\_\_\_, the undersigned Notary Public, personally appeared \_\_\_\_\_, known to me (or proved to me on the oath of \_\_\_\_\_ or through \_\_\_\_\_) to be the person whose name is subscribed as Attorney-in-Fact of DCP Operating Company, LP, a Delaware limited partnership and acknowledged that he/she, as such Attorney-in-Fact, being informed of the contents of the conveyance, and being authorized so to do, executed the foregoing Amendment of Right-of-Way Contract as the act of such officer with full authority, executed the same voluntarily for and as the act said limited partnership by himself/herself as Attorney-in-Fact for the purposes and consideration therein expressed.

\_\_\_\_\_  
 Notary Public in and for \_\_\_\_\_ County, \_\_\_\_\_

My commission expires:

\_\_\_\_\_

EXHIBIT A

**LEGAL DESCRIPTION****GAS LINE EASEMENT**

**BEING** a 0.1136 acre (4,950 square foot) tract of land situated in the situated in the James L Gant Survey, Abstract No. 316 and the Dennis Dykes Survey, Abstract No. 229, Johnson County, Texas; said tract being part of that called 14.278 acre tract of land described in Special Warranty Deed to Burleson 4A Economic Development Corporation recorded in Instrument No. 2021-22172 of the Official Public Records of Johnson County, Texas; said tract being \_; said tract being more particularly described as follows:

**BEGINNING** at a point in the northwest line of that called 92.304 acre tract of land described in Special Warranty Deed to Burleson 4A Economic Development Corporation recorded in Instrument No. 2021-21498 of said Official Public Records; from said point a 1/2-inch iron rod found for the south corner of said 92.304 acre tract bears South 44°46'55" East, a distance of 2,023.92 feet;

**THENCE** North 45°33'51" East, along the northwest line of said 92.304 acre tract, a distance of 61.99 feet to the **POINT OF BEGINNING**;

**THENCE** North 48°46'19" West, departing the said northwest line of the 92.304 acre tract, a distance of 89.82 feet to a point for corner in the south right-of-way line of FM Road No. 1902 (an 80-foot wide right-of-way); said point being the beginning of a non-tangent curve to the left with a radius of 1,949.86 feet, a central angle of 01°31'57", and a chord bearing and distance of North 24°43'07" East, 52.15 feet;

**THENCE** in a northeasterly direction, along the said south line of FM Road No. 1902 and with said non-tangent curve to the left, an arc distance of 52.15 feet to a point for corner;

**THENCE** South 48°46'19" East, departing the said south line of FM Road No. 1902, a distance of 108.43 feet to a point for corner in the said northwest line of the 92.304 acre tract;

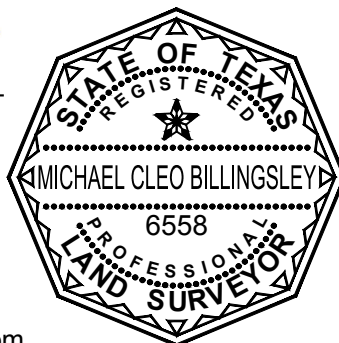
**THENCE** South 45°33'51" West, along the said northwest line of the 92.304 acre tract, a distance of 50.14 feet to the **POINT OF BEGINNING** and containing 4,950 square feet or 0.1136 acres of land, more or less.

**NOTES**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), Texas North Central (4202). A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tracts.

  
MICHAEL CLEO BILLINGSLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
michael.billingsley@kimley-horn.com



GAS LINE EASEMENT  
JAMES L GANT SURVEY,  
ABSTRACT NO. 316 &  
DENNIS DYKES SURVEY,  
ABSTRACT NO. 229  
JOHNSON COUNTY, TEXAS

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102 FIRM # 10194040

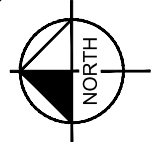
Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MCB	KHA	4/2/2025	069276715	1 OF 19

**LEGEND**

Δ = CENTRAL ANGLE  
P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
ADF/BDF = ALUMINUM/BRASS DISC  
FOUND STAMPED "TXDOT"

1/2" IRF



0 150 300  
GRAPHIC SCALE IN FEET

BURLESON 4A ECONOMIC  
DEVELOPMENT CORPORATION  
(INST. NO. 2021-22172)

BURLESON 4A ECONOMIC  
DEVELOPMENT CORPORATION  
(INST. NO. 2021-21498)

PART OF AP LAND  
HOLDINGS, LLC  
(INST. NO. 2024-16216)

**FM ROAD NO. 1902**  
(AN 80-FOOT WIDE RIGHT-OF-WAY)

TRACT 1  
AP-GROUNDWORK VENTURE, LLC  
(INST. NO. 2024-17246)

PART OF TRACTS 3, 4, 5, & 6  
JAMES CLIFTON ARMSTRONG  
(VOL. 2060, PG. 282)

**GAS LINE  
EASEMENT**  
**0.1136 ACRES**  
**4,950 SQ. FT.**

**LINE TABLE**

NO.	BEARING	LENGTH
L1	N45°33'51"E	61.99'
L2	N48°46'19"W	89.82'
L3	S48°46'19"E	108.43'
L4	S45°33'51"W	50.14'

**CURVE TABLE**

NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1949.86'	1°31'57"	N24°43'07"E	52.15'	52.15'


20' TEXAS MIDSTREAM GAS  
SERVICES LLC EASEMENT  
(VOL. 4439, PG. 387)

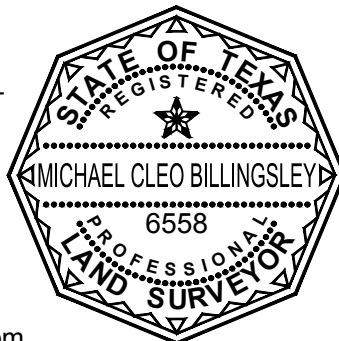
JAMES L GANT SURVEY  
- ABST. NO. 316

**NOTES**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), Texas North Central (4202). A metes and bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the easement tract.

  
**MICHAEL CLEO BILLINGSLEY**  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6558  
801 CHERRY STREET,  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
michael.billingsley@kimley-horn.com



**GAS LINE EASEMENT**  
**JAMES L GANT SURVEY,**  
**ABSTRACT NO. 316 &**  
**DENNIS DYKES SURVEY,**  
**ABSTRACT NO. 229**  
**JOHNSON COUNTY, TEXAS**

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	MCB	KHA	4/2/2025	069276715	2 OF 2

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**Economic Development Corporation (Type A)**

**DEPARTMENT:** Finance

**FROM:** Kevin Hennessey, Interim Director of Finance

**MEETING:** August 18, 2025

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**SUBJECT:**

Consider and take possible action on a resolution adopting the Burleson 4A Economic Development Corporation FY 2025-2026 annual budget. *(Staff Contact: Kevin Hennessey, Interim Director of Finance)*

**SUMMARY:**

The purpose of the resolution is to have the Board of Directors of the Burleson 4A Economic Development Corporation approve and adopt the FY 2025-2026 budget.

Some key highlights in the proposed FY 2025-2026 budget include:

- Beginning Fund Balance: \$9,443,321
- Revenues: \$8,524,854
- Expenses: \$13,129,476
- Ending Fund Balance: \$4,838,700
- Incentives: \$7,445,000
  - Craftmasters: \$3,500,000
  - Alley Cats: \$25,000
  - Paris Baguette: \$1,670,000
  - Summercrest site remediation and infrastructure: \$850,000
  - KMP Plumbing: \$1,400,000

**RECOMMENDATION:**

Staff recommends approval of the resolution.

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

N/A

**REFERENCE:**

N/A

**FISCAL IMPACT:**

N/A

**STAFF CONTACT:**

Kevin Hennessey  
Interim Director of Finance  
[khennessey@burlesontx.com](mailto:khennessey@burlesontx.com)  
817-426-9651

# 4A Economic Development Corporation FY 2025-2026 Proposed Budget

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*PRESENTED TO THE 4A BOARD, AUGUST 18, 2025*

# 4A Fund Highlights

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- 4A fund supports economic development operations, incentives and capital improvement plan
  - FY2026 4A Incentives: \$7,445,000
    - Alley Cats: \$25,000
    - Craftmasters: \$3,500,000
    - Paris Baguette: \$1,670,000
    - Summercrest Site remediation and infrastructure: \$850,000
    - KMP Plumbing: \$1,400,000
- 4A Fund Highlights
  - FY2026 Beginning Balance \$9,443,321
  - Revenues \$8,524,854
  - Expenses \$13,129,476
  - Ending Balance \$4,838,700

# 4A Three-Year Summary

Item C.

MAJOR GOVERNMENTAL FUND 4A SALES TAX REVENUE					
	2023-24 ACTUAL	2024-25 ORIGINAL BUDGET	2024-25 REVISED BUDGET	2024-25 ESTIMATE	2025-26 PROPOSED BUDGET
Beginning fund balance/ working capital	\$ 5,433,397	\$ 6,295,522	\$ 6,295,522	\$ 8,036,155	\$ 9,443,321
<b>Revenues</b>					
Sales & Use Taxes	7,462,408	7,643,839	7,643,839	7,760,905	7,993,732
Investment Earnings	324,136	75,000	75,000	225,000	220,500
Miscellaneous	333,549	301,575	301,575	301,575	310,622
Ofs-Sale Of Capital	-	2,375,000	2,375,000	2,375,000	-
<b>Total Revenues</b>	<b>8,120,093</b>	<b>10,395,414</b>	<b>10,395,414</b>	<b>10,662,480</b>	<b>8,524,854</b>
<b>Expenditures</b>					
Salaries	365,885	524,266	524,266	503,155	531,118
Benefits	162,357	216,859	216,859	194,783	207,282
Reimb Personnel	52,908	-	-	-	-
Personnel Developmnt	72,204	87,175	101,575	75,675	119,500
Misc	244,184	296,500	338,625	323,458	332,500
Supplies	4,413	8,750	8,750	5,500	6,500
Minor Furn & Equip	-	1,500	1,500	1,500	-
Outside Services	248,397	144,067	162,542	162,542	155,000
Infr Maint & Repair	8,297	27,500	27,500	25,000	27,500
Utilities	13,897	26,885	26,885	26,885	20,915
Contribution To Isf	220,674	463,220	463,220	463,220	124,972
Eco Dev Incentive	749,481	4,755,900	5,987,685	1,949,500	7,445,000
Cost Allocation Exp	156,564	161,260	161,260	161,260	161,260
Capital Expenditures	-	-	1,100,000	1,100,000	-
Tranfers Out	3,218,074	4,262,836	4,262,836	4,262,836	3,997,929
<b>Total Expenditures</b>	<b>5,517,335</b>	<b>10,976,718</b>	<b>13,383,503</b>	<b>9,255,314</b>	<b>13,129,476</b>
<b>Change in fund balance</b>	<b>2,602,758</b>	<b>(581,304)</b>	<b>(2,988,089)</b>	<b>1,407,166</b>	<b>(4,604,621)</b>
<b>Ending fund balance/ working capital</b>	<b>\$ 8,036,155</b>	<b>\$ 5,714,218</b>	<b>\$ 3,307,433</b>	<b>\$ 9,443,321</b>	<b>\$ 4,838,700</b>

# 4A Financial Overview

	FY 23-24 Actual	FY 24-25 Adopted	FY 24-25 Revised	FY 24-25 Year- End Est	FY 25-26 Projected	FY 26-27 Projected	FY 27-28 Projected	FY 28-29 Projected	FY 29-30 Projected
<b>Beginning Fund Balance</b>	\$ 5,433,397	\$ 6,295,522	\$ 6,295,522	\$ 8,036,155	\$ 9,443,321	\$ 4,838,700	\$ 7,350,751	\$ 8,489,797	\$ 9,283,316
<b>Revenue</b>									
Sales & Use Taxes	7,462,408	7,643,839	7,643,839	7,760,905	7,993,732	8,233,544	8,480,550	8,734,967	8,997,016
Other Revenue	657,685	2,751,575	2,751,575	2,901,575	531,122	430,191	461,839	469,079	476,669
<b>Total Revenue</b>	<b>8,120,093</b>	<b>10,395,414</b>	<b>10,395,414</b>	<b>10,662,480</b>	<b>8,524,854</b>	<b>8,663,735</b>	<b>8,942,389</b>	<b>9,204,046</b>	<b>9,473,685</b>
<b>Expenditures</b>									
Personnel	581,150	741,125	741,125	697,938	738,400	759,519	786,634	814,778	843,994
Base Expenses	968,630	1,352,966	1,427,966	1,411,743	1,084,256	1,101,871	1,119,907	1,138,375	1,157,287
Incentives (ED)	749,481	4,755,900	5,987,685	1,949,500	7,445,000	25,750	856,523	527,318	648,138
Existing Debt Service	3,218,074	4,126,727	4,126,727	4,096,133	3,449,411	3,446,419	3,445,842	3,058,017	3,062,513
Future Debt Service	-	-	-	-	412,409	818,125	1,594,438	2,872,038	2,869,225
Office Building Purchase			1,100,000	1,100,000					
<b>Total Expenditures</b>	<b>5,517,335</b>	<b>10,976,718</b>	<b>13,383,503</b>	<b>9,255,314</b>	<b>13,129,476</b>	<b>6,151,684</b>	<b>7,803,343</b>	<b>8,410,527</b>	<b>8,581,157</b>
Change in Fund Balance	\$ 2,602,758	\$ (581,304)	\$ (2,988,089)	\$ 1,407,166	\$ (4,604,622)	\$ 2,512,051	\$ 1,139,046	\$ 793,519	\$ 892,527
<b>Ending Fund Balance</b>	<b>\$ 8,036,155</b>	<b>\$ 5,714,218</b>	<b>\$ 3,307,433</b>	<b>\$ 9,443,321</b>	<b>\$ 4,838,700</b>	<b>\$ 7,350,751</b>	<b>\$ 8,489,797</b>	<b>\$ 9,283,316</b>	<b>\$ 10,175,844</b>
<b>FB % of Expenditure</b>	<b>145.65%</b>	<b>52.06%</b>	<b>24.71%</b>	<b>102.03%</b>	<b>36.85%</b>	<b>119.49%</b>	<b>108.80%</b>	<b>110.38%</b>	<b>118.58%</b>

# 4A CIP FY26-30

Project #	4A Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
ST2301	Alsbury Blvd	\$4,001,277		\$5,000,000	\$5,000,000			\$10,000,000
DV2302	Lakewood Drive Extension	\$1,311,915		\$4,000,000				\$4,000,000
	Hooper Business Park Sign			\$500,000				\$500,000
	Future Project				\$10,000,000			\$10,000,000
	West Side Infrastructure	\$500,000	\$5,000,000					\$5,000,000
	4A Bond Total	\$5,813,192	\$5,000,000	\$9,500,000	\$15,000,000	\$0	\$0	\$29,500,000

# Options

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- Recommend approval of 4A FY 2026 proposed budget
- Not recommend approval of FY 2026 proposed budget
- Staff recommends approval

# QUESTIONS/COMMENTS

Burleson 4A Economic Development Corporation  
**Resolution 4A081825AnnualBudget**

**WHEREAS**, the Burleson 4A Economic Development Corporation, known as the “Type A Corporation”, incorporated and certified in October 2000 under the authorization of the Development Corporation Act of 1979; and

**WHEREAS**, the Board of Directors of the Type A Corporation (“Board”) has reviewed the proposed budget for Fiscal Year 2025-2026 attached hereto as Exhibit A and incorporated herein by reference for all purposes (the “Budget”); and

**WHEREAS**, the Board finds that the Budget sets forth the use of tax proceeds for the upcoming fiscal year, which includes promotional expenses, business recruitment and retention, administrative expenses and other expenses that are incident to placing projects of the Type B Corporation into operation, costs of projects of the Type B Corporation, including payments of bonds or other obligations, and maintenance and operating expenses of projects of the Type B Corporation; and

**WHEREAS**, the Board finds that the use of the tax proceeds as described in the Budget meets the requirements of Sections 501.152, 502.051, and 504.105 and Subchapter G of Chapter 504 of the Texas Local Government Code, specifically Sections 504.302 and 504.303; and

**WHEREAS**, the Board desires to approve the Budget, and finds the Budget will further the purposes of the Type A Corporation.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION THAT:**

**Section 1**

The Budget attached hereto and incorporated herein for all purposes is adopted for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026; and there is hereby appropriated from the funds indicated such projects, operations, activities, purchases, and other expenditures as proposed in the Budget.

**Section 2**

As described in the attached Budget, the Type A Corporation authorizes the transfer or expenditure of \$13,129,476 in Type A sales tax revenue in FY 25-26 for the following purposes set forth in the Budget.

**Section 3**

The Type A Corporation respectfully requests that the City Council ratify this resolution.

**Section 4**

The Secretary of the Type A Corporation is hereby directed to publish notice of this action following ratification by the City Council as required by law.

Passed and Approved and **SO RESOLVED** this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Signed:

Attest:

\_\_\_\_\_  
President of Type A Corporation

\_\_\_\_\_  
Secretary of the Type A Corporation

## Exhibit "A"

MAJOR GOVERNMENTAL FUND 4A SALES TAX REVENUE					
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