



Burleson 4A Economic Development Corporation Agenda

Monday, September 21, 2026
4:45 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 August 17, 2026 Economic Development Corporation (Type A) meeting. *(Staff Contact: Monica Solko, Deputy City Secretary)*

B. Consider and take possible action on a resolution authorizing a contract for a land exchange involving 4.106 acres of land, addressed as 2100 Lakewood Drive, and being part of Lot 1, Block 2, Hooper Business Park and 4.267 acres of land addressed as 9028 CR 1019, Burleson, Texas. *(Staff Contact: Tony D. McIlwain, Development Services Director)*

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 Board 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 10th of September 2026, by 6:00 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.



Amanda Campos

City Secretary

BUDGET STATEMENT

Texas Government Code Section 551.043 requires a governmental body to include a taxpayer impact statement on each meeting notice at which the governmental body will discuss or adopt a budget; however, the corporation does not establish a tax rate for the City of Burleson or have the authority to do so. Therefore, information from the taxpayer impact statement provided by the City of Burleson is reproduced below:

*Pursuant to Section 551.043, Government Code, the following taxpayer impact statement must be on the City Council meeting agenda at which the City Council will discuss or adopt a budget for the City of Burleson: *For a median-valued homestead property (\$301,997 for tax year 2025, \$297,979 for tax year 2026), the City's portion of the property tax bill in dollars for the current fiscal year (FY25-26) is \$2,180, the City's portion of the property tax bill for the upcoming fiscal year (FY26-27) for the same property if the proposed budget is adopted is estimated to be \$2,175, and the City's portion of the property tax bill in dollars for the upcoming fiscal year (FY26-27) for the same property if a budget funded at the no-new-revenue rate under Chapter 26, Tax Code, is adopted is estimated to be \$2,175. A copy of the proposed budget is accessible on the home page of the governmental body's Internet website (www.burlesontx.com).***

**The figures used in the statement are based on information received from the Johnson County Central Appraisal District and Tarrant Appraisal District.*

***The figures used in this statement are based on the budget ordinance approved by the city council on first reading on September 8, 2026.*

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.

Economic Development Corporation (Type A)

DEPARTMENT: City Secretary's Office

FROM: Monica Solko, Deputy City Secretary

MEETING: September 21, 2026

SUBJECT:

Consider and take possible action on the minutes from the August 17, 2026 Economic Development Corporation (Type A) meeting. *(Staff Contact: Monica Solko, Deputy City Secretary)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 High Performing City Organization Providing Exceptional, People Focused Services	1.2 Continue to improve the efficiency and productivity of operations 1.3 Deliver high-quality service and communications to external and internal customers

SUMMARY:

The Burleson 4A Economic Development Corporation Board duly and legally met on August 17, 2026 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
817-426-9682

BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION
AUGUST 17, 2026
DRAFT MINUTES

BOARD MEMBERS PRESENT:

Larry Scott, Place 1
 Phil Anderson, Place 2
 Dan McClendon, President, Place 3
 Alexa Boedeker, Place 4
 Adam Russell, Vice-President, Place 5

BOARD MEMBERS ABSENT:

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.

President Dan McClendon called the meeting to order. **Time: 4:01 P.M.**

2. CITIZEN APPEARANCE

- No speakers.

3. GENERAL

A. Minutes from the August 3, 2026 Economic Development Corporation (Type A) meeting. (Staff Contact: Lisandra Leal, City Secretary)

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

Motion passed 5-0.

B. 4A08172026HooperBusinessPark, easement for a ~~15-foot-wide~~ 20-foot-wide sanitary sewer easement located within the Hooper Business Park property. (Staff Contact: Michelle McCullough, Deputy Director/City Engineer)

Tony McIlwain, Development Services Director, presented a sanitary sewer easement within the Hooper Business Park property to serve the first phase of the Tall Grass development. He clarified that the item was incorrectly listed as a 15-foot easement and should be a 20-foot-wide sanitary sewer easement. Tall Grass is located within the City's extraterritorial jurisdiction and is proposed to include approximately 4,000 residential units, commercial uses, and an area for

a new Joshua ISD school. The first phase includes 221 residential lots to be served by the Burleson West Lift Station. The easement, to be dedicated by separate instrument, will allow sewer infrastructure to connect through Hooper Business Park to serve the development. Staff recommended approval.

During discussion, a Board member asked about the cost of the easement. Staff clarified that there is no cost for the easement itself and that the construction of the sewer infrastructure will be the responsibility of the developer. Once constructed, the sewer infrastructure will be owned and maintained by the city.

Motion by Alexa Boedeker and seconded by Adam Russell to approve a 20-foot-wide sanitary sewer easement.

Motion passed 5-0.

C. 4A08172026SalesTaxRevenueBonds, resolution authorizing the issuance of Burleson 4A Economic Development Corporation Sales Tax Revenue Bonds; establishing procedures and delegating authority for the sale and delivery of the Bonds; providing for the security for and payment of said Bonds; providing an effective date; and enacting other provisions relating to the subject. (Staff Contact: Harlan Jefferson, Deputy City Manager)

Harlan Jefferson, Deputy City Manager, presented a resolution authorizing the issuance of approximately \$6.76 million in Burleson 4A Economic Development Corporation sales tax revenue bonds to fund the acquisition of land at Hidden Creek Parkway and I-35W. The bonds would have a maximum interest rate of 6.5%, a 20-year term with final maturity no later than September 1, 2046, and a minimum net present value savings of 0.5% for any applicable refinancing. The resolution would use parameters to provide flexibility to changing market conditions while limiting the City Manager, as pricing officer, to executing the issuance within 90 days. Staff explained that the land was acquired last fall using reimbursement resolutions, allowing the city to proceed ahead of the planned debt issuance schedule. The use of a parameter resolution provides efficiency and allows the city to act strategically if market conditions change.

During discussion, the Board commended staff for using the parameter approach, noting that it provides greater leverage and flexibility to time the bond sale for the most favorable market conditions. A question was raised regarding whether the 6.5% maximum interest rate was standard. Staff explained that revenue bonds generally carry a higher benchmark than certificates of obligation and general obligation bonds, which are expected to be closer to 5%, and that the 6.5% figure establishes a ceiling rather than a target rate; staff would not recommend issuing the debt if market conditions were unfavorable.

Motion by Adam Russell and seconded by Phil Anderson to approve.

Motion passed 5-0.

D. 4A08172026AnnualBudget, resolution adopting the Burleson 4A Economic Development Corporation FY 2026-2027 annual budget. (Staff Contact: Kevin Hennessey, Director of Finance)

Kevin Hennessey, Director of Finance, presented the proposed Economic Development Corporation (4A) Fiscal Year 2026-2027 Annual Budget. The budget includes projected revenues and expenditures, with approximately \$11.6 million in total expenditures, including \$4.9 million for various economic development incentives. Proposed supplemental requests include restoring merit increases to October 1 beginning in FY 2026-2027 and continuing into future years, as well as \$15,000 to enhance the Economic Development website. The five-year forecast through FY 2030-2031 shows incentive expenditures leveling off, while the projected ending fund balance in FY 2031 is just under \$6.7 million, representing slightly less than 70% of expenditures.

There were no questions from the 4A board.

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

Motion passed 5-0.

4. BOARD REQUESTS FOR FUTURE AGENDA ITEMS OR REPORTS

- Echo Alley murals, possible city funding for future murals.
 - City Manager, Tommy Ludwig, noted that the matter may not be appropriate for the current board and could be brought back to the full city council to discuss potential options for city engagement.

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 President Dan McClendon adjourned the meeting.
Time: 4:20 P.M.

Monica Solko
Deputy City Secretary

Economic Development Corporation (Type A)

DEPARTMENT: Development Services

FROM: Tony D. McIlwain, Development Services Director

MEETING: September 21, 2026

SUBJECT:

Consider and take possible action on a resolution authorizing a land exchange involving 4.106 acres of land, addressed as 2100 Lakewood Drive, and being part of Lot 1, Block 2, Hooper Business Park and 4.267 acres of land addressed as 9028 CR 1019, Burleson, Texas. *(Staff Contact: Tony D. McIlwain, Development Services Director)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 Dynamic & Preferred City Through Managed Growth	2.2 Promote sustainable residential and commercial development through strategic and long-term planning

SUMMARY:

RA Development and MPC18 LLC (i.e. Developers) have expressed interest in developing a multifamily project involving 4.106 acres of land, being part of Lot 1, Block 2, Hooper Business Park. This tract of land abuts public right-of way, which is favorable for real property development. The Burleson 4A Economic Development Corporation approved a resolution authorizing the submittal of a zoning application involving 4.106 acres of land in association with MCP18 LLC on June 15, 2026. Council subsequently ratified the EDC's action and the zoning request. This item represents the last step in the process.

On June 15, 2026, City Council approved an annexation application submitted by Justin Bond (with RA Development) on behalf of David Shanks (MCPC 18, LLC) for approximately 32.252 acres of land, including the subject 4.267 acre tract.

The Developers are proposing a land exchange involving the EDC tract and the 4.267-acre piece of property owned by MPC18 LLC. The 4.106-acre parcel provides the necessary road

frontage access for development along Lakewood Drive. The City would receive additional land abutting Hooper Business Park, with roadway frontage along CR 1019.

RECOMMENDATION:

Staff recommends approval of the resolution authorizing the land exchange.

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

June 7, 2021: City Council approved minute orders ratifying the 4A Economic Development Corporation Board's actions approving two unimproved property contracts with Hooper & Company, Inc. and Rayford Shelton and Mary Graves in amounts not to exceed \$4.2 million dollars and \$300,000 dollars respectively, for the purchase of approximately 106 acres in Johnson County, Texas.

October 4, 2022: City Council approved the annexation and PD, Planned Development zoning for Hopper Business Park.

June 15, 2026: The Burleson 4A Economic Development Corporation approved a resolution authorizing submittal of a zoning application involving 4.106 acres of land, being part of Lot 1, Block 2, Hooper Business Park in association MCP18 LLC.

June 15, 2026: City Council approved a minute order ratifying the 4A Economic Development Corporation Board's action authorizing submittal of the zoning application.

July 28, 2026: The Planning and Zoning Commission conducted a public hearing and recommended approval of the MF, Multiple-family dwelling district, joint zoning application (ZC26-005).

August 17, 2026: City Council approved the zoning case (ZC26-005).

REFERENCE:

Insert CSO# 6153-06-2026

FISCAL IMPACT:

Proposed Expenditure/Revenue: N/A
Account Number(s): N/A
Fund: N/A
Account Description: N/A
Procurement Method: N/A

STAFF CONTACT:

Tony D. McIlwain, AICP, CFM
Development Services Director
tmcilwain@burlesontx.com
817-426-9684

burlesontx.com | 817.426.9611 | 141 W Renfro Street, Burleson, Texas 76028



4A EDC/ MCP18 LLC Land Exchange

PRESENTED TO THE BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION – SEPTEMBER 21, 2026

TONY D. MCILWAIN, AICP, CFM, DEVELOPMENT SERVICES DIRECTOR

4A EDC/ MCP18 LLC Land Exchange

- RA Development and MPC18 LLC (i.e. Developers) have expressed interest in developing a multifamily project involving 4.106 acres of land, being part of Lot 1, Block 2, Hooper Business Park.
- The Burleson 4A Economic Development Corporation approved a resolution authorizing the submittal of a zoning application involving 4.106 acres of land in association with MCP18 LLC on June 15, 2026. Council subsequently ratified the EDC's action. The zoning change to multifamily use was approved by Council on August 17th. This item represents the last step in the land swap process.
- The Developers are proposing a land exchange involving the EDC tract and the 4.267-acre piece of property owned by MPC18 LLC. The 4.106-acre parcel provides the necessary road frontage access for development along Lakewood Drive. The City would receive additional land abutting Hooper Business Park, with roadway frontage along CR 1019.

Lot 1, Block 2 Hooper Business Park plat

Subject Portion of
Tract

Item B.

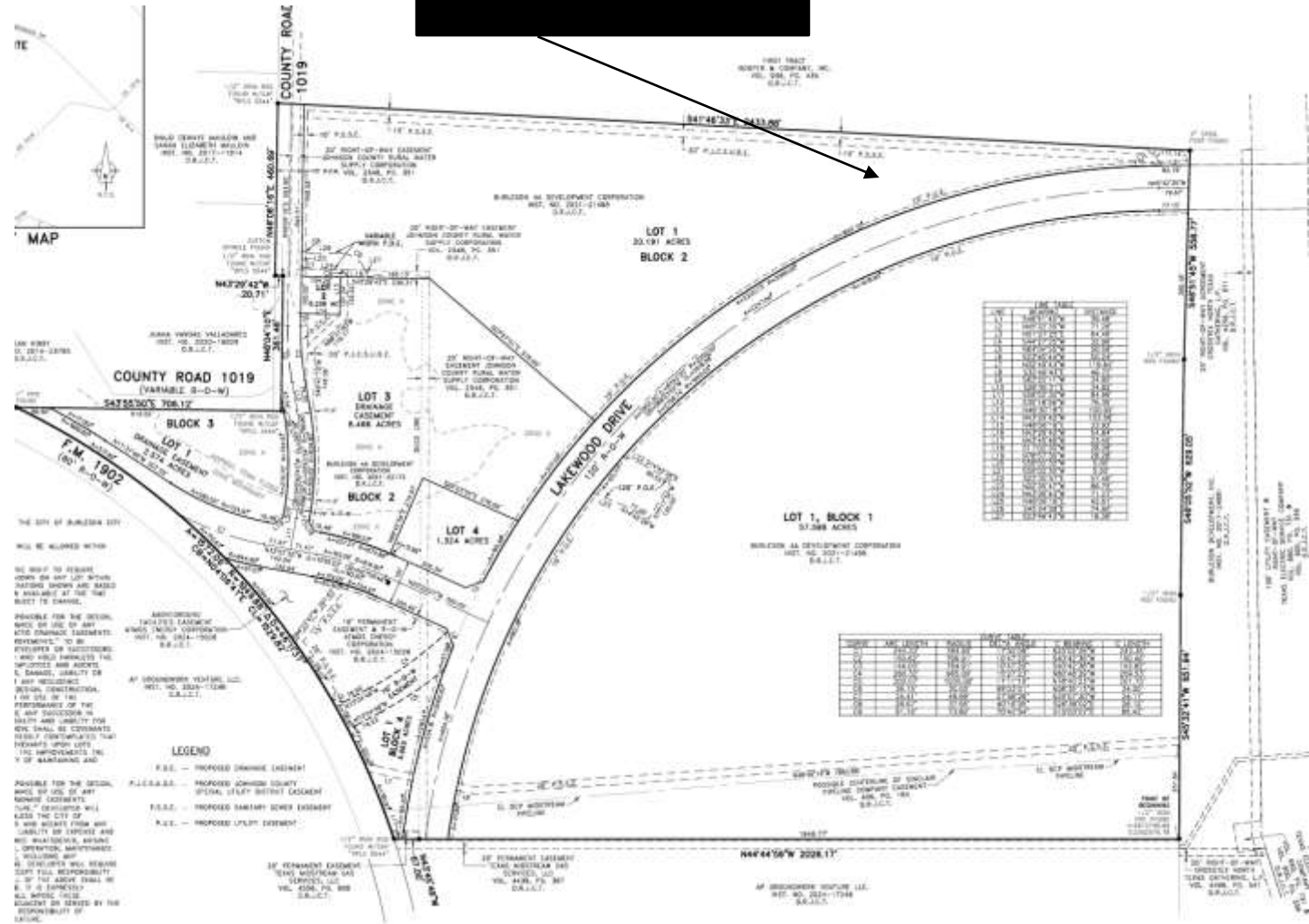




EXHIBIT "A"
LEGAL DESCRIPTION FOR
TRACT 3
PROPOSED ZONING – "MF-2"

All that certain lot, tract, or parcel of land, situated in a portion of the Dennis Dykes Survey, Abstract No. 229 and the Martha A. Huff Survey, Abstract No. 353, City of Burleson, Johnson County, Texas, being part of Lot 1, Block 2 of the Hooper Business Park recorded in Instrument No. 2025-174 of the Plat Records of Johnson County, Texas (PRJCT) and being more completely described as follows, to-wit:

BEGINNING at a steel fence post found for the East corner of said Hooper Business Park, the North corner of a called 62.131 acre tract described in a deed to Burleson Development, Inc., recorded in Instrument No. 2017-24891 (DRJCT), and being the the Southwest line of a called 127.399 acre tract described in a deed to MCP18 LLC recorded in Instrument No. 2025-28910 (DRJCT);

THENCE South 46 deg. 51 min. 45 sec. West departing said southwest line, continue along the Southeast line of said Hooper Business Park and the Northwest line of said 62.131 acre tract, a distance of 39.48 feet to the most easterly Southeast corner of Lot 1, Block 2, and the North right-of-way line of Lakewood Drive of said Hooper Business Park;

THENCE North 45 deg. 32 min. 35 sec. West departing said Southeast and Northwest lines continue along the Southwest line of said Lot 1 and said North right-of-way line, a distance of 82.19 feet to a Point of Curvature of a tangent circular curve to the left, having a radius of 2,060.00 feet, a central angle of 28 deg. 32 min. 13 sec., and being subtended by a chord which bears North 59 deg. 48 min. 41 sec. West - 1,015.44 feet;

THENCE in a northwesterly direction along said Southwest line, North right-of-way line, and curve to the left, an arc distance of 1,026.01 feet;

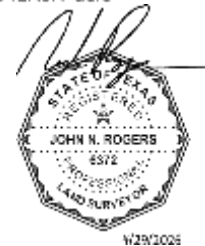
THENCE North 15 deg. 51 min. 29 sec. East non-tangent to said curve and departing said Southwest line and North right-of-way line, a distance of 147.52 feet;

THENCE North 48 deg. 13 min. 27 sec. East, a distance of 234.67 feet to a point in the Northeast line of said Hooper Business Park and the Southwest line of said 127.399 acre tract;

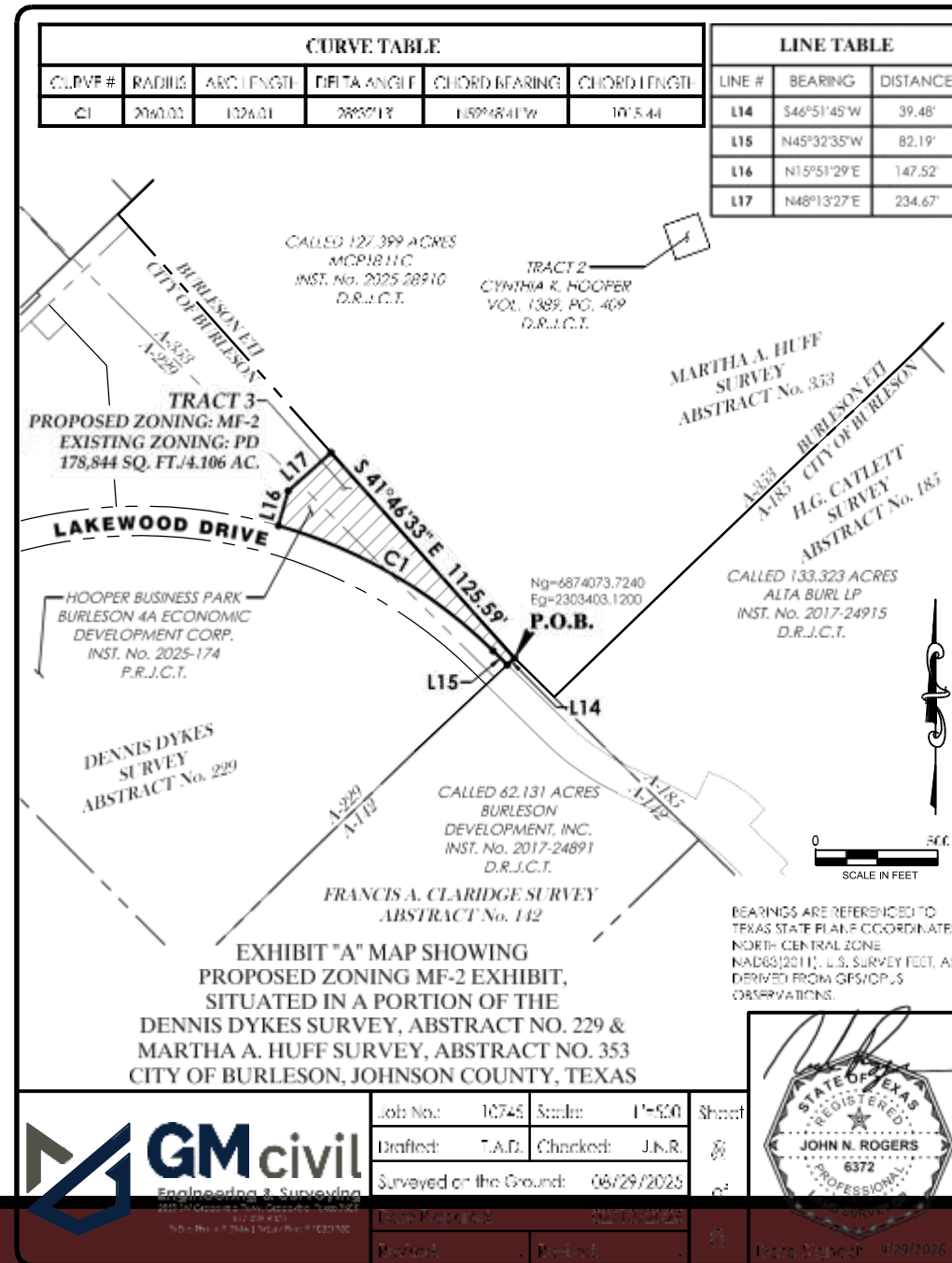
THENCE South 41 deg. 46 min. 33 sec. East along said Northeast and Southwest lines, a distance of 1,125.59 feet to the **POINT OF BEGINNING**, containing 178,844 square feet or 4.106 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinates, North Central Zone, NAD83(2011), U.S. Survey Feet, as derived from GPS/OPUS observations.

Exhibit map attached and made a part hereof.



W28/2026



MCP18 LLC Tract



Item B.

LEGAL DESCRIPTION FOR MCP18 LLC SWAP LAND

All that certain lot, tract, or parcel of land, situated in a portion of the J. G. Reavis Survey, Abstract No. 726, and the Martha A. Huff Survey, Abstract No. 353, Johnson County, Texas, being part of that certain called 127.399 acre tract described as Tract 1 in a deed to MCP18 LLC recorded in Instrument No. 2025-28910 of the Deed Records of Johnson County, Texas (DRJCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" rebar capped found stamped "RPLS 5544" for the West corner of said 127.399 acre tract, the North corner of the Hooper Business Park recorded in Instrument No. 2025-174 of the Plat Records of Johnson County, Texas (PRJCT), being in the Southeast line of a called 5.00 acre tract as described in a deed to Donald Dewaye Mauldin & Sarah Elizabeth Mauldin recorded in Instrument No. 2017-11914 (DRJCT), and being in the North right-of-way line of County Road 1019 (variable width right-of-way);

THENCE North 46 deg. 02 min. 41 sec. East along said Southeast line and North right-of-way line, at 80.23 feet pass a 1/2" rebar found for the Southeast corner said 5.00 acre tract and the Southwest corner of a called 12.0 acre tract as described in a deed to Jeffrey Alan Grove and Lora Jean Grove recorded in Volume 1705, Page 500 (DRJCT), continue along said North right-of-way line and the Southeast line of said 12.0 acre tract a total distance of 141.85 feet, from which a 5/8" rebar found for the most westerly Northwest corner of said 127.399 acre tract bears North 46 deg. 02 min. 41 sec. East - 1,279.92 feet;

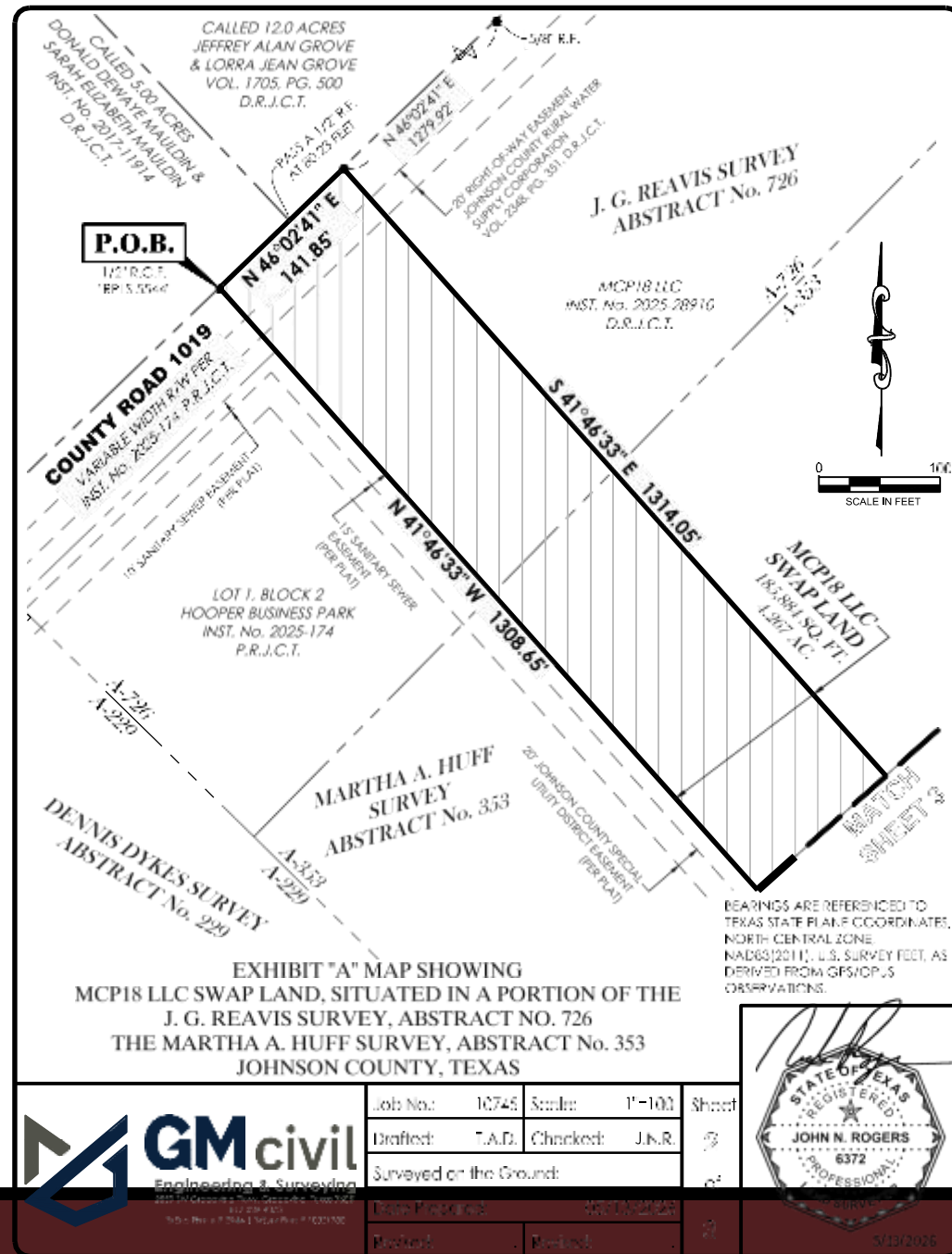
THENCE South 41 deg. 46 min. 33 sec. East departing said Southeast line and North right-of-way line, a distance of 1,314.05 feet;

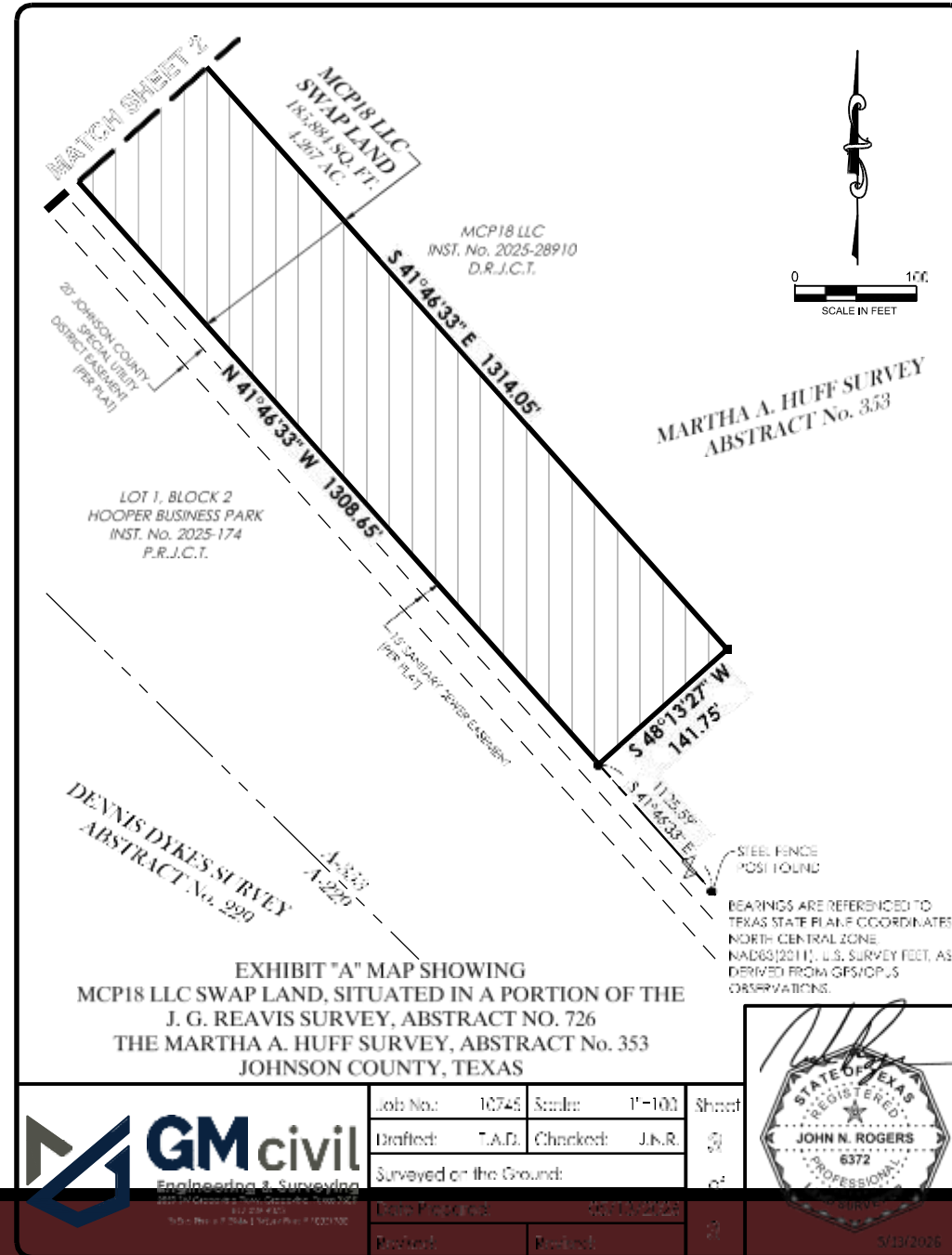
THENCE South 48 deg. 13 min. 27 sec. West, a distance of 141.75 feet to the Southwest line of said 127.399 acre tract and the Northeast line of said Hooper Business Park, from which a steel post found for a corner in the Southwest line of said 127.399 acre tract and the East corner of said Hooper Business Park bears South 41 deg. 46 min. 33 sec. East - 1,125.59 feet;

THENCE North 41 deg. 46 min. 33 sec. West along said Northeast and Southwest lines, a distance of 1,308.65 feet to the **POINT OF BEGINNING**, containing 185,884 square feet or 4.267 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinates, North Central Zone, NAD83(2011), U.S. Survey Feet, as derived from GPS/OPUS observations.







Recommendation

- Staff recommends approval of the resolution authorizing the land exchange.

Questions / Comments

Tony D. McIlwain, AICP, CFM
Development Services Director
tmcilwain@burlesontx.com
817.426.9684

EXHIBIT "A"
LEGAL DESCRIPTION FOR
TRACT 3
PROPOSED ZONING – "MF-2"

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THENCE North 45 deg. 32 min. 35 sec. West departing said Southeast and Northwest lines continue along the Southwest line of said Lot 1 and said North right-of-way line, a distance of 82.19 feet to a Point of Curvature of a tangent circular curve to the left, having a radius of 2,060.00 feet, a central angle of 28 deg. 32 min. 13 sec., and being subtended by a chord which bears North 59 deg. 48 min. 41 sec. West - 1,015.44 feet;

THENCE in a northwesterly direction along said Southwest line, North right-of-way line, and curve to the left, an arc distance of 1,026.01 feet;

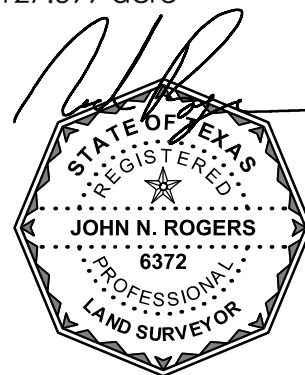
THENCE North 15 deg. 51 min. 29 sec. East non-tangent to said curve and departing said Southwest line and North right-of-way line, a distance of 147.52 feet;

THENCE North 48 deg. 13 min. 27 sec. East, a distance of 234.67 feet to a point in the Northeast line of said Hooper Business Park and the Southwest line of said 127.399 acre tract;

THENCE South 41 deg. 46 min. 33 sec. East along said Northeast and Southwest lines, a distance of 1,125.59 feet to the **POINT OF BEGINNING**, containing 178,844 square feet or 4.106 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinates, North Central Zone, NAD83(2011), U.S. Survey Feet, as derived from GPS/OPUS observations.

Exhibit map attached and made a part hereof.



4/29/2026

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2060.00'	1026.01'	28°32'13"	N59°48'41"W	1015.44'

LINE TABLE

LINE #	BEARING	DISTANCE
L14	S46°51'45"W	39.48'
L15	N45°32'35"W	82.19'
L16	N15°51'29"E	147.52'
L17	N48°13'27"E	234.67'

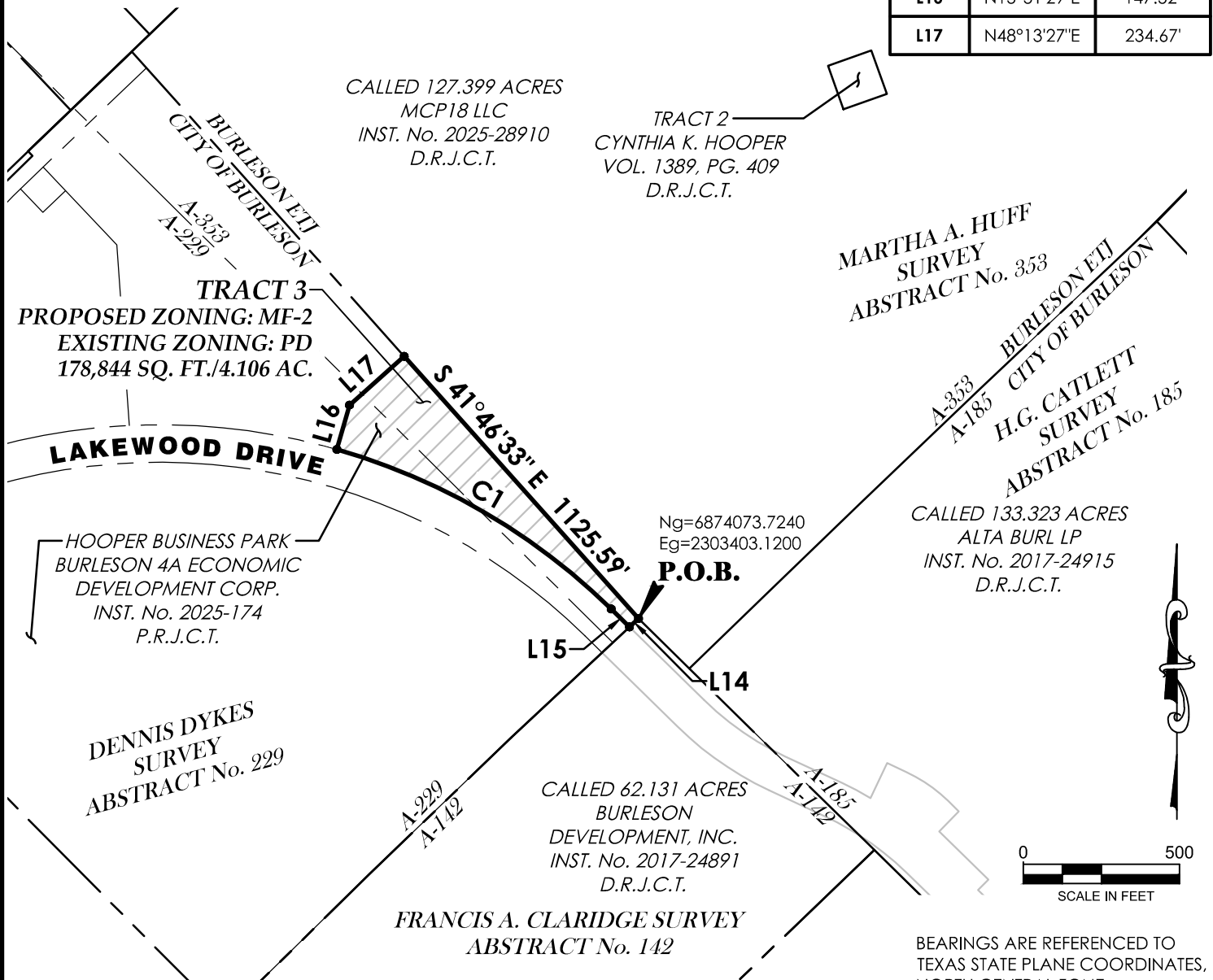


EXHIBIT "A" MAP SHOWING
PROPOSED ZONING MF-2 EXHIBIT,
SITUATED IN A PORTION OF THE

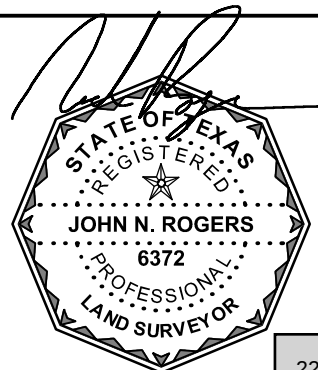
DENNIS DYKES SURVEY, ABSTRACT NO. 229 &
MARTHA A. HUFF SURVEY, ABSTRACT NO. 353
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEARINGS ARE REFERENCED TO
TEXAS STATE PLANE COORDINATES,
NORTH CENTRAL ZONE,
NAD83(2011), U.S. SURVEY FEET, AS
DERIVED FROM GPS/OPUS
OBSERVATIONS.

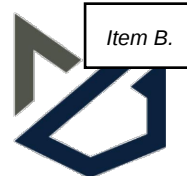


Job No.:	10745	Scale:	1"=500'
Drafted:	T.A.D.	Checked:	J.N.R.
Surveyed on the Ground:	08/29/2025		
Date Prepared:	02/13/2026		
Revised:	.	Revised:	.

Sheet
8
of
8



Date Signed: 4/29/20



LEGAL DESCRIPTION FOR
MCP18 LLC SWAP LAND

All that certain lot, tract, or parcel of land, situated in a portion of the J. G. Reavis Survey, Abstract No. 726, and the Martha A. Huff Survey, Abstract No. 353, Johnson County, Texas, being part of that certain called 127.399 acre tract described as Tract 1 in a deed to MCP18 LLC recorded in Instrument No. 2025-28910 of the Deed Records of Johnson County, Texas (DRJCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" rebar capped found stamped "RPLS 5544" for the West corner of said 127.399 acre tract, the North corner of the Hooper Business Park recorded in Instrument No. 2025-174 of the Plat Records of Johnson County, Texas (PRJCT), being in the Southeast line of a called 5.00 acre tract as described in a deed to Donald Dewaye Mauldin & Sarah Elizabeth Mauldin recorded in Instrument No. 2017-11914 (DRJCT), and being in the North right-of-way line of County Road 1019 (variable width right-of-way);

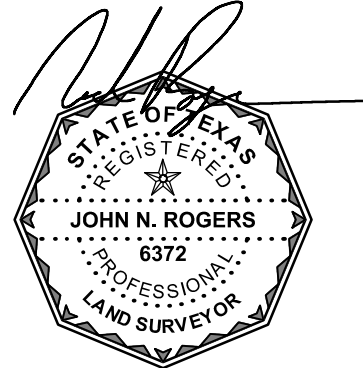
THENCE North 46 deg. 02 min. 41 sec. East along said Southeast line and North right-of-way line, at 80.23 feet pass a 1/2" rebar found for the Southeast corner said 5.00 acre tract and the Southwest corner of a called 12.0 acre tract as described in a deed to Jeffrey Alan Grove and Lorra Jean Grove recorded in Volume 1705, Page 500 (DRJCT), continue along said North right-of-way line and the Southeast line of said 12.0 acre tract a total distance of 141.85 feet, from which a 5/8" rebar found for the most westerly Northwest corner of said 127.399 acre tract bears North 46 deg. 02 min. 41 sec. East – 1,279.92 feet;

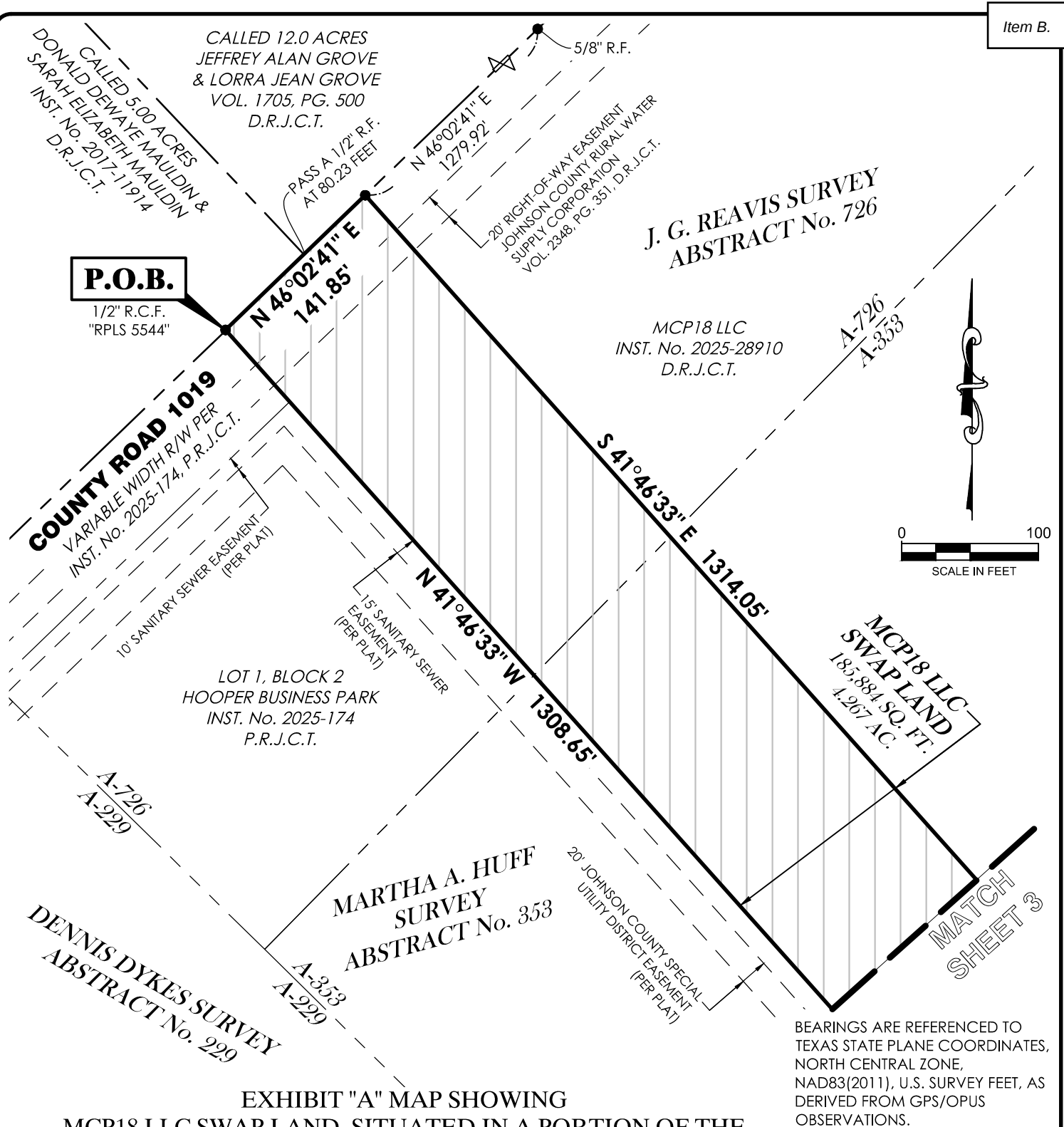
THENCE South 41 deg. 46 min. 33 sec. East departing said Southeast line and North right-of-way line, a distance of 1,314.05 feet;

THENCE South 48 deg. 13 min. 27 sec. West, a distance of 141.75 feet to the Southwest line of said 127.399 acre tract and the Northeast line of said Hooper Business Park, from which a steel post found for a corner in the Southwest line of said 127.399 acre tract and the East corner of said Hooper Business Park bears South 41 deg. 46 min. 33 sec. East – 1,125.59 feet;

THENCE North 41 deg. 46 min. 33 sec. West along said Northeast and Southwest lines, a distance of 1,308.65 feet to the **POINT OF BEGINNING**, containing 185.884 square feet or 4.267 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinates, North Central Zone, NAD83(2011), U.S. Survey Feet, as derived from GPS/OPUS observations.

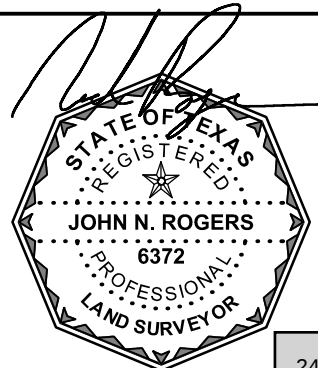




**EXHIBIT "A" MAP SHOWING
MCP18 LLC SWAP LAND, SITUATED IN A PORTION OF THE
J. G. REAVIS SURVEY, ABSTRACT NO. 726
THE MARTHA A. HUFF SURVEY, ABSTRACT No. 353
JOHNSON COUNTY, TEXAS**



Job No.:	10745	Scale:	1"=100'	Sheet 2 of 3
Drafted:	T.A.D.	Checked:	J.N.R.	
Surveyed on the Ground:				
Date Prepared: 05/13/2026				
Revised:	.	Revised:	.	



MATCH SHEET 2

MCP18 LLC
SWAP LAND
185,884 SQ. FT.
4.267 AC.

MCP18 LLC
INST. No. 2025-28910
D.R.J.C.T.

MARTHA A. HUFF SURVEY
ABSTRACT No. 353



20' JOHNSON COUNTY
SPECIAL UTILITY
DISTRICT EASEMENT
(PER PLAT)

LOT 1, BLOCK 2
HOOPER BUSINESS PARK
INST. No. 2025-174
P.R.J.C.T.

15' SANITARY SEWER EASEMENT
(PER PLAT)

DENNIS DYKES SURVEY
ABSTRACT No. 229

A-353
A-229

S 41°46'33" E 1314.05'
S 48°13'27" W 141.75'
S 41°46'33" E 1125.59'

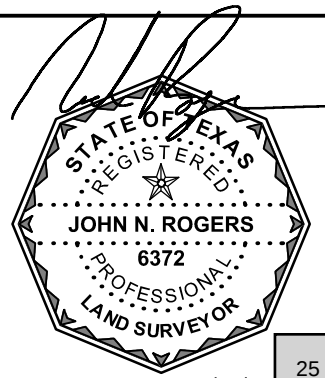
STEEL FENCE
POST FOUND

BEARINGS ARE REFERENCED TO
TEXAS STATE PLANE COORDINATES,
NAD83(2011), U.S. SURVEY FEET, AS
DERIVED FROM GPS/OPUS
OBSERVATIONS.

EXHIBIT "A" MAP SHOWING
MCP18 LLC SWAP LAND, SITUATED IN A PORTION OF THE
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5/13/20

RESOLUTION 4A

A RESOLUTION OF THE BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING A CONTRACT FOR A LAND EXCHANGE INVOLVING APPROXIMATELY 4.106 ACRES OF LAND, BEING PART OF LOT 1, BLOCK 2, HOOPER BUSINESS PARK, AND A 4.267 ACRE TRACT OF LAND ADDRESSED AS 9028 CR 1019, BURLESON, JOHNSON COUNTY; AUTHORIZING THE BOARD PRESIDENT TO EXECUTE ALL NECESSARY DOCUMENTS; AUTHORIZING THE EXPENDITURE OF FUNDS; REQUEST FOR BURLESON CITY COUNCIL RATIFICATION; AND PROVIDING AN EFFECTIVE DATE.

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 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 Type A Corporation owns a 106 acre, more or less, tract of land in the City of Burleson, in Johnson County, Texas; and

WHEREAS, the Type A Corporation purchased said tract of land with the intention to develop the site as a premier business park known as the Hooper Business Park; and

WHEREAS, the Board of the Type A Corporation desires that a 4.106-acre portion of said 106 acre tract property be exchanged for 4.267 acres of land addressed as 9028 CR 1019, Burleson, Texas; and

WHEREAS, the Board of the Type A Corporations determines that closing on the Contract (as defined below) and exchanging the parcels of the tracts will help, better, and further the Hooper Business Park project; and

WHEREAS, the Board of the Type A Corporation desires that the Board President, Dan McClendon, execute the Contract (as defined below) and any and all documents on behalf of the Type A Corporation for the exchange of the afore-mentioned properties; and

WHEREAS, the Type A Corporation desires the City approve this action;

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

SECTION 1

The Type A Corporation hereby approved the real estate contract attached hereto as Exhibit A (the "Contract") and incorporated herein for all purposes. The Board President, Dan McClendon, is authorized: (a) to execute on behalf of the Type A Corporation the Contract and any documents necessary for the exchange of said tracts of land; and (b) to make expenditures pursuant to the Contract in accordance with this resolution.

SECTION 2

The foregoing recitals are adopted and incorporated herein for all purposes.

SECTION 3

The Type A Corporation hereby requests that the City Council of the City of Burleson ratify this resolution and actions of the Type A Corporation. Accordingly, this resolution shall take effect immediately after such ratification.

SECTION 4

That this ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED, APPROVED, AND SO RESOLVED by the Board of Directors of the Burleson 4A Economic Development Corporation the _____ day of _____, 20____.

Dan McClendon, Board President
Burleson 4A Economic Development Corporation

ATTEST:

Amanda Campos, City Secretary

Exhibits:

Exhibit A - Real Estate Contract

Exhibit A – Real Estate Contract