



Planning & Zoning Commission Agenda

Tuesday, November 11, 2025
6:00 PM

City Hall - 141 W. Renfro
Burleson, TX 76028

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**

Each person in attendance who desires to speak to the Committee 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 Committee. 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. **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 October 28, 2025 Planning & Zoning Commission meeting.

B. Veridian Point, Lot 6R, Block A (Case 25-287): Consider and take possible action on the vacation of the replat of Veridian Point, Lot 6R, Block A. (Staff Contact: Lidon Pearce, Principal Planner)

4. **PUBLIC HEARING**

A. 2220 W FM 917 (Case 25-285): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "A" Agricultural to "GR" General Retail for future development of a QuikTrip convenience store. (Staff Contact: Lidon Pearce, Principal Planner)

- B. 212 S Warren (Case 25-239): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "SF7" Single-family dwelling district-7 to "GR" General Retail for future development. (Staff Contact: Lidon Pearce, Principal Planner)

5. **REPORTS AND PRESENTATIONS**

6. **GENERAL**

7. **COMMUNITY INTERESTS ITEMS**

8. **RECESS INTO 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. The Commission may reconvene into open session and take action on posted items.

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

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 30th of October 2025, by 5:00 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.



Department Memo

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Peggy Fisher, Administrative Assistant Sr.

MEETING: November 11, 2025

SUBJECT:

Approve the minutes from October 28, 2025 Regular Session of the Planning & Zoning Commission meeting.

SUMMARY:

Minutes from the October 28, 2025 Regular Session of the Planning & Zoning Commission meeting.

OPTIONS:

Approve as presented

RECOMMENDATION:

Approve the minutes from the October 28, 2025 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
817-426-9611

PLANNING AND ZONING COMMISSION

October 28, 2025

MINUTES

Roll Call

Commissioners Present

David Hadley
Dan Taylor
Cynthia Plonien
Ashley Brookman
Beth Lytner
Michael Tune (Chair)
Clint Faram
Michael Kurmes
Brandon Crisp
Bobby Reading

Commissioners Absent

Staff

Matt Ribitzki, City Attorney
Emilio Sanchez, Assistant Director Development Services
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 October 14, 2025 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

- B.** Chisholm Summit, Phases 6 - 12 (Case 25-193): Consider and take possible action on a preliminary plat of Chisholm Summit, Phases 6 - 12. (Staff Contact: Lidon Pearce, Principal Planner)

Motion made by Commissioner Ashley Brookman and second by Commissioner Clint Faram to approve the consent agenda.

Motion passed, 9-0.

4. Public Hearing

None

5. Reports and Presentations

None

6. General

None

7. Community Interest Items

None

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

9. Adjourn

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

Time – 6:01PM

Peggy Fisher
Administrative Assistant
Recording Secretary

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: November 11, 2025

SUBJECT:

Veridian Point, Lot 6R, Block A (Case 25-287): Consider and take possible action on the vacation of the replat of Veridian Point, Lot 6R, Block A. (Staff Contact: Lidon Pearce, Principal Planner)

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:

On September 29, 2025, an application was submitted by Michael Szurgot representing Bannister Engineering of behalf of Mark Pagel (owner) to vacate a previously approved replat (Exhibit 2) and revert back to the original platted configuration (Exhibit 3). The replat originally combined 2 lots into 1 lot within the ETJ, approval of the plat vacation would revert back to the original 2-lot configuration.

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

RECOMMENDATION:

Approve the plat vacation and sign vacating declaration form (Exhibit 4).

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

August 10, 2022: The Planning and Zoning Commission approved the replat.

August 20, 2018 – Original final plat for the subdivision approved by City Council.

REFERENCE:

[City of Burleson, TX PLAT REQUIREMENTS](#)

FISCAL IMPACT:

None.

STAFF CONTACT:

Lidon Pearce, CNU-A, AICP
Principal Planner
lpearce@burlesontx.com
817-426-9649

GENERAL NOTES:

1. All bearings shown herein are Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). All distances shown herein are surface distances.

2. Vertical Datum established using AITerra RTKnet Cooperative Network. All elevations shown are NAVD83.

3. Flood Statement:

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 46251C0200, effective date December 4, 2012, this property is located in Zone "X". (Areas determined to be outside of the flood plain).

The above referenced FEMA flood insurance rate map is for use in administering the "NFIP". It does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surfaces or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".

4. This plat does not alter or remove existing deed restrictions, if any, on this property.

5. The purpose of this report is to combine 2 lots onto 1 one lot for development purposes.

6. For all single-family detached and duplex residences, excluding townhouses and apartments, fire hydrants shall be spaced to have a fire hose laying distance of no greater than 500 feet. The fire hose laying distance is measured by the laying of fire apparatus hose lines along the right-of-way or across easements from the nearest water supply on a street to the main entrance of the building.

7. For commercial buildings, fire hydrants shall be spaced to have a fire hose lay distance of no greater than 300 feet. The fire hose laying distance is measured by the laying of fire apparatus hose lines along the right-of-way or across easements from the nearest water supply on a street to the main entrance of the building.

8. The minimum fire flow requirements for one- and two-family dwellings having a fire-flow calculation area which does not exceed 3,600 square feet shall be 1,500 gallons per minute. Fire flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet shall not be less than that specified in Table B105.1 of the most current adopted International Fire Code.

9. All fire hydrants must provide a minimum of 35 psi static pressure and a 20 psi residual pressure.

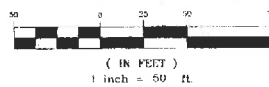
10. The minimum fire flow and flow duration for buildings other than one- and two-family dwelling shall be as specified the most current adopted International Fire Code.

11. All buildings or structures shall be constructed such that all ground level, exterior sides of this building are within 150 feet of a dedicated street or fire lane. If the 150 feet cannot be reached from a public street, a fire lane capable of supporting 80,000 lbs shall be required on site at time of construction.

LEGEND

N
NORTH
S
SOUTH
E
EAST
W
WEST
- - - DEGREES
- - - MINUTES/FEET
- - - SECONDS/INCHES
B.L. BUILDING LINE
U.E. UTILITY EASEMENT
O.P.R.J.C.T.
OFFICIAL PUBLIC RECORDS
JOHNSON COUNTY, TEXAS
D.R.J.C.T.
DEED RECORDS
JOHNSON COUNTY, TEXAS
P.R.J.C.T.
PLAT RECORDS
JOHNSON COUNTY, TEXAS

GRAPHIC SCALE



WATER SERVICE:
BETHANY SPECIAL UTILITY
DISTRICT
133 SOUTH COUNTY ROAD 810
ALVARADO, TEXAS 76009
PHONE: 817-790-2516
FAX: 817-790-2525

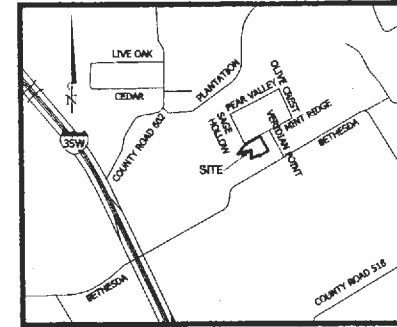
SEWER SERVICE:
PRIVATE INDIVIDUAL
SEPTIC SYSTEMS

ELECTRIC SERVICE:
UNITED COOPERATIVE
SERVICES
2601 S. INTERSTATE 35W
BURLESON, TEXAS 76028
PHONE: 817-782-8316

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER:
MARK PAGEL AND CLARISA PAGEL
13404 TYE OAKS COURT
BURLESON, TEXAS 76028

"VOID UNLESS RECORDED IN THE PLAT
RECORDS OF JOHNSON COUNTY, WITHIN
ONE (1) YEAR OF THE DATE OF
APPROVAL BY THE COUNTY."



VICINITY MAP
SCALE: 1" = 2000'
JOHNSON COUNTY, TEXAS

Purpose Note: The intended use
of this lot is residential.

Approved by the Planning and Zoning Commission of Burleson, Texas

This the 8th day of July, 2022

By:

Chair of the Planning and Zoning Commission

By:

City Secretary

PLAT FILED 8/10/2022
INSTRUMENT# 2022-172
DRAWER SLIDE E-615
BECKY IVEY, JOHNSON COUNTY CLERK
Deputy Clerk

County Clerk

REPLAT
OF

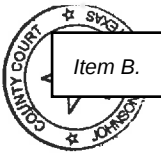
VERIDIAN POINT
LOT 6R, BLOCK A

BEING 2.456 acres out of the
Vincent Hamilton Survey, Abstract No. 330
E.T.J. of the City of Burleson
Johnson County, Texas

SHEET 1 OF 2 CASE NUMBER 22-067

PREPARED BY: PROJECT NO. 350-22-001

BANNISTER
ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823



September 29, 2025

By: Honor Clark, Deputy Clerk

NOTIFIED COPY - Official Public Records
ing, County Clerk, Johnson County, Texas

9

OWNER'S DEDICATION:

WHEREAS, MARK PAGEL AND CLARISA PAGEL AND VTS DEVELOPMENT I, LLC, are the sole owners of a 2.456 acre tract of land located in the Vincent Hamilton Survey, Abstract No. 330, Johnson County, Texas; said 2.456 acre tract of land being all of that certain tract of land described as Lot 5 and Lot 6, Veridian Point (hereinafter referred to as Lot 5 and/or Lot 6), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, Plat Records, Johnson County, Texas (P.R.J.C.T.), and being all of that certain tract of land described in a General Warranty Deed to Mark Pagel and Clarissa Pagel, as recorded in Instrument Number 2022-30929, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.); said 2.456 acre tract of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a PK nail found in top of nine inch wood post for a Southwesterly corner of said Lot 6, same being the Northeastery corner of that certain tract of land described as Lot 1, Block 1, Mickey Park (hereinafter referred to as Lot 1), an addition in Johnson County, Texas, according to the plat recorded in Volume 8, Page 971, P.R.J.C.T.;

THENCE South 72 degrees 42 minutes 49 seconds West with the common line between said Lot 6 and said Lot 1, a distance of 267.22 feet to a five-eighths inch iron rod with plastic cap stamped "BHD INC" found for the most Westerly corner of said Lot 6, same being the Southeastery corner of said Lot 7, Veridian Point (hereinafter referred to as Lot 7), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, P.R.J.C.T.;

THENCE North 38 degrees 29 minutes 26 seconds East, departing the Northeastery line of said Lot 1, with the common line between said Lot 6 and said Lot 7, a distance of 210.49 feet to an "X" cut in concrete found for the Northeastery corner of said Lot 6, same being a Southeastery corner of said Lot 7, same being the Southeastery line of that certain tract of land described as Lot 33, Veridian Point (hereinafter referred to as Lot 33), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, P.R.J.C.T., same being in Mint Ridge Drive (80' Access & HOA Maintenance Easement), as recorded in Instrument Number 2020-139, P.R.J.C.T.;

THENCE North 60 degrees 19 minutes 20 seconds East with the common line between said Lot 6 and said Lot 33, pass at a distance of 182.08 feet, an "X" cut in concrete found for the Northeastery corner of said Lot 6, same being the Northeastery corner of said Lot 5, continue with said course, with the common line between said Lot 5 and said Lot 33, pass at a distance of 213.36 feet, the Southeastery corner of said Lot 33, same being the Southeastery corner of that certain tract of land described as Lot 32, Veridian Point (hereinafter referred to as Lot 32), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, P.R.J.C.T., continue with said course, with the common line between said Lot 5 and said Lot 32 for a total distance of 262.94 feet to an "X" cut in concrete found for the beginning of a curve to the right, whose long chord bears North 63 degrees 59 minutes 27 seconds East, a distance of 63.98 feet;

THENCE Easterly, continue with the common line between said Lot 5 and said Lot 32, with said curve to the right, having a radius of 580.00 feet, through a central angle of 87 degrees 20 minutes 13 seconds, for an arc distance of 64.03 feet to an "X" cut in concrete found for corner;

THENCE North 69 degrees 46 minutes 10 seconds East, continue with the common line between said Lot 5 and said Lot 32, a distance of 4.42 feet to an "X" cut in concrete found for the Northeastery corner of said Lot 5, same being the Northeastery corner of that certain tract of land described as Lot 4, Veridian Point (hereinafter referred to as Lot 4), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, P.R.J.C.T.;

THENCE South 29 degrees 40 minutes 40 seconds East, departing the Southeastery line of said Lot 32, departing said Mint Ridge Drive, with the common line between said Lot 5 and said Lot 4, a distance of 303.69 feet to a five-eighths inch iron rod with plastic cap stamped "WPLS 4838" set for the Southeastery corner of said Lot 5, same being the Southeastery corner of said Lot 4, same also being the Northeastery line of that certain tract of land described as Lot 3, Veridian Point (hereinafter referred to as Lot 3), an addition in Johnson County, Texas, according to the plat recorded in Instrument Number 2020-139, P.R.J.C.T.;

THENCE South 60 degrees 19 minutes 20 seconds West with the common line between said Lot 5 and said Lot 3, pass at a distance of 149.27 feet, a five-eighths inch iron rod found for the Southeastery corner of said Lot 5, same being the Southeastery corner of said Lot 6, continue with said course, with the common line between said Lot 6 and said Lot 3 for a total distance of 208.43 feet to a five-eighths inch iron rod with plastic cap stamped "BHD INC" found for the Northeastery corner of said Lot 3, same being the Northeastery line of that certain tract of land described in a deed to David H. Jewett (hereinafter referred to as Jewett tract), as recorded in Instrument Number 20100617046, O.P.R.J.C.T.;

THENCE North 29 degrees 45 minutes 46 seconds West with the common line between said Lot 6 and said Jewett tract, a distance of 28.59 feet to a five-eighths inch iron rod with plastic cap stamped "BHD INC" found;

THENCE South 60 degrees 40 minutes 35 seconds West, continue with the common line between said Lot 6 and said Jewett tract, a distance of 147.08 feet to a one-half inch iron rod found for a Southeastery corner of said Lot 6, same being the Northeastery corner of said Jewett tract, same also being the Easterly line of the aforesaid Lot 1;

THENCE North 02 degrees 22 minutes 28 seconds East with the common line between said Lot 6 and said Lot 1, a distance of 169.23 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 2.456 acres (106,987 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, MARK PAGEL AND CLARISA PAGEL, Owners do hereby adopt this plat designating the hereinbefore described property as: Lot 6R, VERIDIAN POINT, an addition to Johnson County, Texas and do hereby dedicate to the public use forever all streets, rights-of-way, adeys and easements shown thereon. The City, County, or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City, County, or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson, Texas or Johnson County.

Executes this 25th day of July, 2022

By: Mark Pagel By: Clarissa Pagel
MARK PAGEL CLARISA PAGEL

STATE OF TEXAS
COUNTY OF Johnson

BEFORE ME, the undersigned authority, on this day personally appeared MARK PAGEL, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 25th day of July, 2022.

Kala Griffin
Notary Public, The State of Texas

STATE OF TEXAS
COUNTY OF Johnson

BEFORE ME, the undersigned authority, on this day personally appeared CLARISA PAGEL, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 25th day of July, 2022.

Kala Griffin
Notary Public, The State of Texas



GENERAL NOTES:

- The City of Burleson reserves the right to require minimum finish floor elevation on any lot within this 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.
- No fences or other structures will be allowed within the drainage easement.
- A minimum of 1 acre per residential structure is required for on-site sewage facilities (septic systems). If more than one structure is proposed for construction on a lot in the future, re-plating may be required.
- The private access and utility easement provides unrestricted use and maintenance of the property for utilities. This right extends to all utility providers. The easement also provides the City or County with the right of access for any purpose related to the exercise of a governmental service of function including, but not limited to, fire and police protection, inspection and code enforcement. The easement permits the City of County to remove any vehicle or obstacle within the street that impairs emergency access.
- The following public services are not provided within this subdivision:
 - Street Maintenance
 - Routine Police Patrols
 - Enforcement of Traffic and Parking Ordinances
 - Preparation of Accident Reports
 - Solid Waste Pickup
- The City of Burleson is not responsible for the design, construction, operation, maintenance of use of any storm water storage facility and associated drainage easement hereinafter referred to as "improvements", to be developed and constructed by developer or successor. 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 of use of the improvements, including any non-performance for the foregoing. Developer will require any successor in interest to accept full responsibility and liability for the improvements. All of the above shall be covenants running with the land. It is expressly contemplated that developer shall impose these covenants upon any lots abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.
- Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the roadway is prohibited.
- The existing creeks or drainage channels traversing along or across this addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to drainage courses along or across said lots.
- Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
- Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
- On-site sewage facility performance cannot be guaranteed even through all provisions of the Rule of Johnson County, Texas for Private Sewage Facilities are complied with.
- Inspection and/or acceptance of private sewage facility by the Johnson County Public Works Department shall indicate only that the facility meets minimum requirements and does not relieve the owner of the property from complying with County, State and Federal regulations. Private sewage facilities, although approved as meeting minimum standards, must be upgraded by the owner at the owner's expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created, or if the facility when used does not comply with governmental regulations.
- A properly designed and constructed private sewage facility system, in suitable soil, can malfunction if the amount of water it is required to dispose of is not controlled. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.
- Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any building, fence, trees, shrubs, others growths of improvements which in any way endanger or interferes with the construction or maintenance, or efficacy of its respective systems in any of the easements shown on the plat; and any public utility, including Johnson County, shall 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 at any time of procuring the permission of anyone.
- The right-of-way dedication is granted in fee simple to Johnson County for use as storm water, public utility, pedestrian, or other public purposes.

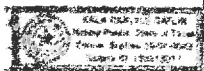
ELECTRIC SERVICE:
UNITED COOPERATIVE SERVICES
2601 S. INTERSTATE 35W
BURLESON, TEXAS 76028
PHONE: 817-782-8316

WATER SERVICE:
BETHANY SPECIAL UTILITY DISTRICT
133 SOUTH COUNTY ROAD 810
ALVARADO, TEXAS 76009
PHONE: 817-790-2516
FAX: 817-790-2525

SEWER SERVICE:
PRIVATE INDIVIDUAL SEPTIC SYSTEMS

"VOID UNLESS RECORDED IN THE PLAT RECORDS OF JOHNSON COUNTY, WITHIN ONE (1) YEAR OF THE DATE OF APPROVAL BY THE COUNTY."

OWNER:
MARK PAGEL AND CLARISA PAGEL
13404 TYE OAKS COURT
BURLESON, TEXAS 76028



SURVEYOR'S CERTIFICATION:

I, Michael Dan Davis, Registered Professional Land Surveyor Number 4838, State of Texas, hereby certify that this plat was made on the ground, under my direct supervision, on the date shown, and that all property corners hereon have been found or set as shown.

Michael Dan Davis
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823



REPLAT
OF
VERIDIAN POINT
LOT 6R, BLOCK A

BEING 2.456 acres out of the
Vincent Hamilton Survey, Abstract No. 330
E.T.J. of the City of Burleson
Johnson County, Texas

SHEET 2 OF 2 CASE NUMBER 22-087

PREPARED BY: PROJECT NO. 350-22-001

BANNISTER
ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
TOLPS REGISTRATION NO. 10193823

PLAT FILED 8/10/2022
INSTRUMENT# 2022- 112
DRAWER SLIDE E-615
BECKY IVEY, JOHNSON COUNTY CLERK
BY Charlie Ables DEPUTY CLERK

County Clerk



September 29, 2025

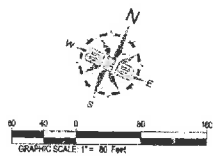
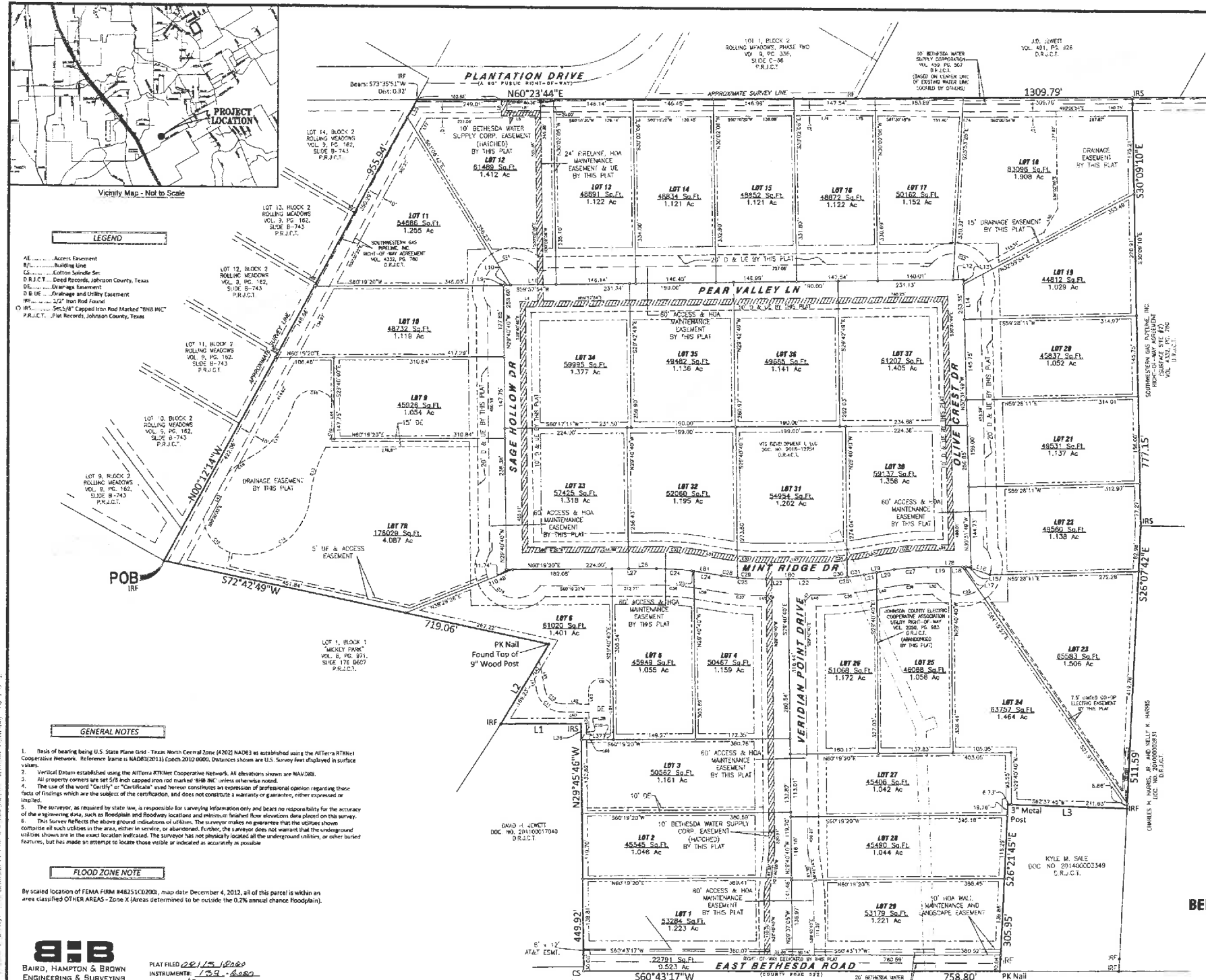
By: Honor Clark, Deputy Clerk

IFIED COPY - Official Public Records
ing, County Clerk, Johnson County, Texas

10

he SSN and other personal identifiers may have been redacted from this document, but it is otherwise a full, true, and correct copy of the original on file and of record in this Office.

Item B.



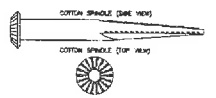
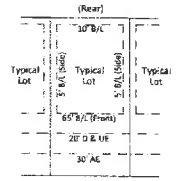
STREET NAMES	
Veridian Point Drive	
Mini Ridge Drive	
Sage Hollow Drive	
Pear Valley Lane	
Olive Crest Drive	

STREET SUFFIX	SUFFIX ABBREVIATION (USPS STANDARDS)
Drive	DR
Lane	LN

PKA IMPROVEMENT	STREET NAME	STREET TYPE/SUFFIX	ROW (feet)
East	Bethesda	Road	0.75

DETAIL B

Typical Building Setback Line Configuration Except on Rear Setbacks as shown on map on Lots 8, 10-18



- GENERAL NOTES**
1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AITerra RTKnet Cooperative Network. Reference frame is NAD83/2011 USGS 2010 0600. Distances shown are U.S. Survey feet displayed in surface values.
 2. Vertical Datum established using the AITerra RTKnet Cooperative Network. All elevations shown are NAVD83.
 3. All property corners are set 5/8 inch capped iron rod marked 888 INC. unless otherwise noted.
 4. The use of the word "Certify" or "Certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
 5. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and roadway locations, and minimum finished floor elevations data placed on the survey.
 6. This Survey reflects the above ground indications of utilities, and the surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located all the underground utilities, or other buried features, but has made an attempt to locate those visible or indicated as accurately as possible.

FLOOD ZONE NOTE

By scaled location of FEMA FIRM #48251C0200, map date December 4, 2012, all of this parcel is within an area classified OTHER AREAS - Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

BAIRD, HAMPTON & BROWN
ENGINEERING & SURVEYING
6015 Regatta Place, Suite 700
Fort Worth, TX 76116
(817) 335-1277
bairdhampton.com

PLAT FILED 02/15/2020
INSTRUMENT: 139-0480
DRAWN: K. SUDE
CHECKED: JOHNSON COUNTY CLERK
BY: R. D. TULLY, DEPUTY CLERK

FINAL PLAT
VERIDIAN POINT
36 LOTS
BEING 47.094 ACRES OF LAND SITUATED WITHIN
THE VINCENT HAMILTON SURVEY
ABSTRACT NO. 330
JOHNSON COUNTY, TEXAS
AUGUST 2020 CASE 18-079
SHEET 1 OF 2

Item B.

NOTES

- The City of Burleson reserves the right to require minimum finish floor elevation on any lot within this 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.
- No fences or other structures will be allowed within the drainage easement.
- A minimum of 1 acre per residential structure is required for on-site sewage facilities (septic systems). If more than one structure is proposed for construction on a lot in the future, re-platting may be required.
- The private access and utility easement provides unrestricted use and maintenance of the property for utilities. This right extends to all utility providers. The easement also provides the City or County with the right of access for any purpose related to the exercise of a governmental service or function including, but not limited to, fire and police protection, inspection and code enforcement. The easement permits the City or County to remove any vehicle or obstacle within the street that impairs emergency access.
- The following public services are not provided within this subdivision:
 - Street Maintenance
 - Routine Police Patrols
 - Enforcement of Traffic and Parking Ordinance
 - Preparation of Accident Reports
 - Solid Waste Pickup
- No direct residential access to Bethesda Road will be permitted.
- 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 attorney's 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 of the above shall be covenants running with the land. It is expressly contemplated that developer shall impose these covenants upon any lots abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.
- Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.
- The existing creeks or drainage channels traversing along or across this addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to drainage courses along or across said lots.
- Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
- Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
- On-site sewage facility performance cannot be guaranteed even though all provisions of the Rules of Johnson County, Texas for Private Sewage Facilities are complied with.
- Inspection and/or acceptance of a private sewage facility by the Johnson County Public Works Department shall indicate only that the facility meets minimum requirements and does not relieve the owner of the property from complying with County, State and Federal regulations. Private sewage facilities, although approved as meeting minimum standards, must be upgraded by the owner at the owner's expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created, or if the facility when used does not comply with governmental regulations.
- A properly designed and constructed private sewage facility system, in suitable soil, can malfunction if the amount of water it is required to dispose of is not controlled. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.
- Any public utility, including Johnson County, 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 Johnson County, 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 at any time of procuring the permission of anyone.
- The right-of-way dedication is granted in fee simple to Johnson County for use as storm water, public utility, pedestrian, or other public purposes.

LEGAL DESCRIPTION

BEING a 47.094-acre tract of land situated in Vincent Hamilton Survey, Abstract Number 330, Johnson County, Texas, and being the remainder of a tract of land as described by deed to VTS Development I, LLC, as recorded in Document Number 2018-12754 of the Deed Records of Johnson County, Texas (D.R.J.C.T.) and being more particularly described by metes and bounds as follows: (basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AITerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a 1/2-inch iron rod found for the most westerly southwest corner of the said VTS Development I tract, same being an angle point of Lot 1, Block 1, "Mickey Park", an addition to Johnson County, Texas as shown on plat thereof recorded in Volume 9, Page 971, Slide B-407, of the Plat Records of Johnson County, Texas (P.R.J.C.T.) and being the southeast corner of Lot 9, Block 2, Rolling Meadows, an addition to Johnson County, Texas as shown plat thereof recorded in Volume 9, Page 162, Slide B-743, P.R.J.C.T.;

THENCE North 07°12'34" West, with the common line between the said VTS Development I tract and the said Rolling Meadows addition, a distance of 955.94 feet to a point for the northwest corner of the said VTS Development I tract, same being the northeast corner of Lot 14 of said Block 2 and being the southeasterly right-of-way line of Plantation Drive (a 60 foot public right-of-way), from which a found 1/2 inch iron rod bears South 73°35'11" West, a distance of 0.32 feet;

THENCE North 60°23'44" East, with the common line between the said VTS Development I tract and the said southeasterly right-of-way line, passing at a distance of 416.99 feet the southwest corner of Lot 1, Block 2, Rolling Meadows, Phase Two, an addition to Johnson County, Texas as shown on plat thereof recorded in Volume 9, Page 336, Slide C-66, P.R.J.C.T., and now continuing with the common line between the said VTS Development I tract, and said Lot 1, passing at a distance of 801.48 feet a 1/2 inch iron rod found for the southeast corner of said Lot 1, same being the southwest corner of a tract of land as described by deed to J.D. Jewett as recorded in Volume 491, Page 926, D.R.J.C.T., and now continuing with the common line between the said VTS Development I tract and the said Jewett tract, in a total distance of 1309.79 feet to a 5/8-inch capped iron rod marked (BHB INC) set (RS);

THENCE South 30°09'10" East departing the said common line and over and across the said VTS Development I tract, a distance of 771.15 feet to an IRS for the northwest corner of a tract of land described by deed to Charles H. Harris Jr. and Kelley K. Harris as recorded in Document Number 201000020383, D.R.J.C.T.;

THENCE South 28°07'42" East, with the common line between the said VTS Development I tract and the said Charles H. Harris Jr. tract, a distance of 511.59 feet to a 1/2-inch iron rod found for an ell corner of the said VTS Development I tract, same being the northeast corner of a tract of land as described by deed to Kyle M. Sale as recorded in Document Number 2014-3349, D.R.J.C.T.;

THENCE with the common line between the said VTS Development I tract and the said Kyle M. Sale tract the following courses and distances:

South 62°37'45" West, a distance of 218.16 feet to a 1/4 inch metal post for a re-entrant corner of the said VTS Development I tract, same being the northwest corner of the said Kyle M. Sale tract;

South 25°21'45" East, passing at a distance of 283.36 feet a 1/2-inch iron rod found, in all for a total distance of 305.95 feet to a PK Nail found in the centerline of an asphalt road called East Bethesda Road (County Road 522);

THENCE South 60°43'17" West, generally along the centerline of said East Bethesda Road, a distance of 758.80 feet to a Cotton Spindle set for the most southerly southwest corner of the aforesaid VTS Development tract;

THENCE North 29°45'46" West, passing at a distance of 7.65 feet the southeast corner of a tract of land as described by deed to David H. Jewett as recorded in Document Number 2011-17040, and continuing with the common line between the said VTS Development I tract and the said David H. Jewett tract, in all for a total distance of 449.92 feet to an IRS for a re-entrant corner of the said VTS Development I tract, same being the northeast corner of the said David H. Jewett tract;

THENCE South 60°40'35" West, with the said common line, a distance of 147.08 feet to a 1/2-inch iron rod found for an ell corner of the said VTS Development I tract, same being the northwest corner of the said David H. Jewett tract and being in the east line of the aforementioned Lot 1, Block 1, "Mickey Park";

THENCE with the common line between the said VTS Development I tract and said Lot 1, the following courses and distances:

North 02°22'28" East, a distance of 169.23 feet to a PK Nail found in the top of a 9-inch wood post for a re-entrant corner of the said VTS Development I tract and being the northeast corner of said Lot 1;

South 72°42'49" West, a distance of 719.06 feet to the **POINT OF BEGINNING** and **CONTAINING** 2,051,423 Square Feet or 47.094 acres of land more or less.

Andrew Harris
Authorized Agent
VTS Development I, LLC

KNOW ALL MEN BY THESE PRESENTS THAT VTS Development I, LLC, Owners, do hereby adopt this plat designating the hereinbefore described property as **VERIDIAN POINT**, an Addition to Johnson County, Texas, and do hereby dedicate to the public use forever all streets right-of-way, alleys and easements shown thereon. The City, County, or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems or any of these easements, and the City, County, or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of construction, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson, Texas or Johnson County.

STATE OF TEXAS §
COUNTY OF JOHNSON §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared *John G. Margotta*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS 9th DAY OF August, 2020.

John G. Margotta
Notary Public in and for
the State of Texas

12-01-2025
My commission expires



SURVEYOR'S CERTIFICATION

I, John G. Margotta, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Burleson, Texas.

John G. Margotta
John G. Margotta
State of Texas Registered Professional Land Surveyor No. 5995



STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared, John G. Margotta, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF August, 2020.

Michelle A. Soule
Michelle A. Soule
Notary Public in and for
the State of Texas

03-03-2024
My commission expires



Line Data Table			Line Data Table		
Number	Bearing	Distance	Number	Bearing	Distance
L1	S40°40'15"W	147.08'	L39	S2°40'40"E	26.52'
L2	N1°12'27"W	168.23'	L40	N62°15'24"E	49.73'
L3	S62°37'45"W	218.16'	L41	S40°09'20"E	26.08'
L4	S60°01'11"W	32.68'	L42	S2°12'28"W	23.33'
L5	N60°13'44"E	61.53'	L43	N07°12'34"W	97.01'
L6	S2°40'27"E	30.00'	L44	S2°40'40"E	49.30'
L7	S2°40'27"E	20.00'	L45	N60°19'30"E	10.00'
L8	N60°13'44"E	61.49'	L46	S2°40'40"E	14.14'
L9	S2°40'40"E	0.82'	L47	S15°19'20"W	24.14'
L10	S59°57'54"W	13.09'	L48	S60°19'20"W	15.22'
L11	N59°57'54"E	88.40'	L49	S50°52'28"W	53.09'
L12	N59°57'54"E	18.88'	L50	S60°19'20"W	16.74'
L13	S30°31'49"E	8.38'	L51	S69°46'10"W	56.13'
L14	N30°31'49"W	63.84'	L52	S60°19'20"W	83.22'
L15	N60°19'20"E	9.28'	L53	S50°52'28"W	39.22'
L16	N79°08'34"E	45.76'	L54	S60°19'20"W	46.26'
L17	N60°19'20"E	6.40'	L59	N69°46'10"E	53.03'
L18	N60°19'20"E	20.78'	L60	N1°31'36"E	49.98'
L19	N60°19'20"E	42.02'	L61	N40°07'28"W	51.49'
L20	N50°51'29"E	36.40'	L62	S61°57'24"W	49.30'
L21	N50°51'29"E	23.19'	L63	S2°40'40"E	23.47'
L22	N60°19'20"E	15.22'	L64	N2°40'40"W	45.00'
L23	N60°19'20"E	40.00'	L65	N1°30'31"E	15.02'
L24	N69°46'10"E	50.97'	L74	S61°30'18"W	8.48'
L25	N69°46'10"E	4.82'	L75	S61°30'18"W	47.87'
L26	S60°19'20"W	50.69'	L76	S60°19'20"W	89.69'
L27	N60°19'20"E	80.88'	L77	N07°12'34"E	27.62'
L28	N07°12'34"E	36.74'	L78	N60°19'20"E	76.72'
L36	N29°45'46"W	28.59'	L79	N50°52'29"E	55.59'
L37	S60°19'20"W	59.10'	L80	N60°19'20"E	95.12'
L38	S2°40'37"W	26.59'	L81	S69°46'10"W	55.58'

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C9	180°00'00"	22.50'	70.69'	S60°19'20"W	45.00'
C10	345°12'55"	22.50'	57.39'	N43°15'47"E	43.02'
C11	77°50'08"	47.50'	64.65'	S79°03'02"E	59.78'
C12	77°50'08"	32.50'	44.14'	S79°03'02"E	46.80'
C13	313°11'25"	261.32'	96.72'	S11°55'30"E	96.17'
C14	91°46'23"	117.80'	188.79'	N23°20'59"E	168.24'
C15	75°14'15"	71.58'	93.31'	S73°04'42"E	88.61'
C16	11°08'30"	241.63'	47.03'	S26°34'53"W	46.90'
C17	4°32'25"	1671.41'	126.58'	N10°27'45"E	123.57'
C18	138°57'28"	39.91'	96.80'	S58°14'47"W	74.70'
C19	3°15'19"	104.15'	22.37'	N9°28'25"W	22.38'
C20	177°25'48"	55.00'	165.68'	S80°36'07"E	168.77'
C21	160°28'44"	55.00'	158.86'	S23°38'57"W	109.12'
C22	168°23'11"	65.00'	158.76'	N48°47'07"W	109.13'
C23	173°16'05"	55.00'	166.33'	N48°50'31"E	108.81'
C24	7°02'12"	300.00'	64.03'	N63°59'16"E	63.98'
C25	9°38'50"	500.00'	82.44'	N65°02'45"E	82.23'
C26	5°45'50"	500.00'	82.44'	N55°35'50"E	82.25'
C27	7°20'12"	500.00'	64.03'	N56°39'13"E	63.98'
C28	3°25'35"	500.00'	29.80'	S60°03'23"W	29.80'
C29	6°01'16"	500.00'	52.54'	N63°19'58"E	52.52'
C30	5°51'32"	500.00'	51.42'	N67°22'34"E	51.40'
C31	3°43'18"	500.00'	31.02'	N62°56'08"E	31.02'
C32	7°23'51"	530.00'	68.43'	S64°01'15"W	68.38'
C33	9°28'50"	470.00'	77.50'	N65°02'45"E	77.43'
C34	9°28'50"	470.00'	77.50'	N63°19'58"E	77.41'
C35	9°28'50"	530.00'	87.39'	S55°35'58"W	87.29'
C36	7°16'34"	470.00'	58.64'	N61°57'17"E	58.60'
C37	8°20'12"	530.00'	77.40'	N61°59'22"E	77.33'
C38	9°28'50"	530.00'	87.39'	S55°35'58"W	87.29'
C39	7°16'13"	470.00'	58.64'	S56°41'12"W	58.60'

BIB
BAIRD, HAMPTON & BROWN
ENGINEERING & SURVEYING
8300 Highway 63, Suite 270
Fort Worth, TX 76116
Phone: (817) 336-1277
Fax: (817) 336-1277
bhb@bhb-engineers.com
bhb.com

PLAT FILED 08/13/2020
INSTRUMENT: 124-2020
DRAWN BY: SAID
CHECKED BY: JOHNSON COUNTY CLERK
BY: JOHNSON COUNTY CLERK

Approved by the City Council of Burleson, Texas
This the 30 day of August, 2020 18
By: _____ Mayor
By: _____ City Secretary

FINAL PLAT
VERIDIAN POINT
36 LOTS
BEING 47.094 ACRES OF LAND SITUATED WITHIN
THE VINCENT HAMILTON SURVEY
ABSTRACT NO. 330
JOHNSON COUNTY, TEXAS
AUGUST 2020 CASE 18-079
SHEET 2 OF 2

VACATING DECLARATION

State of Texas §

County of Johnson §

Vacating Declaration for Veridian Point, Lot 6R Subdivision Plat # 22-087. Known to all by these presents that I (we), the undersigned, hereby acknowledge that I am (we are) the owner(s)/proprietor(s) of all the land and/or lots or portions of lots embraced by the plat number 22-087 known as Veridian Point, Lot 6R Block A (a copy of which is attached hereto), approved by the City of Burleson Planning Commission on July 26, 2022, and recorded in Slide: E-616, Instrument # 2022-172, Johnson County Deed and Plat Records on August 10, 2022.

In accordance with Vernon's Texas Codes Annotated, Local Government Code Section 212.013 and the City of Burleson Code of Ordinances, the undersigned hereby declare(s) such plat (or portion of such plat as described below) known as Replat of Veridian Point; Lot 6R, Block A, plat number 22-087 to be vacated. (If only a portion of the plat is being vacated, describe the area being vacated.)

It is the intent of the undersigned to nullify the force and effect of the recordation of the above referenced plat (or the portion described of the above referenced plat) by filing this vacation instrument in the Johnson County Deed and Plat Records to cause the County Clerk to write the word "Vacated" in plain, legible letters across the plat (or portion of the plat) so vacated.

Executed this _____ day of _____, A.D., 20____.

By: _____
Owner's Name Owner's Signature

Owners Duly Authorized Agent

Title: _____

State of Texas §

County of Johnson §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed. Given under my hand and seal of office, this the _____ day of _____, 20_.

Notary Public in and for the State of Texas

My commission expires:_____.

This vacating declaration for Replat of Veridian Point, Lot 6R, Block A Subdivision Plat, plat number 22-087, submitted to and considered by the City of Burleson, Texas is hereby approved.

Dated this _____ day of _____, A.D., 20_____.

By: _____
Chairman

By: _____
Secretary

By: _____
Director of Development Services

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: November 11, 2025

SUBJECT:

2220 W FM 917 (Case 25-285): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "A" Agricultural to "GR" General Retail for future development of a QuikTrip convenience store. (Staff Contact: Lidon Pearce, Principal Planner)

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:

On September 29, 2025, an application was submitted by Matthew Fusselman representing Vilbig & Associates on behalf of Kristoffer Maddox (owner) to change the zoning of approximately 1.932 acres of land to "GR" General Retail for future development of a QuikTrip convenience store.

DEVELOPMENT OVERVIEW:

Prior to any development of the site a commercial site plan and plat submittal will be required. If the zoning change request is approved, all development will have to conform to the requirements and land use development standards of the GR, General Retail zoning district.

Zoning and Land Use Table

	Zoning	Use
Subject Site	A, Agricultural	Undeveloped

North	A, Agricultural	Undeveloped / Residential
East	Off-ramp for Chisholm Trail PKWY	N/A
South	W FM 917 / Agricultural	Residential
West	ETJ	Undeveloped / Residential

This site is designated in the Comprehensive Plan as Chisholm Trail Corridor

Land uses along the Chisholm Trail Corridor should be primarily nonresidential, with the primary use being large-scale professional campuses, such as office parks or medical centers. Complementary large-scale retail will also be appropriate. Corresponding zoning districts may include GR, General Retail and C, Commercial.

Staff has determined the requested zoning district and use align with the Comprehensive Plan based on the requested district and proximity to the Chisholm Trail Corridor as well as being located on the corner of the W FM 917 and Chisholm Trail PKWY off-ramp.

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 PLAT REQUIREMENTS](#)

FISCAL IMPACT:

None.

STAFF CONTACT:

Lidon Pearce, CNU-A, AICP
Principal Planner
lpearce@burlesontx.com
817-426-9649



ZC Case 25-285

PRESENTED TO P&Z- 11.11.25

LIDON PEARCE, CNU-A, AICP

PRINCIPAL PLANNER

ZC – 2220 W FM 917

Location:

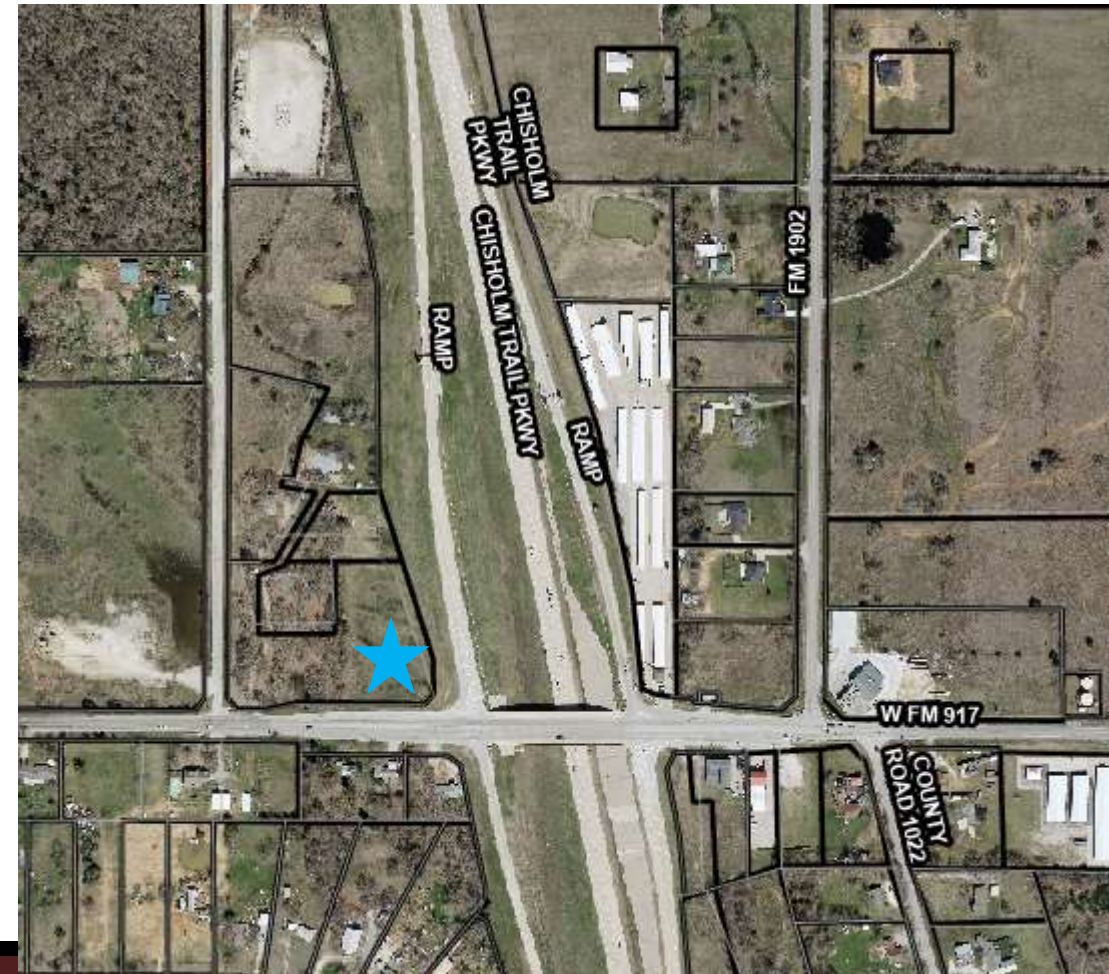
- 2220 W FM 917
- NW Corner of FM917 & Chisholm Trail PKWY

Applicant:

- Matthew Fusselman (Vilbig & Associates)
- Kristoffer Maddox/ Maddox Group, LLC (Owner)

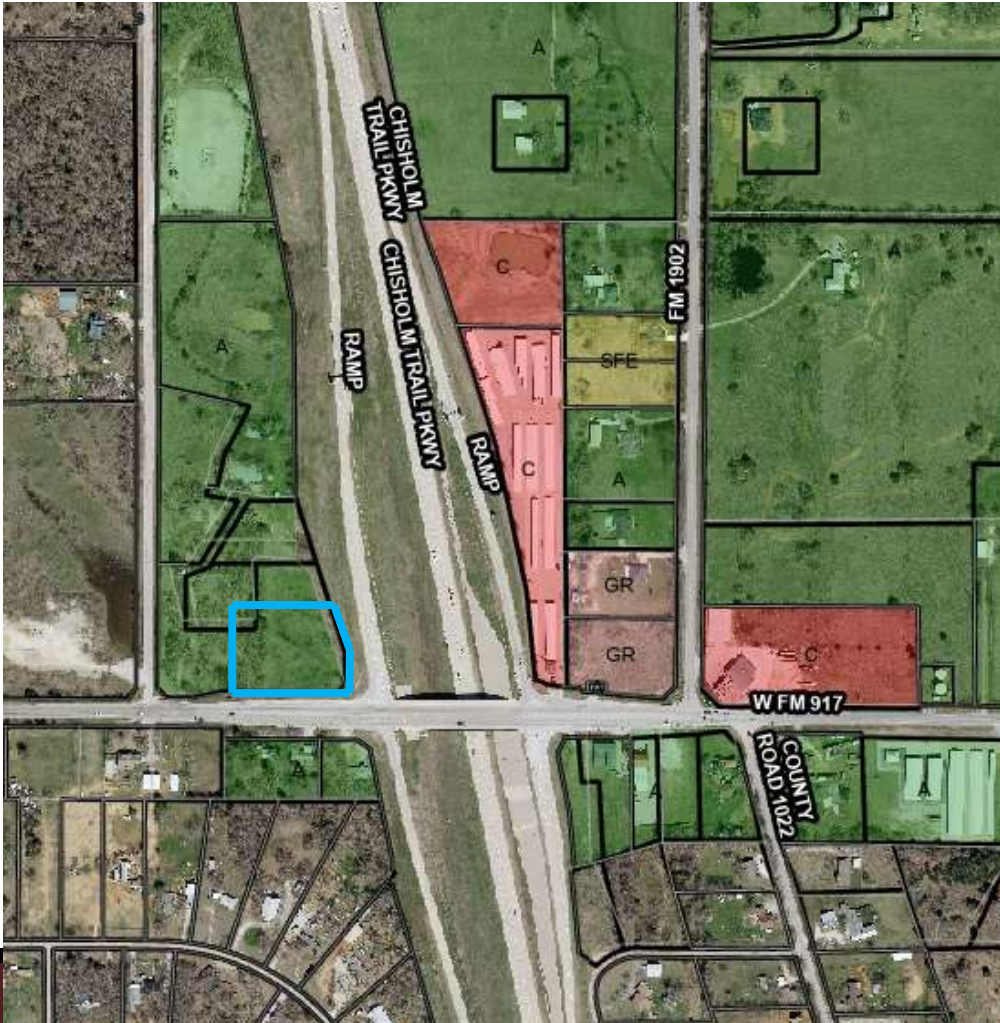
Item for approval:

Zoning Change from “A” Agricultural to “GR” General Retail (Case 25-285).



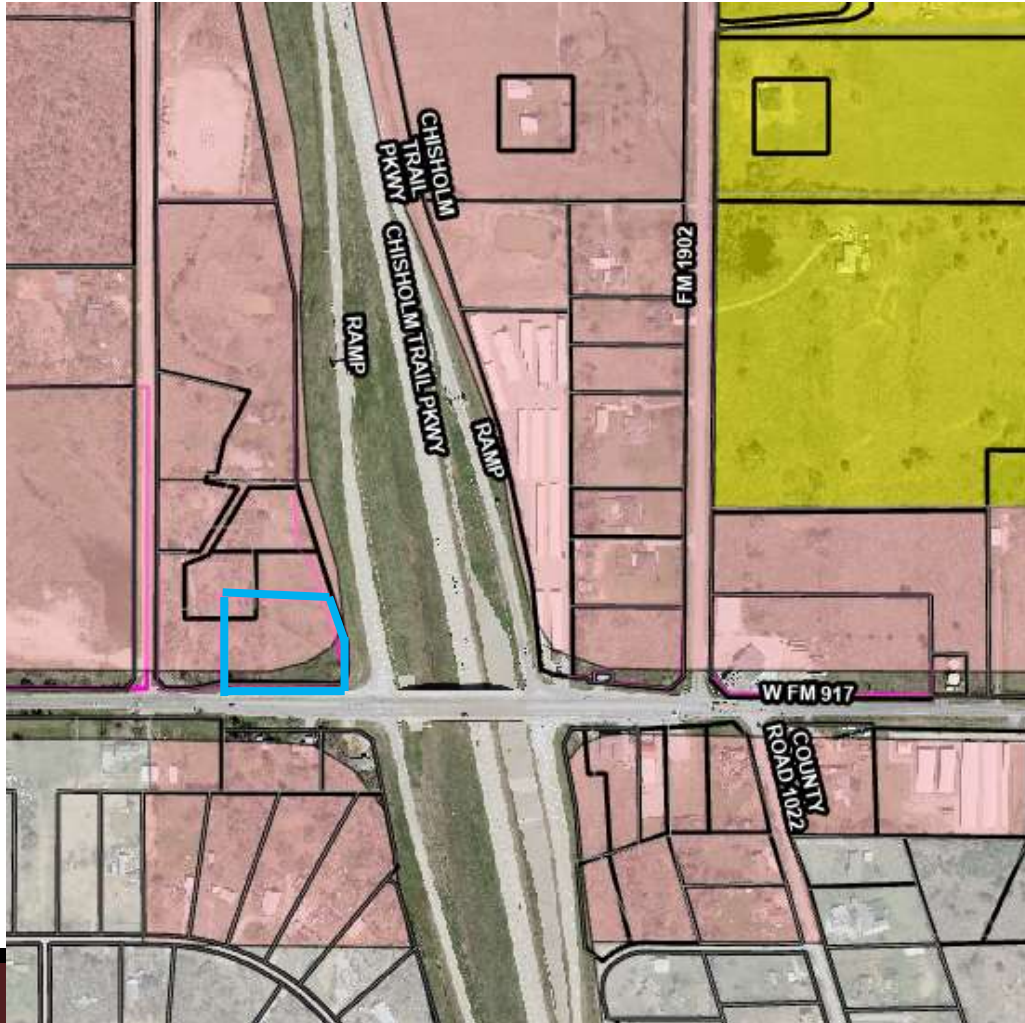
Zoning

A, Agricultural



Comprehensive Plan

Chisholm Trail Corridor



GR, General Retail Land Usage

Allowed by-right

Art gallery or museum
 Auto fuel sales
 Child care
 College or University
 Convenience store
 Personal services
 Hospital, acute care
 Motel or hotel
 Office business and professional
 Parking lot
 Religious institution
 Retail uses
 Schools
 Veterinarian office or hospital

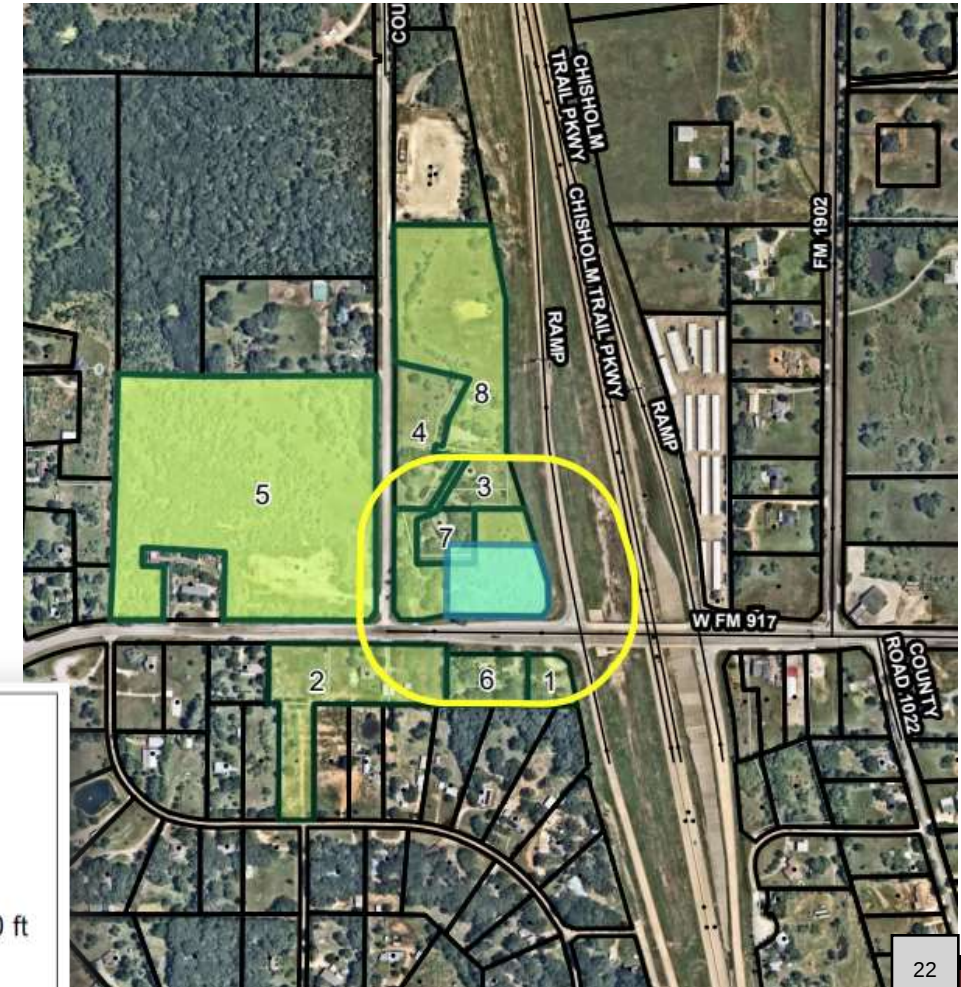
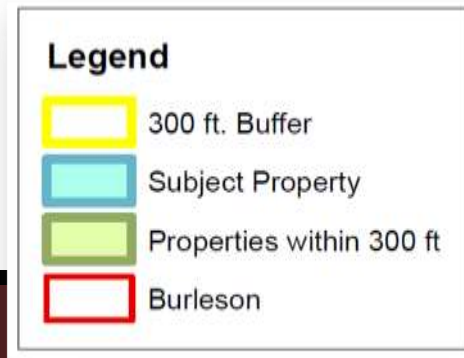
Specific Use Permit required

Amusement, commercial (indoor)
 Automotive rental, oil change & lubrication
 Community center (private)
 Fairgrounds
 Liquor store
 Plumbing shop (with outside storage)
 Taxidermy shop

ZC – 2220 W FM 917

Public Hearing Notice:

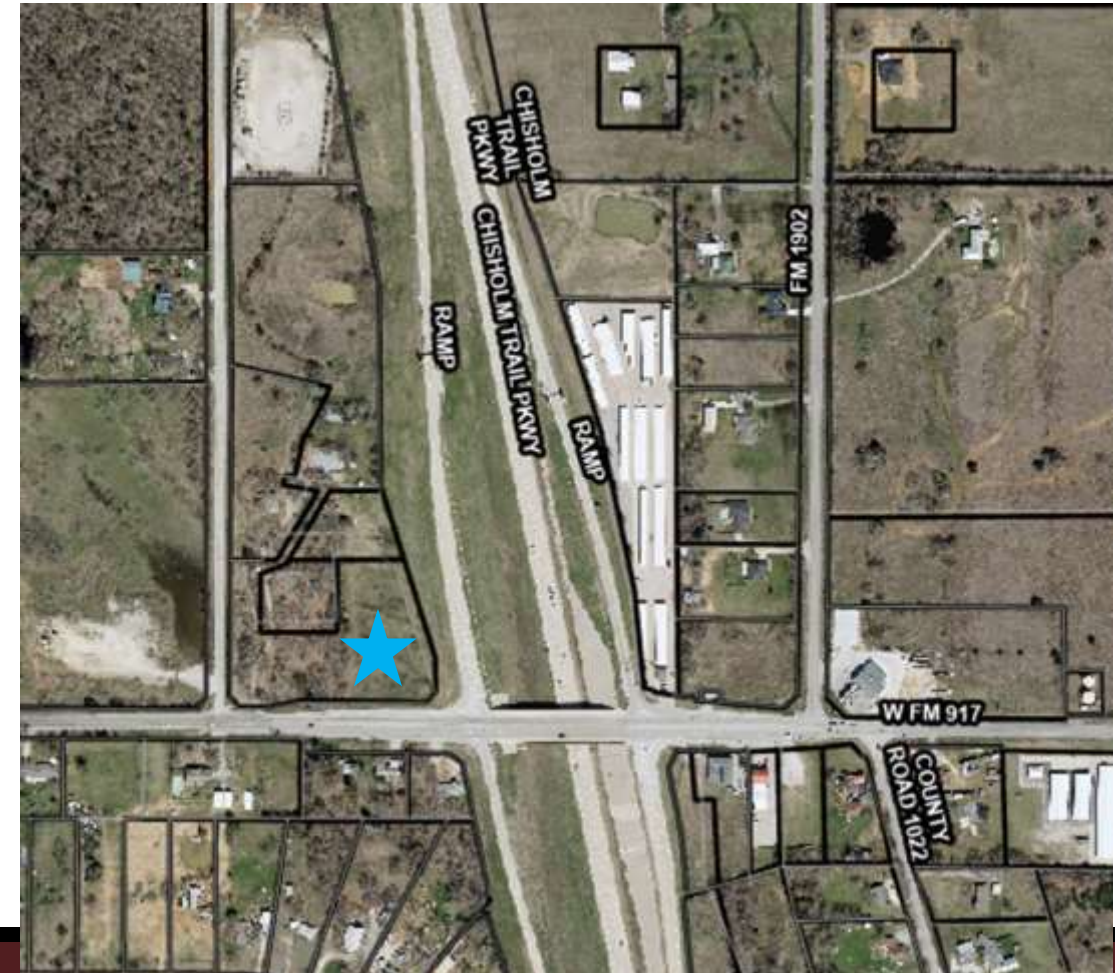
- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property.
- Published in the newspaper.
- Sign Posted on the property.
- At this time staff has received no formal opposition



ZC – 2220 W FM 917

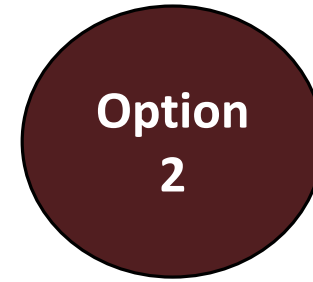
Staff Recommendation:

- Staff has determined that the requested zoning category and location of the property on W FM 917/ Chisholm Trail PKWY align with the Comprehensive Plan.
- Staff recommends approval of the ordinance for a zoning change.





**Recommend
Approval**



**Recommend
Denial**



Questions / Comments

Lidon Pearce, CNU-A, AICP
Principal Planner
lpearce@burlesontx.com
817.426.9649

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 1.932 ACRES OF LAND; BEING SITUATED IN THE JOSEPH WEST SURVEY, ABSTRACT NO. 855, KNOWN AS 2220 W FM 917, AND FURTHER DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION, FROM “A” AGRICULTURAL TO “GR” GENERAL RETAIL; 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 Matthew Fusselman on September 29, 2025, under Case Number 25-285, 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 X to X to recommend approval to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classifications of Agricultural (A) to General Retail (GR) 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 GR, General Retail district for non-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:**

Being a 1.932 acre (84,167 square foot) tract of land situated in the Joseph West Survey, Abstract No. 855, City of Joshua, Johnson County, Texas, and being a part of a tract of land described in Special Warranty Deed to The Maddox Group, LLC as recorded in Instrument Number 2023-32117, Official Public Records, Johnson County, Texas, said 1.932 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at 5/8-inch iron rod with green cap stamped "YELLOW ROSE 10194700" found on the westerly right-of-way line of Chisholm Trail Parkway (Variable Width Right-of-Way) and the easterly line of said Maddox Group, LLC tract, for the northeast corner hereof;

THENCE S 17° 41' 34" E, with the westerly right-of-way line of said Chisholm Trail Parkway and the easterly line of said Maddox Group, LLC tract, a distance of 139.08 to a 3.5-inch brass disc stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." found for corner;

THENCE S 00° 31' 36" E, continuing along the westerly right-of-way line of said Chisholm Trail Parkway and the easterly line of said Maddox Group, LLC tract, a distance of 91.66 feet to a 3.5-inch brass disc stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." found for corner;

THENCE S 40° 09' 30" W, continuing along the westerly right-of-way line of said Chisholm Trail Parkway and the easterly line of said Maddox Group, LLC tract, a distance of 32.47 feet to a 3.5-inch brass disc stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." found on the northerly right-of-way line of W FM 917 (Variable Width Right-of-Way) and the southerly line of said Maddox Group, LLC tract;

THENCE N 89° 15' 03" W, along the northerly right-of-way line of said W FM 917 and the southerly line of said Maddox Group, LLC tract, a distance of 135.00 to a 3.5-inch brass disc stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." found for corner;

THENCE N 89° 35' 19" W, continuing along the northerly right-of-way line of said W FM 917 and the southerly line of said Maddox Group, LLC tract, a distance of 195.35 feet;

THENCE S 78° 08' 25" W, continuing along northerly right-of-way line of said W FM 917 and the southerly line of said Maddox Group, LLC tract, a distance of 1.46 feet to a 3.5-inch brass disc stamped "TEXAS DEPARTMENT OF TRANSPORTATION R.O.W." found for the southwest corner hereof;

THENCE N 00° 35' 18" E, departing the northerly right-of-way line of said W FM 917 and over and across said Maddox Group, LLC tract, a distance of 249.26 feet to a 5/8-inch iron rod with green cap stamped "YELLOW ROSE 10194700" found for the northwest corner hereof;

THENCE N 89° 24' 42" E, continuing over and across said Maddox Group, LLC tract, a distance of 307.04 feet to the POINT OF BEGINNING and containing 84,167 square feet or 1.932 acres of land, more or less.

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: November 11, 2025

SUBJECT:

212 S Warren (Case 25-239): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "SF7" Single-family dwelling district-7 to "GR" General Retail for future development. (Staff Contact: Lidon Pearce, Principal Planner)

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:

On August 18, 2025, an application was submitted by Karen Jonson, trustee; representing the Nicholas Deak Edwards Trust (owner) to change the zoning of approximately 0.1323 acres of land to "GR" General Retail to entitle the land for sale and future development.

DEVELOPMENT OVERVIEW:

Prior to any development of the site a commercial site plan and replat submittal will be required. If the zoning change request is approved, all development will have to conform to the requirements and land uses of the GR, General Retail zoning district as well as the OT, Old Town Overlay and Old Town Design Standards.

Zoning and Land Use Table

	Zoning	Use
Subject Site	SF7, Single-family	Vacant Lot

North	CC, Central Commercial	Retail and Professional Services
East	PD, Planned Development	Office, contractor-no storage
South	CC, Central Commercial	Residential
West	SF7, Single-family	Residential

This site is designated in the Comprehensive Plan as Old Town

Land uses within Old Town should primarily include restaurants, offices, retail, personal services, community and educational services, and mixed-use residential development. As Old Town continues to redevelop over time, this mix of uses and historic feel should be preserved and enhanced to support a pedestrian-friendly, vibrant downtown.

Staff has determined the requested zoning district aligns with the Comprehensive Plan based on the requested district, adjacent zoning, and proximity to existing Old Town non-residential uses.

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 PLAT REQUIREMENTS](#)

FISCAL IMPACT:

None.

STAFF CONTACT:

Lidon Pearce, CNU-A, AICP
Principal Planner
lpearce@burlesontx.com
817-426-9649

ZC Case 25-239

PRESENTED TO P&Z- 11.11.25

LIDON PEARCE, CNU-A, AICP

PRINCIPAL PLANNER

ZC – 212 S Warren

Location:

- 212 S Warren

Applicant:

- Karen Johnson (Trustee)
- Nicholas Deak Edwards Trust (Owner)

Item for approval:

Zoning Change from “SF7” Single-family to “GR” General Retail (Case 25-239).



Zoning

SF7, Single-Family



Comprehensive Plan

Old Town



GR, General Retail Land Usage

Allowed by-right

Art gallery or museum
 Bakery
 Bed and Breakfast
 Child care
 College or University
 Convenience store (no auto fuel sales)
 Personal services
 Motel or hotel
 Office business and professional
 Parking lot
 Religious institution
 Retail uses
 Restaurant (not drive-in or drive-up)
 Schools (not business or trade)

Specific Use Permit required

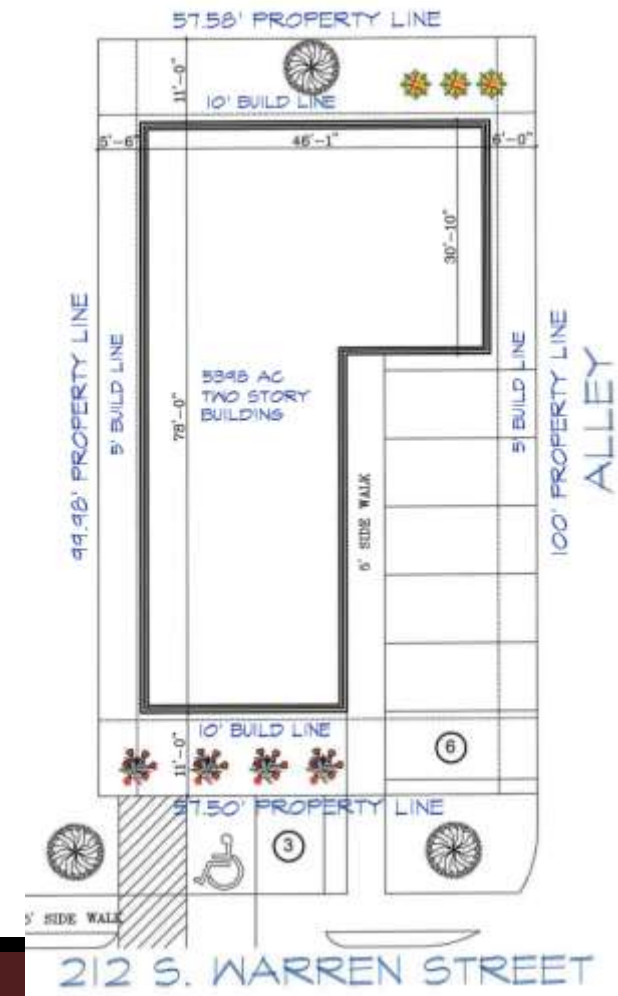
Amusement, commercial (indoor)
 Community center (private)
 Plumbing shop (with outside storage)
 Taxidermy shop

Commercial Site Development

Platting, commercial site plan review, Old Town Design Review and Board, and engineering civil construction reviews will be required prior to development of the site.

Landscaping, screening, and parking will be reviewed at the commercial site plan phase.

Preliminary concept provided by the applicant (not a formal site plan submittal).



ZC – 212 S Warren

Public Hearing Notice:

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



Legend

- 300 ft. Buffer
- Subject Property
- Properties within 300 ft
- Burleson

ZC – 212 S Warren

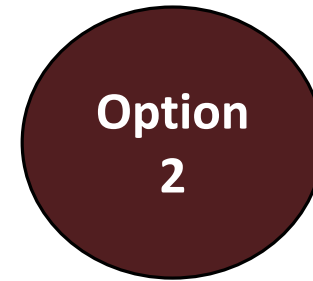
Staff Recommendation:

- Staff has determined that the requested zoning district aligns with the Comprehensive Plan based on the requested district, adjacent zoning, and proximity to existing Old Town non-residential uses.
- Staff recommends approval of the ordinance for a zoning change.





**Recommend
Approval**



**Recommend
Denial**



Questions / Comments

Lidon Pearce, CNU-A, AICP
Principal Planner
lpearce@burlesontx.com
817.426.9649

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 0.1313 ACRES OF LAND; THE NORTH ONE_HALF OF LOTS 9 AND 10, BLOCK 30, ORIGINAL TOWN OF BURLESON, KNOWN AS 212 S WARREN STREET, AND FURTHER DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION, FROM “SF7” SINGLE-FAMILY DWELLING DISTRICT-7 TO “GR” GENERAL RETAIL; 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 **Karen Johnson** on **August 18, 2025**, under **Case Number 25-239**, 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 **X to X** to recommend approval to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classifications of **Single-family dwelling district-7 (SF7)** to **General Retail (GR)** 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 **Single-family dwelling district-7 (SF7)** 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 SF7, Single-family dwelling district-7, to the GR, General Retail district for non-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 the north one-half of Lots 9 and 10, Block 30, ORIGINAL TOWN OF BURLESON, Johnson County, Texas, according to the Plat recorded in Volume 59, Page 638, Plat Records, Johnson County, Texas, and being described in Warranty Deed from Mary L. Brown and Berneice McClanahan, Executors, to James L. Bailey and wife, Bettie J. Bailey, dated March 13, 1982 and recorded in Volume 895, Page 340, Deed Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod for the northwest corner of the herein described tract of land, same being the northwest corner of said Lot 9, the northeast corner of Lot 8, of said Block 30, ORIGINAL TOWN OF BURLESON and in the south right-of-way line of an alley;

THENCE South 89 degrees 38 minutes 02 seconds East, in the north boundary line of said Lots 9 and 10, and in the south right-of-way line of said alley, a distance of 100.40 feet (record - 100.00 feet) to a set 5/8 inch capped iron rod for corner, same being the northeast corner of said Lot 10 and in the intersection of said alley with the west right-of-way line of S. Warren Street;

THENCE South 00 degrees 25 minutes 00 seconds West, in the east boundary line of said Lot 10 and in the west right-of-way line of S. Warren Street, a distance of 57.50 feet to a found 5/8 inch iron rod for corner;

THENCE North 89 degrees 40 minutes 39 seconds West, departing said S. Warren Street, over and across said Lots 9 and 10 and in the common boundary line between said herein described tract of land and that portion of said Lots 9 and 10 described in General Warranty Deed from C.T. Nelon and Ida E. Nelon to Teresa W. Hand, dated March 18, 1993 and recorded in Volume 1682, Page 965, Deed Records, Johnson County, Texas, a distance of 99.98 feet to a found 5/8 inch iron rod for corner, same being in the common boundary line between said Lots 8 and 9;

THENCE Due North (directional control line), in the common boundary line between said Lots 8 and 9, a distance of 57.58 feet to the POINT OF BEGINNING and containing 0.1323 acres of land, more or less.