



**Burleson 4A Economic Development  
Corporation Agenda**

**Monday, June 15, 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 March 25, 2026 Economic Development Corporation (Type A) meeting. *(Staff Contact: Monica Solko, Deputy City Secretary)*

**B.** Consider and take possible action on a third amendment to and restatement of performance agreement between the Burleson 4A Economic Development Corporation and 2525 FTG - Tulsa, LLC (CSO#4A020623FTG-Tulsa) for a development located at 700, 708, 712, 714, 716 and 720 SW Wilshire Blvd. in Burleson, Texas. *(Staff Contact: Alex Philips, Economic Development Director)*

**C.** Consider and take possible action on a resolution authorizing the submittal of a rezoning application for an approximately 4.106-acre portion of the Hooper Business Park to MF2, Multiple-family dwelling district for the purpose of a future private development generally located at 9028 CR 1019. *(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 4th of June 2026, 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.


**Economic Development Corporation (Type A)**

**DEPARTMENT:** City Secretary’s Office  
**FROM:** Monica Solko, Deputy City Secretary  
**MEETING:** June 15, 2026

**SUBJECT:**

Consider and take possible action on the minutes from the March 25, 2026 Economic Development Corporation (Type A) meeting. *(Staff Contact: Monica Solko, Deputy City Secretary)*

**STRATEGIC PRIORITY AND GOAL(S):**

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

**SUMMARY:**

The Burleson 4A Economic Development Corporation Board duly and legally met on March 25, 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](mailto:msolko@burlesontx.com)  
817-426-9682

**BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION**  
**MARCH 23, 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 – 4:30P.M.**

President Dan McClendon called the meeting to order. **Time: 4:30 P.M.**

**2. CITIZEN APPEARANCE**

- No speakers.

**3. GENERAL****A. Minutes from the February 16, 2026 Economic Development Corporation (Type A) meeting. (Staff Contact: Lisandra Leal, Assistant City Secretary)**

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

Motion passed 5-0.

**B. 4A03232026AmericanCompletionTools, resolution authorizing a Performance Agreement between American Completion Tools, Inc., and the Burleson 4A Economic Development Corporation for the business expansion located at 3084 S. Burleson Boulevard.. (Staff Contact: Alex Philips, Director of Economic Development)**

Alex Philips, Director of Economic Development, presented a resolution authorizing a performance agreement with American Completion Tools, Inc. to the board.

Motion by Adam Russell and seconded by Alexa Boedeker to approve.

Motion passed 5-0.

**C. 4A03232026 2<sup>nd</sup> Amend Annual Budget, resolution an amending Resolution 4A102025 Amend Annual Budget by amending the Capital Improvement Plan. (Staff Contact: Randy Moorison, P.E. Director of Capital Engineering)**

Randy Morrison, Director of Capital Engineering, presented a resolution amending the Capital Improvement Plan to the board.

Motion by Larry Scott and seconded by Adam Russell to approve.

Motion passed 5-0.

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

- None.

**5. RECESS INTO EXECUTIVE SESSION**

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

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

No executive session.

**6. ADJOURNMENT**

There being no further discussion President Dan McClendon adjourned the meeting.

**Time: 4:39 P.M.**

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Monica Solko  
Deputy City Secretary


**Economic Development Corporation (Type A)**

**DEPARTMENT:** Economic Development  
**FROM:** Alex Philips, Economic Development Director  
**MEETING:** June 15, 2026

**SUBJECT:**

Consider and take possible action on a third amendment to and restatement of performance agreement between the Burleson 4A Economic Development Corporation and 2525 FTG - Tulsa, LLC (CSO#4A020623FTG-Tulsa) for a development located at 700, 708, 712, 714, 716 and 720 SW Wilshire Blvd. in Burleson, Texas. (*Staff Contact: Alex Philips, Economic Development Director*)

**STRATEGIC PRIORITY AND GOAL(S):**

Strategic Priority	Strategic Goal
 <p><b>Dynamic &amp; Preferred City</b> Through Managed Growth</p>	<p>2.1 Attract and retain top-tier businesses</p> <p>2.2 Promote sustainable residential and commercial development through strategic and long-term planning</p>

**SUMMARY:**

On February 6, 2023, the Burleson 4A Economic Development Corporation (EDC) and City Council approved the Performance agreement (CSO#5006-02-2023) for the development located on Wilshire Boulevard near Summercrest Drive. The performance agreement provides cash incentives of \$850,000 to the developer, The Retail Connection, also known as 2525 FTG – Tulsa, LLC (Tulsa), for meeting certain performance measures.

On June 20, 2023 the EDC and City Council approved a first amendment (CSO#5132-06-2023) to add an additional incentive for site improvements in regard to traffic improvements on the site as well as on adjacent roadways. The additional cash incentive of \$223,650 is 50% of the total cost of the traffic improvements that are required for the development.

On January 21, 2025, The EDC and City Council approved a second amendment (CSO#5719-01-2025) with the developer. The second amendment revised the site plan and performance

measure dates. There were no changes to the total amount of incentives provided (\$1,073,560.00).

To date, The developer has not received any performance measure payments from the EDC.

On July 15, 2025, the EDC issued a default letter to Tulsa for missing a performance measure to commence construction by June 30, 2025. During the 90-day cure period Tulsa commenced construction on site work and came back into compliance with the agreement.

The developer has requested a final amendment to the performance measure dates to complete the project. The proposed performance measures dates are tied to specific sales-tax producing retail tenants with a reduction in incentive payments from \$1,073,560 to \$748,560.

The proposed amended agreement states the following performance measures:

- Design and construct the Development and Street Improvements in substantial conformance with the criteria and development standards set forth in the ordinances of the City of Burleson and applicable state and federal laws.
- Design and construct the Development and Street Improvements in substantial conformance with the Concept Plan.
- Operate the Development in substantial conformance with the criteria and development standards set forth in the ordinances of the City of Burleson and applicable state and federal laws.
- Substantially Complete construction of the Development and Street Improvements no later than November 30, 2027.
- Make a minimum Capital Investment of no less than Four Million Dollars (\$2,000,000.00) in the Property no later than May 31, 2028.
- Receive a certificate of occupancy for Restaurant 1 (Great Greek) in the Shell Building in the Development and Restaurant 1 opens to the public no later than May 31, 2028.
- Receive a certificate of occupancy for Restaurant 2 (Ono Hawaiian BBQ) in the Shell Building in the Development and Restaurant 2 opens to the public no later than May 31, 2028.
- Receive a certificate of occupancy for Sales Tax User 1 in the Shell Building in the Development and Sales Tax User 1 opens to the public no later than May 31, 2028.
- Receive a certificate of occupancy for the Shell Building in the Development no later than November 30, 2027.

The Incentives shall be a reimbursement of Developer's expenses related to Developer's construction of the Site Improvements in the Development and Street Improvements not to exceed Seven Hundred Forty-Eight Thousand Five Hundred Sixty Dollars (\$748,560.00), payable to Developer in the incremental, scheduled amounts specified below upon completion of the following milestones:

- Upon receiving a certificate of occupancy for Restaurant 1 in the Shell Building in the Development and Restaurant 1 opens to the public, the Incentive due to Developer shall be a reimbursement of Developer's expenses related to Developer's construction of the Site Improvements up to One Hundred Thirty-One Thousand Two Hundred Fifty Dollars (\$131,250.00); and
- Upon receiving a certificate of occupancy for Restaurant 2 in the Shell Building in the Development and Restaurant 2 opens to the public, the Incentive due to Developer shall be a reimbursement of Developer's expenses related to Developer's construction of the Site Improvements up to One Hundred Thirty-One Thousand Two Hundred Fifty Dollars (\$131,250.00); and
- Upon receiving a certificate of occupancy for Sales Tax User 1 in the Shell Building in the Development and Sales Tax User 1 opens to the public, the Incentive due to Developer shall be a reimbursement of Developer's expenses related to Developer's construction of the Site Improvements up to One Hundred Thirty-One Thousand Two Hundred Fifty Dollars (\$131,250.00); and
- Upon receiving a certificate of occupancy for the Shell Building in the Development, the Incentive due to Developer shall be a reimbursement of Developer's expenses related to Developer's construction of the Site Improvements up to One Hundred Thirty-One Thousand Two Hundred Fifty Dollars (\$131,250.00); and
- Upon the City inspecting and accepting the Street Improvements, the Incentive due to Developer shall be a reimbursement of Developer's expenses related to Developer's construction of the Street Improvements up to Two Hundred Twenty-Two Thousand Five Hundred Sixty Dollars (\$223,560.00).

**RECOMMENDATION:**

Staff recommends approval

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

List date and description of any prior action related to the subject

**REFERENCE:**

CSO# 4A020623FTG-Tulsa

CSO# 4A01212025AmendFTGTulsa

CSO#5006-02-2023

CSO#5132-06-2023

CSO#5719-01-2025

**FISCAL IMPACT:**

Proposed Expenditure/Revenue: savings of \$325,000

Account Number(s): 2014201-66045

Fund: 201

Account Description: Economic Dev. Incentive (4A)

Procurement Method:

**STAFF CONTACT:**

Alex Philips

Economic Development Director

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

817-426-9613

# Project Facelift

## 3rd Amendment



# The Retail Connection

- Approximately 2-acre site at Wilshire/Summercrest
- 4 lots have been vacant for several years



- Developer to receive \$850,000 4A incentive to assist with environmental, infrastructure and turn lane
- Developer has completed environmental clean-up and cleared the site

# Development History

- The original agreement was approved in February of 2022.
- First Amendment was approved in June of 2023.
- Second Amendment was approved in December of 2024 after a default notification was sent to the developer.
- Original development included 4 sales tax generating tenants
  - The Great Greek
  - Hawaiian Bros
  - Fatburger
  - Cool Greens
- All the amendments have been for more time as the site plan has changed a few times due to different tenants.
- The original performa was based off the 4 sales tax generating tenants totaling \$7M in sales annually that was provided to staff.
- Staff later added some street and water improvements to be reimbursed by a separate CFC agreement in the amount of \$223,560
- The development has changed with Frost Bank buying the corner lot and the shell building having 3 sales tax producing tenants currently.
  - Crisp Greens
  - Ono Hawaiian BBQ
  - The Great Greek

**Total incentive currently is \$850,000**

# The Retail Connection

Approved by CC 2/6/23

Item B.

Project Facelift											2042
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 20
<b>CAPEX</b>	\$ 4,000,000.00	\$ 4,120,000.00	\$ 4,243,600.00	\$ 4,370,908.00	\$ 4,502,035.24	\$ 4,637,096.30	\$ 4,776,209.19	\$ 4,919,495.46	\$ 5,067,080.33	\$ 5,219,092.74	\$ 7,014,024.21
<b>Appraised Value (70% of CAPEX)</b>	\$ 2,800,000.00	\$ 2,884,000.00	\$ 2,970,520.00	\$ 3,059,635.60	\$ 3,151,424.67	\$ 3,245,967.41	\$ 3,343,346.43	\$ 3,443,646.82	\$ 3,546,956.23	\$ 3,653,364.91	\$ 4,909,816.95
<b>Revenue</b>											
Cumulative	\$ 140,000.00	\$ 140,000.00	\$ 160,000.00	\$ 160,000.00	\$ 160,000.00	\$ 160,000.00	\$ 160,000.00	\$ 160,000.00	\$ 160,000.00	\$ 160,000.00	\$ 160,000.00
Property Tax	\$ 20,160.00	\$ 20,764.80	\$ 21,387.74	\$ 22,029.38	\$ 22,690.26	\$ 23,370.97	\$ 24,072.09	\$ 24,794.26	\$ 25,538.08	\$ 26,304.23	\$ 35,350.68
<b>Expenses</b>											
Sales Rebate											
Utility											
Demo & Env.	\$ (425,000.00)	\$ (425,000.00)									
<b>Annual</b>	\$ (264,840.00)	\$ (264,235.20)	\$ 181,387.74	\$ 182,029.38	\$ 182,690.26	\$ 183,370.97	\$ 184,072.09	\$ 184,794.26	\$ 185,538.08	\$ 186,304.23	\$ 195,350.68
<b>Cumulative</b>		\$ (529,075.20)	\$ (347,687.46)	\$ (165,658.08)	\$ 17,032.18	\$ 200,403.14	\$ 384,475.24	\$ 569,269.49	\$ 754,807.58	\$ 941,111.81	\$ 2,851,706.75

Projected Sales \$ 7,000,000.00 \$ 7,000,000.00 \$ 8,000,000.00 \$ 8,000,000.00 \$ 8,000,000.00 \$ 8,000,000.00 \$ 8,000,000.00 \$ 8,000,000.00 \$ 8,000,000.00 \$ 8,000,000.00 \$ 8,000,000.00 \$ 8,000,000.00

- 10 YR Return – 111%
- 20 YR Return – 335%

# Proposed New Incentive Package

- The reimbursement of water and street improvements done by the CFC agreement would stay unchanged as they are public improvements outside of the property.
- Staff would propose a cash grant of \$131,250 for each of the following performance measures:
  - Receive the Certificate of occupancy for the shell building.
  - Receive the Certificate of occupancy and open to the public for Ono Hawaiian BBQ.
  - Receive the Certificate of occupancy and open to the public for The Great Greek.
  - Receive the Certificate of occupancy and open to the public for a new to market sales tax user.
- Developer would like the following dates and changes in the amendment:
  - Substantially complete the development by March 31, 2027.
  - Make a minimum capital investment of \$2,000,000 no later than March 31, 2027.
  - Development to have three (3) new to market sales tax generating tenants that are named in the agreement.
  - The offsite improvements for the traffic, and water improvements will stay unchanged at \$223,560

**Total Incentive \$525,000**

# Project Facelift

Item B.

Project Facelift	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10	2042 Year 20
<b>CAPEX</b>	\$ 4,000,000.00	\$ 4,120,000.00	\$ 4,243,600.00	\$ 4,370,908.00	\$ 4,502,035.24	\$ 4,637,096.30	\$ 4,776,209.19	\$ 4,919,495.46	\$ 5,067,080.33	\$ 5,219,092.74	\$ 7,014,024.21
<b>Appraised Value (70% of CAPEX)</b>	\$ 2,800,000.00	\$ 2,884,000.00	\$ 2,970,520.00	\$ 3,059,635.60	\$ 3,151,424.67	\$ 3,245,967.41	\$ 3,343,346.43	\$ 3,443,646.82	\$ 3,546,956.23	\$ 3,653,364.91	\$ 4,909,816.95
<b>Revenue</b>											
Cumulative	\$ 80,000.00	\$ 82,400.00	\$ 84,872.00	\$ 87,418.16	\$ 90,040.70	\$ 92,741.93	\$ 95,524.18	\$ 98,389.91	\$ 101,341.61	\$ 104,381.85	\$ 140,280.48
Property Tax	\$ 20,160.00	\$ 20,764.80	\$ 21,387.74	\$ 22,029.38	\$ 22,690.26	\$ 23,370.97	\$ 24,072.09	\$ 24,794.26	\$ 25,538.08	\$ 26,304.23	\$ 35,350.68
<b>Expenses</b>											
Sales Rebate											
Utility		\$ -									
Demo & Env.	\$ (425,000.00)	\$ (100,000.00)									
<b>Annual</b>	\$ (324,840.00)	\$ 3,164.80	\$ 106,259.74	\$ 109,447.54	\$ 112,730.96	\$ 116,112.89	\$ 119,596.28	\$ 123,184.17	\$ 126,879.69	\$ 130,686.08	\$ 175,631.17
<b>Cumulative</b>		\$ (321,675.20)	\$ (215,415.46)	\$ (105,967.92)	\$ 6,763.04	\$ 122,875.93	\$ 242,472.21	\$ 365,656.38	\$ 492,536.07	\$ 623,222.15	\$ 2,166,336.71

Projected Sales \$ 4,000,000.00 \$ 4,120,000.00 \$ 4,243,600.00 \$ 4,370,908.00 \$ 4,502,035.24 \$ 4,637,096.30 \$ 4,776,209.19 \$ 4,919,495.46 \$ 5,067,080.33 \$ 5,219,092.74 \$ 7,014,024.21

- 10 YR Return – 119%
- 20 YR Return – 413%

# Options

- Option 1 – Approve the incentive package as presented by staff. (Staff recommendation)
- Option 2 – Default on the agreement

**THIRD AMENDMENT TO AND RESTATEMENT OF  
PERFORMANCE AGREEMENT BETWEEN THE BURLESON 4A ECONOMIC  
DEVELOPMENT CORPORATION AND 2525 FTG - TULSA, LLC**

This Third Amendment to and Restatement of Performance Agreement (the “Agreement”) is entered into as of \_\_\_\_\_, 2026 (the “Effective Date”) by and between the Burleson 4A Economic Development Corporation, a Texas municipal development corporation located in the City (“BEDC”), by and through its Board President, and 2525 FTG - Tulsa, LLC, a Texas limited liability company (“Developer”), by and through its manager.

**WITNESSETH:**

**WHEREAS**, the City of Burleson, a Texas home rule municipal corporation (“City”), located in the counties of Johnson and Tarrant, has established a regional economic center with unique architecture in the State Highway 174 corridor (“Wilshire Corridor”); and

**WHEREAS**, the City desires to encourage and incentivize high quality development comprised of office, retail, restaurants, and commercial along the Wilshire Corridor to, among other things, improve drainage, site access, and walkability; and

**WHEREAS**, Developer is under contract to purchase real property in the Wilshire Corridor commonly known as 700, 708, 712, 714, 716, and 720 SW Wilshire Blvd in Burleson, Johnson County, Texas, and being more particularly described in **Exhibit A** (the “Property”); and

**WHEREAS**, Developer seeks to develop mixed-use facilities on the Property and greatly improve the drainage on the Property, especially along Wilshire Blvd, substantially modify the vehicular access to the Property from both Wilshire Blvd and Summercrest Blvd, and greatly improve the walkability to and through the Property; and

**WHEREAS**, the Property is not owned or leased by any member of the Burleson City Council, any member of the BEDC Board, or any member of the City Planning and Zoning Commission; and

**WHEREAS**, the BEDC Board finds and determines the Development will contribute to an increase in economic development in the City; and

**WHEREAS**, the BEDC Board finds and determines that the incentives contemplated in this Agreement constitute a “Project” as defined by the Development Corporation Act, codified in Subtitle C-1 of Title 12 of the Texas Local Government Code, in Section 501.103, in that the expenditures are for infrastructure improvements related to streets and roads, drainage, and site improvements necessary to promote new or expanded business development and enterprises; and

**WHEREAS**, the BEDC and Developer entered into a Performance Agreement executed on February 6, 2023, concerning the Development (defined below) (the “Original Agreement”); and

**WHEREAS**, the BEDC and Developer entered into a First Amendment to and Restatement of Performance Agreement executed on June 20, 2023, concerning the Development (defined below), which amended and superseded the Original Agreement (the “First Amendment”); and

**WHEREAS**, the BEDC and Developer entered into a Second Amendment to and Restatement of Performance Agreement executed on January 21, 2025, concerning the Development (defined below), which amended and superseded the First Amendment (the “Second Amendment”); and

**WHEREAS**, the parties entered into the Original Agreement, First Amendment, and the Second Amendment to accomplish the goals set forth in these recitals, and have now determined that the Second Amendment should be revised to, among other things, alter the dates set forth in the Developer’s covenants; and

**WHEREAS**, the parties deem it necessary to amend the Second Amendment and restate the agreement as set forth herein, to include all amendments to the Second Amendment in one document;

**NOW, THEREFORE**, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

**ARTICLE 1.**  
**AUTHORIZATION**

The Burleson City Council and the BEDC Board both find and determine that this Agreement is authorized by Chapters 501 and 504 of the Texas Local Government Code, and that the incentives contemplated in this Agreement constitute a “Project” as defined by the Development Corporation Act, codified in Subtitle C-1 of Title 12 of the Texas Local Government Code, in Section 501.103.

**ARTICLE 2.**  
**DEFINITIONS**

2.01 The terms “Agreement,” “BEDC,” “City,” “Developer,” “Effective Date,” “First Amendment,” “Original Agreement,” “Project,” and “Property,” shall have the meanings provided, above.

2.02 “Building Permit” means the permit issued by the City’s building official reflecting that Developer may commence with construction of the Development in conformance with appropriate municipal codes.

2.03 “Capital Investment” means and shall include all hard and soft costs incurred relating to the Development, including actual construction costs including costs of all site preparation, environmental remediation costs, demolition costs, buildings, structures, infrastructure, utilities, landscaping and other onsite improvements, including all labor and materials, architect fees, and engineering fees but shall not include financing costs for the Capital Investments, tenant finish out costs not reimbursed by the Developer to the tenants, insurance costs, marketing costs, the purchase price of the Property, offsite improvements, or costs reimbursed to Developer by the BEDC in the form of Incentives.

2.04 “Certificate of Occupancy” means the document issued by the City certifying a building’s compliance with applicable building codes and other laws, and indicating it to be in a condition suitable for occupation.

2.05 “City Manager” means the city manager of the City.

2.06 “Concept Plan” means the plan depicted on **Exhibit B**.

2.07 “Development” means the removal of the existing buildings on the Property and the construction of two new building(s) on the Property, one being a building for a bank on Lot A of the Property, and a second building, the Shell Building, and related site improvements, including the Site Improvements, to be constructed in general conformance with the Concept Plan.

2.08 “Event of Bankruptcy” means the dissolution or termination of Developer’s existence as a going business, insolvency, appointment of receiver for any part of Developer’s property and such appointment is not terminated within 90 days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Developer and such proceeding is not dismissed within 90 days after the filing thereof.

2.09 “Incentives” mean the combined contributions, monetary or otherwise, of the BEDC towards completion of the Development, as required by this Agreement.

2.10 “Restaurant 1” means a Great Greek sit down and take out restaurant comprised of approximately 2,000 square feet located on the Property, being a portion of the Shell Building in the Development and identified in the Concept Plan, operated in a manner substantially similar to the Great Greek restaurant located at 9654 Red Dirt Rd, Fort Worth, Texas.

2.11 “Restaurant 2” means a Ono Hawaiian BBQ sit down and take out restaurant comprised of approximately 2,400 square feet located on the Property, being a portion of the Shell Building in the Development and identified in the Concept Plan, operated in a

manner substantially similar to the Ono Hawaiian BBQ restaurant located at 3328 E Hebron Parkway, Carrollton, Texas.

2.12 “Sales Tax User 1” means a sales tax producing, new-to-market restaurant, retail, or office space commercial user comprised of approximately 2,500 square feet located on the Property, being a portion of the Shell Building in the Development and identified in the Concept Plan as “New to Market Sales Tax User”. By new-to-market, the Parties mean a restaurant or retail commercial user that primarily offers products or services that are subject to state and local sales tax and the user’s specific products or services are not currently available to the public within the corporate limits of the City as of the Effective Date.

2.13 “Shell Building” means a new building to be constructed in the Development on the Property as identified in Lot B of the Concept Plan containing at least 6,900 square feet and housing the Restaurant 1, Restaurant 2, and Sales Tax User 1.

2.14 “Site Improvements” means the improvements and permanent enhancements which are set forth in item numbers 3 through 21 of **Exhibit C**, which are drainage improvements, access improvements, walkability improvements, environmental remediation, and other improvements to be constructed on the Property in general conformance with the Concept Plan.

2.15 “Street Improvements” means the improvements and permanent enhancements which are set forth in **Exhibit D**, which are infrastructure improvements related to a turn lane off of Wilshire Blvd and other improvements to be constructed adjacent to the Property in general conformance with the Concept Plan.

2.16 “Substantially Complete” or “Substantial Completion” means that all buildings in the Development are constructed as shell buildings in conformance with appropriate municipal codes and ready for tenant finish out. The shell buildings and Development shall be constructed to such an extent that upon tenant finish out, the area finished out shall be eligible to secure full utility service, be eligible for a Certificate of Occupancy, and permit occupancy.

**ARTICLE 3.**  
**TERM**

The term of this Agreement shall commence on the Effective Date and will terminate ten years following the date of issuance of the first Certificate of Occupancy for the Development.

**ARTICLE 4.**  
**IN GENERAL**

4.01 The Development. It is the parties’ intent to cooperate in the creation of a high-end mixed-use development comprised of desirable restaurants, retail, and commercial

to enhance and compliment the Wilshire Corridor substantially in conformance with the Concept Plan set forth in **Exhibit B**. Developer will be responsible for constructing the Development, and in furtherance thereof the parties acknowledge and agree that Developer may accomplish this by hiring a general contractor to perform such construction on its behalf, or by leasing a portion of the Property to a tenant pursuant to a ground lease, and such tenant shall then perform, or cause to be performed, such construction on that portion of the Property. The BEDC will provide the Incentives set forth in this Agreement provided Developer is in compliance with its duties and obligations set forth herein.

4.02 BEDC Participation. The BEDC's obligations under this Agreement shall not exceed Seven Hundred Forty-Eight Thousand Five Hundred Sixty Dollars (\$748,560.00) for all obligations set forth herein, including all Incentives. The BEDC authorizes the City Manager to allocate such funds as permitted by law, and as necessary to meet the BEDC obligations set forth in this Agreement.

4.03 The following uses will not be permitted in the Development and Developer shall be obligated, during the Term of this Agreement, to ensure that any lease or transfer of title prohibits such uses to the extent permitted by law:

- A. Cabinet and upholstery shop;
- B. Convenience store with automotive fuel sales;
- C. Fire or police station;
- D. Mortuary or funeral home;
- E. Plumbing shop (no outside storage);
- F. Railroad passenger terminal;
- G. Swimming pool; and
- H. Taxidermy.

## **ARTICLE 5.** **COVENANTS OF DEVELOPER**

5.01 Covenants Regarding Developer Development and Operations. In consideration of BEDC agreeing to pay Developer the Incentives in accordance with the terms, provisions and conditions of this Agreement, Developer agrees to the following, which are not obligations of Developer, but are duties that must be fulfilled in order to receive the Incentives, subject to Article 12 below:

A. Design and construct the Development and Street Improvements in substantial conformance with the criteria and development standards set forth in the ordinances of the City of Burleson and applicable state and federal laws.

B. Design and construct the Development and Street Improvements in substantial conformance with the Concept Plan.

C. Operate the Development in substantial conformance with the criteria and development standards set forth in the ordinances of the City of Burleson and applicable state and federal laws.

D. Close and purchase and acquire fee simple title to the Property by May 1, 2023.

E. Complete any required zoning application and file with the City by April 30, 2025.

F. Commence construction (i.e., obtain a building permit from the City and start rough grading) on the Development no later than May 31, 2025.

G. Substantially Complete construction of the Development and Street Improvements no later than November 30, 2027.

H. Make a minimum Capital Investment of no less than Two Million Dollars (\$2,000,000.00) in the Property no later than November 30, 2027.

I. Receive a certificate of occupancy for Restaurant 1 in the Shell Building in the Development and Restaurant 1 opens to the public no later than May 31, 2028.

J. Receive a certificate of occupancy for Restaurant 2 in the Shell Building in the Development and Restaurant 2 opens to the public no later than May 31, 2028.

K. Receive a certificate of occupancy for Sales Tax User 1 in the Shell Building in the Development and Sales Tax User 1 opens to the public no later than May 31, 2028.

L. Receive a certificate of occupancy for the Shell Building in the Development no later than November 30, 2027.

M. Once Restaurant 1, Restaurant 2, or Sales Tax User 1 opens to the public, the Developer shall operate or cause to be operated the same as open to the public for the term of this Agreement subject to (i) Force Majeure, (ii) casualty and condemnation, and (iii) temporary closings for repair, renovations and/or alterations not to exceed ninety (90) days.

N. Developer shall remain current and paid on all property taxes, subject to appeal rights in accordance with law and subject to a right to cure any delinquency as set forth herein.

5.02 Verification of Capital Investment. On or before January 15, 2028, Developer shall provide written verification to the BEDC that the Capital Investment made by Developer meets or exceeds the requirements set forth in this Agreement. The BEDC may request, and Developer hereby agrees that it will permit reasonable review of information that permits the BEDC to verify that the Capital Investment made by Developer for the Development meets or exceeds the requirements of this Agreement.

**ARTICLE 6.**  
**COVENANTS AND INCENTIVES OF BEDC**

6.01 Incentives. Subject to Developer complying with its duties and obligations under this Agreement, the BEDC agrees to the Incentives set forth in this Section. The Incentives shall be a reimbursement of Developer’s expenses related to Developer’s construction of the Site Improvements in the Development and Street Improvements not to exceed Seven Hundred Forty-Eight Thousand Five Hundred Sixty Dollars (\$748,560.00), payable to Developer in the incremental, scheduled amounts specified below upon completion of the following milestones:

A. Upon receiving a certificate of occupancy for Restaurant 1 in the Shell Building in the Development and Restaurant 1 opens to the public, the Incentive due to Developer shall be a reimbursement of Developer’s expenses related to Developer’s construction of the Site Improvements up to One Hundred Thirty-One Thousand Two Hundred Fifty Dollars (\$131,250.00); and

B. Upon receiving a certificate of occupancy for Restaurant 2 in the Shell Building in the Development and Restaurant 2 opens to the public, the Incentive due to Developer shall be a reimbursement of Developer’s expenses related to Developer’s construction of the Site Improvements up to One Hundred Thirty-One Thousand Two Hundred Fifty Dollars (\$131,250.00); and

C. Upon receiving a certificate of occupancy for Sales Tax User 1 in the Shell Building in the Development and Sales Tax User 1 opens to the public, the Incentive due to Developer shall be a reimbursement of Developer’s expenses related to Developer’s construction of the Site Improvements up to One Hundred Thirty-One Thousand Two Hundred Fifty Dollars (\$131,250.00); and

D. Upon receiving a certificate of occupancy for the Shell Building in the Development, the Incentive due to Developer shall be a reimbursement of Developer’s expenses related to Developer’s construction of the Site Improvements up to One Hundred Thirty-One Thousand Two Hundred Fifty Dollars (\$131,250.00); and

E. Upon the City inspecting and accepting the Street Improvements, the Incentive due to Developer shall be a reimbursement of Developer's expenses related to Developer's construction of the Street Improvements up to Two Hundred Twenty-Two Thousand Five Hundred Sixty Dollars (\$223,560.00).

6.02 Verification of Completion of Milestone. Following the completion of a milestone specified in Section 6.01, Developer shall provide written notice of such completion to the BEDC and provide proof of costs reasonably satisfactory to the BEDC. Developer agrees that BEDC shall not be required to make any Incentive payment under this Agreement until such time that Developer provides such written notice and proof of costs. The BEDC may request, and Developer hereby agrees that it will permit reasonable review of information that permits the BEDC to verify that the costs made by Developer for the Development meets or exceeds the requirements of this Agreement. Additionally, the BEDC may request, and Developer hereby agrees that it will permit reasonable inspection of the Property during normal business hours that permits the BEDC to verify that the improvements made by Developer for the Development meet or exceed the requirements of this Agreement. Following written notice of completion and proof of costs reasonably satisfactory to the BEDC, BEDC shall pay Developer the Incentive amount specified in Section 6.01, subject to the terms and provisions of this Agreement, within 90 days.

**ARTICLE 7.**  
**REGULATIONS REGARDING BUILDING PRODUCTS, MATERIALS, OR METHODS**

The parties hereto find that the area described herein constitutes an area of architectural importance and significance and the City Council of the City of Burleson, Texas, hereby designates it as an area of architectural importance and significance for purposes of Chapter 3000 of the Texas Government Code (the "Code"). In consideration for the mutual covenants and conditions contained herein and pursuant to Section 3000.002(d) of the Code, Developer voluntarily consents to the application of all City rules, charter provisions, ordinances, orders, building codes, and other regulations existing as of the Effective Date hereof (the "Regulations") that govern the use or installation of a building product or material in the construction, renovation, maintenance, or other alteration of a residential or commercial building on the Property regardless of whether a different building product or material is approved for use by a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building. In addition, Developer voluntarily consents to the application of the Regulations that establish a standard for a building product, material, or aesthetic method in construction, renovation, maintenance, or other alteration of a residential or commercial building, regardless of whether the standard is more stringent than a standard for the product, material, or aesthetic method under a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building. The parties agree that: 1) the City will not issue any permits for the Property in violation of this Article; 2) the covenants contained within this Article constitute a material term of this Agreement; 3) Developer's voluntary consent to the application of the Regulations to the Property, as described in this Article, constitutes a material inducement for the BEDC to authorize the

Incentives described herein; 4) the covenants contained herein shall run with the land and shall bind Developer and all successors and assigns; and 5) this Article shall survive termination or expiration of this Agreement.

**ARTICLE 8.**  
**AUTHORITY; COMPLIANCE WITH LAW**

8.01 Developer hereby represents and warrants to the BEDC that it has full lawful right, power and authority to execute and deliver and perform the terms and obligations of this Agreement and that the execution and delivery of this Agreement has been duly authorized by all necessary action by Developer and this Agreement constitutes the legal, valid and binding obligation of Developer, and is enforceable in accordance with its terms and provisions.

8.02 Notwithstanding any other provision of this Agreement, Developer shall comply with all federal, state, and local laws.

8.03 During the term of this Agreement, Developer agrees not to knowingly employ any undocumented workers at the Development, and if convicted of a violation under 8 U.S.C. Section 1324a(f), Developer shall repay the amount of the Incentives received by Developer as of the date of such violation within 120 business days after the date Developer is notified by the City or the BEDC of such violation, plus interest at the rate the City of Burleson is paying on the most recent issuance of bonded indebtedness prior to Developer's violation of this Section.

8.04 Developer agrees, verifies, and certifies that it does not and during the duration of this Agreement will not:

- A. boycott Israel as that term is defined in Texas Government Code Section 808.001 and Chapter 2271, as amended;
- B. do business with Iran, Sudan, or a foreign terrorist organization, as defined in Texas Government Code Chapter 2270, as amended;
- C. boycott energy companies as defined in Texas Government Code Section 809.001 and Chapter 2274, as amended; or
- D. discriminate against a firearm trade association as defined in Texas Government Code Chapter 2274, as amended.

**ARTICLE 9.**  
**DEFAULT, REMEDIES AND TERMINATION**

9.01 Default by Developer.

(A) False Representation and Falsification of Documentation. In the event Developer knowingly provides any false representation or provides any false documentation of costs or achievement of any milestone or requirement under this Agreement, Developer shall be in default of this Agreement and shall within thirty (30) days of the date of receipt of the of same from the BEDC return any funds received by Developer related to such false representation or false documentation.

(B) Other Default. In the event: (i) Developer fails to fulfill its obligations under Article 5 of this Agreement; (ii) Developer has delinquent ad valorem or sales taxes owed to the City provided that Developer retains the right to timely and properly protest and/or contest any such taxes; (iii) Developer materially breaches any of the material terms and conditions of this Agreement; or (iv) Developer experiences an Event of Bankruptcy, then Developer after the expiration of the notice and cure periods described herein, shall be in default of this Agreement. In the event of such a default, BEDC shall give Developer written notice of such breach and/or default, and if Developer has not cured such breach or default within 90 days after receipt of such notice, the BEDC may terminate this Agreement by written notice to Developer. If BEDC terminates this Agreement pursuant to this Section, Developer shall not be entitled to any additional Incentive payments from BEDC and the BEDC shall have no further obligation to Developer.

(C) The repayment obligation of Developer set forth in Sections 8.03, 9.01(A), and 13.02 shall survive termination of this Agreement.

9.02 No waiver or any breach of any term or condition of this Agreement shall be construed to waive any subsequent breach of the same or any other term or condition of this Agreement. Any waiver of any term or condition of this Agreement must be in writing and approved by the BEDC Board of Directors and ratified by the City Council of Burleson.

#### **ARTICLE 10.** **RIGHT OF OFFSET**

Developer agrees that, subject to the provision of notice by BEDC and 90-day period following receipt of notice in which Developer may respond or act, BEDC may offset the amount of any compensation due to Developer for any calendar year under this Agreement against any amount which is: (i) lawfully due to City from Developer, and (ii) not subject to challenge by Developer in a court of competent jurisdiction.

**ARTICLE 11.**  
**VENUE AND GOVERNING LAW**

This Agreement is performable in Johnson County, Texas and venue of any action arising out of this Agreement shall be exclusively in Johnson County, Texas. This Agreement shall be governed and construed in accordance with the Charter, ordinances, and resolutions of the City of Burleson, applicable federal and state laws, violation of which shall constitute a default of this Agreement. To the extent permitted by law, the laws of the State of Texas shall apply without regard to applicable principles of conflicts of law, and the parties submit to the jurisdiction of the state and federal courts in Burleson, Johnson County, Texas.

**ARTICLE 12.**  
**FORCE MAJEURE**

Performance of Developer's obligations under this Agreement shall be subject to extension due to delay by reason of events of force majeure, and Developer's obligations shall be abated during any period of force majeure. Force majeure shall include, without limitation, damage or destruction by fire or other casualty, condemnation, strike, lockout, civil disorder, war, issuance of any permit and/or legal authorization (including engineering approvals by any governmental entity), governmental approvals and permits, shortage or delay in shipment of materials or fuel occasioned by any event referenced herein, acts of God, unusually adverse weather or wet soil conditions, pandemic, or other causes beyond the parties' reasonable control, including but not limited to, any court or judgment resulting from any litigation affecting the Property or this Agreement.

**ARTICLE 13.**  
**GIFT TO PUBLIC SERVANT OR TO DEVELOPER REPRESENTATIVE**

13.01 No Benefit. Each party hereto represents to the other that it has not offered, conferred, or agreed to confer and that it will not offer, confer or agree to confer in the future any benefit upon an employee or official of the other party. For purposes of this section, "benefit" means anything reasonably regarded as economic advantage, including benefit to any other person in whose welfare the beneficiary is interested, but does not include (i) a contribution or expenditure made and reported in accordance with law or (ii) payment of the Incentives.

13.02 Right of Reimbursement. Notwithstanding any other legal remedies, BEDC may obtain reimbursement for any expenditure made to Developer as a result of the improper offer, agreement to confer, or conferring of a benefit to a City employee or official or a BEDC employee or official.

**ARTICLE 14.**  
**ASSIGNMENT**

Developer may not assign any part of this Agreement without consent or approval by the BEDC Board of Directors and ratification by the City Council.

**ARTICLE 15.  
INDEMNIFICATION**

**15.01 DEVELOPER EXPRESSLY AGREES TO FULLY AND COMPLETELY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE BEDC, AND ITS OFFICERS, AND EMPLOYEES, AND THE CITY, AND ITS OFFICERS, AND EMPLOYEES, AGAINST ANY AND ALL CLAIMS, LAWSUITS, LIABILITIES, JUDGMENTS, OUT-OF-POCKET COSTS (INCLUDING REASONABLE ATTORNEYS’ FEES) AND OUT-OF-POCKET EXPENSES FOR PERSONAL INJURY (INCLUDING DEATH), PROPERTY DAMAGE OR OTHER HARM, DAMAGES OR LIABILITY FOR WHICH RECOVERY OF DAMAGES IS SOUGHT (COLLECTIVELY, “LOSSES”), SUFFERED BY ANY PERSON OR PERSONS, THAT MAY ARISE OUT OF OR BE OCCASIONED BY ANY NEGLIGENT, GROSSLY NEGLIGENT, WRONGFUL, OR STRICTLY LIABLE ACT OR OMISSION OF DEVELOPER OR ITS AGENTS, EMPLOYEES, OR CONTRACTORS, ARISING OUT OF OR IN THE PERFORMANCE OF THIS CONTRACT; NOTWITHSTANDING THE FOREGOING, IN NO EVENT SHALL DEVELOPER BE RESPONSIBLE FOR, NOR SHALL ITS INDEMNIFICATION OBLIGATIONS SET FORTH IN THIS SECTION 15.01 EXTEND TO, ANY LOSSES ARISING OUT OF OR OCCASIONED BY THE ACTS OR OMISSIONS OF THE BEDC, AND ITS OFFICERS, AND EMPLOYEES, OR THE CITY, ITS OFFICERS AND EMPLOYEES, THAT CONSTITUTE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT.** Nothing in this paragraph may be construed as waiving any governmental immunity available to the City under state law. This provision is solely for the benefit of Developer, BEDC, and the City and is not intended to create or grant any rights, contractual or otherwise, in or to any other person.

15.02 It is acknowledged and agreed by the parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture among the parties. The City and BEDC (including its past, present and future officers, elected officials, directors, employees and agents of the City) do not assume any responsibility to any third party in connection with Developer’s construction of the Development.

15.03 The provisions of this Article 15 shall survive termination of this Agreement.

**ARTICLE 16.  
MISCELLANEOUS MATTERS**

16.01 Time is of Essence. Time is of the essence in this Agreement. The parties hereto will make every reasonable effort to expedite the subject matters hereof and acknowledge that the successful performance of this Agreement requires their continued cooperation.

16.02 Agreement Subject to Law. This Agreement is made subject to and in accordance with the Burleson Home Rule Charter and ordinances of the City, as amended, and all applicable State and federal laws.

16.03 Interpretation. Each of the parties have been represented by counsel of their choosing in the negotiation and preparation of this Agreement. In the event of any dispute regarding the interpretation of this Agreement, this Agreement will be interpreted fairly and reasonably and neither more strongly for nor against any party based on draftsmanship.

16.04 Counterparts Deemed Original; Electronic Signatures. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument. Any pdf-format or other electronic transmission of any signature of a signatory shall be deemed an original and shall bind such signatory.

16.05 Captions. The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.

16.06 Complete Agreement. This Agreement embodies the complete agreement of the parties hereto, superseding all oral or written previous and contemporary agreements between the parties and relating to matters in the Agreement, and except as otherwise provided herein cannot be modified without written agreement of the parties to be attached and made a part of this Agreement.

16.07 No Waiver. Nothing contained in this Agreement shall be construed as the granting of any permit or permission required by any City ordinance or regulation, or the waiver of any requirement of any City ordinance or regulation.

16.08 Notice. Any notice to be given or served hereunder or under any document or instrument executed pursuant hereto shall be in writing and shall be (i) delivered personally, with a receipt requested therefore; or (ii) sent by a nationally recognized overnight courier service; or (iii) delivered by United States certified mail, return receipt requested, postage prepaid. All notices shall be addressed to the respective party at its address set forth below, and shall be effective (a) upon receipt or refusal if delivered personally; (b) one business day after depositing, with such an overnight courier service or (c) two business days after deposit in the United States mail, if mailed. Any party hereto may change its address for receipt of notices by service of a notice of such change in accordance with this subsection.

**Developer:** 2525 FTG - TULSA, LLC  
P. O. Box 471819  
Fort Worth, Texas 76147  
Attn: Louis E. Martin, III

**BEDC:** Burleson 4A Economic Development Corp.

Attn: Board President  
141 West Renfro  
Burleson, TX 76028

With a copy to: E. Allen Taylor, Jr., City Attorney  
Taylor, Olson, Adkins, Sralla & Elam, L.L.P.  
6000 Western Place  
Suite 200  
Fort Worth, TX 76107

With a copy to: City Manager  
City of Burleson, Texas  
141 West Renfro  
Burleson, TX 76028

- 16.09 Amendment. This Agreement may only be amended by the mutual written agreement of the parties.
- 16.10 Severability. In the event any section, subsection, paragraph, subparagraph, sentence, phrase, or word herein is held invalid, illegal, or unenforceable, the balance of this Agreement shall stand, shall be enforceable, and shall be read as if the parties intended at all times to delete said invalid section, subsection, paragraph, subparagraph, sentence, phrase, or word. In the event there shall be substituted for such deleted provision a provision as similar in terms and in effect to such deleted provision as may be valid, legal and enforceable.
- 16.11 Approval by the City Council Required. The BEDC's action to enter into this Agreement is subject to the approval of the City Council of the City of Burleson, Texas. This Agreement shall not be effective until such Agreement is signed by the parties and the City Council of the City of Burleson, Texas ratifies and approves the BEDC's action to enter into this Agreement.

*[Signature pages to follow]*

**BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION**

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

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

Title: Board President

Date: \_\_\_\_\_, 2026

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2026, by \_\_\_\_\_, known personally by me to be the Board President of the Burleson 4A Economic Development Corporation, on behalf of said entity.

[Notary Seal]

\_\_\_\_\_  
Notary Public, State of Texas

**2525 FTG - TULSA, LLC,  
A Texas limited liability company**

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

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

Title: Manager

Date: \_\_\_\_\_, 2026

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2026 by  
\_\_\_\_\_, known personally by me to be the manager of 2525 FTG -  
Tulsa, LLC, on behalf of said entity.

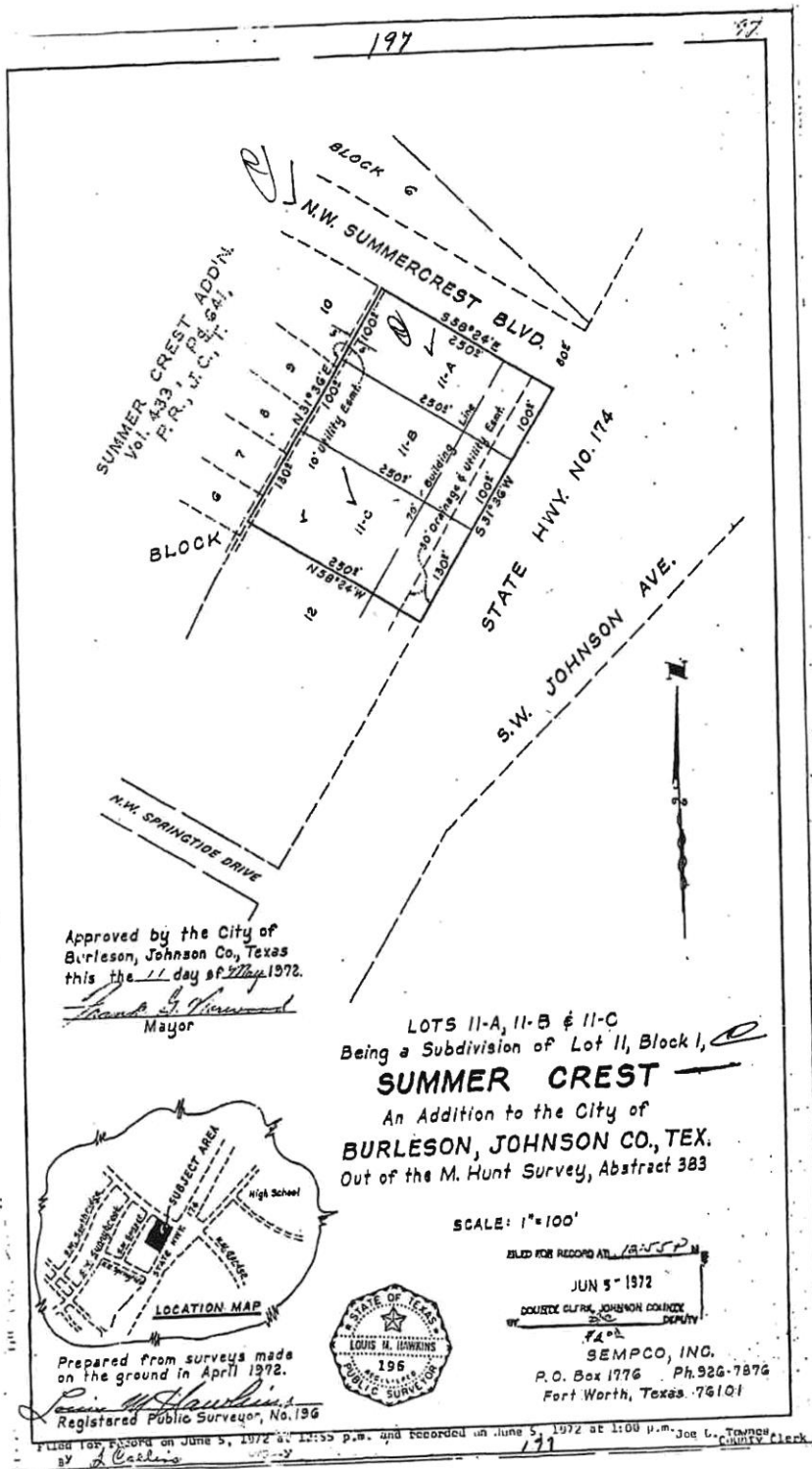
[Notary Seal]

\_\_\_\_\_  
Notary Public, State of Texas

**Exhibit A**  
**The Property**

Exhibit X - The Property

1/197



Survey plat of  
**LOT 11-B, BLOCK 1**  
**SUMMER CREST**  
 an addition to the City of Burleson,  
 Johnson County, Texas  
 according to the Plat recorded in  
 Volume 1, Page 197  
 Plat Records, Johnson County, Texas.



**Coombs Land Surveying, Inc.**

P.O. Box 11370 Fort Worth Texas 76110  
 4374 W. Vickery Blvd. Fort Worth, Texas 76107  
 (817) 731-6400 (817) 731-6402 FAX

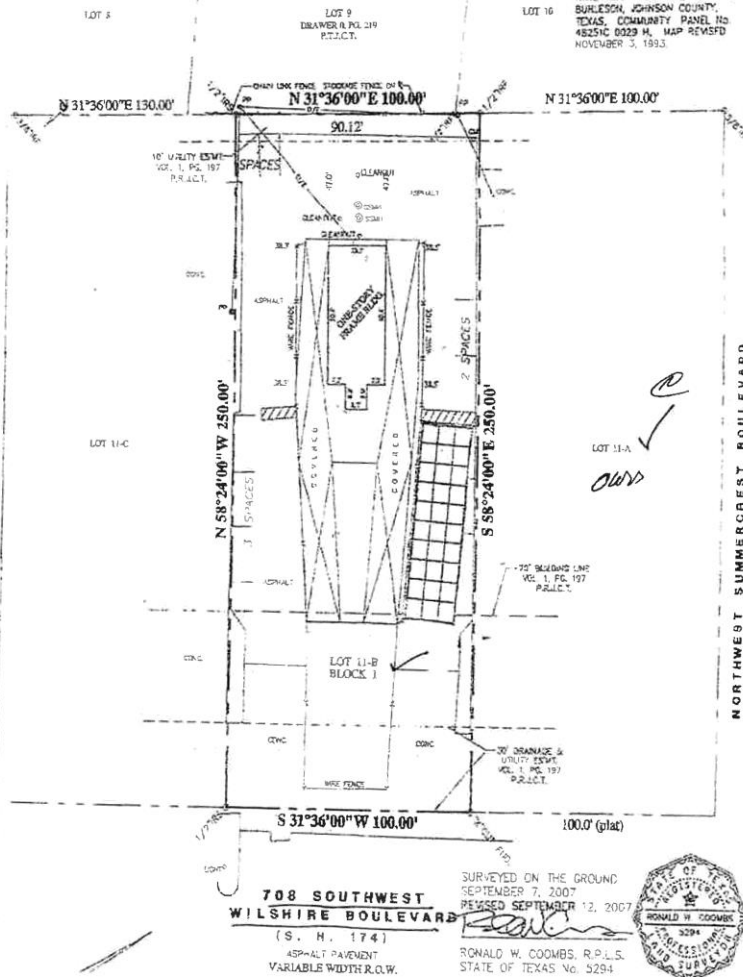
C.L.S. JOB NO. 07-0358  
 OF NO. 070121-CGU-7

**NOTICE**  
 ALL SUBJECT PROPERTY BOUNDARY  
 LINE BEARINGS AND DISTANCES ARE  
 PLAT & ACTUAL UNLESS OTHERWISE  
 NOTED HEREON.

BASES OF BEARINGS: NORTHWEST RIGHT-OF-WAY LINE OF  
 DEWINTER WILSHIRE BOULEVARD AS SHOWN ON PLAT RECORDED  
 IN VOL. 1, PG. 192, P.P. 2, 3, 4, 5.

RF DENOTES IRON ROD FOUND  
 RS DENOTES IRON ROD SET

**NOTE**  
 NO PORTION OF THIS PROPERTY  
 LIES WITHIN A 100-YEAR FLOOD  
 BOUNDARY LINE ACCORDING TO  
 THE NATIONAL FLOOD INSURANCE  
 PROGRAM'S FLOOD INSURANCE  
 RATE MAP FOR THE CITY OF  
 BURLESON, JOHNSON COUNTY,  
 TEXAS, COMMUNITY PANEL NO.  
 48251C 0029 M, MAP REVISED  
 NOVEMBER 3, 1993.



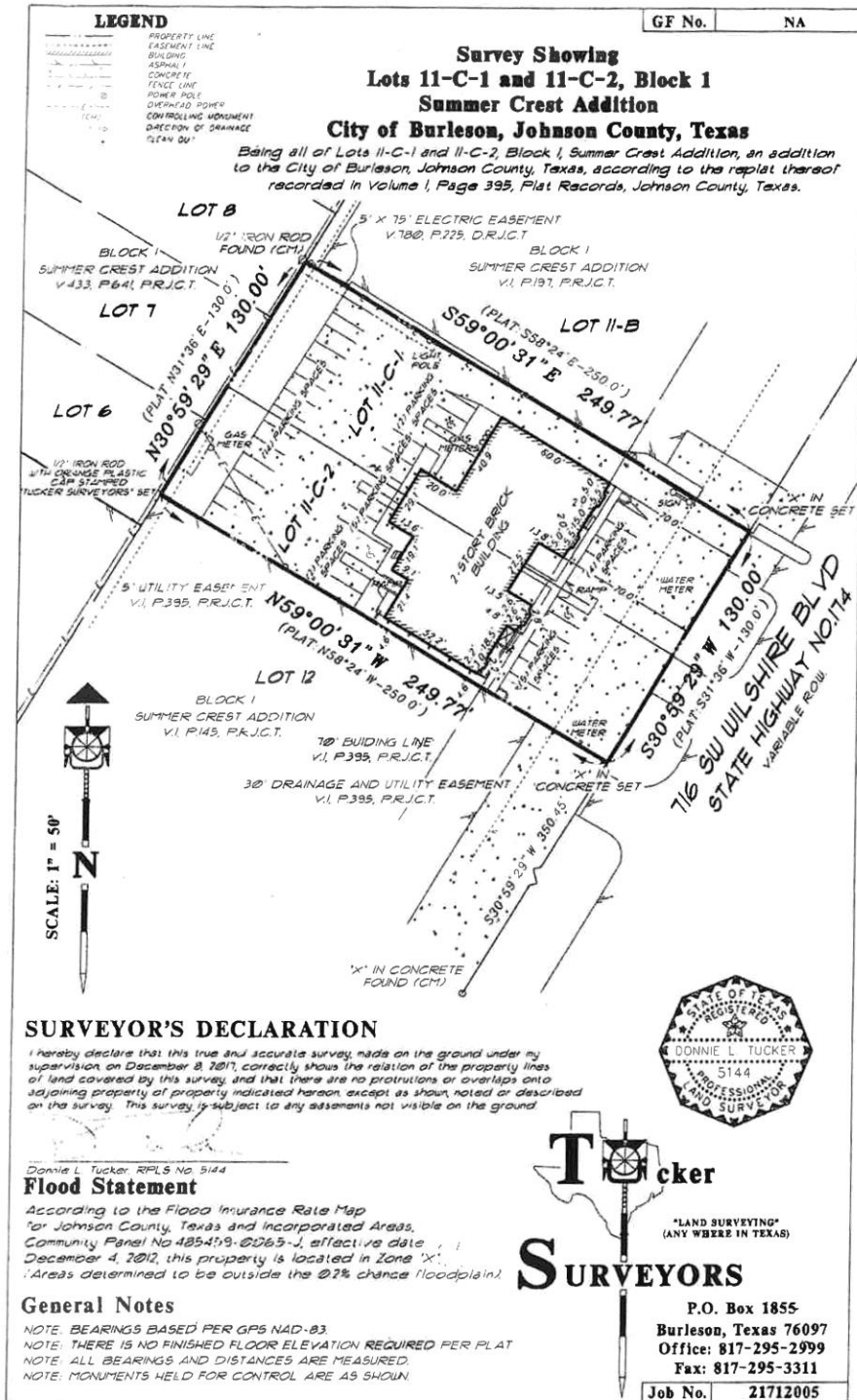
**708 SOUTHWEST  
 WILSHIRE BOULEVARD**  
 (S. H. 174)  
 ASPHALT PAVEMENT  
 VARIABLE WIDTH R.O.W.

SURVEYED ON THE GROUND  
 SEPTEMBER 7, 2007  
 REVISSED SEPTEMBER 12, 2007  
 RONALD W. COOMBS, R.P.L.S.  
 STATE OF TEXAS No. 5294



EXHIBIT A

*Handwritten initials/signature*



**Exhibit B**  
**The Concept Plan**



## Exhibit C – Site Improvements

### Exhibit C - Site Improvements

Carrillo Engineering, LLC		Opinion of Probable Construction Cost			
				Date:	2/2/2023
Project: Burleson Retail Summercrest				Prepared By:	KR
Project No.: 22-139-001				Checked By:	AC
Sheet 1 of 1					
Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
1	Mobilization	1	LS	\$20,000.00	\$20,000
2	Site Preparation/Demolition	1	LS	\$19,000.00	\$19,000
3	Environmental Remediation	1	LS	\$41,000.00	\$41,000
4	SWPPP	1	LS	\$7,500.00	\$7,500
5	Full Depth Sawcut	380	LF	\$15.00	\$5,700
6	7" Concrete Pavement Drive Approach	135	SY	\$120.00	\$16,200
7	6" Concrete Pavement	7,817	SY	\$100.00	\$781,700
8	5" Concrete Pavement	135	SY	\$90.00	\$12,150
9	Concrete Drainage Flume	6	EA	\$1,000.00	\$6,000
10	4" Sidewalks	2,160	SF	\$10.00	\$21,600
11	4" Concrete Pilot Channel	110	SY	\$80.00	\$8,800
12	6" Sanitary Sewer Line	474	LF	\$75.00	\$35,550
13	Grease Trap	3	EA	\$15,000.00	\$45,000
14	Connect to Existing 6" Water Line	2	EA	\$1,800.00	\$3,600
15	6" Water Line	209	LF	\$80.00	\$16,720
16	2" Water Line	197	LF	\$40.00	\$7,880
17	1 1/2" Water Line	80	LF	\$30.00	\$2,400
18	2" Domestic Meter	1	EA	\$9,600.00	\$9,600
19	1" Domestic Meter	1	EA	\$3,000.00	\$3,000
20	1" Irrigation Meter	2	EA	\$2,000.00	\$4,000
21	Wheel Stop	11	EA	\$250.00	\$2,750
22	Landscape and Irrigation	1	LS	\$75,000.00	\$75,000
<b>Basis for Cost Projection:</b>				Subtotal:	\$1,057,650.00
				Contingency. (%,+/-) 20%	\$211,530.00
				<b>Total:</b>	<b>\$1,269,180.00</b>

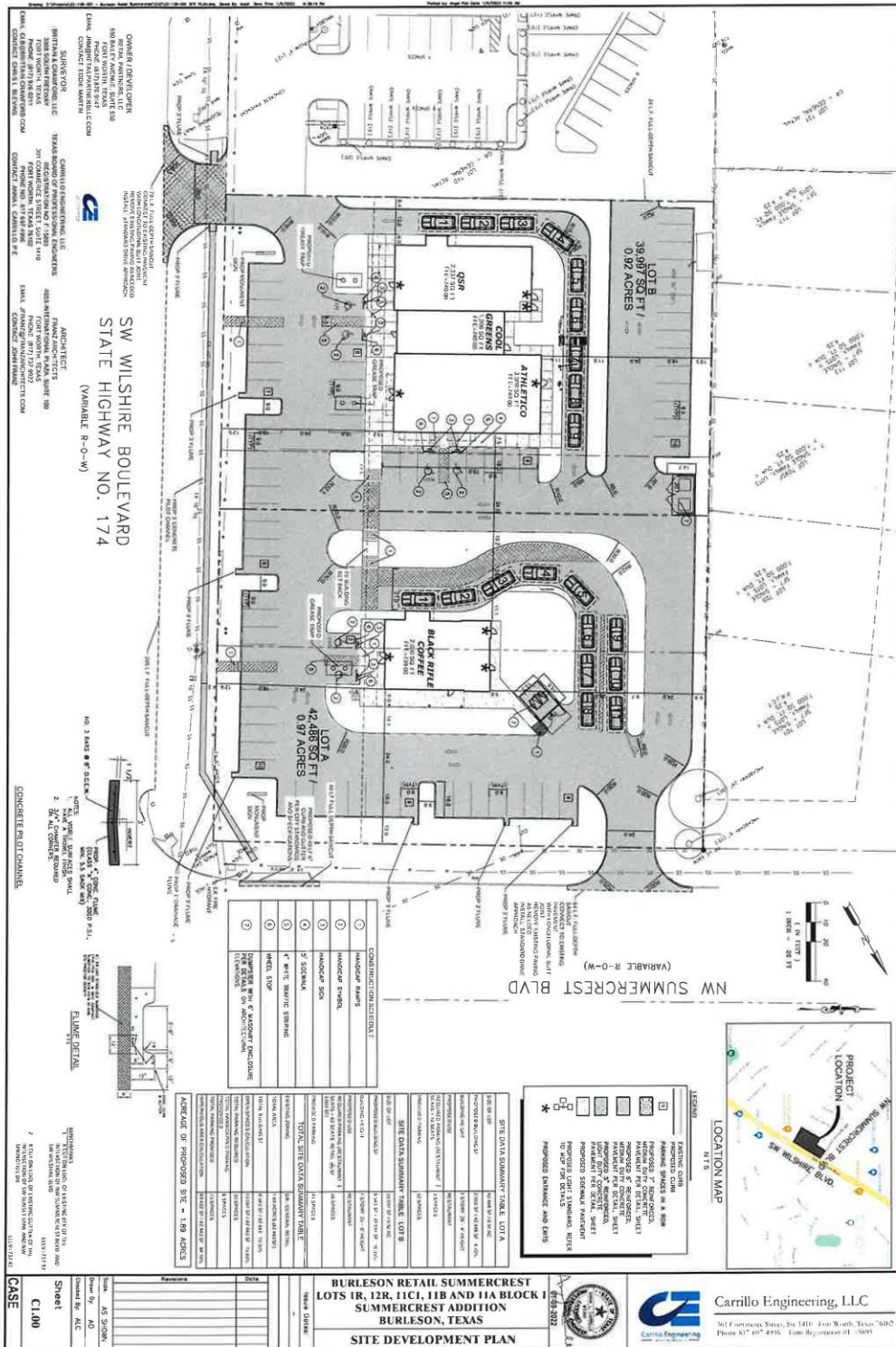
- Basis for Cost Projection:**
- No Design Completed
  - Preliminary Design
  - Final Design

**This total does not reflect engineering, technical services, inspection, permitting fees, development or impact fees other than water and sewer impact fees. It also does not include public roadway, water, sewer, or traffic signal improvements.**

*The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.*

## Exhibit D – Street Improvements

Exhibit D - Street Improvements



Carrillo Engineering, LLC		Opinion of Probable Construction Cost	
		Date:	4/18/2023
Project:	Burleson Retail Summercrest	Prepared By:	KR
Project No.:	22-139-001	Checked By:	AC

Paving/Signal Improvements					
1	Mobilization	1	LS	\$20,000	\$20,000
2	Site Preparation	1	LS	\$19,000	\$19,000
3	Traffic Control	1	LS	\$30,000	\$30,000
4	Traffic Signal Improvements	1	EA	\$150,000	\$150,000
5	Right Turn Lanes Paving	850	SY	\$100	\$85,000
6	Right Turn Lanes Re-stripping	2	EA	\$10,000.00	\$20,000
Subtotal:					<b>\$324,000</b>
Contingency (% +/-)				20%	\$64,800
Surveying/Engineering				18%	\$58,320
<b>Total:</b>					<b>\$447,120</b>


**Economic Development Corporation (Type A)**

**DEPARTMENT:** Development Services  
**FROM:** Tony D. McIlwain, Development Services Director  
**MEETING:** June 15, 2026

**SUBJECT:**

Consider and take possible action on a resolution authorizing the submittal of a rezoning application for an approximately 4.106-acre portion of the Hooper Business Park to MF2, Multiple-family dwelling district for the purpose of a future private development generally located at 9028 CR 1019. *(Staff Contact: Tony D. McIlwain, Development Services Director)*

**STRATEGIC PRIORITY AND GOAL(S):**

Strategic Priority	Strategic Goal
 <p><b>Dynamic &amp; Preferred City</b> Through Managed Growth</p>	<p>2.2 Promote sustainable residential and commercial development through strategic and long-term planning</p>

**SUMMARY:**

RA Development and MPC18 LLC (i.e. Developers) have expressed interest in developing a multifamily project involving the subject 4.106-acre parcel. This tract of land abuts public right-of-way, which is favorable for real property development. The Developers are interested in gauging the Burleson 4A Economic Development Corporation’s interest in pursuing a rezone application and future land swap to further development on the property.

The rezoning of the 4.106-acre parcel would provide the necessary road frontage access for the development along Lakewood Dr. The land swap would involve the subject tract and a 4.267-acre piece of property located south of CR 1019 and adjacent to Lot 1, Block 2, Hooper Business Park. The property is currently owned by MPC18 LLC.

On April 13, 2026, an application was submitted by Justin Bond with RA Development on behalf of David Shanks (MCPC 18, LLC) for the voluntary annexation of approximately 32.252 acres of land for future residential development. Residential development in this area would align with the economic development goals of the city, specifically it will attract and facilitate housing options for

office/professional, information technology, healthcare/medical and other related industries that will be associated with the adjacent Hooper Business Park.

Consideration of any zoning request would follow the same process relating to public notice and public hearings before the Planning and Zoning Commission and City Council. This action does not obligate the Planning and Zoning Commission to a favorable recommendation, or City Council to approval of the zoning request.

### **RECOMMENDATION:**

Approval of the resolution authorizing submittal of a rezoning application.

### **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.

### **REFERENCE:**

[LOCAL GOVERNMENT CODE CHAPTER 43.](#)  
[MUNICIPAL ANNEXATION \(texas.gov\)](#)

### **FISCAL IMPACT:**

N/A.

### **STAFF CONTACT:**

Tony D. McIlwain, AICP, CFM  
Development Services Director  
[tmcilwain@burlson.tx.com](mailto:tmcilwain@burlson.tx.com)  
817-426-9684



# Hooper Business Park Rezone Resolution

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PRESENTED TO BURLESON 4A EDC– 6.15.26

TONY D. MCILWAIN, AICP, CFM

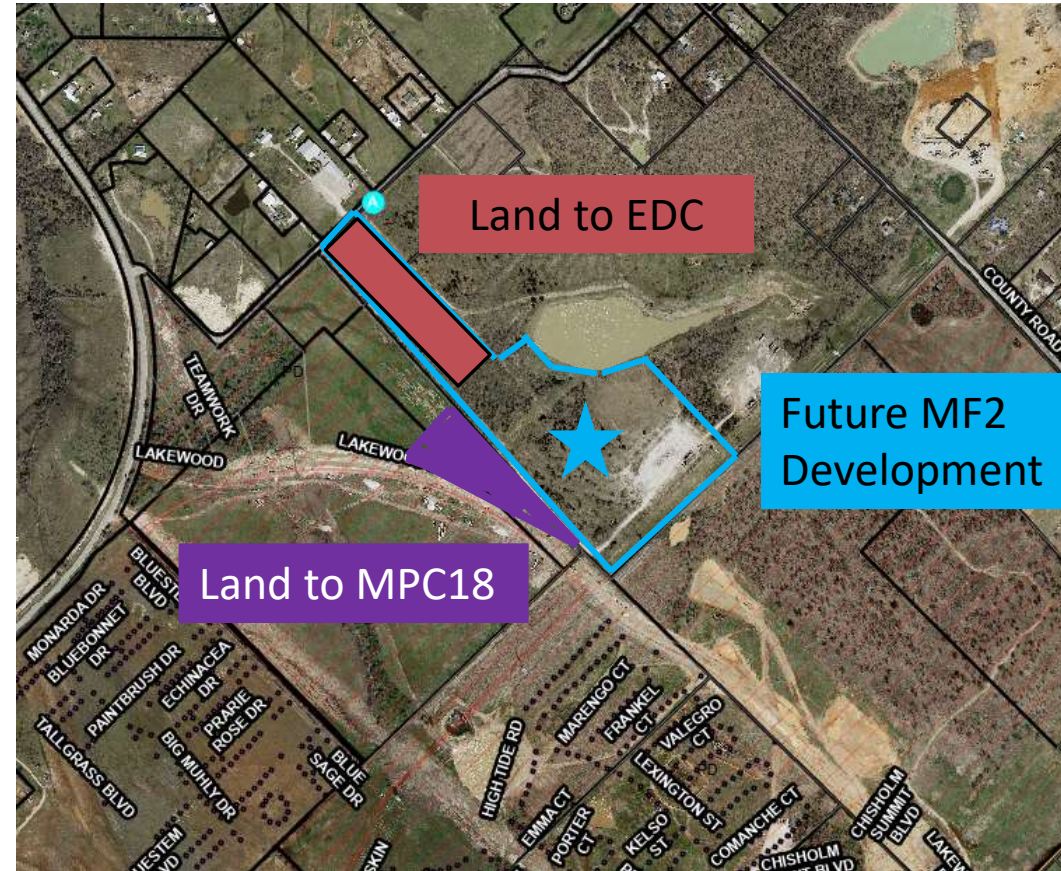
DEVELOPMENT SERVICES DIRECTOR

# Background

**Location:** 9028 CR 1019 / Hooper Business Park

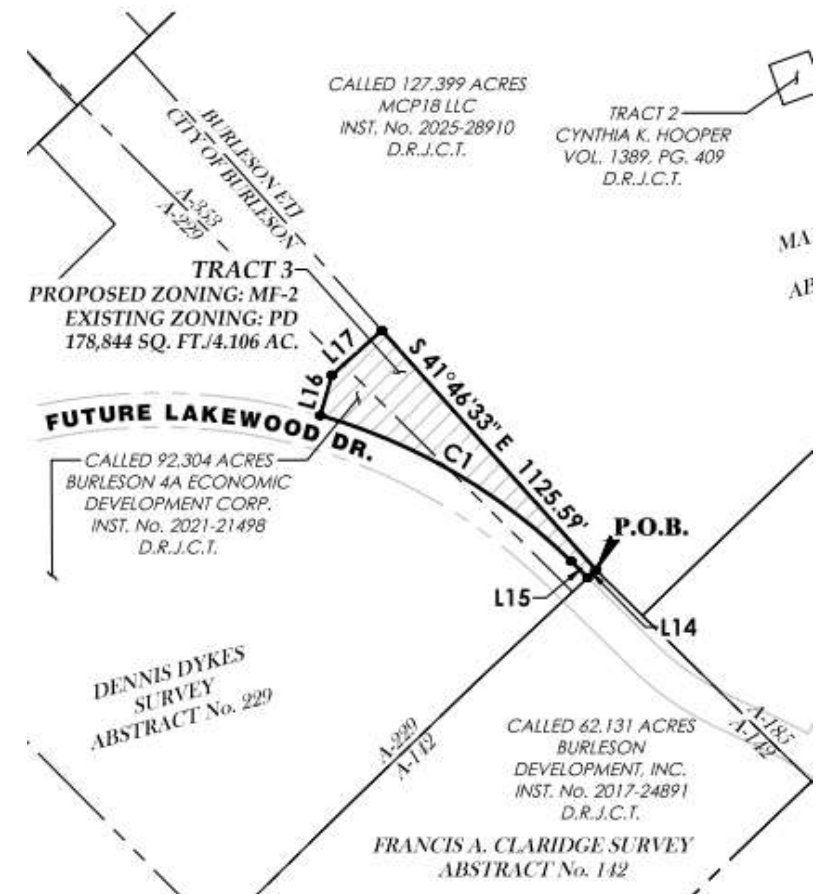
**Background:**

- The Burleson 4A Economic Development Corporation owns a 4.106-acre tract of land (purple parcel on map exhibit).
- RA Development and MPC18 LLC (i.e. Developers) have expressed interest in developing a multifamily project involving the subject 4.106-acre parcel. This tract of land abuts public right-of-way, which is favorable for real property development.
- The Developers are interested in gauging the Burleson 4A Economic Development Corporation’s interest in pursuing a rezone application and future land swap to further development on the property.



# Economic Development

- Burleson Economic Development Corporation plans to develop and market a national/ regional office park (i.e. Hooper Business Park) located at the northern edge of Chisholm Summit.
- Hooper Business Park will target national and regional headquarters for industries such as office/professional, healthcare/medical, information technology and other related business sectors.
- Development of MF2, Multifamily adjacent to the Hooper Business Park provides additional housing options to achieve the economic goals of the Hooper Business Park.



# Annexation and Zoning

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- On April 13, 2026, an application was submitted by Justin Bond with RA Development on behalf of David Shanks (MCPC 18, LLC) for the voluntary annexation of approximately 32.252 acres of land for future residential development.
- Consideration of any zoning request would follow the same process relating to public notice and public hearings before the Planning and Zoning Commission and City Council. This action does not obligate the Planning and Zoning Commission to a favorable recommendation, or City Council to approval of the zoning request.

# Necessary Action

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- Burleson 4A Economic Development Corporation approval of a resolution requesting the rezoning of the subject site.
- City Council's ratification of a minute order approving the EDC's action regarding the rezoning request.

# Recommendation

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- Staff has determined that a residential use would align with the Comprehensive Plan.
  
- Staff recommends approval of the resolution.

# Questions / Comments

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Tony D. McIlwain, AICP, CFM  
Development Services Director  
[tmcilwain@burlesontx.com](mailto:tmcilwain@burlesontx.com)  
817.426.9684

## RESOLUTION 4A

**A RESOLUTION OF THE BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION REQUESTING THE ZONING CHANGE OF APPROXIMATELY 4.106 ACRES OF LAND OUT OF THE HOOPER BUSINESS PARK, A 106 ACRE TRACT OF LAND SITUATED IN THE CITY OF BURLESON, JOHNSON COUNTY; AUTHORIZING THE BOARD PRESIDENT TO EXECUTE ALL DOCUMENTS NECESSARY TO REZONE SAID PROPERTY FROM PD, PLANNED DEVELOPMENT TO MF2, MULTI-FAMILY DWELLING DISTRICT; 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 Type A Corporation desires that a 4.106-acre portion of said 106 acre tract property be rezoned to MF2, Multi-family dwelling district; and

**WHEREAS**, the Type A Corporation desires that the Board President, Dan McClendon, execute any and all documents on behalf of the Type A Corporation to apply for annexation of said property into the City; 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

In accordance with Chapter 43 of the Texas Local Government Code, the Type A Corporation hereby requests that the City rezone a 4.106-acre portion of Hopper Business Park shown as Exhibit A, more or less, from PD, Planned Development to MF2, Multi-family dwelling district. The Board President, Dan McClendon, is authorized: (a) to execute on behalf of the Type A Corporation any documents necessary for the rezone of

said tract of land in the City; and (b) to make expenditures 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.

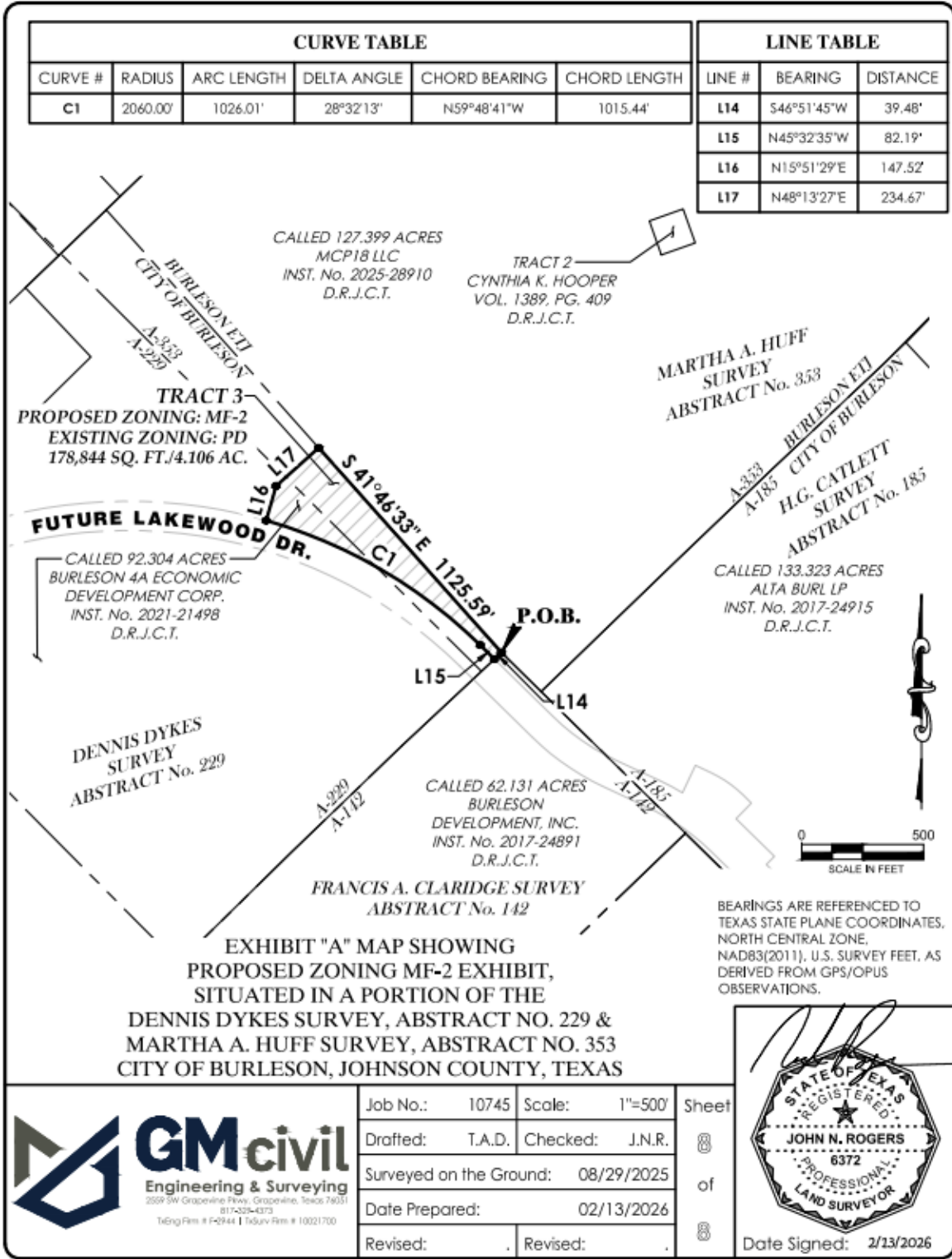
**PASSED, APPROVED, AND SO RESOLVED** by the Board of Directors of the Burleson 4A Economic Development Corporation the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Dan McClendon, Board President  
Burleson 4A Economic Development Corporation

ATTEST:

\_\_\_\_\_  
Amanda Campos, City Secretary

## EXHIBIT A Location



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  
of



Date Signed: 2/13/2026