THE CITY OF BURLESON TEXAS

City Council
Regular Meeting Agenda

Monday, August 17, 2026
5:30 PM

Live Stream at https://www.burlesontx.com/watchlive

City Hall Council Chambers, 141 W. Renfro, Burleson, TX 76028

1. CALL TO ORDER

Invocation - Rusty Gilliam, Pastor of Cross Timbers Baptist Church

Pledge of Allegiance to the US Flag

2. PUBLIC PRESENTATIONS

A. Proclamations

B. Presentations

- Adoptable pet of the quarter *(Staff Contact: DeAnna Phillips, Director of Community Services)*

- Receive a report to recognize the selected Employee of the Quarter for the 2nd quarter of 2026. *(Staff Contact: Wanda Bullard, Deputy Director of Human Resources)*

C. Community Interest Items
This is a standing item on the agenda of every regular meeting of the City Council. An "item of community interest" includes the following:

-Expression of thanks, congratulations, or condolence;
-Information regarding holiday schedules;
-Honorary recognitions of city officials, employees, or other citizens;
-Reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by city official or city employee; and
-Announcements involving imminent public health and safety threats to the city.

3. CHANGES TO POSTED AGENDA

A. Items to be continued or withdrawn.

B. Items to be withdrawn from the Consent Agenda for separate discussion by the City Council, staff, or members of the public in attendance.

4. CITIZENS APPEARANCES

Each person in attendance who desires to speak to the City Council on an item NOT posted on the agenda, shall speak during this section.

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

Speaker Rules for all speakers require each speaker to fill out a speaker card and provide to the City Secretary prior to addressing city council. Each speaker will be allowed three (3) minutes to address the city council. The speaker will not be interrupted by council or staff. Council and staff will wait until after the three (3) minutes to answer any questions or make comments. The presiding officer or any councilmember may request the city manager place the subject on a future council meeting.

Please note that City Council may only take action on items posted on the agenda. The Texas Open Meetings Act prohibits the City Council from deliberating or taking action on an item not listed on the agenda. City Council may, however, receive your comments on the unlisted item, ask clarifying questions, respond with facts, and explain policy.

5. CONSENT AGENDA

All items listed below are considered to be routine by the City Council and will be enacted with one motion. There will be no separate discussion of the items. Approval of the consent agenda authorizes the City Manager to implement each item in accordance with staff recommendations.

A. Consider and take possible action on the minutes from the August 3, 2026 regular council meeting. *(Staff Contact: Lisandra Leal, Assistant City Secretary)*

B. Consider and take possible action on a minute order ratifying the Burleson 4A Economic Development Corporations' action approving an easement for a 15-foot-wide sanitary sewer easement located within the Hooper Business Park property. *(Staff Contact: Michelle McCullough, Deputy Director/City Engineer)*

C. Consider and take possible action on a Facility Use Agreement with Johnson County for the use of Burleson City Hall Council Workroom as an Early Voting Polling location for the November 3, 2026, General Election. *(Staff Contact: Amanda Campos, City Secretary)*

D. Consider and take possible action on a Cooperative Purchasing Agreement with Rush Truck Centers through The BuyBoard Purchasing Cooperative (Contract #724-23 and #723-23) for purchase of four replacement vehicles in the amount of $465,715.50. *(Staff Contact: Tray Gee, Fleet Superintendent)*

E. Consider and take possible action on Cooperative Purchasing Agreements with Zimmerer Kubota & Equipment through Sourcewell (Contract #112524-KBA and #082923-KBA) for the purchase of ten equipment replacements in the amount of $251,635.85. *(Staff Contact: Tray Gee, Fleet Superintendent)*

F. Consider and take possible action of a resolution adopting the 2026-2027 City of Burleson Investment Policy (formerly CSO#5894-09-2025) and stating the City Council has reviewed the policy in accordance with Section XI. Investment Policy Adoption. *(Staff Contact: Michael Franklin, Deputy Director of Finance)*

G. Consider and take possible action on a contract with CDW-G to purchase networking infrastructure equipment, support and software for the new PD Building construction project through a cooperative purchase agreement (TIPS 230105), in an amount of $171,612.68. *(Staff Contact: James Grommersch, Chief Technology Officer)*

H. Consider and take possible action on a resolution authorizing dedication of a variable width right-of-way and associated permanent easements for the Alsbury Phase II project on Alsbury Boulevard. *(Staff Contact: Randy Morrison, PE, Director of Capital Engineering)*

I. Consider and take possible action on a resolution authorizing dedication of a variable width permanent easement for Oncor Electric Delivery Company associated with the Alsbury Phase II project on Alsbury Boulevard. *(Staff Contact: Randy Morrison, PE, Director of Capital Engineering)*

J. Consider and take possible action on a resolution accepting the Quarterly Investment Report for June 30, 2026, as submitted in accordance with the Public Funds Investment Act (PFIA). (*Staff Contact: Michael Franklin, Deputy Finance Director*)

K. Consider and take possible action on an ordinance approving the 2026-2027 annual update to the Service and Assessment Plan (SAP) for the Parks at Panchasarp Farms Public Improvement District. *(First Reading) (Staff Contact: Tony D. McIlwain, Development Services Director)*

L. Consider and take possible action on a municipal services cost agreement with Reinvestment Zone Number Two, City of Burleson, Texas. *(Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Legal Services Director)*

M. Consider and take possible action on a mutual aid agreement between the Department of Public Safety (DPS), the Johnson County Sheriff's Office (Sheriff's Office), and All First Responder Agencies for Complex Emergency Response and Investigation Planning related to active attack incidents at primary and secondary school facilities in Johnson County (County). *(Staff Contact: Billy Cordell, Chief of Police)*

6. ETJ RELEASE

A. ETJ Release Petition for 3005 W FM 917 (REL26-004): Consider and take possible action on a petition for release from the City of Burleson extraterritorial jurisdiction (ETJ) for approximately 10 acres of land addressed as 3005 W FM 917. *(Staff Contact: Tony McIlwain, Development Services Director) (No Planning and Zoning Commission action was required for this item)*

7. DEVELOPMENT APPLICATIONS

A. 6885 County Road 518 (ZC26-003): Hold a public hearing and consider and take possible action on a zoning ordinance change request on approximately 56.362 acres of land from A, Agriculture to PD, Planned Development. (First and Final Reading) *(Staff Contact: Tony McIlwain, Development Services Director)* (The Planning and Zoning Commission recommended denial 7-1)

B. 9028 CR 1019 and 2100 Lakewood Drive (ZC26-005): Hold a public hearing and consider and take possible action on a zoning ordinance change request on approximately 32.297 acres of land from A, Agricultural and PD, Planned Development to MF2, Multiple-family dwelling district, generally located at 9028 CR 1019. (First and Final Reading) *(Staff Contact: Tony McIlwain, Development Services Director)* (The Planning and Zoning Commission recommended approval 8-0)

C. Spillers-Houston Companies, TnT Builders and Raining Red at 201 W Bufford St., STE 103 & 105 (VAR26-012): Consider and take possible action on a resolution for a variance to Chapter 63, Sign Regulations, relating to number of sign cabinet signs per elevation, allowing for the addition of one (1) cabinet sign for a total of two (2) cabinet signs on the east building elevation. *(Staff Contact: Tony McIlwain, Development Services Director) (No Planning and Zoning Commission action was required for this item.)*

D. Hold a public hearing and consider and take possible action on an ordinance amending the Comprehensive Plan 2020 Midpoint Update. *(First Reading) (Staff Contact: Tony D. McIlwain, Development Services Director) (Planning and Zoning Commission recommend approval by a vote of 8 to 0)*

E. Chisholm Summit Community Park located approximately at 9325 County Road 1016/ Lakewood Drive (CSP26-011): Consider and take possible action on a resolution for a Commercial Site Plan with a variance to the number of park amenities required by the Planned Development Ordinance (CSO#5464-0524). (First and Final Reading) *(Staff Contact: Tony McIlwain, Development Services Director)* (The item was posted prior to the Planning and Zoning Commission taking action on the item)

8. GENERAL

A. Consider and take possible action on a resolution approving the Chisholm Summit Community Park and Trail Plan (Phase One) in accordance with Article 9, Section 9.2 of the Chapter 380 and economic development and performance agreement with the Burleson 4A Economic Development Corporation, RA Development Ltd., Burleson Development Inc., B&G South Metro LP, Rocky and Angela Bransom, Alta Burl LP, Janice Yvonne Jackson, and the Jackson family Trust for Chisholm Summit (CSO#1775-06-2021). *(Staff contact: Tony D. McIlwain, Development Services Director)*

B. Consider and take possible action on a resolution approving a resolution of the Burleson 4A Economic Development Corporation authorizing the issuance of the Corporation's Sales Tax Revenue Bonds; approving a Sales Tax Remittance Agreement; and enacting other provisions relating to the subject. *(Staff Contact: Harlan Jefferson, Deputy City Manager)*

C. Consider and take possible action on an ordinance authorizing the issuance of City of Burleson, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2026; establishing procedures and delegating authority for the sale and delivery of the Certificates; providing an effective date; and enacting other provisions relating to the subject. (First and Final Reading) *(Staff Contact: Harlan Jefferson, Deputy City Manager)*

D. Consider and take possible action on an ordinance authorizing the issuance of City of Burleson, Texas, General Obligation Refunding and Improvement Bonds, Series 2026; establishing procedures and delegating authority for the sale and delivery of the Bonds; providing an effective date; and enacting other provisions relating to the subject. (First and Final Reading) *(Staff Contact: Harlan Jefferson, Deputy City Manager)*

E. Consider and take possible action on a contract with Millis Development and Construction - Dallas, LLC for construction services on Burleson Legacy Park - Phase 1 (RFCSP 2026-022) for the base bid plus all add alternates in the amount of $9,370,172.20, with a project contingency of $937,017.22, for a total amount of $10,307,189.42 (Project PK2311). *(Staff Contact: Randy Morrison, PE, Director of Capital Engineering)*

F. Consider and take possible action on an amendment to a Guaranteed Maximum Price (GMP) contract (CSO#6127-05-2026) with Byrne Construction Services for the Police Headquarters Expansion and Remodel in the amount of $1,073,829. (FA2301) (*Staff Contact: Eric Oscarson, Deputy City Manager)*

9. REPORTS AND PRESENTATIONS

A. Receive a report, hold a discussion, and provide staff direction regarding results from the 2026 City of Burleson Resident Satisfaction Survey. *(Staff Contact: Kevin Hennessey, Director of Finance)*

B. Receive a report, hold a discussion, and provide staff direction regarding the pursuit of the Texas Comptroller of Public Accounts' Transparency Stars program, which recognizes local governments for going above and beyond in their transparency efforts. *(Staff Contact: Michael Franklin, Deputy Director of Finance)*

C. Receive a report, hold a discussion, and provide staff direction regarding the FY 2026-2027 Strategic Plan. *(Staff Contact: Janalea Hembree, Director of Strategy and Innovation)*

10. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS AND REPORTS

11. RECESS INTO EXECUTIVE SESSION

In accordance with Chapter 551 of the Texas Government Code, the City Council 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 City Council may reconvene into open session and take action on posted items.

A. Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code
-Texas Municipal League Intergovernmental Risk Pool Claim No. TX236170; Texas Department of Insurance Division of Workers' Compensation No. 25229233
-Texas Municipal League Intergovernmental Risk Pool Claim No. TX262978; Texas Department of Insurance Division of Workers' Compensation No. 26261825

B. Discussion regarding possible purchase, exchange, lease, or value of real property pursuant to Section 551.072, Texas Government Code

C. Deliberation regarding commercial or financial information received from or the offer of a financial or other incentive made to a business prospect seeking to locate, stay or expand in or near the territory of the City and with which the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code
-Project 1936

12. ADJOURN

CERTIFICATE

I hereby certify that the above agenda was posted on this the 6th of August 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

BUDGET STATEMENT

Pursuant to Section 551.043, Government Code, the following taxpayer impact statement must be on the City Council meeting agenda at which the City Council will discuss or adopt a budget for the City of Burleson: For a median-valued homestead property ($301,997 for tax year 2025, $297,979 for tax year 2026), the City's portion of the property tax bill in dollars for the current fiscal year (FY25-26) is $2,180, the City's portion of the property tax bill for the upcoming fiscal year (FY26-27) for the same property if the proposed budget is adopted is estimated to be $2,151, and the City's portion of the property tax bill in dollars for the upcoming fiscal year (FY26-27) for the same property if a budget funded at the no-new-revenue rate under Chapter 26, Tax Code, is adopted is estimated to be $2,175. A copy of the proposed budget is accessible on the home page of the governmental body's Internet website (www.burlesontx.com).

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

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.

City Council Regular Meeting

DEPARTMENT: **City Secretary's Office**

FROM: **Lisandra Leal, Assistant City Secretary**

MEETING: **August 17, 2026**

SUBJECT:

Consider and take possible action on the minutes from the August 3, 2026 regular council meeting. *(Staff Contact: Lisandra Leal, City Secretary)*

STRATEGIC PRIORITY AND GOAL(S):

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

SUMMARY:

The City Council duly and legally met on August 3, 2026 for a regular meeting.

RECOMMENDATION:

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

STAFF CONTACT:

Name: Lisandra Leal
Title: Assistant City Secretary
lleal@burlesontx.com
817-426-9687

BURLESON CITY COUNCIL REGULAR MEETING
AUGUST 3, 2026
DRAFT MINUTES

ROLL CALL

COUNCIL PRESENT:
Victoria Johnson
Phil Anderson
Alexa Boedeker
Chris Fletcher
Larry H. Scott
Dan McClendon
Adam Russell

COUNCIL ABSENT:

Staff present
Tommy Ludwig, City Manager
Harlan Jefferson, Deputy City Manager
Eric Oscarson, Deputy City Manager
Lisandra Leal, Assistant City Secretary
Allen Taylor, City Attorney
Matt Ribitzki, Deputy City Attorney

1. CALL TO ORDER - Time 5:30 p.m.

Mayor Fletcher called the meeting to order. **Time: 5:31 p.m.**

Invocation led by Drew Ivy

Pledge of Allegiance to the US Flag

2. PUBLIC PRESENTATIONS

A. Proclamations

- None.

B. Presentations

- **Receive an organizational update from the Burleson Opportunity Fund.** Presenter Daniel Pentikis, President of the Burleson Opportunity Fund and Sam Ross Vice President of the Board provided an organizational recap.

C. Community Interest Items

- Council Member Victoria Johnson was recognized as the 2026 recipient of the Elected Official Leadership Award from the North Texas Commission.
- An update was shared regarding the upcoming TxDOT FM 174 road construction project. Funding is secured, and traffic disruptions are expected to begin around January 2027. Public Works are mapping accessory roads to help mitigate traffic impact.

- Keep Burleson Beautiful is a great program that provides opportunities for citizens to get involved. If you would like to participate or have questions, contact Jessica Martinez with the Parks and Recreation Department.
- The Back to School Bash will be held in the Plaza on August 8 from 4:00 PM to 7:00 PM.
- The Burleson Animal Shelter is partnering with the Cleburne Railroaders baseball team for a benefit game night on August 14, and a portion of the ticket sales will be donated to the Animal Shelter.
- BTX 817 Day is scheduled for August 17th in the Plaza with free ice cream being given out.
- A special thanks to the citizens for their patience and staff for their hard work to get the FM 174 road project going.

3. CHANGES TO POSTED AGENDA

- **Items to be continued or withdrawn**
  - None.

- **Items to be withdrawn from Consent Agenda for separate discussion or items to be added to the Consent Agenda.**
  - None.

4. CITIZEN APPEARANCES

- Sayeda Syed, 6705 Sapphire Cir, spoke regarding concerns with the Tarrant County Appraisal property values and asked Council to vote for her in the November Board Elections.
- Philip Sanders, 900 Warbler Ct, expressed concerns regarding the timing of public access to city agenda packets, encouraged prioritization of local road maintenance, and opposed the implementation of new stormwater fees.

5. CONSENT AGENDA

Prior to the consent agenda Philip Sanders, 900 Warbler Ct spoke regarding Items 5.C. and 5.F. He expressed concerns that the proposed drought contingency and water conservation ordinance would limit residential watering to two days per week regardless of drought conditions and he questioned whether the restrictions considered the watering needs of different grass types. Mr. Sanders also requested that staff ensure the proposed backflow prevention ordinance language matches Texas Commission on Environmental Quality and City of Fort Worth requirements.

Staff explained that the two-day watering schedule has been in effect for several years, and that the proposed amendments are intended to update enforcement policies to align with the City of Fort Worth's requirements under the City's wholesale water agreement.

A. Minutes from the July 20, 2026 regular council meeting. *(Staff Contact: Monica Solko, Deputy City Secretary)*

Motion made by Dan McClendon and seconded by Adam Russell to approve the consent agenda.

Motion passed 7-0.

B. CSO#6203-08-2026, minute order ratifying the Burleson 4A Economic Development Corporation amendment to Resolution 4A032326AmendAnnualBudget by amending the Capital Improvement Plan. (Staff Contact: Randy Morrison, P.E., Director of Capital Engineering)

Motion made by Dan McClendon and seconded by Adam Russell to approve the consent agenda.

Motion passed 7-0.

C. CSO#6204-08-2026, ordinance amending Section 82-14 "Drought Contingency; Regulations Authorized" of Division 3 "Drought Contingency and Water Conservation" of Article I "In General" of Chapter 82 "Utilities" of the Code of Ordinances concerning drought contingency penalties and enforcement. (Final Reading) (Staff Contact: Justin Scharnhorst, Deputy Director of Public Works)

Motion made by Dan McClendon and seconded by Adam Russell to approve the consent agenda.

Motion passed 7-0.

D. CSO#6205-08-2026, ordinance amending Section 82-41 "Definitions" of Article II "Industrial Waste Discharge" of Chapter 82 "Utilities" of the Code of Ordinances to provide definitions for PFAS-related terms (Final Reading) (Staff Contact: Justin Scharnhorst, Deputy Director of Public Works)

Motion made by Dan McClendon and seconded by Adam Russell to approve the consent agenda.

Motion passed 7-0.

E. CSO#6206-08-2026, ordinance amending Section 82-43 "Discharge Prohibitions and Limitations" of Article II "Industrial Waste Discharge" of Chapter 82 "Utilities" of the Code of Ordinances to limit hauling or trucking waste with detectable quantities of PFAS and prohibiting PFAS or PFAS-related substances above baseline concentrations without a plan of correction implementing best management practices. (Final Reading) (Staff Contact: Justin Scharnhorst, Deputy Director of Public Works)

Motion made by Dan McClendon and seconded by Adam Russell to approve the consent agenda.

Motion passed 7-0.

F. CSO#6207-08-2026, ordinance amending Section 82-233 "Testing of Assemblies" of Article V "Cross Connection Control Policy" of Chapter 82 "Utilities" of the Code of Ordinances to require backflow prevention assembly testing reports to be filed online. (Final Reading) (Staff Contact: Justin Scharnhorst, Deputy Director of Public Works)

Motion made by Dan McClendon and seconded by Adam Russell to approve the consent agenda.

Motion passed 7-0.

G. CSO#6208-08-2026, ordinance amending Section 82-240 "Backflow Prevention Assembly Testers" of Article V "Cross Connection Control Policy" of Chapter 82 "Utilities" of the Code of Ordinances to require backflow prevention assembly testers to be registered to submit test reports online. (Final Reading) (Staff Contact: Justin Scharnhorst, Deputy Director of Public Works)

Motion made by Dan McClendon and seconded by Adam Russell to approve the consent agenda.

Motion passed 7-0.

6. GENERAL

A. CSO#6209-08-2026, minute order authorizing the rate increase proposed by Waste Connections, Inc., as permitted under the existing contract, effective October 1, 2026. (Staff Contact: Lauren Seay, Deputy Director, Administrative Services)

Lauren Seay, Deputy Director, Administrative Services, presented the rate increase proposed by Waste Connections, Inc. as permitted under the existing contract, effective October 1, 2026. She explained that the annual rate adjustment is routine and is based on the Consumer Price Index (CPI) and fuel index, which are calculated separately and then combined to determine the adjustment. The proposed rate increase was originally 4.50%; however, staff negotiated the increase down to 4.25%. Staff noted that the contract does not include a cap on rate increases.

Philip Sanders, 900 Warbler Ct, questioned whether rates would decrease if fuel prices declined and who determines when a reduction would occur.

Staff explained that the adjustment is based on the contract formula using CPI and fuel index data reviewed annually from June to June and may increase or decrease based on those calculations. Staff confirmed the City may request a lower rate, as it did this year, but Waste Connections may deny the request under the contract.

Motion made by Victoria Johnson and seconded by Adam Russell to approve.

Motion passed 7-0.

B. CSO#6210-08-2026, two-year contract with Anderson Asphalt & Concrete Paving, LLC. for roadway maintenance and preservation services in the amount of $3,500,000. (Staff Contact: Justin Scharnhorst, Deputy Director of Public Works)

Justin Scharnhorst, Deputy Director of Public Works, presented a two-year contract with Anderson Asphalt and Concrete Paving, LLC for roadway maintenance and preservation services. He explained that the contract supports the City's dedicated Street Maintenance Fund and continues the City's efforts to advance street maintenance activities. Anderson Asphalt was recommended based on their previous work with the City through a formal RFP process and their experience with municipal contracts throughout the DFW area. The contract would be procured through The Interlocal Purchasing System (TIPS) and would provide services on an as-needed basis, not to exceed $3,500,000 over the two-year term.

Motion made by Alexa Boedeker and seconded by Victoria Johnson to approve.

Motion passed 7-0.

C. CSO#6211-08-2026, ordinance amending the five-year Capital Improvement Plan (CIP) for Fiscal Year 2026-2030 (CSO#6165-06-2026) (First and Final Reading). (Staff Contact: Randy Morrison, P.E., Director of Capital Engineering)

Randy Morrison, P.E., Director of Capital Engineering, presented items 7C, 7D, and 7E as one presentation to the city council.

Randy Morrison, Director of Capital Engineering, presented items related to the Hulen Street Extension Project (STE2605) from SH 174 (Wilshire Boulevard) to John Jones Drive (FM 731), including an amendment to the FY 2026-2030 Capital Improvement Plan, a reimbursement resolution, and a professional engineering services agreement with Halff Associates, Inc. He explained that the project will extend Hulen Street as a principal arterial roadway to support future development along the corridor.

Staff recommended Halff Associates based on their previous work on the corridor and familiarity with the project. The proposed agreement includes design services, construction documents, bidding assistance, and construction support. The project improvements include roadway extension, shared-use paths, landscaping, lighting, and intersection improvements.

Staff requested approval of the CIP amendment adding $1,585,500 in FY 2026 funding, the reimbursement resolution for future debt proceeds, and the professional engineering services agreement with Halff Associates, Inc. in the amount of $1,294,300, with a 10% contingency of $129,430, for a total design cost of $1,423,730.

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

Motion passed 7-0.

D. CSO#6212-08-2026, resolution declaring intention to reimburse an amount not to exceed $1,585,500 for certain capital expenditures with proceeds from debt; and placing time restrictions on the issuance of tax-exempt obligations for a Capital Improvement Plan project to extend Hulen Street from the intersection of Wilshire Boulevard (SH 174) to John Jones Drive (FM 731). (Staff Contact: Kevin Hennessey, Director of Finance)

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

Motion passed 7-0.

E. CSO#6213-08-2026, professional engineering services agreement with Halff Associates, Inc. for the design of the Hulen St. Extension Project from SH 174 (Wilshire Blvd.) to FM 731 (John Jones Dr.), in the amount of $1,294,300.00, with a contingency of $129,430.00, for a total design cost of $1,423,730.00 (Project ST2605). (Staff Contact: Randy Morrison, PE, Director of Capital Engineering)

Motion made by Victoria Johnson and seconded by Alexa Boedeker to approve.

Motion passed 7-0.

7. REPORTS AND PRESENTATIONS

A. Receive a report, hold a discussion, and provide staff direction regarding the FY 2026-2027 (tax year 2026) property tax rates, and receive any additional feedback from the City Council regarding the annual budget for FY 2026-2027. (Staff Contact: Kevin Hennessey, Director of Finance)

Kevin Hennessey, Director of Finance, presented an overview of the FY 2026-2027 tax year, proposed property tax rates, and budget considerations. He explained that the City received the Truth-in-Taxation (TNT) calculations from the Johnson County Tax Assessor and reviewed the calculated no-new-revenue rate and voter-approval rate. Staff explained the differences between the no-new revenue rate and voter-approval rate, including the factors used in calculating each rate. Staff noted that the proposed budget includes maintaining the current tax rate assumptions.

Philip Sanders, 900 Warbler Ct, questioned the difference between the proposed tax rate and the no-new revenue rate, the impact on residents' tax bills, and the use of City funds for other priorities.

Staff clarified that the tax bill calculation is based on both the tax rate and taxable property value, and the projected decrease is based on the average taxable value provided by the appraisal districts.

Council directed staff to maintain the current tax rate assumptions included in the proposed FY 2026-2027 budget.

B. Receive a report, hold a discussion, and provide staff direction regarding the proposed Fiscal Year 2026-2027 5-Year Capital Improvement Plan (CIP). (Staff Contact: Randy Morrison, Capital Engineering Director)

Randy Morrison, Director of Capital Engineering, presented the proposed FY 2026-2027 Five-Year Capital Improvement Plan (CIP). He provided an overview of updates from the previous CIP presentation, including funding adjustments, project additions, and changes to project timelines.

Staff reviewed updates to several projects, including the addition of the Hulen Street Extension Project, funding changes for the Hulen Widening Project, adjustments to water and sewer projects, and new projects added during the budget process. Staff also reviewed updates to the unprogrammed project list, including stormwater projects identified through the stormwater fee analysis.

Council discussed the Russell Farm fireplace repair project and questioned potential repair options. Staff explained that a structural assessment would be completed and that the City's use agreement limits significant modifications to the property, including removal of the fireplace.

Council had no additional questions and were in favor of the proposed Capital Improvement Plan being included in the FY2026-2027 proposed budget.

C. Receive a report, hold a discussion, and provide staff direction on Short-Term Rentals. (Staff Contact: Tony D. McIlwain, Development Services Director)

Tony McIlwain, Director of Development Services, provided an update on the City's short-term rental (STR) registration process, code compliance efforts, potential collection of Hotel/Motel Occupancy Tax (HOT/MOT) from short-term rentals, and third-party vendor options. Staff reviewed the current registration requirements, inspection process, and ongoing efforts to identify and bring short-term rental operators into compliance. Staff noted that the city currently has short-term rentals and additional applications under review. Additionally, staff explained that identifying and monitoring short-term rentals requires significant Code Compliance staff time, including researching potential short term rentals and following up with property owners.

Staff discussed options for actively collecting hotel/motel occupancy tax from short-term rental operators, including the potential use of an electronic tax administration system or third-party vendor. Staff noted that third-party services could assist with identifying short-term rentals and tax collections but would require additional costs. Staff also confirmed the current short-term rental registration process and fee would remain unchanged.

Sherry Scott, resident, spoke regarding the list of potential short-term rentals she compiled and expressed support for collecting HOT/MOT from short-term rental operators.

Council discussed the continued growth of short-term rentals and the importance of managing them within the city. Council directed staff to move forward with efforts to collect HOT/MOT tax and evaluate the results of those efforts before considering the use of a third-party vendor.

D. Receive a report, hold a discussion, and provide staff direction regarding Tax Increment Reinvestment Zones (TIRZ) and Tax Increment Financing (TIF). (Staff Contact: Eric Oscarson, Deputy City Manager)

Eric Oscarson, Deputy City Manager, provided an overview of Tax Increment Reinvestment Zones (TIRZ) and Tax Increment Financing (TIF), explaining that a TIRZ establishes the geographic area where the tax increment is captured, while TIF is the financing mechanism used to fund eligible improvements through future increases in property tax revenue generated within the zone. Staff reviewed how these tools may be used to support infrastructure, public improvements, development incentives, and certain operational costs, as well as the limitations associated with dedicating captured revenue to a specific area.

Staff provided an overview of the City's existing TIF #2, including its history, completed projects, current obligations, and potential future opportunities. Staff discussed how TIF #2 has been used to support Old Town improvements and reviewed considerations for maintaining, modifying, or creating future TIF areas to support development where significant infrastructure investment may be needed.

Council discussed the purpose and use of TIFs, including whether the existing TIF #2 boundaries continue to align with the original intent of supporting Old Town development. Council discussed potential boundary modifications and the future use of TIFs as a development tool.

Council directed staff to review potential boundary adjustments and return with additional information regarding impacts and considerations.

8. CITY COUNCIL REQUEST FOR FUTURE AGENDA ITEMS AND REPORTS

- None.

9. RECESS INTO EXECUTIVE SESSION

In accordance with Chapter 551 of the Texas Government Code, the City Council 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 City Council may reconvene into open session and take action on posted items.

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

- Cause No. DC-C202500492; City of Burleson, et at., vs. Pecos Housing Finance Corporation, et al., in the District Court, 18th Judicial District, Johnson County, TexasReceive a report and hold a discussion regarding Chapter 311 of the Texas Tax Code and Tax Increment Reinvestment Zone Number Two, City of Burleson, Texas

B. Discussion regarding possible purchase, exchange, lease, or value of real property pursuant to Section 551.072, Texas Government Code

C. Deliberation regarding commercial or financial information received from or the offer of a financial or other incentive made to a business prospect seeking to locate, stay or expand in or near the territory of the City and with which the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code

Mayor Fletcher announced that the Council would convene into Executive Session. **Time: 8:14 p.m.**

Mayor Fletcher announced that the Council would reconvene into open session. **Time: 8:23 p.m**.

10. ADJOURNMENT

Motion made by Victoria and seconded by Dan McClendon to adjourn.

Motion passed 7-0.

Mayor Chris Fletcher adjourned the meeting.

Time: 8:24 p.m.

_____

Lisandra Leal
Assistant City Secretary

City Council Regular Meeting

DEPARTMENT: **Development Services**

FROM: **Michelle McCullough, P.E., CFM – Deputy Director/City Engineer**

MEETING: **August 17, 2026**

SUBJECT:

Consider and take possible action on a minute order ratifying the Burleson 4A Economic Development Corporations' action approving a request for a 15-foot-wide sanitary sewer easement located within the Hooper Business Park property. *(Staff Contact: Michelle McCullough, Deputy Director/City Engineer)*

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 2.5 Develop and maintain facilities and utility services

SUMMARY:

The first phase of Tall Grass is currently under design containing 221 residential lots. The sanitary sewer easement across the Hooper Business Park property will allow Tall Grass to connect their proposed sanitary sewer system to the city's existing 15-inch sanitary sewer. Tall Grass will be responsible for all costs associated with the construction of the sanitary sewer across the Hooper Business Park property and the city will assume ownership and maintenance once construction is completed.

RECOMMENDATION:

Approve a minute order ratifying the Burleson 4A Economic Development Corporations' action approving a request for a 15-foot-wide sanitary sewer easement located within the Hooper Business Park property.

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

NA

REFERENCE:

NA

FISCAL IMPACT:

NA

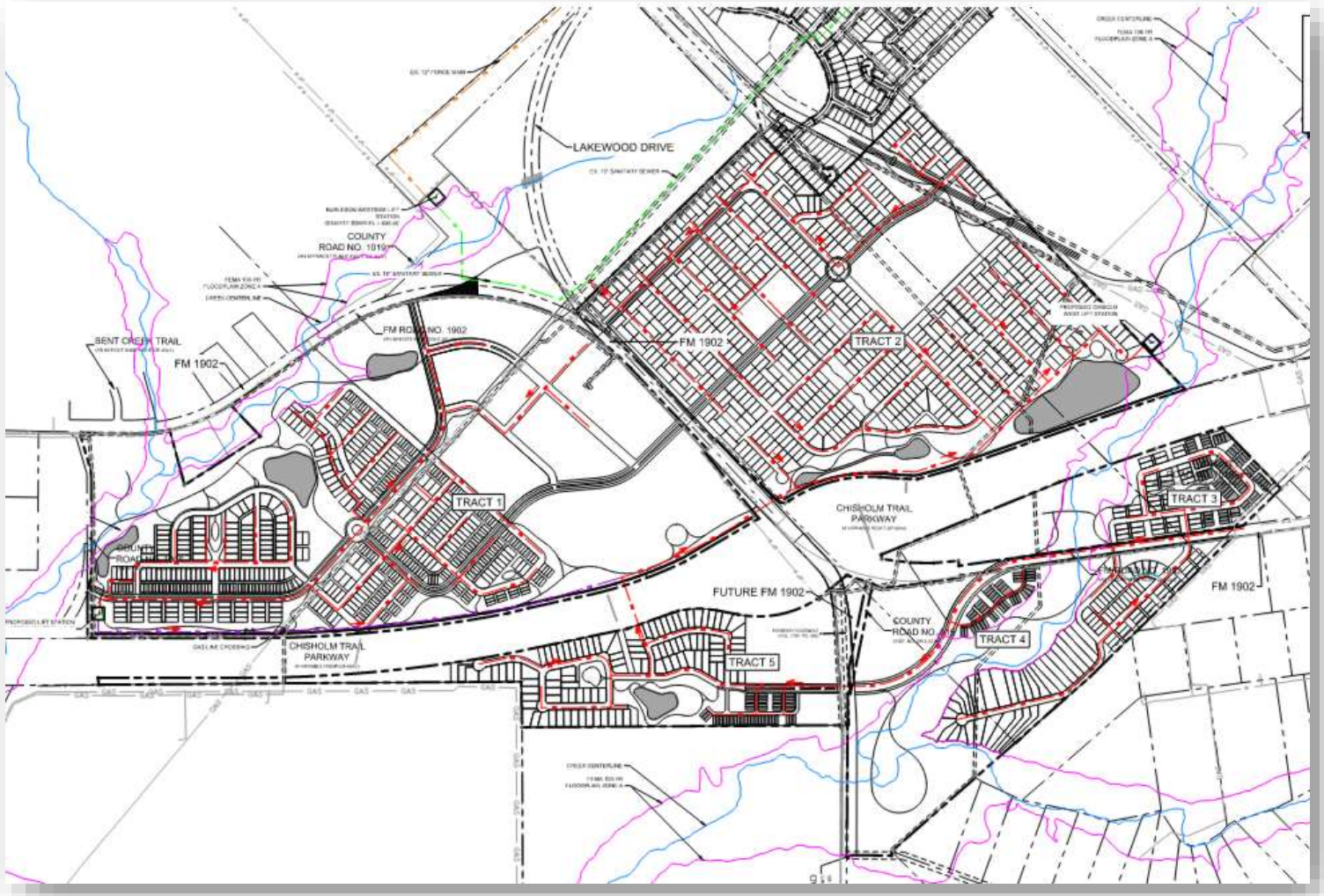
STAFF CONTACT:

Michelle McCullough, P.E., CFM
Deputy Director/City Engineer
mmccullough@burlesontx.com
817-426-9616

Sanitary Sewer Easement

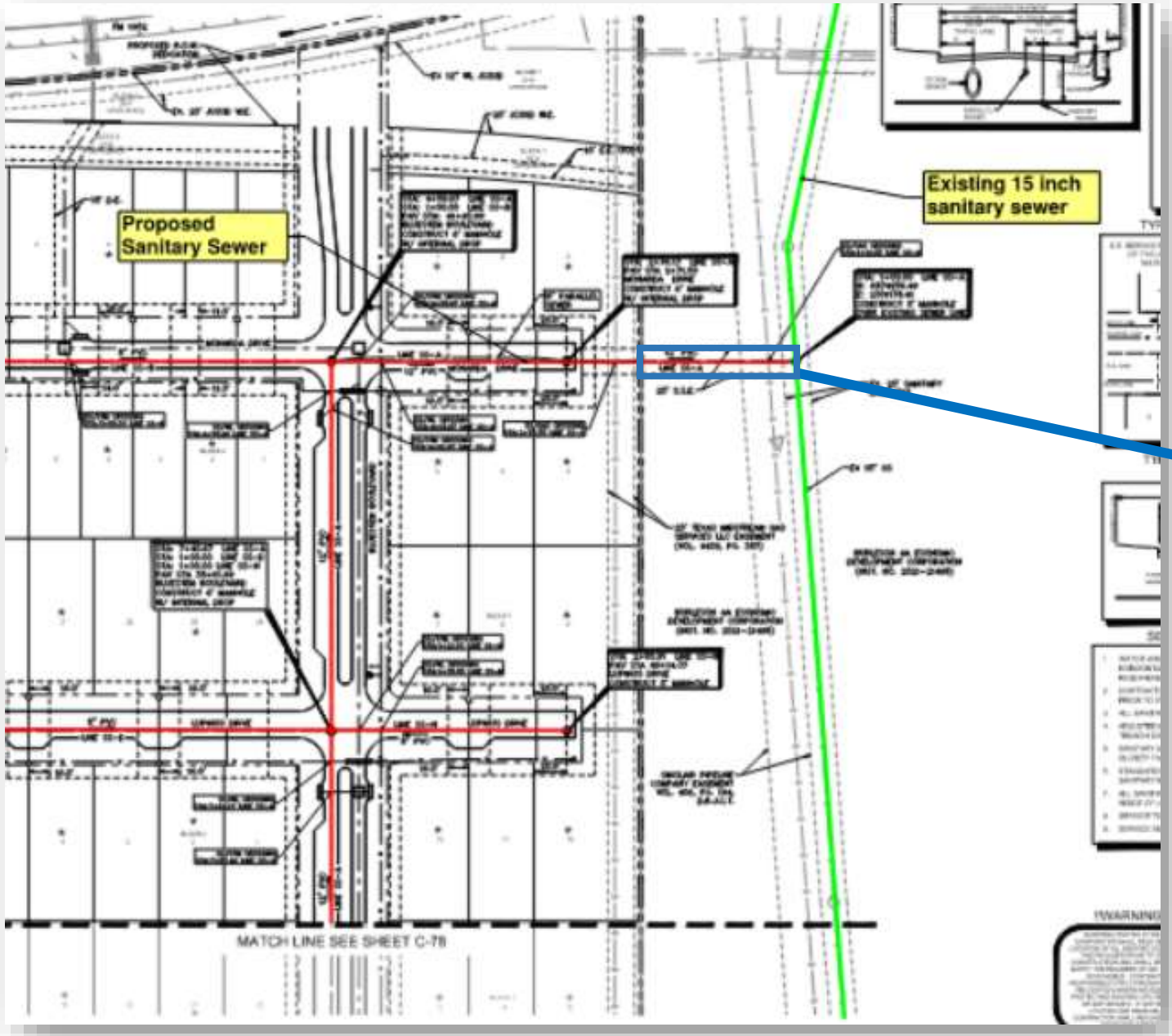
Presented to the City Council: August 17, 2026

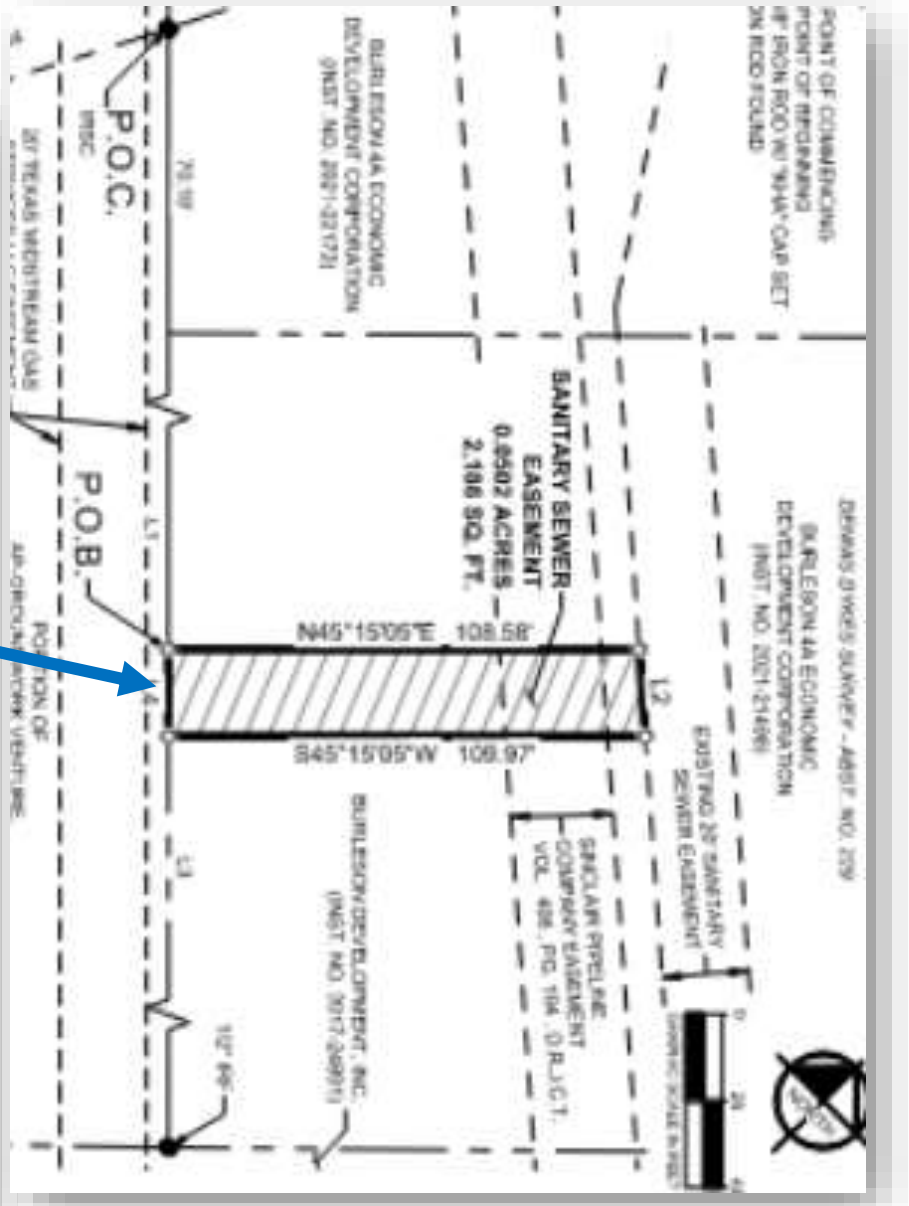
Tall Grass



- Located within the ETJ
- City Council approved a Development Agreement on October 6, 2025
- Development includes estimated 4,000 residential units, commercial uses, and area identified for a new Joshua ISD school
- Phase 1 includes 221 residential lots to be served the Burleson West Lift Station

Easement


Proposed Sanitary Sewer
Existing 15 inch sanitary sewer
MATCH LINE SEE SHEET C-7B


P.O.C.
P.O.B.
SANITARY SEWER EASEMENT
0.8502 ACRES
2,186 SQ. FT.
N45°15'05"E 109.58'
S45°15'05"W 109.97'
L2
L3

Recommendation

Approve a minute order ratifying the Burleson 4A Economic Development Corporations' action approving a request for a 15-foot-wide sanitary sewer easement located within the Hooper Business Park property

Questions

Staff Contact:

Michelle McCullough, P.E., CFM

Deputy Director/City Engineer

817-426-9616

mmccullough@burlesontx.com

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

CITY OF BURLESON, TEXAS
PERMANENT SANITARY SEWER EASEMENT

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

That, **Burleson 4A Economic Development Corporation**, of the County of Johnson, State of Texas, GRANTOR herein, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid by the City of Burleson, Texas, a municipal corporation of Johnson County, Texas, GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged and confessed, does hereby grant, sell and convey to GRANTEE a permanent and perpetual easement for the purpose of installing, constructing, repairing, maintaining, altering, replacing, relocating, rebuilding, removing, and operating utility facilities, and all necessary appurtenances thereto, in, into, upon, over, across and under that land in Johnson County Texas, described on Exhibit "A" and depicted on Exhibit "B", attached hereto and made a part hereof, together with the right of ingress and egress as necessary for such purposes.

GRANTOR covenants and agrees that GRANTEE shall have the right to excavate and fill upon said permanent easement and to remove from said permanent easement, any fences, buildings or other obstructions as may now be found upon said permanent easement.

The permanent easement herein dedicated shall run with the land and forever be a right in and to the land belonging to said GRANTOR, its heirs, representatives, successors and assigns.

TO HAVE AND TO HOLD the above-described permanent easement, with the right of ingress and egress thereto, together with all and singular, the rights and appurtenances thereto, anywise belonging unto the said GRANTEE, its successors and assigns forever; and GRANTOR does hereby bind itself, its heirs, representatives, successors and assigns, to warrant and to forever defend all and singular the premises unto the GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim same or any part thereof.

WITNESS OUR HANDS, this the_____ day of _____, 2026

GRANTOR:

_____
Name (Signature)

_____
Name (Print)

_____
Title

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF JOHNSON §

BEFORE ME, the undersigned authority in and for Johnson County, 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 foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

_____
Notary Public in and for the
State of Texas

My Commission Expires:

_____
Type or Print Notary's Name

_____

LEGAL DESCRIPTION

SANITARY SEWER EASEMENT

BEING a 0.0501 acre (2,183 square foot) tract of land situated in the Dennis Dykes Survey, Abstract No. 229, City of Johnson, Johnson County, Texas and being a portion of a called 92.304 acre tract of land described in the Special Warranty Deed to Burleson 4A Economic Corporation recorded in Document No. 2021-21498 of the Official Public Records of Johnson County, Texas, said 0.0501 acre (2,183 square foot) tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a point 5/8-inch iron rod with cap stamped “KHA” set for the north corner of a tract of land described as Tract 2 in the Contribution Deed to AP-Groundwork Venture, LLC recorded in Instrument No. 2024-17246 of said Official Public Records of Johnson County, Texas and the west corner of a called 14.278 acre tract of land described in the Special Warranty Deed to Burleson 4A Economic Development recorded in Instrument No. 2021-22172 of said Official Public Records of Johnson County, Texas, said 5/8-inch iron rod with cap stamped “KHA” also being in the southeast right-of-way line of Farm-To-Market Road No. 1902 (FM 1902) (80 foot right-of-way); **THENCE** South 44°46'54” East, with the northeast line of said Tract 2 and the southwest line of said 14.278 acre tract of land, passing at a distance of 70.18 feet the south corner of said 14.278 acre tract of land and the west corner of said 92.304 acre tract of land, in all, a distance of 296.34 feet to the **POINT OF BEGINNING** of the herein described 0.0501 acre (2,183 square foot) tract of land;

THENCE North 45°15'05” East, departing the southwest line of said 92.304 acre tract of land, a distance of 108.58 feet to a point for corner in the southwest line of an existing 20' sanitary sewer easement;

THENCE South 48°45'54” East, with the southwest line of said 20' sanitary sewer easement, a distance of 20.05 feet to a point for corner;

THENCE South 45°15'05” West, departing the southwest line of said 20' sanitary sewer easement, a distance of 109.97 feet to a point for corner in the southwest line of said 92.304 acre tract of land and the northeast line of said Tract 2 from which a 1/2-inch iron rod found for the south corner of said 92.304 acre tract of land and the east corner of said Tract 2 bears South 44°46'54” East, a distance of 1,777.75 feet;

THENCE North 44°46'54” West, with the southwest line of said 92.304 acre tract of land and the northeast line of said Tract 2, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 2,183 square feet or 0.0501 acres of land.

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202) with an applied combined scale factor of 1.00012.
A survey plat of even survey date herewith accompanies this metes and bounds description.

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

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

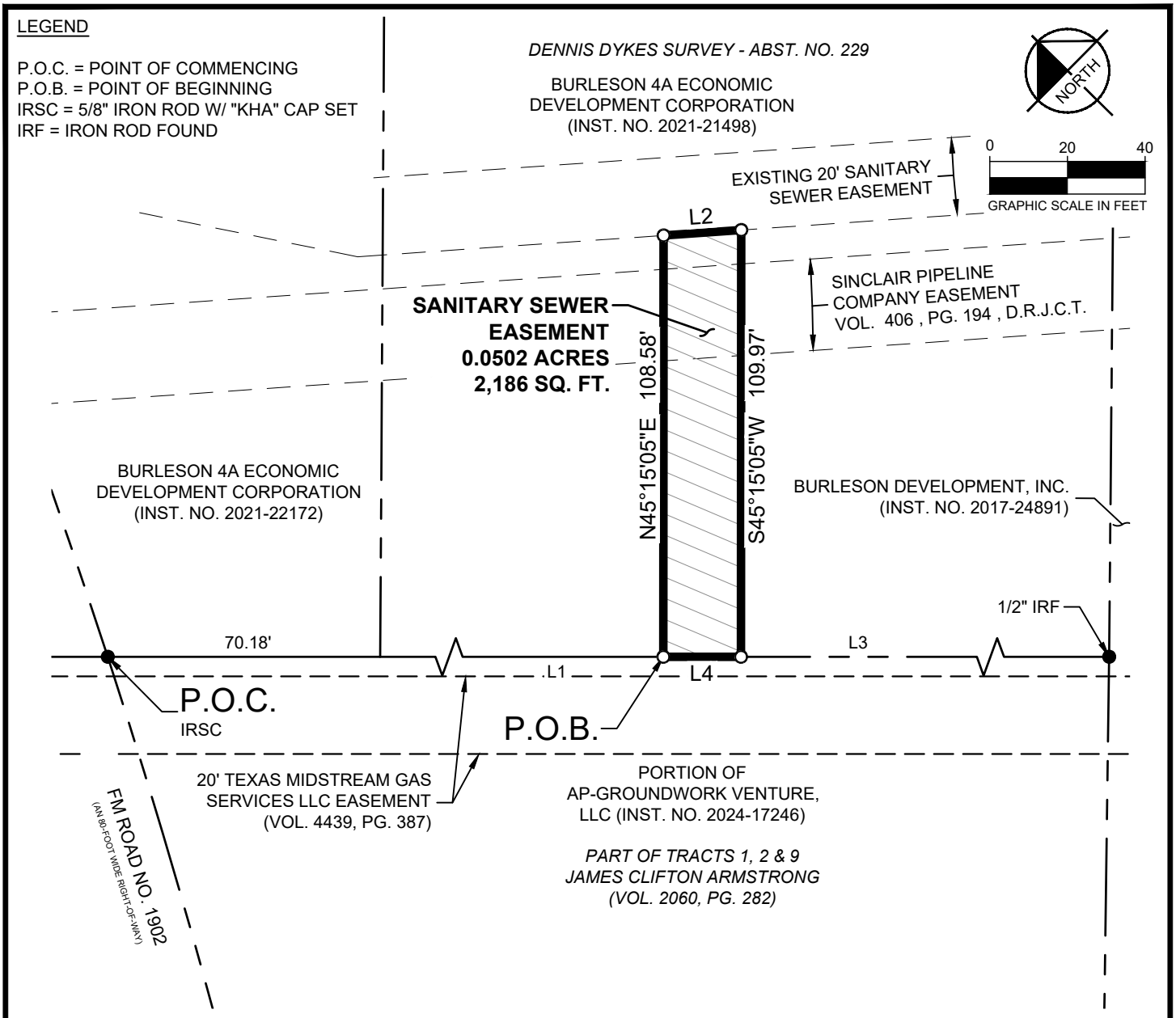
STATE OF TEXAS
REGISTERED
MICHAEL CLEO BILLINGSLEY
6558
PROFESSIONAL
LAND SURVEYOR

SANITARY SEWER EASEMENT
DENNIS DYKES SURVEY, ABSTRACT No. 229
JOHNSON COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	BSG	MCB	4/21/2026	069276715	1 OF

GARVEY, BRIAN 4/22/2026 4:01 PM K:\FTW_SURVEY\069276715-ANIMAL PANCAKES\DWG\069276715-ANIMAL PANCAKES_SANITARY SEWER EASEMENT.DWG



NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202) with an applied combined scale factor of 1.00012.
A metes and bounds description of even survey date herewith accompanies this survey plat.

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

LINE TABLE		
NO.	BEARING	LENGTH
L1	S44°46'54"E	296.34'
L2	S48°45'54"E	20.05'
L3	S44°46'54"E	1777.75'
L4	N44°46'54"W	20.00'

MICHAEL CLEO BILLINGSLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6558
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STATE OF TEXAS
REGISTERED
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PROFESSIONAL
LAND SURVEYOR

SANITARY SEWER EASEMENT
DENNIS DYKES SURVEY, ABSTRACT No. 229
JOHNSON COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	BSG	MCB	4/21/2026	069276715	2 OF

City Council Regular Meeting

DEPARTMENT: **City Secretary's Office**

FROM: **Amanda Campos, City Secretary**

MEETING: **August 17, 2026**

SUBJECT:

Consider and take possible action on a Facility Use Agreement with Johnson County for the use of Burleson City Hall Council Workroom as an Early Voting Polling location for the November 3, 2026, General Election. (Staff Contact: Amanda Campos, City Secretary)

STRATEGIC PRIORITY AND GOAL(S):

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

SUMMARY:

Johnson County Elections will conduct an election on November 3, 2026, and has requested use of the City Hall Council Workroom as an Early Voting polling location.

The City previously entered into an agreement with Johnson County for the use of the Council Workroom as an Early Voting polling location for the 2025 election. The Workroom accommodated Early Voting activities without issue, and City operations were not adversely impacted during the voting period. Based on that experience, staff supports entering into a new agreement for the November 3, 2026, election.

The requested dates and times are as follows:

- October 19-23, 2026: 8am to 5pm
- October 24,2026: 7am to 7pm
- October 25, 2026: 10am to 4pm
- October 26-30, 2026: 7am to 7pm

RECOMMENDATION:

Staff recommends approval

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

N/A

REFERENCE:

N/A

FISCAL IMPACT:

N/A

STAFF CONTACT:

Name: Amanda Campos
Title: City Secretary
acampos@burlesontx.com
817-426-9665

Facility Use Agreement – Johnson County Elections

JOHNSON COUNTY ELECTIONS EARLY VOTING POLLING LOCATION

COUNCIL MEETING AUGUST 17, 2026



Working Together Making Voting Easier

31

Johnson County Elections

How can we help make voting easier?

- Provide a familiar location for voting
  - City Hall – Council Workroom
- Work with the county to keep locations consistent
  - Johnson County previously used this location in 2025

32

How does this impact city operations?

Dates and times of voting:

- October 19 – 23: 8am to 5pm
  - *Council meeting will need to move location of executive session*
- October 24: 7am to 7pm
  - *Weekend*
- October 25: 10am to 4pm
  - *Weekend*
- October 26-30: 7am to 7pm
  - *Outside of normal business hours*

We provided security through the City Marshal's Office to maintain security of City Hall



Discussion and Possible Action

JOHNSON COUNTY ELECTIONS

103 S. Walnut Street
Cleburne, Texas 76033

(817) 556-6197 Option #7

PO Box 895
Cleburne, Texas 76033

June 12, 2026

Re: November 3, 2026 General Election

TO WHOM IT MAY CONCERN:

I am writing to formally request the use of your facility **Burleson City Hall**, for the **November 3, 2026,** General Election. The facility would be utilized for the following dates and times during the Early Voting period. An assigned Election Judge will contact you prior to the election to coordinate any additional time needed for setup and opening preparations.

Early Voting Period:

- October 19-23,2026: 8:00 AM - 5:00 PM
- October 24,2026: 7:00 AM - 7:00 PM
- October 25,2026: 10:00 AM - 4:00 PM
- October 26-30,2026: 7:00 AM - 7:00 PM

Please indicate your response below:

Facility Use: YES _____ NO_____ Facility Fee $ _____

Contact Person (Please Print): _____Phone: _____

Signature: _____

Special Instructions for your facility: _____

_____

You may respond via**:**

- Mail: PO Box 895 Cleburne, TX 76033
- Fax: (817) 556-6048 or
- Email: vote@johnsoncountytx.org

I would like to thank you in advance for your assistance with Johnson County in making this a successful election.

Sincerely,

Joy Adams

Joy Adams
Johnson County Elections Administrator

City Council Regular Meeting

DEPARTMENT: **Public Works**

FROM: **Tray Gee, Fleet Superintendent**

MEETING: **August 17, 2026**

SUBJECT:

Consider and take possible action on a Cooperative Purchasing Agreement with Rush Truck Centers through The BuyBoard Purchasing Cooperative (Contract #724-23 and #723-23) for purchase of four replacement vehicles in the amount of $465,715.50. *(Staff Contact: Tray Gee, Fleet Superintendent)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
High Performing City Organization Providing Exceptional, People Focused Services	1.4 Be a responsible steward of the city's financial resources by providing rates and fees that represent a strong value to our citizens; providing timely, accurate and financial transparent reporting; and utilizing long-range planning.

SUMMARY:

This item includes the purchase of two replacements funded in the Governmental Equipment Replacement Fund for FY27. These units support daily service delivery in Street Maintenance at a combined cost of $270,935.64.

This item also includes the purchase of two replacements funded in the Proprietary Equipment Replacement Fund for FY27. These units support daily service delivery in Water Operations at a combined cost of $194,779.86.

RECOMMENDATION:

Approve a Cooperative Purchasing Agreement with Rush Truck Centers through The BuyBoard Purchasing Cooperative (Contract #724-23 and #723-23) for purchase of four replacement vehicles in the amount of $465,715.50.

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

May 27, 2026 – City Council Finance Committee recommended full council approval of the FY27 replacement lists and funding for the Proprietary and Governmental Equipment Replacement Funds

June 15, 2026 – City Council approved the FY27 replacement lists and funding for the Proprietary and Governmental Funds

REFERENCE:

CSO#6159-06-2026

FISCAL IMPACT:

Proposed Expenditure: $194,779.86
Account Number(s): 603-10-13-1302-0000-71001
Fund: Proprietary Equipment Replacement Fund
Account Description: ERF Equipment

Proposed Expenditure: $270,935.64
Account Number(s): 602-10-13-1302-0000-71001
Fund: Governmental Equipment Replacement Fund
Account Description: ERF Equipment

PROCUREMENT METHOD:

These purchases are being made through The Buyboard Purchasing Cooperative, contract numbers 723-23 and 724-23, in accordance with Texas Local Government Code Chapter 271, Subchapter F. Cooperative contracts are competitively solicited on behalf of multiple governmental entities, and the City may utilize these contracts to achieve cost savings and efficiency. Staff has confirmed that the cooperative contract was procured in compliance with applicable requirements. In addition, staff compared the proposed vendor's pricing with available cooperative contracts, and concluded that the recommended vendor offers the most competitive pricing available to the City.

STAFF CONTACT:

Tray Gee
Fleet Superintendent
fgee@burlesontx.com
817-426-9600

Acquisition of Replacement Fleet and Equipment

City Council
August 17, 2026

Background

- May 27, 2026: City Council Finance Committee reviewed and recommended proceeding to City Council with the replacements presented
- June 15, 2026: City Council approved replacements and funding as recommended by the Finance Committee
- June – July 2026: Administrative procurement of approved replacements not requiring council action

Fleet Purchases

Tonight's agenda includes two items to purchase 14 replacements:

- Rush Truck Center - $465,715.50 for four FY27 replacements
  - *Two medium-duty trucks funded by the Proprietary Equipment Replacement Fund (ERF) ($194,779.86)*
  - *One medium-duty truck funded by the Governmental ERF ($92,073.64)*
  - *One dump truck funded by the Governmental ERF ($178,862)*

- Zimmerer Kubota & Equipment - $251,635.85 for ten FY27 replacements funded by the Governmental ERF
  - *One mowing tractor ($75,247.37)*
  - *Nine mowers ($176,388.48)*

Recommendations / Actions Requested

Approve Cooperative Purchasing Agreements with:

1. Rush Truck Centers of Texas, LP for the purchase of four units in the amount of $465,715.50 through The BuyBoard Cooperative
2. Zimmerer Kubota & Equipment for the purchase of ten units in the amount of $251,635.85 through the Sourcewell Cooperative

Police, Fire, and Public Works continue to work through requested changes to specifications to better meet operational needs. Additional council action is anticipated in September for these units to complete the FY27 replacements.

Questions / Discussion

City Council Regular Meeting

DEPARTMENT: **Public Works**

FROM: **Tray Gee, Fleet Superintendent**

MEETING: **August 17, 2026**

SUBJECT:

Consider and take possible action on Cooperative Purchasing Agreements with Zimmerer Kubota & Equipment through Sourcewell (Contract #112524-KBA and #082923-KBA) for the purchase of ten equipment replacements in the amount of $251,635.85. *(Staff Contact: Tray Gee, Fleet Superintendent)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
High Performing City Organization Providing Exceptional, People Focused Services	1.4 Be a responsible steward of the city's financial resources by providing rates and fees that represent a strong value to our citizens; providing timely, accurate and financial transparent reporting; and utilizing long-range planning.

SUMMARY:

This item includes the purchase of one replacement mowing tractor and nine mowers funded in the Governmental Equipment Replacement Fund for FY27. These units support daily service delivery in Park Maintenance at a combined cost of $251,635.85. These replacements were endorsed by both the City Council Finance Committee (May 27, 2026) and the City Council (June 15, 2026) and this item represents the actual purchase of the mowers.

RECOMMENDATION:

Approve Cooperative Purchasing Agreements with Zimmerer Kubota & Equipment through Sourcewell (Contract #112524-KBA and #082923-KBA) for the purchase of ten equipment replacements in the amount of $251,635.85.

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

May 27, 2026 – City Council Finance Committee recommended full council approval of the FY27 replacement lists and funding for the Proprietary and Governmental Equipment Replacement Funds

June 15, 2026 – City Council approved the FY27 replacement lists and funding for the Proprietary and Governmental Funds

REFERENCE:

CSO#6159-06-2026

FISCAL IMPACT:

Proposed Expenditure: $251,635.85
Account Number(s): 602-10-13-1302-0000-71001
Fund: Governmental Equipment Replacement Fund
Account Description: ERF Equipment

PROCUREMENT METHOD:

These purchases are being made through Sourcewell Cooperative, contract number 112524-KBA and 082923-KBA, in accordance with Texas Local Government Code Chapter 271, Subchapter F. Cooperative contracts are competitively solicited on behalf of multiple governmental entities, and the City may utilize these contracts to achieve cost savings and efficiency. Staff has confirmed that the cooperative contracts were procured in compliance with applicable requirements. In addition, staff compared the proposed vendor's pricing with available cooperative contracts, and concluded that the recommended vendor offers the most competitive pricing available to the City.

STAFF CONTACT:

Tray Gee
Fleet Superintendent
fgee@burlesontx.com
817-426-9600

Acquisition of Replacement Fleet and Equipment

City Council
August 17, 2026

Background

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- Zimmerer Kubota & Equipment - $251,635.85 for ten FY27 replacements funded by the Governmental ERF
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Recommendations / Actions Requested

Approve Cooperative Purchasing Agreements with:

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Police, Fire, and Public Works continue to work through requested changes to specifications to better meet operational needs. Additional council action is anticipated in September for these units to complete the FY27 replacements.

Questions / Discussion

City Council Regular Meeting

DEPARTMENT: **Finance**

FROM: **Michael Franklin, Deputy Director of Finance**

MEETING: **August 17, 2026**

SUBJECT:

Consider and take possible action of a resolution adopting the 2026-2027 City of Burleson Investment Policy (formerly CSO#5894-09-2025) and stating the City Council has reviewed the policy in accordance with Section XI. Investment Policy Adoption. *(Staff Contact: Michael Franklin, Deputy Director of Finance)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
High Performing City Organization Providing Exceptional, People Focused Services	1.2 Continue to improve the efficiency and productivity of operations 1.3 Deliver high-quality service and communications to external and internal customers 1.4 Be a responsible steward of the city's financial resources by providing rates and fees that represent a strong value to our citizens; providing timely, accurate and transparent financial reporting; and utilizing long-range planning.

SUMMARY:

In 1987, State legislation adopted the Texas Public Funds Investment Act (PFIA). Because of PFIA, the City Council adopted Investment Policy #30 on May 26, 1988. The policy was amended on October 5, 1995, and has been reviewed yearly, with minor updates made since then. The most recent revision was on September 2, 2025, with minor changes in wording that included the following:

- Investment officer titles were updated to reflect the current titles of the officers.
- Added: Deputy Finance Director
- Removed: Assistant Finance Director
- Removed Accounting Supervisor

- Included option for deposits insured by NCUSIF
- Updated diversification structure from two to three years for policy consistency
- Minor indentation and typo corrections

On June 21, 2021, the Council approved an investment advisory service agreement with Valley View Consultants. One of the initial tasks with Valley View was to work with staff to review the city's current investment policy. In the review process, they referred the City to the Government Treasurers' Organization of Texas (GTOT) for recommended best practices and their checklist for the GTOT Investment Policy Certification Award Program. On May 14, 2022, the City was awarded the GTOT Investment Policy Certification Award. In May 2024, we completed the recertification process and were awarded the certification again. This certification award is valid for two years. The Investment Policy will be submitted again in 2026 after council approval.

After review by internal staff and Valley View Consultants there are no recommended changes to the investment policy at this time.

RECOMMENDATION:

Staff presented the proposed Investment Policy to the Finance Committee, and they recommended that the City Council review and approve as presented.

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

On July 15, 2026, the Finance Committee met to discuss the Investment Policy and develop a recommendation for the City Council.

REFERENCE:

N/A

FISCAL IMPACT:

N/A

STAFF CONTACT:

Michael Franklin
Deputy Director of Finance
mfranklin@burlesontx.com
817-426-9883

THE CITY OF BURLESON TEXAS

Investment Policy Annual Review

PRESENTED TO THE CITY COUNCIL ON AUGUST 17, 2026

Texas Public Funds Investment Act (PFIA)

- State legislation originally adopted in 1987
  - Chapter 2256, Government Code
- Last Amended in 2019
- PFIA requires local governments to develop and review an investment policy annually, with approval by the governing board.

Investment Policy in FY 2025

- Adopted May 26, 1988
- Last Updated on September 2, 2025
- Minor changes were proposed as follows:
  - Investment officer titles were updated to reflect the updated titles of the officers.
    - Added: Deputy Finance Director
    - Removed: Assistant Finance Director
    - Removed Accounting Supervisor
  - Included option for deposits insured by NCUSIF
  - Updated diversification structure from two to three years for policy consistency
  - Minor indentations and typo corrections

- PFIA requires the City Council to review and approve investment policy on an annual basis, even if changes are not made

Investment Policy for FY 2026

- No GTOT recommended changes to Investment Policy
  - Based on the Government Treasurers' Organization (GTOT) of Texas's recommended best practices
  - GTOT's Investment Policy Certification Award Program checklist
  - City of Burleson received the GTOT Investment Policy Certification Award in 2022
  - The GTOT Investment Policy Certification Award was renewed in 2024
  - City of Burleson will renew the award in 2026 after Council approval
- No Valley View Consultants recommend changes to Investment Policy
  - Provide investment advisory services, including investment policy review.
- No City staff recommended changes to Investment Policy

Action Requested

- City Council Approve or Deny the Resolution Declaring the Council's review and approval of the Investment Policy for FY 2025-2026
- Staff support the recommendation for approval

QUESTIONS/COMMENTS

Staff Contact: Michael Franklin, Deputy Director of Finance

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, APPROVING THE CITY'S INVESTMENT POLICY (CSO#5894-09-2025); AND DECLARING 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, Section 2256.005(e) of the Public Funds Investment Act (the "Act") directs the governing body of an investing entity to adopt a written instrument by rule, order, ordinance, or resolution, stating that it has reviewed the investment policy and investment strategies and record any changes; and

WHEREAS, the City reviewed the 2025-2026 Investment Policy CSO#5894-09-2025 and desires to approve this resolution _____, the City's 2026-2027 Investment Policy in accordance with Section 2256.005(e) of the Act.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THAT:

Section 1.

The 2026-2027 _____, attached hereto as Exhibit "A", which establishes the City's investment policy, is hereby approved.

Section 2.

This resolution shall take effect immediately from and after its passage.

PASSED, APPROVED, AND SO RESOLVED by the City Council of the City of Burleson, Texas, on the _____ day of _____, 20_____.

_____
Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

_____
Amanda Campos, City Secretary

APPROVED AS TO LEGAL FORM:

_____
E. Allen Taylor, Jr., City Attorney

CITY OF BURLESON

INVESTMENT POLICIES

I. POLICY

It is the policy of the City of Burleson, Texas (the "City") that after allowing for the anticipated cash flow requirements of the City and giving due consideration to the safety and risk of the investment, all available funds shall be invested in conformance with these legal and administrative guidelines, seeking to optimize interest earnings to the maximum extent possible.

Effective cash management is recognized as essential to good fiscal management. Investment interest is a source of revenue to the City's funds. The City's investment portfolio shall be designed and managed in a manner to optimize this revenue source, to be responsive to public trust, and to be in compliance with legal requirements and limitations.

Investments shall be made with the primary objectives of:

- **Safety** and preservation of principal,
- Maintenance of sufficient **liquidity** to meet operating needs,
- **Public trust** from prudent investment activities, and
- Optimization of **interest earnings** (yield) on the portfolio.

II. PURPOSE

The purpose of this Investment Policy is to comply with Government Code Chapter 2256, Public Funds Investment Act (the "PFIA") which requires each city to adopt a written investment policy regarding the investment of its funds and funds under its control. This Investment Policy addresses the methods, procedures and practices that must be exercised to ensure effective and judicious fiscal management of the City's funds.

III. SCOPE

This Investment Policy shall govern the investment of all financial assets of the City and the Burleson Community Service Development Corporation (Type B), Economic Development Corporation (Type A), and Tax Increment Financing (TIF). These funds are accounted for in the City's Annual Financial Report and include:

- General Fund
- Special Revenue Funds
- Debt Service Funds
- Capital Project Funds
- Enterprise Funds

- Internal Service Funds
- Any new fund created by the City, unless specifically exempted from this Policy by the City Council, or by law.

When advantageous, the City will consolidate cash balances to optimize investment strategy implementation. Investment income will be allocated to the consolidated funds based on their respective participation in the consolidated balances and in accordance with generally accepted accounting principles.

This Investment Policy shall apply to all transactions involving the financial assets and related activity for all the foregoing funds. However, this Policy does not apply to the assets administered for the benefit of the City by outside agencies under pension plans or deferred compensation programs.

IV. INVESTMENT OBJECTIVES

The City shall manage and invest its cash with four primary objectives, listed in order of priority: **safety, liquidity, public trust, and yield (expressed as optimized interest earnings).** The safety of the principal always remains the primary objective. All investments shall be designed and managed in a manner responsive to the public trust and consistent with state and local law.

The City shall maintain a comprehensive cash management program, which includes collection of account receivables, vendor payments in accordance with invoice terms, and prudent investment of available cash.

Safety

Safety of principal is the foremost objective of the investment program. The objective will be to mitigate credit and interest rate risk.

- Credit Risk and Concentration of Credit Risk - The City will minimize credit risk, the risk of loss due to the failure of the issuer or backer of the investment, and concentration risk, the risk of loss attributed to the magnitude of investment in a single issuer, by:

    - Limiting investments to the safest types of issuers;
    - Pre-qualifying the financial institutions and brokers/dealers with which the City will do business; and
    - Diversifying the investment portfolio so that potential losses on individual issuers will be minimized, as appropriate.

- Interest Rate Risk - The City will manage the risk that the interest earnings and the market value of investments in the portfolio will fall due to changes in general interest rates. The City will:

    - Structure the investment portfolio so that investments mature to meet cash

requirements for ongoing operations, thereby avoiding the need to liquidate investments prior to maturity;

- Invest funds primarily in certificates of deposit, shorter-term securities, financial institution deposits, or money market mutual funds and local government investment pools whose investment objectives include maintaining a stable $1.0000 net share value; and
- Diversify maturities and stagger purchase dates to minimize the impact of market movements over time.

Liquidity

The investment portfolio shall remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated. This is accomplished by structuring the portfolio so that investments mature concurrent with cash needs to meet anticipated demands. Because all possible cash demands cannot be anticipated, a portion of the portfolio will be invested in cash-equivalent options that offer same-day liquidity. In addition, any security positions will consist of securities with active secondary or resale markets.

Public Trust

All participants in the City's investment process shall seek to act responsibly as custodians of the public trust. Investment Officer(s) shall avoid any transaction that might impair public confidence in the City's ability to govern effectively.

Yield (Optimized Interest Earnings)

The investment portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the City's investment risk constraints and liquidity needs. Return on investment is of secondary importance compared to the safety and liquidity objectives described above.

V. RESPONSIBILITY AND CONTROL

Delegation of Authority

In accordance with the PFIA, the City Council designates the Deputy City Manager, Finance Director, Deputy Finance Director, and Chief Accountant as the City's Investment Officer(s). An Investment Officer is authorized to execute investment transactions on behalf of the City. No person may engage in an investment transaction of the management of City funds except as provided under the terms of this Investment Policy as approved by the City Council. The investment authority granted to the Investment Officer(s) is effective until rescinded by the City Council.

Quality and Capability of Investment Management

The City shall provide periodic training in investments for the Investment Officer(s) and other investment personnel through courses and seminars offered by approved professional organizations, associations, and other independent sources in order to ensure the quality and capability of investment management in compliance with the PFIA.

Training Requirements

In accordance with the PFIA, the Investment Officer(s) shall attend investment training no less often than once every two-year period that begins on the first day of the City's fiscal year and consists of the two consecutive fiscal years after that date, and accumulate not less than 8 hours of instruction relating to investment responsibilities and requirements of the PFIA. A newly appointed Investment Officer(s) must attend training accumulating at least 10 hours of instruction within twelve months of the date the Officer took office or assumed the Officer's duties. Training must include education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, and compliance with the PFIA.

Internal Controls

The Finance Director is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

The internal controls shall address the following points:

- Avoidance of collusion,
- Separation of transactions authority from accounting and record keeping,
- Third-party safekeeping and custody,
- Clear delegation of authority of subordinate staff members, and
- Written confirmation for transactions for investments and wire transfers.

Standard of Care

The standard of care to be applied by the Investment Officer(s) shall be the "prudent person" rule. This rule states that "Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived." In determining whether an Investment Officer(s) has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

- The investment of all funds, or funds under the City's control, over which the Investment Officer(s) had responsibility rather than a consideration as to the prudence of a single investment, and
- Whether the investment decision was consistent with the written approved Investment Policy of the City.

Indemnification

An Investment Officer(s), acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for a specific investment's credit risk or market price changes, provided that these deviations are reported in a timely manner and the appropriate action is taken to control adverse developments.

Ethics and Conflicts of Interest

Investment Officer(s) and employees involved in the investment process shall refrain from personal business activity that would conflict with the proper execution and management of the investment program, or that would impair their ability to make impartial decisions. Investment Officer(s) and employees shall disclose any personal material interests in financial institutions with which the City conducts business. They shall further disclose any personal financial/investment positions that could be related to the performance of the investment portfolio. Investment Officer(s) and employees shall refrain from undertaking personal investment transactions with the same individual with which business is conducted on behalf of the City.

An Investment Officer(s) who has a personal business relationship with an organization seeking to sell an investment to the City shall file a statement disclosing that personal business interest. An Investment Officer(s) who is related within the second degree by affinity or consanguinity to an individual seeking to sell an investment to the City shall file a statement disclosing that relationship. A statement required under this subsection must be filed with the Texas Ethics Commission and the City Council.

Investment Committee

The Finance Committee shall function as the City's designated Investment Committee to oversee the implementation of investment strategies and other cash and investment management-related activities, approve Independent Training Sources, and authorize Broker/Dealers. The Committee shall meet at such times as necessary or requested by the Investment Officer(s).

VI. SUITABLE AND AUTHORIZED INVESTMENTS

Portfolio Management

The City utilizes a "buy and hold" portfolio strategy. Maturity dates are matched with cash flow requirements and investments are purchased with the intent to be held until maturity. However, investments may be liquidated or redeemed prior to maturity for the following reasons:

- An investment with declining credit may be liquidated early to minimize loss of principal, or
- Cash flow needs of the City require that the investment be liquidated.

Investments

City funds governed by this Investment Policy may be invested in the instruments described below, all of which are authorized by the PFIA. Investment of City funds in any instrument or security not authorized for investment under the PFIA is prohibited. The City will not be required to liquidate an investment that becomes unauthorized subsequent to its purchase.

I. Authorized

a. Obligations, including letters of credit, of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks.

b. Direct obligations of the State of Texas or its agencies and instrumentalities.

c. Other obligations, the principal of and interest on which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, the State of Texas or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation (FDIC) or by the explicit full faith and credit of the United States.

d. Obligations of states, agencies, counties, cities, and other political subdivisions of the State of Texas rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent.

e. Financial institution deposits that, are issued by a state or national bank or credit union that a) has its main office or a branch office in Texas and is guaranteed or insured by the FDIC, NCUSIF, or their successors, b) is secured by obligations in a manner and amount provided by law and this Investment Policy for deposits of the City, or c) is placed in a manner that meets the requirements of the PFIA.

f. Fully collateralized direct repurchase agreements with a defined termination date secured by obligations of the United State or its agencies and instrumentalities. These shall be pledged to the City, held in the City's account, and deposited at the time the investment is made with the City or with a third party selected and

approved by the City. Repurchase agreements must be purchased through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in Texas. A Repurchase Agreement must be signed by the counter-party prior to investment in a repurchase agreement. All repurchase agreement transactions must have a market value of purchased securities greater than or equal to 102 percent of the total balance of the agreement.

g. Money Market Mutual funds that: (1) are registered and regulated by the Securities and Exchange Commission, (2) seek to maintain a net asset value of $1.0000 per share, and (3) are rated AAA by at least one nationally recognized rating service.

h. Local government investment pools, which (1) meet the requirements of the PFIA, (2) are rated no lower than AAA or an equivalent rating by at least one nationally recognized rating service, and (3) are authorized by resolution or ordinance by the City Council.

All prudent measures will be taken to liquidate an investment that is downgraded to less than the required minimum rating. (PFIA 2256.021)

II. Not Authorized

- Collateralized mortgage obligations
- Commercial paper
- Banker's acceptances
- Reverse repurchase agreements
- No-load mutual funds other than no-load money market mutual funds
- Guaranteed investment contracts not structured as flexible repurchase agreements
- Securities lending programs

VII. INVESTMENT PARAMETERS

Maximum Maturities and Investment Strategies

The City may utilize fund-type investment groups. These groups will reflect similar needs as to maturity limits, diversity, and liquidity.

City funds shall seek to achieve a competitive yield appropriate for each strategy. A comparably structured U.S. Treasury security portfolio shall represent the minimum yield objective. Weighted average yield to maturity shall be the portfolio's performance measurement standard. Yield objectives shall at all times be subordinate to the objectives of safety and liquidity. Tax-exempt debt proceeds shall be invested to optimize the interest earnings retained by the City, while at the same time fully complying with all applicable State laws and federal regulations, including the arbitrage rebate regulations.

All investment-specific restrictions shall be measured at the time of purchase and based on portfolio book value.

The City maintains the following fund-type portfolios which will utilize the following specific investment considerations designed to address the unique characteristics of the pooled fund groups or separately held investment assets represented in the portfolios:

(1) Operating Funds

This pooled investment group includes the total of cash and investments available for current operations plus all required operating reserves of the following fund types: general fund, internal service funds, debt service funds, special revenue funds, and enterprise funds.

Suitability - Any investment eligible in the Investment Policy is suitable for Operating Funds.

Safety of Principal - All investments shall be of high quality with no perceived default risk. Market price fluctuations may occur. However, by managing the weighted average days to maturity for the Operating Fund's portfolio to less than 365 days and restricting the maximum allowable maturity to three years, the price volatility of the overall portfolio will be minimized.

Liquidity - The Short-term Operating Funds require the greatest short-term liquidity of any of the Fund types. Cash equivalent investments will provide daily liquidity and may be utilized as a competitive yield alternative to fixed maturity investments.

Marketability - Securities with active and efficient secondary markets are necessary in the event of an unanticipated cash flow requirement.

Diversification - Investment maturities should be staggered throughout the budget cycle to provide cash flow based on the anticipated operating needs of the City. Market cycle risk will be reduced by diversifying the appropriate maturity structure out through three years.

Yield - Attaining a competitive market yield for comparable investment-types and portfolio restrictions is the desired objective. The yield of an equally weighted, rolling three-month Treasury bill portfolio will be the minimum yield objective.

(2) Bond Proceeds and Capital Improvement Funds

Suitability - Any investment eligible in the Investment Policy is suitable for the Bond Proceeds and Capital Improvement Funds.

Safety of Principal - All investments will be of high quality with no perceived default risk. Market fluctuations may occur. However, by restricting the maximum maturity to three years and by managing the Bond Proceeds and Capital Improvement Funds to balance the short term and long term anticipated cash flow requirements, the market risk of the portfolio will be minimized.

Liquidity - Selecting investment maturities that provide greater cash flow than the anticipated needs and maintaining appropriate cash-equivalent balances will reduce the liquidity risk of unanticipated expenditures.

Marketability - The balancing of short-term and long-term cash flow needs requires the short-term portion of the Bond Proceeds and Capital Improvement Funds to have securities with active and efficient secondary markets.

Diversification - Investment maturities should blend the short-term and long-term cash flow needs to provide adequate liquidity, yield enhancement, and stability.

Yield - Attaining a competitive market yield for comparable investment-types and portfolio structures is the desired objective, however this portfolio maintains an investment strategy intended to comply with any applicable arbitrage or yield restriction regulations.

(3) Debt Service Sinking Funds

Suitability - Any investment eligible in the Investment Policy is suitable for the Debt Service Sinking Funds.

Safety of Principal - All investments shall be of high quality with no perceived default risk. Market price fluctuations may occur. However, by managing Debt Service Sinking Funds to not exceed the debt service payment schedule the market risk of the overall portfolio will be minimized.

Liquidity - Debt Service Funds have predictable payment schedules. Therefore, investment maturities should not exceed the anticipated cash flow requirements. Cash equivalent investments may provide a competitive yield alternative for short term fixed maturity investments. A singular repurchase agreement may be utilized if disbursements are allowed in the amount necessary to satisfy any debt service payment. This investment structure is commonly referred to as a flexible repurchase agreement.

Marketability - Securities with active and efficient secondary markets are not necessary as the event of an unanticipated cash flow requirement is not probable.

Diversification - Market conditions influence the attractiveness of fully extending maturity to the next “unfunded” payment date. Generally, if investment rates are anticipated to decrease over time, the City is best served by locking in most investments. If the interest rates are potentially rising, then investing in shorter and larger amounts

may provide advantage. At no time shall the debt service schedule be exceeded in an attempt to bolster yield.

Yield - Attaining a competitive market yield for comparable investment-types and portfolio restrictions is the desired objective. The yield of an equally weighted, rolling three-month Treasury bill portfolio shall be the minimum yield objective.

(4) Debt Service Reserve Funds

Suitability - Any investment eligible in the Investment Policy is suitable for Debt Service Reserve Funds. Bond resolution and loan documentation constraints and insurance company restrictions may create specific considerations in addition to the Investment Policy.

Safety of Principal - All investments shall be of high quality with no perceived default risk. Market price fluctuations may occur. However, managing Debt Service Reserve Fund maturities to not exceed the call provisions of the borrowing reduces the investment's market risk if the City's debt is redeemed and the Reserve Fund liquidated. No stated final investment maturity shall exceed the shorter of the final maturity of the borrowing or three years. Annual mark-to-market requirements or specific maturity and average life limitations within the borrowing's documentation will influence the attractiveness of market risk and reduce the opportunity for maturity extension.

Liquidity - Debt Service Reserve Funds have no anticipated expenditures. The Funds are deposited to provide annual debt service payment protection to the City's debt holders. The funds are "returned" to the City at the final debt service payment. Market conditions and arbitrage regulation compliance determine the advantage of investment diversification and liquidity. Generally, if investment rates exceed the cost of borrowing, the City is best served by locking in investment maturities and reducing liquidity. If the borrowing cost cannot be exceeded, then concurrent market conditions will determine the attractiveness of locking in maturities or investing shorter and anticipating future increased yields.

Marketability - Securities with less active and efficient secondary markets are acceptable for Debt Service Reserve Funds.

Diversification - Market conditions and the arbitrage regulations influence the attractiveness of staggering the maturity of fixed rate investments for Debt Service Reserve Funds. At no time shall the final debt service payment date of the bond issue be exceeded in an attempt to bolster yield.

Yield - Achieving a positive spread to the applicable borrowing cost is the desired objective. Debt Service Reserve Fund portfolio management shall at all times operate within the limits of the Investment Policy's risk constraints.

Diversification

The City recognizes that investment risks can result from issuer defaults, market price changes or various technical complications leading to temporary illiquidity. Risk is managed through portfolio diversification that shall be achieved by the following general guidelines:

- Limiting investments to avoid overconcentration in investments from a specific issuer or business sector, when appropriate,
- Limiting investment in higher credit risk issuers,
- Investing in investments with varying maturities, and
- Continuously investing a portion of the portfolio in readily available funds such as financial institution deposits, local government investment pools, money market funds, or overnight repurchase agreements to ensure that appropriate liquidity is maintained in order to meet ongoing obligations.

Competitive Environment

The City requires a competitive environment for all individual security purchases and sales, financial institution time deposit and transaction accounts, and money market mutual fund and local government investment pool selections. The Finance Director shall develop and maintain procedures for ensuring a competitive environment in the investment of the City's funds.

Delivery versus Payment

All security transactions shall be settled on a **delivery versus payment** basis.

VIII. PRIMARY DEPOSITORY AND BROKER/DEALERS

Primary Depository

At least every five years a Primary Depository shall be selected through the City's banking services procurement process, which shall include a formal request for application (RFA). The selection of a primary depository will be determined by evaluation of the "most advantageous" criteria during the RFA process, and may include the following selection criteria:

- The ability to qualify as a depository for public funds in accordance with state law,
- The ability to provide requested information or financial statements for the periods specified,
- The ability to meet the minimum required items in the banking RFA,
- Complete response to all required items on the RFA form, and
- Competitive net banking service cost, consistent with the ability to provide an appropriate level of service.

Authorized Broker/Dealers

The Investment Committee shall, at least annually, review, revise and adopt a list of authorized broker/dealers authorized to engage in securities transactions with the City. Those firms that become qualified may be required to provide a completed broker/dealer questionnaire that provides information regarding creditworthiness, experience and reputation. Authorized firms may include primary dealers or regional dealers that qualify under Securities & Exchange Commission Rule 15C3-1 (Uniform Net Capital Rule), and qualified depositories.

Investment Policy Certification

All local government investment pools and discretionary investment management firms must sign a certification acknowledging that the organization has received and reviewed the City's Investment Policy and that reasonable procedures and controls have been implemented to preclude investment transactions that are not authorized by the City's Policy and in accordance with the PFIA.

IX. SAFEKEEPING AND CUSTODY

Safekeeping and Custodial Agreements

The City shall contract with a bank or banks for the safekeeping of securities either owned by the City as part of its investment portfolio or held as collateral to secure demand or time deposits. Securities owned by the City shall be held in the City's account as evidenced by safekeeping receipts of the institution holding the securities. The City shall approve all third-party custodians for the holding of securities pledged to the City as collateral to secure financial institution deposits.

Collateral Policy

The City has established a collateral policy in compliance with Government Code Chapter 2257, Public Funds Collateral Act. Deposits secured with irrevocable letters of credit shall have 100% of principal plus anticipated interest of the deposit, less any amount insured by the FDIC or NCUSIF. Deposits secured with pledged marketable securities shall have a market value equal to or greater than 102% of the principal plus accrued interest of the deposit, less any amount insured by the FDIC of NCUSIF. All deposits shall be insured or collateralized in compliance with applicable State law. The City reserves the right, in its sole discretion, to accept or reject any form of insurance or collateralization pledged towards financial institution deposits. Financial institutions serving as City Depositories will be required to sign a depository agreement with the City. The collateralized deposit portion of the agreement shall define the City's rights to the collateral in case of default, bankruptcy, or closing, and shall establish a perfected security interest in compliance with Federal and State regulations, including:

- The agreement must be in writing;
- The agreement must be executed by the Depository and City contemporaneously with the acquisition of the asset;

- The agreement must be approved by the Board of Directors or designated committee of the Depository and a copy of the meeting minutes must be delivered to the City; and
- The agreement must be part of the Depository's "official record" continuously since its execution.

Collateral Defined

Acceptable forms of collateral are limited to those authorized in the Public Funds Collateral Act.

Subject to Audit

All collateral shall be subject to inspection and audit by the City or the City's independent auditors.

X. REPORTING

Methods

Each quarter, the Investment Officer(s) shall prepare and submit to the City Council a written report of all investment transactions. The investment report will be prepared in a manner that will allow the City to ascertain whether investment activities during the reporting period have conformed to the Investment Policy. The report will be provided to the City Council and include the following:

- A listing of individual investments held at the end of the reporting period,
- Unrealized gains or losses resulting from appreciation or depreciation, by listing the beginning and ending book and market value of investments for the period,
- Additions and changes to the market value during the period,
- Average weighted yield to maturity of the portfolio,
- Listing of investment by maturity date,
- Fully accrued interest for the reporting period,
- The percentage of the total portfolio that each type of investment represents, and
- Statement of compliance of the City's investment portfolio with State law and the Investment Policy (and incorporated Strategy) approved by the City Council.

This report must be prepared and signed by the Investment Officer(s) of the City.

In conjunction with the quarterly investment report, the Investment Officer(s) will verify from reliable sources market value of all securities and the current credit rating for each held investment that has a PFIA-required minimum rating.

Compliance Audits

The City, in conjunction with its annual financial audit, will require the audit firm to conduct a compliance audit of the management controls on investments and adherence to investment policies.

Also, in conjunction with the annual audit, the quarterly reports shall be formally reviewed by the City's independent auditor, and the result of the review shall be reported to the City Council by that auditor. Said results may be included in the annual audit report.

XI. INVESTMENT POLICY ADOPTION

The City Council shall adopt, by resolution, the Investment Policy. It is the City's intent to comply with State laws and regulations. The City's Investment Policy shall be subject to revisions consistent with changing laws, regulations, and the needs of the City. Additionally, the City Council shall adopt a resolution stating that it has reviewed the Investment Policy (and incorporated strategies) at least annually, approving any changes or modifications.

Attachment A
Approved Brokers/Dealers

Great Pacific Securities
Hilltop Securities
Multi-Bank Securities
RBC Capital Markets
Stifel
Wells Fargo Securities

Attachment B
Independent Training Sources

Government Finance Officers Association
Government Finance Officers Association of Texas
Government Treasurers' Organization of Texas
International City/County Management Association
Texas Municipal League
Council of Governments
University of North Texas Center for Public Management
American Institute of Certified Public Accountants

City Council Regular Meeting

DEPARTMENT: **Information Technology**

FROM: **James Grommersch, Chief Technology Officer**

MEETING: **August 17, 2026**

SUBJECT:

Consider and take possible action on a contract with CDW-G to purchase networking infrastructure equipment, support and software for the new PD Building construction project through a cooperative purchase agreement (TIPS 230105), in an amount of $171,612.68. *(Staff Contact: James Grommersch, Chief Technology Officer)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Focus Area 1	Strategic Goal
High Performing City Organization Providing Exceptional, People Focused Services	1.2 Continue to improve the efficiency and productivity of operations 3.4 Ensure public safety equipment and personnel needs are being met

SUMMARY:

The City is constructing new Police Department facilities that will requires network and technology infrastructure to support public safety operations, provide secure access to City systems, and ensure reliable connectivity throughout the buildings. This equipment is essential to ensuring the facilities are fully operational when construction is completed and staff begin moving into the new spaces.

CDW-G is the City's preferred vendor for Aruba equipment. Through this established relationship, Aruba provides the City with preferred pricing through CDW-G, allowing additional discounts while maintaining consistency with our existing technology ecosystem standards.

The equipment has an anticipated lead time of approximately three months. Purchasing it now will allow the equipment to arrive in time for BTX-IT staff to inventory, configure, test, and stage it before installation in the new facilities. This approach will keep the technology deployment aligned with the construction schedule, reduce the risk of project delays, and ensure the new Police Department facilities are ready to support operations when they open.

PROCUREMENT METHOD:

This procurement is being conducted under the authority of the Texas Government Code Chapter 791, Interlocal Cooperation Act. The City of Burleson is piggybacking on an existing contract between Fort Worth and Motorola. Interlocal agreements allow political subdivisions to share resources and leverage existing competitively awarded contracts to achieve efficiencies and cost savings. Staff has verified that the underlying contract was solicited and awarded in compliance with applicable law. In addition, staff compared the proposed vendor's pricing with available Sourcewell 042021-MOT, DIR-CPO-5433 and market rates, and concluded that the recommended vendor offers the most competitive pricing available to the City.

RECOMMENDATION:

Staff recommends approval as presented.

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

N/A

REFERENCE:

CSO#5435-03-2024

FISCAL IMPACT:

Proposed Expenditure: $171,612.68
Fund: Support Services Fund
Account Number(s): 6108001-63505
Account Description: Computer Hardware M & R

STAFF CONTACT:

Name: James Grommersch
Title: Chief Technology Officer
jgrommersch@burlesontx.com
817-426-9672

PD Building Infrastructure

City Council Regular Session

August 17th, 2026

THE CITY OF BURLESON TEXAS | Information Technology



PD Construction Infrastructure

The City is constructing new Police Department facilities that will requires network and technology infrastructure to support public safety operations, provide secure access to City systems, and ensure reliable connectivity throughout the buildings.

This equipment is essential to ensuring the facilities are fully operational when construction is completed and staff begin moving into the new spaces.

Vendor Procurement

CDW-G is the City’s preferred vendor for Aruba equipment.

Through this established relationship, Aruba provides the City with preferred pricing through CDW-G, allowing additional discounts while maintaining consistency with our existing technology ecosystem standards.

Purchase Timeline

The equipment has an anticipated lead time of approximately three months.

Purchasing it now will allow the equipment to arrive in time for BTX-IT staff to inventory, configure, test, and stage it before installation in the new facilities.

This approach will keep the technology deployment aligned with the construction schedule, reduce the risk of project delays, and ensure the new Police Department facilities are ready to support operations when they open.

Recommendation

Approval of a contract with CDW-G to purchase networking infrastructure equipment, support and software for the new PD Building construction project through a cooperative purchase agreement (TIPS 230105), in an amount of $171,612.68.



City Council Regular Meeting

DEPARTMENT: **Capital Engineering**

FROM: **Randall Morrison, PE, Director of Capital Engineering**

MEETING: **August 17, 2026**

SUBJECT:

Consider and take possible action on a resolution authorizing dedication of a variable width right-of-way and associated permanent easements for the Alsbury Phase II project on Alsbury Boulevard. *(Staff Contact: Randy Morrison, PE, Director of Capital Engineering)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
Dynamic & Preferred City Through Managed Growth	2.4 Implement the city's Capital Improvement Program

SUMMARY:

The City is currently under construction on the extension of Alsbury Boulevard from the Hulen Street Roundabout to County Road 1020 (future Alsbury). Through project development the City acquired three (3) parcels from 2022 to 2023 by warranty deed for the roadway improvements to be constructed. In order for the new street improvements to be open for public use the right-of-way and associated easements require dedication and filling with Johnson County. This item is requesting approval of the right-of-way and easement documents.

RECOMMENDATION:

Consider and take possible action on a Resolution authorizing dedication of a variable width right-of-way and permanent easement for Oncor Electric Delivery Company associated with the Alsbury Phase II project on Alsbury Boulevard.

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

None

REFERENCE:

None

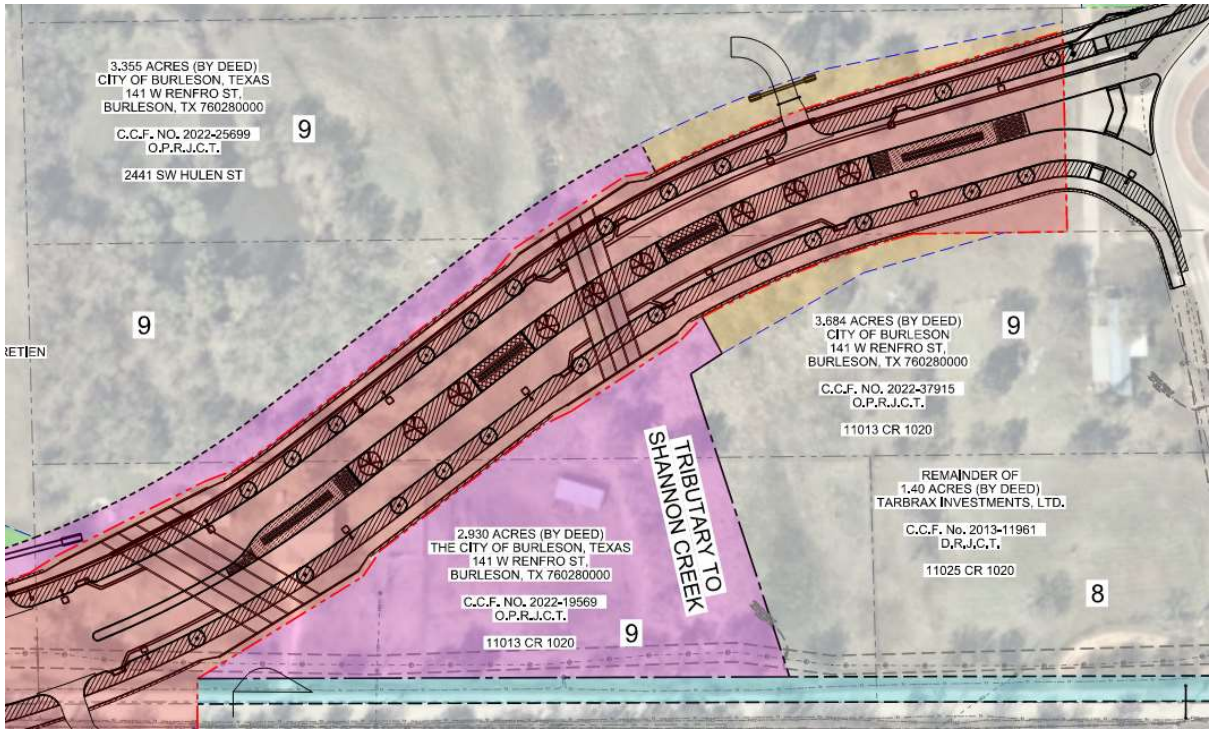
FISCAL IMPACT:

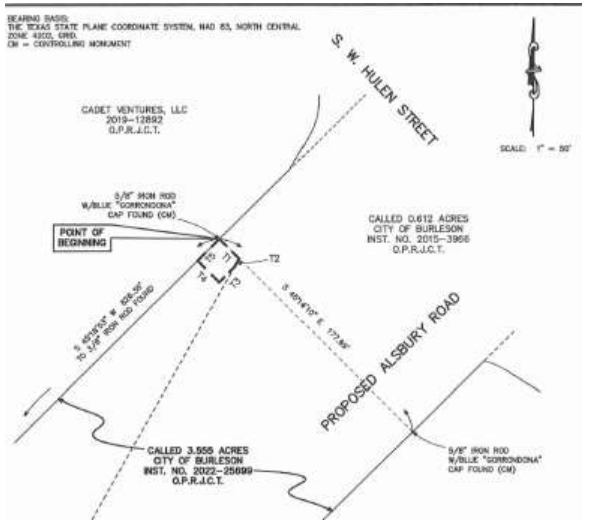
Proposed Expenditure/Revenue: N/A
Account Number(s): N/A
Fund: N/A
Account Description: N/A
Procurement Method: N/A

STAFF CONTACT:

Randall Morrison, PE
Director of Capital Engineering
rmorrison@burlesontx.com
817-426-9612

Alsbury Phase II





Variable Width Right-of-Way and Associated Easements Dedication and Oncor Delivery Company Easement Dedication

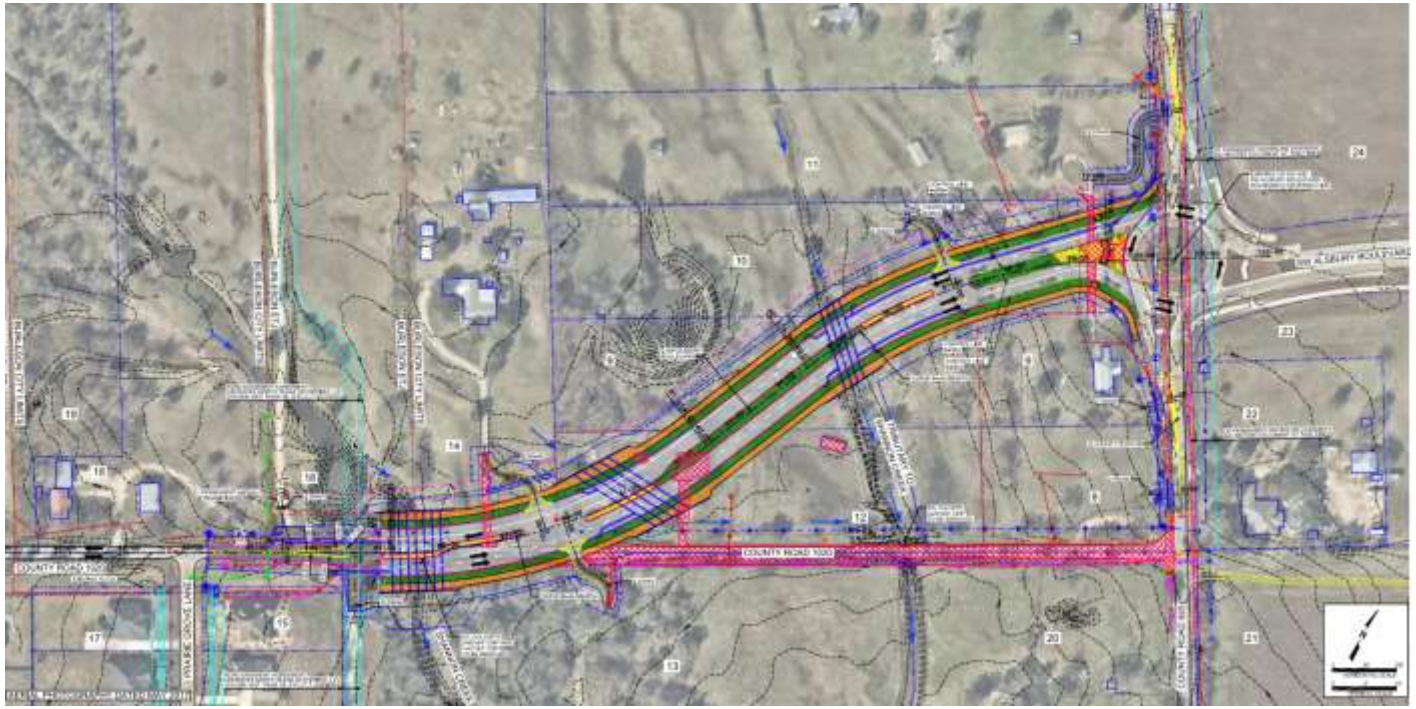
Presented to the City Council

August 17, 2026

Capital Engineering

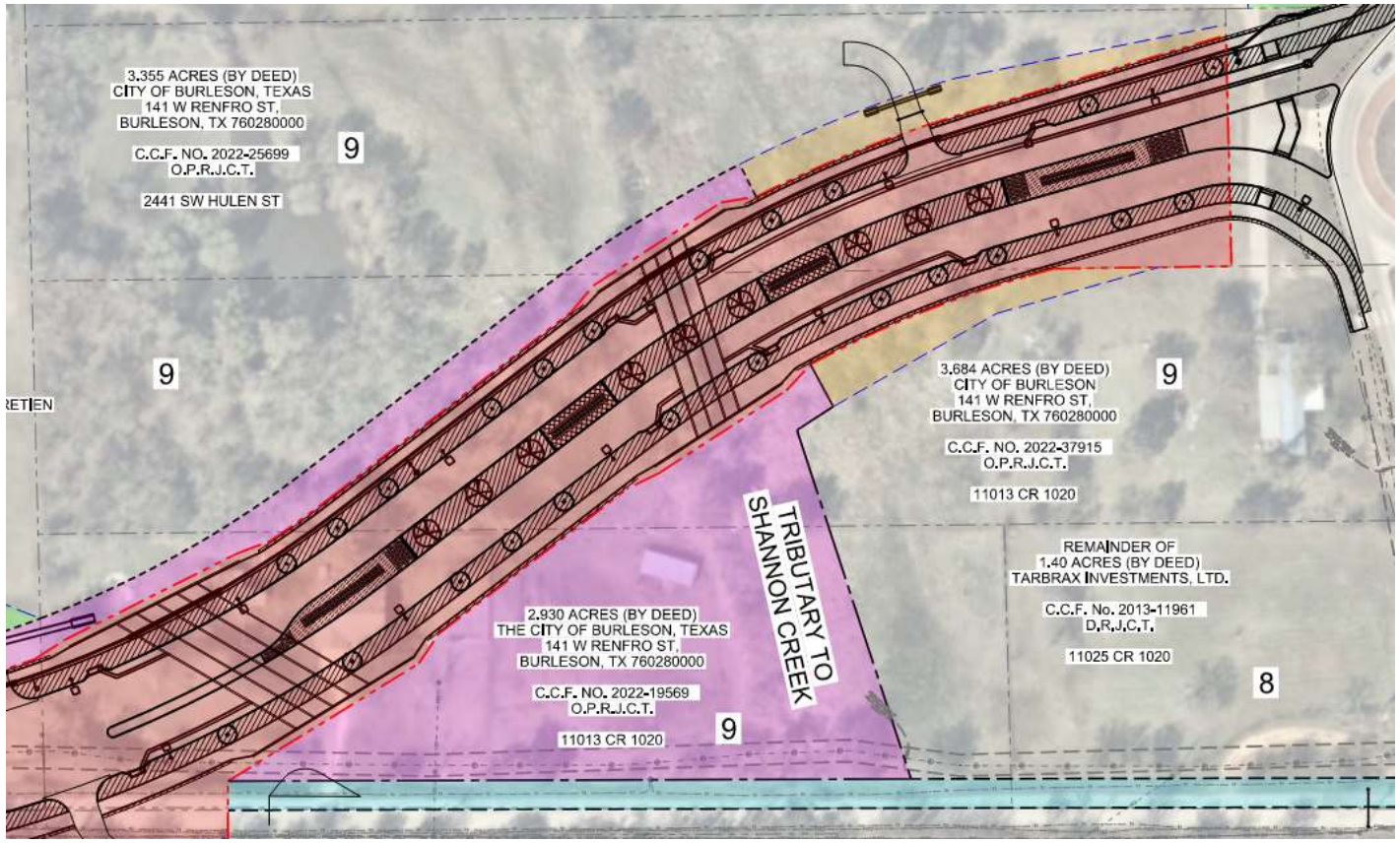
Project Overview

- Extension of Alsbury Boulevard from CR920 to CR1020
- Construction started September 2025 and projected completion by the end of 2026



Parcel Acquisition

- Three (3) parcels acquired from 2022-2023 by warranty deed
- Dedications required:
  - Variable Width Right-of-Way (red shade)
  - Permanent Variable Width Drainage Easements (purple shade)
  - Permanent Variable Width Grading Easements (orange shade)
  - Permanent Variable Width Utility Easement (blue shade)



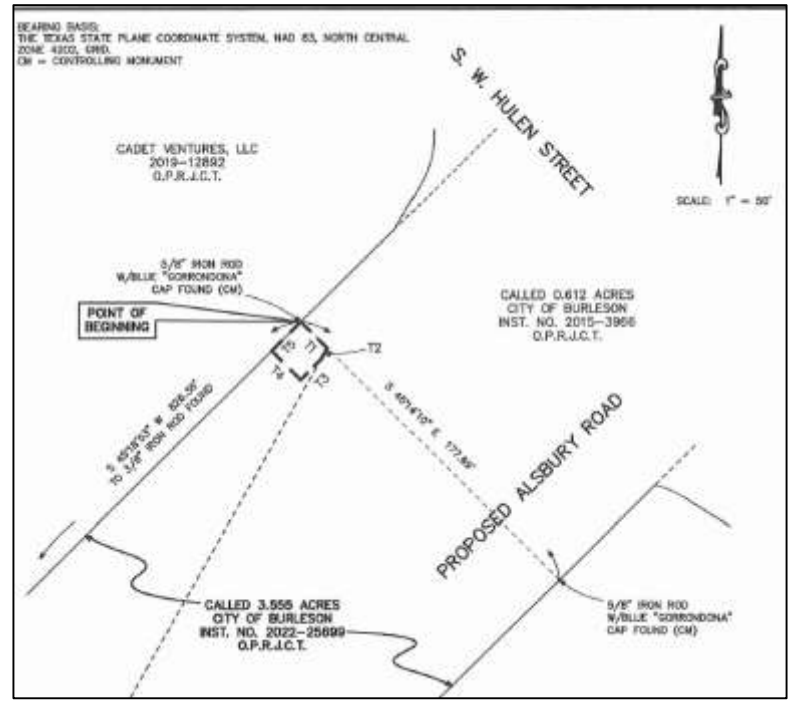
Switchgear Conflict

- Switchgear conflict first identified in March 2026
- New switchgear location identified in May 2026
- Easement Documents received July 2026



Oncor Delivery Company Easement

Oncor will relocate the switchgear at their cost after it was discovered during construction that the unit — installed post-survey for system redundancy — conflicted with proposed improvements and violated Oncor policy by lacking a dedicated easement and being placed too close to existing infrastructure.



Action Requested

1. Consider and take possible action on a Resolution authorizing dedication of a variable width right-of-way and associated permanent easements for the Alsbury Phase II project on Alsbury Boulevard

2. Consider and take possible action on a Resolution authorizing dedication of a variable width permanent easement for Oncor Electric Delivery Company associated with the Alsbury Phase II project on Alsbury Boulevard.

Questions / Discussion

Randy Morrison, PE
Director of Capital Engineering
rmorrison@burlesontx.com
817-426-9612

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, APPROVING A RIGHT-OF-WAY DEDICATION DEED, TWO PERMANENT GRADING EASEMENTS, TWO PERMANENT DRAINAGE EASEMENTS, AND A PERMANENT PUBLIC UTILITY EASEMENT FOR THE EXTENSION OF ALSBURY BOULEVARD FROM THE HULEN STREET ROUNDABOUT TO COUNTY ROAD.

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 is currently under construction on the extension of Alsbury Boulevard from the Hulen Street Roundabout to County Road 1020; and

WHEREAS, through project development, the City acquired three (3) parcels of land from 2022 to 2023 by warranty deed for the roadway improvements to be constructed; and

WHEREAS, the City Council desires that upon the completion of construction the new street improvements be open for public use and that the City dedicate the associated and required easements; and

WHEREAS, to that end, the City Council desires that the City execute and file on the Johnson County Real Property Records a Right-of-Way Dedication Deed (containing a net area of 2.640 acres or 115,007 square feet of land, more or less), a Permanent Grading Easement (containing 0.119 acres or 5,175 square feet of land, more or less), a Permanent Grading Easement (containing 0.160 acres or 6,955 square feet of land, more or less), a Permanent Drainage Easement (containing a net area of 1.433 acres or 62,418 square feet of land, more or less), a Permanent Drainage Easement (containing 0.293 acres or 12,744 square feet of land, more or less), and a Permanent Public Utility Easement (containing 0.238 acres or 10,377 square feet of land, more or less), all attached as Exhibit "A" and incorporated herein by reference for all purposes (collectively, the "Documents"); and

WHEREAS, the City Council finds that the execution of the Documents serves a legitimate public purpose and is necessary for the orderly development, operation, and safety of the City's transportation infrastructure; and

WHEREAS, the execution of the Documents is made pursuant to the City's home-rule and other statutory authority governing the dedication and management of public transportation and rights-of-way.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THAT:

Section 1.

The City Manager, Tommy Ludwig, is authorized to execute on behalf of the City the Documents substantially in the form attached as Exhibit "A".

Section 2.

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

Section 3.

This resolution shall take effect immediately from and after its passage.

PASSED, APPROVED, AND SO RESOLVED by the City Council of the City of Burleson, Texas, on the _____ day of _____, 20_____.

_____
Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

_____
Amanda Campos, City Secretary

APPROVED AS TO LEGAL FORM:

_____
E. Allen Taylor, Jr., City Attorney

Exhibit A:

1. Right of Way Dedication Deed (a net area of 2.640 acres or 115,007 square feet of land, more or less)
2. Permanent Grading Easement (containing 0.119 acres or 5,175 square feet of land, more or less)
3. Permanent Grading Easement (containing 0.160 acres or 6,955 square feet of land, more or less)
4. Permanent Drainage Easement (a net area of 1.433 acres or 62,418 square feet of land, more or less)
5. Permanent Drainage Easement (containing 0.293 acres or 12,744 square feet of land, more or less)
6. Permanent Public Utility Easement (containing 0.238 acres or 10,377 square feet of land, more or less)

After Recording Please Return To:

City of Burleson
141 W. Renfro St
Burleson, TX 76028
Attn: City Secretary

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

CITY OF BURLESON, TEXAS
RIGHT-OF-WAY DEDICATION DEED

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

That The CITY OF BURLESON, a STATE OF TEXAS MUNICIPAL CORPORATION, whose current address is 141 W. Renfro Street, Burleson, TX 76028 (hereinafter referred to as "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration in hand paid by the City of Burleson, a Texas home-rule municipal corporation, whose address is 141 W. Renfro Street Burleson, Texas 76028, Attn: City Secretary (herein referred to as "Grantee"), the receipt and sufficiency of which consideration is hereby acknowledged, has DEDICATED, GRANTED, SOLD AND CONVEYED, and by these presents does DEDICATE, GRANT, SELL AND CONVEY unto Grantee as right of way for public street and utility purposes, including the right of ingress, egress, and regress therein, and easements to construct, maintain, public streets and utilities, or any other public purpose authorized by Local Government Code § 273.001 and deemed necessary by Grantee into and through all that certain real property located in the County of Johnson, State of Texas, and being more particularly described as follows:

> Being all those certain tracts, pieces or parcels of land lying and being situated in the County of JOHNSON, State of Texas, being more particularly described by metes and bounds in **Exhibit A** and depicted on the sketch in **Exhibit B**, both exhibits being attached hereto and made a part hereof for all purposes (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the Property for said public street, utility, and other valid public purpose unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the said premises unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

[*signatures on the following page*]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this _____ day of _____, 2026.

GRANTOR:

By: _____

Name: _____

Title (if any): _____

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF JOHNSON §

BEFORE ME, the undersigned authority in and for Johnson County, 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 foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of

_____, 2026.

_____
Notary Public in and for the
State of Texas

Notary Commission Expires:

_____
Type or Print Notary's Name

_____

ALSBURY ROAD PH. 2 HULEN to CR 1020 (BRIDGE)
CITY PROJECT No. ST2202
PARCEL No. 9 ROW
2441 SW HULEN ST
H. G. CATLETT SURVEY, ABSTRACT No. 186

EXHIBIT "A"

Being a 2.706 acre (117,868 square feet) tract of land situated in the H. G. Catlett Survey, Abstract No. 186, City of Burleson, Johnson County, Texas, said 2.706 acre (117,868 square feet) tract of land being a portion of a 3.355 acre tract of land (by deed) described in deed to City of Burleson, Texas as recorded in County Clerk's File No. 2022-25699 of the Official Public Records of Johnson County, Texas, said 2.706 acre tract of land being a portion of a 3.684 acre tract of land described in deed to City of Burleson as described in County Clerk's File No. 2022-37915 of said Official Public Records of Johnson County, Texas, said 2.706 acre (117,868 square feet) tract of land also being a portion of a 2.930 acre tract of land described in deed to The City of Burleson, Texas as recorded in County Clerk's File No. 2022-19569 of said Official Public Records of Johnson County, Texas, said 2.706 acre (117,868 square feet) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "GORRONDONA" found for the east corner of said 3.355 acre tract of land, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the northwest line of said 3.684 acre tract of land, said 5/8 inch iron rod with cap stamped "GORRONDONA" being the south corner of a 0.612 acre tract of land described in deed to City of Burleson as recorded in County Clerk's File No. 2015-3966 of said Official Public Records of Johnson County, Texas, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being the intersection of the existing southwest right-of-way line of SW Hulen Street (right-of-way width varies) with the proposed southeasterly right-of-way line of Alsbury Boulevard (right-of-way width varies), from which a 1/2 inch iron rod with cap stamped "RPLS 5544" found for the north corner of said 3.684 acre tract of land bears North 45 degrees 25 minutes 44 seconds East, a distance of 65.05 feet, said 1/2 inch iron rod with cap stamped "RPLS 5544" being the west corner of a 0.142 acre tract of land (by deed) described in deed to City of Burleson as recorded in County Clerk's File No. 2016-11368 of said Official Public Records of Johnson County, Texas, said 1/2 inch iron rod with cap stamped "RPLS 5544" also being an angle point in the existing southwest right-of-way line of said SW Hulen Street;

THENCE South 45 degrees 25 minutes 44 seconds West, with the southeast line of said 3.355 acre tract of land, with the northwest line of said 3.684 acre tract of land and with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 122.09 feet to a R.O.W. Marker set for corner;

THENCE South 30 degrees 12 minutes 21 seconds West, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 18.53 feet to a R.O.W. Marker set for the beginning of a curve to the left having a radius of 740.00 feet, a central angle of 12 degrees 33 minutes 41 seconds and whose chord bears South 23 degrees 55 minutes 31 seconds West, a distance of 161.91 feet;

THENCE with said curve to the left and with the proposed southeasterly right-of-way line of said Alsbury Boulevard, an arc length of 162.24 feet to a R.O.W. Marker set for corner;

THENCE South 00 degrees 39 minutes 27 seconds East, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 24.45 feet to a R.O.W. Marker set for corner;

THENCE South 13 degrees 03 minutes 45 seconds West, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 104.41 feet to a R.O.W. Marker set for corner;

THENCE South 20 degrees 05 minutes 27 seconds West, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 24.68 feet to a R.O.W. Marker set for corner;

THENCE South 08 degrees 26 minutes 46 seconds West, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 163.43 feet to a R.O.W. Marker set for corner;

THENCE South 09 degrees 28 minutes 26 seconds East, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 25.00 feet to a R.O.W. Marker set for corner;

THENCE South 14 degrees 27 minutes 19 seconds West, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, passing at a distance of 146.63 feet, a point in the existing northwest line of County Road 1020 (an undedicated right-of-way), in all, a distance of 154.34 feet to a R.O.W. Marker set for corner;

THENCE South 44 degrees 01 minutes 45 seconds East, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 18.41 feet to a MAG nail set for corner in the southeast line of said 2.930 acre tract of land, said MAG nail being in said County Road 1020;

THENCE South 46 degrees 08 minutes 44 seconds West, with the southeast line of said 2.930 acre tract of land and with said County Road 1020, a distance of 125.91 feet to a MAG nail found for the south corner of said 2.930 acre tract of land, said MAG nail being in the northeast line of a 19.816 acre tract of land described in deed to Gregory Chretien and Pamela S. Chretien as recorded in Volume 2085, Page 897 of the Deed Records of Johnson County, Texas;

THENCE North 45 degrees 19 minutes 25 seconds West, with the southwest line of said 2.930 acre tract of land and with the northeast line of said 19.816 acre tract of land, passing at a distance of 22.67 feet a point in the existing northwest line of said County Road 1020, from which a 5/8 inch iron rod found for reference bears North 46 degrees 22 minutes 06 seconds East, a distance of 0.34 feet, in all, a distance of 105.19 feet to a R.O.W. Marker set for the intersection of the southwest line of said 2.930 acre tract of land and the northeast line of said 19.816 acre tract of land with the proposed northwesterly right-of-way line of said Alsbury Boulevard;

THENCE North 13 degrees 17 minutes 40 seconds East, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 20.05 feet to a R.O.W. Marker set for corner;

THENCE North 19 degrees 27 minutes 19 seconds East, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 131.20 feet to a R.O.W. Marker set for corner;

THENCE North 25 degrees 13 minutes 36 seconds East, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 25.00 feet to a R.O.W. Marker set for the beginning of a non-tangent curve to the left having a radius of 740.00 feet, a central angle of 03 degrees 56 minutes 02 seconds and whose chord bears North 10 degrees 24 minutes 47 seconds East, a distance of 50.80 feet;

THENCE with said non-tangent curve to the left and with the proposed northwesterly right-of-way line of said Alsbury Boulevard, an arc length of 50.81 feet to a R.O.W. Marker set for corner;

THENCE North 08 degrees 26 minutes 46 seconds East, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 210.27 feet to a R.O.W. Marker set for corner;

THENCE North 03 degrees 49 minutes 09 seconds West, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 23.98 feet to a R.O.W. Marker set for corner;

THENCE North 13 degrees 03 minutes 45 seconds East, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 104.41 feet to a R.O.W. Marker set for corner;

THENCE North 36 degrees 32 minutes 31 seconds East, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 24.66 feet to a R.O.W. Marker set for the beginning of a non-tangent curve to the right having a radius of 860.00 feet, a central angle of 10 degrees 19 minutes 23 seconds and whose chord bears North 24 degrees 17 minutes 50 seconds East, a distance of 154.74 feet;

THENCE with said non-tangent curve to the right and with the proposed northwesterly right-of-way line of said Alsbury Boulevard, an arc length of 154.95 feet to a R.O.W. Marker set for corner;

THENCE North 29 degrees 27 minutes 32 seconds East, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 187.73 feet to a R.O.W. Marker set for corner in the northeast line of said 3.355 acre tract of land, said R.O.W. Marker being in the southwest line of said 0.612 acre tract of land, said R.O.W. Marker also being the intersection of the proposed northwesterly right-of-way line of said Alsbury Boulevard with the existing southwest right-of-way line of said SW Hulen Street, from which a 5/8 inch iron rod with cap stamped "GORRONDONA" found for the north corner of said 3.355 acre tract of land bears North 45 degrees 13 minutes 02 seconds West, a distance of 18.18 feet, said 5/8 inch iron rod with cap stamped "GORRONDONA" being the west corner of said 0.612 acre tract of land, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being in the southeast line of a 3.836 acre tract of land described in deed to Cadet Ventures, LLC as recorded in County Clerk's File No. 2019-12892 of said Official Public Records of Johnson County, Texas;

THENCE South 45 degrees 13 minutes 02 seconds East, with the northeast line of said 3.355 acre tract of land, with the southwest line of said 0.612 acre tract of land and with the existing southwest right-of-way line of said SW Hulen Street, a distance of 159.57 feet to the **POINT OF BEGINNING** and containing 2.706 acres or 117,868 square feet of land, of which 0.066 acres or 2,861 square feet lies within the existing undedicated right-of-way of said County Road 1020, leaving a net area of 2.640 acres or 115,007 square feet of land, more or less.

Notes:

(1) A plat of even survey date herewith accompanies this legal description.

(2) R.O.W. markers along proposed right-of-way line are a 5/8 inch iron rod set with blue cap stamped "GORRONDONA" unless otherwise noted.

(3) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.

(4) Surveyed on the ground September, 2017 to April 2023.

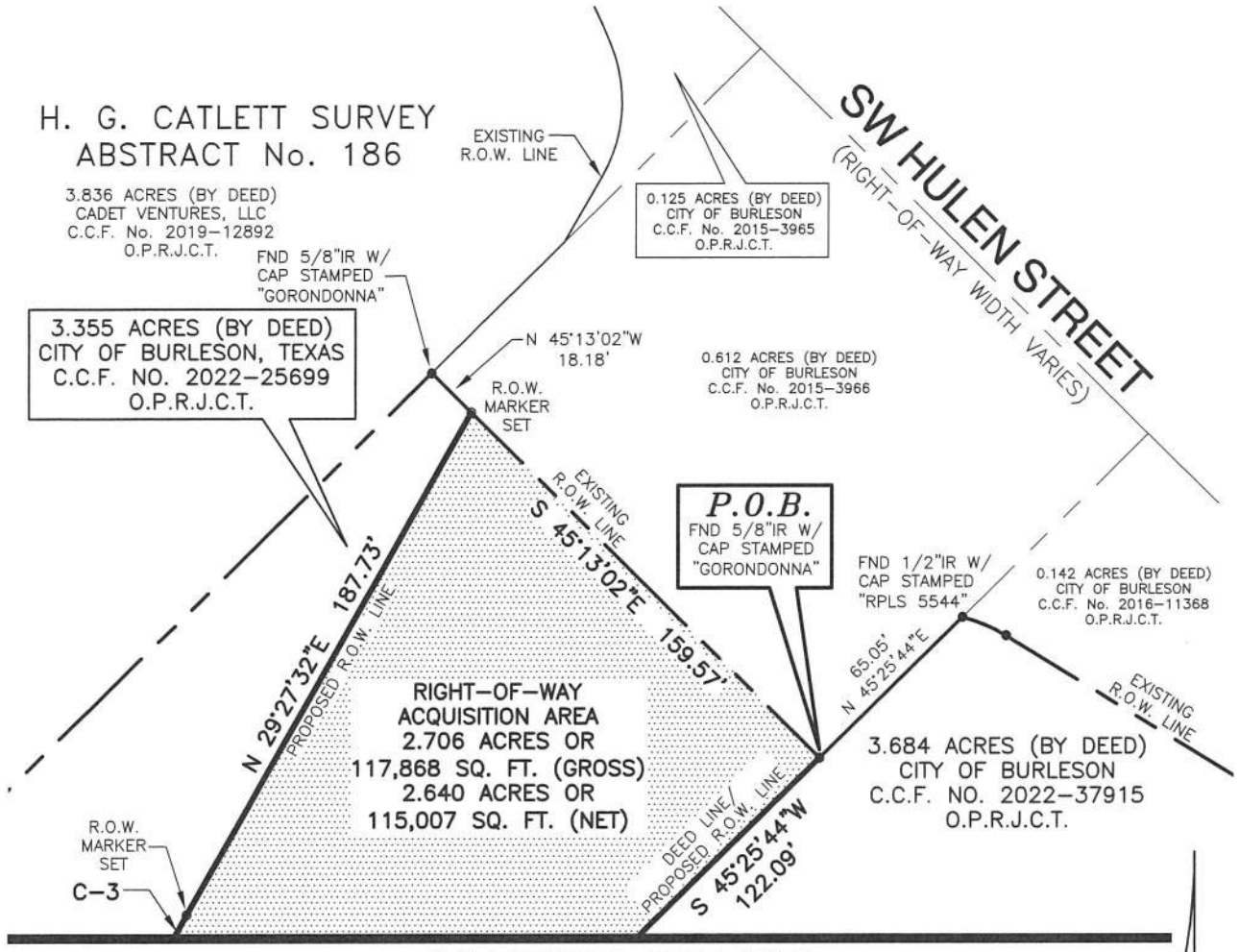
Date: August 4, 2023

Curtis Smith
Registered Professional Land Surveyor
No. 5494
Texas Firm No. 10106900



EXHIBIT "B"

PARCEL No. 9 ROW



NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.
4. SURVEYED ON THE GROUND SEPTEMBER, 2017 TO APRIL 2023.

N

60 30 0 60

SCALE IN FEET

THE CITY OF BURLESON TEXAS

City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2

HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 ROW	CITY PROJ. NO. ST2202
RIGHT-OF-WAY ACQUISITION	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 2.706 ACRES OR 117,868 SQUARE FEET (GROSS)	
WHOLE PROPERTY ACREAGE: 9.969 ACRES (BY DEEDS)	

JOB No. FNI_1504.00	DRAWN BY: RCS	CAD FILE: 9 ROW.DWG
DATE: AUGUST 4, 2023	EXHIBIT B PAGE 1 OF 5	SCALE: 1" = 60'

STATE OF TEXAS REGISTERED CURTIS SMITH 5494 PROFESSIONAL LAND SURVEYOR

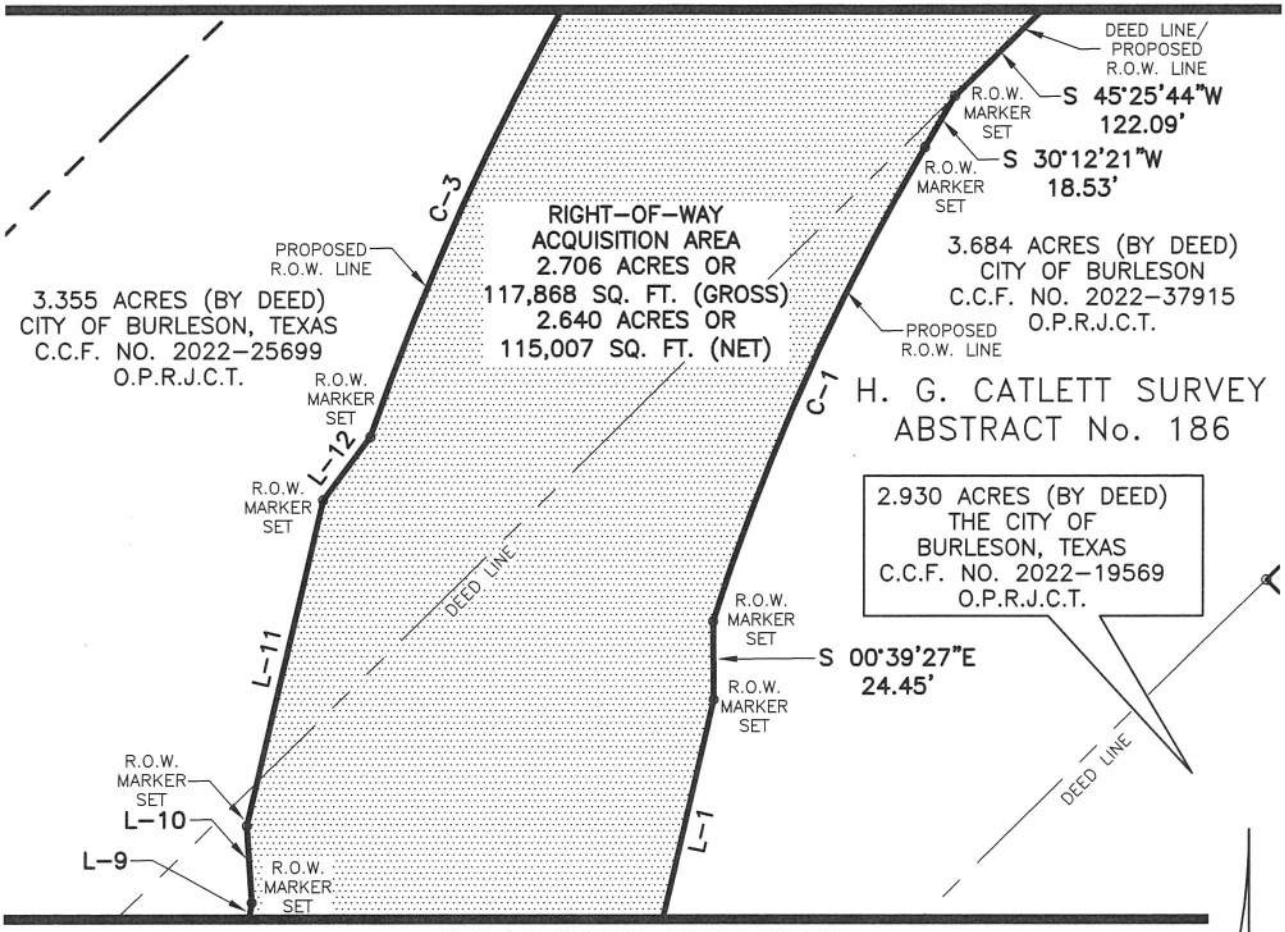
CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768

EXHIBIT "B"

PARCEL No. 9 ROW

MATCHLINE "A"



MATCHLINE "B"

NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.
4. SURVEYED ON THE GROUND SEPTEMBER, 2017 TO APRIL 2023.

N

60 30 0 60

SCALE IN FEET

THE CITY OF BURLESON TEXAS

City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2

HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 ROW	CITY PROJ. NO. ST2202
RIGHT-OF-WAY ACQUISITION	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 2.706 ACRES OR 117,868 SQUARE FEET (GROSS)	
WHOLE PROPERTY ACREAGE: 9.969 ACRES (BY DEEDS)	

JOB No. FNI_1504.00	DRAWN BY: RCS	CAD FILE: 9 ROW.DWG
DATE: AUGUST 4, 2023	EXHIBIT B PAGE 2 OF 5	SCALE: 1" = 60'

STATE OF TEXAS REGISTERED CURTIS SMITH 5494 PROFESSIONAL LAND SURVEYOR

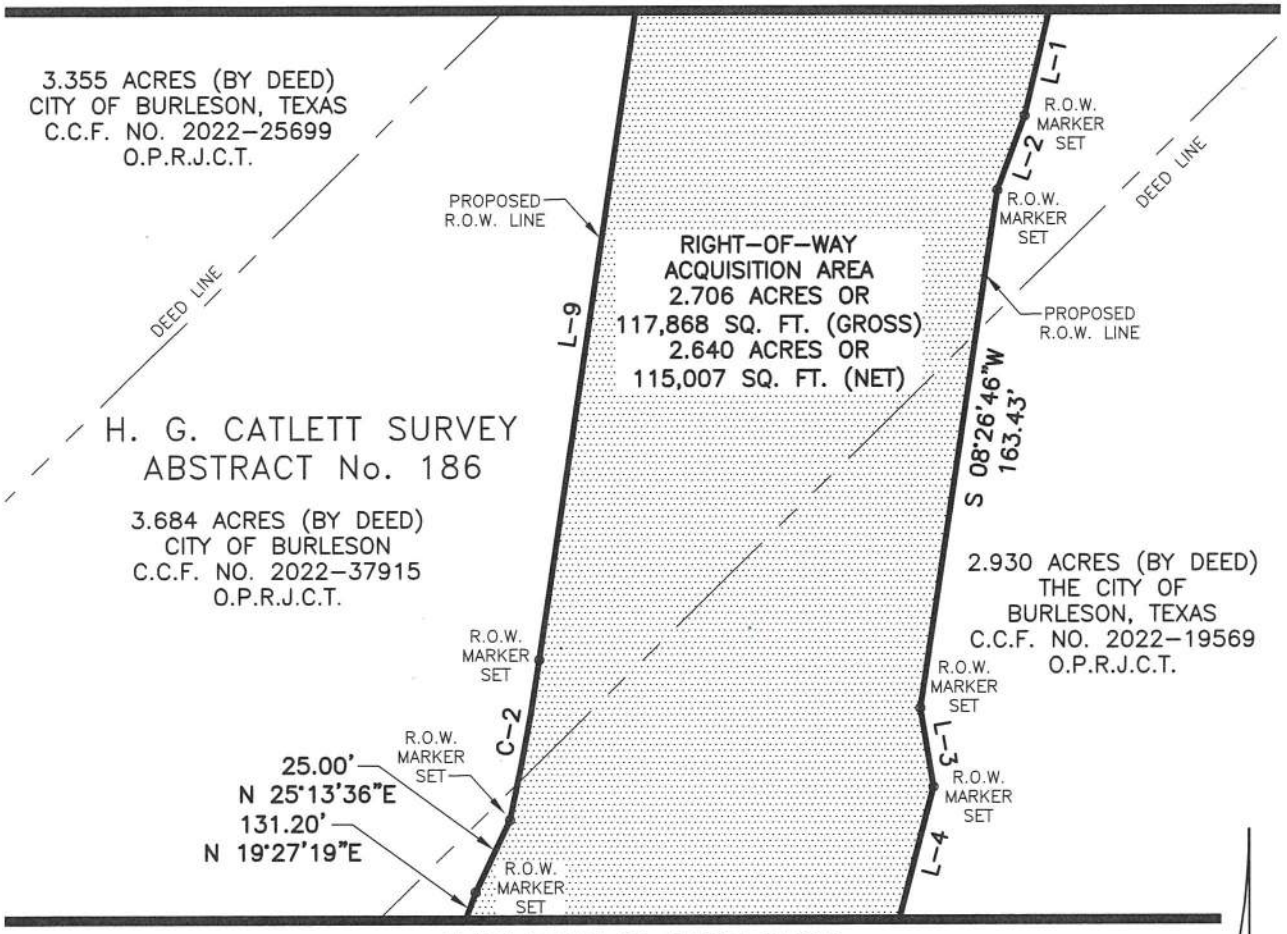
CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768

EXHIBIT "B"

PARCEL No. 9 ROW

MATCHLINE "B"



MATCHLINE "C"

NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.
4. SURVEYED ON THE GROUND SEPTEMBER, 2017 TO APRIL 2023.

N

60 30 0 60

SCALE IN FEET

THE CITY OF BURLESON TEXAS

City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2

HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 ROW	CITY PROJ. NO. ST2202
RIGHT-OF-WAY ACQUISITION	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 2.706 ACRES OR 117,868 SQUARE FEET (GROSS)	
WHOLE PROPERTY ACREAGE: 9.969 ACRES (BY DEEDS)	

JOB No. FNI_1504.00	DRAWN BY: RCS	CAD FILE: 9 ROW.DWG
DATE: AUGUST 4, 2023	EXHIBIT B PAGE 3 OF 5	SCALE: 1" = 60'

STATE OF TEXAS REGISTERED CURTIS SMITH 5494 PROFESSIONAL LAND SURVEYOR

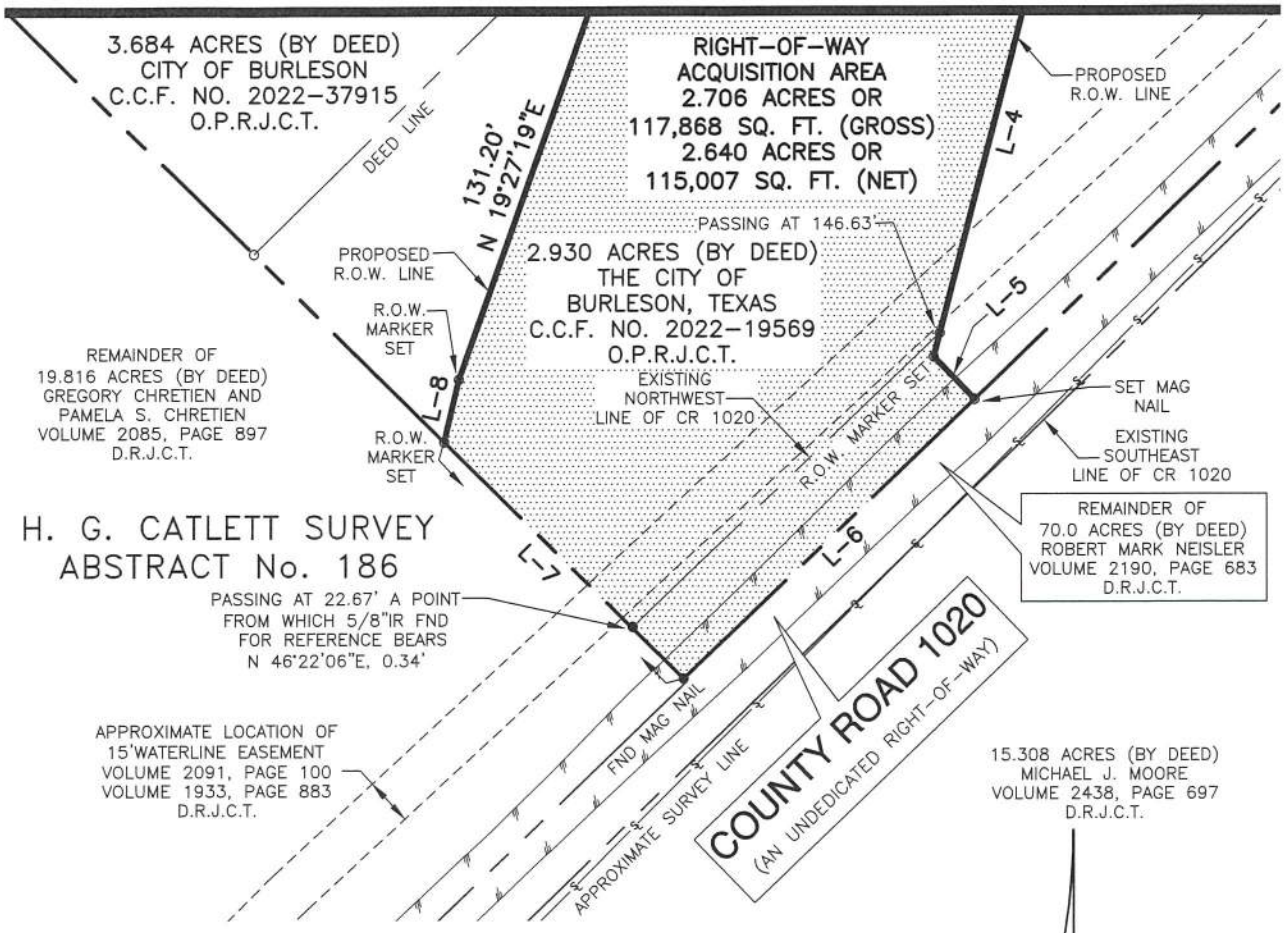
CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768

EXHIBIT "B"

PARCEL No. 9 ROW

MATCHLINE "C"



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1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.
4. SURVEYED ON THE GROUND SEPTEMBER, 2017 TO APRIL 2023.

THE CITY OF BURLESON TEXAS

City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2

HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 ROW	CITY PROJ. NO. ST2202
RIGHT-OF-WAY ACQUISITION	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 2.706 ACRES OR 117,868 SQUARE FEET (GROSS)	
WHOLE PROPERTY ACREAGE: 9.969 ACRES (BY DEEDS)	

JOB No. FNI_1504.00	DRAWN BY: RCS	CAD FILE: 9 ROW.DWG
DATE: AUGUST 4, 2023	EXHIBIT B PAGE 4 OF 5	SCALE: 1" = 60'

STATE OF TEXAS REGISTERED CURTIS SMITH 5494 PROFESSIONAL LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768

EXHIBIT "B"

PARCEL No. 9 ROW

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C–1	740.00'	12°33'41"	S 23°55'31"W	161.91'	162.24'
C–2	740.00'	03°56'02"	N 10°24'47"E	50.80'	50.81'
C–3	860.00'	10°19'23"	N 24°17'50"E	154.74'	154.95'

LINE TABLE		
LINE	BEARING	DISTANCE
L–1	S 13°03'45"W	104.41'
L–2	S 20°05'27"W	24.68'
L–3	S 09°28'26"E	25.00'
L–4	S 14°27'19"W	154.34'
L–5	S 44°01'45"E	18.41'
L–6	S 46°08'44"W	125.91'
L–7	N 45°19'25"W	105.19'
L–8	N 13°17'40"E	20.05'
L–9	N 08°26'46"E	210.27'
L–10	N 03°49'09"W	23.98'
L–11	N 13°03'45"E	104.41'
L–12	N 36°32'31"E	24.66'

NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT–OF–WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD–83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.
4. SURVEYED ON THE GROUND SEPTEMBER, 2017 TO APRIL 2023.

THE CITY OF BURLESON TEXAS

City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2

HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 ROW	CITY PROJ. NO. ST2202
RIGHT–OF–WAY ACQUISITION	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 2.706 ACRES OR 117,868 SQUARE FEET (GROSS)	
WHOLE PROPERTY ACREAGE: 9.969 ACRES (BY DEEDS)	

JOB No. FNI_1504.00	DRAWN BY: RCS	CAD FILE: 9 ROW.DWG
DATE: AUGUST 4, 2023	EXHIBIT B PAGE 5 OF 5	SCALE: N/A

STATE OF TEXAS REGISTERED CURTIS SMITH 5494 PROFESSIONAL LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817–496–1424 FAX 817–496–1768

<u>NOTICE OF CONFIDENTIALITY RIGHTS:</u> IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

CITY OF BURLESON, TEXAS
PERMANENT GRADING EASEMENT

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

That, The CITY OF BURLESON, of the County of JOHNSON, State of Texas, GRANTOR herein, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid by the City of Burleson, Texas, a municipal corporation of Johnson County, Texas, GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged and confessed, does hereby grant, sell and convey to GRANTEE a permanent and perpetual easement for the purpose of installing, constructing, repairing, maintaining, altering, replacing, relocating, rebuilding, removing, and grading improvements, and all necessary appurtenances thereto, in, into, upon, over, across and under that land in Johnson County Texas, recorded in Johnson County described on Exhibit "A" and depicted on Exhibit "B", attached hereto and made a part hereof, together with the right of ingress and egress as necessary for such purposes.

GRANTOR covenants and agrees that GRANTEE shall have the right to excavate and fill upon said permanent easement and to remove from said permanent easement, any fences, buildings or other obstructions as may now be found upon said permanent easement together with the right of ingress and egress over Grantor's adjacent lands to or from said right-of-way for the purpose of constructing, improving, reconstructing, repairing, inspecting, maintaining and removing said drainage system and appurtenances; the right to remove all trees within the permanent easement; the right to prevent possible interference with the operation of said drainage system and to remove possible hazard thereto; and the right to prevent the construction within the easement of any building, structure or other obstruction, including the planting of trees, which may endanger or interfere with the efficiency, safety and convenient operation of said drainage system and its appurtenances.

The permanent easement herein dedicated shall run with the land and forever be a right in and to the land belonging to said GRANTOR, its heirs, representatives, successors and assigns.

TO HAVE AND TO HOLD the above-described permanent easement, with the right of ingress and egress thereto, together with all and singular, the rights and appurtenances thereto, anywise belonging unto the said GRANTEE, its successors and assigns forever; and GRANTOR does hereby bind itself, its heirs, representatives, successors and assigns, to warrant and to forever defend all and singular the premises unto the GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim same or any part thereof.

WITNESS OUR HANDS, this the_____ day of _____, 2026.

GRANTOR:

_____
Name (Signature)

_____
Name (Print)

_____
Title

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF JOHNSON §

BEFORE ME, the undersigned authority in and for Johnson County, 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 foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

_____
Notary Public in and for the
State of Texas

My Commission Expires:

_____
Type or Print Notary's Name

_____

ALSBURY ROAD PH. 2 HULEN to CR 1020 (BRIDGE)
CITY PROJECT No. ST2202
PARCEL No. 9 GE
11013 COUNTY ROAD 1020
H. G. CATLETT SURVEY, ABSTRACT No. 186

EXHIBIT "A"

Being a permanent grading easement situated in the H. G. Catlett Survey, Abstract No. 186, City of Burleson, Johnson County, Texas, said permanent grading easement being a portion of a 3.684 acre tract of land (by deed) described in deed to City of Burleson as described in County Clerk's File No. 2022-37915 of the Official Public Records of Johnson County, Texas, said permanent grading easement being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "GORRONDONA" found for the east corner of a 3.355 acre tract of land (by deed) described in deed to the City of Burleson, Texas as recorded in County Clerk's File No. 2022-25699 of said Official Public Records of Johnson County, Texas, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the northwest line of said 3.684 acre tract of land, said 5/8 inch iron rod with cap stamped "GORRONDONA" being the south corner of a 0.612 acre tract of land (by deed) described in deed to City of Burleson as recorded in County Clerk's File No. 2015-3966 of said Official Public Records of Johnson County, Texas, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being the intersection of the existing southwest right-of-way line of SW Hulen Street (right-of-way width varies) with the proposed southeasterly right-of-way line of Alsbury Boulevard (right-of-way width varies), from which a 1/2 inch iron rod with cap stamped "RPLS 5544" found for the north corner of said 3.684 acre tract of land bears North 45 degrees 25 minutes 44 seconds East, a distance of 65.05 feet, said 1/2 inch iron rod with cap stamped "RPLS 5544" being the west corner of a 0.142 acre tract of land (by deed) described in deed to City of Burleson as recorded in County Clerk's File No. 2016-11368 of said Official Public Records of Johnson County, Texas, said 1/2 inch iron rod with cap stamped "RPLS 5544" also being an angle point in the existing southwest right-of-way line of said SW Hulen Street, and from which a 5/8 inch iron rod with cap stamped "GORRONDONA" found for the north corner of said 3.355 acre tract of land bears North 45 degrees 13 minutes 02 seconds West, a distance of 177.75 feet, said 5/8 inch iron rod with cap stamped "GORRONDONA" being the west corner of said 0.612 acre tract of land, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being in the southeast line of a 3.836 acre tract of land (by deed) described in deed to Cadet Ventures, LLC as recorded in County Clerk's File No. 2019-12892 of said Official Public Records of Johnson County, Texas; THENCE, South 45 degrees 25 minutes 44 seconds West, with the northwest line of said 3.684 acre tract of land, with the southeast line of said 3.355 acre tract of land and with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 49.73 feet to the **POINT OF BEGINNING** of the herein described permanent grading easement;

THENCE South 30 degrees 12 minutes 21 seconds West, a distance of 116.21 feet to a point for corner;

THENCE South 16 degrees 26 minutes 45 seconds West, a distance of 129.64 feet to a point for corner;

THENCE North 72 degrees 21 minutes 20 seconds West, a distance of 32.91 feet to a R.O.W. Marker set for corner in the proposed southeasterly right-of-way line of said Alsbury Boulevard, said R.O.W. Marker being the beginning of a non-tangent curve to the right having a radius of 740.00 feet, a central angle of 12 degrees 33 minutes 41 seconds and whose chord bears North 23 degrees 55 minutes 31 seconds East, a distance of 161.91 feet;

THENCE with said non-tangent curve to the right and with the proposed southeasterly right-of-way line of said Alsbury Boulevard, an arc length of 162.24 feet to R.O.W. Marker set for corner;

THENCE North 30 degrees 12 minutes 21 seconds East, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 18.53 feet to a R.O.W. Marker set for corner in the northwest line of said 3.684 acre tract of land, said R.O.W. Marker being in the southeast line of said 3.355 acre tract of land;

THENCE North 45 degrees 25 minutes 44 seconds East, with the northwest line of said 3.684 acre tract of land, with the southeast line of said 3.355 acre tract of land and with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 72.36 feet to the **POINT OF BEGINNING** and containing 0.119 acres or 5,175 square feet of land, more or less.

Notes:

(1) A plat of even survey date herewith accompanies this legal description.

(2) R.O.W. markers along proposed right-of-way line are a 5/8 inch iron rod set with blue cap stamped "GORRONDONA" unless otherwise noted.

(3) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.

Date: August 15, 2023

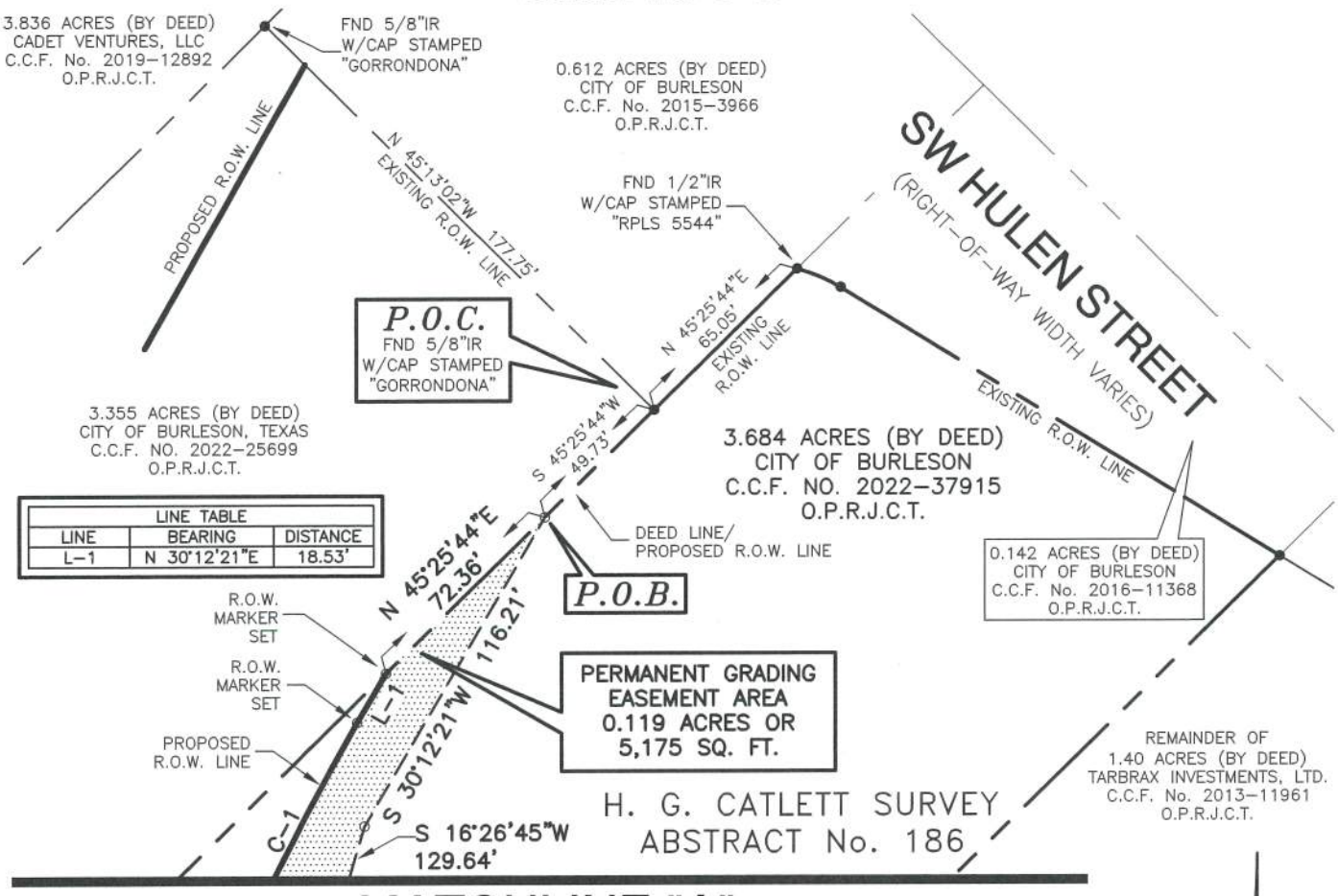


Curtis Smith
Registered Professional Land Surveyor
No. 5494
Texas Firm No. 10106900



EXHIBIT "B"

PARCEL No. 9 GE



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 30°12'21"E	18.53'

MATCHLINE "A"

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	740.00'	12°33'41"	N 23°55'31"E	161.91'	162.24'

NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

N

60 30 0 60

SCALE IN FEET

THE CITY OF BURLESON TEXAS

City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2

HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 GE	CITY PROJ. NO. ST2202
PERMANENT GRADING EASEMENT	
OWNER: CITY OF BURLESON	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 0.119 ACRES OR 5,175 SQUARE FEET	
WHOLE PROPERTY ACREAGE: 3.684 ACRES (BY DEED)	

JOB No. FNI_1504.00	DRAWN BY: JM	CAD FILE: 9 GE.DWG
DATE: AUGUST 15, 2023	EXHIBIT B PAGE 1 OF 2	SCALE: 1" = 60'

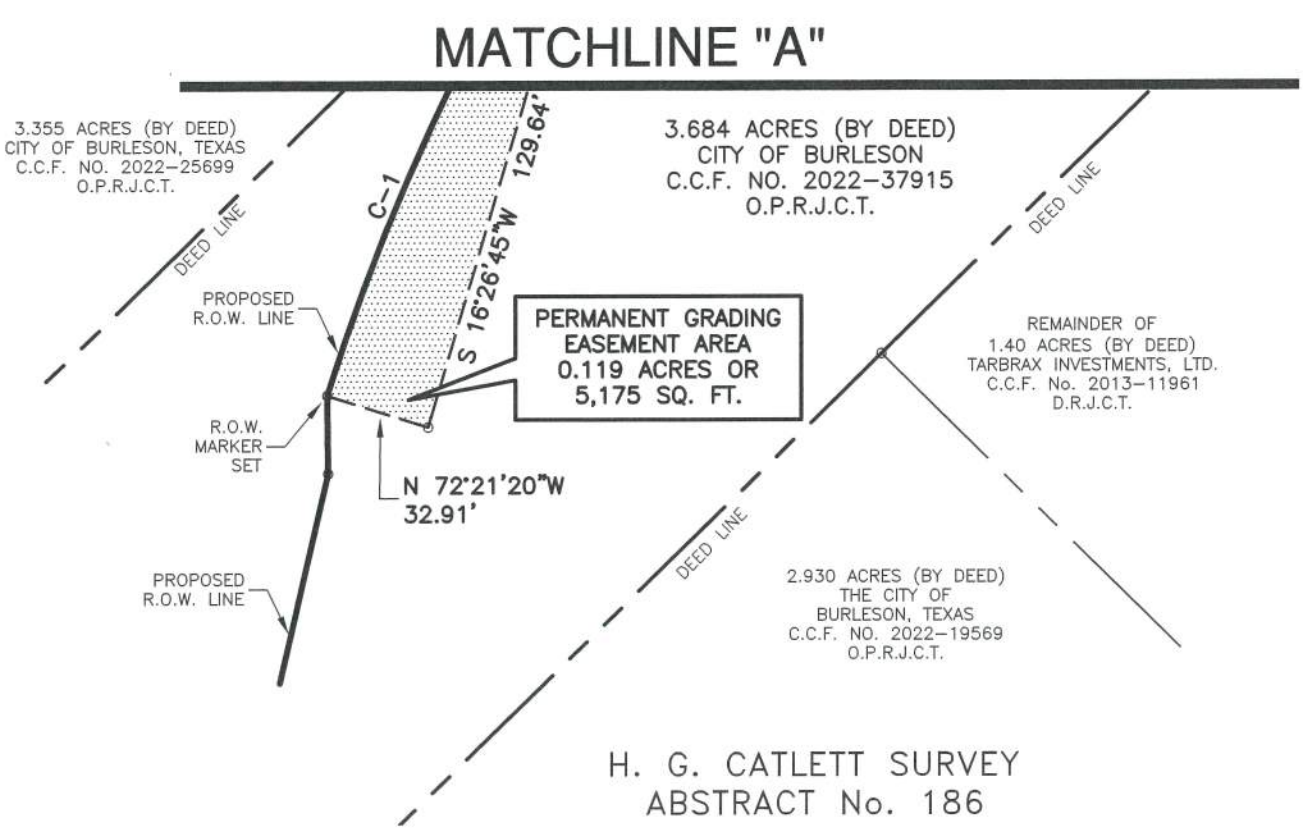
STATE OF TEXAS REGISTERED CURTIS SMITH 5494 PROFESSIONAL LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768

EXHIBIT "B"

PARCEL No. 9 GE



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	740.00'	12°33'41"	N 23°55'31"E	161.91'	162.24'

NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

N

60 30 0 60

SCALE IN FEET

THE CITY OF BURLESON TEXAS

City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2

HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 GE	CITY PROJ. NO. ST2202
PERMANENT GRADING EASEMENT	
OWNER: CITY OF BURLESON	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 0.119 ACRES OR 5,175 SQUARE FEET	
WHOLE PROPERTY ACREAGE: 3.684 ACRES (BY DEED)	

JOB No. FNI_1504.00	DRAWN BY: JM	CAD FILE: 9 GE.DWG
DATE: AUGUST 15, 2023	EXHIBIT B PAGE 2 OF 2	SCALE: 1" = 60'

STATE OF TEXAS REGISTERED CURTIS SMITH 5494 PROFESSIONAL LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768

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CITY OF BURLESON, TEXAS
PERMANENT GRADING EASEMENT

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

That, The CITY OF BURLESON, of the County of JOHNSON, State of Texas, GRANTOR herein, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid by the City of Burleson, Texas, a municipal corporation of Johnson County, Texas, GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged and confessed, does hereby grant, sell and convey to GRANTEE a permanent and perpetual easement for the purpose of installing, constructing, repairing, maintaining, altering, replacing, relocating, rebuilding, removing, and grading improvements, and all necessary appurtenances thereto, in, into, upon, over, across and under that land in Johnson County Texas, recorded in Johnson County described on Exhibit "A" and depicted on Exhibit "B", attached hereto and made a part hereof, together with the right of ingress and egress as necessary for such purposes.

GRANTOR covenants and agrees that GRANTEE shall have the right to excavate and fill upon said permanent easement and to remove from said permanent easement, any fences, buildings or other obstructions as may now be found upon said permanent easement together with the right of ingress and egress over Grantor's adjacent lands to or from said right-of-way for the purpose of constructing, improving, reconstructing, repairing, inspecting, maintaining and removing said drainage system and appurtenances; the right to remove all trees within the permanent easement; the right to prevent possible interference with the operation of said drainage system and to remove possible hazard thereto; and the right to prevent the construction within the easement of any building, structure or other obstruction, including the planting of trees, which may endanger or interfere with the efficiency, safety and convenient operation of said drainage system and its appurtenances.

The permanent easement herein dedicated shall run with the land and forever be a right in and to the land belonging to said GRANTOR, its heirs, representatives, successors and assigns.

TO HAVE AND TO HOLD the above-described permanent easement, with the right of ingress and egress thereto, together with all and singular, the rights and appurtenances thereto, anywise belonging unto the said GRANTEE, its successors and assigns forever; and GRANTOR does hereby bind itself, its heirs, representatives, successors and assigns, to warrant and to forever defend all and singular the premises unto the GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim same or any part thereof.

WITNESS OUR HANDS, this the_____ day of _____, 2026.

GRANTOR:

_____
Name (Signature)

_____
Name (Print)

_____
Title

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF JOHNSON §

BEFORE ME, the undersigned authority in and for Johnson County, 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 foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

_____
Notary Public in and for the
State of Texas

My Commission Expires:

_____
Type or Print Notary's Name

_____

ALSBURY ROAD PH. 2 HULEN to CR 1020 (BRIDGE)
CITY PROJECT No. ST2202
PARCEL No. 9 GE 2
2441 SW HULEN STREET
H. G. CATLETT SURVEY, ABSTRACT No. 186

EXHIBIT "A"

Being a permanent grading easement situated in the H. G. Catlett Survey, Abstract No. 186, City of Burleson, Johnson County, Texas, said permanent grading easement being a portion of a 3.355 acre tract of land (by deed) described in deed to City of Burleson, Texas as recorded in County Clerk's File No. 2022-25699 of the Official Public Records of Johnson County, Texas, said permanent grading easement being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "GORRONDONA" found for the north corner of said 3.355 acre tract of land, said 5/8 inch iron rod with cap stamped "GORRONDONA" being the west corner of a 0.612 acre tract of land (by deed) described in deed to City of Burleson as recorded in County Clerk's File No. 2015-3966 of said Official Public Records of Johnson County, Texas, said 5/8 inch iron rod with cap stamped "GORRONDONA" being an exterior corner of the existing southwest right-of-way line of SW Hulen Street (right-of-way width varies), said 5/8 inch iron rod with cap stamped "GORRONDONA" also being in the southeast line of a 3.836 acre tract of land (by deed) described in deed to Cadet Ventures, LLC as recorded in County Clerk's File No. 2019-12892 of said Official Public Records of Johnson County, Texas, from which a 5/8 inch iron rod with cap stamped "GORRONDONA" found for the south corner of a 0.125 acre tract of land (by deed) described in deed to City of Burleson as recorded in County Clerk's File No. 2015-3965 of said Official Public Records of Johnson County bears North 45 degrees 22 minutes 01 seconds East, a distance of 60.47 feet, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the southeast line of said 3.836 acre tract of land, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being in the existing southwest right-of-way line of said SW Hulen Street; THENCE, South 45 degrees 13 minutes 02 seconds East, with the northeast line of said 3.355 acre tract of land, with the southwest line of said 0.612 acre tract of land and with the existing southwest right-of-way line of said SW Hulen Street, a distance of 10.95 feet to the **POINT OF BEGINNING** of the herein described permanent grading easement;

THENCE South 45 degrees 13 minutes 02 seconds East, with the northeast line of said 3.355 acre tract of land, with the southwest line of said 0.612 acre tract of land and with the existing southwest right-of-way line of said SW Hulen Street, a distance of 7.23 feet to a R.O.W. Marker set for the intersection of the existing southwest right-of-way line of said SW Hulen Street, the northeast line of said 3.355 acre tract of land and the southwest line of said 0.612 acre tract of land with the proposed northwesterly right-of-way line of Alsbury Boulevard (right-of-way width varies), from which a 5/8 inch iron rod with cap stamped "GORRONDONA" found for the east corner of said 3.355 acre tract of land bears South 45 degrees 13 minutes 02 seconds East, a distance of 159.57 feet, said 5/8 inch iron rod with cap stamped "GORRONDONA" being the south corner of said 0.612 acre tract of land, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the northwest line of a 3.684 acre tract of land (by deed) described in deed to City of Burleson as recorded in County Clerk's File No. 2022-37915 of said Official Public Records of Johnson County, Texas, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being the intersection of the existing southwest right-of-way line of said SW Hulen Street, with the proposed southeasterly right-of-way line of said Alsbury Boulevard;

THENCE South 29 degrees 27 minutes 32 seconds West, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 187.73 feet to a R.O.W. Marker set for the beginning of a curve to the left having a radius of 860.00 feet, a central angle of 10 degrees 19 minutes 23 seconds and whose chord bears South 24 degrees 17 minutes 50 seconds West, a distance of 154.74 feet;

THENCE with said curve to the left and with the proposed northwesterly right-of-way line of said Alsbury Boulevard, an arc length of 154.95 feet to a R.O.W. Marker set for corner;

THENCE North 70 degrees 51 minutes 51 seconds West, a distance of 25.00 feet to a point for the beginning of a non-tangent curve to the right having a radius of 885.00 feet, a central angle of 10 degrees 19 minutes 23 seconds and whose chord bears North 24 degrees 17 minutes 50 seconds East, a distance of 159.23 feet;

THENCE with said non-tangent curve to the right, an arc length of 159.45 feet to a point for corner;

THENCE North 34 degrees 53 minutes 25 seconds East, a distance of 190.49 feet to the **POINT OF BEGINNING** and containing 0.160 acres or 6,955 square feet of land, more or less.

Notes:

(1) A plat of even survey date herewith accompanies this legal description.

(2) R.O.W. markers along proposed right-of-way line are a 5/8 inch iron rod set with blue cap stamped "GORRONDONA" unless otherwise noted.

(3) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.

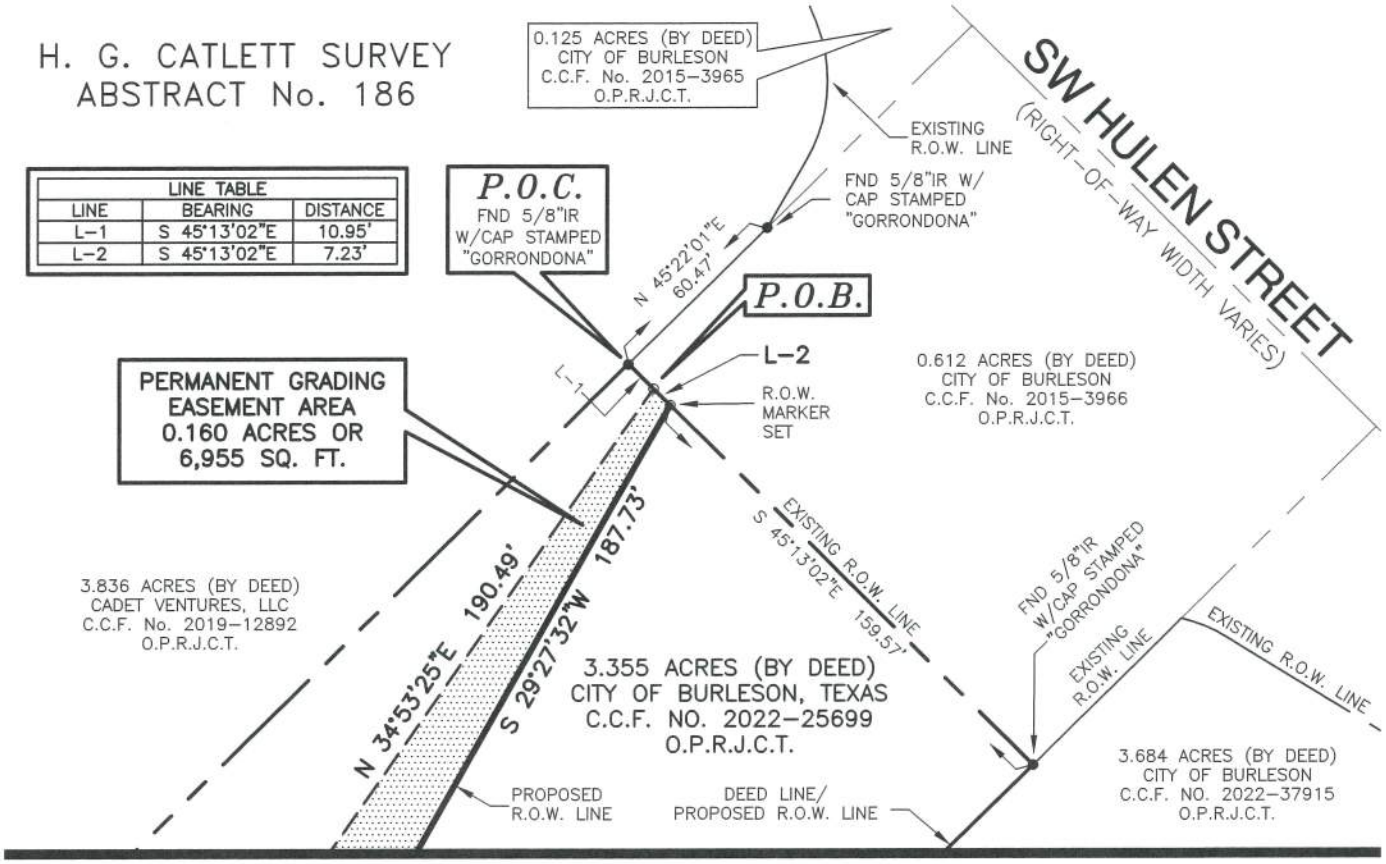
Date: September 12, 2023

Curtis Smith
Registered Professional Land Surveyor
No. 5494
Texas Firm No. 10106900



EXHIBIT "B"

PARCEL No. 9 GE 2



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 45°13'02"E	10.95'
L-2	S 45°13'02"E	7.23'

MATCHLINE "A"

NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

N

60 30 0 60

SCALE IN FEET

THE CITY OF BURLESON TEXAS

City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2

HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 GE 2	CITY PROJ. NO. ST2202
PERMANENT GRADING EASEMENT	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 0.160 ACRES OR 6,955 SQUARE FEET	
WHOLE PROPERTY ACREAGE: 3.355 ACRES (BY DEED)	

JOB No. FNI_1504.00	DRAWN BY: JM	CAD FILE: 9 GE 2.DWG
DATE: SEPTEMBER 12, 2023	EXHIBIT B PAGE 1 OF 2	SCALE: 1" = 60'

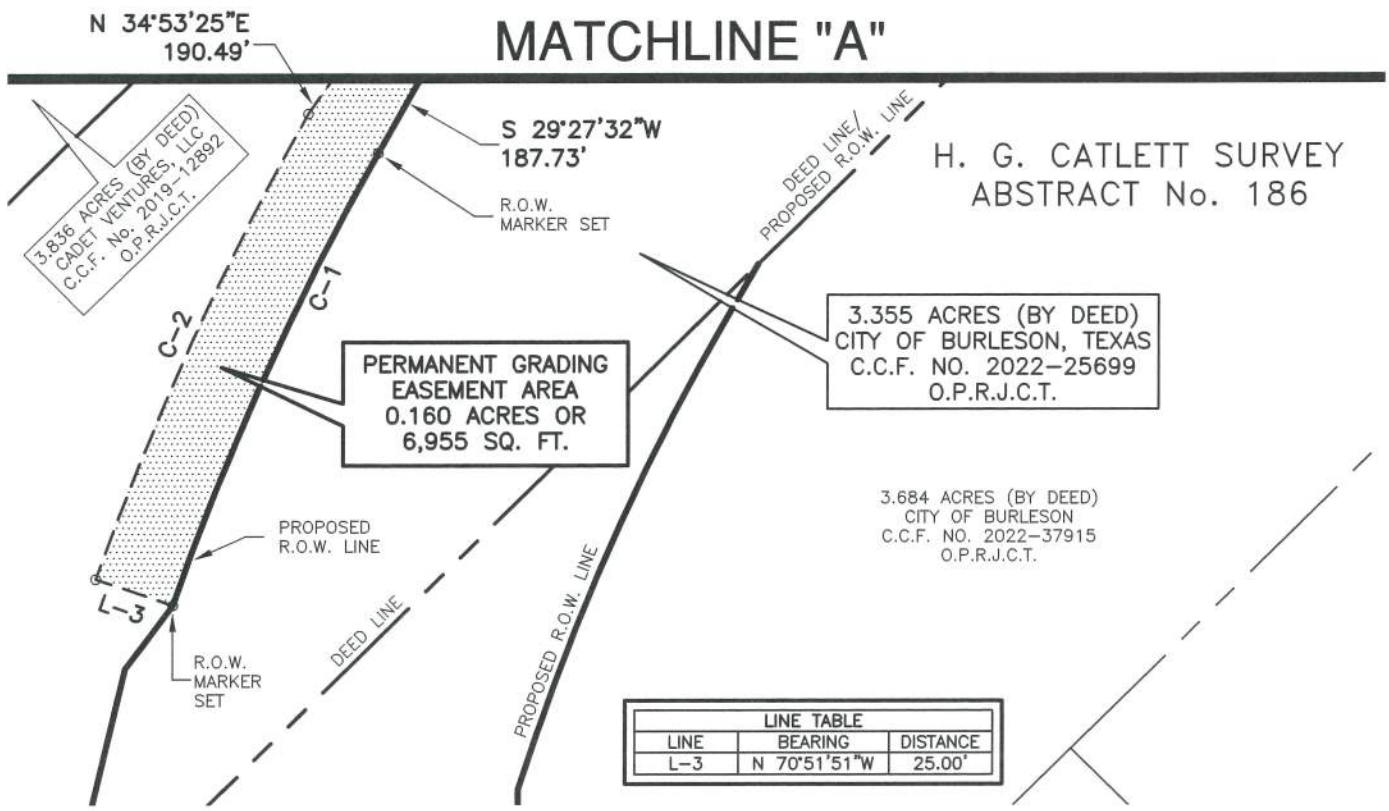
STATE OF TEXAS REGISTERED CURTIS SMITH 5494 PROFESSIONAL LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768

EXHIBIT "B"

PARCEL No. 9 GE 2



LINE TABLE		
LINE	BEARING	DISTANCE
L-3	N 70°51'51"W	25.00'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	860.00'	10°19'23"	S 24°17'50"W	154.74'	154.95'
C-2	885.00'	10°19'23"	N 24°17'50"E	159.23'	159.45'

NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ROW MARKERS ALONG PROPOSED RIGHT-OF-WAY LINE ARE A 5/8" IRON ROD SET WITH BLUE CAP STAMPED "GORRONDONA" UNLESS OTHERWISE NOTED.
3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

N

60 30 0 60

SCALE IN FEET

THE CITY OF BURLESON TEXAS

City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2

HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 GE 2	CITY PROJ. NO. ST2202
PERMANENT GRADING EASEMENT	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 0.160 ACRES OR 6,955 SQUARE FEET	
WHOLE PROPERTY ACREAGE: 3.355 ACRES (BY DEED)	

JOB No. FNI_1504.00	DRAWN BY: JM	CAD FILE: 9 GE 2.DWG
DATE: SEPTEMBER 12, 2023	EXHIBIT B PAGE 2 OF 2	SCALE: 1" = 60'

STATE OF TEXAS REGISTERED CURTIS SMITH 5494 PROFESSIONAL LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768

<u>NOTICE OF CONFIDENTIALITY RIGHTS:</u> IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

CITY OF BURLESON, TEXAS
PERMANENT DRAINAGE EASEMENT

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

That, The CITY OF BURLESON, of the County of JOHNSON, State of Texas, GRANTOR herein, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid by the City of Burleson, Texas, a municipal corporation of Johnson County, Texas, GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged and confessed, does hereby grant, sell and convey to GRANTEE a permanent and perpetual easement for the purpose of installing, constructing, repairing, maintaining, altering, replacing, relocating, rebuilding, removing, and operating drainage facilities, and all necessary appurtenances thereto, in, into, upon, over, across and under that land in Tarrant County Texas, recorded in Johnson County described on Exhibit "A" and depicted on Exhibit "B", attached hereto and made a part hereof, together with the right of ingress and egress as necessary for such purposes.

GRANTOR covenants and agrees that GRANTEE shall have the right to excavate and fill upon said permanent easement and to remove from said permanent easement, any fences, buildings or other obstructions as may now be found upon said permanent easement together with the right of ingress and egress over Grantor's adjacent lands to or from said right-of-way for the purpose of constructing, improving, reconstructing, repairing, inspecting, maintaining and removing said drainage system and appurtenances; the right to remove all trees within the permanent easement; the right to prevent possible interference with the operation of said drainage system and to remove possible hazard thereto; and the right to prevent the construction within the easement of any building, structure or other obstruction, including the planting of trees, which may endanger or interfere with the efficiency, safety and convenient operation of said drainage system and its appurtenances.

The permanent easement herein dedicated shall run with the land and forever be a right in and to the land belonging to said GRANTOR, its heirs, representatives, successors and assigns.

TO HAVE AND TO HOLD the above-described permanent easement, with the right of ingress and egress thereto, together with all and singular, the rights and appurtenances thereto, anywise belonging unto the said GRANTEE, its successors and assigns forever; and GRANTOR does hereby bind itself, its heirs, representatives, successors and assigns, to warrant and to forever defend all and singular the premises unto the GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim same or any part thereof.

WITNESS OUR HANDS, this the_____ day of _____, 2026.

GRANTOR:

_____
Name (Signature)

_____
Name (Print)

_____
Title

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF JOHNSON §

BEFORE ME, the undersigned authority in and for Johnson County, 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 foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

_____
Notary Public in and for the
State of Texas

My Commission Expires:

_____
Type or Print Notary's Name

_____

ALSBURY ROAD PH. 2 HULEN to CR 1020 (BRIDGE)
CITY PROJECT No. ST2202
PARCEL No. 9 DE
11013 COUNTY ROAD 1020
H. G. CATLETT SURVEY, ABSTRACT No. 186

EXHIBIT "A"

Being a permanent drainage easement situated in the H. G. Catlett Survey, Abstract No. 186, City of Burleson, Johnson County, Texas, said permanent drainage easement being a portion of a 2.930 acre tract of land (by deed) described in deed to the City of Burleson, Texas as described in County Clerk's File No. 2022-19569 of the Official Public Records of Johnson County, Texas, said permanent drainage easement also being a portion of a 3.684 acre tract of land (by deed) described in deed to City of Burleson, Texas as described in County Clerk's File No. 2022-37915 of said Official Public Records of Johnson County, Texas, said permanent drainage easement being more particularly described by metes and bounds as follows:

COMMENCING at a MAG nail found for the south corner of said 2.930 acre tract of land, said MAG nail being in the northeast line of a 19.816 acre tract of land (by deed) described in deed to Gregory Chretien and Pamela S. Chretien as recorded in Volume 2085, Page 897 of the Deed Records of Johnson County, Texas, said MAG nail being in County Road 1020 (an undedicated right-of-way), from which a 5/8 iron rod found for reference in the existing northwest line of said County Road 1020 bears North 44 degrees 27 minutes 41 seconds West, a distance of 22.67 feet; THENCE, North 46 degrees 08 minutes 44 seconds East, with the southeast line of said 2.930 acre tract of land and with said County Road 1020, a distance of 125.91 feet to a MAG nail set for the intersection of the southeast line of said 2.930 acre tract of land with the proposed southeasterly right-of-way line of Alsbury Boulevard (right-of-way width varies); THENCE, North 44 degrees 01 minutes 45 seconds West, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 18.41 feet to a R.O.W. Marker set for the **POINT OF BEGINNING** of the herein described permanent drainage easement, said R.O.W. Marker set being an angle point in the proposed southeasterly right-of-way line of said Alsbury Boulevard;

THENCE North 14 degrees 27 minutes 19 seconds East, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, passing at a distance of 7.72 feet, a point in the existing northwest line of said County Road 1020, in all, a distance of 154.34 feet to a R.O.W. Marker set for corner;

THENCE North 09 degrees 28 minutes 26 seconds West, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 25.00 feet to a R.O.W. Marker set for corner;

THENCE North 08 degrees 26 minutes 46 seconds East, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 163.43 feet to a R.O.W. Marker set for corner;

THENCE North 20 degrees 05 minutes 27 seconds East, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 24.68 feet to a R.O.W. Marker set for corner;

THENCE North 13 degrees 03 minutes 45 seconds East, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 104.41 feet to a R.O.W. Marker set for corner;

THENCE North 00 degrees 39 minutes 27 seconds West, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 24.45 feet to a R.O.W. Marker set for corner, from which a 5/8 inch iron rod with cap stamped "GORRONDONA" found for the east corner of a 3.355 acre tract of land (by deed) described in deed to City of Burleson, Texas as recorded in County Clerk's File No. 2022-25699 of said Official Public Records of Johnson County, Texas, bears a chord bearing of North 23 degrees 55 minutes 31 seconds East, a distance of 161.91 feet, North 30 degrees 12 minutes 21 seconds East, a distance of 18.53 feet and North 45 degrees 25 minutes 44 seconds East, a distance of 122.09 feet, said 5/8 inch iron rod with cap stamped "GORRONDONA" being in the northwest line of said 3.684 acre tract of land, said 5/8 inch iron rod with cap stamped "GORRONDONA" being the south corner of a 0.612 acre tract of land (by deed) described in deed to City of Burleson as recorded in County Clerk's File No. 2015-3966 of said Official Public Records of Johnson County, Texas, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being the intersection of the existing southwest right-of-way line of SW Hulen Street (right-of-way width varies) with the proposed southeasterly right-of-way line of said Alsbury Boulevard;

THENCE South 72 degrees 21 minutes 20 seconds East, a distance of 32.91 feet to a point for corner;

THENCE South 13 degrees 03 minutes 45 seconds West, a distance of 29.87 feet to a point for corner;

THENCE South 61 degrees 56 minutes 15 seconds East, passing at a distance of 251.13 feet, a point in the existing northwest line of said County Road 1020, in all, a distance of 253.15 feet to a point for corner;

THENCE South 45 degrees 58 minutes 15 seconds West, a distance of 470.40 feet to the **POINT OF BEGINNING** and containing 1.465 acres or 63,812 square feet of land, of which 0.032 acres or 1,394 square feet lies within the existing undedicated right-of-way of said County Road 1020, leaving a net area of 1.433 acres or 62,418 square feet of land, more or less.

Notes:

(1) A plat of even survey date herewith accompanies this legal description.

(2) R.O.W. markers along proposed right-of-way line are a 5/8 inch iron rod set with blue cap stamped "GORRONDONA" unless otherwise noted.

(3) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.

Date: August 15, 2023

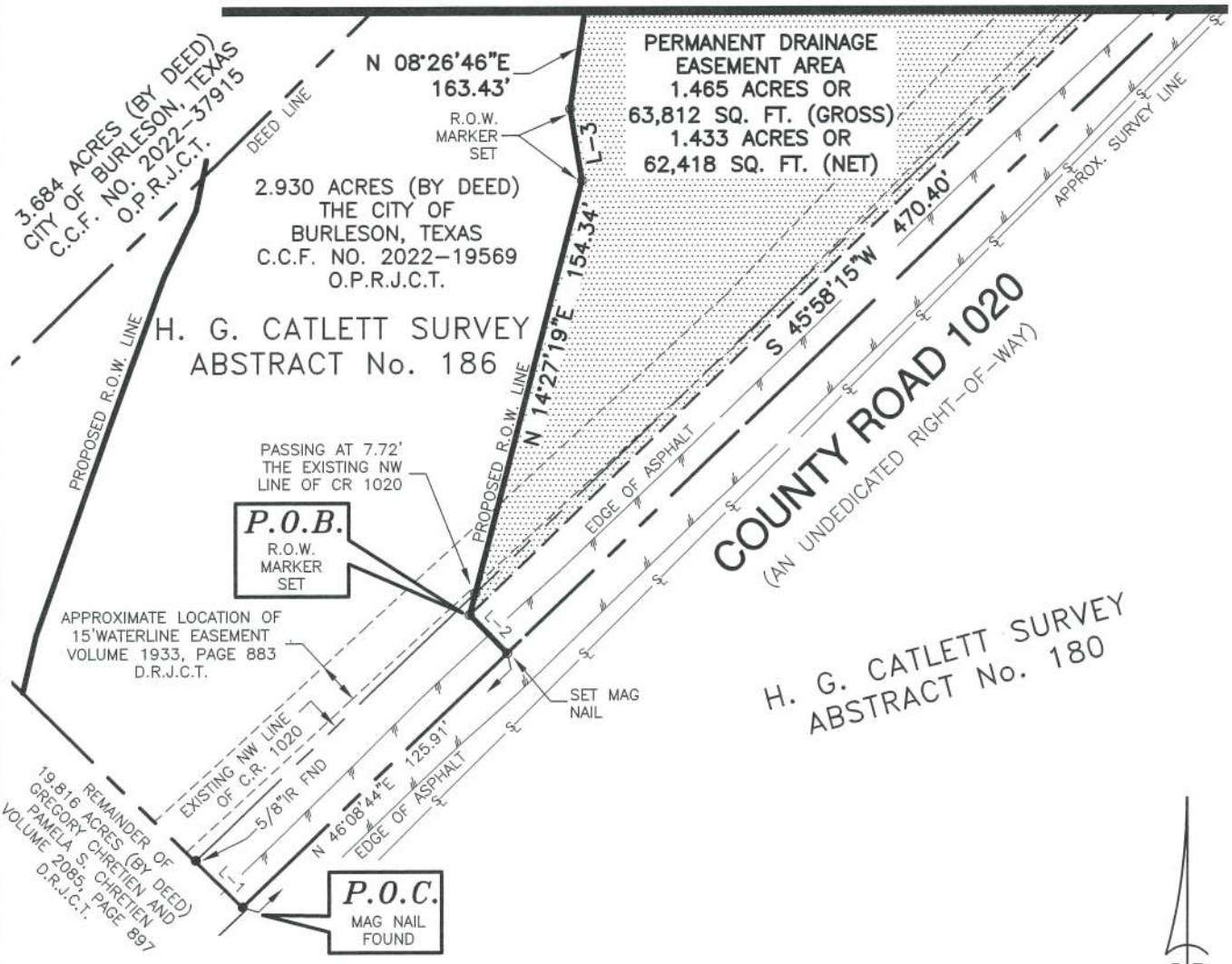
Curtis Smith
Registered Professional Land Surveyor
No. 5494
Texas Firm No. 10106900



EXHIBIT "B"

PARCEL No. 9 DE

MATCHLINE "A"



NOTES:

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3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

THE CITY OF BURLESON TEXAS

City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2

HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 DE	CITY PROJ. NO. ST2202
PERMANENT DRAINAGE EASEMENT	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 1.465 ACRES OR 63,812 SQUARE FEET (GROSS)	
WHOLE PROPERTY ACREAGE: 6.614 ACRES (BY DEEDS)	

JOB No. FNI_1504.00	DRAWN BY: JM	CAD FILE: 9 DE.DWG
DATE: AUGUST 15, 2023	EXHIBIT B PAGE 1 OF 4	SCALE: 1" = 60'

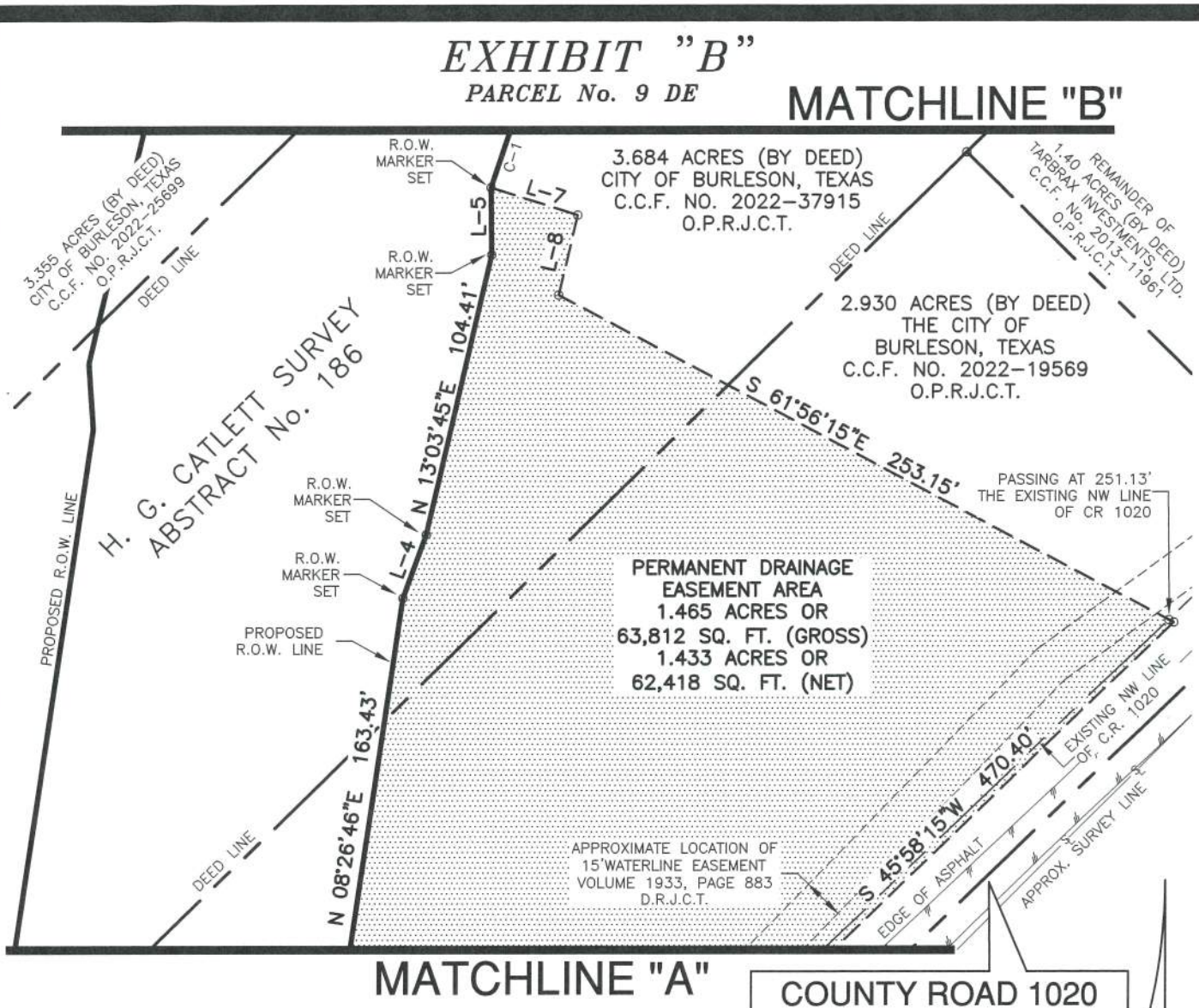
STATE OF TEXAS REGISTERED CURTIS SMITH 5494 PROFESSIONAL LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768

EXHIBIT "B"

PARCEL No. 9 DE



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THE CITY OF BURLESON TEXAS

City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2

HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 DE	CITY PROJ. NO. ST2202
PERMANENT DRAINAGE EASEMENT	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 1.465 ACRES OR 63,812 SQUARE FEET (GROSS)	
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JOB No. FNI_1504.00	DRAWN BY: JM	CAD FILE: 9 DE.DWG
DATE: AUGUST 15, 2023	EXHIBIT B PAGE 2 OF 4	SCALE: 1" = 60'

STATE OF TEXAS REGISTERED CURTIS SMITH 5494 PROFESSIONAL LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

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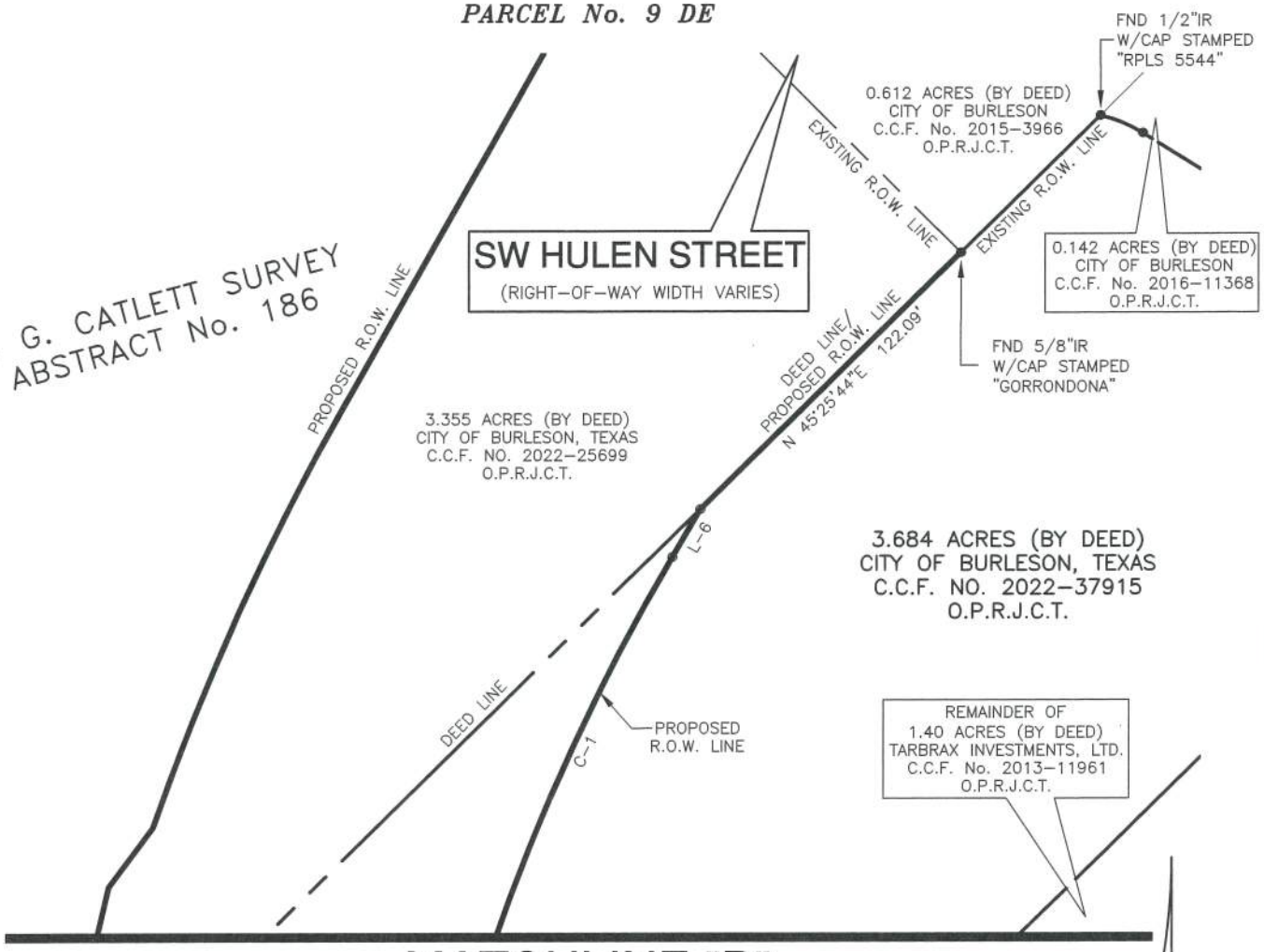
EXHIBIT "B"

PARCEL No. 9 DE



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THE CITY OF BURLESON TEXAS

City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2

HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 DE	CITY PROJ. NO. ST2202
PERMANENT DRAINAGE EASEMENT	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 1.465 ACRES OR 63,812 SQUARE FEET (GROSS)	
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JOB No. FNI_1504.00	DRAWN BY: JM	CAD FILE: 9 DE.DWG
DATE: AUGUST 15, 2023	EXHIBIT B PAGE 3 OF 4	SCALE: 1" = 60'

STATE OF TEXAS
REGISTERED
CURTIS SMITH
5494
PROFESSIONAL
LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768

EXHIBIT "B"

PARCEL No. 9 DE

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C–1	740.00'	12°33'41"	N 23°55'31"E	161.91'	162.24'

LINE TABLE		
LINE	BEARING	DISTANCE
L–1	N 44°27'41"W	22.67'
L–2	N 44°01'45"W	18.41'
L–3	N 09°28'26"W	25.00'
L–4	N 20°05'27"E	24.68'
L–5	N 00°39'27"W	24.45'
L–6	N 30°12'21"E	18.53'
L–7	S 72°21'20"E	32.91'
L–8	S 13°03'45"W	29.87'

NOTES:
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THE CITY OF BURLESON TEXAS

City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2

HULEN TO CR 1020 (BRIDGE)

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PERMANENT DRAINAGE EASEMENT	
OWNER: CITY OF BURLESON, TEXAS	
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JOB No. FNI_1504.00	DRAWN BY: JM	CAD FILE: 9 DE.DWG
DATE: AUGUST 15, 2023	EXHIBIT B PAGE 4 OF 4	SCALE: N/A

STATE OF TEXAS REGISTERED CURTIS SMITH 5494 PROFESSIONAL LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817–496–1424 FAX 817–496–1768

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CITY OF BURLESON, TEXAS
PERMANENT DRAINAGE EASEMENT

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

That, The CITY OF BURLESON, of the County of JOHNSON, State of Texas, GRANTOR herein, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid by the City of Burleson, Texas, a municipal corporation of Johnson County, Texas, GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged and confessed, does hereby grant, sell and convey to GRANTEE a permanent and perpetual easement for the purpose of installing, constructing, repairing, maintaining, altering, replacing, relocating, rebuilding, removing, and operating drainage facilities, and all necessary appurtenances thereto, in, into, upon, over, across and under that land in Tarrant County Texas, recorded in Johnson County described on Exhibit "A" and depicted on Exhibit "B", attached hereto and made a part hereof, together with the right of ingress and egress as necessary for such purposes.

GRANTOR covenants and agrees that GRANTEE shall have the right to excavate and fill upon said permanent easement and to remove from said permanent easement, any fences, buildings or other obstructions as may now be found upon said permanent easement together with the right of ingress and egress over Grantor's adjacent lands to or from said right-of-way for the purpose of constructing, improving, reconstructing, repairing, inspecting, maintaining and removing said drainage system and appurtenances; the right to remove all trees within the permanent easement; the right to prevent possible interference with the operation of said drainage system and to remove possible hazard thereto; and the right to prevent the construction within the easement of any building, structure or other obstruction, including the planting of trees, which may endanger or interfere with the efficiency, safety and convenient operation of said drainage system and its appurtenances.

The permanent easement herein dedicated shall run with the land and forever be a right in and to the land belonging to said GRANTOR, its heirs, representatives, successors and assigns.

TO HAVE AND TO HOLD the above-described permanent easement, with the right of ingress and egress thereto, together with all and singular, the rights and appurtenances thereto, anywise belonging unto the said GRANTEE, its successors and assigns forever; and GRANTOR does hereby bind itself, its heirs, representatives, successors and assigns, to warrant and to forever defend all and singular the premises unto the GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim same or any part thereof.

WITNESS OUR HANDS, this the_____ day of _____, 2026.

GRANTOR:

_____
Name (Signature)

_____
Name (Print)

_____
Title

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF JOHNSON §

BEFORE ME, the undersigned authority in and for Johnson County, 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 foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

_____
Notary Public in and for the
State of Texas

My Commission Expires:

_____
Type or Print Notary's Name

_____

ALSBURY ROAD PH. 2 HULEN to CR 1020 (BRIDGE)
CITY PROJECT No. ST2202
PARCEL No. 9 DE 2
11013 COUNTY ROAD 1020
H. G. CATLETT SURVEY, ABSTRACT No. 186

EXHIBIT "A"

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COMMENCING at a MAG nail found for the south corner of said 2.930 acre tract of land, said MAG nail being in the northeast line of a 19.816 acre tract of land (by deed) described in deed to Gregory Chretien and Pamela S. Chretien as recorded in Volume 2085, Page 897 of the Deed Records of Johnson County, Texas, said MAG nail being in County Road 1020 (an undedicated right-of-way), from which a 5/8 iron rod found for reference in the existing northwest line of said County Road 1020 bears North 44 degrees 27 minutes 41 seconds West, a distance of 22.67 feet; THENCE, North 45 degrees 19 minutes 25 seconds West, with the southwest line of said 2.930 acre tract of land and with the northeast line of said 19.816 acre tract of land, a distance of 105.19 feet to a R.O.W. Marker set for the **POINT OF BEGINNING** of the herein described permanent drainage easement, said R.O.W. Marker being the intersection of the southwest line of said 2.930 acre tract of land and the northeast line of said 19.816 acre tract of land with the proposed northwesterly right-of-way line of Alsbury Boulevard (right-of-way width varies);

THENCE North 45 degrees 19 minutes 25 seconds West, with the southwest line of said 2.930 acre tract of land and with the northeast line of said 19.816 acre tract of land, a distance of 25.26 feet to a point for the beginning of a non-tangent curve to the left having a radius of 715.00 feet, a central angle 17 degrees 07 minutes 22 seconds and whose chord bears North 16 degrees 50 minutes 30 seconds East, a distance of 212.88 feet, from which a 1/2 inch iron rod found for the west corner of said 3.684 acre tract of land bears North 45 degrees 19 minutes 25 seconds West, a distance of 232.90 feet, said 1/2 inch iron rod being the south corner of said 3.355 acre tract of land, said 1/2 inch iron rod also being in the northeast line of said 19.816 acre tract of land;

THENCE with said non-tangent curve to the left, an arc length of 213.68 to a point for corner;

THENCE North 08 degrees 26 minutes 49 seconds East, a distance of 197.93 feet to a point for the beginning of a curve to right having a radius of 885.00 feet, a central angle of 10 degrees 41 minutes 23 seconds, and whose chord bears North 13 degrees 47 minutes 27 seconds East, a distance of 164.88 feet;

THENCE with said curve to the right, an arc length of 165.12 feet to a point for corner;

THENCE South 70 degrees 51 minutes 51 seconds East, a distance of 25.00 feet to a R.O.W. Marker set for corner in the proposed northwesterly right-of-way line of said Alsbury Boulevard, from which a 5/8 inch iron rod with cap stamped "GORRONDONA" found for the north corner of said 3.355 acre tract of land bears a chord bearing of North 24 degrees 17 minutes 50 seconds East, a distance of 154.74 feet, North 29 degrees 27 minutes 32 seconds East, a distance of 187.73 feet and North 45 degrees 13 minutes 02 seconds West, a distance of 18.18 feet, said 5/8 inch iron rod with cap stamped "GORRONDONA" being the west corner of a 0.612 acre tract of land (by deed) described in deed to City of Burleson, as recorded in County Clerk's File No. 2015-3966 of said Official Public Records of Johnson County, Texas, said 5/8 inch iron rod with cap stamped "GORRONDONA" being an exterior corner of the existing southwest right-of-way line of SW Hulen Street (right-of-way width varies), said 5/8 inch iron rod with cap stamped "GORRONDONA" also being in the southeast line of a 3.836 acre tract of land (by deed) described in deed to Cadet Ventures, LLC as recorded in County Clerk's File No. 2019-12892 of said Official Public Records of Johnson County, Texas;

THENCE South 36 degrees 32 minutes 31 seconds West, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 24.66 feet to a R.O.W. Marker set for corner;

THENCE South 13 degrees 03 minutes 45 seconds West, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 104.41 feet to a R.O.W. Marker set for corner;

THENCE South 03 degrees 49 minutes 09 seconds East, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 23.98 feet to a R.O.W. Marker set for corner;

THENCE South 08 degrees 26 minutes 46 seconds West, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 210.27 feet to a R.O.W. Marker set for the beginning of a curve to the right having a radius of 740.00 feet, a central angle of 03 degrees 56 minutes 02 seconds and whose chord bears South 10 degrees 24 minutes 47 seconds West, a distance of 50.80 feet;

THENCE with said curve to the right, and with the proposed northwesterly right-of-way line of said Alsbury Boulevard, an arc length of 50.81 feet to a R.O.W. Marker set for corner;

THENCE South 25 degrees 13 minutes 36 seconds West, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 25.00 feet to a R.O.W. Marker set for corner;

THENCE South 19 degrees 27 minutes 19 seconds West, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 131.20 feet to a R.O.W. Marker set for corner;

THENCE South 13 degrees 17 minutes 40 seconds West, with the proposed northwesterly right-of-way line of said Alsbury Boulevard, a distance of 20.05 feet to the **POINT OF BEGINNING** and containing 0.293 acres or 12,744 square feet of land, more or less.

Notes:

(1) A plat of even survey date herewith accompanies this legal description.

(2) R.O.W. markers along proposed right-of-way line are a 5/8 inch iron rod set with blue cap stamped "GORRONDONA" unless otherwise noted.

(3) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.

Date: February 6, 2024

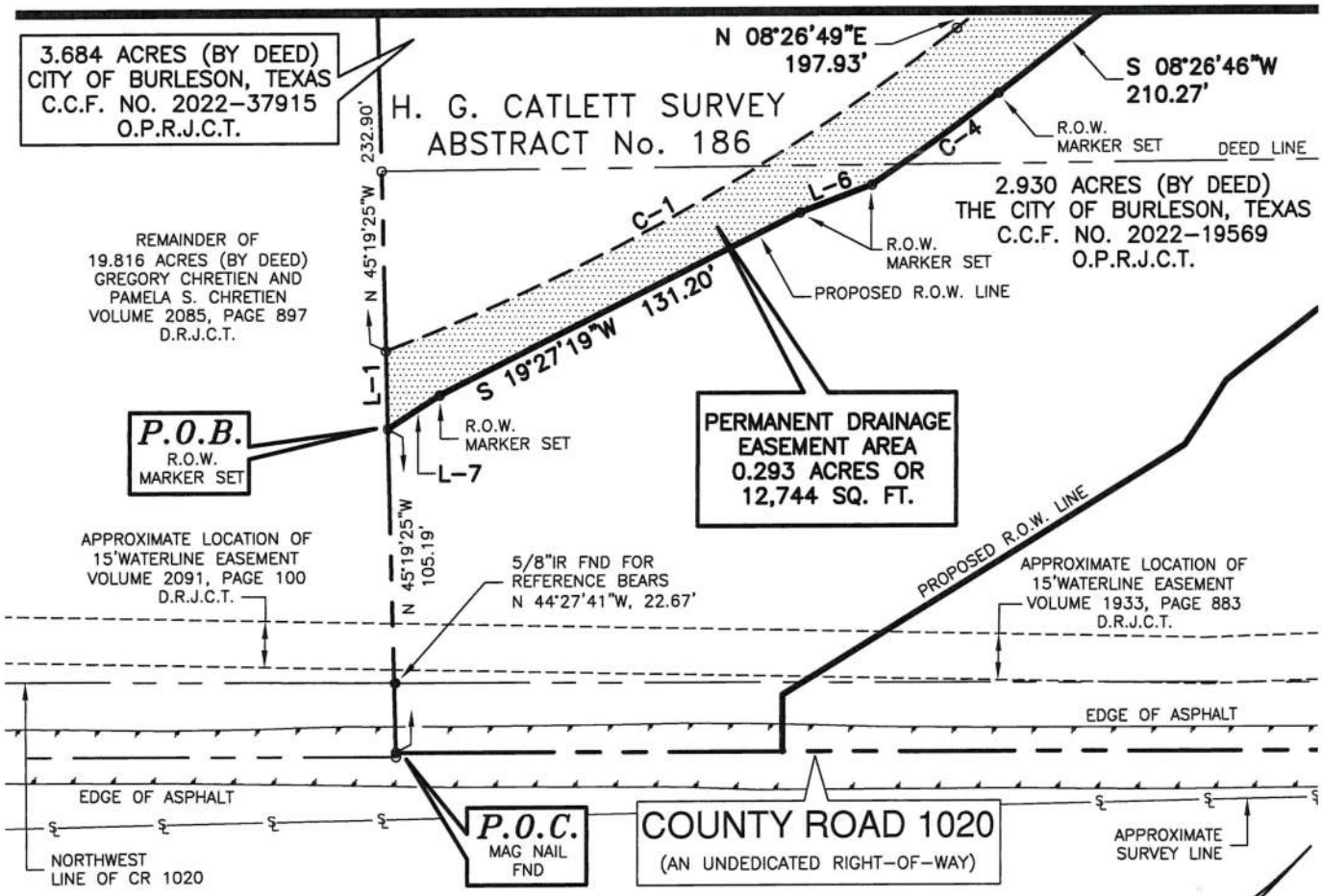
Curtis Smith
Registered Professional Land Surveyor
No. 5494
Texas Firm No. 10106900



EXHIBIT "B"

PARCEL No. 9 DE 2

MATCHLINE "A"



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3. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE 4202, ALL DISTANCES AND AREAS SHOWN ARE SURFACE.

60 30 0 60

SCALE IN FEET

THE CITY OF BURLESON TEXAS

City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2

HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 DE 2	CITY PROJ. NO. ST2202
PERMANENT DRAINAGE EASEMENT	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 0.293 ACRES OR 12,744 SQUARE FEET	
WHOLE PROPERTY ACREAGE: 9.969 ACRES (BY DEEDS)	

JOB No. FNI_1504.00	DRAWN BY: JM	CAD FILE: 9 DE 2_REV1.DWG
DATE: FEBRUARY 6, 2024	EXHIBIT B PAGE 1 OF 4	SCALE: 1" = 60'

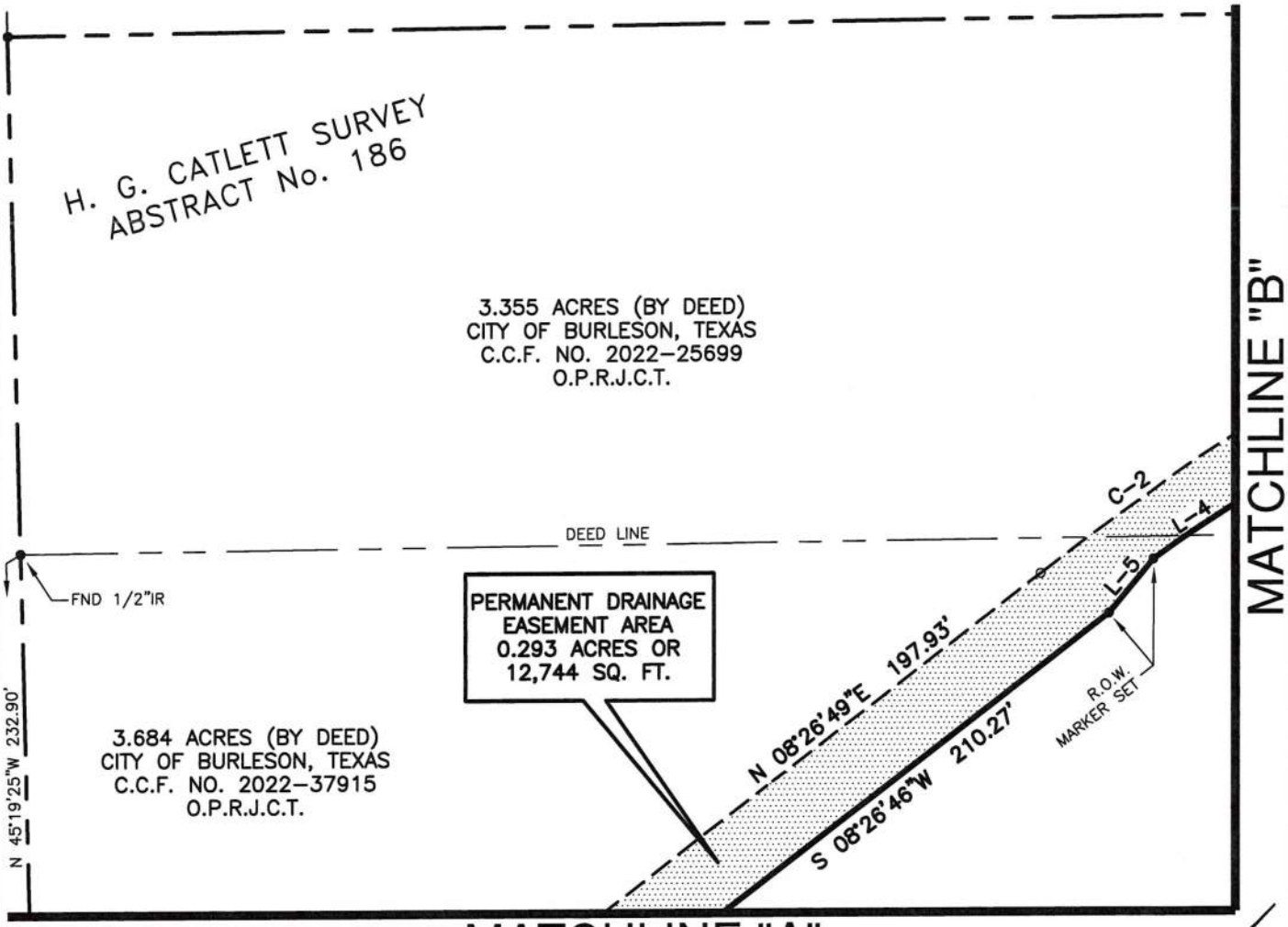
STATE OF TEXAS REGISTERED CURTIS SMITH 5494 PROFESSIONAL LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768

EXHIBIT "B"

PARCEL No. 9 DE 2



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60 30 0 60

SCALE IN FEET

THE CITY OF BURLESON TEXAS

City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2

HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 DE 2	CITY PROJ. NO. ST2202
PERMANENT DRAINAGE EASEMENT	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 0.293 ACRES OR 12,744 SQUARE FEET	
WHOLE PROPERTY ACREAGE: 9.969 ACRES (BY DEEDS)	

JOB No. FNI_1504.00	DRAWN BY: JM	CAD FILE: 9 DE 2_REV1.DWG
DATE: FEBRUARY 6, 2024	EXHIBIT B PAGE 2 OF 4	SCALE: 1" = 60'

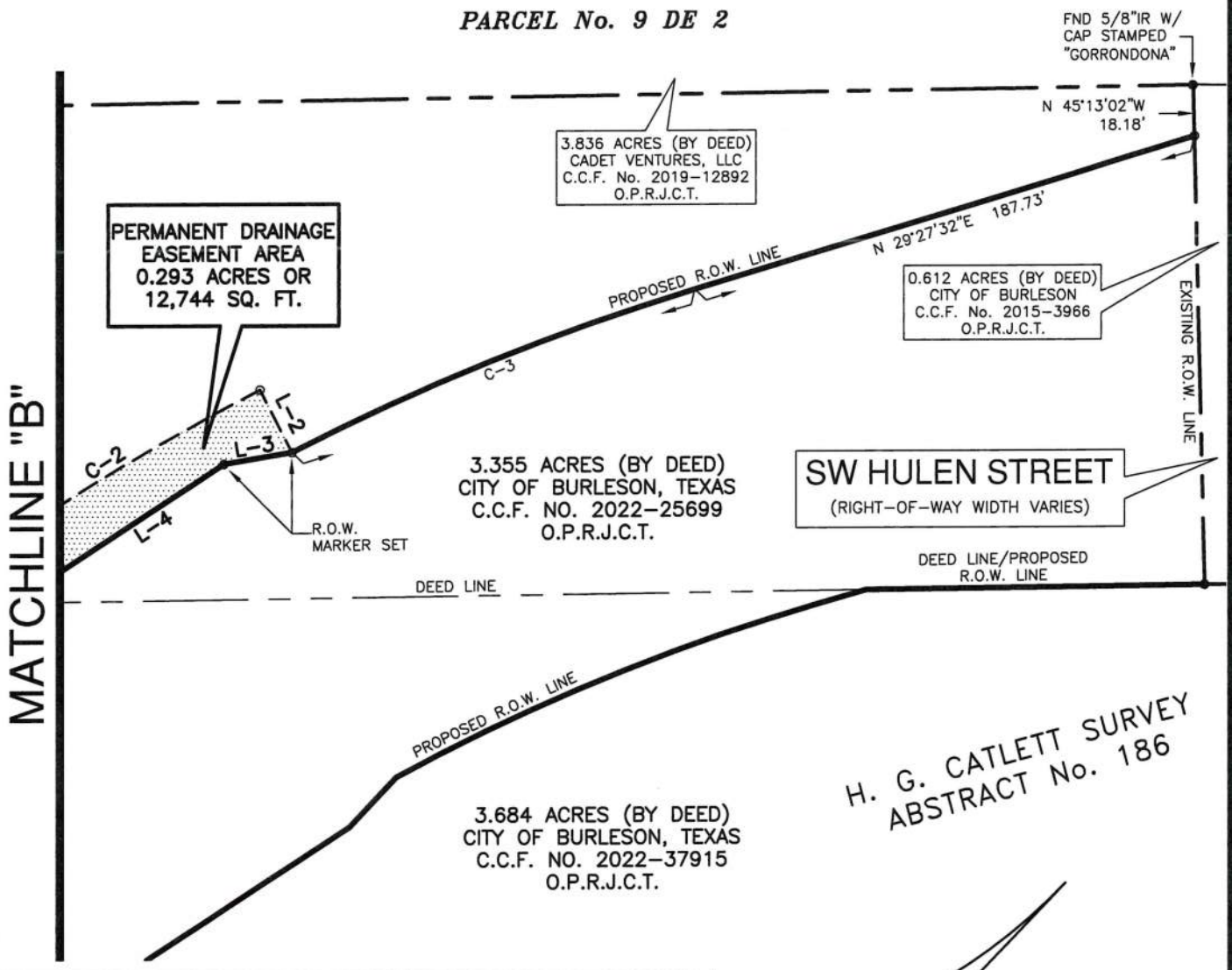
STATE OF TEXAS REGISTERED CURTIS SMITH 5494 PROFESSIONAL LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106000

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768

EXHIBIT "B"

PARCEL No. 9 DE 2



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THE CITY OF BURLESON TEXAS

City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2

HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 DE 2	CITY PROJ. NO. ST2202
PERMANENT DRAINAGE EASEMENT	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 0.293 ACRES OR 12,744 SQUARE FEET	
WHOLE PROPERTY ACREAGE: 9.969 ACRES (BY DEEDS)	

JOB No. FNI_1504.00	DRAWN BY: JM	CAD FILE: 9 DE 2_REV1.DWG
DATE: FEBRUARY 6, 2024	EXHIBIT B PAGE 3 OF 4	SCALE: 1" = 60'

STATE OF TEXAS REGISTERED CURTIS SMITH 5494 PROFESSIONAL LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768

EXHIBIT "B"

PARCEL No. 9 DE 2

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C–1	715.00'	17°07'22"	N 16°50'30"E	212.88'	213.68'
C–2	885.00'	10°41'23"	N 13°47'27"E	164.88'	165.12'
C–3	860.00'	10°19'23"	N 24°17'50"E	154.74'	154.95'
C–4	740.00'	03°56'02"	S 10°24'47"W	50.80'	50.81'

LINE TABLE		
LINE	BEARING	DISTANCE
L–1	N 45°19'25"W	25.26'
L–2	S 70°51'51"E	25.00'
L–3	S 36°32'31"W	24.66'
L–4	S 13°03'45"W	104.41'
L–5	S 03°49'09"E	23.98'
L–6	S 25°13'36"W	25.00'
L–7	S 13°17'40"W	20.05'

NOTES:
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THE CITY OF BURLESON TEXAS

City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2

HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 DE 2		CITY PROJ. NO. ST2202
PERMANENT DRAINAGE EASEMENT		
OWNER: CITY OF BURLESON, TEXAS		
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186		
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS		
ACQUISITION AREA: 0.293 ACRES OR 12,744 SQUARE FEET		
WHOLE PROPERTY ACREAGE: 9.969 ACRES (BY DEEDS)		
JOB No. FNI_1504.00	DRAWN BY: JM	CAD FILE: 9 DE 2_REV1.DWG
DATE: FEBRUARY 6, 2024	EXHIBIT B PAGE 4 OF 4	SCALE: N/A

STATE OF TEXAS REGISTERED CURTIS SMITH 5494 PROFESSIONAL LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817–496–1424 FAX 817–496–1768

<u>NOTICE OF CONFIDENTIALITY RIGHTS:</u> IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

CITY OF BURLESON, TEXAS
PERMANENT PUBLIC UTILITY EASEMENT

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

That, The CITY OF BURLESON, of the County of JOHNSON, State of Texas, GRANTOR herein, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid by the City of Burleson, Texas, a municipal corporation of Johnson County, Texas, GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged and confessed, does hereby grant, sell and convey to GRANTEE a permanent and perpetual easement for the purpose of installing, constructing, repairing, maintaining, altering, replacing, relocating, rebuilding, removing, and operating public utility facilities, and all necessary appurtenances thereto, in, into, upon, over, across and under that land in Johnson County Texas, described on Exhibit "A" and depicted on Exhibit "B", attached hereto and made a part hereof, together with the right of ingress and egress as necessary for such purposes.

GRANTOR covenants and agrees that GRANTEE shall have the right to excavate and fill upon said permanent easement and to remove from said permanent easement, any fences, buildings or other obstructions as may now be found upon said permanent easement.

The permanent easement herein dedicated shall run with the land and forever be a right in and to the land belonging to said GRANTOR, its heirs, representatives, successors and assigns.

TO HAVE AND TO HOLD the above-described permanent easement, with the right of ingress and egress thereto, together with all and singular, the rights and appurtenances thereto, anywise belonging unto the said GRANTEE, its successors and assigns forever; and GRANTOR does hereby bind itself, its heirs, representatives, successors and assigns, to warrant and to forever defend all and singular the premises unto the GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim same or any part thereof.

WITNESS OUR HANDS, this the_____ day of _____, 2026

GRANTOR:

_____
Name (Signature)

_____
Name (Print)

_____
Title

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF JOHNSON §

BEFORE ME, the undersigned authority in and for Johnson County, 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 foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

_____
Notary Public in and for the
State of Texas

My Commission Expires:

_____
Type or Print Notary's Name

_____

ALSBURY ROAD PH. 2 HULEN to CR 1020 (BRIDGE)
CITY PROJECT No. ST2202
PARCEL No. 9 UE
11013 COUNTY ROAD 1020
H. G. CATLETT SURVEY, ABSTRACT No. 186

EXHIBIT "A"

Being a permanent utility easement situated in the H. G. Catlett Survey, Abstract No. 186, City of Burleson, Johnson County, Texas, said permanent utility easement being a portion of a 2.930 acre tract of land described in deed to the City of Burleson, Texas as described in County Clerk's File No. 2022-19569 of the Official Public Records of Johnson County, Texas, said permanent utility easement being more particularly described by metes and bounds as follows:

COMMENCING at a MAG nail found for the south corner of said 2.930 acre tract of land, said MAG nail being in the northeast line of a 19.816 acre tract of land described in deed to Gregory Chretien and Pamela S. Chretien as recorded in Volume 2085, Page 897 of the Deed Records of Johnson County, Texas, said MAG nail being in County Road 1020 (an undedicated right-of-way), from which a 5/8 iron rod found for the reference in the existing northwest line of said County Road 1020 bears North 44 degrees 27 minutes 41 seconds West, a distance of 22.67 feet; THENCE, North 46 degrees 08 minutes 44 seconds East, with the southeast line of said 2.930 acre tract of land and with said County Road 1020, a distance of 125.91 feet to a MAG nail set for the **POINT OF BEGINNING** of the herein described permanent utility easement, said MAG nail being the intersection of the southeast line of said 2.930 acre tract of land with the proposed southeasterly right-of-way line of Alsbury Boulevard (right-of-way width varies);

THENCE North 44 degrees 01 minutes 45 seconds West, with the proposed southeasterly right-of-way line of said Alsbury Boulevard, a distance of 18.41 feet to a R.O.W. Marker set for an angle point in the proposed southeasterly right-of-way line of said Alsbury Boulevard;

THENCE North 45 degrees 58 minutes 15 seconds East, a distance of 539.29 feet to a point for corner in the northeast line of said 2.930 acre tract of land, said point being in the southwest line of a 1.40 acre tract of land as described in deed to Tarbrax Investments, Ltd. as recorded in County Clerk's File No. 2013-11961 of said Official Public Records of Johnson County, Texas, from which a 5/8 inch iron rod with cap stamped "GORRONDONA" found for the east corner of a 3.684 acre tract of land as described in deed to City of Burleson as recorded in County Clerk's File No. 2022-37915 of said Official Public Records of Johnson County, Texas bears North 45 degrees 24 minutes 34 seconds West, a distance of 175.50 feet and North 45 degrees 33 minutes 42 seconds East, a distance of 269.68 feet, said 5/8 inch iron rod with cap stamped "GORRONDONA" being the west corner of a called 0.127 acre tract of land (by deed) described in deed to City of Burleson as recorded in County Clerks' File No. 2015-3966 of said Official Public Records of Johnson County, Texas, said 5/8 inch iron rod with cap stamped "GORRONDONA" being the south corner of a 0.142 acre tract of land described in deed to City of Burleson as recorded in County Clerk's File No. 2016-11368 of said Official Public Records of Johnson County, Texas, said 5/8 inch iron rod with cap stamped "GORRONDONA" also being the intersection of the northwest line of said 1.40 acre tract of land with the existing southwest right-of-way line of SW Hulen Street (right-of-way width varies), and from which a 1/2 inch iron rod found for reference in the existing northwest line of said County Road 1020 bears North 45 degrees 24 minutes 34 seconds West, a distance of 1.61 feet;

THENCE South 45 degrees 24 minutes 34 seconds East, with the northeast line of said 2.930 acre tract of land and with the southwest line of said 1.40 acre tract of land, a distance of 20.06 feet to a point for the east corner of said 2.930 acre tract of land, said point being the south corner of said 1.40 acre tract of land, said point also being in said County Road 1020, from which a MAG nail found for reference bears North 43 degrees 02 minutes 08 seconds West, a distance of 4.35 feet;

THENCE South 46 degrees 08 minutes 44 seconds West, with the southeast line of said 2.930 acre tract of land and with said County Road 1020, a distance of 539.78 feet to the **POINT OF BEGINNING** and containing 0.238 acres or 10,377 square feet of land, more or less.

Notes:

(1) A plat of even survey date herewith accompanies this legal description.

(2) R.O.W. markers along proposed right-of-way line are a 5/8 inch iron rod set with blue cap stamped "GORRONDONA" unless otherwise noted.

(3) All bearings and coordinates are referenced to the Texas Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.

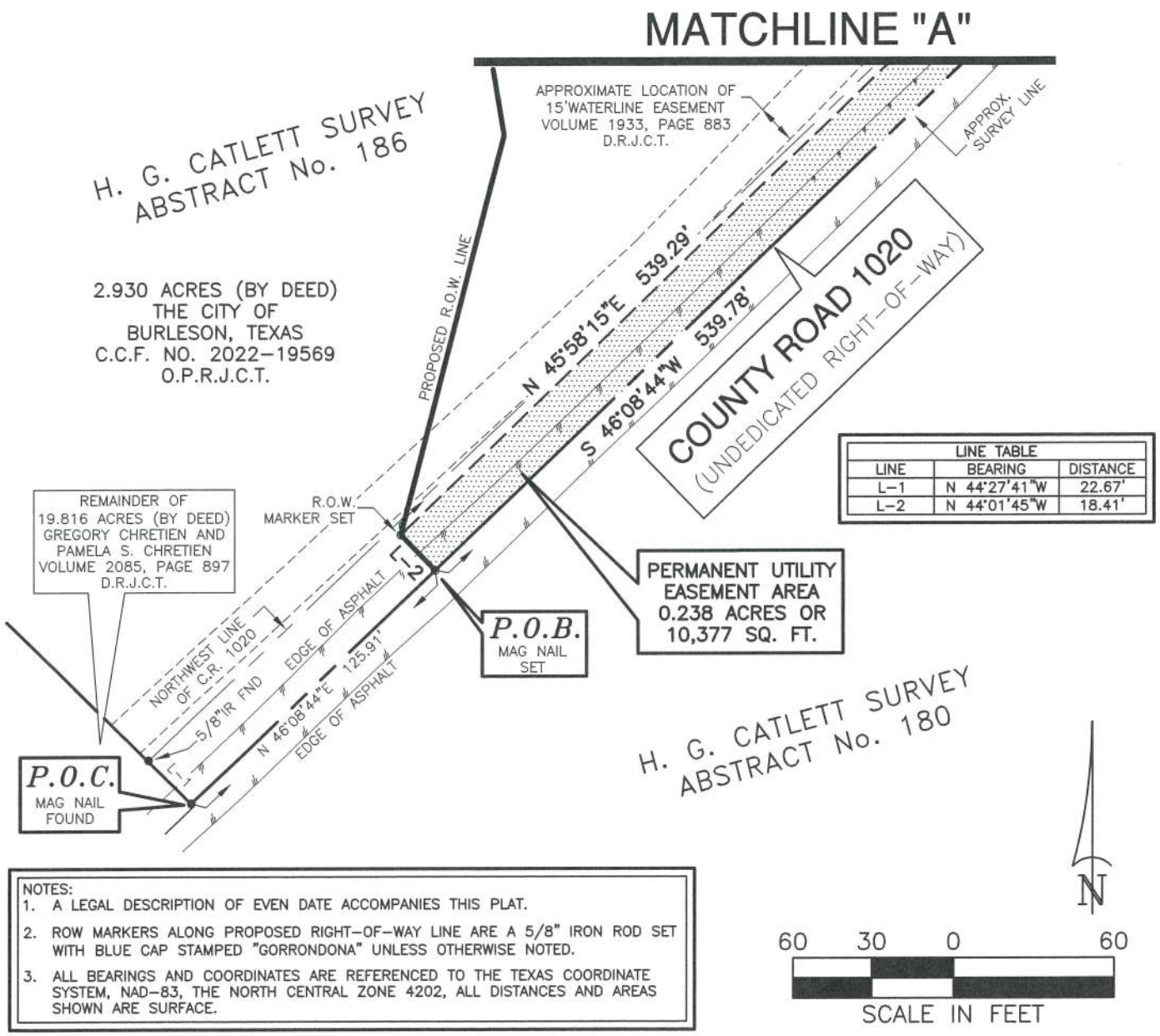
Date: August 15, 2023

Curtis Smith
Registered Professional Land Surveyor
No. 5494
Texas Firm No. 10106900



EXHIBIT "B"

PARCEL No. 9 UE



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THE CITY OF BURLESON TEXAS

City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2

HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 UE		CITY PROJ. NO. ST2202
PERMANENT UTILITY EASEMENT		
OWNER: CITY OF BURLESON, TEXAS		
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186		
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS		
ACQUISITION AREA: 0.238 ACRES OR 10,377 SQUARE FEET		
WHOLE PROPERTY ACREAGE: 2.930 ACRES (BY DEED)		
JOB No. FNI_1504.00	DRAWN BY: JM	CAD FILE: 9 UE.DWG
DATE: AUGUST 15, 2023	EXHIBIT B PAGE 1 OF 3	SCALE: 1" = 60'

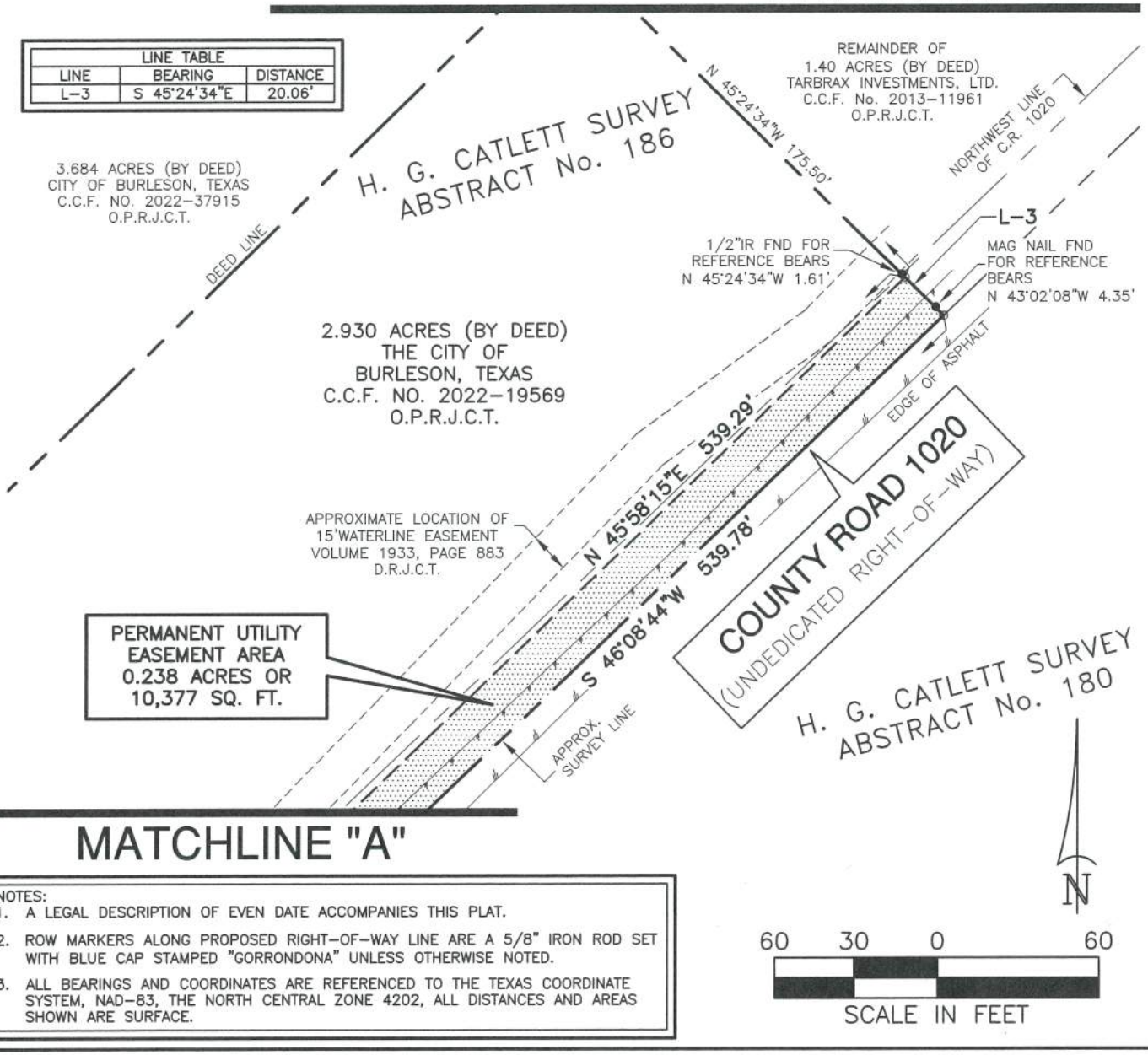
STATE OF TEXAS REGISTERED CURTIS SMITH 5494 PROFESSIONAL LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768

EXHIBIT "B"

PARCEL No. 9 UE



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THE CITY OF BURLESON TEXAS

City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2

HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 UE	CITY PROJ. NO. ST2202
PERMANENT UTILITY EASEMENT	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
ACQUISITION AREA: 0.238 ACRES OR 10,377 SQUARE FEET	
WHOLE PROPERTY ACREAGE: 2.930 ACRES (BY DEED)	

JOB No. FNI_1504.00	DRAWN BY: JM	CAD FILE: 9 UE.DWG
DATE: AUGUST 15, 2023	EXHIBIT B PAGE 2 OF 3	SCALE: 1" = 60'

STATE OF TEXAS REGISTERED CURTIS SMITH 5494 PROFESSIONAL LAND SURVEYOR

CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

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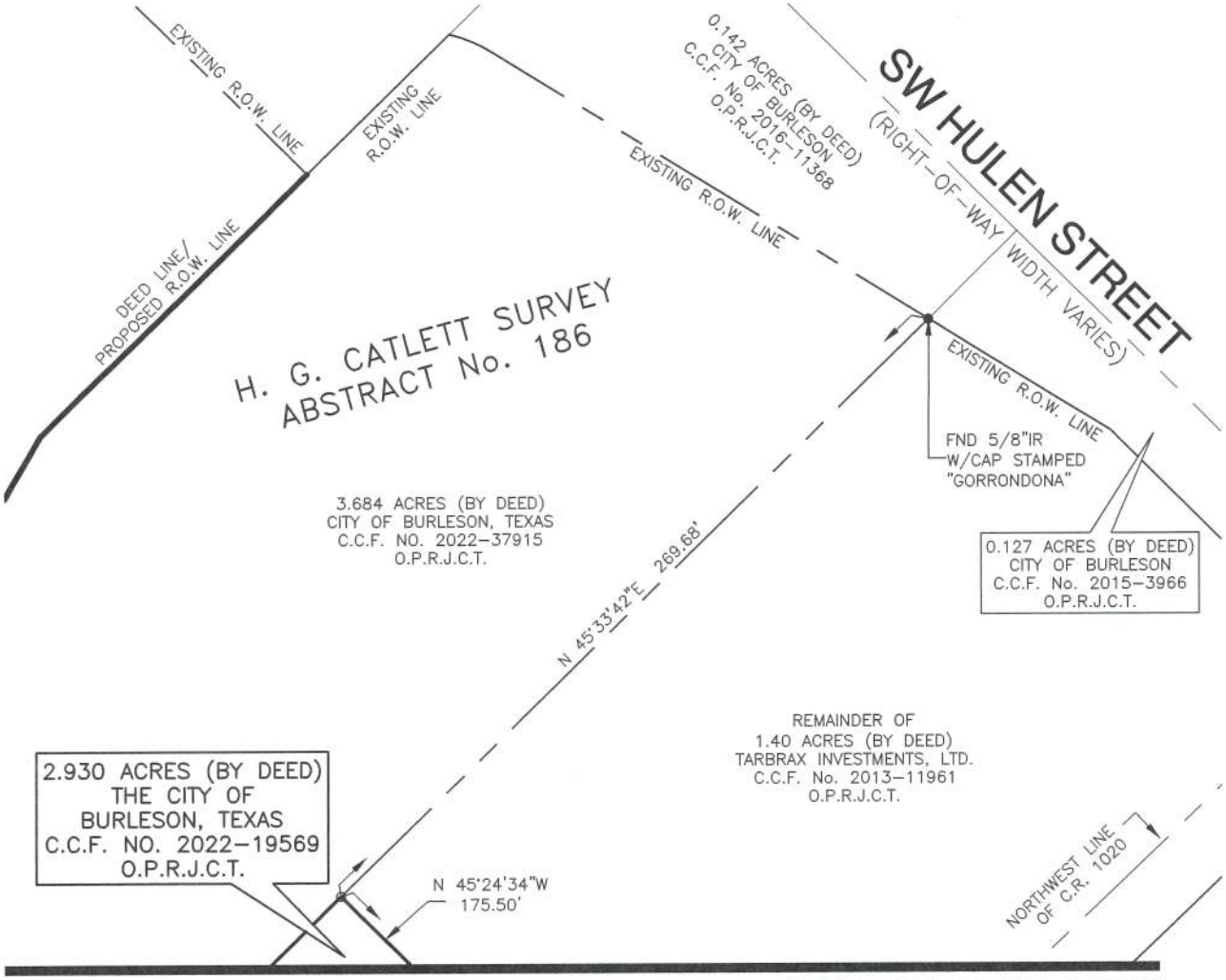
EXHIBIT "B"

PARCEL No. 9 UE



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THE CITY OF BURLESON TEXAS

City of Burleson

141 W. RENFRO STREET • BURLESON, TEXAS 76028

ALSBURY ROAD PH. 2

HULEN TO CR 1020 (BRIDGE)

PARCEL NO. 9 UE	CITY PROJ. NO. ST2202
PERMANENT UTILITY EASEMENT	
OWNER: CITY OF BURLESON, TEXAS	
SURVEY: H. G. CATLETT SURVEY, ABSTRACT NO. 186	
LOCATION: CITY OF BURLESON, JOHNSON COUNTY, TEXAS	
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JOB No. FNI_1504.00	DRAWN BY: JM	CAD FILE: 9 UE.DWG
DATE: AUGUST 15, 2023	EXHIBIT B PAGE 3 OF 3	SCALE: 1" = 60'



CURTIS SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5494 TEXAS FIRM No. 10106900

GORRONDONA & ASSOCIATES, INC. • 2800 N.E. LOOP 820, SUITE 660 FORT WORTH, TX. 76137 • 817-496-1424 FAX 817-496-1768

City Council Regular Meeting

DEPARTMENT: **Capital Engineering**

FROM: **Randall Morrison, PE, Director of Capital Engineering**

MEETING: **August 17, 2026**

SUBJECT:

Consider and take possible action on a resolution authorizing dedication of a variable width permanent easement for Oncor Electric Delivery Company associated with the Alsbury Phase II project on Alsbury Boulevard. (Staff Contact: Randy Morrison, PE, Director of Capital Engineering)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 **Dynamic & Preferred City** Through Managed Growth	2.4 Implement the city's Capital Improvement Program

SUMMARY:

The City is currently under construction on the extension of Alsbury Boulevard from the Hulen Street Roundabout to County Road 1020 (future Alsbury). During construction, an Oncor switchgear was discovered in conflict with the proposed improvements. Further investigation determined that Oncor installed the switchgear to provide system redundancy. Because the switchgear was placed after topographic survey services had been completed for the Alsbury Phase II project, the conflict was not identified until construction began. It was also discovered that the switchgear had been installed too close to existing improvements and without a dedicated easement, which is a violation of Oncor's policies. As a result of both the conflict and the policy violation, Oncor will relocate the switchgear at their cost. The new location will be within a dedicated easement on property owned entirely by the City of Burleson. This item is requesting approval of that easement.

RECOMMENDATION:

Consider and take possible action on a Resolution authorizing dedication of a variable width permanent easement for Oncor Electric Delivery Company associated with the Alsbury Phase II project on Alsbury Boulevard.

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

None

REFERENCE:

None

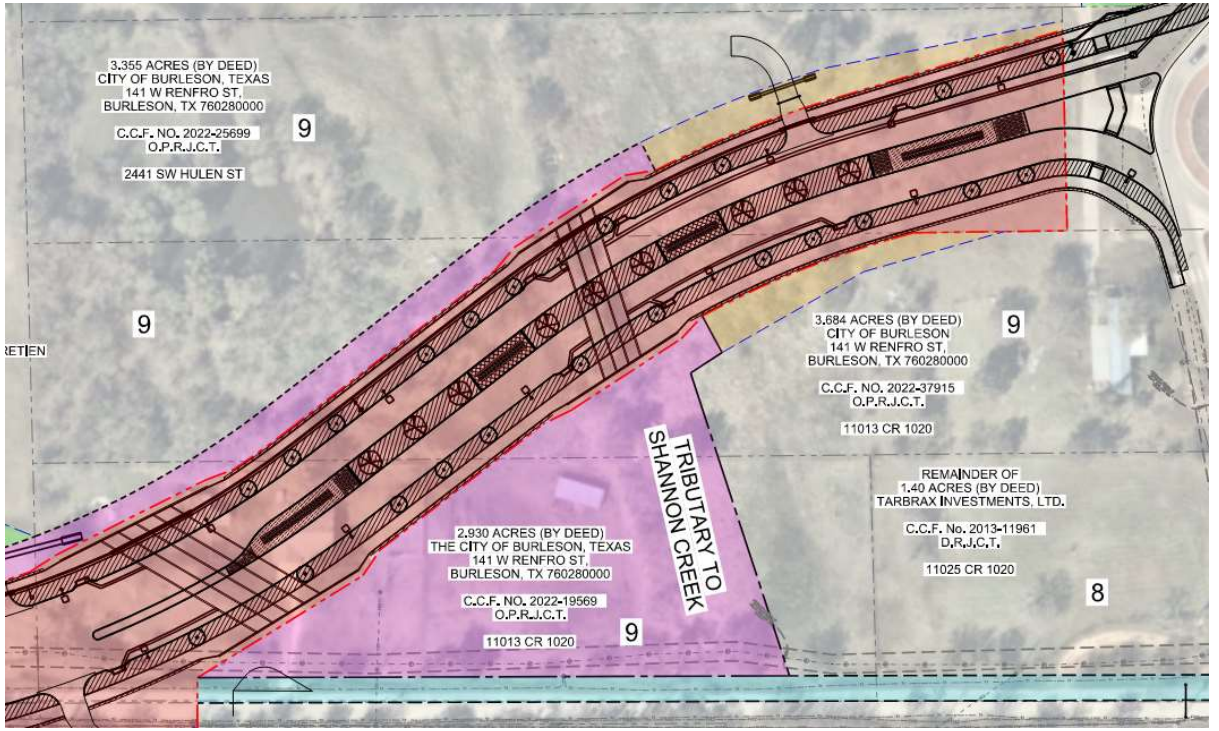
FISCAL IMPACT:

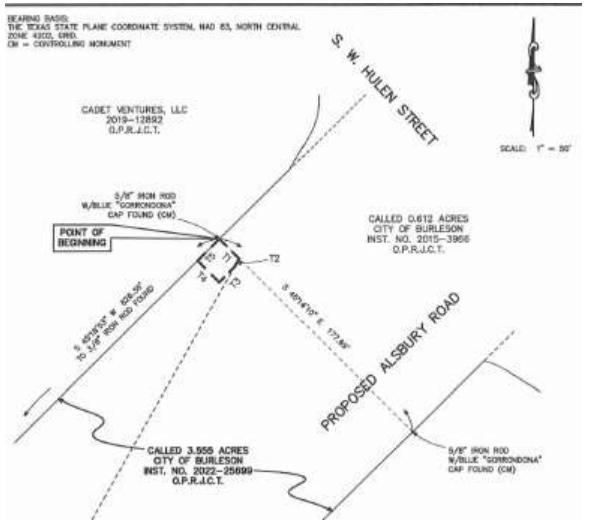
Proposed Expenditure/Revenue: N/A
Account Number(s): N/A
Fund: N/A
Account Description: N/A
Procurement Method: N/A

STAFF CONTACT:

Randall Morrison, PE
Director of Capital Engineering
rmorrison@burlesontx.com
817-426-9612

Alsbury Phase II





Variable Width Right-of-Way and Associated Easements Dedication and Oncor Delivery Company Easement Dedication

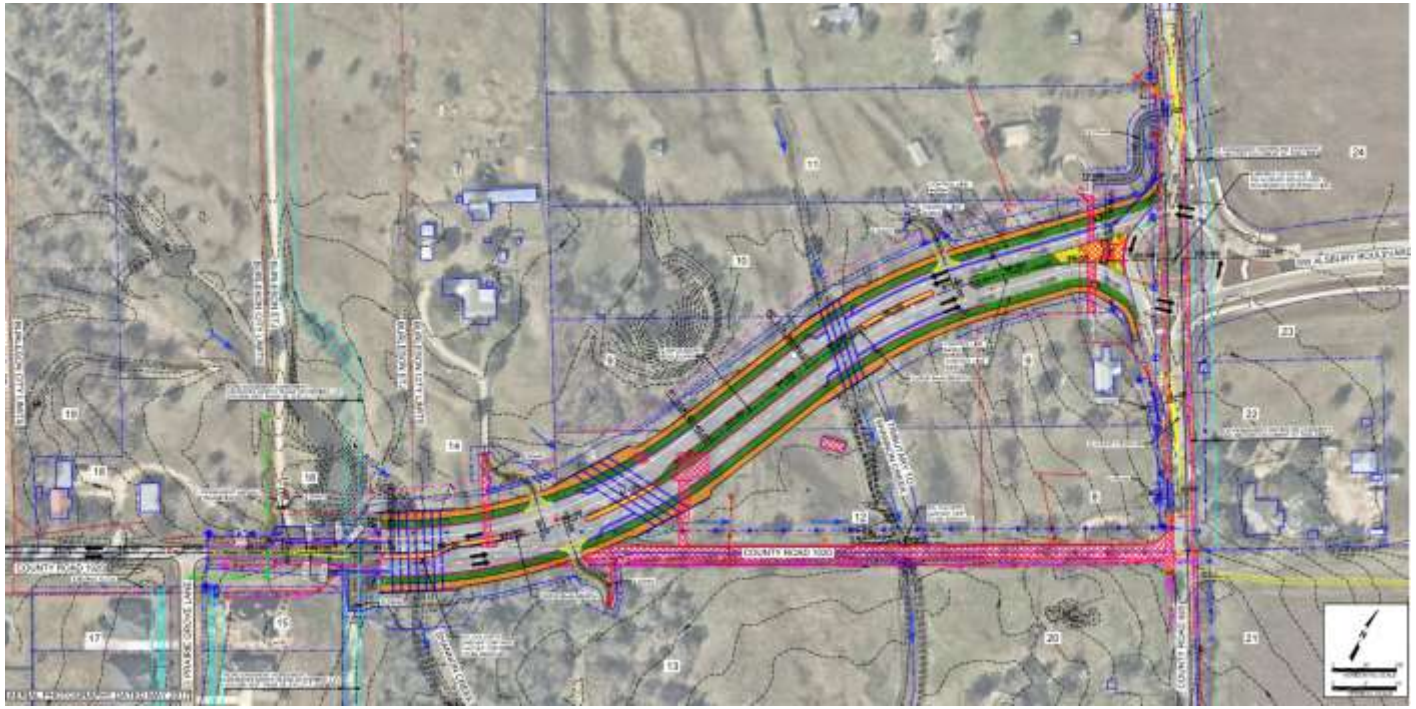
Presented to the City Council

August 17, 2026

Capital Engineering

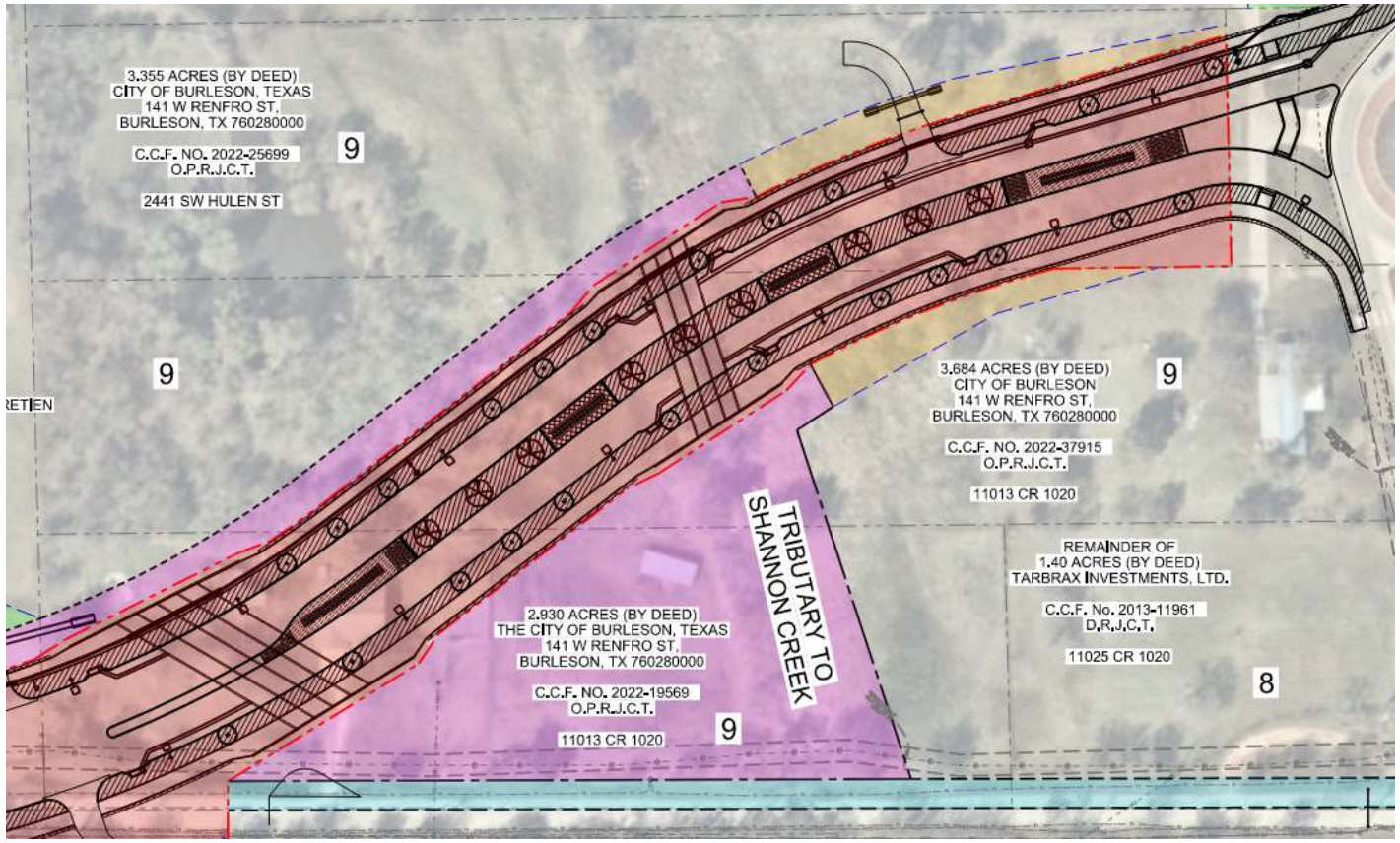
Project Overview

- Extension of Alsbury Boulevard from CR920 to CR1020
- Construction started September 2025 and projected completion by the end of 2026



Parcel Acquisition

- Three (3) parcels acquired from 2022-2023 by warranty deed
- Dedications required:
  - Variable Width Right-of-Way (red shade)
  - Permanent Variable Width Drainage Easements (purple shade)
  - Permanent Variable Width Grading Easements (orange shade)
  - Permanent Variable Width Utility Easement (blue shade)



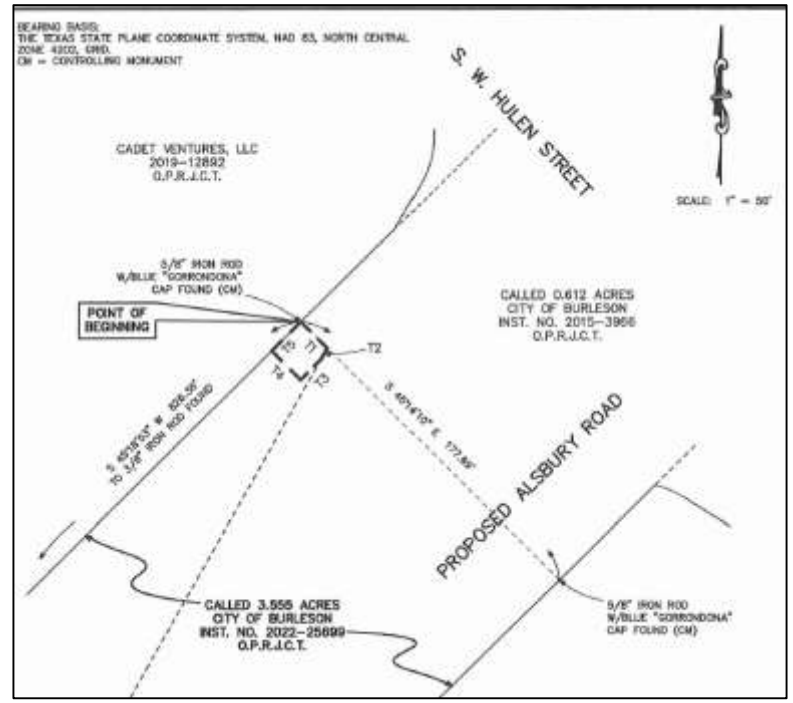
Switchgear Conflict

- Switchgear conflict first identified in March 2026
- New switchgear location identified in May 2026
- Easement Documents received July 2026



Oncor Delivery Company Easement

Oncor will relocate the switchgear at their cost after it was discovered during construction that the unit — installed post-survey for system redundancy — conflicted with proposed improvements and violated Oncor policy by lacking a dedicated easement and being placed too close to existing infrastructure.



Action Requested

1. Consider and take possible action on a Resolution authorizing dedication of a variable width right-of-way and associated permanent easements for the Alsbury Phase II project on Alsbury Boulevard

2. Consider and take possible action on a Resolution authorizing dedication of a variable width permanent easement for Oncor Electric Delivery Company associated with the Alsbury Phase II project on Alsbury Boulevard.

Questions / Discussion

Randy Morrison, PE
Director of Capital Engineering
rmorrison@burlesontx.com
817-426-9612

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, APPROVING A VARIABLE WIDTH PERMANENT EASEMENT AND RIGHT-OF-WAY WITH ONCOR ELECTRIC DELIVERY COMPANY, LLC, ASSOCIATED WITH THE ALSBURY PHASE II PROJECT FOR ALSBURY BLVD.

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 is currently under construction on the extension of Alsbury Boulevard from the Hulen Street Roundabout to County Road 1020; and

WHEREAS, through project development, the City desires that Oncor Electric Delivery Company, LLC, relocate a switchgear within a dedicated easement on City property; and

WHEREAS, to that end, the City Council desires that the City execute and file on the Johnson County Real Property Records a variable width permanent easement and right-of-way attached as Exhibit "A" and incorporated herein by reference for all purposes (the "Document"); and

WHEREAS, the City Council finds that the execution of the Document serves a legitimate public purpose and is necessary for the orderly development, operation, and safety of the City's transportation infrastructure; and

WHEREAS, the execution of the Document is made pursuant to the City's home-rule and other statutory authority.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THAT:

Section 1.

The City Manager, Tommy Ludwig, is authorized to execute on behalf of the City the Document substantially in the form attached as Exhibit "A".

Section 2.

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

Section 3.

This resolution shall take effect immediately from and after its passage.

PASSED, APPROVED, AND SO RESOLVED by the City Council of the City of

Burleson, Texas, on the _____ day of _____, 20_____.

_____
Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

_____
Amanda Campos, City Secretary

APPROVED AS TO LEGAL FORM:

_____
E. Allen Taylor, Jr., City Attorney

Exhibit A:

1. Easement and Right of Way with Oncor Electric Delivery Company, LLC

PT #: 2026-5934-01
District: Benbrook
WO #: 31807706
E#: _____

EASEMENT AND RIGHT OF WAY

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

That **City of Burleson, Texas,** a Texas home rule municipal corporation, hereinafter called "Grantor," whether one or more, for and in consideration of Ten Dollars ($10.00) and other valuable consideration to Grantor in hand paid by **Oncor Electric Delivery Company LLC, a Delaware limited liability company**, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202-1234, hereinafter referred to as "Grantee," has granted, sold and conveyed and by these presents does grant, sell and convey unto said Grantee, its successors and assigns, an easement and right-of-way for overhead and/or underground electric supply and communications facilities, consisting of a variable number of wires and cables, supporting structures, surface mounted equipment, conduits and all necessary or desirable appurtenances over, under, through, across and upon Grantor's land described as follows:

SEE EXHIBIT "A" (ATTACHED)

Grantor recognizes that the general course of said lines, or the metes and bounds as described above, is based on preliminary surveys only, and Grantor hereby agrees that the easement and right-of-way and its general dimensions hereby granted shall apply to the actual location of said lines when constructed.

Together with the right of ingress and egress along and upon said easement and right-of-way and over and across Grantor's adjoining properties for the purpose of and with the right to construct, maintain, operate, repair, remove, replace, reconstruct, abandon in place, and to change the size and capacity of said facilities; the right to relocate said facilities in the same relative direction of said facilities; the right to relocate said facilities in the same relative position to any adjacent road if and as such is widened in the future; the right to lease wire space for the purpose of permitting others to string or lay wire or cable along said facilities; the right to prevent excavation within the easement area; the right to prevent construction of, within the easement area, any and all buildings, structures or other obstructions which, in the sole judgment of Grantee, may endanger or interfere with the efficiency, safety, and/or convenient operation of said facilities and their appurtenances and the right to trim or remove trees or shrubbery within, but not limited to, said easement area, including by use of herbicides or other similar chemicals approved by the U.S. Environmental Protection Agency, to the extent in the sole judgment of Grantee, as may be necessary to prevent possible interference with the operation of said facilities or to remove possible hazard thereto. Grantor shall not make changes in grade, elevation or contour of the land or impound water within the easement area as described above without prior written consent of Grantee.

Grantor reserves the right to use the land within the above described easement area for purposes not inconsistent with Grantee's use of such property, provided such use shall not, in the sole judgment of Grantee, interfere with the exercise by Grantee of the rights hereby granted.

Following the conclusion of any construction, maintenance, or repair, Grantee shall remove all construction debris and other materials caused by Grantee from such property and restore such property to a condition that is at least as good as the condition in which such property existed immediately prior to the commencement of Grantee's construction, maintenance, or repair thereon or in proximity thereto as is reasonably practicable.

Grantee agrees to and shall defend, protect, indemnify and hold harmless Grantor from and against all claims, losses, expenses, damages, demands, judgments, causes of action, suits, and liability in tort, contract, or any other basis and of every kind and character whatsoever, for personal injury, death, or property damage ("Claims"), which arise out of Grantee's use of the easement when such Claims result from Grantee's negligence or willful misconduct. Grantor and Grantee each agree that if any claim or liability shall arise from the joint or concurring negligence of both parties hereto, it shall be borne by them in proportion to their negligence. It is understood that it is not the intention of the parties hereto to create liability for the benefit of third parties but that this agreement shall be solely for the benefit of the parties hereto.

As between Grantor and Grantee, Grantor shall not be responsible for Grantee's compliance or non-compliance with any applicable laws, rules or regulations related to construction, operation or maintenance of Grantee's facilities.

TO HAVE AND TO HOLD the above described easement and right-of-way unto the said Grantee, its successors and assigns, until all of said electric lines and facilities shall be abandoned, and in that event said easement and right-of-way shall cease and all rights herein granted shall terminate and revert to Grantor or Grantor's heirs, successors or assigns, and legal representatives, and Grantor hereby binds Grantor and Grantor's heirs, successors, assigns, and legal representatives, to warrant and forever defend the above described easement and right-of-way unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

[Remainder of Page Left Intentionally Blank – Signature Page to Follow]

EXECUTED this _____ day of _____, 2026.

Grantor: City of Burleson, Texas, a Texas home rule municipal corporation

By:_____
Printed Name:_____
Title:_____

Acknowledgement

STATE OF_____ §
§
COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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/she executed the same as the act and deed of **City of Burleson, Texas,** a Texas home rule municipal corporation, as the _____ thereof, for the purposes and consideration therein expressed, in the capacity therein stated and that he/she is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, A.D. 2026.

_____
Notary Public in and for the State of _____

SUBORDINATION TO EASEMENT AND RIGHT OF WAY

Grantor has granted onto itself (as Grantor and Grantee) that certain Permanent Grading Easement dated _____, 2026, and recorded in the Official Public Records of Johnson County, Texas, under Instrument Number _____ (the "Grading Easement"), and Grantor hereby subordinates any and all rights which Grantor may now have or hereafter acquire under the Grading Easement in the property burdened by the Easement and Right-of-Way to the rights, title and interests of Grantee established pursuant to the Easement and Right-of-Way.

Signed this _____ day of _____, 2026.

City of Burleson, Texas, a Texas home rule municipal corporation

By:_____
Print Name:_____
Title:_____

Acknowledgement

STATE OF_____ §
§
COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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/she executed the same as the act and deed of **City of Burleson, Texas,** a Texas home rule municipal corporation, as the **_____** thereof, for the purposes and consideration therein expressed, in the capacity therein stated and that he/she is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, A.D. 2026.

_____
Notary Public in and for the State of _____

"EXHIBIT A"

Lying and situated in the H.G. Catlett Survey, Abstract No. 186, Johnson County, Texas and being a part of that certain tract of land called 3.555 acres in a deed to the City of Burleson by a deed recorded in Instrument No. 2022-25699, Official Public Records of Johnson County, Texas (O.P.R.J.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a "Gorrondona" cap found for the north corner of the above described 3.555 acre tract and being the west corner of a tract of land called 0.612 acres in a deed to the City of Burleson recorded in Instrument No. 2015-3966, (O.P.R.J.C.T.) from which a 5/8-inch iron rod with a "Gorrondona" cap bears S 45° 14' 10" E, along the common line of said tracts, a distance of 177.69 feet;

THENCE S 45° 14' 10" E, along said common line, a distance of 18.18 feet to the proposed westerly right of way line of Alsbury Road;

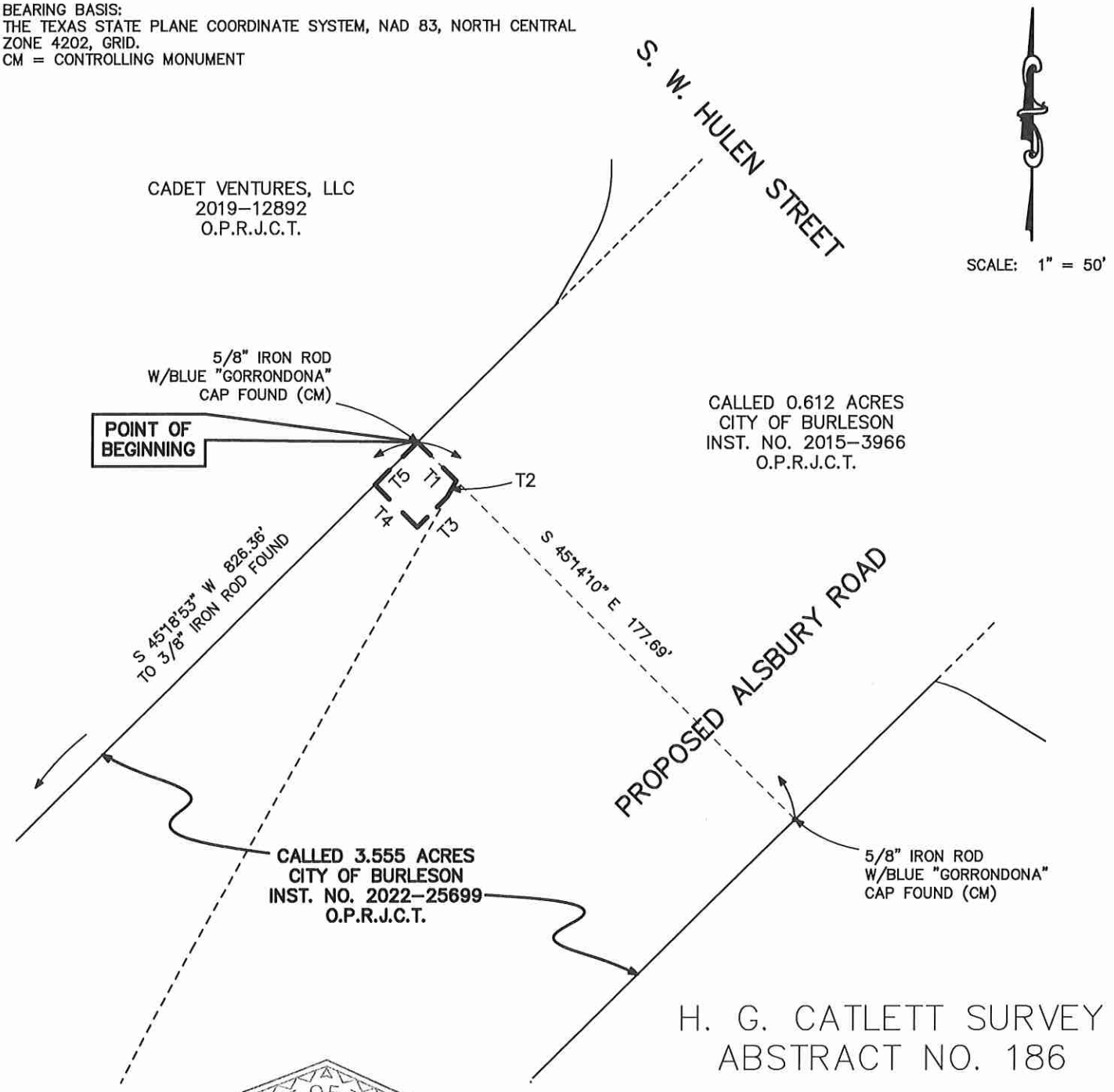
THENCE S 29° 26' 24" W, along said westerly line, a distance of 6.16 feet;

THENCE S 44° 45' 50" W, departing said proposed right of way line, a distance of 14.06 feet;

THENCE N 45° 14' 10" W, a distance of 20.00 feet to the northwest line of the herein above described 3.555 acre tract;

THENCE N 45° 18' 53" E, along said northwest line, a distance of 20.00 feet to the POINT OF BEGINNING and containing 393.24 square feet of land, more or less.

BEARING BASIS:
THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE 4202, GRID.
CM = CONTROLLING MONUMENT



H. G. CATLETT SURVEY
ABSTRACT NO. 186

STATE OF TEXAS
REGISTERED
DANIEL M. WARD
5890
PROFESSIONAL
LAND SURVEYOR

6-12-2026

LINE	BEARING	DISTANCE
T1	S 45°14'10" E	18.18'
T2	S 29°26'24" W	6.16'
T3	S 44°45'50" W	14.06'
T4	N 45°14'10" W	20.00'
T5	N 45°18'53" E	20.00'

EXHIBIT "A"
ONCOR ELECTRIC DELIVERY CO. EASEMENT
IN THE CITY OF BURLESON
JOHNSON COUNTY, TEXAS

CORNERSTONE SURVEYING, INC
200 WEST MARSHALL
P.O BOX 699 , PALMER, TEXAS 75152
TEL. (972) 845-2505 ~ FAX. (972) 845-2455
FIRM NO. 100215-00

City Council Regular Meeting

DEPARTMENT: **Finance**

FROM: **Michael Franklin, Deputy Finance Director**

MEETING: **August 17, 2026**

SUBJECT:

Consider and take possible action on a resolution accepting the Quarterly Investment Report for June 30, 2026, as submitted in accordance with the Public Funds Investment Act (PFIA). (*Staff Contact: Michael Franklin, Deputy Finance Director*)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
High Performing City Organization Providing Exceptional, People Focused Services	1.2 Continue to improve the efficiency and productivity of operations 1.3 Deliver high-quality service and communications to external and internal customers 1.4 Be a responsible steward of the city's financial resources by providing rates and fees that represent a strong value to our citizens; providing timely, accurate and transparent financial reporting; and utilizing long-range planning.

SUMMARY:

To comply with the Public Funds Investment Act (PFIA), staff is required to report quarterly to the City Council on the activities of its cash and investment holdings. The information required by the PFIA includes investment results for the quarter, economic summary and investment strategy, investment holdings, and book vs. market comparisons.

PORTFOLIO OVERVIEW
As of June 30, 2026, the City's total investment portfolio had a book value of $141,015,472 and a market value of $140,830,454. The portfolio generated approximately $1,451,413 in interest earnings during the quarter ($4,885,951 fiscal year-to-date).

The weighted average yield of 3.86% outperformed all comparative benchmarks for the period, including the Rolling Three-Month Treasury (3.74%), the Rolling Six-Month Treasury (3.72%), and TexPool Prime (3.80%).

PORTFOLIO COMPOSITION
Securities: 46% | Certificates of Deposit: 36% | Money Market Accounts/Sweep: 12% | Pools: 4% | Demand Deposit (Cash): 2%

QUARTER-OVER-QUARTER HIGHLIGHTS
The portfolio book value decreased by approximately $19.6 million from the March 31, 2026 balance of $160,625,176, reflecting normal operating cash flows and scheduled investment maturities. Several holdings matured or were drawn down during the quarter, including two FFCB notes and a bank CD totaling roughly $15 million, along with a substantial reduction in MMA/sweep and pooled cash balances. Proceeds were reinvested primarily into new certificates of deposit and securities, including new U.S. Treasury Note and FAMCA positions. As a result, the securities allocation increased from 37% to 46% of the portfolio, while the MMA/Sweep allocation declined from 22% to 12%.

The average portfolio yield decreased from 3.93% to 3.86%, consistent with the Federal Open Market Committee's decision to hold the Fed Funds target unchanged at 3.50% - 3.75% at its June 16-17 meeting, as maturing higher-yielding holdings were reinvested at modestly lower prevailing rates.

The City's buy-and-hold investment strategy aligns maturities with anticipated cash flow needs. The City plans maturities utilizing a two-year laddering approach.

RECOMMENDATION:

Approve the resolution accepting the Quarterly Investment Report for June 30, 2026, as submitted in accordance with the Public Funds Investment Act (PFIA).

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

N/A

REFERENCE:

Attached is a copy of the June 30, 2026
Quarterly Investment Report

FISCAL IMPACT:

N/A

STAFF CONTACT:

Michael Franklin
Deputy Finance Director
MFranklin@burlesontx.com
817-426-9883

Quarterly Investment Report for June 30, 2026

PRESENTED TO THE CITY COUNCIL ON AUGUST 17, 2026

THE CITY OF BURLESON TEXAS

INVESTMENT PORTFOLIO SUMMARY

For the Quarter Ended

June 30, 2026

Prepared by
Valley View Consulting, L.L.C.

The investment portfolio of the City of Burleson is in compliance with the Public Funds Investment Act and the City of Burleson Investment Policy and Strategies.

_____
Deputy City Manager

_____
Interim Finance Director

_____
Chief Accountant

_____
Deputy Finance Director

Disclaimer: These reports were compiled using information provided by the City of Burleson. No procedures were performed to test the accuracy or completeness of this information. The market values included in these reports were obtained by Valley View Consulting, L.L.C. from sources believed to be accurate and represent proprietary valuation. Due to market fluctuations these levels are not necessarily reflective of current liquidation values. Yield calculations are not determined using standard performance formulas, are not representative of total return yields and do not account for investment advisor fees.

Summary

Quarter End Results by Investment Category:

Asset Type	March 31, 2026 Ave. Yield	March 31, 2026 Book Value	March 31, 2026 Market Value	June 30, 2026 Ave. Yield	June 30, 2026 Book Value	June 30, 2026 Market Value
Demand Deposit Account (Cash) *(3)*	0.76%	$ 3,228,106	$ 3,228,106	0.38%	$ 2,896,550	$ 2,896,550
Money Market Accounts / Sweep	3.88%	34,592,065	34,592,065	3.69%	16,532,406	16,532,406
Pools / Money Market Funds	3.79%	7,180,087	7,180,087	3.80%	5,446,704	5,446,704
Certificates of Deposit	3.94%	56,215,008	56,215,008	3.96%	51,653,973	51,653,973
Securities	4.13%	59,409,911	59,437,345	3.98%	64,485,839	64,300,821
Total	**3.93%**	**$ 160,625,176**	**$ 160,652,610**	**3.86%**	**$ 141,015,472**	**$ 140,830,454**
Total Excluding DDA / Cash	***4.00%***	***$ 157,397,071***	***$ 157,424,504***	***3.93%***	***$ 138,118,922***	***$ 137,933,904***

Average Yield - Current Quarter *(1)*

Total Portfolio	3.86%
Rolling Three Month Treasury	3.74%
Rolling Six Month Treasury	3.72%
TexPool Prime	3.80%

Fiscal Year-to-Date Average Yield *(2)*

Total Portfolio	3.93%
Rolling Three Month Treasury	3.76%
Rolling Six Month Treasury	3.77%
TexPool Prime	3.86%

Interest Earnings (Approximate)

Quarter	$ 1,451,413
Fiscal Year-to-date	$ 4,885,951

(1) **Quarter End Average Yield** - based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank, pool, and money market balances.

(2) **Fiscal Year-to-Date Average Yield** - calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

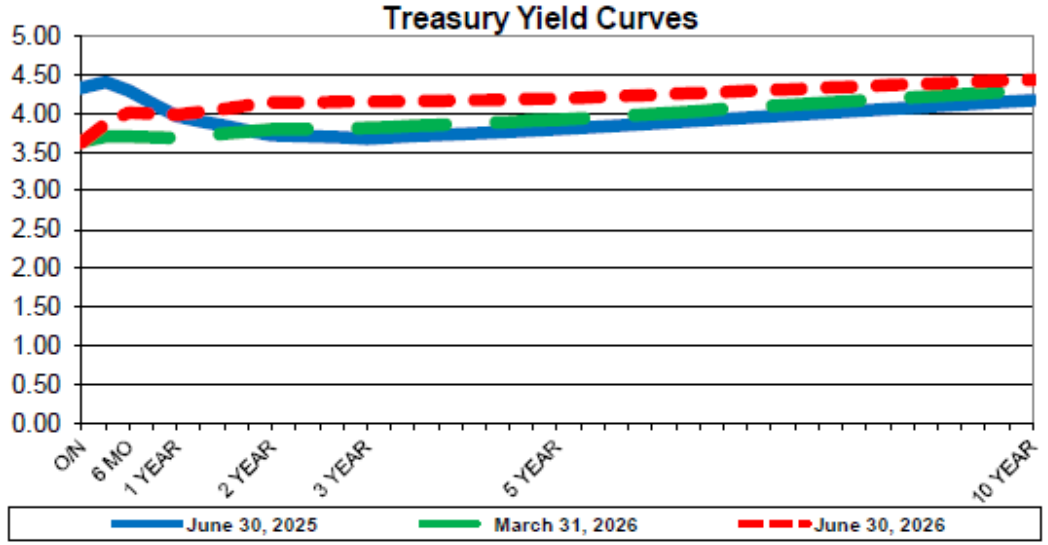
(3) **Demand Deposit Account (Cash)** - account at the City's depository bank utilized for day-to-day operating needs including outstanding payments pending clearing. Balances earn a credit to offset bank fees.

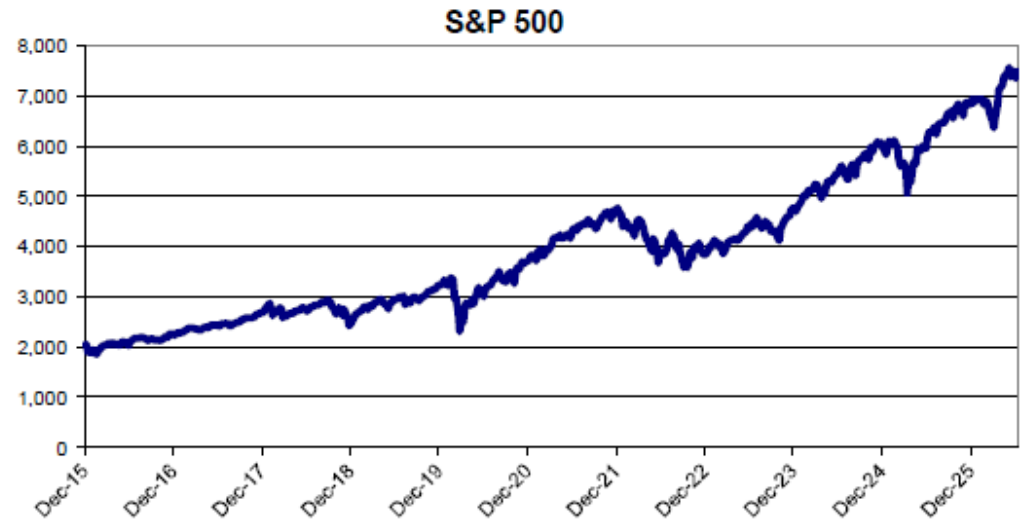
Valley View Consulting, L.L.C.

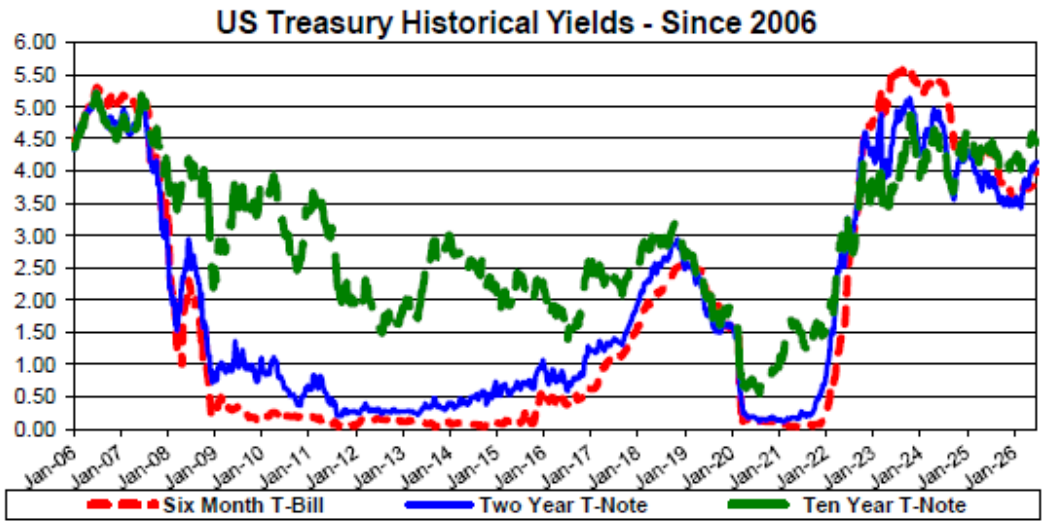
Economic Overview

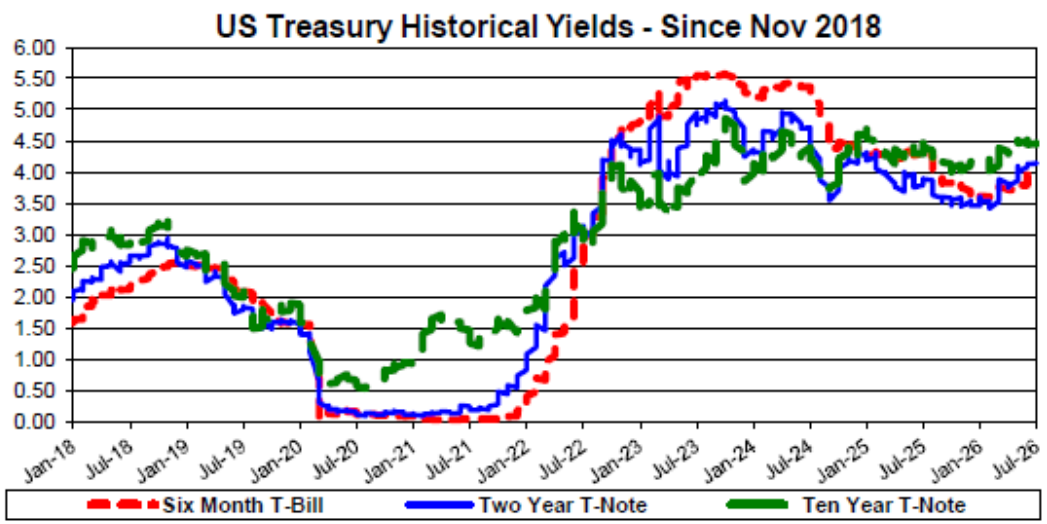
6/30/2026

The Federal Open Market Committee's (FOMC) on June 16th and 17th, hosted by new Chairman Kevin Warsh, resulted in no change to the Fed Funds 3.50% - 3.75% target (Effective Fed Funds trade +/-3.62%). First Quarter GDP expanded by 2.1%. June Non-Farm Payroll added 57k (below the +110k expectation). The three month average decreased to +111k. The S&P 500 Stock Index rretreated from 7,600 but remained +/-7,500. The positively sloped yield curve increased slighlty. Crude Oil declined to +/-$70. Inflation continues above the FOMC 2% target (Core CPI 2.9% and Core PCE +/-3.4%). The uncertain world events still influence volatility.









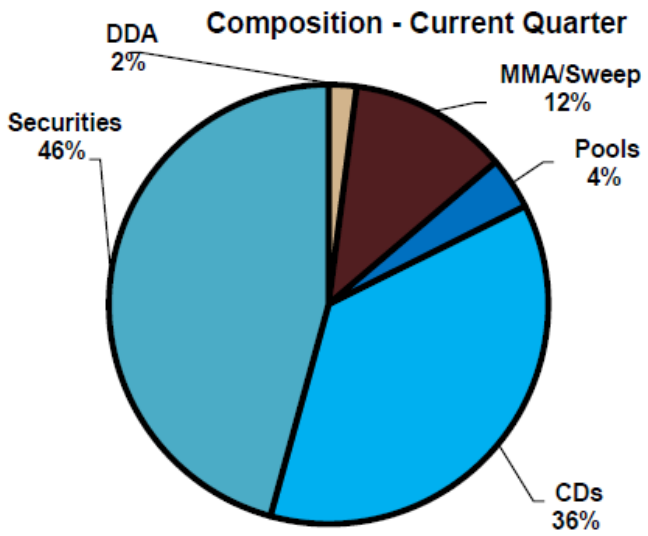
Investment Holdings
June 30, 2026

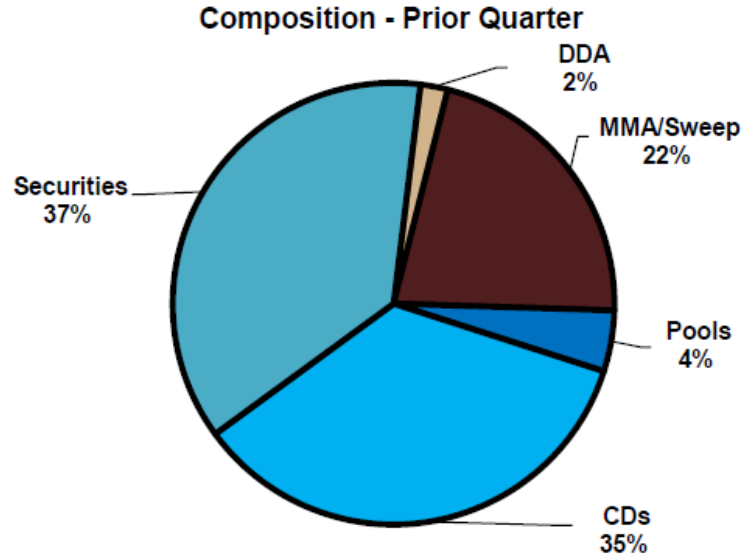
Description	Ratings	Coupon/ Discount	Maturity Date	Settlement Date	Par Value	Book Value	Market Price	Market Value	Life (Days)	Yield
SouthState Bank Cash (3)		0.38%	07/01/26	06/30/26	$ 2,896,550	$ 2,896,550	1.00	$ 2,896,550	1	0.38%
SouthState Bank MMA		0.00%	07/01/26	06/30/26	903,924	903,924	1.00	903,924	1	0.00%
InterBank MMA		3.96%	07/01/26	06/30/26	100,321	100,321	1.00	100,321	1	3.96%
InterBank ICS		3.90%	07/01/26	06/30/26	15,528,161	15,528,161	1.00	15,528,161	1	3.90%
TexPool Prime		3.80%	07/01/26	06/30/26	4,285,034	4,285,034	1.00	4,285,034	1	3.80%
LOGIC	AAAm	3.80%	07/01/26	06/30/26	1,161,670	1,161,670	1.00	1,161,670	1	3.80%
American Nat'l Bank & Trust CDARS		3.89%	08/06/26	05/07/26	242,710	242,710	100.00	242,710	37	3.97%
USTN	Aa1/AA+	3.75%	08/31/26	10/29/24	5,000,000	4,996,842	99.99	4,999,414	62	4.14%
American Nat'l Bank & Trust CDARS		4.30%	09/24/26	09/25/25	2,583,465	2,583,465	100.00	2,583,465	86	4.39%
USTN	Aa1/AA+	4.63%	10/15/26	11/21/24	5,000,000	5,004,674	100.23	5,011,523	107	4.29%
American Nat'l Bank & Trust CDARS		3.89%	10/29/26	10/30/25	10,020,941	10,020,941	100.00	10,020,941	121	3.97%
FAMCA	N/A	4.23%	12/23/26	12/23/24	10,000,000	10,000,000	100.02	10,001,919	176	4.23%
USTN	Aa1/AA+	4.13%	02/15/27	06/09/25	10,000,000	10,002,950	100.06	10,005,859	230	4.07%
First Nat'l Bank of McGregor CD		3.85%	03/23/27	09/23/25	7,718,049	7,718,049	100.00	7,718,049	266	3.91%
American Nat'l Bank & Trust CDARS		4.05%	03/25/27	03/27/25	5,262,400	5,262,400	100.00	5,262,400	268	4.13%
American Nat'l Bank & Trust CDARS		3.95%	04/29/27	05/01/25	5,235,890	5,235,890	100.00	5,235,890	303	4.03%
American Nat'l Bank & Trust CDARS		4.00%	05/13/27	08/14/25	1,035,802	1,035,802	100.00	1,035,802	317	4.07%
American Nat'l Bank & Trust CDARS		4.00%	05/13/27	08/14/25	4,143,209	4,143,209	100.00	4,143,209	317	4.07%
American Nat'l Bank of Texas CD		3.65%	06/10/27	12/09/25	5,090,909	5,090,909	100.00	5,090,909	345	3.70%
American Nat'l Bank & Trust CDARS		3.95%	07/01/27	07/03/25	5,200,315	5,200,315	100.00	5,200,315	366	4.03%
USTN	Aa1/AA+	3.63%	08/31/27	01/27/26	5,000,000	5,001,866	99.43	4,971,289	427	3.59%
American Nat'l Bank & Trust CDARS		3.56%	10/28/27	10/30/25	5,120,283	5,120,283	100.00	5,120,283	485	3.62%
UST-STRIPS	Aa1/AA+	0.00%	02/15/28	01/27/26	10,000,000	9,437,173	93.49	9,348,868	595	3.61%
FHLB	Aa1/AA+	4.50%	03/10/28	03/23/26	5,000,000	5,044,317	100.53	5,026,450	619	3.95%
USTN	Aa1/AA+	3.75%	05/15/28	04/16/26	5,000,000	4,998,017	99.26	4,963,086	685	3.77%
FAMCA	N/A	4.08%	07/17/28	06/05/26	10,000,000	10,000,000	99.72	9,972,412	748	4.08%
Total Portfolio					**$ 141,529,633**	**$ 141,015,472**		**$ 140,830,454**	**291**	**3.86%**
									(1)	**(2)**

(1) Weighted average life - For purposes of calculating weighted average life, overnight bank and pool balances are assumed to have a one day maturity.

(2) Weighted average yield to maturity - The weighted average yield to maturity is based on Book Value, realized and unrealized gains/losses and investment advisory fees are not included. The yield for the reporting month is used for overnight bank and pool balances.

(3) **Demand Deposit Account (Cash)** - account at the City's depository bank utilized for day-to-day operating needs including outstanding payments pending clearing. Balances earn a credit to offset bank fees.


Composition - Current Quarter
DDA
2%
MMA/Sweep
12%
Pools
4%
Securities
46%
CDs
36%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Pools
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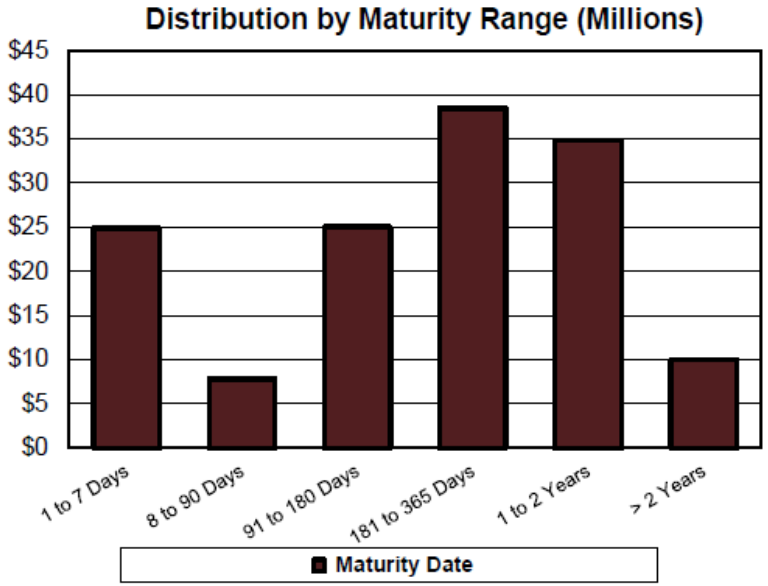
CDs
35%


Distribution by Maturity Range (Millions)
$45
$40
$35
$30
$25
$20
$15
$10
$5
$0
1 to 7 Days
8 to 90 Days
91 to 180 Days
181 to 365 Days
1 to 2 Years
> 2 Years
Maturity Date

Book and Market Value Comparison

Issuer/Description	Yield	Maturity Date	Book Value 03/31/26	Increases	Decreases	Book Value 06/30/26	Market Value 03/31/26	Change in Market Value	Market Value 06/30/26
SouthState Bank Cash (3)	0.38%	07/01/26	$ 3,228,106	$ –	$ (331,556)	$ 2,896,550	$ 3,228,106	$ (331,556)	$ 2,896,550
SouthState Bank MMA	0.00%	07/01/26	354,234	549,690	–	903,924	354,234	549,690	903,924
InterBank MMA	3.96%	07/01/26	100,331	–	(11)	100,321	100,331	(11)	100,321
InterBank ICS	3.90%	07/01/26	30,584,249	–	(15,056,088)	15,528,161	30,584,249	(15,056,088)	15,528,161
NexBank IntraFi MMA Savings	3.75%	07/01/26	3,553,250	–	(3,553,250)	–	3,553,250	(3,553,250)	–
TexPool Prime	3.80%	07/01/26	6,029,239	–	(1,744,205)	4,285,034	6,029,239	(1,744,205)	4,285,034
LOGIC	3.80%	07/01/26	1,150,847	10,823	–	1,161,670	1,150,847	10,823	1,161,670
FFCB	4.96%	04/15/26	4,999,829	–	(4,999,829)	–	5,001,787	(5,001,787)	–
East West Bank CD	3.79%	06/05/26	5,059,976	–	(5,059,976)	–	5,059,976	(5,059,976)	–
FFCB	4.78%	06/12/26	5,000,920	–	(5,000,920)	–	5,010,330	(5,010,330)	–
American Nat'l Bank & Trust CDARS	3.97%	08/06/26	–	242,710	–	242,710	–	242,710	242,710
USTN	4.14%	08/31/26	4,992,206	4,635	–	4,996,842	4,999,414	–	4,999,414.04
American Nat'l Bank & Trust CDARS	4.39%	09/24/26	2,555,940	27,525	–	2,583,465	2,555,940	27,525	2,583,465
USTN	4.29%	10/15/26	5,008,650	–	(3,975)	5,004,674	5,022,656	(11,133)	5,011,523
American Nat'l Bank & Trust CDARS	3.97%	10/29/26	10,164,535	–	(143,594)	10,020,941	10,164,535	(143,594)	10,020,941
FAMCA	4.23%	12/23/26	10,000,000	–	–	10,000,000	10,015,685	(13,766)	10,001,919
USTN	4.07%	02/15/27	10,004,117	–	(1,167)	10,002,950	10,030,859	(25,000)	10,005,859
First Nat'l Bank of McGregor CD	3.91%	03/23/27	7,643,872	74,177	–	7,718,049	7,643,872	74,177	7,718,049
American Nat'l Bank & Trust CDARS	4.13%	03/25/27	5,209,534	52,866	–	5,262,400	5,209,534	52,866	5,262,400
American Nat'l Bank & Trust CDARS	4.03%	04/29/27	5,184,583	51,307	–	5,235,890	5,184,583	51,307	5,235,890
American Nat'l Bank & Trust CDARS	4.07%	05/13/27	1,025,524	10,278	–	1,035,802	1,025,524	10,278	1,035,802
American Nat'l Bank & Trust CDARS	4.07%	05/13/27	4,102,098	41,111	–	4,143,209	4,102,098	41,111	4,143,209
American Nat'l Bank of Texas CD	3.70%	06/10/27	5,044,500	46,409	–	5,090,909	5,044,500	46,409	5,090,909
American Nat'l Bank & Trust CDARS	4.03%	07/01/27	5,149,357	50,958	–	5,200,315	5,149,357	50,958	5,200,315
USTN	3.59%	08/31/27	5,002,264	–	(398)	5,001,866	4,985,547	(14,258)	4,971,289
American Nat'l Bank & Trust CDARS	3.62%	10/28/27	5,075,089	45,194	–	5,120,283	5,075,089	45,194	5,120,283
UST-STRIPS	3.61%	02/15/28	9,351,093	86,079	–	9,437,173	9,310,358	38,510	9,348,868
FHLB	3.95%	03/10/28	5,050,832	–	(6,515)	5,044,317	5,060,708	(34,258)	5,026,450
USTN	3.77%	05/15/28	–	4,998,017	–	4,998,017	–	4,963,086	4,963,086
FAMCA	4.08%	07/17/28	–	10,000,000	–	10,000,000	–	9,972,412	9,972,412
TOTAL / AVERAGE	**3.86%**		**$ 160,625,176**	**$ 16,291,780**	**$ (35,901,483)**	**$ 141,015,472**	**$ 160,652,610**	**$ (19,822,156)**	**$ 140,830,454**

Recommendation

Move to approve a resolution accepting the Quarterly Investment Report for June 30, 2026, as submitted in accordance with the Public Funds Investment Act (PFIA).

Questions/Comments

Michael Franklin

Deputy Finance Director

Finance Department

mfranklin@burlesontx.com

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, ACCEPTING THE QUARTERLY INVESTMENT REPORT FOR THE QUARTER ENDING JUNE 30, 2026.

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, City staff has reported to the City Council the activities of the City's cash and investment holdings for the last quarter; and

WHEREAS, City desires to accept the quarterly investment report from the City staff.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THAT:

Section 1.

The City Council hereby accepts from City staff the quarterly investment report for the quarter ending June 30, 2026, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference for all purposes.

Section 2.

This resolution shall take effect immediately from and after its passage.

PASSED, APPROVED, AND SO RESOLVED by the City Council of the City of Burleson, Texas, on the _____ day of _____, 20_____.

_____
Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

_____
Amanda Campos, City Secretary

APPROVED AS TO LEGAL FORM:

_____
E. Allen Taylor, Jr., City Attorney

THE CITY OF BURLESON TEXAS

INVESTMENT PORTFOLIO SUMMARY

For the Quarter Ended

June 30, 2026

Prepared by
Valley View Consulting, L.L.C.

The investment portfolio of the City of Burleson is in compliance with the Public Funds Investment Act and the City of Burleson Investment Policy and Strategies.

Deputy City Manager

Interim Finance Director

Chief Accountant

Deputy Finance Director

Disclaimer: These reports were compiled using information provided by the City of Burleson. No procedures were performed to test the accuracy or completeness of this information. The market values included in these reports were obtained by Valley View Consulting, L.L.C. from sources believed to be accurate and represent proprietary valuation. Due to market fluctuations these levels are not necessarily reflective of current liquidation values. Yield calculations are not determined using standard performance formulas, are not representative of total return yields and do not account for investment advisor fees.

Summary

Quarter End Results by Investment Category:

Asset Type	March 31, 2026 Ave. Yield	March 31, 2026 Book Value	March 31, 2026 Market Value	June 30, 2026 Ave. Yield	June 30, 2026 Book Value	June 30, 2026 Market Value
Demand Deposit Account (Cash) *(3)*	0.76%	$ 3,228,106	$ 3,228,106	0.38%	$ 2,896,550	$ 2,896,550
Money Market Accounts / Sweep	3.88%	34,592,065	34,592,065	3.69%	16,532,406	16,532,406
Pools / Money Market Funds	3.79%	7,180,087	7,180,087	3.80%	5,446,704	5,446,704
Certificates of Deposit	3.94%	56,215,008	56,215,008	3.96%	51,653,973	51,653,973
Securities	4.13%	59,409,911	59,437,345	3.98%	64,485,839	64,300,821
Total	**3.93%**	**$ 160,625,176**	**$ 160,652,610**	**3.86%**	**$ 141,015,472**	**$ 140,830,454**
Total Excluding DDA / Cash	***4.00%***	***$ 157,397,071***	***$ 157,424,504***	***3.93%***	***$ 138,118,922***	***$ 137,933,904***

Average Yield - Current Quarter *(1)*	
Total Portfolio	3.86%
Rolling Three Month Treasury	3.74%
Rolling Six Month Treasury	3.72%
TexPool Prime	3.80%

Fiscal Year-to-Date Average Yield *(2)*	
Total Portfolio	3.93%
Rolling Three Month Treasury	3.76%
Rolling Six Month Treasury	3.77%
TexPool Prime	3.86%

Interest Earnings (Approximate)	
Quarter	$ 1,451,413
Fiscal Year-to-date	$ 4,885,951

(1) **Quarter End Average Yield** - based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank, pool, and money market balances.

(2) **Fiscal Year-to-Date Average Yield** - calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

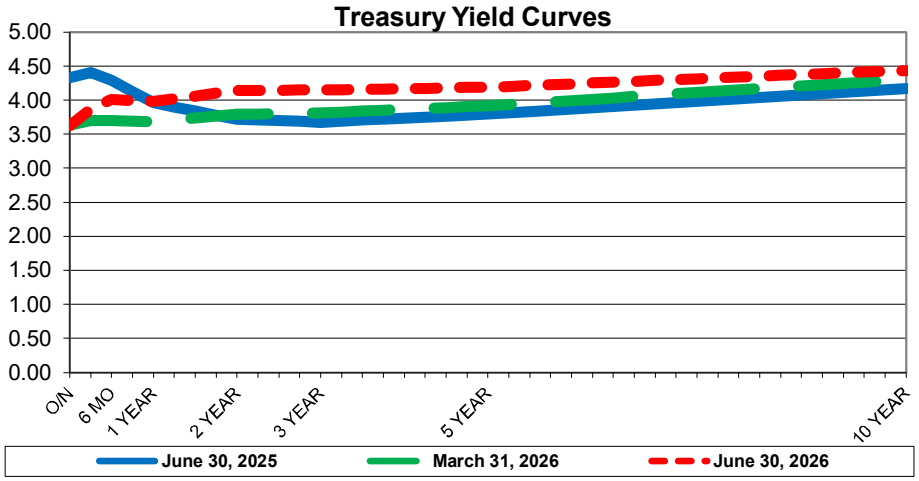
(3) **Demand Deposit Account (Cash)** - account at the City's depository bank utilized for day-to-day operating needs including outstanding payments pending clearing. Balances earn a credit to offset bank fees.

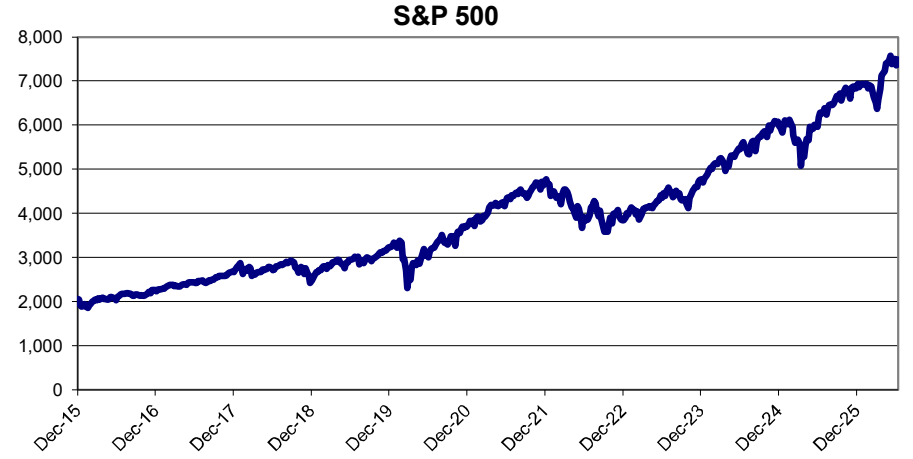
Investment Advisor Note: During market cycles where rates rise or fall, it is common to experience decreases or increases in market value of current investments. This is due to the value the market places on the asset in terms of its buying or selling ability on the current market day. The City's Investment Policy establishes a "buy and hold" portfolio strategy where investment maturities are targeted to match with identified cash flow requirements, and the investments mature at the anticipated time the cash is needed. The City does not intend to liquidate or redeem securities prior to maturity and will therefore not recognize the losses or gains from a pre-maturity sale. Instead, the City will report changes in market value as unrealized losses or gains as required by the PFIA and current accounting standards. As the security approaches maturity, the unrealized loss or gain will diminish, and at maturity the City will receive the full par value of the security.

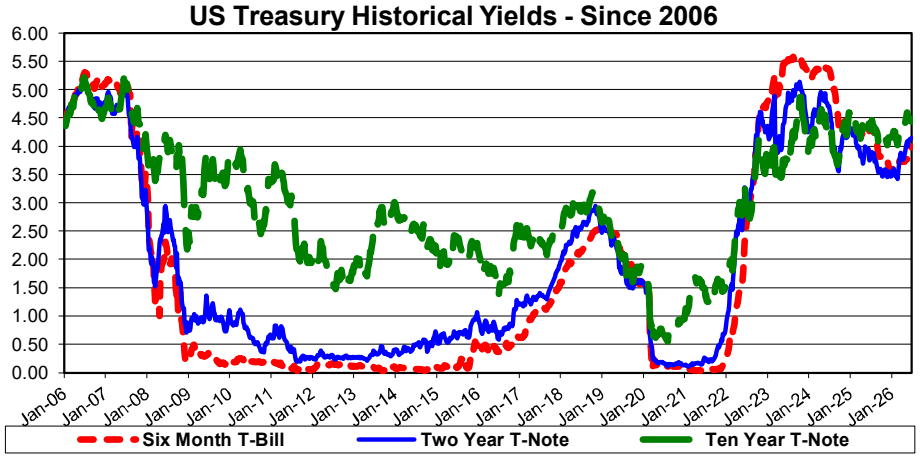
Economic Overview

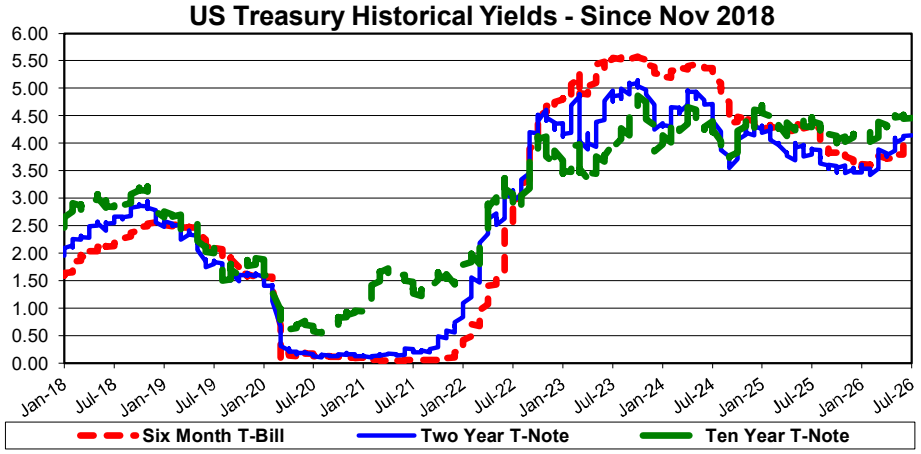
6/30/2026

The Federal Open Market Committee's (FOMC) on June 16th and 17th, hosted by new Chairman Kevin Warsh, resulted in no change to the Fed Funds 3.50% - 3.75% target (Effective Fed Funds trade +/-3.62%). First Quarter GDP expanded by 2.1%. June Non-Farm Payroll added 57k (below the +110k expectation). The three month average decreased to +111k. The S&P 500 Stock Index rretreated from 7,600 but remained +/-7,500. The positively sloped yield curve increased slighlty. Crude Oil declined to +/-$70. Inflation continues above the FOMC 2% target (Core CPI 2.9% and Core PCE +/-3.4%). The uncertain world events still influence volatility.









Investment Holdings

June 30, 2026

Description	Ratings	Coupon/ Discount	Maturity Date	Settlement Date	Par Value	Book Value	Market Price	Market Value	Life (Days)	Yield
SouthState Bank Cash (3)		0.38%	07/01/26	06/30/26	$ 2,896,550	$ 2,896,550	1.00	$ 2,896,550	1	0.38%
SouthState Bank MMA		0.00%	07/01/26	06/30/26	903,924	903,924	1.00	903,924	1	0.00%
InterBank MMA		3.96%	07/01/26	06/30/26	100,321	100,321	1.00	100,321	1	3.96%
InterBank ICS		3.90%	07/01/26	06/30/26	15,528,161	15,528,161	1.00	15,528,161	1	3.90%
TexPool Prime		3.80%	07/01/26	06/30/26	4,285,034	4,285,034	1.00	4,285,034	1	3.80%
LOGIC	AAAm	3.80%	07/01/26	06/30/26	1,161,670	1,161,670	1.00	1,161,670	1	3.80%
American Nat'l Bank & Trust CDARS		3.89%	08/06/26	05/07/26	242,710	242,710	100.00	242,710	37	3.97%
USTN	Aa1/AA+	3.75%	08/31/26	10/29/24	5,000,000	4,996,842	99.99	4,999,414	62	4.14%
American Nat'l Bank & Trust CDARS		4.30%	09/24/26	09/25/25	2,583,465	2,583,465	100.00	2,583,465	86	4.39%
USTN	Aa1/AA+	4.63%	10/15/26	11/21/24	5,000,000	5,004,674	100.23	5,011,523	107	4.29%
American Nat'l Bank & Trust CDARS		3.89%	10/29/26	10/30/25	10,020,941	10,020,941	100.00	10,020,941	121	3.97%
FAMCA	N/A	4.23%	12/23/26	12/23/24	10,000,000	10,000,000	100.02	10,001,919	176	4.23%
USTN	Aa1/AA+	4.13%	02/15/27	06/09/25	10,000,000	10,002,950	100.06	10,005,859	230	4.07%
First Nat'l Bank of McGregor CD		3.85%	03/23/27	09/23/25	7,718,049	7,718,049	100.00	7,718,049	266	3.91%
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UST-STRIPS	Aa1/AA+	0.00%	02/15/28	01/27/26	10,000,000	9,437,173	93.49	9,348,868	595	3.61%
FHLB	Aa1/AA+	4.50%	03/10/28	03/23/26	5,000,000	5,044,317	100.53	5,026,450	619	3.95%
USTN	Aa1/AA+	3.75%	05/15/28	04/16/26	5,000,000	4,998,017	99.26	4,963,086	685	3.77%
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Total Portfolio					**$ 141,529,633**	**$ 141,015,472**		**$ 140,830,454**	**291**	**3.86%**
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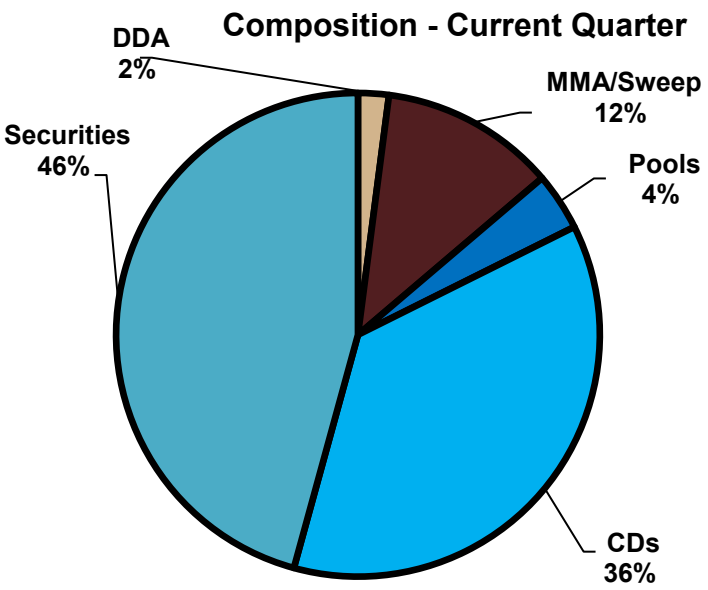
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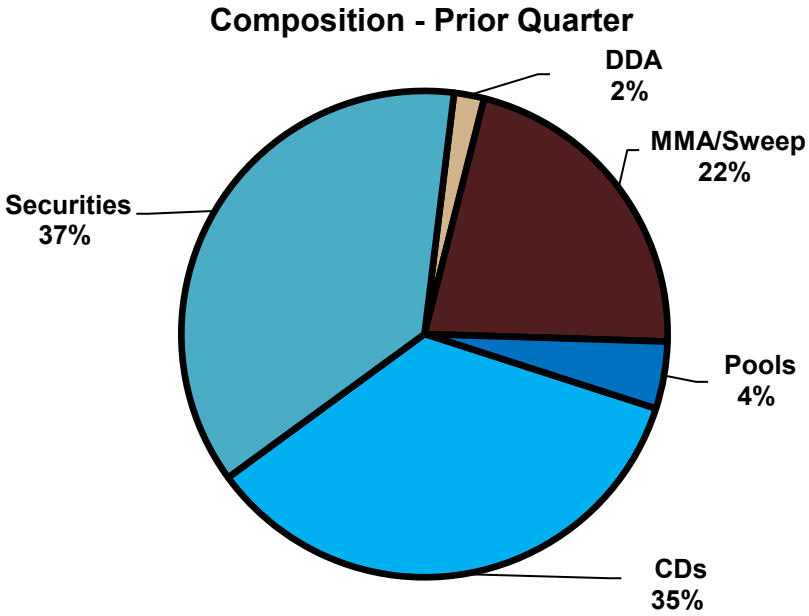
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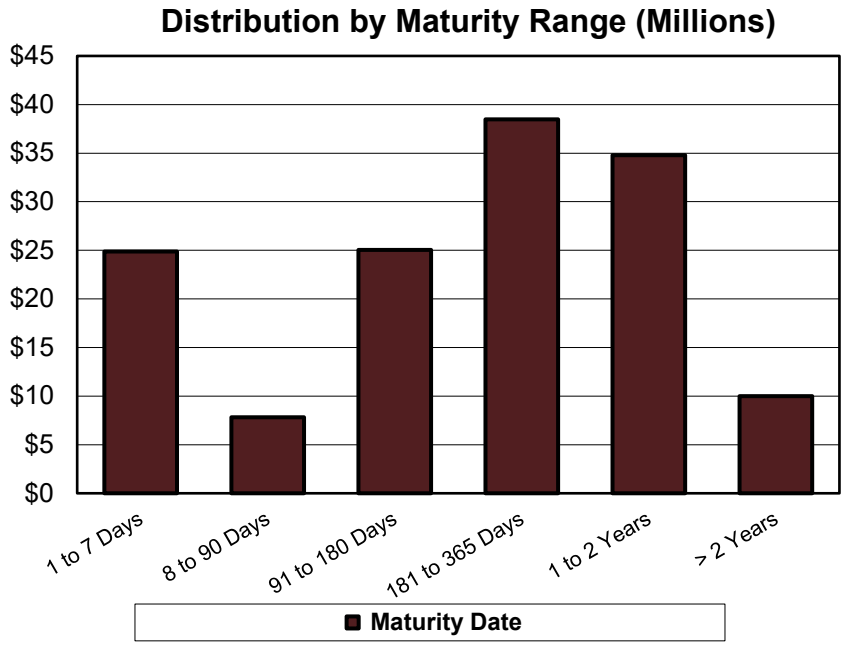
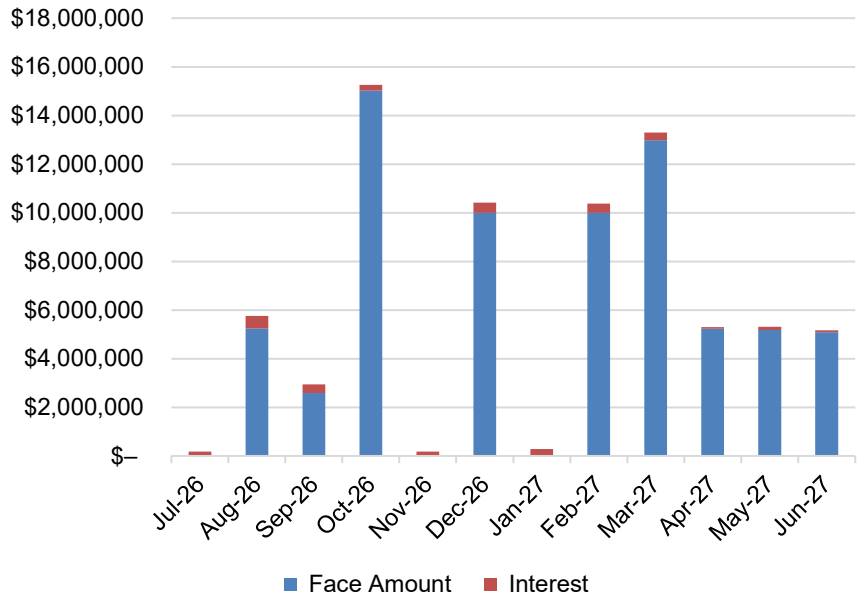

Distribution by Maturity Range (Millions)
$45
$40
$35
$30
$25
$20
$15
$10
$5
$0
1 to 7 Days
8 to 90 Days
91 to 180 Days
181 to 365 Days
1 to 2 Years
> 2 Years
Maturity Date

Maturity Cash Flows - Next 12 Months

Month	Face Amount	Interest	Total
Jul-26	$ –	$ 177,320	$ 177,320
Aug-26	5,242,710	519,671	5,762,381
Sep-26	2,583,465	356,850	2,940,315
Oct-26	15,020,941	231,880	15,252,821
Nov-26	–	177,245	177,245
Dec-26	10,000,000	418,192	10,418,192
Jan-27	–	290,282	290,282
Feb-27	10,000,000	374,797	10,374,797
Mar-27	12,980,449	313,769	13,294,218
Apr-27	5,235,890	64,813	5,300,703
May-27	5,179,011	133,498	5,312,509
Jun-27	5,090,909	79,216	5,170,125
TOTALS	**$ 71,333,374**	**$ 3,137,535**	**$ 74,470,909**



Book and Market Value Comparison

Issuer/Description	Yield	Maturity Date	Book Value 03/31/26	Increases	Decreases	Book Value 06/30/26	Market Value 03/31/26	Change in Market Value	Market Value 06/30/26
SouthState Bank Cash (3)	0.38%	07/01/26	$ 3,228,106	$ –	$ (331,556)	$ 2,896,550	$ 3,228,106	$ (331,556)	$ 2,896,550
SouthState Bank MMA	0.00%	07/01/26	354,234	549,690	–	903,924	354,234	549,690	903,924
InterBank MMA	3.96%	07/01/26	100,331	–	(11)	100,321	100,331	(11)	100,321
InterBank ICS	3.90%	07/01/26	30,584,249	–	(15,056,088)	15,528,161	30,584,249	(15,056,088)	15,528,161
NexBank IntraFi MMA Savings	3.75%	07/01/26	3,553,250	–	(3,553,250)	–	3,553,250	(3,553,250)	–
TexPool Prime	3.80%	07/01/26	6,029,239	–	(1,744,205)	4,285,034	6,029,239	(1,744,205)	4,285,034
LOGIC	3.80%	07/01/26	1,150,847	10,823	–	1,161,670	1,150,847	10,823	1,161,670
FFCB	4.96%	04/15/26	4,999,829	–	(4,999,829)	–	5,001,787	(5,001,787)	–
East West Bank CD	3.79%	06/05/26	5,059,976	–	(5,059,976)	–	5,059,976	(5,059,976)	–
FFCB	4.78%	06/12/26	5,000,920	–	(5,000,920)	–	5,010,330	(5,010,330)	–
American Nat'l Bank & Trust CDARS	3.97%	08/06/26	–	242,710	–	242,710	–	242,710	242,710
USTN	4.14%	08/31/26	4,992,206	4,635	–	4,996,842	4,999,414	–	4,999,414.04
American Nat'l Bank & Trust CDARS	4.39%	09/24/26	2,555,940	27,525	–	2,583,465	2,555,940	27,525	2,583,465
USTN	4.29%	10/15/26	5,008,650	–	(3,975)	5,004,674	5,022,656	(11,133)	5,011,523
American Nat'l Bank & Trust CDARS	3.97%	10/29/26	10,164,535	–	(143,594)	10,020,941	10,164,535	(143,594)	10,020,941
FAMCA	4.23%	12/23/26	10,000,000	–	–	10,000,000	10,015,685	(13,766)	10,001,919
USTN	4.07%	02/15/27	10,004,117	–	(1,167)	10,002,950	10,030,859	(25,000)	10,005,859
First Nat'l Bank of McGregor CD	3.91%	03/23/27	7,643,872	74,177	–	7,718,049	7,643,872	74,177	7,718,049
American Nat'l Bank & Trust CDARS	4.13%	03/25/27	5,209,534	52,866	–	5,262,400	5,209,534	52,866	5,262,400
American Nat'l Bank & Trust CDARS	4.03%	04/29/27	5,184,583	51,307	–	5,235,890	5,184,583	51,307	5,235,890
American Nat'l Bank & Trust CDARS	4.07%	05/13/27	1,025,524	10,278	–	1,035,802	1,025,524	10,278	1,035,802
American Nat'l Bank & Trust CDARS	4.07%	05/13/27	4,102,098	41,111	–	4,143,209	4,102,098	41,111	4,143,209
American Nat'l Bank of Texas CD	3.70%	06/10/27	5,044,500	46,409	–	5,090,909	5,044,500	46,409	5,090,909
American Nat'l Bank & Trust CDARS	4.03%	07/01/27	5,149,357	50,958	–	5,200,315	5,149,357	50,958	5,200,315
USTN	3.59%	08/31/27	5,002,264	–	(398)	5,001,866	4,985,547	(14,258)	4,971,289
American Nat'l Bank & Trust CDARS	3.62%	10/28/27	5,075,089	45,194	–	5,120,283	5,075,089	45,194	5,120,283
UST-STRIPS	3.61%	02/15/28	9,351,093	86,079	–	9,437,173	9,310,358	38,510	9,348,868
FHLB	3.95%	03/10/28	5,050,832	–	(6,515)	5,044,317	5,060,708	(34,258)	5,026,450
USTN	3.77%	05/15/28	–	4,998,017	–	4,998,017	–	4,963,086	4,963,086
FAMCA	4.08%	07/17/28	–	10,000,000	–	10,000,000	–	9,972,412	9,972,412
TOTAL / AVERAGE	**3.86%**		**$ 160,625,176**	**$ 16,291,780**	**$ (35,901,483)**	**$ 141,015,472**	**$ 160,652,610**	**$ (19,822,156)**	**$ 140,830,454**

THE CITY OF BURLESON TEXAS

INVESTMENT PORTFOLIO SUMMARY

For the Quarter Ended

June 30, 2026

Prepared by
Valley View Consulting, L.L.C.

The investment portfolio of the City of Burleson is in compliance with the Public Funds Investment Act and the City of Burleson Investment Policy and Strategies.

Deputy City Manager

Interim Finance Director

Chief Accountant

Deputy Finance Director

Disclaimer: These reports were compiled using information provided by the City of Burleson. No procedures were performed to test the accuracy or completeness of this information. The market values included in these reports were obtained by Valley View Consulting, L.L.C. from sources believed to be accurate and represent proprietary valuation. Due to market fluctuations these levels are not necessarily reflective of current liquidation values. Yield calculations are not determined using standard performance formulas, are not representative of total return yields and do not account for investment advisor fees.

Summary

Quarter End Results by Investment Category:

Asset Type	March 31, 2026 Ave. Yield	March 31, 2026 Book Value	March 31, 2026 Market Value	June 30, 2026 Ave. Yield	June 30, 2026 Book Value	June 30, 2026 Market Value
Demand Deposit Account (Cash) *(3)*	0.76%	$ 3,228,106	$ 3,228,106	0.38%	$ 2,896,550	$ 2,896,550
Money Market Accounts / Sweep	3.88%	34,592,065	34,592,065	3.69%	16,532,406	16,532,406
Pools / Money Market Funds	3.79%	7,180,087	7,180,087	3.80%	5,446,704	5,446,704
Certificates of Deposit	3.94%	56,215,008	56,215,008	3.96%	51,653,973	51,653,973
Securities	4.13%	59,409,911	59,437,345	3.98%	64,485,839	64,300,821
Total	**3.93%**	**$ 160,625,176**	**$ 160,652,610**	**3.86%**	**$ 141,015,472**	**$ 140,830,454**
Total Excluding DDA / Cash	***4.00%***	***$ 157,397,071***	***$ 157,424,504***	***3.93%***	***$ 138,118,922***	***$ 137,933,904***

Average Yield - Current Quarter *(1)*	
Total Portfolio	3.86%
Rolling Three Month Treasury	3.74%
Rolling Six Month Treasury	3.72%
TexPool Prime	3.80%

Fiscal Year-to-Date Average Yield *(2)*	
Total Portfolio	3.93%
Rolling Three Month Treasury	3.76%
Rolling Six Month Treasury	3.77%
TexPool Prime	3.86%

Interest Earnings (Approximate)	
Quarter	$ 1,451,413
Fiscal Year-to-date	$ 4,885,951

(1) **Quarter End Average Yield** - based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank, pool, and money market balances.

(2) **Fiscal Year-to-Date Average Yield** - calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

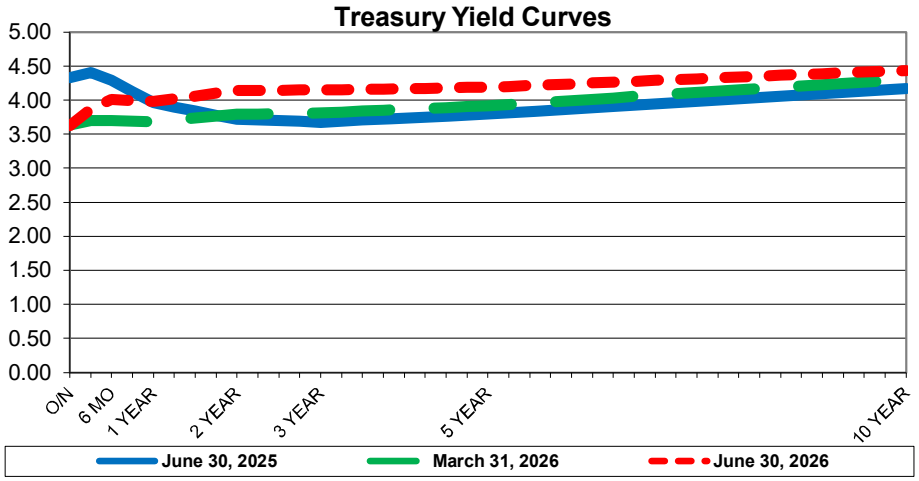
(3) **Demand Deposit Account (Cash)** - account at the City's depository bank utilized for day-to-day operating needs including outstanding payments pending clearing. Balances earn a credit to offset bank fees.

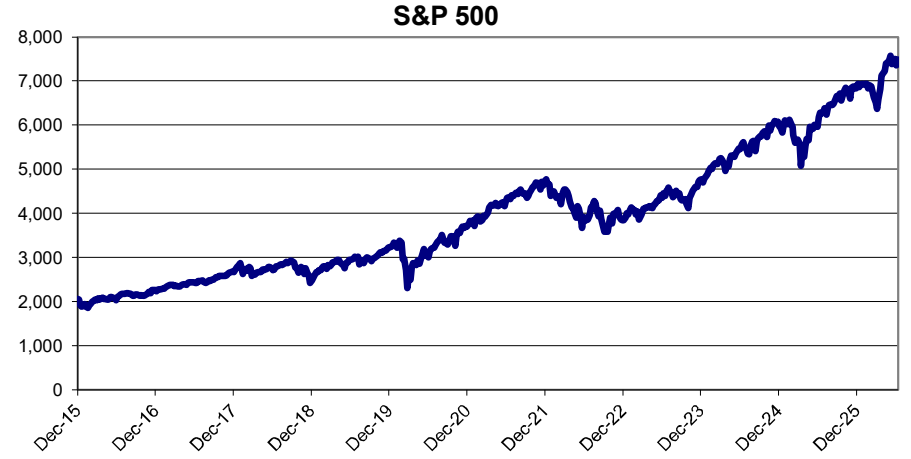
Investment Advisor Note: During market cycles where rates rise or fall, it is common to experience decreases or increases in market value of current investments. This is due to the value the market places on the asset in terms of its buying or selling ability on the current market day. The City's Investment Policy establishes a "buy and hold" portfolio strategy where investment maturities are targeted to match with identified cash flow requirements, and the investments mature at the anticipated time the cash is needed. The City does not intend to liquidate or redeem securities prior to maturity and will therefore not recognize the losses or gains from a pre-maturity sale. Instead, the City will report changes in market value as unrealized losses or gains as required by the PFIA and current accounting standards. As the security approaches maturity, the unrealized loss or gain will diminish, and at maturity the City will receive the full par value of the security.

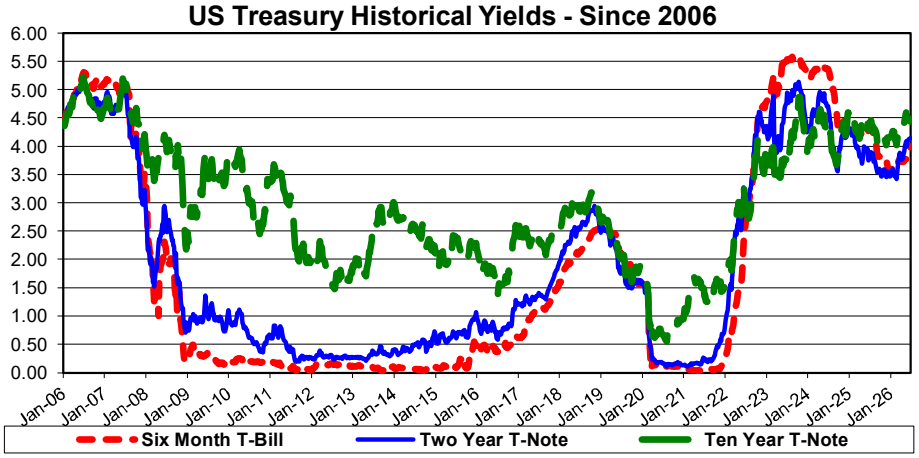
Economic Overview

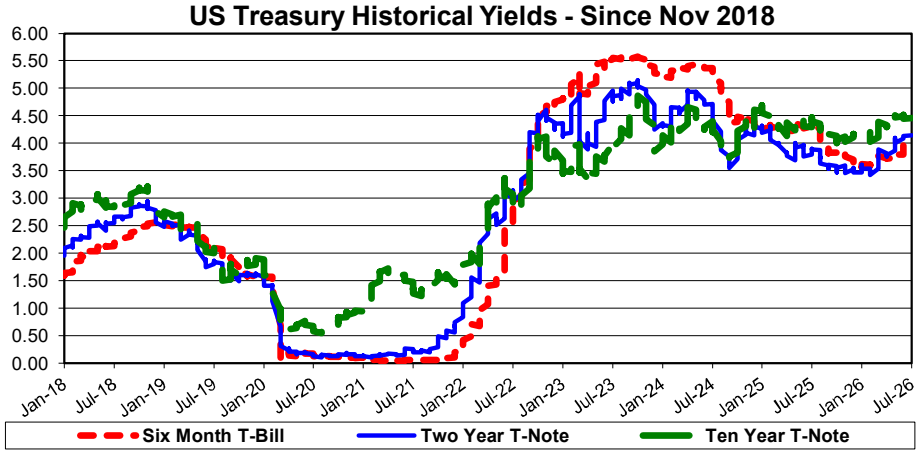
6/30/2026

The Federal Open Market Committee's (FOMC) on June 16th and 17th, hosted by new Chairman Kevin Warsh, resulted in no change to the Fed Funds 3.50% - 3.75% target (Effective Fed Funds trade +/-3.62%). First Quarter GDP expanded by 2.1%. June Non-Farm Payroll added 57k (below the +110k expectation). The three month average decreased to +111k. The S&P 500 Stock Index rretreated from 7,600 but remained +/-7,500. The positively sloped yield curve increased slighlty. Crude Oil declined to +/-$70. Inflation continues above the FOMC 2% target (Core CPI 2.9% and Core PCE +/-3.4%). The uncertain world events still influence volatility.









Investment Holdings

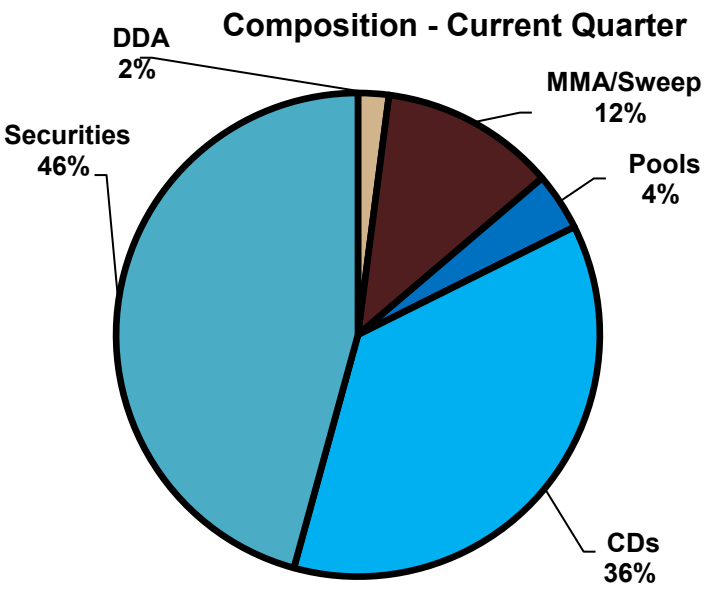
June 30, 2026

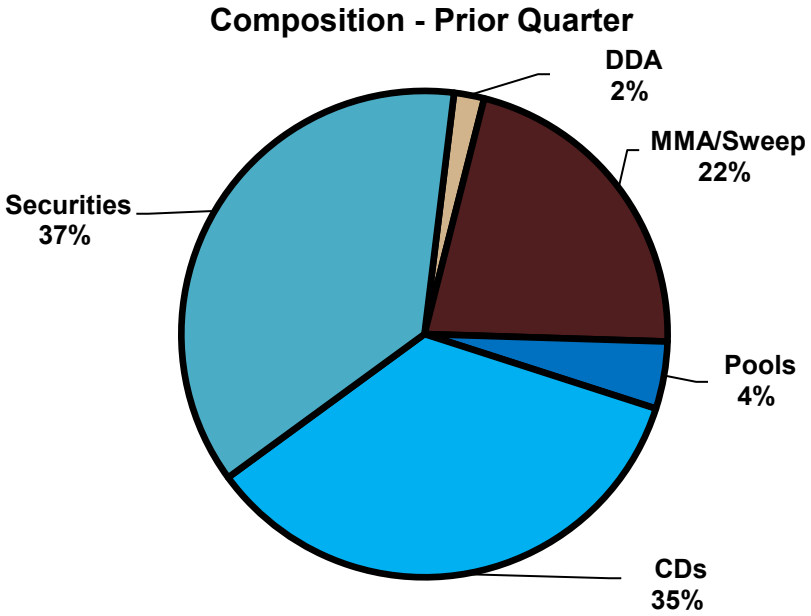
Description	Ratings	Coupon/ Discount	Maturity Date	Settlement Date	Par Value	Book Value	Market Price	Market Value	Life (Days)	Yield
SouthState Bank Cash (3)		0.38%	07/01/26	06/30/26	$ 2,896,550	$ 2,896,550	1.00	$ 2,896,550	1	0.38%
SouthState Bank MMA		0.00%	07/01/26	06/30/26	903,924	903,924	1.00	903,924	1	0.00%
InterBank MMA		3.96%	07/01/26	06/30/26	100,321	100,321	1.00	100,321	1	3.96%
InterBank ICS		3.90%	07/01/26	06/30/26	15,528,161	15,528,161	1.00	15,528,161	1	3.90%
TexPool Prime		3.80%	07/01/26	06/30/26	4,285,034	4,285,034	1.00	4,285,034	1	3.80%
LOGIC	AAAm	3.80%	07/01/26	06/30/26	1,161,670	1,161,670	1.00	1,161,670	1	3.80%
American Nat'l Bank & Trust CDARS		3.89%	08/06/26	05/07/26	242,710	242,710	100.00	242,710	37	3.97%
USTN	Aa1/AA+	3.75%	08/31/26	10/29/24	5,000,000	4,996,842	99.99	4,999,414	62	4.14%
American Nat'l Bank & Trust CDARS		4.30%	09/24/26	09/25/25	2,583,465	2,583,465	100.00	2,583,465	86	4.39%
USTN	Aa1/AA+	4.63%	10/15/26	11/21/24	5,000,000	5,004,674	100.23	5,011,523	107	4.29%
American Nat'l Bank & Trust CDARS		3.89%	10/29/26	10/30/25	10,020,941	10,020,941	100.00	10,020,941	121	3.97%
FAMCA	N/A	4.23%	12/23/26	12/23/24	10,000,000	10,000,000	100.02	10,001,919	176	4.23%
USTN	Aa1/AA+	4.13%	02/15/27	06/09/25	10,000,000	10,002,950	100.06	10,005,859	230	4.07%
First Nat'l Bank of McGregor CD		3.85%	03/23/27	09/23/25	7,718,049	7,718,049	100.00	7,718,049	266	3.91%
American Nat'l Bank & Trust CDARS		4.05%	03/25/27	03/27/25	5,262,400	5,262,400	100.00	5,262,400	268	4.13%
American Nat'l Bank & Trust CDARS		3.95%	04/29/27	05/01/25	5,235,890	5,235,890	100.00	5,235,890	303	4.03%
American Nat'l Bank & Trust CDARS		4.00%	05/13/27	08/14/25	1,035,802	1,035,802	100.00	1,035,802	317	4.07%
American Nat'l Bank & Trust CDARS		4.00%	05/13/27	08/14/25	4,143,209	4,143,209	100.00	4,143,209	317	4.07%
American Nat'l Bank of Texas CD		3.65%	06/10/27	12/09/25	5,090,909	5,090,909	100.00	5,090,909	345	3.70%
American Nat'l Bank & Trust CDARS		3.95%	07/01/27	07/03/25	5,200,315	5,200,315	100.00	5,200,315	366	4.03%
USTN	Aa1/AA+	3.63%	08/31/27	01/27/26	5,000,000	5,001,866	99.43	4,971,289	427	3.59%
American Nat'l Bank & Trust CDARS		3.56%	10/28/27	10/30/25	5,120,283	5,120,283	100.00	5,120,283	485	3.62%
UST-STRIPS	Aa1/AA+	0.00%	02/15/28	01/27/26	10,000,000	9,437,173	93.49	9,348,868	595	3.61%
FHLB	Aa1/AA+	4.50%	03/10/28	03/23/26	5,000,000	5,044,317	100.53	5,026,450	619	3.95%
USTN	Aa1/AA+	3.75%	05/15/28	04/16/26	5,000,000	4,998,017	99.26	4,963,086	685	3.77%
FAMCA	N/A	4.08%	07/17/28	06/05/26	10,000,000	10,000,000	99.72	9,972,412	748	4.08%
Total Portfolio					**$ 141,529,633**	**$ 141,015,472**		**$ 140,830,454**	**291**	**3.86%**
									(1)	**(2)**

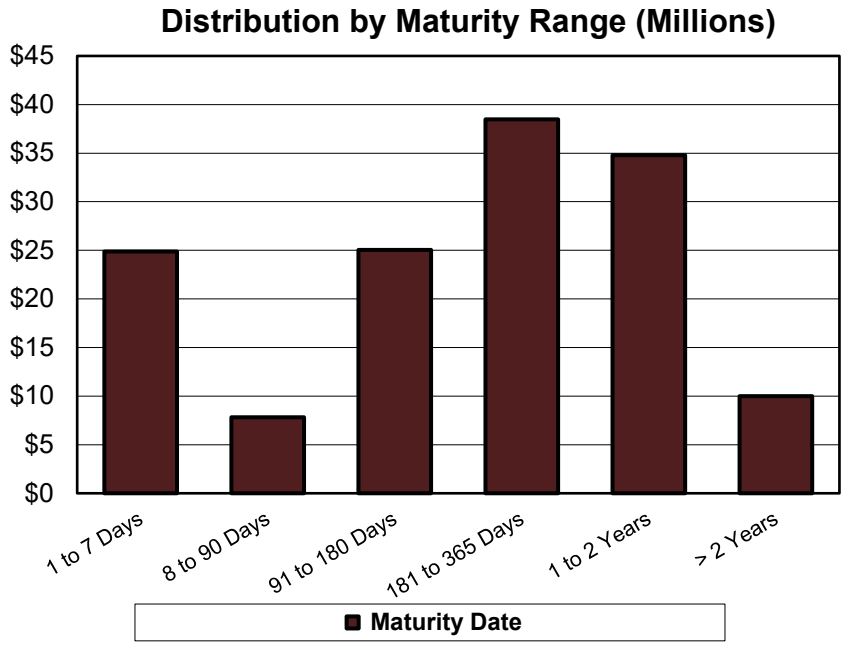
(1) Weighted average life - For purposes of calculating weighted average life, overnight bank and pool balances are assumed to have a one day maturity.

(2) Weighted average yield to maturity - The weighted average yield to maturity is based on Book Value, realized and unrealized gains/losses and investment advisory fees are not included. The yield for the reporting month is used for overnight bank and pool balances.

(3) **Demand Deposit Account (Cash)** - account at the City's depository bank utilized for day-to-day operating needs including outstanding payments pending clearing. Balances earn a credit to offset bank fees.

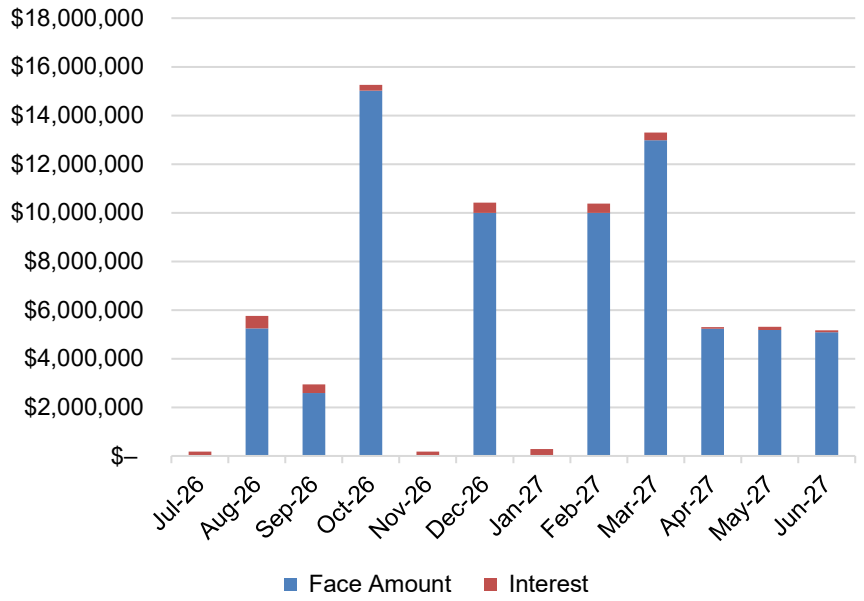

Composition - Current Quarter
DDA
2%
MMA/Sweep
12%
Pools
4%
Securities
46%
CDs
36%


Composition - Prior Quarter
DDA
2%
MMA/Sweep
22%
Securities
37%
Pools
4%
CDs
35%


Distribution by Maturity Range (Millions)
$45
$40
$35
$30
$25
$20
$15
$10
$5
$0
1 to 7 Days
8 to 90 Days
91 to 180 Days
181 to 365 Days
1 to 2 Years
> 2 Years
Maturity Date

Maturity Cash Flows - Next 12 Months

Month	Face Amount	Interest	Total
Jul-26	$ –	$ 177,320	$ 177,320
Aug-26	5,242,710	519,671	5,762,381
Sep-26	2,583,465	356,850	2,940,315
Oct-26	15,020,941	231,880	15,252,821
Nov-26	–	177,245	177,245
Dec-26	10,000,000	418,192	10,418,192
Jan-27	–	290,282	290,282
Feb-27	10,000,000	374,797	10,374,797
Mar-27	12,980,449	313,769	13,294,218
Apr-27	5,235,890	64,813	5,300,703
May-27	5,179,011	133,498	5,312,509
Jun-27	5,090,909	79,216	5,170,125
TOTALS	**$ 71,333,374**	**$ 3,137,535**	**$ 74,470,909**



Book and Market Value Comparison

Issuer/Description	Yield	Maturity Date	Book Value 03/31/26	Increases	Decreases	Book Value 06/30/26	Market Value 03/31/26	Change in Market Value	Market Value 06/30/26
SouthState Bank Cash (3)	0.38%	07/01/26	$ 3,228,106	$ –	$ (331,556)	$ 2,896,550	$ 3,228,106	$ (331,556)	$ 2,896,550
SouthState Bank MMA	0.00%	07/01/26	354,234	549,690	–	903,924	354,234	549,690	903,924
InterBank MMA	3.96%	07/01/26	100,331	–	(11)	100,321	100,331	(11)	100,321
InterBank ICS	3.90%	07/01/26	30,584,249	–	(15,056,088)	15,528,161	30,584,249	(15,056,088)	15,528,161
NexBank IntraFi MMA Savings	3.75%	07/01/26	3,553,250	–	(3,553,250)	–	3,553,250	(3,553,250)	–
TexPool Prime	3.80%	07/01/26	6,029,239	–	(1,744,205)	4,285,034	6,029,239	(1,744,205)	4,285,034
LOGIC	3.80%	07/01/26	1,150,847	10,823	–	1,161,670	1,150,847	10,823	1,161,670
FFCB	4.96%	04/15/26	4,999,829	–	(4,999,829)	–	5,001,787	(5,001,787)	–
East West Bank CD	3.79%	06/05/26	5,059,976	–	(5,059,976)	–	5,059,976	(5,059,976)	–
FFCB	4.78%	06/12/26	5,000,920	–	(5,000,920)	–	5,010,330	(5,010,330)	–
American Nat'l Bank & Trust CDARS	3.97%	08/06/26	–	242,710	–	242,710	–	242,710	242,710
USTN	4.14%	08/31/26	4,992,206	4,635	–	4,996,842	4,999,414	–	4,999,414.04
American Nat'l Bank & Trust CDARS	4.39%	09/24/26	2,555,940	27,525	–	2,583,465	2,555,940	27,525	2,583,465
USTN	4.29%	10/15/26	5,008,650	–	(3,975)	5,004,674	5,022,656	(11,133)	5,011,523
American Nat'l Bank & Trust CDARS	3.97%	10/29/26	10,164,535	–	(143,594)	10,020,941	10,164,535	(143,594)	10,020,941
FAMCA	4.23%	12/23/26	10,000,000	–	–	10,000,000	10,015,685	(13,766)	10,001,919
USTN	4.07%	02/15/27	10,004,117	–	(1,167)	10,002,950	10,030,859	(25,000)	10,005,859
First Nat'l Bank of McGregor CD	3.91%	03/23/27	7,643,872	74,177	–	7,718,049	7,643,872	74,177	7,718,049
American Nat'l Bank & Trust CDARS	4.13%	03/25/27	5,209,534	52,866	–	5,262,400	5,209,534	52,866	5,262,400
American Nat'l Bank & Trust CDARS	4.03%	04/29/27	5,184,583	51,307	–	5,235,890	5,184,583	51,307	5,235,890
American Nat'l Bank & Trust CDARS	4.07%	05/13/27	1,025,524	10,278	–	1,035,802	1,025,524	10,278	1,035,802
American Nat'l Bank & Trust CDARS	4.07%	05/13/27	4,102,098	41,111	–	4,143,209	4,102,098	41,111	4,143,209
American Nat'l Bank of Texas CD	3.70%	06/10/27	5,044,500	46,409	–	5,090,909	5,044,500	46,409	5,090,909
American Nat'l Bank & Trust CDARS	4.03%	07/01/27	5,149,357	50,958	–	5,200,315	5,149,357	50,958	5,200,315
USTN	3.59%	08/31/27	5,002,264	–	(398)	5,001,866	4,985,547	(14,258)	4,971,289
American Nat'l Bank & Trust CDARS	3.62%	10/28/27	5,075,089	45,194	–	5,120,283	5,075,089	45,194	5,120,283
UST-STRIPS	3.61%	02/15/28	9,351,093	86,079	–	9,437,173	9,310,358	38,510	9,348,868
FHLB	3.95%	03/10/28	5,050,832	–	(6,515)	5,044,317	5,060,708	(34,258)	5,026,450
USTN	3.77%	05/15/28	–	4,998,017	–	4,998,017	–	4,963,086	4,963,086
FAMCA	4.08%	07/17/28	–	10,000,000	–	10,000,000	–	9,972,412	9,972,412
TOTAL / AVERAGE	**3.86%**		**$ 160,625,176**	**$ 16,291,780**	**$ (35,901,483)**	**$ 141,015,472**	**$ 160,652,610**	**$ (19,822,156)**	**$ 140,830,454**

City Council Regular Meeting

DEPARTMENT: **Development Services**

FROM: **Tony D. McIlwain, Development Services Director**

MEETING: **August 17, 2026**

SUBJECT:

Consider and take possible action on an ordinance approving the 2026-2027 annual update to the Service and Assessment Plan (SAP) for the Parks at Panchasarp Farms Public Improvement District. *(First Reading) (Staff Contact: Tony D. McIlwain, Development Services Director)*

STRATEGIC PRIORITY AND GOAL(S):

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

SUMMARY:

A Public Improvement District (PID) is a defined geographical area established to provide specific types of public improvements or maintenance which are financed by assessing property owners within the area. PIDs are regulated by Chapter 372 of the Texas Local Government Code. The City currently has an approved contract with MuniCap, Inc. for PID Administrative Services.

The Parks at Panchasarp Farms is a residential development (and PID) located off of Lakewood Drive that includes 8 total phases. Council approved the creation of The Parks at Panchasarp Farms PID on February 4, 2019, which included all 8 phases of development. PID improvements for phases 1 through 3 of the development have been completed. In total, the development includes 659 single family lots, 250 multi-family units, a commercial site, a school site, and 25 acres of parks and open space.

The attached report prepared by MuniCap details that:

- A service and assessment plan dated February 3, 2020 (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements.

- The Service and Assessment Plan was updated for the Phase #2 Reimbursement Agreement in the aggregate principal amount of $482,718 (the "Phase #2 Reimbursement Agreement") on March 21, 2022.

- On August 19, 2024, the Service and Assessment Plan was updated (the "Updated Service and Assessment Plan") for the Phase #3 Reimbursement Agreement in the aggregate principal amount of $603,317 (the "Phase #3 Reimbursement Agreement").

The City also adopted an assessment roll for Phase #1, Phase #2 and Phase #3 of the PID attached as Appendix F (the "Phase #1 Assessment Roll"), Appendix G (the "Phase #2 Assessment Roll"), and Appendix H (the "Phase #3 Assessment Roll") respectively, to the Updated Service and Assessment Plan identifying the assessments on each Parcel of Assessed Property, based on the method of assessment identified in the Updated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2026-27.

RECOMMENDATION:

Staff recommends approval of the 2026-2027 annual service plan update to the Service and Assessment Plan (SAP) for the Parks at Panchasarp Farms Public Improvement District.

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

- *September 21st, 2020:* Council approved the 2020-2021 annual update to the Service and Assessment Plan.
- *September 20th, 2021:* Council approved the 2021-2022 annual update to the Service and Assessment Plan.
- *September 6th, 2022:* Council approved the 2022-2023 annual update to the Service and Assessment Plan.
- *September 5th, 2023:* Council approved the 2023-2024 annual update to the Service and Assessment Plan.
- *August 19th, 2024:* Council approved the 2024-2025 annual update to the Service and Assessment Plan.
- *September 2nd, 2025:* Council approved the first reading of the 2025-2026 annual update to the Service and Assessment Plan.

REFERENCE:

Insert CSO# 981-02-2019

FISCAL IMPACT:

Proposed Expenditure/Revenue: n/a
Account Number(s): n/a
Fund: n/a
Account Description: n/a
Procurement Method: n/a

STAFF CONTACT:

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

THE CITY OF BURLESON TEXAS

PANCHASARP FARMS 2026-2027 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN (SAP)

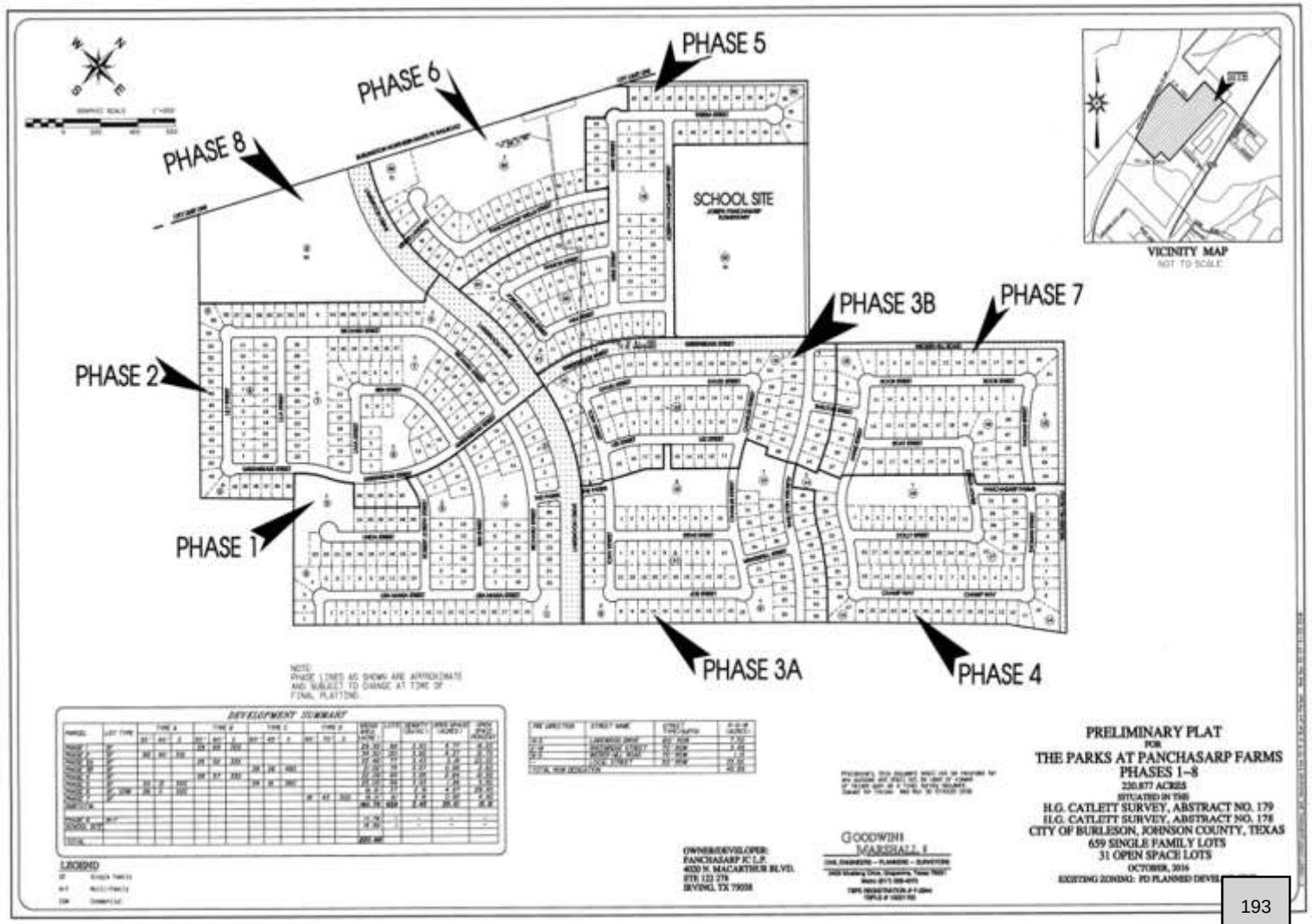
Presented to the City Council on August 17, 2026

PUBLIC IMPROVEMENT DISTRICTS

- Chapter 372 of the Local Government Code establishes the enabling legislation for Public Improvement Districts (PIDs).
- PIDs are created by the property owners wishing to benefit from public improvements.
- Public Improvements include:
  - Landscaping, fountains, lightings, signs
  - Sidewalk and street alterations, pedestrian malls, public art
  - Parks, libraries, off-street parking facilities
  - Water, sewer and drainage improvements, etc.

THE PARKS AT PANCHASARP FARM

- 220.88 acres
- 659 single family lots
- 250 multi-family units
- Commercial Site
- School Site
- 25 acres of parks
- The Panchasarp Farms Public Improvement District was created with Resolution CSO#981-02-2019 on February 4, 2019.



SERVICE AND ASSESSMENT PLAN

A service and assessment plan dated February 3, 2020 (the "Service and Assessment Plan") was prepared at the direction of the City identifying:

- the public improvements (the "Authorized Improvements") to be provided by the PID.
- the costs of the Authorized Improvements.
- The indebtedness to be incurred for the Authorized Improvements.
- the manner of assessing the property in the PID for the costs of the Authorized Improvements.

- Pursuant to Chapter 372 of the Texas Local Government Code, as amended (the "PID Act"), the Updated Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Updated Service and Assessment Plan for 2025-26 (the "Annual Service Plan Update").

PREVIOUS ANNUAL UPDATES TO THE SERVICE PLAN UPDATES

- September 21st, 2020: Council approved the 2020-2021 annual update to the Service and Assessment Plan.
- September 20th, 2021: Council approved the 2021-2022 annual update to the Service and Assessment Plan.
- September 6th, 2022: Council approved the 2022-2023 annual update to the Service and Assessment Plan.
- September 5th, 2023: Council approved the 2023-2024 annual update to the Service and Assessment Plan.
- August 19th, 2024: Council approved the 2024-2025 annual update to the Service and Assessment Plan.
- September 2nd, 2025: Council approved the 2024-2025 annual update to the Service and Assessment Plan.

ALLOCATED COSTS OF AUTHORIZED IMPROVEMENTS PER PHASE

Phase	Original Estimated EU	Revised Estimated EU[2]	Percentage Allocation	Proportionate Share of Costs
Phase #1	82.25	81.48	12.76%	$374,055
Phase #2	105.15	105.15	16.46%	$482,718
Phase #3	131.42	131.42	20.58%	$603,317
Future Phases	320.59	320.59	50.20%	$1,471,750
Total	**639.41**	**638.64**	**100.00%**	**$2,931,839**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.
2- The Equivalent Units used to determine the Assessments for each Phase. The Equivalent Units reported for Phase #1, Phase #2 and Phase #3 are the final values.

PHASES I AND II DEVELOPMENT PROFILE

Table C-4
Proposed Development – Phase #1 – Updated 2021

Lot Type	Description	Proposed Development	
Lot Type 1	70 Ft Lots	0	Units
Lot Type 2	65 Ft Lots	0	Units
Lot Type 3	60 Ft Lots	58	Units
Lot Type 4	55 Ft Lots	40	Units
Lot Type 5	Multi-Family	0	Units
Total		**98**	**Units**

Table C-5
Proposed Development – Phase #2 – Original

Lot Type	Description	Proposed Development	
Lot Type 1	70 Ft Lots	0	Units
Lot Type 2	65 Ft Lots	0	Units
Lot Type 3	60 Ft Lots	35	Units
Lot Type 4	55 Ft Lots	95	Units
Lot Type 5	Multi-Family	0	Units
Total		**130**	**Units**

PHASE III DEVELOPMENT PROFILE

Table C-7
Proposed Development – Phase #3

Lot Type	Description	Proposed Development	
Lot Type 1	70 Ft Lots	3	Units
Lot Type 2	65 Ft Lots	32	Units
Lot Type 3	60 Ft Lots	89	Units
Lot Type 4	55 Ft Lots	28	Units
Lot Type 5	Multi-Family	0	Units
Total		**152**	**Units**

SERVICE AND ASSESSMENT PLAN

The following tables are contained within the Service and Assessment Plan. With regard to the presentation, an understanding of the following terms is helpful:

- **Number of Lots** shall mean the number of permits issued by the city for home construction.

- **Equivalent Unit (EU)** shall mean the number of dwelling units (by lot type) expected to be built on the Parcel multiplied by the factors calculated. Essentially, the lot type with the highest estimated average unit value is the base and is assigned an EU factor of 1.00. Thereafter, the EU of each other lot type is a ratio/percentage of the lot type with an EU of 1.00.

EQUIVALENT UNIT FACTORS

Table C-9
Equivalent Unit Factors

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor	
Lot Type 1 (70 Ft Lot)	$340,000	1.00	per dwelling unit
Lot Type 2 (65 Ft Lot)	$315,000	0.93	per dwelling unit
Lot Type 3 (60 Ft Lot)	$293,000	0.86	per dwelling unit
Lot Type 4 (55 Ft Lot)	$269,000	0.79	per dwelling unit
Lot Type 6 (Multi-Family)	$105,000	0.31	per dwelling unit

PHASES I & II EQUIVALENT UNITS

Table C-11
Equivalent Units - Phase #1 – Updated 2021

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (70 Ft Lot)	0	1.00	0.00
Lot Type 2 (65 Ft Lot)	0	0.93	0.00
Lot Type 3 (60 Ft Lot)	58	0.86	49.88
Lot Type 4 (55 Ft Lot)	40	0.79	31.60
Lot Type 6 (Multi-Family)	0	0.31	0.00
Total Equivalent Units	**98**		**81.48**

Table C-12
Equivalent Units- Phase #2 – Original

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (70 Ft Lot)	0	1.00	0.00
Lot Type 2 (65 Ft Lot)	0	0.93	0.00
Lot Type 3 (60 Ft Lot)	35	0.86	30.10
Lot Type 4 (55 Ft Lot)	95	0.79	75.05
Lot Type 6 (Multi-Family)	0	0.31	0.00
Total Equivalent Units	**130**		**105.15**

PHASE III EQUIVALENT UNITS

Table D-A.12
Equivalent Units- Phase #3

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (70 Ft Lot)	3	1.00	3.00
Lot Type 2 (65 Ft Lot)	32	0.93	29.76
Lot Type 3 (60 Ft Lot)	89	0.86	76.54
Lot Type 4 (55 Ft Lot)	28	0.79	22.12
Lot Type 6 (Multi-Family)	0	0.31	0.00
Total Equivalent Units	**152**		**131.42**

PID IMPROVEMENT ALLOCATIONS

- Pursuant to the Updated Service and Assessment Plan adopted by City Council, the initial total estimated costs of the Authorized Improvements were equal to $2,931,839. According to PF Farms, LLC (the "Developer"), the costs spent as of July 18, 2025 for the Authorized Improvements were equal to $2,231,742.

Table II-A-1
Allocated Costs of Authorized Improvements per Phase

Phase	Original Estimated EU	Revised Estimated EU[2]	Percentage Allocation	Proportionate Share of Costs
Phase #1	82.25	81.48	12.76%	$374,055
Phase #2	105.15	105.15	16.46%	$482,718
Phase #3	131.42	131.42	20.58%	$603,317
Future Phases	320.59	320.59	50.20%	$1,471,750
Total	**639.41**	**638.64**	**100.00%**	**$2,931,839**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.
2- The Equivalent Units used to determine the Assessments for each Phase. The Equivalent Units reported for Phase #1, Phase #2 and Phase #3 are the final values.

SOURCES AND USES OF FUNDS

Table II-A-2
Sources and Uses of Funds – Total[1]

Sources of Funds	Original Budget	Budget Revisions[1]	Revised Budget	Spent to Date[2]	Remaining Balance[1]
Phase #1 Reimbursement Agreement	$374,055	$0	$374,055	$374,055	$0
Phase #2 Reimbursement Agreement	$482,718	$0	$482,718	$482,718	$0
Phase #3 Reimbursement Agreement	$603,317	$0	$603,317	$603,317	$0
Future Phase Reimbursement Agreement	$1,471,750	$0	$1,471,750	$0	$1,471,750
Other funding sources	$20,000	$771,652	$791,652	$771,652	$20,000
Total Sources	**$2,951,839**	**$771,652**	**$3,723,491**	**$2,231,742**	**$1,491,750**
Uses of Funds					
Authorized Improvements					
Grading improvements	$43,200	$224,041	$267,241	$266,133	$1,108
Irrigation improvements	$316,310	$248,104	$564,414	$405,630	$158,784
Landscaping improvements	$960,004	$51,955	$1,011,959	$530,048	$481,911
Site furnishings improvements	$177,200	($22,720)	$154,480	$65,528	$88,952
Site elements improvements	$447,954	$144,582	$592,536	$367,669	$224,868
Playground improvements	$517,812	$31,166	$548,978	$289,042	$259,936
Other soft costs including PID creation costs	$469,359	$94,523	$563,882	$307,691	$256,191
Subtotal Authorized Improvements	*$2,931,839*	*$771,652*	*$3,703,491*	*$2,231,742*	*$1,471,750*
Other Costs					
Administrative Expenses	$20,000	$0	$20,000	$0	$20,000
Subtotal Other Costs	$20,000	$0	$20,000	$0	$20,000
Total Uses	**$2,951,839**	**$771,652**	**$3,723,491**	**$2,231,742**	**$1,491,750**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.
2 - According to the Developer as of July 18, 2025.

PID ACT

- The Texas legislature passed HB 1543 as an amendment to the PID Act, requiring all (i) Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments.

STAFF RECOMMENDATION

- Staff recommends the Council approve the 2026-2027 annual update to the Service and Assessment Plan.

PANCHASARP FARMS
PUBLIC IMPROVEMENT DISTRICT

CITY OF BURLESON, TEXAS

THE CITY OF
BURLESON
TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/26 - 8/31/27)

PRESENTED TO CITY COUNCIL
ON: AUGUST 17, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

PANCHASARP FARMS
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/26 – 8/31/27)

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APPENDIX G - PID ASSESSMENT NOTICE

I. INTRODUCTION

The Panchasarp Farms Public Improvement District (the "PID") was created pursuant to Chapter 372, Texas Local Government Code, as amended (the "PID Act") and Resolution CSO#981-02-2019 of the City Council on February 4, 2019, to finance certain public improvement projects for the benefit of the property in the PID. The City approved the Phase #1 Reimbursement Agreement in the aggregate initial amount of $377,134 pursuant to a resolution adopted by the City Council on February 3, 2020, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The Phase #1 Reimbursement Agreement amount was updated to $374,055 based on a new allocation of revised Equivalent Units as shown in Appendix C (the "Phase #1 Reimbursement Agreement").

A service and assessment plan dated February 3, 2020 (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The Service and Assessment Plan was updated for the Phase #2 Reimbursement Agreement in the aggregate principal amount of $482,718 (the "Phase #2 Reimbursement Agreement") on March 21, 2022. On August 19, 2024, the Service and Assessment Plan was updated (the "Updated Service and Assessment Plan") for the Phase #3 Reimbursement Agreement in the aggregate principal amount of $603,317 (the "Phase #3 Reimbursement Agreement").

Pursuant to Chapter 372 of the Texas Local Government Code, as amended (the "PID Act"), the Updated Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Updated Service and Assessment Plan for 2026-27 (the "Annual Service Plan Update").

The City also adopted an assessment roll for Phase #1, Phase #2 and Phase #3 of the PID attached as Appendix F (the "Phase #1 Assessment Roll"), Appendix G (the "Phase #2 Assessment Roll"), and Appendix H (the "Phase #3 Assessment Roll") respectively, to the Updated Service and Assessment Plan identifying the assessments on each Parcel of Assessed Property, based on the method of assessment identified in the Updated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2026-27.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix G, and projected assessment schedules as Appendix D-5, Appendix E-5, and Appendix F-4 for Phase #1, Phase #2, and Phase #3, respectively. A copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms shall have the meanings set forth in the Updated Service and Assessment Plan unless otherwise defined herein.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Pursuant to the Updated Service and Assessment Plan adopted by City Council, the initial total estimated costs of the Authorized Improvements were equal to $2,931,839. According to PF Farms, LLC (the "Developer"), the costs spent as of July 18, 2025 for the Authorized Improvements were equal to $2,231,742.

The Actual Costs of the portion of the Authorized Improvements to be financed in each Phase shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units shown in Table II-A-1 below.

Table II-A-1
Allocated Costs of Authorized Improvements per Phase

Phase	Original Estimated EU	Revised Estimated EU[2]	Percentage Allocation	Proportionate Share of Costs
Phase #1	82.25	81.48	12.76%	$374,055
Phase #2	105.15	105.15	16.46%	$482,718
Phase #3	131.42	131.42	20.58%	$603,317
Future Phases	320.59	320.59	50.20%	$1,471,750
Total	**639.41**	**638.64**	**100.00%**	**$2,931,839**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.
2- The Equivalent Units used to determine the Assessments for each Phase. The Equivalent Units reported for Phase #1, Phase #2 and Phase #3 are the final values.

Sources and Uses - Total

Table II-A-2 on the following page summarizes the updated sources and uses of funds required to (i) construct all of the Authorized Improvements within the PID and (ii) establish the PID. See Table II-A-1 above for the allocation percentage based on Phase.

(remainder of this page is intentionally left blank)

Table II-A-2
Sources and Uses of Funds – Total[1]

Sources of Funds	Original Budget	Budget Revisions[1]	Revised Budget	Spent to Date[2]	Remaining Balance[1]
Phase #1 Reimbursement Agreement	$374,055	$0	$374,055	$374,055	$0
Phase #2 Reimbursement Agreement	$482,718	$0	$482,718	$482,718	$0
Phase #3 Reimbursement Agreement	$603,317	$0	$603,317	$603,317	$0
Future Phase Reimbursement Agreement	$1,471,750	$0	$1,471,750	$0	$1,471,750
Other funding sources	$20,000	$771,652	$791,652	$771,652	$20,000
Total Sources	**$2,951,839**	**$771,652**	**$3,723,491**	**$2,231,742**	**$1,491,750**
Uses of Funds					
Authorized Improvements					
Grading improvements	$43,200	$224,041	$267,241	$266,133	$1,108
Irrigation improvements	$316,310	$248,104	$564,414	$405,630	$158,784
Landscaping improvements	$960,004	$51,955	$1,011,959	$530,048	$481,911
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Site elements improvements	$447,954	$144,582	$592,536	$367,669	$224,868
Playground improvements	$517,812	$31,166	$548,978	$289,042	$259,936
Other soft costs including PID creation costs	$469,359	$94,523	$563,882	$307,691	$256,191
Subtotal Authorized Improvements	*$2,931,839*	*$771,652*	*$3,703,491*	*$2,231,742*	*$1,471,750*
Other Costs					
Administrative Expenses	$20,000	$0	$20,000	$0	$20,000
Subtotal Other Costs	$20,000	$0	$20,000	$0	$20,000
Total Uses	**$2,951,839**	**$771,652**	**$3,723,491**	**$2,231,742**	**$1,491,750**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.
2 - According to the Developer as of July 18, 2025.

Total Authorized Improvement Cost Variances

As shown in Table II-A-2 above, there is no significant variance of the Authorized Improvement costs.

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years. Based upon the actual budget for the Authorized Improvements, the Annual Installments expected to be collected during the next five years are shown in Tables II-B-1, II-B-2 and II-B-3 on the following pages.

(remainder of this page is intentionally left blank)

Table II-B-1
Annual Projected Indebtedness & Projected Annual Installments – Phase #1

Assessment Year Ending 09/01[1]	Annual Projected Costs	Annual Projected Indebtedness	Phase #1 Projected Annual Installments[2,3]
2021-2026	$374,055	$374,055	$307,159
2027	$0	$0	$56,315
2028	$0	$0	$56,559
2029	$0	$0	$56,723
2030	$0	$0	$57,181
2031	$0	$0	$57,398
2032	$0	$0	$57,520
Total	**$374,055**	**$374,055**	**$648,855**

1 - Projected Annual Installments for Assessment Years ending 2021-2027 represent actual amounts billed and include applicable credits. Assessment Years ending 2028-2032 represent projected amounts and will be updated in future Annual Service Plan Updates.
2 - Represents the Annual Installments billed for all Phase #1 Lots triggered as of June 30, 2026.
3 - Refer to Section C of this report for additional information regarding Phase #1's annual budget and Annual Installments.
4 - The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Table II-B-2
Annual Projected Indebtedness & Projected Annual Installments – Phase #2

Assessment Year Ending 09/01[1]	Annual Projected Costs	Annual Projected Indebtedness	Phase #2 Projected Annual Installments[2,3]
2021-2026	$482,718	$482,718	$213,029
2027	$0	$0	$69,849
2028	$0	$0	$69,927
2029	$0	$0	$70,535
2030	$0	$0	$70,591
2031	$0	$0	$71,179
2032	$0	$0	$71,534
Total	**$482,718**	**$482,718**	**$636,644**

1 - Projected Annual Installments for Assessment Years ending 2021-2027 represent actual amounts billed and include applicable credits. Assessment Years ending 2028-2032 represent projected amounts and will be updated in future Annual Service Plan Updates.
2 - Represents the Annual Installments billed for Phase #2 Lots triggered as of June 30, 2026.
3 - Refer to Section E of this report for additional information regarding Phase #2's annual budget and Annual Installments.
4 - The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Table II-B-3
Annual Projected Indebtedness & Projected Annual Installments – Phase #3

Assessment Year Ending 09/01[1]	Annual Projected Costs	Annual Projected Indebtedness	Phase #3 Projected Annual Installments[2,3]
2025-2026	$1,374,969	$603,317	$25,260
2027	$0	$0	$96,890
2028	$0	$0	$96,951
2029	$0	$0	$97,513
2030	$0	$0	$97,530
2031	$0	$0	$98,049
2032	$0	$0	$98,023
Total	**$1,374,969**	**$603,317**	**$610,217**

1 - Projected Annual Installments for Assessment Years ending 2024-2027 represent actual amounts billed and include applicable credits. Assessment Years ending 2028-2032 represent projected amounts and will be updated in future Annual Service Plan Updates.
2 - Represents the Annual Installments billed for Phase #3 Lots triggered as of June 30, 2026.
3 - Refer to Section G of this report for additional information regarding Phase #3's annual budget and Annual Installments.
4 - The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

C. ANNUAL BUDGET – PHASE #1

Phase #1 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #1 Reimbursement Agreement. The collection of the first Annual Installment for a Phase #1 Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within each Phase, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of a series of Phased PID Bonds for Phase #1 Assessed Property, such that upon the issuance of PID Bonds, all Assessments in the applicable Phase shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phase #1 Assessed Property, such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phase #1 Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year.

Table II-C-1 on the following page shows the amount of Assessments applicable to all Phase #1 Lots triggered as of June 30, 2026. As of June 30, 2026, the Assessment for all Phase #1 lots had been triggered.

Table II-C-1
Assessments on Phase #1 Lots with Building Permits as of June 30, 2026[1]

Trigger Period	Annual Installment Condition Trigger	Number of Lots[1]	Total EU	Total Assessments[2]
2020-21	Condition (i)	41	34.14	$121,984
2021-22	Condition (i)	55	45.62	$169,568
2022-23	Condition (iii)	2	1.72	$7,362
Total		**98**	**81.48**	**$298,913**

1 – Number of Lots represents the issuance of building permits according to the City.
2 – See various Assessment Rolls for the current total outstanding Assessment balances.
3 – The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1 Reimbursement Agreement commencing with the issuance of the Phase #1 Reimbursement Agreement. The effective interest rate of the Phase #1 Reimbursement Agreement interest payments is 5.10 percent per annum for 2026-27. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. These payments, the Annual Installments of the Assessments, shall be billed by the City in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update will show the remaining balance of the Assessments, the Annual Installment due for 2026-27 and the administrative expenses to be collected from each Parcel. Annual administrative expenses shall be allocated to each Parcel pro rata based on the Annual Installment on a Parcel to the total Annual Installments in the PID that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budgets for the Repayment of Indebtedness

Debt service proportionately allocated to each Lot where a building permit was issued will be paid on the Phase #1 Reimbursement Agreement from the collection of the Annual Installments. In addition, Annual Collection Costs are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

Phase #1 Annual Installments to be collected for 2026-27

The proportional Phase #1 budget for the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown in Table II-C-2 on the following page.

Table II-C-2
Budget for the Phase #1 Annual Installments to be Collected for 2026-27[1]

	Budget for all Lots Based on Trigger Period			
Descriptions	**2020-21**	**2021-22**	**2022-23**	**Total**
Interest payment on or after March 1, 2027	$3,111	$4,324	$188	$7,622
Interest payment on or after September 1, 2027	$3,111	$4,324	$188	$7,622
Principal payment on September 1, 2027	$2,781	$3,471	$148	$6,400
Subtotal debt service on R.A.	*$9,002*	*$12,119*	*$523*	*$21,644*
Administrative Expenses	$5,418	$7,098	$262	$12,779
Maintenance Assessment	$9,173	$12,257	$462	$21,892
Subtotal Expenses	*$23,593*	*$31,474*	*$1,248*	*$56,315*
Available Administrative Expense account	$0	$0	$0	$0
Subtotal funds available	*$0*	*$0*	*$0*	*$0*
Annual Installments	**$23,593**	**$31,474**	**$1,248**	**$56,315**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Debt Service Payments

Table II-C-3 below shows the Annual Installments to be collected for principal and interest based on the outstanding Assessment balance for each trigger period and the effective interest rate of 5.10 percent.

Table II-C-3
Principal and Interest to be Collected for 2026-27[1]

Lots in Trigger Period	Outstanding Assessment Balance	Principal Due	Effective Interest Rate	3/1 Interest Due	9/1 Interest Due	Annual Installments to be Collected for P&I
2020-21	$121,984	$2,781	5.10%	$3,111	$3,111	$9,002
2021-22	$169,568	$3,471	5.10%	$4,324	$4,324	$12,119
2022-23	$7,362	$148	5.10%	$188	$188	$523
Total	**$298,913**	**$6,400**		**$7,622**	**$7,622**	**$21,644**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Administrative Expenses

The Phase #1 proportional annual administrative expenses include the City, Administrator, and contingency fees for 2026-27 and are shown in Table II-C-4 on the following page.

Table II-C-4
Administrative Budget Breakdown

Lots in Trigger Period	2026-27 Estimated Budget
2020-21	$5,418
2021-22	$7,098
2022-23	$262
Total	**$12,779**

Maintenance Expenses

The Phase #1 proportional annual maintenance expenses to be proportionally collected for 2026-27 are shown below in Table II-C-5.

Table II-C-5
Maintenance Budget Breakdown[1,2]

Lots in Trigger Period	2026-27 Estimated Budget
2020-21	$9,173
2021-22	$12,257
2022-23	$462
Total	**$21,892**

1- See Table II-C-1 for a breakdown of the number of lots triggered within each period. The proportional annual maintenance expenses to be collected for 2026-27 are estimated to be $269 per Lot.
2 - Pursuant to the Updated Service and Assessment Plan, Lots with prepaid Assessments will continue to pay a proportionate share of the total Maintenance Expense.

Available Administrative Expense Account

There are no available administrative expense funds to reduce the 2026-27 Annual Installment.

D. ANNUAL INSTALLMENTS PER UNIT - PHASE #1

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phase #1 Reimbursement Agreement and (ii) to cover Administrative Expenses of the PID.

According to the Developer, ninety-eight (98) units, representing 81.48 Equivalent Units, were anticipated to be built within Phase #1 of the PID. See Table II-C-1 of this report for the trigger period breakdown of the ninety-eight (98) in Phase #1. Additionally, seven (7) 60 ft Lots and four (4) 55 ft Lots have prepaid their Assessments in full as of May 31, 2025, resulting in a current outstanding Equivalent Unit balance for Phase #1 Lots of 72.30 (81.48 – 9.18 = 72.30).

The Annual Installment to be collected from each Parcel within Phase #1 of the PID, excluding prepaid Parcels, is calculated by multiplying the Annual Installment for each unit shown in Table II-D-1 on the following page by the total estimated Equivalent Units for each Parcel within Phase #1 of the PID.

Table II-D-1
Annual Installment Per Equivalent Unit – Phase #1[1]

Lots in Trigger Period	Principal	Interest	Administrative Expense	Maintenance Expense[1]	Annual Installment
2020-21	$92.98	$208.00	$181.15	$268.68	$750.80
2021-22	$85.35	$212.64	$174.53	$268.68	$741.19
2022-23	$85.85	$218.28	$152.54	$268.68	$725.35

1 – According to the Updated Service and Assessment Plan, all prepaid Lots are only obligated to pay the Maintenance Assessment expense upon full prepayment of PID Assessment.

The list of Parcels within Phase #1 of the PID, the corresponding lot types of the Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, Maintenance Expenses and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summaries attached hereto as Appendices D-1, D-2, D-3 and D-4.

E. ANNUAL BUDGET – PHASE #2

Phase #2 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #2 Reimbursement Agreement. The collection of the first Annual Installment for a Phase #2 Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within each Phase, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of a series of Phased PID Bonds for Phase #2 Assessed Property, such that upon the issuance of PID Bonds, all Assessments in the applicable Phase shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phase #2 Assessed Property, such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phase #2 Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year.

Table II-E-1 on the following page shows the amount of Assessments applicable to the Phase #2 Lots triggered as of June 30, 2026.

Table II-E-1
Assessments on Phase #2 Lots with Building Permits as of June 30, 2026[1]

Trigger Period	Annual Installment Condition Trigger	Number of Lots	Total EU	Total Assessments[2]
2022-23	Condition (i)	59	48.01	$174,278
2023-24	Condition (i)	18	14.57	$56,487
2024-25	Condition (iii)	53	42.57	$178,456
Total		**130**	**105.15**	**$409,221**

1 – Number of Lots represents the issuance of building permits according to the City.
2 – See various Assessment Rolls for the current total outstanding Assessment balances.
3 – The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #2 Reimbursement Agreement commencing with the issuance of the Phase #2 Reimbursement Agreement. The effective interest rate of the Phase #2 Reimbursement Agreement interest payments is 4.45 percent per annum for 2026-27. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. These payments, the Annual Installments of the Assessments, shall be billed by the City in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update will show the remaining balance of the Assessments, the Annual Installment due for 2026-27 and the administrative expenses to be collected from each Parcel. Annual administrative expenses shall be allocated to each Parcel pro rata based on the Annual Installment on a Parcel to the total Annual Installments in the PID that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budgets for the Repayment of Indebtedness

Debt service proportionately allocated to each Lot where a building permit was issued will be paid on the Phase #2 Reimbursement Agreement from the collection of the Annual Installments. In addition, Annual Collection Costs are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

Phase #2 Annual Installments to be collected for 2026-27

The proportional Phase #2 budget for the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown in Table II-E-2 on the following page.

Table II-E-2
Budget for the Phase #2 Annual Installments to be Collected for 2026-27[1]

Descriptions	Budget for all Lots Based on Trigger Period			Total
	2022-23	2023-24	2024-25	
Interest payment on or after March 1, 2027	$3,878	$1,257	$3,971	$9,105
Interest payment on or after September 1, 2027	$3,878	$1,257	$3,971	$9,105
Principal payment on September 1, 2027	$3,496	$1,008	$3,140	$7,643
Subtotal debt service on R.A.	*$11,251*	*$3,521*	*$11,081*	*$25,854*
Administrative Expenses	$7,324	$2,179	$6,242	$15,744
Maintenance Assessment	$12,899	$3,915	$11,438	$28,251
Subtotal Expenses	*$31,474*	*$9,615*	*$28,760*	*$69,849*
Available Administrative Expense account	$0	$0	$0	$0
Subtotal funds available	*$0*	*$0*	*$0*	*$0*
Annual Installments	**$31,474**	**$9,615**	**$28,760**	**$69,849**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Debt Service Payments

Table II-E-3 on the following page shows the Annual Installments to be collected for principal and interest based on the outstanding Assessment balance for each trigger period and the effective interest rate of 4.45 percent.

Table II-E-3
Principal and Interest to be Collected for 2026-27[1]

Lots in Trigger Period	Outstanding Assessment Balance	Principal Due	Effective Interest Rate	3/1 Interest Due	9/1 Interest Due	Annual Installments to be Collected for P&I
2022-23	$174,278	$3,496	4.45%	$3,878	$3,878	$11,251
2023-24	$56,487	$1,008	4.45%	$1,257	$1,257	$3,521
2024-25	$178,456	$3,140	4.45%	$3,971	$3,971	$11,081
Total	**$409,221**	**$7,643**		**$9,105**	**$9,105**	**$25,854**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Administrative Expenses

The Phase #2 proportional annual administrative expenses include the City, Administrator, and contingency fees for 2026-27 and are shown in Table II-E-4 on the following page.

Table II-E-4
Administrative Budget Breakdown

Lots in Trigger Period	2026-27 Estimated Budget
2022-23	$7,324
2023-24	$2,179
2024-25	$6,242
Total	**$15,744**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Maintenance Expenses

The Phase #2 proportional annual maintenance expenses to be proportionally collected for 2026-27 is shown below in Table II-E-5.

Table II-E-5
Maintenance Budget Breakdown

Lots in Trigger Period	2026-27 Estimated Budget
2023-24	$12,899
2023-24	$3,915
2024-25	$11,438
Total	**$28,251**

1- See Table II-E-1 for a breakdown of the number of lots triggered within each period. The proportional annual maintenance expenses to be collected for 2026-27 are estimated to be $269 per Lot.
2 - Pursuant to the Updated Service and Assessment Plan, Lots with prepaid Assessments will continue to pay a proportionate share of the total Maintenance Expense.

Available Administrative Expense Account

There are no available administrative expense funds to reduce the 2026-27 Annual Installment.

F. Annual Installments Per Unit - Phase #2

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phase #2 Reimbursement Agreement and (ii) to cover Administrative Expenses of the PID.

According to the Developer, one-hundred thirty (130) units, representing 105.15 Equivalent Units, were anticipated to be built within Phase #2 of the PID. See Table II-E-1 of this report for the trigger period breakdown of the one-hundred thirty (130) in Phase #2. Additionally, six (6) 60 ft Lots and eight (8) 55 ft Lots have prepaid their Assessments in full as of May 31, 2025, resulting in a current outstanding Equivalent Unit balance for Phase #2 Lots of 93.67 (105.15 – 11.48 = 93.67).

The Annual Installment to be collected from each Parcel within Phase #2 of the PID, excluding prepaid Parcels, is calculated by multiplying the Annual Installment for each unit shown in Table II-F-1 below by the total estimated Equivalent Units for each Parcel in the PID.

Table II-F-1
Annual Installment Per EU – Phase #2[1]

Lots in Trigger Period	Principal	Interest	Administrative Expense	Maintenance Expense	Annual Installment
2022-23	$86.06	$190.93	$180.29	$268.68	$725.96
2023-24	$78.00	$194.56	$168.65	$268.68	$709.88
2024-25	$78.24	$197.89	$155.53	$268.68	$700.34

1 – According to the Updated Service and Assessment Plan, all prepaid Lots are only obligated to pay the Maintenance Assessment expense upon full prepayment of PID Assessment.

The list of Parcels within Phase #2 of the PID, the corresponding lot types of the Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, Maintenance Expenses and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summaries attached hereto as Appendices E-1, E-2, E-3 and E-4.

G. Annual Budget – Phase #3

Phase #3 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #3 Reimbursement Agreement. The collection of the first Annual Installment for a Phase #3 Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within each Phase, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of a series of Phased PID Bonds for Phase #3 Assessed Property, such that upon the issuance of PID Bonds, all Assessments in the applicable Phase shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phase #3 Assessed Property, such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phase #3 Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year.

Table II-G-1 on the following page shows the amount of Assessments applicable to the Phase #3 Lots triggered as of June 30, 2026.

Table II-G-1
Assessments on Phase #3 Lots with Building Permits as of June 30, 2026[1]

Trigger Period	Annual Installment Condition Trigger	Number of Lots	Total EU	Total Assessments[2]
2025-26	Condition (i)	39	34.24	$126,529.47
2026-27	Condition (iii)	113	97.18	$426,389.24
Total		**152**	**131.42**	**$552,918.71**

1 – Number of Lots represents the issuance of building permits according to the City.
2 – See various Assessment Rolls for the current total outstanding Assessment balances.
3 – The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #3 Reimbursement Agreement commencing with the issuance of the Phase #3 Reimbursement Agreement. The effective interest rate of the Phase #3 Reimbursement Agreement interest payments is 6.23 percent per annum for 2026-27. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. These payments, the Annual Installments of the Assessments, shall be billed by the City in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update will show the remaining balance of the Assessments, the Annual Installment due for 2026-27 and the administrative expenses to be collected from each Parcel. Annual administrative expenses shall be allocated to each Parcel pro rata based on the Annual Installment on a Parcel to the total Annual Installments in the PID that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budgets for the Repayment of Indebtedness

Debt service proportionately allocated to each Lot where a building permit was issued will be paid on the Phase #3 Reimbursement Agreement from the collection of the Annual Installments. In addition, Annual Collection Costs are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

Phase #3 Annual Installments to be collected for 2026-27

The proportional Phase #3 budget for the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown in Table II-G-2 below.

Table II-G-2
Budget for the Phase #3 Annual Installments to be Collected for 2026-27[1]

	Budget for all Lots Based on Trigger Period		
Descriptions	**2025-26**	**2026-27**	**Total**
Interest payment on or after March 1, 2027	$3,941	$13,282	$17,223
Interest payment on or after September 1, 2027	$3,941	$13,282	$17,223
Principal payment on September 1, 2027	$1,972	$6,545	$8,517
Subtotal debt service on R.A.	*$9,855*	*$33,109*	*$42,964*
Administrative Expenses	$4,922	$13,695	$18,617
Maintenance Assessment	$9,199	$26,110	$35,309
Subtotal Expenses	*$23,976*	*$72,914*	*$96,890*
Available Administrative Expense account	$0	$0	$0
Subtotal funds available	*$0*	*$0*	*$0*
Annual Installments	**$23,976**	**$72,914**	**$96,890**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Debt Service Payments

Table II-G-3 below shows the Annual Installments to be collected for principal and interest based on the outstanding Assessment balance for each trigger period and the effective interest rate of 6.23 percent.

Table II-G-3
Principal and Interest to be Collected for 2026-27[1]

Lots in Trigger Period	Outstanding Assessment Balance	Principal Due	Effective Interest Rate	3/1 Interest Due	9/1 Interest Due	Annual Installments to be Collected for P&I
2025-26	$126,529	$1,972	6.23%	$3,941	$3,941	$9,855
2026-27	$426,389	$6,545	6.23%	$13,282	$13,282	$33,109
Total	**$552,919**	**$8,517**		**$17,223**	**$17,223**	**$42,964**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Administrative Expenses

The Phase #3 proportional annual administrative expenses include the City, Administrator, and contingency fees for 2026-27 and are shown in Table II-G-4 below.

Table II-G-4
Administrative Budget Breakdown[1]

Lots in Trigger Period	2026-27 Estimated Budget
2025-26	$4,922
2026-27	$13,695
Total	**$18,617**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Maintenance Expenses

The Phase #3 proportional annual maintenance expenses to be proportionally collected for 2026-27 is shown below in Table II-G-5.

Table II-G-5
Maintenance Budget Breakdown[1]

Lots in Trigger Period	2026-27 Estimated Budget
2025-26	$9,199
2026-27	$26,110
Total	**$35,309**

1- See Table II-G-1 for a breakdown of the number of lots triggered within each period. The proportional annual maintenance expenses to be collected for 2026-27 are estimated to be $269 per Lot.
2 - Pursuant to the Updated Service and Assessment Plan, Lots with prepaid Assessments will continue to pay a proportionate share of the total Maintenance Expense.

Available Administrative Expense Account

There are no available administrative expense funds to reduce the 2026-27 Annual Installment.

H. ANNUAL INSTALLMENTS PER UNIT - PHASE #3

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phase #3 Reimbursement Agreement and (ii) to cover Administrative Expenses of the PID.

According to the Developer, one-hundred fifty-two (152) units, representing 131.42 Equivalent Units, were anticipated to be built within Phase #3 of the PID. See Table II-G-1 of this report for the trigger period breakdown of the one-hundred fifty-two (152) in Phase #3. Additionally, one (1) 70 ft Lot, one (1) 65ft Lot, and ten (10) 60 ft Lots have prepaid their Assessments in full as of June

30, 2026, resulting in a current outstanding Equivalent Unit balance for Phase #3 Lots of 120.89 (131.42 – 10.53 = 120.89).

The Annual Installment to be collected from each Parcel within Phase #3 of the PID, excluding prepaid Parcels, is calculated by multiplying the Annual Installment for each unit shown in Table II-H-1 below by the total estimated Equivalent Units for each Parcel in the PID.

Table II-H-1
Annual Installment Per EU – Phase #3[1]

Lots in Trigger Period	Principal	Interest	Administrative Expense	Maintenance Expense	Annual Installment
2025-26	$70.42	$281.43	$175.71	$268.68	$796.23
2026-27	$70.46	$286.00	$147.45	$268.68	$772.59

1 – According to the Updated Service and Assessment Plan, all prepaid Lots are only obligated to pay the Maintenance Assessment expense upon full prepayment of PID Assessment.

The list of Parcels within Phase #3 of the PID, the corresponding lot types of the Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, Maintenance Expenses and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summaries attached hereto as Appendices F-1, F-2 and F-3.

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1 UPDATE OF THE ASSESSMENT PLAN

The Updated Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the equivalent number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Pursuant to Section VI.I of the Updated Service and Assessment Plan, "The collection of the first Annual Installment for a Phase #1 Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within each Phase, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of a series of Bonds for Phase #1 Assessed Property, such that upon the issuance of Bonds, all Assessments in the applicable Phase shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phase #1 Assessed Property, such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phase #1 Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year."

Pursuant to Section VI.I of the Updated Service and Assessment Plan, "The collection of the first Annual Installment for a Phase #2 Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within each Phase, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of a series of Bonds for Phase #2 Assessed Property, such that upon the issuance of Bonds, all Assessments in the applicable Phase shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phase #2 Assessed Property, such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phase #2 Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year."

Pursuant to Section VI.I of the Updated Service and Assessment Plan, "The collection of the first Annual Installment for a Phase #3 Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within each Phase, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of a series of Bonds for Phase #3 Assessed Property, such that upon the issuance of Bonds, all Assessments in the applicable Phase shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phase #3 Assessed Property, such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phase #3 Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year."

Assessment Methodology

This method of assessing property, as updated in prior Annual Service Plan Updates, has not been changed and Assessed Property will continue to be assessed as provided for in the Updated Service and Assessment Plan.

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2 UPDATE OF THE ASSESSMENT ROLL

Pursuant to the Updated Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

> (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by the Updated Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.H of the Updated Service and Assessment Plan.

The updated Assessment Roll summaries are shown in Appendices D-1, E-1 and F-1 of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Updated Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

- A = the Assessment for each new subdivided Parcel
- B = the Assessment for the Parcel prior to subdivision
- C = the estimated number of Equivalent Units to be built on each new subdivided Parcel
- D = the sum of the estimated number of Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of Equivalent Units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

Phase #1

According to the Johnson County Appraisal District and the Developer, a final plat for Phase #1 was filed and recorded on December 11, 2019, and amended on July 17, 2020. As a result, ninety-eight (98) residential Lots were subdivided and were officially recognized in the official Johnson County roll in 2019.

According to the City, building permits for forty-one (41) Phase #1 Lots had been issued as of July 31, 2020. As a result, condition (i) had been satisfied for the respective 41 Lots, and the first Annual Installments were due no later than January 31, 2021, for each Lot.

According to the City, building permits for an additional fifty-five (55) Phase #1 Lots had been issued during the period of August 1, 2020 through June 30, 2021. As a result, condition (i) has been satisfied for the respective 55 Lots, and the first Annual Installment for these Lots were due no later than January 31, 2022 for each Lot.

Pursuant to condition (iii) of Section VI-I of the Updated Service and Assessment Plan, the remaining two (2) Phase #1 Lots were triggered for collection in 2022 and the first Annual Installment for these Lots were due no later than January 31, 2023 for each Lot.

Phase #2

According to the Johnson County Appraisal District and the Developer, a final plat for Phase #2 was filed and recorded on December 22, 2021. As a result, one-hundred thirty (130) residential Lots were subdivided and were officially recognized in the official Johnson County roll in 2021.

According to the City, building permits for fifty-nine (59) Phase #2 Lots had been issued as of June 30, 2022. As a result, condition (i) had been satisfied for the respective 59 Lots, and the first Annual Installments were due no later than January 31, 2023 for each lot.

Thereafter, according to the City, additional building permits for eighteen (18) Phase #2 Lots had been issued as of June 30, 2023. As a result, condition (i) had been satisfied for the respective eighteen (18) Lots triggered in 2023-24, and the first Annual Installments will be due no later than January 31, 2024 for each lot.

Pursuant to condition (iii) of Section VI-I of the Updated Service and Assessment Plan, the remaining two (2) Phase #1 Lots were triggered for collection in 2022 and the first Annual Installment for these Lots were due no later than January 31, 2023 for each Lot.

Phase #3

According to the Johnson County Appraisal District and the Developer, a final plat for Phase #3 was filed and recorded on May 16, 2024. As a result, one-hundred fifty-two (152) residential Lots were subdivided and were officially recognized in the official Johnson County roll in 2024.

According to the City, building permits for thirty-nine (39) Phase #3 Lots had been issued as of June 30, 2025. As a result, condition (i) had been satisfied for the respective 39 Lots, and the first Annual Installments are due no later than January 31, 2026 for each lot.

Pursuant to condition (iii) of Section VI-I of the Updated Service and Assessment Plan, the remaining one-hundred thirteen (113) Phase #3 Lots were triggered for collection in 2026 and the first Annual Installment for these Lots will be due no later than January 31, 2027 for each Lot.

B. Prepayment of Assessments

Phase #1

There have been eleven (11) Phase #1 Assessment prepayments as of June 30, 2026. See Appendix B of this report for additional Phase #1 prepayment related information.

Phase #2

There have been fourteen (14) Phase #2 Assessment prepayments as of June 30, 2026. See Appendix B of this report for additional Phase #2 prepayment related information.

Phase #3

There have been twelve (12) Phase #3 Assessment prepayments as of June 30, 2026. See Appendix B of this report for additional Phase #3 prepayment related information.

The complete Assessment Roll is available for review at the City Hall, located at 141 W. Renfro Street, Burleson, Texas 76028.

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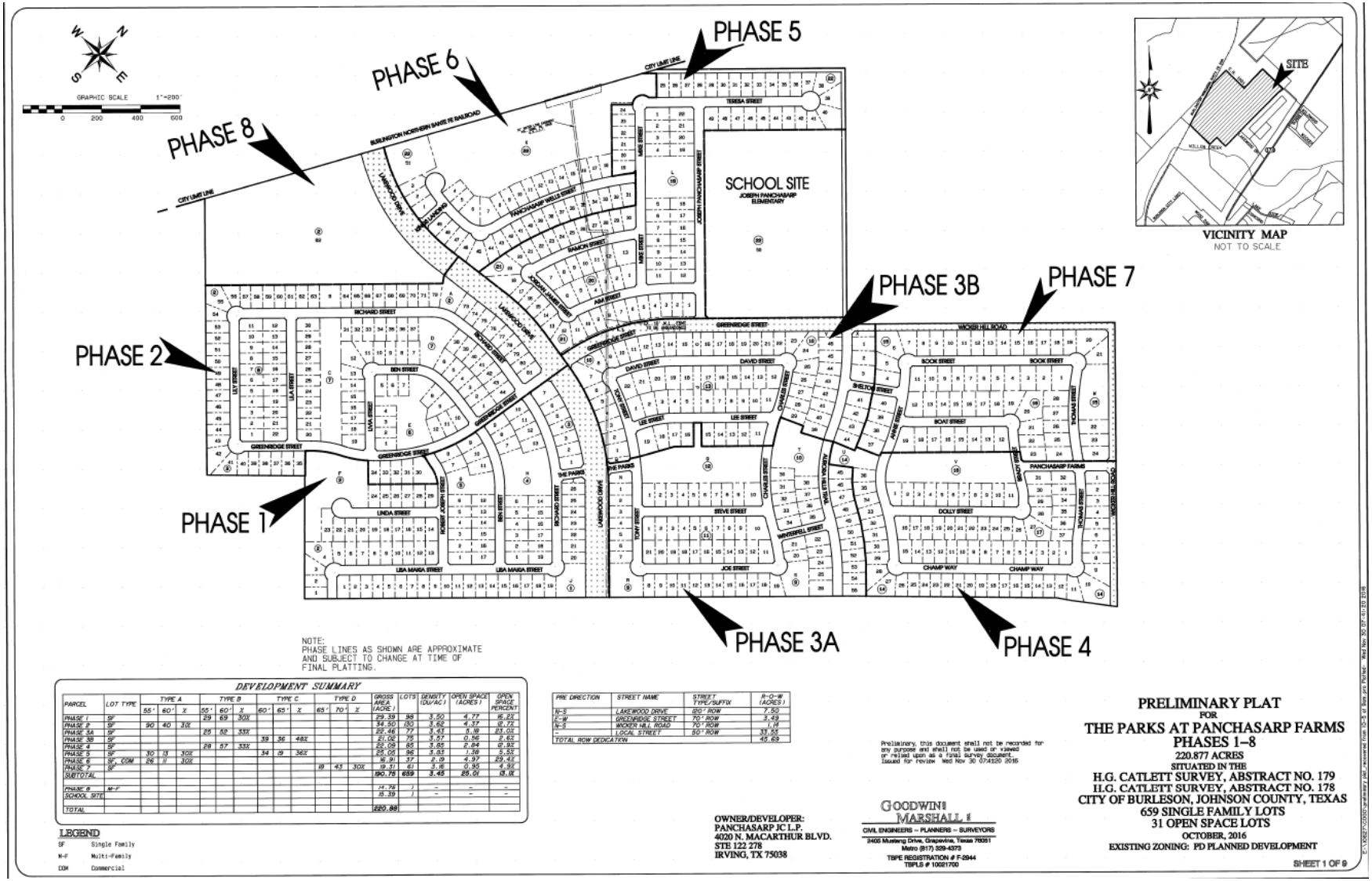
APPENDIX A
PID MAP AND PLATS



NOTE:
PHASE LINES AS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE AT TIME OF FINAL PLATTING.

DEVELOPMENT SUMMARY

PARCEL	LOT TYPE	TYPE A			TYPE B			TYPE C			TYPE D			GROSS AREA (ACRE)	LOTS	DENSITY (DU/AC)	OPEN SPACE (ACRES)	OPEN SPACE PERCENT
		55'	60'	%	55'	60'	%	60'	65'	%	65'	70'	%					
PHASE 1	SF				29	69	30%							29.39	98	3.50	4.77	16.23
PHASE 2	SF	90	40	31%										34.50	130	3.62	4.37	12.7%
PHASE 3A	SF				25	58	33%							22.46	77	3.43	1.18	21.01
PHASE 3B	SF							39	36	48%				21.06	75	3.57	0.56	2.65
PHASE 4	SF				28	57	33%							22.09	85	3.85	2.04	9.2%
PHASE 5	SF	30	13	30%				34	19	36%				25.06	96	3.83	1.38	5.5%
PHASE 6	SF, COM	26	11	30%										16.91	57	3.19	4.97	29.4%
PHASE 7	SF										18	43	30%	19.31	61	3.16	0.95	4.9%
SUBTOTAL														190.78	659	3.45	29.04	9.8%
PHASE 8	M-F													14.76	1	–	–	–
SCHOOL SITE														15.39	1	–	–	–
TOTAL														220.88				

LEGEND

SF	Single Family
M-F	Multi-Family
COM	Commercial

PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	R-O-W (ACRES)
N-S	LAKEWOOD DRIVE	120' ROW	7.50
E-W	GREENRIDGE STREET	70' ROW	3.49
N-S	WICKER HILL ROAD	70' ROW	1.14
-	LOCAL STREET	50' ROW	33.55
TOTAL ROW DEDICATION			45.69

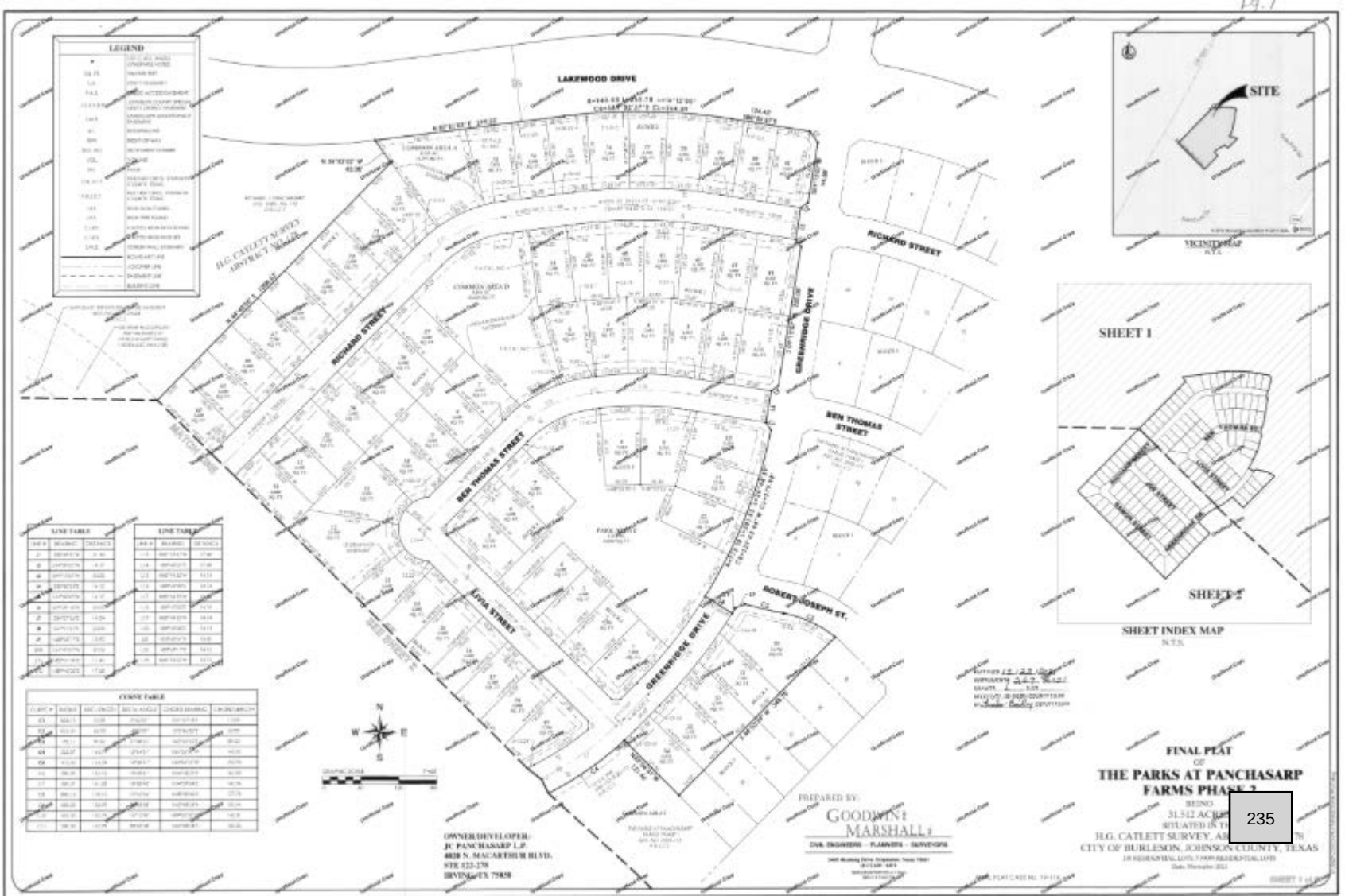
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review Wed Nov 30 07:41:20 2016

OWNER/DEVELOPER:
PANCHASARP JC L.P.
4020 N. MACARTHUR BLVD.
STE 122 278
IRVING, TX 75038

GOODWIN MARSHALL
CIVIL ENGINEERS – PLANNERS – SURVEYORS
3405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700

PRELIMINARY PLAT
FOR
THE PARKS AT PANCHASARP FARMS
PHASES 1–8
220.877 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY, ABSTRACT NO. 179
H.G. CATLETT SURVEY, ABSTRACT NO. 178
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
659 SINGLE FAMILY LOTS
31 OPEN SPACE LOTS
OCTOBER, 2016
EXISTING ZONING: PD PLANNED DEVELOPMENT

SHEET 1 OF 9


LEGEND
LAKEWOOD DRIVE
RICHARD STREET
BEN THOMAS STREET
LIVIA STREET
GREENRIDGE DRIVE
ROBERT JOSEPH ST.
H.G. CATLETT SURVEY ABSTRACT NO. 178
COMMON AREA D
PARK AREA
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SHEET 1
SHEET 2
SHEET INDEX MAP
N.T.S.
LINE TABLE
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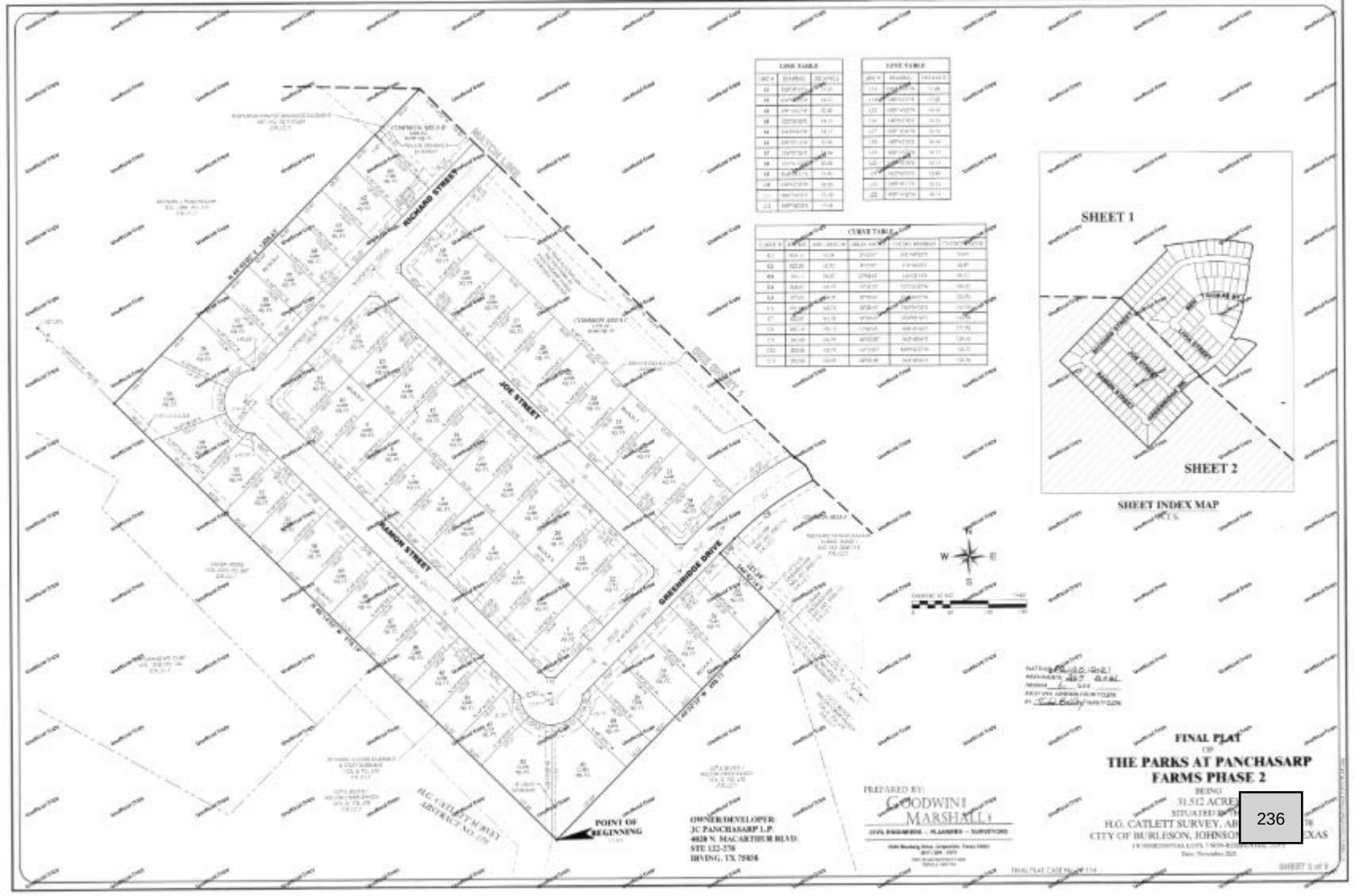
OWNER/DEVELOPER:
JC PANCHASARP L.P.
4828 N. MACARTHUR BLVD.
STE 122-178
IRVING, TX 75038
PREPARED BY:
GOODWIN MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
FINAL PLAT
OF
THE PARKS AT PANCHASARP
FARMS PHASE 2
BEING
31.512 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY, AB
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
235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SHEET 2
SHEET INDEX MAP
RICHARD STREET
JOEL STREET
RAMON STREET
GREENRIDGE DRIVE
COMMON AREA
POINT OF BEGINNING
OWNER/DEVELOPER:
JC PANCHASARP L.P.
4020 N. MACARTHUR BLVD.
STE 122-276
IRVING, TX 75038
PREPARED BY:
GOODWIN MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
FINAL PLAT
OF
THE PARKS AT PANCHASARP FARMS PHASE 2
H.G. CATLETT SURVEY, A
CITY OF BURLESON, JOHNSO
TEXAS
FINAL PLAT CASE NO. FP-114
SHEET 1 of 2

PROPERTY DESCRIPTION

STATE OF TEXAS
COUNTY OF CANADA

WHEREAS, JC Panchasarp, L.P., a Texas Limited Partnership, is owner of that certain tract, parcel or lot of land, situated in the H.G. Catlett Survey, A-1, Abstract No. 178, City of Burleson, Johnson County, Texas, being a part of that certain tract of land conveyed to Richard J. Panchasarp, et ux, by deed recorded in Volume 3180, Page 641 (O.R.J.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the northeast corner of said Panchasarp tract, same being the northwest corner of Lot 1, Block 1, Panchasarp Addition, an addition to the City of Burleson, Johnson County, Texas (P.R.J.C.T.), and being on the south line of Lot 1, Block 1, Burleson Crossing Addition, an addition to the City of Burleson, Johnson County, Texas (P.R.J.C.T.);

THENCE South 01 deg. 14 min. 19 sec. East, along the east line of said Panchasarp tract, same being the west line of said Lot 1, Block 1, Panchasarp Addition, a distance of 1,320.00 feet to a 1/2" capped iron rod stamped "CBG" found for the southeast corner of said Panchasarp tract, same being the northeast corner of Lot 1, Block 1, Burleson Crossing Addition, an addition to the City of Burleson, Johnson County, Texas (P.R.J.C.T.);

THENCE South 01 deg. 14 min. 19 sec. East, continuing said southeast line, a distance of 1,320.00 feet to a 1/2" capped iron rod found for corner;



FINAL PLAT
OF
THE PARKS AT PANCHASARP FARMS, PHASE 3A & 3B
BEING
43.001 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY No. 16, ABSTRACT No. 178
H.G. CATLETT SURVEY No. 15, ABSTRACT No. 179
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
132 RESIDENTIAL LOTS, 11 NON-RESIDENTIAL LOTS
Date: May 2024

OWNER/DEVELOPER:
JC PANCHASARP L.P.
#210 N. MACARTHUR BLVD.
STE 122-278
IRVING, TX 75038

PREPARED BY:
GM civil
Engineering & Surveying

CASE NO. 22-056

SHEET 1 of 6



KEY MAP
N.T.S.

FINAL PLAT
OF
TEN PARKS AT PANCHASARP FARMS, PHASE 3A & 3B
BEING
43.001 ACRE
SITUATED IN TH
H.G. CATLETT SURVEY No. 16, ABSTRACT No. 178
H.G. CATLETT SURVEY No. 15, ABSTRACT No. 179
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
172 RESIDENTIAL LOTS, 11 NON-RESIDENTIAL LOTS
Date: April 2022

OWNER/DEVELOPER:
JC PANCHASARP L.P.
4420 N. MACARTHUR BLVD.
STE 122-278
IRVING, TX 75038

PREPARED BY:
GMcivil
Engineering & Surveying

CASE NO. 22-016

SHEET 2 of 6



FINAL PLAT
OF
THE PARKS AT PANCHASARP FARMS, PHASE 3A & 3B
BEING
43.001 ACRES
SITUATED IN THE H.G. CATLETT SURVEY No. 16, ABSTRACT No. 178
H.G. CATLETT SURVEY No. 15, ABSTRACT No. 179
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
172 RESIDENTIAL LOTS, 11 NON-RESIDENTIAL LOTS
Date: April 2024

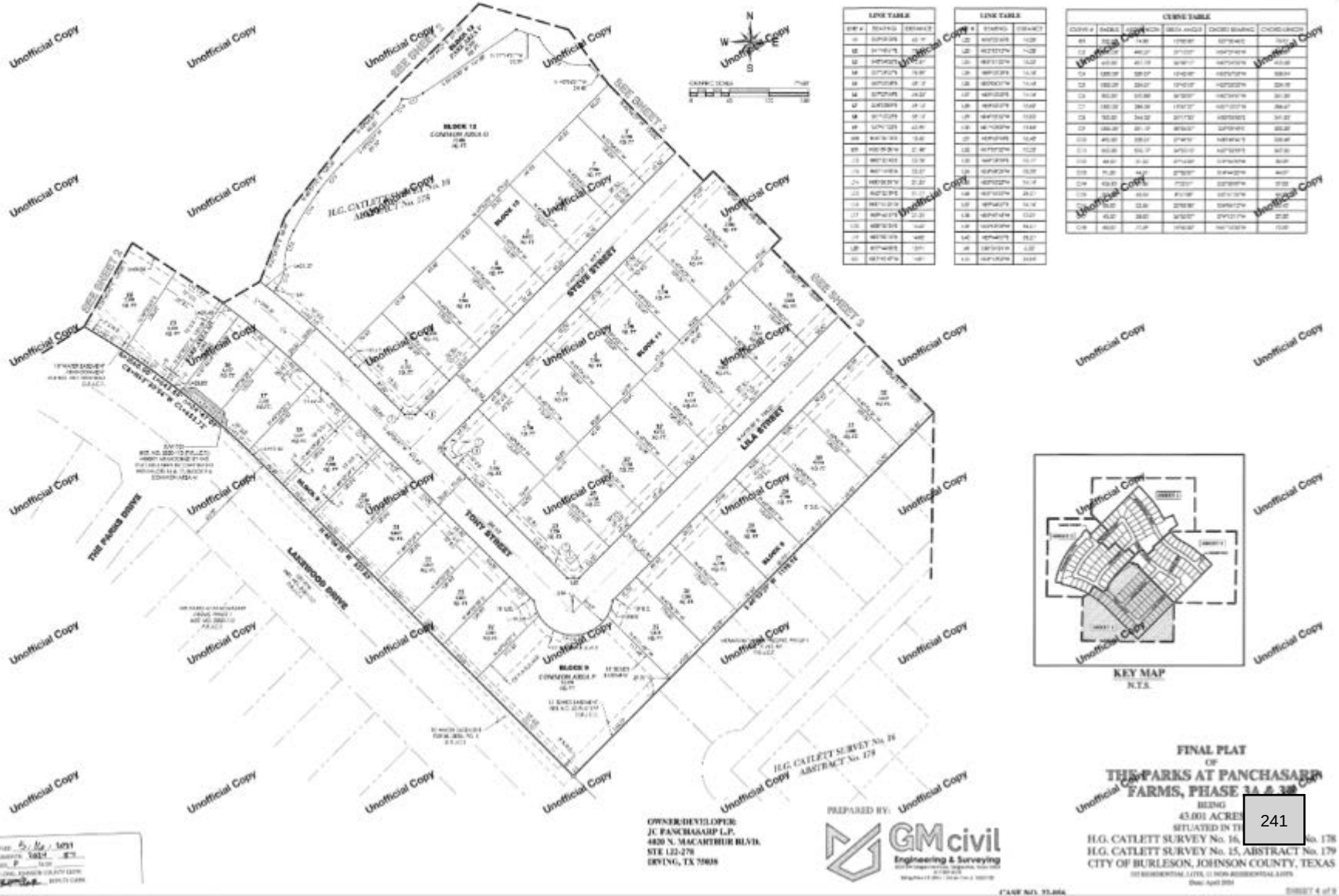
OWNER/DEVELOPER:
JC PANCHASARP L.P.
4020 N. MACARTHUR BLVD.
STE 122-270
IRVING, TX 75038

PREPARED BY:
GMcivil
Engineering & Surveying

CASE NO. 22-056

SHEET 3 of 5

240



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PROPERTY DESCRIPTION

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, JC Panchasarp L.P., of Tarrant County, Texas and being all of that certain tract of land conveyed to JC Panchasarp L.P. by deed recorded in Instrument No. [illegible], Official Public Records of Johnson County, Texas, and being all of Lot 1, Block 1, Panchasarp Addition, an addition to the City of Burleson, Johnson County, Texas, according to the plat thereof recorded in Instrument No. [illegible], Plat Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" capped iron rod found stamped "RPLS 5289" for the South corner of a called 0.027 acre tract described as "Tract 4" in deed to Ruben D. Martinez recorded in Instrument No. 2020-7041 (OPRJC), and being on the northwest line of Lot 1, Block 1, Panchasarp Addition, an addition to the City of Burleson, Johnson County, Texas, according to the plat thereof recorded in Instrument No. [illegible], Plat Records of Johnson County, Texas, and being the most southerly corner of said 137.148 net acre tract, from which an aluminum monument found for the most southerly corner of said 137.148 net acre tract bears South 39 deg. 44 min. 37 sec. West, 1.00 feet;

THENCE North 39 deg. 44 min. 37 sec. East, departing said above lines, a distance of 1.00 feet to a 5/8" capped iron rod set stamped "GM Civil" marking the southeast line of said 0.027 acre tract and the northwest line of said 137.148 net acre tract;

THENCE North 50 deg. 15 min. 23 sec. East, a distance of 201.37 feet to a 1/2" capped iron rod set;

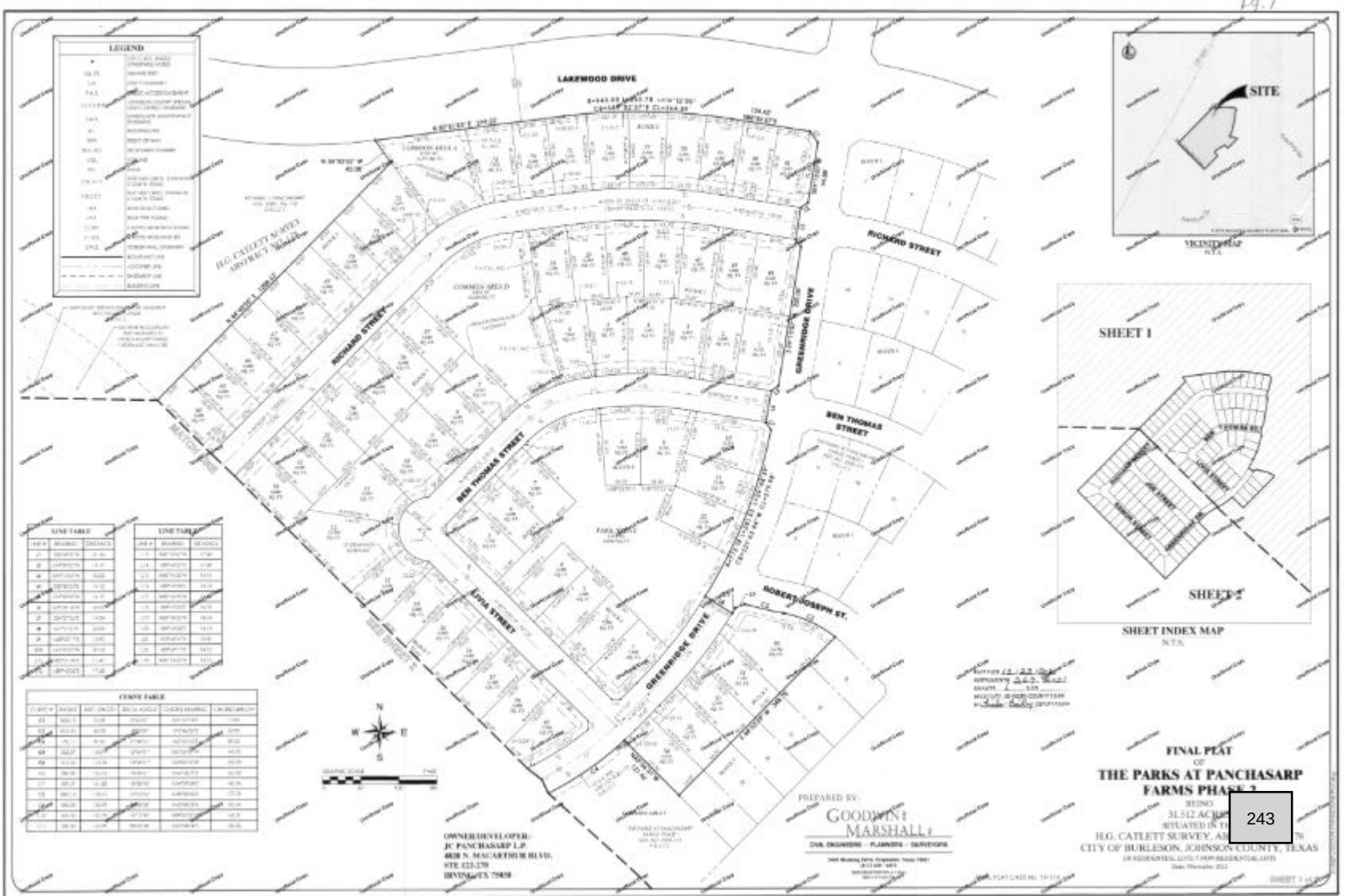
THENCE North 39 deg. 44 min. 37 sec. East, a distance of 135.40 feet to a 1/2" capped iron rod set;

THENCE North 39 deg. 44 min. 37 sec. East, a distance of 127.89 feet to a 1/2" capped iron rod set;

THENCE North 39 deg. 44 min. 37 sec. East, a distance of 135.20 feet to a 1/2" capped iron rod set;

THENCE North 39 deg. 44 min. 37 sec. East, a distance of 60.14 feet to a 1/2" capped iron rod set for corner in the southwest line of Lot 1, Block 1, Panchasarp Addition, an addition to the City of Burleson, Johnson County, Texas, according to the plat thereof recorded in Instrument No. [illegible], Plat Records of Johnson County, Texas, said corner being witnessed by a found 1/2" iron rod bears South 27 deg. 15 min. 37 sec. East, 0.51 feet;

THENCE North 50 deg. 15 min. 23 sec. East, along said southwest line of Lot 1, Block 1, Panchasarp Addition, a distance of 1,182.06 feet to a 1/2" capped iron rod found stamped "[illegible]" for the most southerly corner of Lot 1, Block 1, Panchasarp Addition, an addition to the City of Burleson, Johnson County, Texas, according to the plat thereof recorded in Instrument No. [illegible], Plat Records of Johnson County, Texas, and being the most southerly corner of a called 0.027 acre tract described as "Tract 3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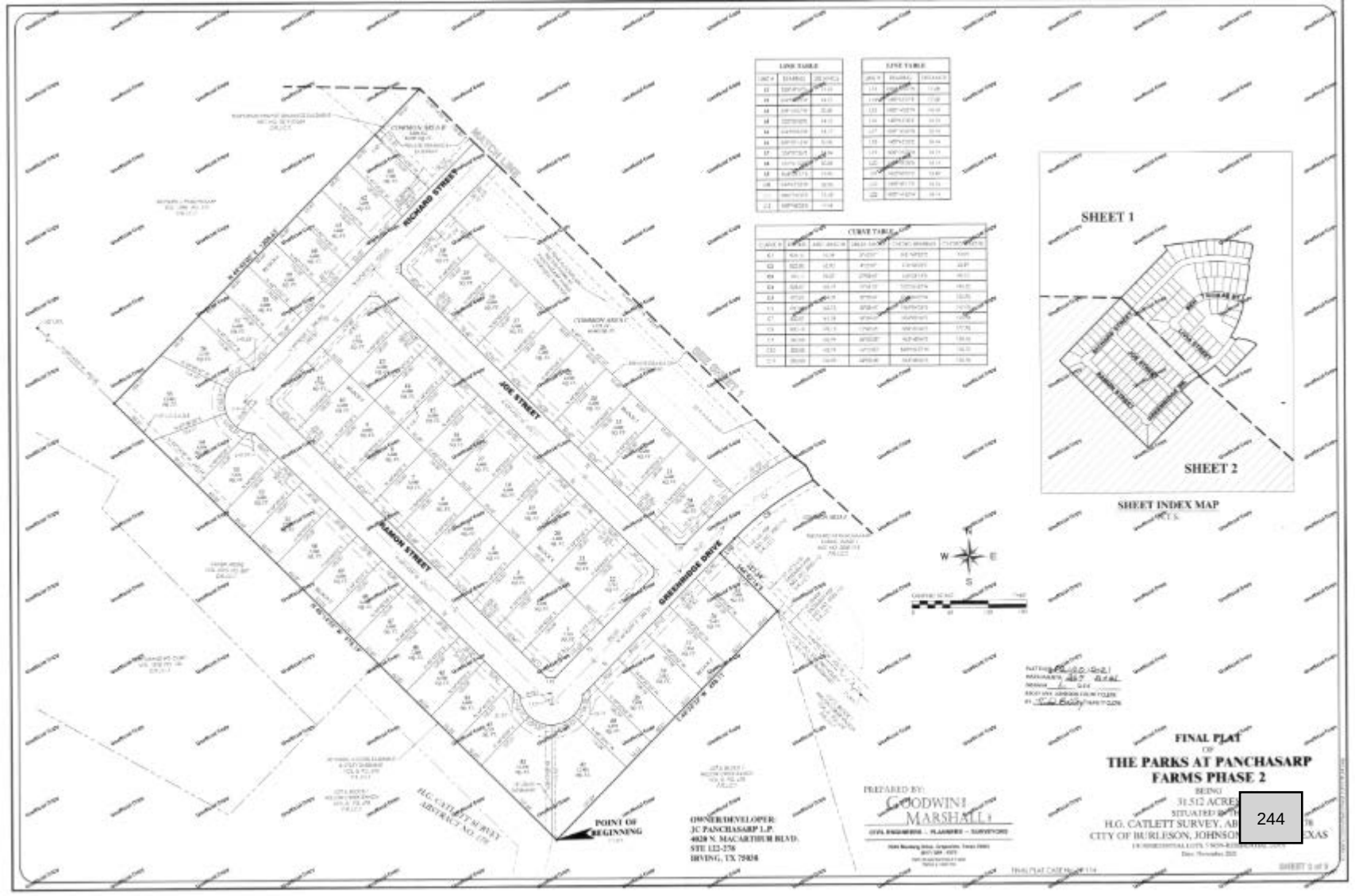
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
243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IRVING, TX 75038
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GOODWIN MARSHALL
FINAL PLAT
OF
THE PARKS AT PANCHASARP FARMS PHASE 2
H.G. CATLETT SURVEY, A
CITY OF BURLESON, JOHNSO
TEXAS

PROPERTY DESCRIPTION

STATE OF TEXAS
COUNTY OF CANADA

WHEREAS, D. Patch Family, L.P., a Texas Limited Partnership, is owner of that certain tract, parcel or lot of land, described in deed from D. C. Patch Family, L.P., recorded in Vol. 725, Page 49 Deed Records, Johnson County, Texas, being a part of that certain tract of land described in deed to Richard Patch, recorded in Vol. 377, Page 602, Deed Records, Johnson County, Texas, being a part of that certain tract of land described in deed to Richard Patch, recorded in Vol. 377, Page 602, Deed Records, Johnson County, Texas, being a part of that certain tract of land described as Tract 1 in deed to Richard Patch, recorded in Vol. 377, Page 602, Deed Records, Johnson County, Texas, and being more particularly described as follows: to wit:

BEGINNING at a 1/2" iron rod found for the northeast corner of said tract described in Vol. 725, Page 49, Deed Records, Johnson County, Texas, and being on the southerly right-of-way line of Farm to Market Road No. 1902 (variable width right-of-way) as described in instrument recorded in Volume 1, Page 1, Real Property Records, Johnson County, Texas (RPRJCT);

THENCE South 89 deg. 14 min. 19 sec. East, along the said southerly right-of-way line of said Farm to Market Road No. 1902, a distance of 1,320.00 feet to a 1/2" capped iron rod set for the northeast corner of said tract described in Vol. 725, Page 49, Deed Records, Johnson County, Texas, and being the northwest corner of that certain tract of land described as Tract 2 in deed to Richard Patch, recorded in Volume 2376, Page 867 (DRJCT), a distance of 1,319.91 feet to a 1/2" capped iron rod set for the northeast corner of said tract described in Vol. 725, Page 49, Deed Records, Johnson County, Texas, and being the northwest corner of that certain tract of land described as Tract 3 in deed to Richard Patch, recorded in Vol. 377, Page 602, Deed Records, Johnson County, Texas, and being the northeast corner of said tract described in Vol. 725, Page 49

APPENDIX B
PREPAID PARCELS

APPENDIX B
LIST OF PREPAID PARCELS

Phase	Parcel ID	Prepayment Date	Amount	Full/Partial[1]
#1	126.2233.01120	Oct-20	$3,980.56	Full
#1	126.2233.02150	Oct-20	$3,980.56	Full
#1	126.2233.01030	Nov-20	$3,980.56	Full
#1	126.2233.03060	Nov-21	$3,566.55	Full
#1	126.2233.05110	Jul-24	$3,742.36	Full
#1	126.2233.02120	Dec-21	$3,948.05	Full
#1	126.2233.01200	Aug-21	$3,948.05	Full
#1	126.2233.05130	Nov-21	$3,626.70	Full
#1	126.2233.04100	Jul-21	$3,948.05	Full
#1	126.2233.03040	Jan-22	$3,626.70	Full
#1	126.2233.01240	Jan-24	$3,504.19	Full
#2	126.2233.20720	Oct-22	$3,626.70	Full
#2	126.2233.20245	Jan-23	$3,626.70	Full
#2	126.2233.20813	Jan-23	$3,626.70	Full
#2	126.2233.20601	Apr-23	$3,626.70	Full
#2	126.2233.20740	May-23	$3,948.05	Full
#2	126.2233.20719	Jun-23	$3,948.05	Full
#2	126.2233.20244	Jun-23	$3,948.05	Full
#2	126.2233.20803	May-23	$3,626.70	Full
#2	126.2233.20602	Jul-23	$3,948.05	Full
#2	126.2233.20252	Oct-23	$3,626.70	Full
#2	126.2233.20733	Mar-24	$3,948.05	Full
#2	126.2233.20713	Jun-24	$3,626.70	Full
#2	126.2233.20806	Jul-24	$3,626.70	Full
#2	126.2233.20612	Sep-24	$3,954.54	Full
#3	126.2233.31115	Jan-24	$3,948.05	Full
#3	126.2233.31505	Mar-25	$4,590.75	Full
#3	126.2233.30924	Mar-25	$3,948.05	Full
#3	126.2233.31217	May-25	$4,269.40	Full
#3	126.2233.31027	May-25	$3,948.05	Full
#3	126.2233.31213	Jan-26	$3,948.05	Full
#3	126.2233.30906	Aug-25	$3,948.05	Full
#3	126.2233.30925	Nov-25	$3,948.05	Full
#3	126.2233.30917	Dec-25	$3,948.05	Full
#3	126.2233.31107	Jan-26	$3,948.05	Full
#3	126.2233.31214	Feb-26	$3,948.05	Full
#3	126.2233.31212	Jun-26	$3,948.05	Full
Total			**$142,901.30**	

1 - Pursuant to the Updated Service and Assessment Plan, Lots with prepaid Assessments will continue to pay a proportionate share of the Maintenance Expense.

APPENDIX C
LAND USE CLASS AND EQUIVALENT UNITS

APPENDIX C
LAND USE CLASS AND EQUIVALENT UNITS

For purposes of allocating the Assessments, the Assessed Property has been classified in one of six Lot Types. Table C-1 shows the original proposed residential units to be developed within the PID.

Table C-1
Proposed Development within the PID - Original

Lot Type	Description	Proposed Development	
Lot Type 1	70 Ft Lots	43	Units
Lot Type 2	65 Ft Lots	73	Units
Lot Type 3	60 Ft Lots	315	Units
Lot Type 4	55 Ft Lots	228	Units
Lot Type 5	Multi-Family	250	Units
Total		**909**	**Units**

Table C-2 shows the updated (2021) proposed residential units to be developed within the PID.

Table C-2
Proposed Development within the PID – Updated 2021

Lot Type	Description	Proposed Development	
Lot Type 1	70 Ft Lots	43	Units
Lot Type 2	65 Ft Lots	73	Units
Lot Type 3	60 Ft Lots	304	Units
Lot Type 4	55 Ft Lots	239	Units
Lot Type 5	Multi-Family	250	Units
Total		**909**	**Units**

Table C-3 shows the original proposed Lot Types within Phase #1.

Table C-3
Proposed Development – Phase #1 – Original

Lot Type	Description	Proposed Development	
Lot Type 1	70 Ft Lots	0	Units
Lot Type 2	65 Ft Lots	0	Units
Lot Type 3	60 Ft Lots	69	Units
Lot Type 4	55 Ft Lots	29	Units
Lot Type 5	Multi-Family	0	Units
Total		**98**	**Units**

Table C-4 shows the proposed Lot Types within Phase #1 updated in 2021.

Table C-4
Proposed Development – Phase #1 – Updated 2021

Lot Type	Description	Proposed Development	
Lot Type 1	70 Ft Lots	0	Units
Lot Type 2	65 Ft Lots	0	Units
Lot Type 3	60 Ft Lots	58	Units
Lot Type 4	55 Ft Lots	40	Units
Lot Type 5	Multi-Family	0	Units
Total		**98**	**Units**

Table C-5 shows the original proposed Lot Types within Phase #2.

Table C-5
Proposed Development – Phase #2 – Original

Lot Type	Description	Proposed Development	
Lot Type 1	70 Ft Lots	0	Units
Lot Type 2	65 Ft Lots	0	Units
Lot Type 3	60 Ft Lots	35	Units
Lot Type 4	55 Ft Lots	95	Units
Lot Type 5	Multi-Family	0	Units
Total		**130**	**Units**

Table C-7 in the following page shows the proposed Lot Types within Phase #3.

Table C-7
Proposed Development – Phase #3

Lot Type	Description	Proposed Development	
Lot Type 1	70 Ft Lots	3	Units
Lot Type 2	65 Ft Lots	32	Units
Lot Type 3	60 Ft Lots	89	Units
Lot Type 4	55 Ft Lots	28	Units
Lot Type 5	Multi-Family	0	Units
Total		**152**	**Units**

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Table C-8 shows the proposed Lot Types within Future Phases.

Table C-8
Proposed Development – Future Phases

Lot Type	Description	Proposed Development	
Lot Type 1	70 Ft Lots	25	Units
Lot Type 2	65 Ft Lots	39	Units
Lot Type 3	60 Ft Lots	151	Units
Lot Type 4	55 Ft Lots	64	Units
Lot Type 5	Multi-Family	250	Units
Total		**529**	**Units**

As explained under Section V.C of the Updated Service and Assessment Plan, the City Council has determined that the Actual Costs of the portion of the Park Improvements to be financed shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units.

For purposes of the Updated Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to the Assessed Property on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the type of lots (i.e., 70 Ft, 65 Ft, etc.); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the "Lot Types" defined above. These classifications (from Lot Type 1 (70 Ft Lots) representing the highest value to Lot Type 5 (Multi-Family Lot) representing the lowest value for residential lots are set forth in Table C-9. Assessments are allocated to each Lot Type on the basis of the average home value for each class of lots. This is accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are the ratio of the average value of lots within each assessment class, setting the Equivalent Unit factor for Lot Type 1 (70 Ft Lots) to 1.0.

Table C-9
Equivalent Unit Factors

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor	
Lot Type 1 (70 Ft Lot)	$340,000	1.00	per dwelling unit
Lot Type 2 (65 Ft Lot)	$315,000	0.93	per dwelling unit
Lot Type 3 (60 Ft Lot)	$293,000	0.86	per dwelling unit
Lot Type 4 (55 Ft Lot)	$269,000	0.79	per dwelling unit
Lot Type 6 (Multi-Family)	$105,000	0.31	per dwelling unit

The original total estimated Equivalent Units for Phase #1 are shown in Table C-10 as calculated based on the Equivalent Unit factors shown in Table D-A.8, estimated Lot Types and number of units estimated to be built within Phase #1.

Table C-10
Equivalent Units - Phase #1 - Original

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (70 Ft Lot)	0	1.00	0.00
Lot Type 2 (65 Ft Lot)	0	0.93	0.00
Lot Type 3 (60 Ft Lot)	69	0.86	59.34
Lot Type 4 (55 Ft Lot)	29	0.79	22.91
Lot Type 6 (Multi-Family)	0	0.31	0.00
Total Equivalent Units	**98**		**82.25**

The updated (2021) total estimated Equivalent Units for Phase #1 are shown in Table C-11 as calculated based on the Equivalent Unit factors shown in Table C-9, estimated Lot Types and number of units estimated to be built within Phase #1.

Table C-11
Equivalent Units - Phase #1 – Updated 2021

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (70 Ft Lot)	0	1.00	0.00
Lot Type 2 (65 Ft Lot)	0	0.93	0.00
Lot Type 3 (60 Ft Lot)	58	0.86	49.88
Lot Type 4 (55 Ft Lot)	40	0.79	31.60
Lot Type 6 (Multi-Family)	0	0.31	0.00
Total Equivalent Units	**98**		**81.48**

The original total estimated Equivalent Units for Phase #2 are shown in Table C-12 as calculated based on the Equivalent Unit factors shown in C-9, estimated Lot Types and number of units estimated to be built within Phase #2.

Table C-12
Equivalent Units- Phase #2 – Original

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (70 Ft Lot)	0	1.00	0.00
Lot Type 2 (65 Ft Lot)	0	0.93	0.00
Lot Type 3 (60 Ft Lot)	35	0.86	30.10
Lot Type 4 (55 Ft Lot)	95	0.79	75.05
Lot Type 6 (Multi-Family)	0	0.31	0.00
Total Equivalent Units	**130**		**105.15**

The total estimated Equivalent Units for Phase #3 are shown in Table C-13 as calculated based on the Equivalent Unit factors shown in Table C-9, estimated Lot Types and number of units estimated to be built within Phase #3.

Table D-A.12
Equivalent Units- Phase #3

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (70 Ft Lot)	3	1.00	3.00
Lot Type 2 (65 Ft Lot)	32	0.93	29.76
Lot Type 3 (60 Ft Lot)	89	0.86	76.54
Lot Type 4 (55 Ft Lot)	28	0.79	22.12
Lot Type 6 (Multi-Family)	0	0.31	0.00
Total Equivalent Units	**152**		**131.42**

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APPENDIX D-1
PHASE #1 ASSESSMENT ROLL – ALL PARCELS

Appendix D-1
Phase #1 Assessment Roll

Lots	**98**
Assessment	**$374,055**
Equivalent Units	**81.48**

			Administrative Expense		
Year	**Principal**	**Interest**	**Maintenance Assessment**	**Other Administrative Expenses**	**Annual Installment**
1	$5,741	$19,077	$21,892	$11,483	$58,192
2	$5,741	$18,784	$21,892	$11,712	$58,129
3	$6,379	$18,491	$21,892	$11,946	$58,708
4	$6,379	$18,166	$21,892	$12,185	$58,622
5	$7,017	$17,841	$21,892	$12,429	$59,178
6	$7,017	$17,483	$21,892	$12,678	$59,069
7	$7,655	$17,125	$21,892	$12,931	$59,603
8	$7,655	$16,734	$21,892	$13,190	$59,471
9	$8,293	$16,344	$21,892	$13,454	$59,982
10	$8,931	$15,921	$21,892	$13,723	$60,466
11	$8,931	$15,466	$21,892	$13,997	$60,285
12	$9,569	$15,010	$21,892	$14,277	$60,748
13	$10,207	$14,522	$21,892	$14,277	$60,898
14	$10,845	$14,002	$21,892	$14,277	$61,015
15	$10,845	$13,448	$21,892	$14,277	$60,462
16	$11,483	$12,895	$21,892	$14,277	$60,547
17	$12,120	$12,310	$21,892	$14,277	$60,599
18	$12,758	$11,692	$21,892	$14,277	$60,619
19	$13,396	$11,041	$21,892	$14,277	$60,606
20	$14,034	$10,358	$21,892	$14,277	$60,561
21	$14,672	$9,642	$21,892	$14,277	$60,483
22	$15,948	$8,894	$21,892	$14,277	$61,010
23	$16,586	$8,080	$21,892	$14,277	$60,835
24	$17,224	$7,234	$21,892	$14,277	$60,627
25	$18,500	$6,356	$21,892	$14,277	$61,024
26	$19,138	$5,413	$21,892	$14,277	$60,719
27	$20,413	$4,437	$21,892	$14,277	$61,019
28	$21,051	$3,395	$21,892	$14,277	$60,616
29	$22,327	$2,322	$21,892	$14,277	$60,818
30	$23,200	$1,183	$21,892	$14,277	$60,552
Total	**$374,055**	**$363,664**	**$656,751**	**$410,992**	**$1,805,462**

1 - The interest is calculated using a 5.10% interest rate for years 1 through 5 and an interest rate of 5.10% thereafter.
2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, assessment collection costs, and other PID administrative expenses. These estimates will be updated each year as part of the Annual Service Plan Update.

APPENDIX D-2
PHASE #1 2026-27 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2020-21

Appendix D-2

Panchasarp Farms Public Improvement District

Phase #1 Assessment Roll Summary 2026-27 - 2020-21 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.01030	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.01050	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.01120	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.01130	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.01140	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.02020	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.02030	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.02040	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.02050	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.02070	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.02080	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.02130	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.02140	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.02150	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.02190	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.02200	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.02210	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.02220	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.02230	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.02240	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.02250	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.02280	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.02290	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.03020	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.03030	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.03060	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.03070	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.04050	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.04090	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.04140	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.04160	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.04170	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.05040	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.05050	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.05070	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.05090	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.05100	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.05110	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06

Appendix D-2

Panchasarp Farms Public Improvement District

Phase #1 Assessment Roll Summary 2026-27 - 2020-21 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.05150	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.05160	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.05170	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.01001	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.01002	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.02001	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.04001	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**41**		**34.14**	**29.91**	**$121,983.60**	**$2,780.95**	**$6,221.16**	**$5,418.15**	**$9,172.59**	**$23,592.85**

APPENDIX D-3
PHASE #1 2026-27 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2021-22

Appendix D-3

Panchasarp Farms Public Improvement District

Phase #1 Assessment Roll Summary 2026-27 - 2021-22 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.01010	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.01020	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.01040	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.01060	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01070	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01080	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01090	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01100	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.01110	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01150	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01160	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.01170	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01180	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01190	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.01200	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.01210	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01220	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.01230	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01240	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.01250	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.02010	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.02060	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.02090	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.02100	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.02110	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.02120	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.02160	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.02170	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.02180	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.02260	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.02270	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.03010	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.03040	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.03050	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.04010	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.04020	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.04030	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.04040	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42

Appendix D-3

Panchasarp Farms Public Improvement District

Phase #1 Assessment Roll Summary 2026-27 - 2021-22 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.04060	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.04070	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.04080	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.04100	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.04110	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.04120	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.04130	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.04180	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.04190	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.05010	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.05020	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.05030	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.05060	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.05080	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.05120	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.05130	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.05140	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.05001	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**55**		**45.62**	**40.67**	**$169,568.30**	**$3,471.09**	**$8,647.98**	**$7,098.11**	**$12,256.98**	**$31,474.16**

APPENDIX D-4
PHASE #1 2026-27 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2022-23

Appendix D-4

Panchasarp Farms Public Improvement District

Phase #1 Assessment Roll Summary 2026-27 - 2022-23 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.01260	1	60 Ft	0.86	0.86	$3,680.79	$73.83	$187.72	$131.19	$231.06	$623.80
126.2233.04150	1	60 Ft	0.86	0.86	$3,680.79	$73.83	$187.72	$131.19	$231.06	$623.80
Total	**2**		**1.72**	**1.72**	**$7,361.58**	**$147.67**	**$375.44**	**$262.37**	**$462.12**	**$1,247.60**

APPENDIX D-5
PHASE #1 PROJECTED ASSESSMENT SCHEDULES

Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2020-21
Phase #1

Lot Type	Lot Type 3 (60 Ft Lot)
Outstanding Assessment	$3,507
Equivalent Unit	0.86

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,507	$80	$179	$231	$156	$646
2027	$3,427	$80	$175	$231	$159	$645
2028	$3,347	$87	$171	$231	$162	$650
2029	$3,261	$93	$166	$231	$165	$656
2030	$3,168	$93	$162	$231	$169	$655
2031	$3,074	$100	$157	$231	$172	$660
2032	$2,974	$107	$152	$231	$172	$661
2033	$2,868	$113	$146	$231	$172	$663
2034	$2,754	$113	$140	$231	$172	$657
2035	$2,641	$120	$135	$231	$172	$658
2036	$2,521	$127	$129	$231	$172	$658
2037	$2,395	$133	$122	$231	$172	$658
2038	$2,261	$140	$115	$231	$172	$658
2039	$2,121	$147	$108	$231	$172	$658
2040	$1,975	$153	$101	$231	$172	$657
2041	$1,822	$167	$93	$231	$172	$663
2042	$1,655	$173	$84	$231	$172	$661
2043	$1,482	$180	$76	$231	$172	$659
2044	$1,302	$193	$66	$231	$172	$663
2045	$1,109	$200	$57	$231	$172	$660
2046	$909	$213	$46	$231	$172	$663
2047	$695	$220	$35	$231	$172	$658
2048	$476	$233	$24	$231	$172	$661
2049	$242	$242	$12	$231	$172	$658
Total		**$3,507**	**$2,651**	**$5,545**	**$4,079**	**$15,783**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.

2 - The principal and interest amounts represent the final numbers of the Phase #1 Reimbursement Agreement and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.

3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE PARKS AT PANCHASARP FARMS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2020-21
Phase #1

Lot Type	Lot Type 4 (55 Ft Lot)
Outstanding Assessment	$3,222
Equivalent Unit	0.79

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,222	$73	$164	$212	$143	$593
2027	$3,148	$73	$161	$212	$146	$592
2028	$3,075	$80	$157	$212	$149	$598
2029	$2,995	$86	$153	$212	$152	$603
2030	$2,910	$86	$148	$212	$155	$601
2031	$2,824	$92	$144	$212	$158	$606
2032	$2,732	$98	$139	$212	$158	$608
2033	$2,634	$104	$134	$212	$158	$609
2034	$2,530	$104	$129	$212	$158	$603
2035	$2,426	$110	$124	$212	$158	$604
2036	$2,316	$116	$118	$212	$158	$605
2037	$2,200	$122	$112	$212	$158	$605
2038	$2,077	$129	$106	$212	$158	$605
2039	$1,949	$135	$99	$212	$158	$604
2040	$1,814	$141	$93	$212	$158	$604
2041	$1,673	$153	$85	$212	$158	$609
2042	$1,520	$159	$78	$212	$158	$607
2043	$1,361	$165	$69	$212	$158	$605
2044	$1,196	$178	$61	$212	$158	$609
2045	$1,018	$184	$52	$212	$158	$606
2046	$835	$196	$43	$212	$158	$609
2047	$639	$202	$33	$212	$158	$605
2048	$437	$214	$22	$212	$158	$607
2049	$223	$223	$11	$212	$158	$604
Total		**$3,222**	**$2,436**	**$5,094**	**$3,747**	**$14,498**

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3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2021-22
Phase #1

Lot Type	Lot Type 3 (60 Ft Lot)
Outstanding Assessment	$3,586
Equivalent Unit	0.86

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,586	$73	$183	$231	$150	$637
2027	$3,512	$80	$179	$231	$153	$643
2028	$3,432	$80	$175	$231	$156	$642
2029	$3,352	$87	$171	$231	$159	$648
2030	$3,265	$93	$167	$231	$162	$653
2031	$3,172	$93	$162	$231	$166	$652
2032	$3,079	$100	$157	$231	$169	$657
2033	$2,978	$107	$152	$231	$169	$659
2034	$2,872	$113	$146	$231	$169	$660
2035	$2,758	$113	$141	$231	$169	$654
2036	$2,645	$120	$135	$231	$169	$655
2037	$2,525	$127	$129	$231	$169	$656
2038	$2,398	$133	$122	$231	$169	$656
2039	$2,264	$140	$115	$231	$169	$656
2040	$2,124	$147	$108	$231	$169	$655
2041	$1,978	$153	$101	$231	$169	$654
2042	$1,824	$167	$93	$231	$169	$660
2043	$1,657	$173	$85	$231	$169	$658
2044	$1,484	$180	$76	$231	$169	$656
2045	$1,304	$194	$66	$231	$169	$660
2046	$1,110	$200	$57	$231	$169	$657
2047	$910	$214	$46	$231	$169	$660
2048	$696	$220	$36	$231	$169	$656
2049	$476	$234	$24	$231	$169	$658
2050	$243	$243	$12	$231	$169	$655
Total		**$3,586**	**$2,838**	**$5,777**	**$4,158**	**$16,358**

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2021-22
Phase #1

Lot Type	Lot Type 4 (55 Ft Lot)
Outstanding Assessment	$3,294
Equivalent Unit	0.79

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,294	$67	$168	$212	$138	$586
2027	$3,226	$74	$165	$212	$141	$591
2028	$3,153	$74	$161	$212	$143	$590
2029	$3,079	$80	$157	$212	$146	$595
2030	$3,000	$86	$153	$212	$149	$600
2031	$2,914	$86	$149	$212	$152	$599
2032	$2,828	$92	$144	$212	$155	$604
2033	$2,736	$98	$140	$212	$155	$605
2034	$2,638	$104	$135	$212	$155	$606
2035	$2,534	$104	$129	$212	$155	$601
2036	$2,430	$110	$124	$212	$155	$602
2037	$2,319	$116	$118	$212	$155	$602
2038	$2,203	$123	$112	$212	$155	$602
2039	$2,080	$129	$106	$212	$155	$602
2040	$1,951	$135	$100	$212	$155	$602
2041	$1,817	$141	$93	$212	$155	$601
2042	$1,676	$153	$85	$212	$155	$606
2043	$1,522	$159	$78	$212	$155	$605
2044	$1,363	$165	$70	$212	$155	$603
2045	$1,198	$178	$61	$212	$155	$606
2046	$1,020	$184	$52	$212	$155	$603
2047	$836	$196	$43	$212	$155	$606
2048	$640	$202	$33	$212	$155	$602
2049	$437	$215	$22	$212	$155	$604
2050	$223	$223	$11	$212	$155	$602
Total		**$3,294**	**$2,607**	**$5,306**	**$3,820**	**$15,027**

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3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2022-23
Phase #1

Lot Type	Lot Type 3 (60 Ft Lot)
Outstanding Assessment	$3,681
Equivalent Unit	0.86

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,681	$74	$188	$231	$131	$624
2027	$3,607	$74	$184	$231	$134	$623
2028	$3,533	$81	$180	$231	$136	$628
2029	$3,453	$81	$176	$231	$139	$627
2030	$3,372	$87	$172	$231	$142	$632
2031	$3,285	$94	$168	$231	$145	$637
2032	$3,191	$94	$163	$231	$148	$635
2033	$3,097	$101	$158	$231	$151	$640
2034	$2,996	$107	$153	$231	$151	$642
2035	$2,889	$114	$147	$231	$151	$643
2036	$2,775	$114	$142	$231	$151	$637
2037	$2,661	$121	$136	$231	$151	$638
2038	$2,540	$128	$130	$231	$151	$639
2039	$2,412	$134	$123	$231	$151	$639
2040	$2,278	$141	$116	$231	$151	$639
2041	$2,137	$148	$109	$231	$151	$638
2042	$1,989	$154	$101	$231	$151	$638
2043	$1,835	$168	$94	$231	$151	$643
2044	$1,667	$175	$85	$231	$151	$641
2045	$1,493	$181	$76	$231	$151	$639
2046	$1,311	$195	$67	$231	$151	$643
2047	$1,117	$201	$57	$231	$151	$640
2048	$915	$215	$47	$231	$151	$643
2049	$701	$222	$36	$231	$151	$639
2050	$479	$235	$24	$231	$151	$641
2051	$244	$244	$12	$231	$151	$638
Total		**$3,681**	**$3,042**	**$6,008**	**$3,838**	**$16,569**

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APPENDIX E-1
PHASE #2 ASSESSMENT ROLL – ALL PARCELS

Appendix E-1
Phase #2 Assessment Roll

Lots	**130**
Assessment	**$482,718**
Total Units	**105.15**

			Administrative Expense		
Year	**Principal**	**Interest**	**Maintenance Assessment**	**Other Administrative Expenses**	**Annual Installment**
1	$7,409	$21,481	$28,251	$14,818	$71,959
2	$7,409	$21,151	$28,251	$15,115	$71,926
3	$8,232	$20,822	$28,251	$15,417	$72,722
4	$8,232	$20,455	$28,251	$15,725	$72,664
5	$9,056	$20,089	$28,251	$16,040	$73,435
6	$9,056	$19,686	$28,251	$16,360	$73,353
7	$9,879	$19,283	$28,251	$16,688	$74,101
8	$9,879	$18,843	$28,251	$17,021	$73,995
9	$10,702	$18,404	$28,251	$17,362	$74,719
10	$11,525	$17,927	$28,251	$17,709	$75,413
11	$11,525	$17,415	$28,251	$18,063	$75,254
12	$12,349	$16,902	$28,251	$18,425	$75,926
13	$13,172	$16,352	$28,251	$18,425	$76,200
14	$13,995	$15,766	$28,251	$18,425	$76,437
15	$13,995	$15,143	$28,251	$18,425	$75,814
16	$14,818	$14,520	$28,251	$18,425	$76,015
17	$15,641	$13,861	$28,251	$18,425	$76,178
18	$16,465	$13,165	$28,251	$18,425	$76,306
19	$17,288	$12,432	$28,251	$18,425	$76,396
20	$18,111	$11,663	$28,251	$18,425	$76,450
21	$18,934	$10,857	$28,251	$18,425	$76,467
22	$20,581	$10,015	$28,251	$18,425	$77,271
23	$21,404	$9,099	$28,251	$18,425	$77,179
24	$22,227	$8,146	$28,251	$18,425	$77,049
25	$23,874	$7,157	$28,251	$18,425	$77,707
26	$24,697	$6,095	$28,251	$18,425	$77,468
27	$26,343	$4,996	$28,251	$18,425	$78,015
28	$27,167	$3,823	$28,251	$18,425	$77,666
29	$28,813	$2,614	$28,251	$18,425	$78,103
30	$29,939	$1,332	$28,251	$18,425	$77,947
Total	**$482,718**	**$409,495**	**$847,537**	**$530,386**	**$2,270,136**

1 - The interest is calculated using a 4.45% interest rate for years 1 through 5 and an interest rate of 4.45% thereafter.
2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, assessment collection costs, and other PID administrative expenses. These estimates will be updated each year as part of the Annual Service Plan Update.

APPENDIX E-2
PHASE #2 2026-27 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2022-23

Appendix E-2

Panchasarp Farms Public Improvement District

Phase #2 Assessment Roll Summary 2026-27 - 2022-23 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.20231	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20233	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20234	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20236	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20237	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20238	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20239	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20242	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20243	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20244	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.20245	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.20246	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20247	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20248	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20249	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20251	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20253	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20255	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20260	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20261	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20262	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20263	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20266	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20267	1	55 Ft	0.79	0.79	$1,694.73	$34.00	$75.42	$71.22	$106.13	$286.75
126.2233.20283					$1,694.73	$34.00	$75.42	$71.22	$106.13	$286.75
126.2233.20270	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20271	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20272	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20276	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20277	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20280	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20601	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.20602	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.20605	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20609	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20610	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20703	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20708	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51

Appendix E-2
Panchasarp Farms Public Improvement District
Phase #2 Assessment Roll Summary 2026-27 - 2022-23 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.20710	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20712	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20718	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20719	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.20720	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.20723	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20725	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20726	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20732	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20734	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20738	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20739	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20740	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.20744	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20803	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.20804	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20808	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20810	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20812	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20813	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.20815	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20817	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20001	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.20002	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.20003	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.20004	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.20005	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**59**		**48.01**	**40.62**	**$174,278.09**	**$3,495.94**	**$7,755.38**	**$7,323.50**	**$12,899.12**	**$31,473.93**

APPENDIX E-3
PHASE #2 2026-27 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2023-24

Appendix E-3

Panchasarp Farms Public Improvement District

Phase #2 Assessment Roll Summary 2026-27 - 2023-24 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.20232	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20241	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20250	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20252	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.20254	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20279	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20607	1	60 Ft	0.86	0.86	$3,759.95	$67.08	$167.32	$145.04	$231.06	$610.49
126.2233.20608	1	60 Ft	0.86	0.86	$3,759.95	$67.08	$167.32	$145.04	$231.06	$610.49
126.2233.20611	1	60 Ft	0.86	0.86	$3,759.95	$67.08	$167.32	$145.04	$231.06	$610.49
126.2233.20704	1	60 Ft	0.86	0.86	$3,759.95	$67.08	$167.32	$145.04	$231.06	$610.49
126.2233.20705	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20707	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20709	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20724	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20733	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.20809	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20811	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20816	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
Total	**18**		**14.57**	**12.92**	**$56,486.76**	**$1,007.71**	**$2,513.66**	**$2,178.95**	**$3,914.60**	**$9,614.92**

APPENDIX E-4
PHASE #2 2026-27 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2024-25

Appendix E-4

Panchasarp Farms Public Improvement District

Phase #2 Assessment Roll Summary 2026-27 - 2024-25 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.20230	1	60 Ft	0.86	0.86	$3,824.37	$67.29	$170.18	$133.76	$231.06	$602.29
126.2233.20235	1	60 Ft	0.86	0.86	$3,824.37	$67.29	$170.18	$133.76	$231.06	$602.29
126.2233.20240	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20256	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20257	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20258	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20259	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20264	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20265	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20268	1	60 Ft	0.86	0.86	$3,824.37	$67.29	$170.18	$133.76	$231.06	$602.29
126.2233.20269	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20273	1	60 Ft	0.86	0.86	$3,824.37	$67.29	$170.18	$133.76	$231.06	$602.29
126.2233.20274	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20275	1	60 Ft	0.86	0.86	$3,824.37	$67.29	$170.18	$133.76	$231.06	$602.29
126.2233.20278	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20281	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20603	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20604	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20606	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20612	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.20701	1	60 Ft	0.86	0.86	$3,824.37	$67.29	$170.18	$133.76	$231.06	$602.29
126.2233.20702	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20706	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20711	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20713	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.20714	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20715	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20716	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20717	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20721	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20722	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20727	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20728	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20729	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20730	1	60 Ft	0.86	0.86	$3,824.37	$67.29	$170.18	$133.76	$231.06	$602.29
126.2233.20731	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20735	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20736	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20737	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20741	1	60 Ft	0.86	0.86	$3,824.37	$67.29	$170.18	$133.76	$231.06	$602.29
126.2233.20742	1	60 Ft	0.86	0.86	$3,824.37	$67.29	$170.18	$133.76	$231.06	$602.29
126.2233.20743	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20801	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20802	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27

Appendix E-4

Panchasarp Farms Public Improvement District

Phase #2 Assessment Roll Summary 2026-27 - 2024-25 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.20805	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20806	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.20807	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20814	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20818	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20819	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20820	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20821	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20822	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
Total	**53**		**42.57**	**40.13**	**$178,455.76**	**$3,139.79**	**$7,941.28**	**$6,241.52**	**$11,437.52**	**$28,760.12**

APPENDIX E-5
PHASE #2 PROJECTED ASSESSMENT SCHEDULES

Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2022-23
Phase #2

Lot Type	Lot Type 3 (60 Ft Lot)
Outstanding Assessment	$3,690
Equivalent Unit	0.86

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,690	$74	$164	$231	$155	$624
2027	$3,616	$74	$161	$231	$158	$624
2028	$3,542	$81	$158	$231	$161	$631
2029	$3,461	$81	$154	$231	$165	$630
2030	$3,380	$87	$150	$231	$168	$637
2031	$3,293	$94	$147	$231	$171	$643
2032	$3,199	$94	$142	$231	$175	$642
2033	$3,104	$101	$138	$231	$178	$648
2034	$3,003	$108	$134	$231	$178	$650
2035	$2,896	$114	$129	$231	$178	$652
2036	$2,781	$114	$124	$231	$178	$647
2037	$2,667	$121	$119	$231	$178	$649
2038	$2,546	$128	$113	$231	$178	$650
2039	$2,418	$135	$108	$231	$178	$651
2040	$2,283	$141	$102	$231	$178	$652
2041	$2,142	$148	$95	$231	$178	$653
2042	$1,994	$155	$89	$231	$178	$653
2043	$1,839	$168	$82	$231	$178	$659
2044	$1,671	$175	$74	$231	$178	$658
2045	$1,496	$182	$67	$231	$178	$657
2046	$1,315	$195	$58	$231	$178	$663
2047	$1,119	$202	$50	$231	$178	$661
2048	$918	$215	$41	$231	$178	$665
2049	$702	$222	$31	$231	$178	$662
2050	$480	$236	$21	$231	$178	$666
2051	$245	$245	$11	$231	$178	$665
Total		**$3,690**	**$2,661**	**$6,008**	**$4,537**	**$16,895**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2022-23
Phase #2

Lot Type	Lot Type 4 (55 Ft Lot)
Outstanding Assessment	$3,389
Equivalent Unit	0.79

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,389	$68	$151	$212	$142	$574
2027	$3,321	$68	$148	$212	$145	$573
2028	$3,253	$74	$145	$212	$148	$579
2029	$3,179	$74	$141	$212	$151	$579
2030	$3,105	$80	$138	$212	$154	$585
2031	$3,025	$87	$135	$212	$157	$591
2032	$2,938	$87	$131	$212	$160	$590
2033	$2,852	$93	$127	$212	$164	$595
2034	$2,759	$99	$123	$212	$164	$598
2035	$2,660	$105	$118	$212	$164	$599
2036	$2,555	$105	$114	$212	$164	$595
2037	$2,450	$111	$109	$212	$164	$596
2038	$2,339	$117	$104	$212	$164	$597
2039	$2,221	$124	$99	$212	$164	$598
2040	$2,098	$130	$93	$212	$164	$599
2041	$1,968	$136	$88	$212	$164	$599
2042	$1,832	$142	$82	$212	$164	$600
2043	$1,690	$155	$75	$212	$164	$606
2044	$1,535	$161	$68	$212	$164	$605
2045	$1,374	$167	$61	$212	$164	$604
2046	$1,208	$179	$54	$212	$164	$609
2047	$1,028	$185	$46	$212	$164	$607
2048	$843	$198	$38	$212	$164	$611
2049	$645	$204	$29	$212	$164	$609
2050	$441	$216	$20	$212	$164	$612
2051	$225	$225	$10	$212	$164	$611
Total		**$3,389**	**$2,445**	**$5,519**	**$4,167**	**$15,520**

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2023-24
Phase #2

Lot Type	Lot Type 3 (60 Ft Lot)
Outstanding Assessment	$3,760
Equivalent Unit	0.86

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,760	$67	$167	$231	$145	$610
2027	$3,693	$74	$164	$231	$148	$617
2028	$3,619	$74	$161	$231	$151	$617
2029	$3,545	$81	$158	$231	$154	$623
2030	$3,464	$81	$154	$231	$157	$623
2031	$3,384	$87	$151	$231	$160	$629
2032	$3,296	$94	$147	$231	$163	$635
2033	$3,202	$94	$142	$231	$167	$634
2034	$3,108	$101	$138	$231	$170	$640
2035	$3,007	$108	$134	$231	$170	$642
2036	$2,900	$114	$129	$231	$170	$644
2037	$2,786	$114	$124	$231	$170	$639
2038	$2,671	$121	$119	$231	$170	$641
2039	$2,550	$128	$113	$231	$170	$642
2040	$2,423	$134	$108	$231	$170	$643
2041	$2,288	$141	$102	$231	$170	$644
2042	$2,147	$148	$96	$231	$170	$644
2043	$1,999	$155	$89	$231	$170	$645
2044	$1,845	$168	$82	$231	$170	$651
2045	$1,677	$175	$75	$231	$170	$650
2046	$1,502	$181	$67	$231	$170	$649
2047	$1,321	$195	$59	$231	$170	$655
2048	$1,126	$202	$50	$231	$170	$653
2049	$924	$215	$41	$231	$170	$657
2050	$709	$222	$32	$231	$170	$654
2051	$487	$235	$22	$231	$170	$658
2052	$252	$252	$11	$231	$170	$664
Total		**$3,760**	**$2,834**	**$6,239**	**$4,474**	**$17,306**

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2023-24
Phase #2

Lot Type	Lot Type 4 (55 Ft Lot)
Outstanding Assessment	$3,454
Equivalent Unit	0.79

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,454	$62	$154	$212	$133	$561
2027	$3,392	$68	$151	$212	$136	$567
2028	$3,324	$68	$148	$212	$139	$567
2029	$3,256	$74	$145	$212	$141	$573
2030	$3,182	$74	$142	$212	$144	$572
2031	$3,108	$80	$138	$212	$147	$578
2032	$3,028	$86	$135	$212	$150	$583
2033	$2,942	$86	$131	$212	$153	$583
2034	$2,855	$93	$127	$212	$156	$588
2035	$2,763	$99	$123	$212	$156	$590
2036	$2,664	$105	$119	$212	$156	$592
2037	$2,559	$105	$114	$212	$156	$587
2038	$2,454	$111	$109	$212	$156	$589
2039	$2,343	$117	$104	$212	$156	$590
2040	$2,226	$123	$99	$212	$156	$591
2041	$2,102	$130	$94	$212	$156	$592
2042	$1,972	$136	$88	$212	$156	$592
2043	$1,837	$142	$82	$212	$156	$592
2044	$1,695	$154	$75	$212	$156	$598
2045	$1,540	$160	$69	$212	$156	$597
2046	$1,380	$167	$61	$212	$156	$596
2047	$1,213	$179	$54	$212	$156	$601
2048	$1,034	$185	$46	$212	$156	$600
2049	$849	$198	$38	$212	$156	$604
2050	$651	$204	$29	$212	$156	$601
2051	$448	$216	$20	$212	$156	$604
2052	$232	$232	$10	$212	$156	$610
Total		**$3,454**	**$2,603**	**$5,731**	**$4,109**	**$15,898**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2024-25
Phase #2

Lot Type	Lot Type 3 (60 Ft Lot)
Outstanding Assessment	$3,824
Equivalent Unit	0.86

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,824	$67	$170	$231	$134	$602
2027	$3,757	$67	$167	$231	$136	$602
2028	$3,690	$74	$164	$231	$139	$608
2029	$3,616	$74	$161	$231	$142	$608
2030	$3,542	$81	$158	$231	$145	$614
2031	$3,461	$81	$154	$231	$148	$614
2032	$3,380	$87	$150	$231	$151	$620
2033	$3,293	$94	$147	$231	$154	$625
2034	$3,199	$94	$142	$231	$157	$624
2035	$3,104	$101	$138	$231	$160	$630
2036	$3,003	$108	$134	$231	$160	$632
2037	$2,896	$114	$129	$231	$160	$634
2038	$2,781	$114	$124	$231	$160	$629
2039	$2,667	$121	$119	$231	$160	$631
2040	$2,546	$128	$113	$231	$160	$632
2041	$2,418	$135	$108	$231	$160	$633
2042	$2,284	$141	$102	$231	$160	$634
2043	$2,142	$148	$95	$231	$160	$634
2044	$1,994	$155	$89	$231	$160	$634
2045	$1,839	$168	$82	$231	$160	$641
2046	$1,671	$175	$74	$231	$160	$640
2047	$1,496	$182	$67	$231	$160	$639
2048	$1,315	$195	$58	$231	$160	$645
2049	$1,119	$202	$50	$231	$160	$643
2050	$918	$215	$41	$231	$160	$647
2051	$702	$222	$31	$231	$160	$644
2052	$480	$236	$21	$231	$160	$648
2053	$245	$245	$11	$231	$160	$647
Total		**$3,824**	**$2,999**	**$6,470**	**$4,342**	**$17,635**

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2024-25
Phase #2

Lot Type	Lot Type 4 (55 Ft Lot)
Outstanding Assessment	$3,513
Equivalent Unit	0.79

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,513	$62	$156	$212	$123	$553
2027	$3,451	$62	$154	$212	$125	$553
2028	$3,389	$68	$151	$212	$128	$559
2029	$3,321	$68	$148	$212	$130	$558
2030	$3,253	$74	$145	$212	$133	$564
2031	$3,179	$74	$141	$212	$136	$564
2032	$3,105	$80	$138	$212	$138	$569
2033	$3,025	$87	$135	$212	$141	$575
2034	$2,938	$87	$131	$212	$144	$574
2035	$2,852	$93	$127	$212	$147	$579
2036	$2,759	$99	$123	$212	$147	$581
2037	$2,660	$105	$118	$212	$147	$583
2038	$2,555	$105	$114	$212	$147	$578
2039	$2,450	$111	$109	$212	$147	$579
2040	$2,339	$117	$104	$212	$147	$581
2041	$2,221	$124	$99	$212	$147	$582
2042	$2,098	$130	$93	$212	$147	$582
2043	$1,968	$136	$88	$212	$147	$583
2044	$1,832	$142	$82	$212	$147	$583
2045	$1,690	$155	$75	$212	$147	$589
2046	$1,535	$161	$68	$212	$147	$588
2047	$1,374	$167	$61	$212	$147	$587
2048	$1,208	$179	$54	$212	$147	$592
2049	$1,028	$185	$46	$212	$147	$590
2050	$843	$198	$38	$212	$147	$594
2051	$645	$204	$29	$212	$147	$592
2052	$441	$216	$20	$212	$147	$595
2053	$225	$225	$10	$212	$147	$594
Total		**$3,513**	**$2,754**	**$5,943**	**$3,989**	**$16,199**

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APPENDIX F-1
PHASE #3 ASSESSMENT ROLL – ALL PARCELS

Appendix F-1
Phase #3 Assessment Roll - Aggregate

Parcel	**152**
Assessment	**$603,317**
Total Units	**131.42**

			Administration Expense		
Year	**Principal**	**Interest[1]**	**Maintenance Assessment**	**Other Administrative Expenses[2]**	**Annual Installment**
1	$9,260	$37,587	$35,309	$18,520	$100,676
2	$9,260	$37,010	$35,309	$18,891	$100,470
3	$10,289	$36,433	$35,309	$19,269	$101,300
4	$10,289	$35,792	$35,309	$19,654	$101,044
5	$11,318	$35,151	$35,309	$20,047	$101,825
6	$11,318	$34,446	$35,309	$20,448	$101,521
7	$12,347	$33,741	$35,309	$20,857	$102,254
8	$12,347	$32,971	$35,309	$21,274	$101,902
9	$13,376	$32,202	$35,309	$21,699	$102,587
10	$14,405	$31,369	$35,309	$22,133	$103,216
11	$14,405	$30,471	$35,309	$22,576	$102,762
12	$15,434	$29,574	$35,309	$23,028	$103,345
13	$16,462	$28,613	$35,309	$23,028	$103,412
14	$17,491	$27,587	$35,309	$23,028	$103,415
15	$17,491	$26,497	$35,309	$23,028	$102,326
16	$18,520	$25,407	$35,309	$23,028	$102,265
17	$19,549	$24,254	$35,309	$23,028	$102,140
18	$20,578	$23,036	$35,309	$23,028	$101,951
19	$21,607	$21,754	$35,309	$23,028	$101,698
20	$22,636	$20,408	$35,309	$23,028	$101,381
21	$23,665	$18,997	$35,309	$23,028	$100,999
22	$25,723	$17,523	$35,309	$23,028	$101,583
23	$26,752	$15,921	$35,309	$23,028	$101,009
24	$27,780	$14,254	$35,309	$23,028	$100,371
25	$29,838	$12,523	$35,309	$23,028	$100,698
26	$30,867	$10,664	$35,309	$23,028	$99,868
27	$32,925	$8,741	$35,309	$23,028	$100,003
28	$33,954	$6,690	$35,309	$23,028	$98,981
29	$36,012	$4,575	$35,309	$23,028	$98,923
30	$37,419	$2,331	$35,309	$23,028	$98,087
Total	**$603,317**	**$716,521**	**$1,059,281**	**$662,894**	**$3,042,012**

[1]The interest is calculated using an interest rate of 6.23% for years 1 through 5 and an interest rate of 6.23% thereafter.

[2]The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, Assessment collection costs, and other PID administration expenses. These estimates will be updated each year as part of the Annual Service Plan update.

APPENDIX F-2
PHASE #3 2026-27 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2025-26

Appendix F-2

Panchasarp Farms Public Improvement District

Phase #3 Assessment Roll Summary 2026-27 - 2025-26 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.30906	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.30909	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.30913	1	65 Ft	0.93	0.93	$4,201.09	$65.49	$261.73	$163.41	$249.87	$740.50
126.2233.30916	1	55 Ft	0.79	0.79	$3,568.66	$55.63	$222.33	$138.81	$212.25	$629.02
126.2233.30918	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.30924	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.30928	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.30929	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.30932	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.30933	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.30937	1	55 Ft	0.79	0.79	$3,568.66	$55.63	$222.33	$138.81	$212.25	$629.02
126.2233.30941	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.30942	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.30943	1	55 Ft	0.79	0.79	$3,568.66	$55.63	$222.33	$138.81	$212.25	$629.02
126.2233.31008	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31010	1	65 Ft	0.93	0.93	$4,201.09	$65.49	$261.73	$163.41	$249.87	$740.50
126.2233.31012	1	65 Ft	0.93	0.93	$4,201.09	$65.49	$261.73	$163.41	$249.87	$740.50
126.2233.31021	1	55 Ft	0.79	0.79	$3,568.66	$55.63	$222.33	$138.81	$212.25	$629.02
126.2233.31023	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31025	1	65 Ft	0.93	0.93	$4,201.09	$65.49	$261.73	$163.41	$249.87	$740.50
126.2233.31027	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.31109	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31110	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31115	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.31116	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31120	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31201	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31203	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31213	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.31217	1	65 Ft	0.93	Prepaid	$0.00	$0.00	$0.00	$0.00	$249.87	$249.87
126.2233.31302	1	65 Ft	0.93	0.93	$4,201.09	$65.49	$261.73	$163.41	$249.87	$740.50
126.2233.31303	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31311	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31317	1	65 Ft	0.93	0.93	$4,201.09	$65.49	$261.73	$163.41	$249.87	$740.50
126.2233.31318	1	65 Ft	0.93	0.93	$4,201.09	$65.49	$261.73	$163.41	$249.87	$740.50
126.2233.31319	1	65 Ft	0.93	0.93	$4,201.09	$65.49	$261.73	$163.41	$249.87	$740.50
126.2233.31501	1	70 Ft	1.00	1.00	$4,517.30	$70.42	$281.43	$175.71	$268.68	$796.23

Appendix F-2

Panchasarp Farms Public Improvement District

Phase #3 Assessment Roll Summary 2026-27 - 2025-26 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.31502	1	65 Ft	0.93	0.93	$4,201.09	$65.49	$261.73	$163.41	$249.87	$740.50
126.2233.31505	1	70 Ft	1.00	Prepaid	$0.00	$0.00	$0.00	$0.00	$268.68	$268.68
126.2233.30001	0	Park Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30002	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30003	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30944	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30007	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30008	0	Park Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30004	0	Park Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30005	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30006	0	Park Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30009	0	Park Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30010	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**39**		**34.24**	**28.01**	**$126,529.47**	**$1,972.34**	**$7,882.79**	**$4,921.76**	**$9,199.45**	**$23,976.34**

APPENDIX F-3
PHASE #3 2026-27 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2026-27

Appendix F-3

Panchasarp Farms Public Improvement District

Phase #3 Assessment Roll Summary 2026-27 - 2026-27 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.30901	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.30902	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30903	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.30904	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30905	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.30907	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.30908	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30910	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30912	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.30911	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30914	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30915	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.30917	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.30919	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.30920	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30921	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.30922	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30923	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.30925	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.30926	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30927	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.30930	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30931	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.30934	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.30935	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30936	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30938	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.30939	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30940	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31001	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31002	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31003	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31004	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31005	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31006	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31007	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31009	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31011	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43

Appendix F-3

Panchasarp Farms Public Improvement District

Phase #3 Assessment Roll Summary 2026-27 - 2026-27 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.31013	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31014	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31015	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31016	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31017	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31018	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31019	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31020	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31022	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31024	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31026	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31028	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31029	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31030	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31031	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31032	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31101	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31102	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31103	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31104	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31105	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31106	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31107	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.31108	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31111	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31112	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31113	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31114	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31117	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31118	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31119	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31121	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31202	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31204	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31205	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31206	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31207	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31208	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35

Appendix F-3

Panchasarp Farms Public Improvement District

Phase #3 Assessment Roll Summary 2026-27 - 2026-27 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.31209	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31210	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31211	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31212	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.31214	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.31215	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31216	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31218	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31219	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31301	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31304	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31305	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31306	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31307	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31308	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31309	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31310	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31312	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31313	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31314	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31315	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31316	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31320	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31321	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31322	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31401	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31402	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31503	1	70 Ft	1.00	1.00	$4,590.75	$70.46	$286.00	$147.45	$268.68	$772.59
126.2233.31504	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31506	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31507	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31508	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31509	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31510	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31511	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31512	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31513	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
Total	**113**		**97.18**	**92.88**	**$426,389.24**	**$6,544.53**	**$26,564.05**	**$13,695.04**	**$26,109.90**	**$72,913.52**

APPENDIX F-4
PHASE #3 PROJECTED ASSESSMENT SCHEDULES

Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2025-26
Phase #3

Lot Type	70 Ft
Outstanding Assessment	$4,517
Equivalent Unit	1.00

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$4,517	$70	$281	$269	$176	$796
2027	$4,447	$78	$277	$269	$179	$803
2028	$4,369	$78	$272	$269	$183	$802
2029	$4,290	$86	$267	$269	$186	$809
2030	$4,204	$86	$262	$269	$190	$807
2031	$4,118	$94	$257	$269	$194	$813
2032	$4,024	$94	$251	$269	$198	$811
2033	$3,931	$102	$245	$269	$202	$817
2034	$3,829	$110	$239	$269	$206	$823
2035	$3,719	$110	$232	$269	$210	$820
2036	$3,610	$117	$225	$269	$214	$825
2037	$3,492	$125	$218	$269	$214	$826
2038	$3,367	$133	$210	$269	$214	$826
2039	$3,234	$133	$201	$269	$214	$817
2040	$3,101	$141	$193	$269	$214	$817
2041	$2,960	$149	$184	$269	$214	$816
2042	$2,812	$156	$175	$269	$214	$815
2043	$2,655	$164	$165	$269	$214	$813
2044	$2,491	$172	$155	$269	$214	$810
2045	$2,319	$180	$144	$269	$214	$807
2046	$2,139	$196	$133	$269	$214	$812
2047	$1,943	$203	$121	$269	$214	$807
2048	$1,740	$211	$108	$269	$214	$803
2049	$1,529	$227	$95	$269	$214	$805
2050	$1,302	$235	$81	$269	$214	$799
2051	$1,067	$250	$66	$269	$214	$800
2052	$817	$258	$51	$269	$214	$792
2053	$558	$274	$35	$269	$214	$791
2054	$285	$285	$18	$269	$214	$785
Total		**$4,517**	**$5,163**	**$7,792**	**$5,994**	**$23,465**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Phase #3 Reimbursement Agreement and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE PARKS AT PANCHASARP FARMS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2025-26
Phase #3

Lot Type	65 Ft
Outstanding Assessment	$4,201
Equivalent Unit	0.93

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$4,201	$65	$262	$250	$163	$740
2027	$4,136	$73	$258	$250	$167	$747
2028	$4,063	$73	$253	$250	$170	$746
2029	$3,990	$80	$249	$250	$173	$752
2030	$3,910	$80	$244	$250	$177	$750
2031	$3,830	$87	$239	$250	$180	$756
2032	$3,743	$87	$233	$250	$184	$754
2033	$3,655	$95	$228	$250	$188	$760
2034	$3,561	$102	$222	$250	$191	$765
2035	$3,459	$102	$215	$250	$195	$763
2036	$3,357	$109	$209	$250	$199	$767
2037	$3,248	$116	$202	$250	$199	$768
2038	$3,131	$124	$195	$250	$199	$768
2039	$3,008	$124	$187	$250	$199	$760
2040	$2,884	$131	$180	$250	$199	$760
2041	$2,753	$138	$172	$250	$199	$759
2042	$2,615	$146	$163	$250	$199	$758
2043	$2,469	$153	$154	$250	$199	$756
2044	$2,317	$160	$144	$250	$199	$753
2045	$2,156	$167	$134	$250	$199	$751
2046	$1,989	$182	$124	$250	$199	$755
2047	$1,807	$189	$113	$250	$199	$751
2048	$1,618	$196	$101	$250	$199	$746
2049	$1,422	$211	$89	$250	$199	$749
2050	$1,211	$218	$75	$250	$199	$743
2051	$992	$233	$62	$250	$199	$744
2052	$759	$240	$47	$250	$199	$736
2053	$519	$255	$32	$250	$199	$736
2054	$265	$265	$16	$250	$199	$730
Total		**$4,201**	**$4,801**	**$7,246**	**$5,574**	**$21,823**

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2025-26
Phase #3

Lot Type	60 Ft
Outstanding Assessment	$3,885
Equivalent Unit	0.86

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,885	$61	$242	$231	$151	$685
2027	$3,824	$67	$238	$231	$154	$691
2028	$3,757	$67	$234	$231	$157	$690
2029	$3,690	$74	$230	$231	$160	$695
2030	$3,616	$74	$225	$231	$164	$694
2031	$3,542	$81	$221	$231	$167	$699
2032	$3,461	$81	$216	$231	$170	$698
2033	$3,380	$87	$211	$231	$174	$703
2034	$3,293	$94	$205	$231	$177	$707
2035	$3,199	$94	$199	$231	$181	$705
2036	$3,104	$101	$193	$231	$184	$710
2037	$3,003	$108	$187	$231	$184	$710
2038	$2,896	$114	$180	$231	$184	$710
2039	$2,781	$114	$173	$231	$184	$703
2040	$2,667	$121	$166	$231	$184	$703
2041	$2,546	$128	$159	$231	$184	$702
2042	$2,418	$135	$151	$231	$184	$700
2043	$2,283	$141	$142	$231	$184	$699
2044	$2,142	$148	$133	$231	$184	$697
2045	$1,994	$155	$124	$231	$184	$694
2046	$1,839	$168	$115	$231	$184	$698
2047	$1,671	$175	$104	$231	$184	$694
2048	$1,496	$182	$93	$231	$184	$690
2049	$1,315	$195	$82	$231	$184	$692
2050	$1,119	$202	$70	$231	$184	$687
2051	$918	$215	$57	$231	$184	$688
2052	$702	$222	$44	$231	$184	$681
2053	$480	$236	$30	$231	$184	$681
2054	$245	$245	$15	$231	$184	$675
Total		**$3,885**	**$4,440**	**$6,701**	**$5,155**	**$20,180**

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3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2025-26
Phase #3

Lot Type	55 Ft
Outstanding Assessment	$3,569
Equivalent Unit	0.79

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,569	$56	$222	$212	$139	$629
2027	$3,513	$62	$219	$212	$142	$635
2028	$3,451	$62	$215	$212	$144	$633
2029	$3,389	$68	$211	$212	$147	$639
2030	$3,321	$68	$207	$212	$150	$637
2031	$3,253	$74	$203	$212	$153	$642
2032	$3,179	$74	$198	$212	$156	$641
2033	$3,105	$80	$193	$212	$159	$646
2034	$3,025	$87	$188	$212	$163	$650
2035	$2,938	$87	$183	$212	$166	$648
2036	$2,852	$93	$178	$212	$169	$652
2037	$2,759	$99	$172	$212	$169	$652
2038	$2,660	$105	$166	$212	$169	$652
2039	$2,555	$105	$159	$212	$169	$646
2040	$2,450	$111	$153	$212	$169	$645
2041	$2,339	$117	$146	$212	$169	$645
2042	$2,221	$124	$138	$212	$169	$643
2043	$2,098	$130	$131	$212	$169	$642
2044	$1,968	$136	$123	$212	$169	$640
2045	$1,832	$142	$114	$212	$169	$638
2046	$1,690	$155	$105	$212	$169	$641
2047	$1,535	$161	$96	$212	$169	$638
2048	$1,374	$167	$86	$212	$169	$634
2049	$1,208	$179	$75	$212	$169	$636
2050	$1,028	$185	$64	$212	$169	$631
2051	$843	$198	$53	$212	$169	$632
2052	$645	$204	$40	$212	$169	$626
2053	$441	$216	$27	$212	$169	$625
2054	$225	$225	$14	$212	$169	$620
Total		**$3,569**	**$4,079**	**$6,155**	**$4,735**	**$18,538**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Phase #3 Reimbursement Agreement and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE PARKS AT PANCHASARP FARMS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2026-27
Phase #3

Lot Type	70 Ft
Outstanding Assessment	$4,591
Equivalent Unit	1.00

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$4,591	$70	$286	$269	$147	$773
2027	$4,520	$70	$282	$269	$150	$771
2028	$4,450	$78	$277	$269	$153	$778
2029	$4,372	$78	$272	$269	$156	$776
2030	$4,293	$86	$267	$269	$160	$782
2031	$4,207	$86	$262	$269	$163	$780
2032	$4,121	$94	$257	$269	$166	$785
2033	$4,027	$94	$251	$269	$169	$783
2034	$3,933	$102	$245	$269	$173	$788
2035	$3,831	$110	$239	$269	$176	$793
2036	$3,722	$110	$232	$269	$180	$790
2037	$3,612	$117	$225	$269	$183	$794
2038	$3,495	$125	$218	$269	$183	$795
2039	$3,369	$133	$210	$269	$183	$795
2040	$3,236	$133	$202	$269	$183	$787
2041	$3,103	$141	$193	$269	$183	$786
2042	$2,962	$149	$185	$269	$183	$785
2043	$2,814	$157	$175	$269	$183	$784
2044	$2,657	$164	$166	$269	$183	$782
2045	$2,493	$172	$155	$269	$183	$780
2046	$2,320	$180	$145	$269	$183	$777
2047	$2,140	$196	$133	$269	$183	$781
2048	$1,945	$204	$121	$269	$183	$777
2049	$1,741	$211	$108	$269	$183	$772
2050	$1,530	$227	$95	$269	$183	$774
2051	$1,303	$235	$81	$269	$183	$768
2052	$1,068	$251	$67	$269	$183	$769
2053	$817	$258	$51	$269	$183	$761
2054	$559	$274	$35	$269	$183	$761
2055	$285	$285	$18	$269	$183	$754
Total		**$4,591**	**$5,452**	**$8,060**	**$5,278**	**$23,381**

1 - The first Annual Installment for lots triggerred for collection in Year 2026 will be billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.

2 - The principal and interest amounts represent the final numbers of the Phase #3 Reimbursement Agreement and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.

3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE PARKS AT PANCHASARP FARMS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2026-27
Phase #3

Lot Type	65 Ft
Outstanding Assessment	$4,269
Equivalent Unit	0.93

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$4,269	$66	$266	$250	$137	$719
2027	$4,204	$66	$262	$250	$140	$717
2028	$4,138	$73	$258	$250	$143	$723
2029	$4,066	$73	$253	$250	$146	$721
2030	$3,993	$80	$249	$250	$148	$727
2031	$3,913	$80	$244	$250	$151	$725
2032	$3,833	$87	$239	$250	$154	$730
2033	$3,745	$87	$233	$250	$158	$728
2034	$3,658	$95	$228	$250	$161	$733
2035	$3,563	$102	$222	$250	$164	$738
2036	$3,461	$102	$216	$250	$167	$735
2037	$3,359	$109	$209	$250	$171	$739
2038	$3,250	$116	$202	$250	$171	$739
2039	$3,134	$124	$195	$250	$171	$739
2040	$3,010	$124	$188	$250	$171	$732
2041	$2,886	$131	$180	$250	$171	$731
2042	$2,755	$138	$172	$250	$171	$730
2043	$2,617	$146	$163	$250	$171	$729
2044	$2,471	$153	$154	$250	$171	$727
2045	$2,318	$160	$144	$250	$171	$725
2046	$2,158	$167	$134	$250	$171	$722
2047	$1,990	$182	$124	$250	$171	$726
2048	$1,808	$189	$113	$250	$171	$722
2049	$1,619	$197	$101	$250	$171	$718
2050	$1,422	$211	$89	$250	$171	$720
2051	$1,211	$218	$75	$250	$171	$714
2052	$993	$233	$62	$250	$171	$715
2053	$760	$240	$47	$250	$171	$708
2054	$520	$255	$32	$250	$171	$708
2055	$265	$265	$16	$250	$171	$702
Total		**$4,269**	**$5,070**	**$7,496**	**$4,908**	**$21,744**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2026-27
Phase #3

Lot Type	60 Ft
Outstanding Assessment	$3,948
Equivalent Unit	0.86

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,948	$61	$246	$231	$127	$664
2027	$3,887	$61	$242	$231	$129	$663
2028	$3,827	$67	$238	$231	$132	$669
2029	$3,760	$67	$234	$231	$135	$667
2030	$3,692	$74	$230	$231	$137	$672
2031	$3,618	$74	$225	$231	$140	$671
2032	$3,544	$81	$221	$231	$143	$675
2033	$3,463	$81	$216	$231	$146	$673
2034	$3,382	$88	$211	$231	$149	$678
2035	$3,295	$94	$205	$231	$152	$682
2036	$3,201	$94	$199	$231	$155	$679
2037	$3,106	$101	$194	$231	$158	$683
2038	$3,005	$108	$187	$231	$158	$684
2039	$2,898	$114	$181	$231	$158	$684
2040	$2,783	$114	$173	$231	$158	$677
2041	$2,669	$121	$166	$231	$158	$676
2042	$2,548	$128	$159	$231	$158	$675
2043	$2,420	$135	$151	$231	$158	$674
2044	$2,285	$141	$142	$231	$158	$672
2045	$2,144	$148	$134	$231	$158	$670
2046	$1,995	$155	$124	$231	$158	$668
2047	$1,841	$168	$115	$231	$158	$672
2048	$1,672	$175	$104	$231	$158	$668
2049	$1,497	$182	$93	$231	$158	$664
2050	$1,315	$195	$82	$231	$158	$666
2051	$1,120	$202	$70	$231	$158	$661
2052	$918	$215	$57	$231	$158	$661
2053	$703	$222	$44	$231	$158	$655
2054	$481	$236	$30	$231	$158	$654
2055	$245	$245	$15	$231	$158	$649
Total		**$3,948**	**$4,689**	**$6,932**	**$4,539**	**$20,107**

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2026-27
Phase #3

Lot Type	55 Ft
Outstanding Assessment	$3,627
Equivalent Unit	0.79

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,627	$56	$226	$212	$116	$610
2027	$3,571	$56	$222	$212	$119	$609
2028	$3,515	$62	$219	$212	$121	$614
2029	$3,454	$62	$215	$212	$124	$613
2030	$3,392	$68	$211	$212	$126	$618
2031	$3,324	$68	$207	$212	$129	$616
2032	$3,256	$74	$203	$212	$131	$620
2033	$3,181	$74	$198	$212	$134	$618
2034	$3,107	$80	$194	$212	$136	$623
2035	$3,027	$87	$189	$212	$139	$627
2036	$2,940	$87	$183	$212	$142	$624
2037	$2,854	$93	$178	$212	$145	$628
2038	$2,761	$99	$172	$212	$145	$628
2039	$2,662	$105	$166	$212	$145	$628
2040	$2,557	$105	$159	$212	$145	$622
2041	$2,452	$111	$153	$212	$145	$621
2042	$2,340	$118	$146	$212	$145	$620
2043	$2,223	$124	$138	$212	$145	$619
2044	$2,099	$130	$131	$212	$145	$618
2045	$1,969	$136	$123	$212	$145	$616
2046	$1,833	$142	$114	$212	$145	$614
2047	$1,691	$155	$105	$212	$145	$617
2048	$1,536	$161	$96	$212	$145	$614
2049	$1,375	$167	$86	$212	$145	$610
2050	$1,208	$179	$75	$212	$145	$612
2051	$1,029	$186	$64	$212	$145	$607
2052	$843	$198	$53	$212	$145	$608
2053	$646	$204	$40	$212	$145	$601
2054	$441	$216	$27	$212	$145	$601
2055	$225	$225	$14	$212	$145	$596
Total		**$3,627**	**$4,307**	**$6,368**	**$4,169**	**$18,471**

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APPENDIX G
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO THE CITY OF BURLESON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Burleson, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Parks at Panchasarp Farms Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

_____ _____
Signature of Seller Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____
Notary Public, State of Texas

ORDINANCE

AN ORDINANCE APPROVING THE 2026-27 ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE FOR THE PARKS AT PANCHASARP FARMS PUBLIC IMPROVEMENT DISTRICT NO. JC-1; DIRECTING THE CITY SECRETARY TO FILE THIS ORDINANCE WITH THE COUNTY CLERK; PROVIDNG A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; INCORPORATING THE RECITALS; FINDING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; DECLARING AN EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas (the "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 received a petition requesting the creation of the Parks at Panchasarp Farms Public Improvement District No. JC-1 (the "PID"); and

WHEREAS, on February 4, 2019, the City held a public hearing then passed and adopted Resolution CSO#981-02-2019 establishing the PID in accordance with the Public Improvement District Act; and

WHEREAS, on February 3, 2020, the City passed and adopted Ordinance CSO#1268-02-2020 approving a Service and Assessment Plan for the PID; and

WHEREAS, on March 7, 2022, the City passed and adopted Ordinance CSO#2008-03-2022 approving an amended and restated Service and Assessment Plan for the PID (the "SAP"); and

WHEREAS, the city council wishes to approve the 2026-27 Annual Update of the SAP (the "Annual Service Plan Update") for the PID.

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

Section 1

The 2026-2027 Annual Service Plan Update, attached to this Ordinance as Exhibit A, is hereby approved and adopted on behalf of the PID.

Section 2

The City Secretary shall cause this ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 3

Any and all ordinances, resolutions, rules, regulations, policies or provisions in conflict with the provisions of this ordinance are hereby repealed and rescinded to the extent of conflict herewith.

Section 4

If any section, article, paragraph, sentence, clause, phrase or word in this ordinance, or application thereto any person or circumstances is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remain ing portions of this ordinance; and the City Council hereby declares it would have passed such remaining portions of this ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 5

All of the above premises in the preamble are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Section 6

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 7

This ordinance shall become effective immediately upon its passage and approval.

PASSED AND APPROVED:

First Reading: the _____day of _____, 20____.

Final Reading: the _____day of _____, 20____.

_____
Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

_____
Amanda Campos, City Secretary

APPROVED AS TO FORM:

_____
E. Allen Taylor, Jr., City Attorney

ORDINANCE

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Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

_____
Amanda Campos, City Secretary

APPROVED AS TO FORM:

_____
E. Allen Taylor, Jr., City Attorney

PANCHASARP FARMS
PUBLIC IMPROVEMENT DISTRICT

CITY OF BURLESON, TEXAS

THE CITY OF
BURLESON
TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/26 - 8/31/27)

PRESENTED TO CITY COUNCIL
ON: AUGUST 17, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

PANCHASARP FARMS
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/26 – 8/31/27)

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I. INTRODUCTION

The Panchasarp Farms Public Improvement District (the "PID") was created pursuant to Chapter 372, Texas Local Government Code, as amended (the "PID Act") and Resolution CSO#981-02-2019 of the City Council on February 4, 2019, to finance certain public improvement projects for the benefit of the property in the PID. The City approved the Phase #1 Reimbursement Agreement in the aggregate initial amount of $377,134 pursuant to a resolution adopted by the City Council on February 3, 2020, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The Phase #1 Reimbursement Agreement amount was updated to $374,055 based on a new allocation of revised Equivalent Units as shown in Appendix C (the "Phase #1 Reimbursement Agreement").

A service and assessment plan dated February 3, 2020 (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The Service and Assessment Plan was updated for the Phase #2 Reimbursement Agreement in the aggregate principal amount of $482,718 (the "Phase #2 Reimbursement Agreement") on March 21, 2022. On August 19, 2024, the Service and Assessment Plan was updated (the "Updated Service and Assessment Plan") for the Phase #3 Reimbursement Agreement in the aggregate principal amount of $603,317 (the "Phase #3 Reimbursement Agreement").

Pursuant to Chapter 372 of the Texas Local Government Code, as amended (the "PID Act"), the Updated Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Updated Service and Assessment Plan for 2026-27 (the "Annual Service Plan Update").

The City also adopted an assessment roll for Phase #1, Phase #2 and Phase #3 of the PID attached as Appendix F (the "Phase #1 Assessment Roll"), Appendix G (the "Phase #2 Assessment Roll"), and Appendix H (the "Phase #3 Assessment Roll") respectively, to the Updated Service and Assessment Plan identifying the assessments on each Parcel of Assessed Property, based on the method of assessment identified in the Updated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2026-27.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix G, and projected assessment schedules as Appendix D-5, Appendix E-5, and Appendix F-4 for Phase #1, Phase #2, and Phase #3, respectively. A copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms shall have the meanings set forth in the Updated Service and Assessment Plan unless otherwise defined herein.

(remainder of this page is intentionally left blank)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Pursuant to the Updated Service and Assessment Plan adopted by City Council, the initial total estimated costs of the Authorized Improvements were equal to $2,931,839. According to PF Farms, LLC (the "Developer"), the costs spent as of July 18, 2025 for the Authorized Improvements were equal to $2,231,742.

The Actual Costs of the portion of the Authorized Improvements to be financed in each Phase shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units shown in Table II-A-1 below.

Table II-A-1
Allocated Costs of Authorized Improvements per Phase

Phase	Original Estimated EU	Revised Estimated EU[2]	Percentage Allocation	Proportionate Share of Costs
Phase #1	82.25	81.48	12.76%	$374,055
Phase #2	105.15	105.15	16.46%	$482,718
Phase #3	131.42	131.42	20.58%	$603,317
Future Phases	320.59	320.59	50.20%	$1,471,750
Total	**639.41**	**638.64**	**100.00%**	**$2,931,839**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.
2- The Equivalent Units used to determine the Assessments for each Phase. The Equivalent Units reported for Phase #1, Phase #2 and Phase #3 are the final values.

Sources and Uses - Total

Table II-A-2 on the following page summarizes the updated sources and uses of funds required to (i) construct all of the Authorized Improvements within the PID and (ii) establish the PID. See Table II-A-1 above for the allocation percentage based on Phase.

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Table II-A-2
Sources and Uses of Funds – Total[1]

Sources of Funds	Original Budget	Budget Revisions[1]	Revised Budget	Spent to Date[2]	Remaining Balance[1]
Phase #1 Reimbursement Agreement	$374,055	$0	$374,055	$374,055	$0
Phase #2 Reimbursement Agreement	$482,718	$0	$482,718	$482,718	$0
Phase #3 Reimbursement Agreement	$603,317	$0	$603,317	$603,317	$0
Future Phase Reimbursement Agreement	$1,471,750	$0	$1,471,750	$0	$1,471,750
Other funding sources	$20,000	$771,652	$791,652	$771,652	$20,000
Total Sources	**$2,951,839**	**$771,652**	**$3,723,491**	**$2,231,742**	**$1,491,750**
Uses of Funds					
Authorized Improvements					
Grading improvements	$43,200	$224,041	$267,241	$266,133	$1,108
Irrigation improvements	$316,310	$248,104	$564,414	$405,630	$158,784
Landscaping improvements	$960,004	$51,955	$1,011,959	$530,048	$481,911
Site furnishings improvements	$177,200	($22,720)	$154,480	$65,528	$88,952
Site elements improvements	$447,954	$144,582	$592,536	$367,669	$224,868
Playground improvements	$517,812	$31,166	$548,978	$289,042	$259,936
Other soft costs including PID creation costs	$469,359	$94,523	$563,882	$307,691	$256,191
Subtotal Authorized Improvements	*$2,931,839*	*$771,652*	*$3,703,491*	*$2,231,742*	*$1,471,750*
Other Costs					
Administrative Expenses	$20,000	$0	$20,000	$0	$20,000
Subtotal Other Costs	$20,000	$0	$20,000	$0	$20,000
Total Uses	**$2,951,839**	**$771,652**	**$3,723,491**	**$2,231,742**	**$1,491,750**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.
2 - According to the Developer as of July 18, 2025.

Total Authorized Improvement Cost Variances

As shown in Table II-A-2 above, there is no significant variance of the Authorized Improvement costs.

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years. Based upon the actual budget for the Authorized Improvements, the Annual Installments expected to be collected during the next five years are shown in Tables II-B-1, II-B-2 and II-B-3 on the following pages.

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Table II-B-1
Annual Projected Indebtedness & Projected Annual Installments – Phase #1

Assessment Year Ending 09/01[1]	Annual Projected Costs	Annual Projected Indebtedness	Phase #1 Projected Annual Installments[2,3]
2021-2026	$374,055	$374,055	$307,159
2027	$0	$0	$56,315
2028	$0	$0	$56,559
2029	$0	$0	$56,723
2030	$0	$0	$57,181
2031	$0	$0	$57,398
2032	$0	$0	$57,520
Total	**$374,055**	**$374,055**	**$648,855**

1 - Projected Annual Installments for Assessment Years ending 2021-2027 represent actual amounts billed and include applicable credits. Assessment Years ending 2028-2032 represent projected amounts and will be updated in future Annual Service Plan Updates.
2 - Represents the Annual Installments billed for all Phase #1 Lots triggered as of June 30, 2026.
3 - Refer to Section C of this report for additional information regarding Phase #1's annual budget and Annual Installments.
4 - The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Table II-B-2
Annual Projected Indebtedness & Projected Annual Installments – Phase #2

Assessment Year Ending 09/01[1]	Annual Projected Costs	Annual Projected Indebtedness	Phase #2 Projected Annual Installments[2,3]
2021-2026	$482,718	$482,718	$213,029
2027	$0	$0	$69,849
2028	$0	$0	$69,927
2029	$0	$0	$70,535
2030	$0	$0	$70,591
2031	$0	$0	$71,179
2032	$0	$0	$71,534
Total	**$482,718**	**$482,718**	**$636,644**

1 - Projected Annual Installments for Assessment Years ending 2021-2027 represent actual amounts billed and include applicable credits. Assessment Years ending 2028-2032 represent projected amounts and will be updated in future Annual Service Plan Updates.
2 - Represents the Annual Installments billed for Phase #2 Lots triggered as of June 30, 2026.
3 - Refer to Section E of this report for additional information regarding Phase #2's annual budget and Annual Installments.
4 - The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Table II-B-3
Annual Projected Indebtedness & Projected Annual Installments – Phase #3

Assessment Year Ending 09/01[1]	Annual Projected Costs	Annual Projected Indebtedness	Phase #3 Projected Annual Installments[2,3]
2025-2026	$1,374,969	$603,317	$25,260
2027	$0	$0	$96,890
2028	$0	$0	$96,951
2029	$0	$0	$97,513
2030	$0	$0	$97,530
2031	$0	$0	$98,049
2032	$0	$0	$98,023
Total	**$1,374,969**	**$603,317**	**$610,217**

1 - Projected Annual Installments for Assessment Years ending 2024-2027 represent actual amounts billed and include applicable credits. Assessment Years ending 2028-2032 represent projected amounts and will be updated in future Annual Service Plan Updates.
2 - Represents the Annual Installments billed for Phase #3 Lots triggered as of June 30, 2026.
3 - Refer to Section G of this report for additional information regarding Phase #3's annual budget and Annual Installments.
4 - The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

C. ANNUAL BUDGET – PHASE #1

Phase #1 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #1 Reimbursement Agreement. The collection of the first Annual Installment for a Phase #1 Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within each Phase, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of a series of Phased PID Bonds for Phase #1 Assessed Property, such that upon the issuance of PID Bonds, all Assessments in the applicable Phase shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phase #1 Assessed Property, such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phase #1 Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year.

Table II-C-1 on the following page shows the amount of Assessments applicable to all Phase #1 Lots triggered as of June 30, 2026. As of June 30, 2026, the Assessment for all Phase #1 lots had been triggered.

Table II-C-1
Assessments on Phase #1 Lots with Building Permits as of June 30, 2026[1]

Trigger Period	Annual Installment Condition Trigger	Number of Lots[1]	Total EU	Total Assessments[2]
2020-21	Condition (i)	41	34.14	$121,984
2021-22	Condition (i)	55	45.62	$169,568
2022-23	Condition (iii)	2	1.72	$7,362
Total		**98**	**81.48**	**$298,913**

1 – Number of Lots represents the issuance of building permits according to the City.
2 – See various Assessment Rolls for the current total outstanding Assessment balances.
3 – The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #1 Reimbursement Agreement commencing with the issuance of the Phase #1 Reimbursement Agreement. The effective interest rate of the Phase #1 Reimbursement Agreement interest payments is 5.10 percent per annum for 2026-27. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. These payments, the Annual Installments of the Assessments, shall be billed by the City in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update will show the remaining balance of the Assessments, the Annual Installment due for 2026-27 and the administrative expenses to be collected from each Parcel. Annual administrative expenses shall be allocated to each Parcel pro rata based on the Annual Installment on a Parcel to the total Annual Installments in the PID that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budgets for the Repayment of Indebtedness

Debt service proportionately allocated to each Lot where a building permit was issued will be paid on the Phase #1 Reimbursement Agreement from the collection of the Annual Installments. In addition, Annual Collection Costs are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

Phase #1 Annual Installments to be collected for 2026-27

The proportional Phase #1 budget for the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown in Table II-C-2 on the following page.

Table II-C-2
Budget for the Phase #1 Annual Installments to be Collected for 2026-27[1]

	Budget for all Lots Based on Trigger Period			
Descriptions	**2020-21**	**2021-22**	**2022-23**	**Total**
Interest payment on or after March 1, 2027	$3,111	$4,324	$188	$7,622
Interest payment on or after September 1, 2027	$3,111	$4,324	$188	$7,622
Principal payment on September 1, 2027	$2,781	$3,471	$148	$6,400
Subtotal debt service on R.A.	*$9,002*	*$12,119*	*$523*	*$21,644*
Administrative Expenses	$5,418	$7,098	$262	$12,779
Maintenance Assessment	$9,173	$12,257	$462	$21,892
Subtotal Expenses	*$23,593*	*$31,474*	*$1,248*	*$56,315*
Available Administrative Expense account	$0	$0	$0	$0
Subtotal funds available	*$0*	*$0*	*$0*	*$0*
Annual Installments	**$23,593**	**$31,474**	**$1,248**	**$56,315**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Debt Service Payments

Table II-C-3 below shows the Annual Installments to be collected for principal and interest based on the outstanding Assessment balance for each trigger period and the effective interest rate of 5.10 percent.

Table II-C-3
Principal and Interest to be Collected for 2026-27[1]

Lots in Trigger Period	Outstanding Assessment Balance	Principal Due	Effective Interest Rate	3/1 Interest Due	9/1 Interest Due	Annual Installments to be Collected for P&I
2020-21	$121,984	$2,781	5.10%	$3,111	$3,111	$9,002
2021-22	$169,568	$3,471	5.10%	$4,324	$4,324	$12,119
2022-23	$7,362	$148	5.10%	$188	$188	$523
Total	**$298,913**	**$6,400**		**$7,622**	**$7,622**	**$21,644**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Administrative Expenses

The Phase #1 proportional annual administrative expenses include the City, Administrator, and contingency fees for 2026-27 and are shown in Table II-C-4 on the following page.

Table II-C-4
Administrative Budget Breakdown

Lots in Trigger Period	2026-27 Estimated Budget
2020-21	$5,418
2021-22	$7,098
2022-23	$262
Total	**$12,779**

Maintenance Expenses

The Phase #1 proportional annual maintenance expenses to be proportionally collected for 2026-27 are shown below in Table II-C-5.

Table II-C-5
Maintenance Budget Breakdown[1,2]

Lots in Trigger Period	2026-27 Estimated Budget
2020-21	$9,173
2021-22	$12,257
2022-23	$462
Total	**$21,892**

1- See Table II-C-1 for a breakdown of the number of lots triggered within each period. The proportional annual maintenance expenses to be collected for 2026-27 are estimated to be $269 per Lot.
2 - Pursuant to the Updated Service and Assessment Plan, Lots with prepaid Assessments will continue to pay a proportionate share of the total Maintenance Expense.

Available Administrative Expense Account

There are no available administrative expense funds to reduce the 2026-27 Annual Installment.

D. ANNUAL INSTALLMENTS PER UNIT - PHASE #1

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phase #1 Reimbursement Agreement and (ii) to cover Administrative Expenses of the PID.

According to the Developer, ninety-eight (98) units, representing 81.48 Equivalent Units, were anticipated to be built within Phase #1 of the PID. See Table II-C-1 of this report for the trigger period breakdown of the ninety-eight (98) in Phase #1. Additionally, seven (7) 60 ft Lots and four (4) 55 ft Lots have prepaid their Assessments in full as of May 31, 2025, resulting in a current outstanding Equivalent Unit balance for Phase #1 Lots of 72.30 (81.48 – 9.18 = 72.30).

The Annual Installment to be collected from each Parcel within Phase #1 of the PID, excluding prepaid Parcels, is calculated by multiplying the Annual Installment for each unit shown in Table II-D-1 on the following page by the total estimated Equivalent Units for each Parcel within Phase #1 of the PID.

Table II-D-1
Annual Installment Per Equivalent Unit – Phase #1[1]

Lots in Trigger Period	Principal	Interest	Administrative Expense	Maintenance Expense[1]	Annual Installment
2020-21	$92.98	$208.00	$181.15	$268.68	$750.80
2021-22	$85.35	$212.64	$174.53	$268.68	$741.19
2022-23	$85.85	$218.28	$152.54	$268.68	$725.35

1 – According to the Updated Service and Assessment Plan, all prepaid Lots are only obligated to pay the Maintenance Assessment expense upon full prepayment of PID Assessment.

The list of Parcels within Phase #1 of the PID, the corresponding lot types of the Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, Maintenance Expenses and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summaries attached hereto as Appendices D-1, D-2, D-3 and D-4.

E. ANNUAL BUDGET – PHASE #2

Phase #2 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #2 Reimbursement Agreement. The collection of the first Annual Installment for a Phase #2 Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within each Phase, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of a series of Phased PID Bonds for Phase #2 Assessed Property, such that upon the issuance of PID Bonds, all Assessments in the applicable Phase shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phase #2 Assessed Property, such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phase #2 Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year.

Table II-E-1 on the following page shows the amount of Assessments applicable to the Phase #2 Lots triggered as of June 30, 2026.

Table II-E-1
Assessments on Phase #2 Lots with Building Permits as of June 30, 2026[1]

Trigger Period	Annual Installment Condition Trigger	Number of Lots	Total EU	Total Assessments[2]
2022-23	Condition (i)	59	48.01	$174,278
2023-24	Condition (i)	18	14.57	$56,487
2024-25	Condition (iii)	53	42.57	$178,456
Total		**130**	**105.15**	**$409,221**

1 – Number of Lots represents the issuance of building permits according to the City.
2 – See various Assessment Rolls for the current total outstanding Assessment balances.
3 – The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #2 Reimbursement Agreement commencing with the issuance of the Phase #2 Reimbursement Agreement. The effective interest rate of the Phase #2 Reimbursement Agreement interest payments is 4.45 percent per annum for 2026-27. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. These payments, the Annual Installments of the Assessments, shall be billed by the City in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update will show the remaining balance of the Assessments, the Annual Installment due for 2026-27 and the administrative expenses to be collected from each Parcel. Annual administrative expenses shall be allocated to each Parcel pro rata based on the Annual Installment on a Parcel to the total Annual Installments in the PID that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budgets for the Repayment of Indebtedness

Debt service proportionately allocated to each Lot where a building permit was issued will be paid on the Phase #2 Reimbursement Agreement from the collection of the Annual Installments. In addition, Annual Collection Costs are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

Phase #2 Annual Installments to be collected for 2026-27

The proportional Phase #2 budget for the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown in Table II-E-2 on the following page.

Table II-E-2
Budget for the Phase #2 Annual Installments to be Collected for 2026-27[1]

Descriptions	Budget for all Lots Based on Trigger Period			Total
	2022-23	2023-24	2024-25	
Interest payment on or after March 1, 2027	$3,878	$1,257	$3,971	$9,105
Interest payment on or after September 1, 2027	$3,878	$1,257	$3,971	$9,105
Principal payment on September 1, 2027	$3,496	$1,008	$3,140	$7,643
Subtotal debt service on R.A.	*$11,251*	*$3,521*	*$11,081*	*$25,854*
Administrative Expenses	$7,324	$2,179	$6,242	$15,744
Maintenance Assessment	$12,899	$3,915	$11,438	$28,251
Subtotal Expenses	*$31,474*	*$9,615*	*$28,760*	*$69,849*
Available Administrative Expense account	$0	$0	$0	$0
Subtotal funds available	*$0*	*$0*	*$0*	*$0*
Annual Installments	**$31,474**	**$9,615**	**$28,760**	**$69,849**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Debt Service Payments

Table II-E-3 on the following page shows the Annual Installments to be collected for principal and interest based on the outstanding Assessment balance for each trigger period and the effective interest rate of 4.45 percent.

Table II-E-3
Principal and Interest to be Collected for 2026-27[1]

Lots in Trigger Period	Outstanding Assessment Balance	Principal Due	Effective Interest Rate	3/1 Interest Due	9/1 Interest Due	Annual Installments to be Collected for P&I
2022-23	$174,278	$3,496	4.45%	$3,878	$3,878	$11,251
2023-24	$56,487	$1,008	4.45%	$1,257	$1,257	$3,521
2024-25	$178,456	$3,140	4.45%	$3,971	$3,971	$11,081
Total	**$409,221**	**$7,643**		**$9,105**	**$9,105**	**$25,854**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Administrative Expenses

The Phase #2 proportional annual administrative expenses include the City, Administrator, and contingency fees for 2026-27 and are shown in Table II-E-4 on the following page.

Table II-E-4
Administrative Budget Breakdown

Lots in Trigger Period	2026-27 Estimated Budget
2022-23	$7,324
2023-24	$2,179
2024-25	$6,242
Total	**$15,744**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Maintenance Expenses

The Phase #2 proportional annual maintenance expenses to be proportionally collected for 2026-27 is shown below in Table II-E-5.

Table II-E-5
Maintenance Budget Breakdown

Lots in Trigger Period	2026-27 Estimated Budget
2023-24	$12,899
2023-24	$3,915
2024-25	$11,438
Total	**$28,251**

1- See Table II-E-1 for a breakdown of the number of lots triggered within each period. The proportional annual maintenance expenses to be collected for 2026-27 are estimated to be $269 per Lot.
2 - Pursuant to the Updated Service and Assessment Plan, Lots with prepaid Assessments will continue to pay a proportionate share of the total Maintenance Expense.

Available Administrative Expense Account

There are no available administrative expense funds to reduce the 2026-27 Annual Installment.

F. Annual Installments Per Unit - Phase #2

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phase #2 Reimbursement Agreement and (ii) to cover Administrative Expenses of the PID.

According to the Developer, one-hundred thirty (130) units, representing 105.15 Equivalent Units, were anticipated to be built within Phase #2 of the PID. See Table II-E-1 of this report for the trigger period breakdown of the one-hundred thirty (130) in Phase #2. Additionally, six (6) 60 ft Lots and eight (8) 55 ft Lots have prepaid their Assessments in full as of May 31, 2025, resulting in a current outstanding Equivalent Unit balance for Phase #2 Lots of 93.67 (105.15 – 11.48 = 93.67).

The Annual Installment to be collected from each Parcel within Phase #2 of the PID, excluding prepaid Parcels, is calculated by multiplying the Annual Installment for each unit shown in Table II-F-1 below by the total estimated Equivalent Units for each Parcel in the PID.

Table II-F-1
Annual Installment Per EU – Phase #2[1]

Lots in Trigger Period	Principal	Interest	Administrative Expense	Maintenance Expense	Annual Installment
2022-23	$86.06	$190.93	$180.29	$268.68	$725.96
2023-24	$78.00	$194.56	$168.65	$268.68	$709.88
2024-25	$78.24	$197.89	$155.53	$268.68	$700.34

1 – According to the Updated Service and Assessment Plan, all prepaid Lots are only obligated to pay the Maintenance Assessment expense upon full prepayment of PID Assessment.

The list of Parcels within Phase #2 of the PID, the corresponding lot types of the Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, Maintenance Expenses and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summaries attached hereto as Appendices E-1, E-2, E-3 and E-4.

G. Annual Budget – Phase #3

Phase #3 - Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) Annual Installments of principal and interest beginning with the tax year following the issuance of the Phase #3 Reimbursement Agreement. The collection of the first Annual Installment for a Phase #3 Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within each Phase, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of a series of Phased PID Bonds for Phase #3 Assessed Property, such that upon the issuance of PID Bonds, all Assessments in the applicable Phase shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phase #3 Assessed Property, such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phase #3 Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year.

Table II-G-1 on the following page shows the amount of Assessments applicable to the Phase #3 Lots triggered as of June 30, 2026.

Table II-G-1
Assessments on Phase #3 Lots with Building Permits as of June 30, 2026[1]

Trigger Period	Annual Installment Condition Trigger	Number of Lots	Total EU	Total Assessments[2]
2025-26	Condition (i)	39	34.24	$126,529.47
2026-27	Condition (iii)	113	97.18	$426,389.24
Total		**152**	**131.42**	**$552,918.71**

1 – Number of Lots represents the issuance of building permits according to the City.
2 – See various Assessment Rolls for the current total outstanding Assessment balances.
3 – The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Phase #3 Reimbursement Agreement commencing with the issuance of the Phase #3 Reimbursement Agreement. The effective interest rate of the Phase #3 Reimbursement Agreement interest payments is 6.23 percent per annum for 2026-27. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. These payments, the Annual Installments of the Assessments, shall be billed by the City in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update will show the remaining balance of the Assessments, the Annual Installment due for 2026-27 and the administrative expenses to be collected from each Parcel. Annual administrative expenses shall be allocated to each Parcel pro rata based on the Annual Installment on a Parcel to the total Annual Installments in the PID that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Updated Service and Assessment Plan, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budgets for the Repayment of Indebtedness

Debt service proportionately allocated to each Lot where a building permit was issued will be paid on the Phase #3 Reimbursement Agreement from the collection of the Annual Installments. In addition, Annual Collection Costs are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

Phase #3 Annual Installments to be collected for 2026-27

The proportional Phase #3 budget for the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown in Table II-G-2 below.

Table II-G-2
Budget for the Phase #3 Annual Installments to be Collected for 2026-27[1]

	Budget for all Lots Based on Trigger Period		
Descriptions	**2025-26**	**2026-27**	**Total**
Interest payment on or after March 1, 2027	$3,941	$13,282	$17,223
Interest payment on or after September 1, 2027	$3,941	$13,282	$17,223
Principal payment on September 1, 2027	$1,972	$6,545	$8,517
Subtotal debt service on R.A.	*$9,855*	*$33,109*	*$42,964*
Administrative Expenses	$4,922	$13,695	$18,617
Maintenance Assessment	$9,199	$26,110	$35,309
Subtotal Expenses	*$23,976*	*$72,914*	*$96,890*
Available Administrative Expense account	$0	$0	$0
Subtotal funds available	*$0*	*$0*	*$0*
Annual Installments	**$23,976**	**$72,914**	**$96,890**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Debt Service Payments

Table II-G-3 below shows the Annual Installments to be collected for principal and interest based on the outstanding Assessment balance for each trigger period and the effective interest rate of 6.23 percent.

Table II-G-3
Principal and Interest to be Collected for 2026-27[1]

Lots in Trigger Period	Outstanding Assessment Balance	Principal Due	Effective Interest Rate	3/1 Interest Due	9/1 Interest Due	Annual Installments to be Collected for P&I
2025-26	$126,529	$1,972	6.23%	$3,941	$3,941	$9,855
2026-27	$426,389	$6,545	6.23%	$13,282	$13,282	$33,109
Total	**$552,919**	**$8,517**		**$17,223**	**$17,223**	**$42,964**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Administrative Expenses

The Phase #3 proportional annual administrative expenses include the City, Administrator, and contingency fees for 2026-27 and are shown in Table II-G-4 below.

Table II-G-4
Administrative Budget Breakdown[1]

Lots in Trigger Period	2026-27 Estimated Budget
2025-26	$4,922
2026-27	$13,695
Total	**$18,617**

1- The numbers in this and subsequent tables are in some cases shown rounded to the nearest dollar; however, the calculations are made to the cent.

Maintenance Expenses

The Phase #3 proportional annual maintenance expenses to be proportionally collected for 2026-27 is shown below in Table II-G-5.

Table II-G-5
Maintenance Budget Breakdown[1]

Lots in Trigger Period	2026-27 Estimated Budget
2025-26	$9,199
2026-27	$26,110
Total	**$35,309**

1- See Table II-G-1 for a breakdown of the number of lots triggered within each period. The proportional annual maintenance expenses to be collected for 2026-27 are estimated to be $269 per Lot.
2 - Pursuant to the Updated Service and Assessment Plan, Lots with prepaid Assessments will continue to pay a proportionate share of the total Maintenance Expense.

Available Administrative Expense Account

There are no available administrative expense funds to reduce the 2026-27 Annual Installment.

H. ANNUAL INSTALLMENTS PER UNIT - PHASE #3

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phase #3 Reimbursement Agreement and (ii) to cover Administrative Expenses of the PID.

According to the Developer, one-hundred fifty-two (152) units, representing 131.42 Equivalent Units, were anticipated to be built within Phase #3 of the PID. See Table II-G-1 of this report for the trigger period breakdown of the one-hundred fifty-two (152) in Phase #3. Additionally, one (1) 70 ft Lot, one (1) 65ft Lot, and ten (10) 60 ft Lots have prepaid their Assessments in full as of June

30, 2026, resulting in a current outstanding Equivalent Unit balance for Phase #3 Lots of 120.89 (131.42 – 10.53 = 120.89).

The Annual Installment to be collected from each Parcel within Phase #3 of the PID, excluding prepaid Parcels, is calculated by multiplying the Annual Installment for each unit shown in Table II-H-1 below by the total estimated Equivalent Units for each Parcel in the PID.

Table II-H-1
Annual Installment Per EU – Phase #3[1]

Lots in Trigger Period	Principal	Interest	Administrative Expense	Maintenance Expense	Annual Installment
2025-26	$70.42	$281.43	$175.71	$268.68	$796.23
2026-27	$70.46	$286.00	$147.45	$268.68	$772.59

1 – According to the Updated Service and Assessment Plan, all prepaid Lots are only obligated to pay the Maintenance Assessment expense upon full prepayment of PID Assessment.

The list of Parcels within Phase #3 of the PID, the corresponding lot types of the Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, Maintenance Expenses and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summaries attached hereto as Appendices F-1, F-2 and F-3.

(remainder of this page is intentionally left blank)

1 UPDATE OF THE ASSESSMENT PLAN

The Updated Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the equivalent number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Pursuant to Section VI.I of the Updated Service and Assessment Plan, "The collection of the first Annual Installment for a Phase #1 Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within each Phase, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of a series of Bonds for Phase #1 Assessed Property, such that upon the issuance of Bonds, all Assessments in the applicable Phase shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phase #1 Assessed Property, such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phase #1 Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year."

Pursuant to Section VI.I of the Updated Service and Assessment Plan, "The collection of the first Annual Installment for a Phase #2 Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within each Phase, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of a series of Bonds for Phase #2 Assessed Property, such that upon the issuance of Bonds, all Assessments in the applicable Phase shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phase #2 Assessed Property, such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phase #2 Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year."

Pursuant to Section VI.I of the Updated Service and Assessment Plan, "The collection of the first Annual Installment for a Phase #3 Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within each Phase, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of a series of Bonds for Phase #3 Assessed Property, such that upon the issuance of Bonds, all Assessments in the applicable Phase shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phase #3 Assessed Property, such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phase #3 Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year."

Assessment Methodology

This method of assessing property, as updated in prior Annual Service Plan Updates, has not been changed and Assessed Property will continue to be assessed as provided for in the Updated Service and Assessment Plan.

(remainder of this page is intentionally left blank)

2 UPDATE OF THE ASSESSMENT ROLL

Pursuant to the Updated Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

> (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by the Updated Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.H of the Updated Service and Assessment Plan.

The updated Assessment Roll summaries are shown in Appendices D-1, E-1 and F-1 of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Updated Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

- A = the Assessment for each new subdivided Parcel
- B = the Assessment for the Parcel prior to subdivision
- C = the estimated number of Equivalent Units to be built on each new subdivided Parcel
- D = the sum of the estimated number of Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of Equivalent Units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

Phase #1

According to the Johnson County Appraisal District and the Developer, a final plat for Phase #1 was filed and recorded on December 11, 2019, and amended on July 17, 2020. As a result, ninety-eight (98) residential Lots were subdivided and were officially recognized in the official Johnson County roll in 2019.

According to the City, building permits for forty-one (41) Phase #1 Lots had been issued as of July 31, 2020. As a result, condition (i) had been satisfied for the respective 41 Lots, and the first Annual Installments were due no later than January 31, 2021, for each Lot.

According to the City, building permits for an additional fifty-five (55) Phase #1 Lots had been issued during the period of August 1, 2020 through June 30, 2021. As a result, condition (i) has been satisfied for the respective 55 Lots, and the first Annual Installment for these Lots were due no later than January 31, 2022 for each Lot.

Pursuant to condition (iii) of Section VI-I of the Updated Service and Assessment Plan, the remaining two (2) Phase #1 Lots were triggered for collection in 2022 and the first Annual Installment for these Lots were due no later than January 31, 2023 for each Lot.

Phase #2

According to the Johnson County Appraisal District and the Developer, a final plat for Phase #2 was filed and recorded on December 22, 2021. As a result, one-hundred thirty (130) residential Lots were subdivided and were officially recognized in the official Johnson County roll in 2021.

According to the City, building permits for fifty-nine (59) Phase #2 Lots had been issued as of June 30, 2022. As a result, condition (i) had been satisfied for the respective 59 Lots, and the first Annual Installments were due no later than January 31, 2023 for each lot.

Thereafter, according to the City, additional building permits for eighteen (18) Phase #2 Lots had been issued as of June 30, 2023. As a result, condition (i) had been satisfied for the respective eighteen (18) Lots triggered in 2023-24, and the first Annual Installments will be due no later than January 31, 2024 for each lot.

Pursuant to condition (iii) of Section VI-I of the Updated Service and Assessment Plan, the remaining two (2) Phase #1 Lots were triggered for collection in 2022 and the first Annual Installment for these Lots were due no later than January 31, 2023 for each Lot.

Phase #3

According to the Johnson County Appraisal District and the Developer, a final plat for Phase #3 was filed and recorded on May 16, 2024. As a result, one-hundred fifty-two (152) residential Lots were subdivided and were officially recognized in the official Johnson County roll in 2024.

According to the City, building permits for thirty-nine (39) Phase #3 Lots had been issued as of June 30, 2025. As a result, condition (i) had been satisfied for the respective 39 Lots, and the first Annual Installments are due no later than January 31, 2026 for each lot.

Pursuant to condition (iii) of Section VI-I of the Updated Service and Assessment Plan, the remaining one-hundred thirteen (113) Phase #3 Lots were triggered for collection in 2026 and the first Annual Installment for these Lots will be due no later than January 31, 2027 for each Lot.

B. Prepayment of Assessments

Phase #1

There have been eleven (11) Phase #1 Assessment prepayments as of June 30, 2026. See Appendix B of this report for additional Phase #1 prepayment related information.

Phase #2

There have been fourteen (14) Phase #2 Assessment prepayments as of June 30, 2026. See Appendix B of this report for additional Phase #2 prepayment related information.

Phase #3

There have been twelve (12) Phase #3 Assessment prepayments as of June 30, 2026. See Appendix B of this report for additional Phase #3 prepayment related information.

The complete Assessment Roll is available for review at the City Hall, located at 141 W. Renfro Street, Burleson, Texas 76028.

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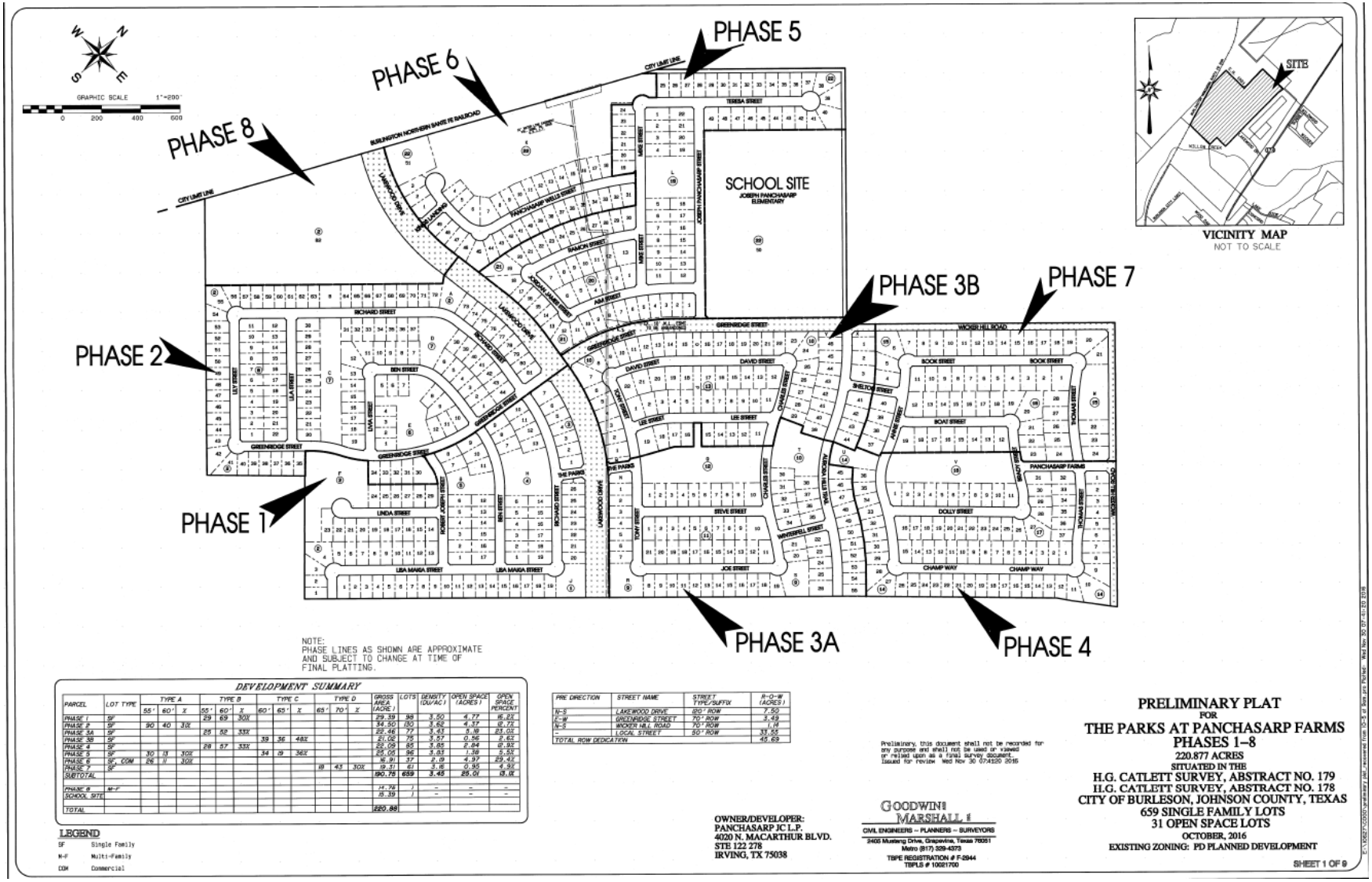
APPENDIX A
PID MAP AND PLATS



NOTE:
PHASE LINES AS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE AT TIME OF FINAL PLATTING.

DEVELOPMENT SUMMARY

PARCEL	LOT TYPE	TYPE A			TYPE B			TYPE C			TYPE D			GROSS AREA (ACRES)	LOTS	DENSITY (DU/AC)	OPEN SPACE (ACRES)	OPEN SPACE PERCENT
		55'	60'	%	55'	60'	%	60'	65'	%	65'	70'	%					
PHASE 1	SF				29	69	30%							29.39	98	3.50	4.77	16.23
PHASE 2	SF	90	40	31%										34.50	130	3.62	4.37	12.71
PHASE 3A	SF				25	58	33%							22.46	77	3.43	1.18	21.01
PHASE 3B	SF							39	36	48%				21.06	75	3.57	0.56	2.65
PHASE 4	SF				28	57	33%							22.09	85	3.85	2.84	12.92
PHASE 5	SF	30	13	30%				34	19	36%				25.06	96	3.83	1.38	5.50
PHASE 6	SF, COM	26	11	30%										16.91	57	3.19	4.97	29.45
PHASE 7	SF										18	43	30%	19.31	61	3.16	0.55	4.92
SUBTOTAL														190.78	659	3.45	29.04	15.16
PHASE 8	M-F													14.76	1	–	–	–
SCHOOL SITE														15.39	1	–	–	–
TOTAL														220.88				

PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	R-O-W (ACRES)
N-S	LAKEWOOD DRIVE	120' ROW	7.50
E-W	GREENRIDGE STREET	70' ROW	3.49
N-S	WICKER HILL ROAD	70' ROW	1.14
–	LOCAL STREET	50' ROW	33.55
TOTAL ROW DEDICATION			45.69

LEGEND
SF Single Family
M-F Multi-Family
COM Commercial

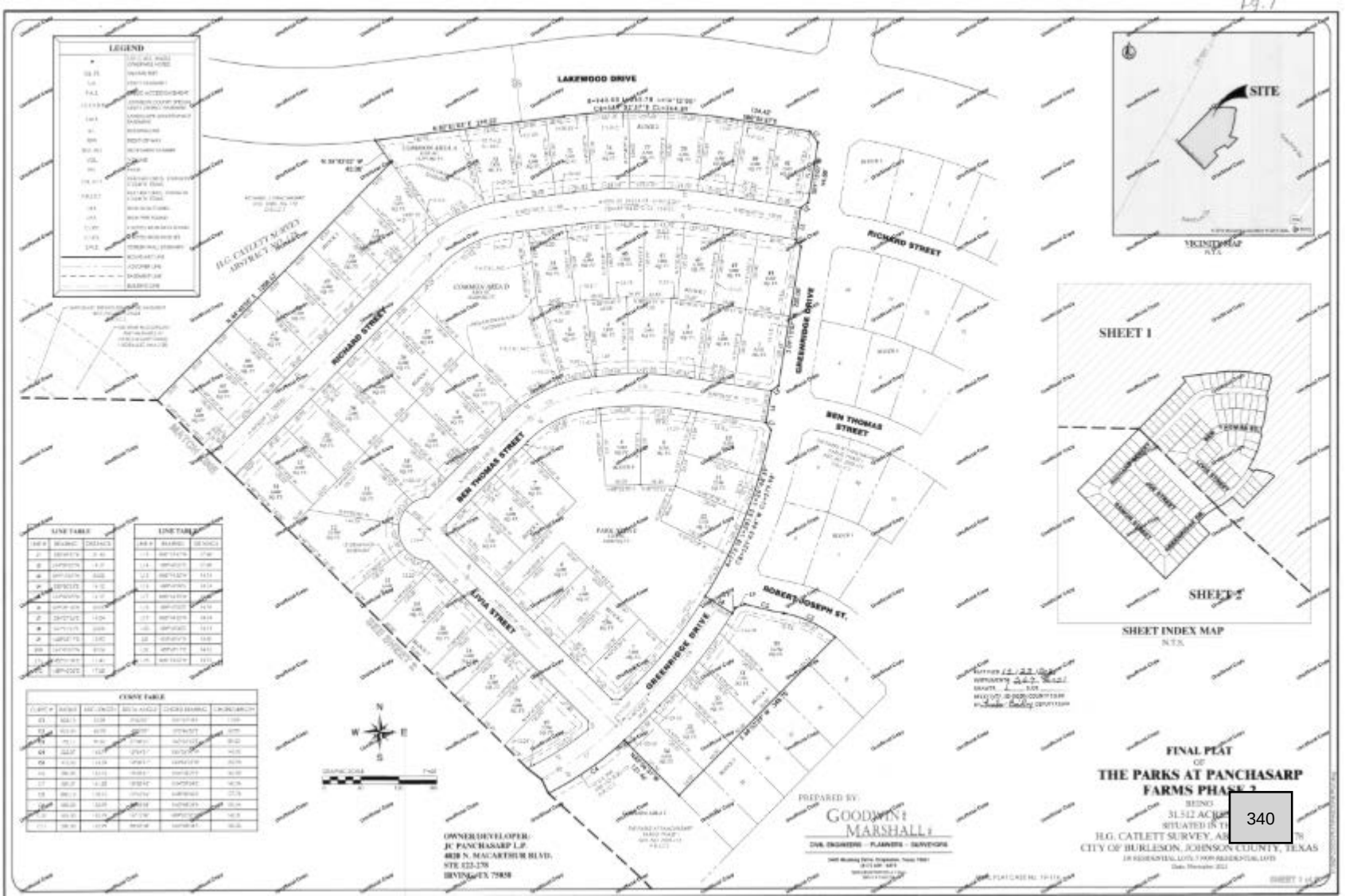
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review Wed Nov 30 07:41:20 2016

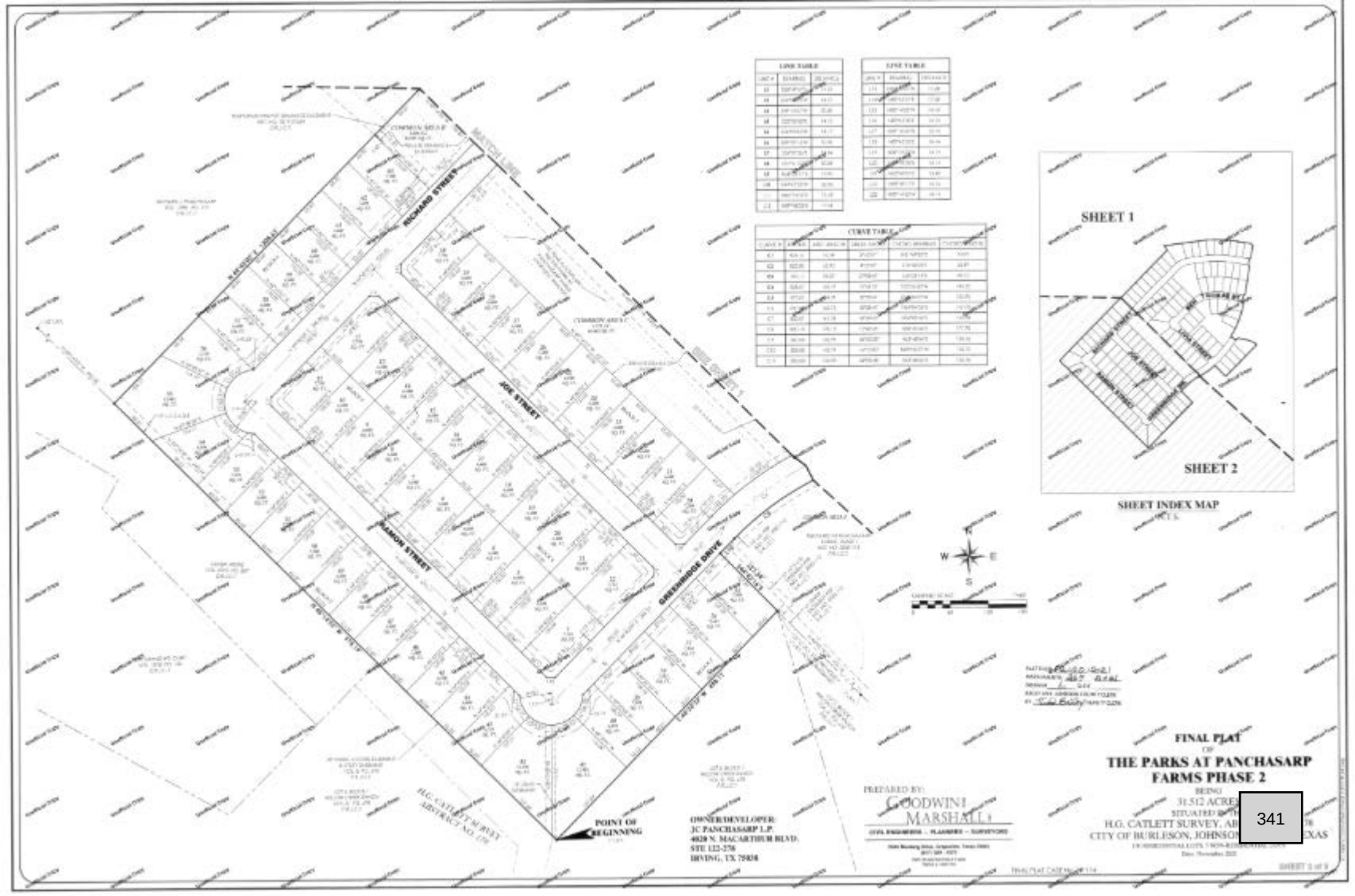
OWNER/DEVELOPER:
PANCHASARP JC L.P.
4020 N. MACARTHUR BLVD.
STE 122 278
IRVING, TX 75038

GOODWIN MARSHALL
CIVIL ENGINEERS – PLANNERS – SURVEYORS
3405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700

PRELIMINARY PLAT
FOR
THE PARKS AT PANCHASARP FARMS
PHASES 1–8
220.877 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY, ABSTRACT NO. 179
H.G. CATLETT SURVEY, ABSTRACT NO. 178
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
659 SINGLE FAMILY LOTS
31 OPEN SPACE LOTS
OCTOBER, 2016
EXISTING ZONING: PD PLANNED DEVELOPMENT

SHEET 1 OF 9


LEGEND
LAKEWOOD DRIVE
RICHARD STREET
BEN THOMAS STREET
LIVIA STREET
GREENRIDGE DRIVE
ROBERT JOSEPH ST.
COMMON AREA D
PARK AREA
H.G. CATLETT SURVEY ABSTRACT NO. 179
SITE
VICINITY MAP
N.T.S.
SHEET 1
SHEET 2
SHEET INDEX MAP
N.T.S.
LINE TABLE
CURVE TABLE
N
W
E
S
OWNER/DEVELOPER:
JC PANCHASARP L.P.
4828 N. MACARTHUR BLVD.
STE 122-178
IRVING, TX 75038
PREPARED BY:
GOODWIN MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
FINAL PLAT
OF
THE PARKS AT PANCHASARP
FARMS PHASE 2
BEING
31.512 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY, AB
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
340


LINE TABLE
CURVE TABLE
SHEET 1
SHEET 2
SHEET INDEX MAP
RICHARD STREET
JOEL STREET
RAMON STREET
GREENRIDGE DRIVE
COMMON AREA
POINT OF BEGINNING
OWNER/DEVELOPER:
JC PANCHASARP L.P.
4020 N. MACARTHUR BLVD.
STE 122-276
IRVING, TX 75038
PREPARED BY:
GOODWIN MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
FINAL PLAT
OF
THE PARKS AT PANCHASARP FARMS PHASE 2
H.G. CATLETT SURVEY, A
CITY OF BURLESON, JOHNSO
TEXAS

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION (CONT'D)

NOTES:

FIRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	R-O-W (ACRES)
FIS	[illegible]	[illegible]	[illegible]
FIS	[illegible]	[illegible]	[illegible]
FIW	[illegible]	[illegible]	[illegible]
FIS	[illegible]	[illegible]	[illegible]
FIW	[illegible]	[illegible]	[illegible]
FIS	[illegible]	[illegible]	[illegible]
TOTAL ROW DEDICATION			[illegible]

LAND USE TABLE

Development Land	
Gross Site Area	31.512 Acres
Total Number Lots	158
Residential Lots Area	[illegible]
Number Residential Lots	138
Number Single-Family Detached	138
Number Dwelling Units	138
Non-Residential Lots Area	[illegible]
Number Non-Residential Lots	[illegible]
Private Open Space Lots Area	[illegible]
Number Non-Residential Lots	[illegible]
Right of Way Area	[illegible] Acres
No Public Park Proposed	

SURVEYOR'S CERTIFICATE

APPROVED BY CITY COUNCIL

JOHNSON COUNTY RECORDING

OWNER/DEVELOPER:
JC PANCHASARP L.P.
8020 N. MACARTHUR BLVD.
STE 122-278
IRVING, TX 75038

PREPARED BY:
GOODWIN MARSHALL
CIVIL ENGINEERS – PLANNERS – SURVEYORS

FINAL PLAT
OF
THE PARKS AT PANCHASARP FARMS PHASE 2

BEING
31.512 AC
SITUATED
H.G. CATLETT SURVEY
CITY OF BURLESON, JOHN
TEXAS

342

Unofficial Copy



VICINITY MAP
N.T.S.

LEGEND

POINT OF BEGINNING

POINT OF COMMENCING

APPROXIMATE LOCATION OF ABSTRACT LINE

WICKER HILL ROAD

H.G. CATLETT SURVEY No. 16
ABSTRACT No. 178

H.G. CATLETT SURVEY No. 15
ABSTRACT No. 179

PROPOSED THE PARKS AT PANCHASARP FARMS, PHASE 7

PROPOSED THE PARKS AT PANCHASARP FARMS, PHASE 4

AURORA BOREALIS TRAIL

ALYSSA STREET

ALEXA STREET

LEE STREET

BLOCK 13

BLOCK 14

BLOCK 15

BLOCK 16

BLOCK 18
PARK AREA II

BLOCK 19
PARK AREA I

SEE SHEET 2

SEE SHEET 3

SEE SHEET 4

SEE SHEET 4 FOR LINE AND CURVE TABLE

KEY MAP
N.T.S.

N
W E
S

GRAPHIC SCALE

OWNER/DEVELOPER:
JC PANCHASARP L.P.
#210 N. MACARTHUR BLVD.
STE 122-278
IRVING, TX 75038

PREPARED BY:
GM civil
Engineering & Surveying

FINAL PLAT
OF
THE PARKS AT PANCHASARP FARMS, PHASE 3A & 3B

BEING
43.001 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY No. 16, ABSTRACT No. 178
H.G. CATLETT SURVEY No. 15, ABSTRACT No. 179
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
132 RESIDENTIAL LOTS, 11 NON-RESIDENTIAL LOTS
Date: May 2024

CASE NO. 22-056

SHEET 1 of 6



Unofficial Copy



FINAL PLAT
OF
THE PARKS AT PANCHASARP FARMS, PHASE 3A & 3B
BEING
43.001 ACRES
SITUATED IN THE H.G. CATLETT SURVEY No. 178
H.G. CATLETT SURVEY No. 15, ABSTRACT No. 179
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
172 RESIDENTIAL LOTS, 11 NON-RESIDENTIAL LOTS
Date: April 2024
SHEET 5 of 5

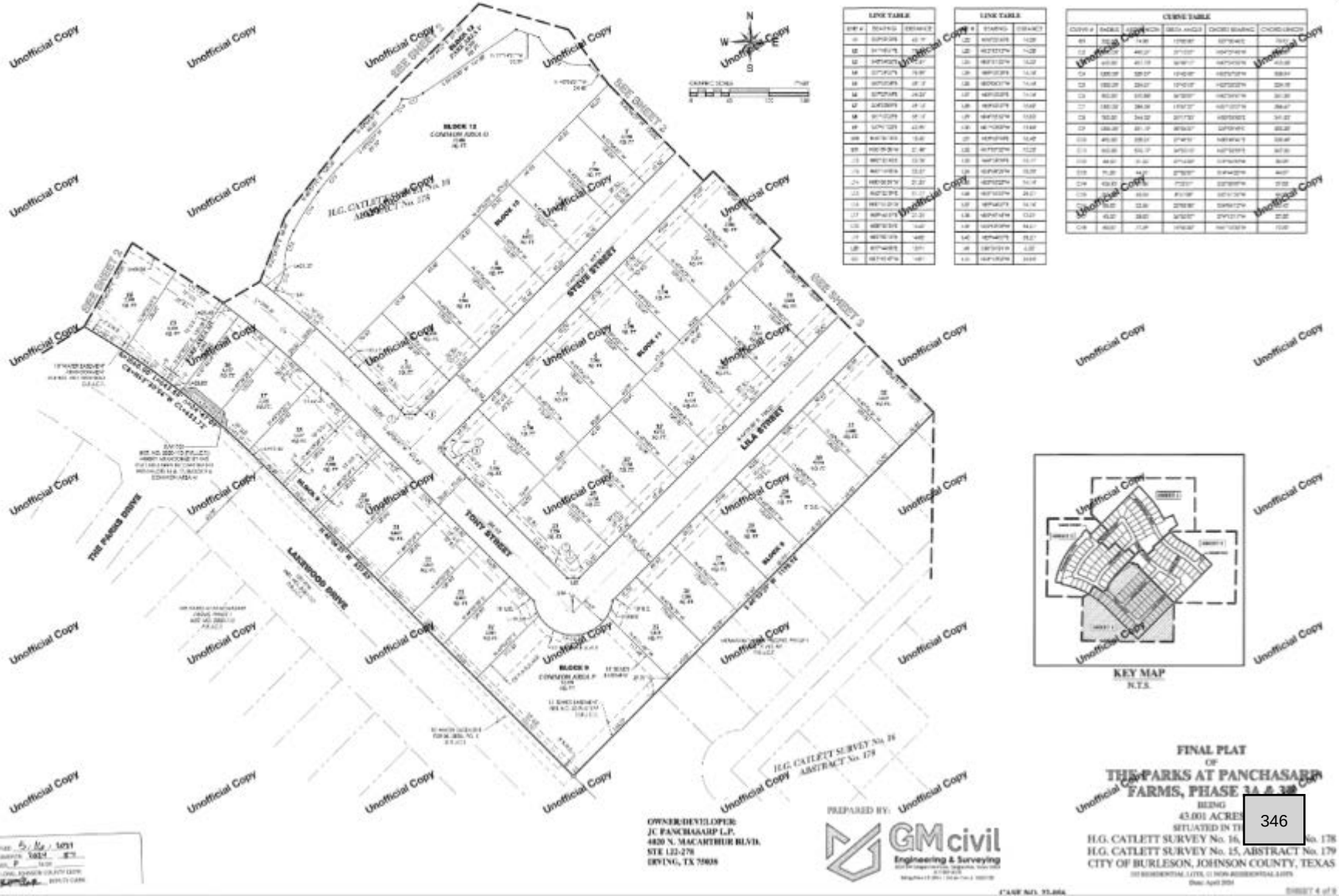
OWNER/DEVELOPER:
JC PANCHASARP L.P.
4020 N. MACARTHUR BLVD.
STE 122-270
IRVING, TX 75038

PREPARED BY:
GMcivil
Engineering & Surveying

CASE NO. 22-056

345

Unofficial Copy



LINE TABLE
LINE TABLE
CURVE TABLE
SEE SHEET 2
SEE SHEET 3
BLOCK 12
CONTROL AREA D
H.G. CATLETT SURVEY No. 16
ABSTRACT No. 178
STEVE STREET
LILA STREET
TONY STREET
LAKEWOOD DRIVE
THE PARKS DRIVE
BLOCK 9
CONTROL AREA F
KEY MAP
N.T.S.
FINAL PLAT
OF
THE PARKS AT PANCHASARP
FARMS, PHASE 3A & 3B
BEING
43.001 ACRES
SITUATED IN TH
H.G. CATLETT SURVEY No. 16, No. 178
H.G. CATLETT SURVEY No. 15, ABSTRACT No. 179
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
OWNER/DEVELOPER:
JC PANCHASARP L.P.
4820 N. MACARTHUR BLVD.
STE 122-278
IRVING, TX 75038
PREPARED BY:
GMcivil
Engineering & Surveying
346

PROPERTY DESCRIPTION

STATE OF TEXAS
COUNTY OF JOHNSON

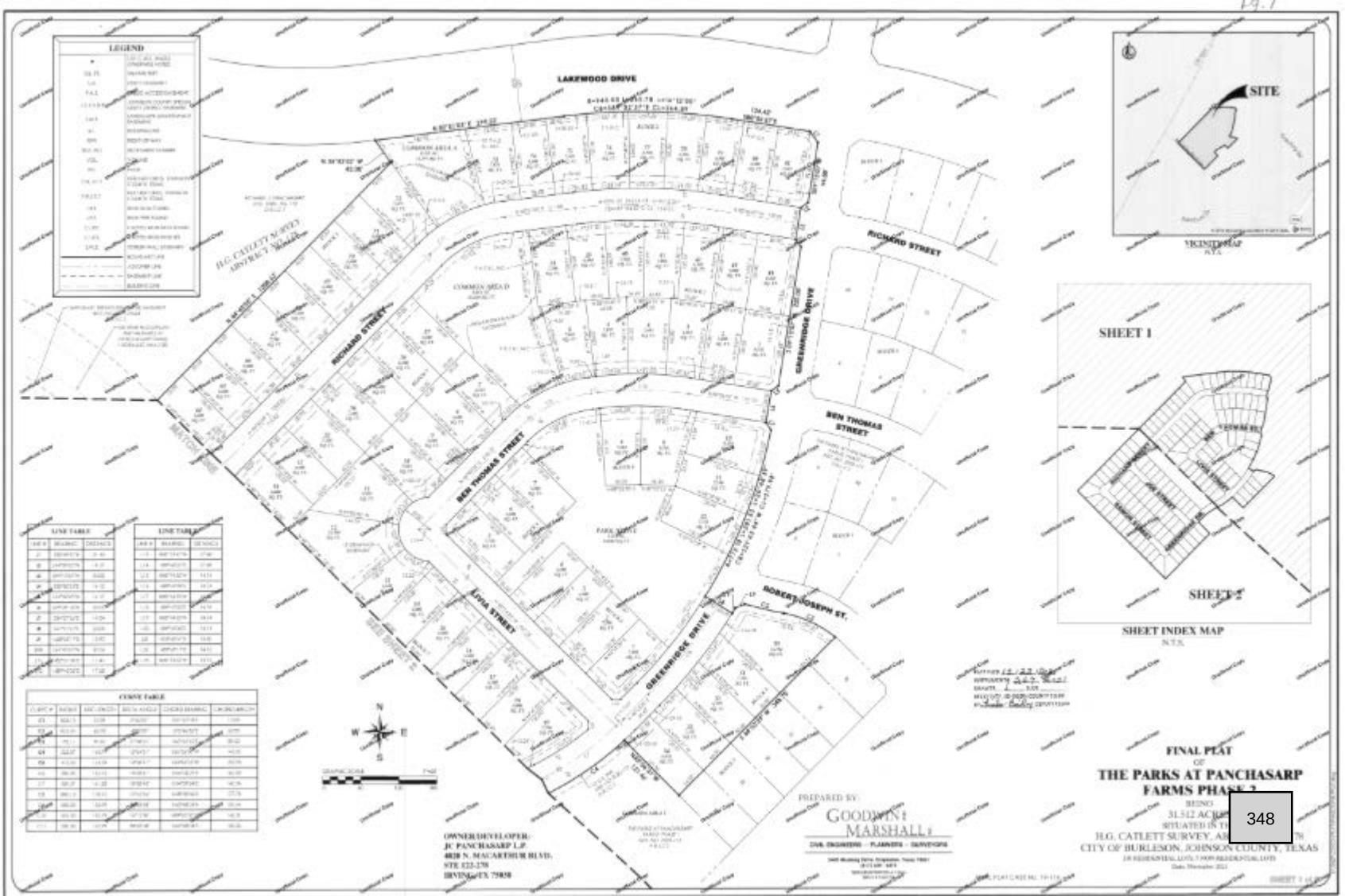
WHEREAS, JC Panchasarp L.P., of Tarrant County, Texas and is owner of that certain tract of land situated in the State of Texas, County of Johnson, City of Burleson, being part of the H. G. Catlett Survey, Abstract No. 16, Abstract No. 178, City of Burleson, Johnson County, Texas, being part of that certain 121.648 acre tract of land described in Warranty Deed to JC Panchasarp recorded in Instrument No. 2020-7004 (Real Records of Johnson County, Texas), (DRJCT), and being more particularly described by metes and bounds as follows:

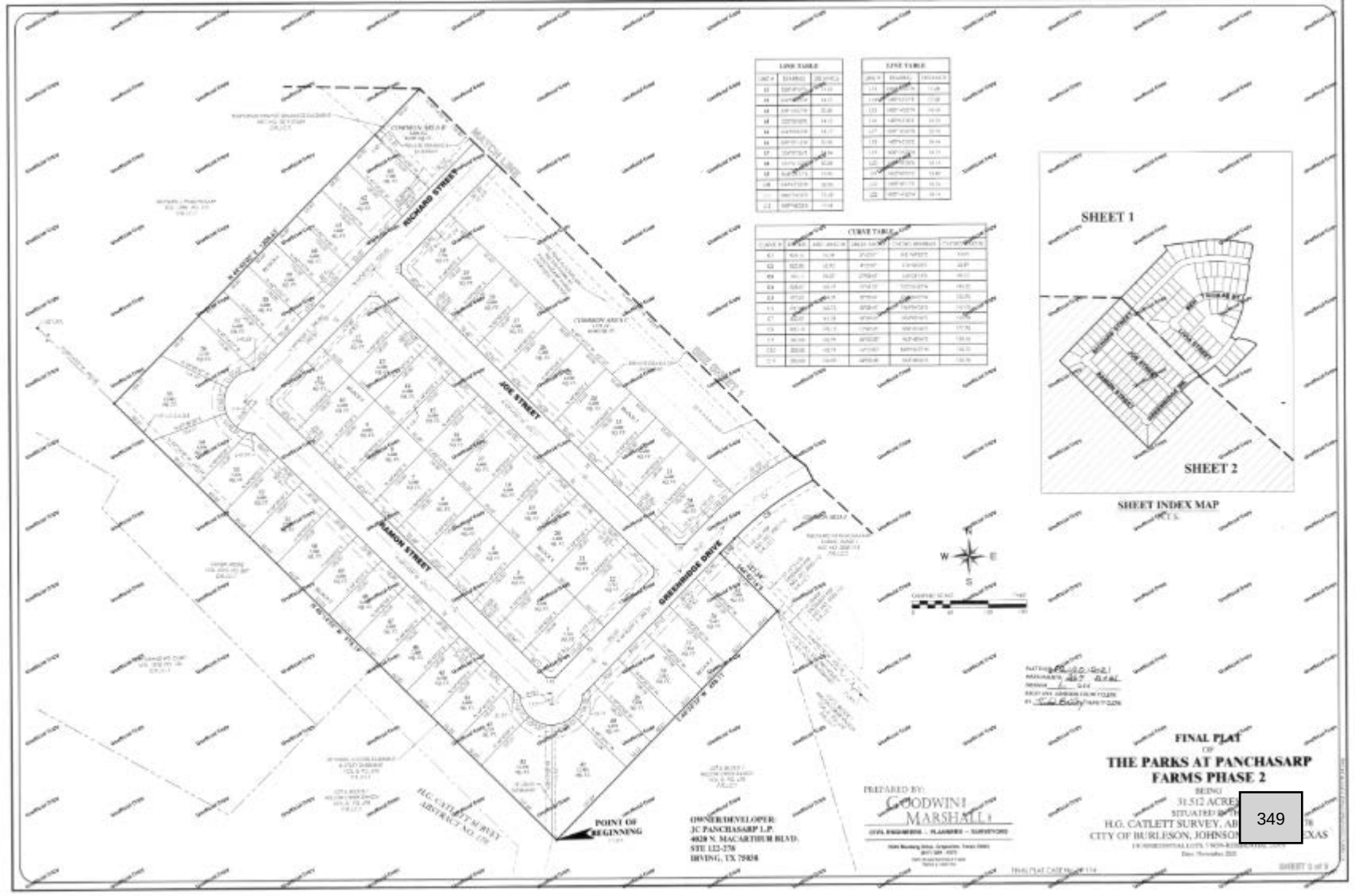
COMMENCING at a 5/8" capped iron rod found stamped "RPLS 5289" for the South corner of a called 0.027 acre tract described as "Tract 4" in Warranty Deed to Burleson Retail Investments, LLC, recorded in Instrument No. 2020-7004 (ORJCT), and being on the corner of said 121.648 tract and from said point an ell corner bears North 70°00'00" West, 0.50 feet;

THENCE North 20° 00' 00" East, along the common line of said 121.648 tract and said 0.027 acre tract, a distance of 100.00 feet to a 1/2" capped iron rod found stamped "RPLS 5289" for the most Easterly corner of said 0.027 acre tract and the most Southerly corner of said 121.648 tract, from said point an ell corner bears North 70°00'00" West, 0.50 feet;

THENCE North 70° 00' 00" West, along the common line of said 121.648 tract and said 0.027 acre tract, a distance of 11.50 feet to a 1/2" capped iron rod found stamped "RPLS 5289" for the most Northerly corner of said 0.027 acre tract and the most Easterly corner of said 121.648 tract;

THENCE North 20° 00' 00" East, along the common line of said 121.648 tract and said 0.027 acre tract, a distance of 100.00 feet to a 1/2" capped iron rod found stamped "RPLS 5289" for the most Westerly corner of said 0.027 acre tract and the most Southerly corner of said 121.648 tract


LEGEND
LAKEWOOD DRIVE
RICHARD STREET
BEN THOMAS STREET
LIVIA STREET
GREENRIDGE DRIVE
ROBERT JOSEPH ST.
H.G. CATLETT SURVEY ABSTRACT NO. 178
COMMON AREA D
PARK AREA
SITE
VICINITY MAP
N.T.S.
SHEET 1
SHEET 2
SHEET INDEX MAP
N.T.S.
LINE TABLE
CURVE TABLE
N
W
E
S
OWNER/DEVELOPER:
JC PANCHASARP L.P.
4828 N. MACARTHUR BLVD.
STE 122-178
IRVING, TX 75038
PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
FINAL PLAT
OF
THE PARKS AT PANCHASARP
FARMS PHASE 2
BEING
31.512 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY, AB
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
348


LINE TABLE
CURVE TABLE
SHEET 1
SHEET 2
SHEET INDEX MAP
RICHARD STREET
JOEL STREET
RAMON STREET
GREENRIDGE DRIVE
COMMON AREA F
COMMON AREA E
POINT OF BEGINNING
OWNER/DEVELOPER:
JC PANCHASARP L.P.
4020 N. MACARTHUR BLVD.
STE 122-276
IRVING, TX 75038
PREPARED BY:
GOODWIN MARSHALL
FINAL PLAT
OF
THE PARKS AT PANCHASARP FARMS PHASE 2
H.G. CATLETT SURVEY, A
CITY OF BURLESON, JOHNSO
TEXAS

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION (CONT'D)

NOTES:

FIRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	R-O-W (ACRES)
FIS	[illegible]	[illegible]	[illegible]
FIS	[illegible]	[illegible]	[illegible]
FIW	[illegible]	[illegible]	[illegible]
FIS	[illegible]	[illegible]	[illegible]
FIW	[illegible]	[illegible]	[illegible]
FIS	[illegible]	[illegible]	[illegible]
	TOTAL ROW DEDICATION		[illegible]

LAND USE TABLE

Development Plan	
Gross Site Area	31.512 Acres
Total Number Lots	158
Residential Lots Area	[illegible]
Number Residential Lots	138
Number Single-Family Detached	138
Number Dwelling Units	138
Non-Residential Lots Area	[illegible]
Number Non-Residential Lots	[illegible]
Private Open Space Lots Area	[illegible]
Number Non-Residential Lots	[illegible]
Right of Way Area	[illegible] Acres
No Public Park Proposed	

SURVEYOR'S CERTIFICATE

APPROVED BY CITY COUNCIL

JOHNSON COUNTY RECORDING

OWNER/DEVELOPER:
JC PANCHASARP L.P.
8020 N. MACARTHUR BLVD.
STE 122-278
IRVING, TX 75038

PREPARED BY:
GOODWIN MARSHALL
CIVIL ENGINEERS – PLANNERS – SURVEYORS

FINAL PLAT
OF
THE PARKS AT PANCHASARP FARMS PHASE 2

BEING
31.512 AC
SITUATED
H.G. CATLETT SURVEY
CITY OF BURLESON, JOHN
TEXAS

350

APPENDIX B
PREPAID PARCELS

APPENDIX B
LIST OF PREPAID PARCELS

Phase	Parcel ID	Prepayment Date	Amount	Full/Partial[1]
#1	126.2233.01120	Oct-20	$3,980.56	Full
#1	126.2233.02150	Oct-20	$3,980.56	Full
#1	126.2233.01030	Nov-20	$3,980.56	Full
#1	126.2233.03060	Nov-21	$3,566.55	Full
#1	126.2233.05110	Jul-24	$3,742.36	Full
#1	126.2233.02120	Dec-21	$3,948.05	Full
#1	126.2233.01200	Aug-21	$3,948.05	Full
#1	126.2233.05130	Nov-21	$3,626.70	Full
#1	126.2233.04100	Jul-21	$3,948.05	Full
#1	126.2233.03040	Jan-22	$3,626.70	Full
#1	126.2233.01240	Jan-24	$3,504.19	Full
#2	126.2233.20720	Oct-22	$3,626.70	Full
#2	126.2233.20245	Jan-23	$3,626.70	Full
#2	126.2233.20813	Jan-23	$3,626.70	Full
#2	126.2233.20601	Apr-23	$3,626.70	Full
#2	126.2233.20740	May-23	$3,948.05	Full
#2	126.2233.20719	Jun-23	$3,948.05	Full
#2	126.2233.20244	Jun-23	$3,948.05	Full
#2	126.2233.20803	May-23	$3,626.70	Full
#2	126.2233.20602	Jul-23	$3,948.05	Full
#2	126.2233.20252	Oct-23	$3,626.70	Full
#2	126.2233.20733	Mar-24	$3,948.05	Full
#2	126.2233.20713	Jun-24	$3,626.70	Full
#2	126.2233.20806	Jul-24	$3,626.70	Full
#2	126.2233.20612	Sep-24	$3,954.54	Full
#3	126.2233.31115	Jan-24	$3,948.05	Full
#3	126.2233.31505	Mar-25	$4,590.75	Full
#3	126.2233.30924	Mar-25	$3,948.05	Full
#3	126.2233.31217	May-25	$4,269.40	Full
#3	126.2233.31027	May-25	$3,948.05	Full
#3	126.2233.31213	Jan-26	$3,948.05	Full
#3	126.2233.30906	Aug-25	$3,948.05	Full
#3	126.2233.30925	Nov-25	$3,948.05	Full
#3	126.2233.30917	Dec-25	$3,948.05	Full
#3	126.2233.31107	Jan-26	$3,948.05	Full
#3	126.2233.31214	Feb-26	$3,948.05	Full
#3	126.2233.31212	Jun-26	$3,948.05	Full
Total			**$142,901.30**	

1 - Pursuant to the Updated Service and Assessment Plan, Lots with prepaid Assessments will continue to pay a proportionate share of the Maintenance Expense.

APPENDIX C
LAND USE CLASS AND EQUIVALENT UNITS

APPENDIX C
LAND USE CLASS AND EQUIVALENT UNITS

For purposes of allocating the Assessments, the Assessed Property has been classified in one of six Lot Types. Table C-1 shows the original proposed residential units to be developed within the PID.

Table C-1
Proposed Development within the PID - Original

Lot Type	Description	Proposed Development	
Lot Type 1	70 Ft Lots	43	Units
Lot Type 2	65 Ft Lots	73	Units
Lot Type 3	60 Ft Lots	315	Units
Lot Type 4	55 Ft Lots	228	Units
Lot Type 5	Multi-Family	250	Units
Total		**909**	**Units**

Table C-2 shows the updated (2021) proposed residential units to be developed within the PID.

Table C-2
Proposed Development within the PID – Updated 2021

Lot Type	Description	Proposed Development	
Lot Type 1	70 Ft Lots	43	Units
Lot Type 2	65 Ft Lots	73	Units
Lot Type 3	60 Ft Lots	304	Units
Lot Type 4	55 Ft Lots	239	Units
Lot Type 5	Multi-Family	250	Units
Total		**909**	**Units**

Table C-3 shows the original proposed Lot Types within Phase #1.

Table C-3
Proposed Development – Phase #1 – Original

Lot Type	Description	Proposed Development	
Lot Type 1	70 Ft Lots	0	Units
Lot Type 2	65 Ft Lots	0	Units
Lot Type 3	60 Ft Lots	69	Units
Lot Type 4	55 Ft Lots	29	Units
Lot Type 5	Multi-Family	0	Units
Total		**98**	**Units**

Table C-4 shows the proposed Lot Types within Phase #1 updated in 2021.

Table C-4
Proposed Development – Phase #1 – Updated 2021

Lot Type	Description	Proposed Development	
Lot Type 1	70 Ft Lots	0	Units
Lot Type 2	65 Ft Lots	0	Units
Lot Type 3	60 Ft Lots	58	Units
Lot Type 4	55 Ft Lots	40	Units
Lot Type 5	Multi-Family	0	Units
Total		**98**	**Units**

Table C-5 shows the original proposed Lot Types within Phase #2.

Table C-5
Proposed Development – Phase #2 – Original

Lot Type	Description	Proposed Development	
Lot Type 1	70 Ft Lots	0	Units
Lot Type 2	65 Ft Lots	0	Units
Lot Type 3	60 Ft Lots	35	Units
Lot Type 4	55 Ft Lots	95	Units
Lot Type 5	Multi-Family	0	Units
Total		**130**	**Units**

Table C-7 in the following page shows the proposed Lot Types within Phase #3.

Table C-7
Proposed Development – Phase #3

Lot Type	Description	Proposed Development	
Lot Type 1	70 Ft Lots	3	Units
Lot Type 2	65 Ft Lots	32	Units
Lot Type 3	60 Ft Lots	89	Units
Lot Type 4	55 Ft Lots	28	Units
Lot Type 5	Multi-Family	0	Units
Total		**152**	**Units**

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Table C-8 shows the proposed Lot Types within Future Phases.

Table C-8
Proposed Development – Future Phases

Lot Type	Description	Proposed Development	
Lot Type 1	70 Ft Lots	25	Units
Lot Type 2	65 Ft Lots	39	Units
Lot Type 3	60 Ft Lots	151	Units
Lot Type 4	55 Ft Lots	64	Units
Lot Type 5	Multi-Family	250	Units
Total		**529**	**Units**

As explained under Section V.C of the Updated Service and Assessment Plan, the City Council has determined that the Actual Costs of the portion of the Park Improvements to be financed shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units.

For purposes of the Updated Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to the Assessed Property on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the type of lots (i.e., 70 Ft, 65 Ft, etc.); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the "Lot Types" defined above. These classifications (from Lot Type 1 (70 Ft Lots) representing the highest value to Lot Type 5 (Multi-Family Lot) representing the lowest value for residential lots are set forth in Table C-9. Assessments are allocated to each Lot Type on the basis of the average home value for each class of lots. This is accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are the ratio of the average value of lots within each assessment class, setting the Equivalent Unit factor for Lot Type 1 (70 Ft Lots) to 1.0.

Table C-9
Equivalent Unit Factors

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor	
Lot Type 1 (70 Ft Lot)	$340,000	1.00	per dwelling unit
Lot Type 2 (65 Ft Lot)	$315,000	0.93	per dwelling unit
Lot Type 3 (60 Ft Lot)	$293,000	0.86	per dwelling unit
Lot Type 4 (55 Ft Lot)	$269,000	0.79	per dwelling unit
Lot Type 6 (Multi-Family)	$105,000	0.31	per dwelling unit

The original total estimated Equivalent Units for Phase #1 are shown in Table C-10 as calculated based on the Equivalent Unit factors shown in Table D-A.8, estimated Lot Types and number of units estimated to be built within Phase #1.

Table C-10
Equivalent Units - Phase #1 - Original

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (70 Ft Lot)	0	1.00	0.00
Lot Type 2 (65 Ft Lot)	0	0.93	0.00
Lot Type 3 (60 Ft Lot)	69	0.86	59.34
Lot Type 4 (55 Ft Lot)	29	0.79	22.91
Lot Type 6 (Multi-Family)	0	0.31	0.00
Total Equivalent Units	**98**		**82.25**

The updated (2021) total estimated Equivalent Units for Phase #1 are shown in Table C-11 as calculated based on the Equivalent Unit factors shown in Table C-9, estimated Lot Types and number of units estimated to be built within Phase #1.

Table C-11
Equivalent Units - Phase #1 – Updated 2021

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (70 Ft Lot)	0	1.00	0.00
Lot Type 2 (65 Ft Lot)	0	0.93	0.00
Lot Type 3 (60 Ft Lot)	58	0.86	49.88
Lot Type 4 (55 Ft Lot)	40	0.79	31.60
Lot Type 6 (Multi-Family)	0	0.31	0.00
Total Equivalent Units	**98**		**81.48**

The original total estimated Equivalent Units for Phase #2 are shown in Table C-12 as calculated based on the Equivalent Unit factors shown in C-9, estimated Lot Types and number of units estimated to be built within Phase #2.

Table C-12
Equivalent Units- Phase #2 – Original

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (70 Ft Lot)	0	1.00	0.00
Lot Type 2 (65 Ft Lot)	0	0.93	0.00
Lot Type 3 (60 Ft Lot)	35	0.86	30.10
Lot Type 4 (55 Ft Lot)	95	0.79	75.05
Lot Type 6 (Multi-Family)	0	0.31	0.00
Total Equivalent Units	**130**		**105.15**

The total estimated Equivalent Units for Phase #3 are shown in Table C-13 as calculated based on the Equivalent Unit factors shown in Table C-9, estimated Lot Types and number of units estimated to be built within Phase #3.

Table D-A.12
Equivalent Units- Phase #3

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (70 Ft Lot)	3	1.00	3.00
Lot Type 2 (65 Ft Lot)	32	0.93	29.76
Lot Type 3 (60 Ft Lot)	89	0.86	76.54
Lot Type 4 (55 Ft Lot)	28	0.79	22.12
Lot Type 6 (Multi-Family)	0	0.31	0.00
Total Equivalent Units	**152**		**131.42**

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APPENDIX D-1
PHASE #1 ASSESSMENT ROLL – ALL PARCELS

Appendix D-1
Phase #1 Assessment Roll

Lots	**98**
Assessment	**$374,055**
Equivalent Units	**81.48**

			Administrative Expense		
Year	**Principal**	**Interest**	**Maintenance Assessment**	**Other Administrative Expenses**	**Annual Installment**
1	$5,741	$19,077	$21,892	$11,483	$58,192
2	$5,741	$18,784	$21,892	$11,712	$58,129
3	$6,379	$18,491	$21,892	$11,946	$58,708
4	$6,379	$18,166	$21,892	$12,185	$58,622
5	$7,017	$17,841	$21,892	$12,429	$59,178
6	$7,017	$17,483	$21,892	$12,678	$59,069
7	$7,655	$17,125	$21,892	$12,931	$59,603
8	$7,655	$16,734	$21,892	$13,190	$59,471
9	$8,293	$16,344	$21,892	$13,454	$59,982
10	$8,931	$15,921	$21,892	$13,723	$60,466
11	$8,931	$15,466	$21,892	$13,997	$60,285
12	$9,569	$15,010	$21,892	$14,277	$60,748
13	$10,207	$14,522	$21,892	$14,277	$60,898
14	$10,845	$14,002	$21,892	$14,277	$61,015
15	$10,845	$13,448	$21,892	$14,277	$60,462
16	$11,483	$12,895	$21,892	$14,277	$60,547
17	$12,120	$12,310	$21,892	$14,277	$60,599
18	$12,758	$11,692	$21,892	$14,277	$60,619
19	$13,396	$11,041	$21,892	$14,277	$60,606
20	$14,034	$10,358	$21,892	$14,277	$60,561
21	$14,672	$9,642	$21,892	$14,277	$60,483
22	$15,948	$8,894	$21,892	$14,277	$61,010
23	$16,586	$8,080	$21,892	$14,277	$60,835
24	$17,224	$7,234	$21,892	$14,277	$60,627
25	$18,500	$6,356	$21,892	$14,277	$61,024
26	$19,138	$5,413	$21,892	$14,277	$60,719
27	$20,413	$4,437	$21,892	$14,277	$61,019
28	$21,051	$3,395	$21,892	$14,277	$60,616
29	$22,327	$2,322	$21,892	$14,277	$60,818
30	$23,200	$1,183	$21,892	$14,277	$60,552
Total	**$374,055**	**$363,664**	**$656,751**	**$410,992**	**$1,805,462**

1 - The interest is calculated using a 5.10% interest rate for years 1 through 5 and an interest rate of 5.10% thereafter.
2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, assessment collection costs, and other PID administrative expenses. These estimates will be updated each year as part of the Annual Service Plan Update.

APPENDIX D-2
PHASE #1 2026-27 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2020-21

Appendix D-2

Panchasarp Farms Public Improvement District

Phase #1 Assessment Roll Summary 2026-27 - 2020-21 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.01030	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.01050	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.01120	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.01130	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.01140	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.02020	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.02030	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.02040	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.02050	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.02070	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.02080	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.02130	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.02140	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.02150	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.02190	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.02200	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.02210	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.02220	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.02230	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.02240	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.02250	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.02280	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.02290	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.03020	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.03030	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.03060	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.03070	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.04050	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.04090	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.04140	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.04160	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.04170	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.05040	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.05050	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.05070	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.05090	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.05100	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.05110	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06

Appendix D-2

Panchasarp Farms Public Improvement District

Phase #1 Assessment Roll Summary 2026-27 - 2020-21 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.05150	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.05160	1	55 Ft	0.79	0.79	$3,221.90	$73.45	$164.32	$143.11	$212.25	$593.13
126.2233.05170	1	60 Ft	0.86	0.86	$3,507.39	$79.96	$178.88	$155.79	$231.06	$645.69
126.2233.01001	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.01002	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.02001	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.04001	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**41**		**34.14**	**29.91**	**$121,983.60**	**$2,780.95**	**$6,221.16**	**$5,418.15**	**$9,172.59**	**$23,592.85**

APPENDIX D-3
PHASE #1 2026-27 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2021-22

Appendix D-3

Panchasarp Farms Public Improvement District

Phase #1 Assessment Roll Summary 2026-27 - 2021-22 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.01010	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.01020	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.01040	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.01060	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01070	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01080	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01090	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01100	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.01110	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01150	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01160	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.01170	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01180	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01190	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.01200	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.01210	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01220	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.01230	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.01240	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.01250	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.02010	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.02060	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.02090	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.02100	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.02110	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.02120	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.02160	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.02170	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.02180	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.02260	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.02270	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.03010	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.03040	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.03050	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.04010	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.04020	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.04030	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.04040	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42

Appendix D-3

Panchasarp Farms Public Improvement District

Phase #1 Assessment Roll Summary 2026-27 - 2021-22 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.04060	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.04070	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.04080	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.04100	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.04110	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.04120	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.04130	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.04180	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.04190	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.05010	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.05020	1	55 Ft	0.79	0.79	$3,293.80	$67.42	$167.98	$137.88	$212.25	$585.54
126.2233.05030	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.05060	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.05080	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.05120	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.05130	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.05140	1	60 Ft	0.86	0.86	$3,585.66	$73.40	$182.87	$150.10	$231.06	$637.42
126.2233.05001	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**55**		**45.62**	**40.67**	**$169,568.30**	**$3,471.09**	**$8,647.98**	**$7,098.11**	**$12,256.98**	**$31,474.16**

APPENDIX D-4
PHASE #1 2026-27 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2022-23

Appendix D-4

Panchasarp Farms Public Improvement District

Phase #1 Assessment Roll Summary 2026-27 - 2022-23 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.01260	1	60 Ft	0.86	0.86	$3,680.79	$73.83	$187.72	$131.19	$231.06	$623.80
126.2233.04150	1	60 Ft	0.86	0.86	$3,680.79	$73.83	$187.72	$131.19	$231.06	$623.80
Total	**2**		**1.72**	**1.72**	**$7,361.58**	**$147.67**	**$375.44**	**$262.37**	**$462.12**	**$1,247.60**

APPENDIX D-5
PHASE #1 PROJECTED ASSESSMENT SCHEDULES

Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2020-21
Phase #1

Lot Type	Lot Type 3 (60 Ft Lot)
Outstanding Assessment	$3,507
Equivalent Unit	0.86

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,507	$80	$179	$231	$156	$646
2027	$3,427	$80	$175	$231	$159	$645
2028	$3,347	$87	$171	$231	$162	$650
2029	$3,261	$93	$166	$231	$165	$656
2030	$3,168	$93	$162	$231	$169	$655
2031	$3,074	$100	$157	$231	$172	$660
2032	$2,974	$107	$152	$231	$172	$661
2033	$2,868	$113	$146	$231	$172	$663
2034	$2,754	$113	$140	$231	$172	$657
2035	$2,641	$120	$135	$231	$172	$658
2036	$2,521	$127	$129	$231	$172	$658
2037	$2,395	$133	$122	$231	$172	$658
2038	$2,261	$140	$115	$231	$172	$658
2039	$2,121	$147	$108	$231	$172	$658
2040	$1,975	$153	$101	$231	$172	$657
2041	$1,822	$167	$93	$231	$172	$663
2042	$1,655	$173	$84	$231	$172	$661
2043	$1,482	$180	$76	$231	$172	$659
2044	$1,302	$193	$66	$231	$172	$663
2045	$1,109	$200	$57	$231	$172	$660
2046	$909	$213	$46	$231	$172	$663
2047	$695	$220	$35	$231	$172	$658
2048	$476	$233	$24	$231	$172	$661
2049	$242	$242	$12	$231	$172	$658
Total		**$3,507**	**$2,651**	**$5,545**	**$4,079**	**$15,783**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.

2 - The principal and interest amounts represent the final numbers of the Phase #1 Reimbursement Agreement and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.

3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE PARKS AT PANCHASARP FARMS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2020-21
Phase #1

Lot Type	Lot Type 4 (55 Ft Lot)
Outstanding Assessment	$3,222
Equivalent Unit	0.79

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,222	$73	$164	$212	$143	$593
2027	$3,148	$73	$161	$212	$146	$592
2028	$3,075	$80	$157	$212	$149	$598
2029	$2,995	$86	$153	$212	$152	$603
2030	$2,910	$86	$148	$212	$155	$601
2031	$2,824	$92	$144	$212	$158	$606
2032	$2,732	$98	$139	$212	$158	$608
2033	$2,634	$104	$134	$212	$158	$609
2034	$2,530	$104	$129	$212	$158	$603
2035	$2,426	$110	$124	$212	$158	$604
2036	$2,316	$116	$118	$212	$158	$605
2037	$2,200	$122	$112	$212	$158	$605
2038	$2,077	$129	$106	$212	$158	$605
2039	$1,949	$135	$99	$212	$158	$604
2040	$1,814	$141	$93	$212	$158	$604
2041	$1,673	$153	$85	$212	$158	$609
2042	$1,520	$159	$78	$212	$158	$607
2043	$1,361	$165	$69	$212	$158	$605
2044	$1,196	$178	$61	$212	$158	$609
2045	$1,018	$184	$52	$212	$158	$606
2046	$835	$196	$43	$212	$158	$609
2047	$639	$202	$33	$212	$158	$605
2048	$437	$214	$22	$212	$158	$607
2049	$223	$223	$11	$212	$158	$604
Total		**$3,222**	**$2,436**	**$5,094**	**$3,747**	**$14,498**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Phase #1 Reimbursement Agreement and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE PARKS AT PANCHASARP FARMS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2021-22
Phase #1

Lot Type	Lot Type 3 (60 Ft Lot)
Outstanding Assessment	$3,586
Equivalent Unit	0.86

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,586	$73	$183	$231	$150	$637
2027	$3,512	$80	$179	$231	$153	$643
2028	$3,432	$80	$175	$231	$156	$642
2029	$3,352	$87	$171	$231	$159	$648
2030	$3,265	$93	$167	$231	$162	$653
2031	$3,172	$93	$162	$231	$166	$652
2032	$3,079	$100	$157	$231	$169	$657
2033	$2,978	$107	$152	$231	$169	$659
2034	$2,872	$113	$146	$231	$169	$660
2035	$2,758	$113	$141	$231	$169	$654
2036	$2,645	$120	$135	$231	$169	$655
2037	$2,525	$127	$129	$231	$169	$656
2038	$2,398	$133	$122	$231	$169	$656
2039	$2,264	$140	$115	$231	$169	$656
2040	$2,124	$147	$108	$231	$169	$655
2041	$1,978	$153	$101	$231	$169	$654
2042	$1,824	$167	$93	$231	$169	$660
2043	$1,657	$173	$85	$231	$169	$658
2044	$1,484	$180	$76	$231	$169	$656
2045	$1,304	$194	$66	$231	$169	$660
2046	$1,110	$200	$57	$231	$169	$657
2047	$910	$214	$46	$231	$169	$660
2048	$696	$220	$36	$231	$169	$656
2049	$476	$234	$24	$231	$169	$658
2050	$243	$243	$12	$231	$169	$655
Total		**$3,586**	**$2,838**	**$5,777**	**$4,158**	**$16,358**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Phase #1 Reimbursement Agreement and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE PARKS AT PANCHASARP FARMS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2021-22
Phase #1

Lot Type	Lot Type 4 (55 Ft Lot)
Outstanding Assessment	$3,294
Equivalent Unit	0.79

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,294	$67	$168	$212	$138	$586
2027	$3,226	$74	$165	$212	$141	$591
2028	$3,153	$74	$161	$212	$143	$590
2029	$3,079	$80	$157	$212	$146	$595
2030	$3,000	$86	$153	$212	$149	$600
2031	$2,914	$86	$149	$212	$152	$599
2032	$2,828	$92	$144	$212	$155	$604
2033	$2,736	$98	$140	$212	$155	$605
2034	$2,638	$104	$135	$212	$155	$606
2035	$2,534	$104	$129	$212	$155	$601
2036	$2,430	$110	$124	$212	$155	$602
2037	$2,319	$116	$118	$212	$155	$602
2038	$2,203	$123	$112	$212	$155	$602
2039	$2,080	$129	$106	$212	$155	$602
2040	$1,951	$135	$100	$212	$155	$602
2041	$1,817	$141	$93	$212	$155	$601
2042	$1,676	$153	$85	$212	$155	$606
2043	$1,522	$159	$78	$212	$155	$605
2044	$1,363	$165	$70	$212	$155	$603
2045	$1,198	$178	$61	$212	$155	$606
2046	$1,020	$184	$52	$212	$155	$603
2047	$836	$196	$43	$212	$155	$606
2048	$640	$202	$33	$212	$155	$602
2049	$437	$215	$22	$212	$155	$604
2050	$223	$223	$11	$212	$155	$602
Total		**$3,294**	**$2,607**	**$5,306**	**$3,820**	**$15,027**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Phase #1 Reimbursement Agreement and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE PARKS AT PANCHASARP FARMS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2022-23
Phase #1

Lot Type	Lot Type 3 (60 Ft Lot)
Outstanding Assessment	$3,681
Equivalent Unit	0.86

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,681	$74	$188	$231	$131	$624
2027	$3,607	$74	$184	$231	$134	$623
2028	$3,533	$81	$180	$231	$136	$628
2029	$3,453	$81	$176	$231	$139	$627
2030	$3,372	$87	$172	$231	$142	$632
2031	$3,285	$94	$168	$231	$145	$637
2032	$3,191	$94	$163	$231	$148	$635
2033	$3,097	$101	$158	$231	$151	$640
2034	$2,996	$107	$153	$231	$151	$642
2035	$2,889	$114	$147	$231	$151	$643
2036	$2,775	$114	$142	$231	$151	$637
2037	$2,661	$121	$136	$231	$151	$638
2038	$2,540	$128	$130	$231	$151	$639
2039	$2,412	$134	$123	$231	$151	$639
2040	$2,278	$141	$116	$231	$151	$639
2041	$2,137	$148	$109	$231	$151	$638
2042	$1,989	$154	$101	$231	$151	$638
2043	$1,835	$168	$94	$231	$151	$643
2044	$1,667	$175	$85	$231	$151	$641
2045	$1,493	$181	$76	$231	$151	$639
2046	$1,311	$195	$67	$231	$151	$643
2047	$1,117	$201	$57	$231	$151	$640
2048	$915	$215	$47	$231	$151	$643
2049	$701	$222	$36	$231	$151	$639
2050	$479	$235	$24	$231	$151	$641
2051	$244	$244	$12	$231	$151	$638
Total		**$3,681**	**$3,042**	**$6,008**	**$3,838**	**$16,569**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Phase #1 Reimbursement Agreement and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE PARKS AT PANCHASARP FARMS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

APPENDIX E-1
PHASE #2 ASSESSMENT ROLL – ALL PARCELS

Appendix E-1
Phase #2 Assessment Roll

Lots	**130**
Assessment	**$482,718**
Total Units	**105.15**

			Administrative Expense		
Year	**Principal**	**Interest**	**Maintenance Assessment**	**Other Administrative Expenses**	**Annual Installment**
1	$7,409	$21,481	$28,251	$14,818	$71,959
2	$7,409	$21,151	$28,251	$15,115	$71,926
3	$8,232	$20,822	$28,251	$15,417	$72,722
4	$8,232	$20,455	$28,251	$15,725	$72,664
5	$9,056	$20,089	$28,251	$16,040	$73,435
6	$9,056	$19,686	$28,251	$16,360	$73,353
7	$9,879	$19,283	$28,251	$16,688	$74,101
8	$9,879	$18,843	$28,251	$17,021	$73,995
9	$10,702	$18,404	$28,251	$17,362	$74,719
10	$11,525	$17,927	$28,251	$17,709	$75,413
11	$11,525	$17,415	$28,251	$18,063	$75,254
12	$12,349	$16,902	$28,251	$18,425	$75,926
13	$13,172	$16,352	$28,251	$18,425	$76,200
14	$13,995	$15,766	$28,251	$18,425	$76,437
15	$13,995	$15,143	$28,251	$18,425	$75,814
16	$14,818	$14,520	$28,251	$18,425	$76,015
17	$15,641	$13,861	$28,251	$18,425	$76,178
18	$16,465	$13,165	$28,251	$18,425	$76,306
19	$17,288	$12,432	$28,251	$18,425	$76,396
20	$18,111	$11,663	$28,251	$18,425	$76,450
21	$18,934	$10,857	$28,251	$18,425	$76,467
22	$20,581	$10,015	$28,251	$18,425	$77,271
23	$21,404	$9,099	$28,251	$18,425	$77,179
24	$22,227	$8,146	$28,251	$18,425	$77,049
25	$23,874	$7,157	$28,251	$18,425	$77,707
26	$24,697	$6,095	$28,251	$18,425	$77,468
27	$26,343	$4,996	$28,251	$18,425	$78,015
28	$27,167	$3,823	$28,251	$18,425	$77,666
29	$28,813	$2,614	$28,251	$18,425	$78,103
30	$29,939	$1,332	$28,251	$18,425	$77,947
Total	**$482,718**	**$409,495**	**$847,537**	**$530,386**	**$2,270,136**

1 - The interest is calculated using a 4.45% interest rate for years 1 through 5 and an interest rate of 4.45% thereafter.
2 - The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, assessment collection costs, and other PID administrative expenses. These estimates will be updated each year as part of the Annual Service Plan Update.

APPENDIX E-2
PHASE #2 2026-27 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2022-23

Appendix E-2

Panchasarp Farms Public Improvement District

Phase #2 Assessment Roll Summary 2026-27 - 2022-23 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.20231	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20233	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20234	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20236	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20237	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20238	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20239	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20242	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20243	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20244	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.20245	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.20246	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20247	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20248	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20249	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20251	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20253	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20255	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20260	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20261	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20262	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20263	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20266	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20267	1	55 Ft	0.79	0.79	$1,694.73	$34.00	$75.42	$71.22	$106.13	$286.75
126.2233.20283					$1,694.73	$34.00	$75.42	$71.22	$106.13	$286.75
126.2233.20270	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20271	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20272	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20276	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20277	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20280	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20601	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.20602	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.20605	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20609	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20610	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20703	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20708	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51

Appendix E-2
Panchasarp Farms Public Improvement District
Phase #2 Assessment Roll Summary 2026-27 - 2022-23 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.20710	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20712	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20718	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20719	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.20720	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.20723	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20725	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20726	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20732	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20734	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20738	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20739	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20740	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.20744	1	60 Ft	0.86	0.86	$3,689.79	$74.02	$164.20	$155.05	$231.06	$624.32
126.2233.20803	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.20804	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20808	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20810	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20812	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20813	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.20815	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20817	1	55 Ft	0.79	0.79	$3,389.46	$67.99	$150.83	$142.43	$212.25	$573.51
126.2233.20001	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.20002	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.20003	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.20004	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.20005	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**59**		**48.01**	**40.62**	**$174,278.09**	**$3,495.94**	**$7,755.38**	**$7,323.50**	**$12,899.12**	**$31,473.93**

APPENDIX E-3
PHASE #2 2026-27 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2023-24

Appendix E-3

Panchasarp Farms Public Improvement District

Phase #2 Assessment Roll Summary 2026-27 - 2023-24 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.20232	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20241	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20250	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20252	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.20254	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20279	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20607	1	60 Ft	0.86	0.86	$3,759.95	$67.08	$167.32	$145.04	$231.06	$610.49
126.2233.20608	1	60 Ft	0.86	0.86	$3,759.95	$67.08	$167.32	$145.04	$231.06	$610.49
126.2233.20611	1	60 Ft	0.86	0.86	$3,759.95	$67.08	$167.32	$145.04	$231.06	$610.49
126.2233.20704	1	60 Ft	0.86	0.86	$3,759.95	$67.08	$167.32	$145.04	$231.06	$610.49
126.2233.20705	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20707	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20709	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20724	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20733	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.20809	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20811	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
126.2233.20816	1	55 Ft	0.79	0.79	$3,453.91	$61.62	$153.70	$133.23	$212.25	$560.80
Total	**18**		**14.57**	**12.92**	**$56,486.76**	**$1,007.71**	**$2,513.66**	**$2,178.95**	**$3,914.60**	**$9,614.92**

APPENDIX E-4
PHASE #2 2026-27 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2024-25

Appendix E-4

Panchasarp Farms Public Improvement District

Phase #2 Assessment Roll Summary 2026-27 - 2024-25 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.20230	1	60 Ft	0.86	0.86	$3,824.37	$67.29	$170.18	$133.76	$231.06	$602.29
126.2233.20235	1	60 Ft	0.86	0.86	$3,824.37	$67.29	$170.18	$133.76	$231.06	$602.29
126.2233.20240	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20256	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20257	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20258	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20259	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20264	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20265	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20268	1	60 Ft	0.86	0.86	$3,824.37	$67.29	$170.18	$133.76	$231.06	$602.29
126.2233.20269	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20273	1	60 Ft	0.86	0.86	$3,824.37	$67.29	$170.18	$133.76	$231.06	$602.29
126.2233.20274	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20275	1	60 Ft	0.86	0.86	$3,824.37	$67.29	$170.18	$133.76	$231.06	$602.29
126.2233.20278	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20281	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20603	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20604	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20606	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20612	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.20701	1	60 Ft	0.86	0.86	$3,824.37	$67.29	$170.18	$133.76	$231.06	$602.29
126.2233.20702	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20706	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20711	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20713	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.20714	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20715	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20716	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20717	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20721	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20722	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20727	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20728	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20729	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20730	1	60 Ft	0.86	0.86	$3,824.37	$67.29	$170.18	$133.76	$231.06	$602.29
126.2233.20731	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20735	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20736	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20737	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20741	1	60 Ft	0.86	0.86	$3,824.37	$67.29	$170.18	$133.76	$231.06	$602.29
126.2233.20742	1	60 Ft	0.86	0.86	$3,824.37	$67.29	$170.18	$133.76	$231.06	$602.29
126.2233.20743	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20801	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20802	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27

Appendix E-4

Panchasarp Farms Public Improvement District

Phase #2 Assessment Roll Summary 2026-27 - 2024-25 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.20805	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20806	1	55 Ft	0.79	Prepaid	$0.00	$0.00	$0.00	$0.00	$212.25	$212.25
126.2233.20807	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20814	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20818	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20819	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20820	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20821	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
126.2233.20822	1	55 Ft	0.79	0.79	$3,513.08	$61.81	$156.33	$122.87	$212.25	$553.27
Total	**53**		**42.57**	**40.13**	**$178,455.76**	**$3,139.79**	**$7,941.28**	**$6,241.52**	**$11,437.52**	**$28,760.12**

APPENDIX E-5
PHASE #2 PROJECTED ASSESSMENT SCHEDULES

Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2022-23
Phase #2

Lot Type	Lot Type 3 (60 Ft Lot)
Outstanding Assessment	$3,690
Equivalent Unit	0.86

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,690	$74	$164	$231	$155	$624
2027	$3,616	$74	$161	$231	$158	$624
2028	$3,542	$81	$158	$231	$161	$631
2029	$3,461	$81	$154	$231	$165	$630
2030	$3,380	$87	$150	$231	$168	$637
2031	$3,293	$94	$147	$231	$171	$643
2032	$3,199	$94	$142	$231	$175	$642
2033	$3,104	$101	$138	$231	$178	$648
2034	$3,003	$108	$134	$231	$178	$650
2035	$2,896	$114	$129	$231	$178	$652
2036	$2,781	$114	$124	$231	$178	$647
2037	$2,667	$121	$119	$231	$178	$649
2038	$2,546	$128	$113	$231	$178	$650
2039	$2,418	$135	$108	$231	$178	$651
2040	$2,283	$141	$102	$231	$178	$652
2041	$2,142	$148	$95	$231	$178	$653
2042	$1,994	$155	$89	$231	$178	$653
2043	$1,839	$168	$82	$231	$178	$659
2044	$1,671	$175	$74	$231	$178	$658
2045	$1,496	$182	$67	$231	$178	$657
2046	$1,315	$195	$58	$231	$178	$663
2047	$1,119	$202	$50	$231	$178	$661
2048	$918	$215	$41	$231	$178	$665
2049	$702	$222	$31	$231	$178	$662
2050	$480	$236	$21	$231	$178	$666
2051	$245	$245	$11	$231	$178	$665
Total		**$3,690**	**$2,661**	**$6,008**	**$4,537**	**$16,895**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Phase #2 Reimbursement Agreement and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE PARKS AT PANCHASARP FARMS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2022-23
Phase #2

Lot Type	Lot Type 4 (55 Ft Lot)
Outstanding Assessment	$3,389
Equivalent Unit	0.79

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,389	$68	$151	$212	$142	$574
2027	$3,321	$68	$148	$212	$145	$573
2028	$3,253	$74	$145	$212	$148	$579
2029	$3,179	$74	$141	$212	$151	$579
2030	$3,105	$80	$138	$212	$154	$585
2031	$3,025	$87	$135	$212	$157	$591
2032	$2,938	$87	$131	$212	$160	$590
2033	$2,852	$93	$127	$212	$164	$595
2034	$2,759	$99	$123	$212	$164	$598
2035	$2,660	$105	$118	$212	$164	$599
2036	$2,555	$105	$114	$212	$164	$595
2037	$2,450	$111	$109	$212	$164	$596
2038	$2,339	$117	$104	$212	$164	$597
2039	$2,221	$124	$99	$212	$164	$598
2040	$2,098	$130	$93	$212	$164	$599
2041	$1,968	$136	$88	$212	$164	$599
2042	$1,832	$142	$82	$212	$164	$600
2043	$1,690	$155	$75	$212	$164	$606
2044	$1,535	$161	$68	$212	$164	$605
2045	$1,374	$167	$61	$212	$164	$604
2046	$1,208	$179	$54	$212	$164	$609
2047	$1,028	$185	$46	$212	$164	$607
2048	$843	$198	$38	$212	$164	$611
2049	$645	$204	$29	$212	$164	$609
2050	$441	$216	$20	$212	$164	$612
2051	$225	$225	$10	$212	$164	$611
Total		**$3,389**	**$2,445**	**$5,519**	**$4,167**	**$15,520**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
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3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2023-24
Phase #2

Lot Type	Lot Type 3 (60 Ft Lot)
Outstanding Assessment	$3,760
Equivalent Unit	0.86

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,760	$67	$167	$231	$145	$610
2027	$3,693	$74	$164	$231	$148	$617
2028	$3,619	$74	$161	$231	$151	$617
2029	$3,545	$81	$158	$231	$154	$623
2030	$3,464	$81	$154	$231	$157	$623
2031	$3,384	$87	$151	$231	$160	$629
2032	$3,296	$94	$147	$231	$163	$635
2033	$3,202	$94	$142	$231	$167	$634
2034	$3,108	$101	$138	$231	$170	$640
2035	$3,007	$108	$134	$231	$170	$642
2036	$2,900	$114	$129	$231	$170	$644
2037	$2,786	$114	$124	$231	$170	$639
2038	$2,671	$121	$119	$231	$170	$641
2039	$2,550	$128	$113	$231	$170	$642
2040	$2,423	$134	$108	$231	$170	$643
2041	$2,288	$141	$102	$231	$170	$644
2042	$2,147	$148	$96	$231	$170	$644
2043	$1,999	$155	$89	$231	$170	$645
2044	$1,845	$168	$82	$231	$170	$651
2045	$1,677	$175	$75	$231	$170	$650
2046	$1,502	$181	$67	$231	$170	$649
2047	$1,321	$195	$59	$231	$170	$655
2048	$1,126	$202	$50	$231	$170	$653
2049	$924	$215	$41	$231	$170	$657
2050	$709	$222	$32	$231	$170	$654
2051	$487	$235	$22	$231	$170	$658
2052	$252	$252	$11	$231	$170	$664
Total		**$3,760**	**$2,834**	**$6,239**	**$4,474**	**$17,306**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2023-24
Phase #2

Lot Type	Lot Type 4 (55 Ft Lot)
Outstanding Assessment	$3,454
Equivalent Unit	0.79

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,454	$62	$154	$212	$133	$561
2027	$3,392	$68	$151	$212	$136	$567
2028	$3,324	$68	$148	$212	$139	$567
2029	$3,256	$74	$145	$212	$141	$573
2030	$3,182	$74	$142	$212	$144	$572
2031	$3,108	$80	$138	$212	$147	$578
2032	$3,028	$86	$135	$212	$150	$583
2033	$2,942	$86	$131	$212	$153	$583
2034	$2,855	$93	$127	$212	$156	$588
2035	$2,763	$99	$123	$212	$156	$590
2036	$2,664	$105	$119	$212	$156	$592
2037	$2,559	$105	$114	$212	$156	$587
2038	$2,454	$111	$109	$212	$156	$589
2039	$2,343	$117	$104	$212	$156	$590
2040	$2,226	$123	$99	$212	$156	$591
2041	$2,102	$130	$94	$212	$156	$592
2042	$1,972	$136	$88	$212	$156	$592
2043	$1,837	$142	$82	$212	$156	$592
2044	$1,695	$154	$75	$212	$156	$598
2045	$1,540	$160	$69	$212	$156	$597
2046	$1,380	$167	$61	$212	$156	$596
2047	$1,213	$179	$54	$212	$156	$601
2048	$1,034	$185	$46	$212	$156	$600
2049	$849	$198	$38	$212	$156	$604
2050	$651	$204	$29	$212	$156	$601
2051	$448	$216	$20	$212	$156	$604
2052	$232	$232	$10	$212	$156	$610
Total		**$3,454**	**$2,603**	**$5,731**	**$4,109**	**$15,898**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Phase #2 Reimbursement Agreement and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2024-25
Phase #2

Lot Type	Lot Type 3 (60 Ft Lot)
Outstanding Assessment	$3,824
Equivalent Unit	0.86

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,824	$67	$170	$231	$134	$602
2027	$3,757	$67	$167	$231	$136	$602
2028	$3,690	$74	$164	$231	$139	$608
2029	$3,616	$74	$161	$231	$142	$608
2030	$3,542	$81	$158	$231	$145	$614
2031	$3,461	$81	$154	$231	$148	$614
2032	$3,380	$87	$150	$231	$151	$620
2033	$3,293	$94	$147	$231	$154	$625
2034	$3,199	$94	$142	$231	$157	$624
2035	$3,104	$101	$138	$231	$160	$630
2036	$3,003	$108	$134	$231	$160	$632
2037	$2,896	$114	$129	$231	$160	$634
2038	$2,781	$114	$124	$231	$160	$629
2039	$2,667	$121	$119	$231	$160	$631
2040	$2,546	$128	$113	$231	$160	$632
2041	$2,418	$135	$108	$231	$160	$633
2042	$2,284	$141	$102	$231	$160	$634
2043	$2,142	$148	$95	$231	$160	$634
2044	$1,994	$155	$89	$231	$160	$634
2045	$1,839	$168	$82	$231	$160	$641
2046	$1,671	$175	$74	$231	$160	$640
2047	$1,496	$182	$67	$231	$160	$639
2048	$1,315	$195	$58	$231	$160	$645
2049	$1,119	$202	$50	$231	$160	$643
2050	$918	$215	$41	$231	$160	$647
2051	$702	$222	$31	$231	$160	$644
2052	$480	$236	$21	$231	$160	$648
2053	$245	$245	$11	$231	$160	$647
Total		**$3,824**	**$2,999**	**$6,470**	**$4,342**	**$17,635**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Phase #2 Reimbursement Agreement and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE PARKS AT PANCHASARP FARMS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2024-25
Phase #2

Lot Type	Lot Type 4 (55 Ft Lot)
Outstanding Assessment	$3,513
Equivalent Unit	0.79

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,513	$62	$156	$212	$123	$553
2027	$3,451	$62	$154	$212	$125	$553
2028	$3,389	$68	$151	$212	$128	$559
2029	$3,321	$68	$148	$212	$130	$558
2030	$3,253	$74	$145	$212	$133	$564
2031	$3,179	$74	$141	$212	$136	$564
2032	$3,105	$80	$138	$212	$138	$569
2033	$3,025	$87	$135	$212	$141	$575
2034	$2,938	$87	$131	$212	$144	$574
2035	$2,852	$93	$127	$212	$147	$579
2036	$2,759	$99	$123	$212	$147	$581
2037	$2,660	$105	$118	$212	$147	$583
2038	$2,555	$105	$114	$212	$147	$578
2039	$2,450	$111	$109	$212	$147	$579
2040	$2,339	$117	$104	$212	$147	$581
2041	$2,221	$124	$99	$212	$147	$582
2042	$2,098	$130	$93	$212	$147	$582
2043	$1,968	$136	$88	$212	$147	$583
2044	$1,832	$142	$82	$212	$147	$583
2045	$1,690	$155	$75	$212	$147	$589
2046	$1,535	$161	$68	$212	$147	$588
2047	$1,374	$167	$61	$212	$147	$587
2048	$1,208	$179	$54	$212	$147	$592
2049	$1,028	$185	$46	$212	$147	$590
2050	$843	$198	$38	$212	$147	$594
2051	$645	$204	$29	$212	$147	$592
2052	$441	$216	$20	$212	$147	$595
2053	$225	$225	$10	$212	$147	$594
Total		**$3,513**	**$2,754**	**$5,943**	**$3,989**	**$16,199**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Phase #2 Reimbursement Agreement and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE PARKS AT PANCHASARP FARMS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

APPENDIX F-1
PHASE #3 ASSESSMENT ROLL – ALL PARCELS

Appendix F-1
Phase #3 Assessment Roll - Aggregate

Parcel	**152**
Assessment	**$603,317**
Total Units	**131.42**

			Administration Expense		
Year	**Principal**	**Interest[1]**	**Maintenance Assessment**	**Other Administrative Expenses[2]**	**Annual Installment**
1	$9,260	$37,587	$35,309	$18,520	$100,676
2	$9,260	$37,010	$35,309	$18,891	$100,470
3	$10,289	$36,433	$35,309	$19,269	$101,300
4	$10,289	$35,792	$35,309	$19,654	$101,044
5	$11,318	$35,151	$35,309	$20,047	$101,825
6	$11,318	$34,446	$35,309	$20,448	$101,521
7	$12,347	$33,741	$35,309	$20,857	$102,254
8	$12,347	$32,971	$35,309	$21,274	$101,902
9	$13,376	$32,202	$35,309	$21,699	$102,587
10	$14,405	$31,369	$35,309	$22,133	$103,216
11	$14,405	$30,471	$35,309	$22,576	$102,762
12	$15,434	$29,574	$35,309	$23,028	$103,345
13	$16,462	$28,613	$35,309	$23,028	$103,412
14	$17,491	$27,587	$35,309	$23,028	$103,415
15	$17,491	$26,497	$35,309	$23,028	$102,326
16	$18,520	$25,407	$35,309	$23,028	$102,265
17	$19,549	$24,254	$35,309	$23,028	$102,140
18	$20,578	$23,036	$35,309	$23,028	$101,951
19	$21,607	$21,754	$35,309	$23,028	$101,698
20	$22,636	$20,408	$35,309	$23,028	$101,381
21	$23,665	$18,997	$35,309	$23,028	$100,999
22	$25,723	$17,523	$35,309	$23,028	$101,583
23	$26,752	$15,921	$35,309	$23,028	$101,009
24	$27,780	$14,254	$35,309	$23,028	$100,371
25	$29,838	$12,523	$35,309	$23,028	$100,698
26	$30,867	$10,664	$35,309	$23,028	$99,868
27	$32,925	$8,741	$35,309	$23,028	$100,003
28	$33,954	$6,690	$35,309	$23,028	$98,981
29	$36,012	$4,575	$35,309	$23,028	$98,923
30	$37,419	$2,331	$35,309	$23,028	$98,087
Total	**$603,317**	**$716,521**	**$1,059,281**	**$662,894**	**$3,042,012**

[1]The interest is calculated using an interest rate of 6.23% for years 1 through 5 and an interest rate of 6.23% thereafter.

[2]The Administrative Expenses shown include estimates for the operations and maintenance of the Authorized Improvements, Assessment collection costs, and other PID administration expenses. These estimates will be updated each year as part of the Annual Service Plan update.

APPENDIX F-2
PHASE #3 2026-27 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2025-26

Appendix F-2

Panchasarp Farms Public Improvement District

Phase #3 Assessment Roll Summary 2026-27 - 2025-26 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.30906	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.30909	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.30913	1	65 Ft	0.93	0.93	$4,201.09	$65.49	$261.73	$163.41	$249.87	$740.50
126.2233.30916	1	55 Ft	0.79	0.79	$3,568.66	$55.63	$222.33	$138.81	$212.25	$629.02
126.2233.30918	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.30924	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.30928	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.30929	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.30932	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.30933	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.30937	1	55 Ft	0.79	0.79	$3,568.66	$55.63	$222.33	$138.81	$212.25	$629.02
126.2233.30941	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.30942	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.30943	1	55 Ft	0.79	0.79	$3,568.66	$55.63	$222.33	$138.81	$212.25	$629.02
126.2233.31008	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31010	1	65 Ft	0.93	0.93	$4,201.09	$65.49	$261.73	$163.41	$249.87	$740.50
126.2233.31012	1	65 Ft	0.93	0.93	$4,201.09	$65.49	$261.73	$163.41	$249.87	$740.50
126.2233.31021	1	55 Ft	0.79	0.79	$3,568.66	$55.63	$222.33	$138.81	$212.25	$629.02
126.2233.31023	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31025	1	65 Ft	0.93	0.93	$4,201.09	$65.49	$261.73	$163.41	$249.87	$740.50
126.2233.31027	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.31109	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31110	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31115	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.31116	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31120	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31201	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31203	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31213	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.31217	1	65 Ft	0.93	Prepaid	$0.00	$0.00	$0.00	$0.00	$249.87	$249.87
126.2233.31302	1	65 Ft	0.93	0.93	$4,201.09	$65.49	$261.73	$163.41	$249.87	$740.50
126.2233.31303	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31311	1	60 Ft	0.86	0.86	$3,884.87	$60.56	$242.03	$151.11	$231.06	$684.76
126.2233.31317	1	65 Ft	0.93	0.93	$4,201.09	$65.49	$261.73	$163.41	$249.87	$740.50
126.2233.31318	1	65 Ft	0.93	0.93	$4,201.09	$65.49	$261.73	$163.41	$249.87	$740.50
126.2233.31319	1	65 Ft	0.93	0.93	$4,201.09	$65.49	$261.73	$163.41	$249.87	$740.50
126.2233.31501	1	70 Ft	1.00	1.00	$4,517.30	$70.42	$281.43	$175.71	$268.68	$796.23

Appendix F-2

Panchasarp Farms Public Improvement District

Phase #3 Assessment Roll Summary 2026-27 - 2025-26 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.31502	1	65 Ft	0.93	0.93	$4,201.09	$65.49	$261.73	$163.41	$249.87	$740.50
126.2233.31505	1	70 Ft	1.00	Prepaid	$0.00	$0.00	$0.00	$0.00	$268.68	$268.68
126.2233.30001	0	Park Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30002	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30003	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30944	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30007	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30008	0	Park Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30004	0	Park Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30005	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30006	0	Park Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30009	0	Park Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
126.2233.30010	0	Common Area	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**39**		**34.24**	**28.01**	**$126,529.47**	**$1,972.34**	**$7,882.79**	**$4,921.76**	**$9,199.45**	**$23,976.34**

APPENDIX F-3
PHASE #3 2026-27 ASSESSMENT ROLL SUMMARY – FOR LOTS TRIGGERED IN 2026-27

Appendix F-3

Panchasarp Farms Public Improvement District

Phase #3 Assessment Roll Summary 2026-27 - 2026-27 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.30901	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.30902	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30903	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.30904	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30905	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.30907	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.30908	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30910	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30912	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.30911	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30914	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30915	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.30917	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.30919	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.30920	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30921	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.30922	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30923	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.30925	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.30926	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30927	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.30930	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30931	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.30934	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.30935	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30936	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30938	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.30939	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.30940	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31001	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31002	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31003	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31004	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31005	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31006	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31007	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31009	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31011	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43

Appendix F-3

Panchasarp Farms Public Improvement District

Phase #3 Assessment Roll Summary 2026-27 - 2026-27 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.31013	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31014	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31015	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31016	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31017	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31018	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31019	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31020	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31022	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31024	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31026	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31028	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31029	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31030	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31031	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31032	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31101	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31102	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31103	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31104	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31105	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31106	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31107	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.31108	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31111	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31112	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31113	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31114	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31117	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31118	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31119	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31121	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31202	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31204	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31205	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31206	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31207	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31208	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35

Appendix F-3

Panchasarp Farms Public Improvement District

Phase #3 Assessment Roll Summary 2026-27 - 2026-27 Trigger Parcels

Parcel	Estimated No. of units	Lot Type	Original Equivalent Units	Outstanding Equivalent Units	Outstanding Assessments	Principal	Interest	Administrative Expenses	Maintenance Expenses	Annual Installment
126.2233.31209	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31210	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31211	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31212	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.31214	1	60 Ft	0.86	Prepaid	$0.00	$0.00	$0.00	$0.00	$231.06	$231.06
126.2233.31215	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31216	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31218	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31219	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31301	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31304	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31305	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31306	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31307	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31308	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31309	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31310	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31312	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31313	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31314	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31315	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31316	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31320	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31321	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31322	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31401	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31402	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31503	1	70 Ft	1.00	1.00	$4,590.75	$70.46	$286.00	$147.45	$268.68	$772.59
126.2233.31504	1	65 Ft	0.93	0.93	$4,269.40	$65.53	$265.98	$137.13	$249.87	$718.51
126.2233.31506	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31507	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31508	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31509	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31510	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31511	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
126.2233.31512	1	55 Ft	0.79	0.79	$3,626.70	$55.67	$225.94	$116.48	$212.25	$610.35
126.2233.31513	1	60 Ft	0.86	0.86	$3,948.05	$60.60	$245.96	$126.81	$231.06	$664.43
Total	**113**		**97.18**	**92.88**	**$426,389.24**	**$6,544.53**	**$26,564.05**	**$13,695.04**	**$26,109.90**	**$72,913.52**

APPENDIX F-4
PHASE #3 PROJECTED ASSESSMENT SCHEDULES

Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2025-26
Phase #3

Lot Type	70 Ft
Outstanding Assessment	$4,517
Equivalent Unit	1.00

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$4,517	$70	$281	$269	$176	$796
2027	$4,447	$78	$277	$269	$179	$803
2028	$4,369	$78	$272	$269	$183	$802
2029	$4,290	$86	$267	$269	$186	$809
2030	$4,204	$86	$262	$269	$190	$807
2031	$4,118	$94	$257	$269	$194	$813
2032	$4,024	$94	$251	$269	$198	$811
2033	$3,931	$102	$245	$269	$202	$817
2034	$3,829	$110	$239	$269	$206	$823
2035	$3,719	$110	$232	$269	$210	$820
2036	$3,610	$117	$225	$269	$214	$825
2037	$3,492	$125	$218	$269	$214	$826
2038	$3,367	$133	$210	$269	$214	$826
2039	$3,234	$133	$201	$269	$214	$817
2040	$3,101	$141	$193	$269	$214	$817
2041	$2,960	$149	$184	$269	$214	$816
2042	$2,812	$156	$175	$269	$214	$815
2043	$2,655	$164	$165	$269	$214	$813
2044	$2,491	$172	$155	$269	$214	$810
2045	$2,319	$180	$144	$269	$214	$807
2046	$2,139	$196	$133	$269	$214	$812
2047	$1,943	$203	$121	$269	$214	$807
2048	$1,740	$211	$108	$269	$214	$803
2049	$1,529	$227	$95	$269	$214	$805
2050	$1,302	$235	$81	$269	$214	$799
2051	$1,067	$250	$66	$269	$214	$800
2052	$817	$258	$51	$269	$214	$792
2053	$558	$274	$35	$269	$214	$791
2054	$285	$285	$18	$269	$214	$785
Total		**$4,517**	**$5,163**	**$7,792**	**$5,994**	**$23,465**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Phase #3 Reimbursement Agreement and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE PARKS AT PANCHASARP FARMS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2025-26
Phase #3

Lot Type	65 Ft
Outstanding Assessment	$4,201
Equivalent Unit	0.93

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$4,201	$65	$262	$250	$163	$740
2027	$4,136	$73	$258	$250	$167	$747
2028	$4,063	$73	$253	$250	$170	$746
2029	$3,990	$80	$249	$250	$173	$752
2030	$3,910	$80	$244	$250	$177	$750
2031	$3,830	$87	$239	$250	$180	$756
2032	$3,743	$87	$233	$250	$184	$754
2033	$3,655	$95	$228	$250	$188	$760
2034	$3,561	$102	$222	$250	$191	$765
2035	$3,459	$102	$215	$250	$195	$763
2036	$3,357	$109	$209	$250	$199	$767
2037	$3,248	$116	$202	$250	$199	$768
2038	$3,131	$124	$195	$250	$199	$768
2039	$3,008	$124	$187	$250	$199	$760
2040	$2,884	$131	$180	$250	$199	$760
2041	$2,753	$138	$172	$250	$199	$759
2042	$2,615	$146	$163	$250	$199	$758
2043	$2,469	$153	$154	$250	$199	$756
2044	$2,317	$160	$144	$250	$199	$753
2045	$2,156	$167	$134	$250	$199	$751
2046	$1,989	$182	$124	$250	$199	$755
2047	$1,807	$189	$113	$250	$199	$751
2048	$1,618	$196	$101	$250	$199	$746
2049	$1,422	$211	$89	$250	$199	$749
2050	$1,211	$218	$75	$250	$199	$743
2051	$992	$233	$62	$250	$199	$744
2052	$759	$240	$47	$250	$199	$736
2053	$519	$255	$32	$250	$199	$736
2054	$265	$265	$16	$250	$199	$730
Total		**$4,201**	**$4,801**	**$7,246**	**$5,574**	**$21,823**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Phase #3 Reimbursement Agreement and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE PARKS AT PANCHASARP FARMS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2025-26
Phase #3

Lot Type	60 Ft
Outstanding Assessment	$3,885
Equivalent Unit	0.86

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,885	$61	$242	$231	$151	$685
2027	$3,824	$67	$238	$231	$154	$691
2028	$3,757	$67	$234	$231	$157	$690
2029	$3,690	$74	$230	$231	$160	$695
2030	$3,616	$74	$225	$231	$164	$694
2031	$3,542	$81	$221	$231	$167	$699
2032	$3,461	$81	$216	$231	$170	$698
2033	$3,380	$87	$211	$231	$174	$703
2034	$3,293	$94	$205	$231	$177	$707
2035	$3,199	$94	$199	$231	$181	$705
2036	$3,104	$101	$193	$231	$184	$710
2037	$3,003	$108	$187	$231	$184	$710
2038	$2,896	$114	$180	$231	$184	$710
2039	$2,781	$114	$173	$231	$184	$703
2040	$2,667	$121	$166	$231	$184	$703
2041	$2,546	$128	$159	$231	$184	$702
2042	$2,418	$135	$151	$231	$184	$700
2043	$2,283	$141	$142	$231	$184	$699
2044	$2,142	$148	$133	$231	$184	$697
2045	$1,994	$155	$124	$231	$184	$694
2046	$1,839	$168	$115	$231	$184	$698
2047	$1,671	$175	$104	$231	$184	$694
2048	$1,496	$182	$93	$231	$184	$690
2049	$1,315	$195	$82	$231	$184	$692
2050	$1,119	$202	$70	$231	$184	$687
2051	$918	$215	$57	$231	$184	$688
2052	$702	$222	$44	$231	$184	$681
2053	$480	$236	$30	$231	$184	$681
2054	$245	$245	$15	$231	$184	$675
Total		**$3,885**	**$4,440**	**$6,701**	**$5,155**	**$20,180**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Phase #3 Reimbursement Agreement and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.
3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE PARKS AT PANCHASARP FARMS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2025-26
Phase #3

Lot Type	55 Ft
Outstanding Assessment	$3,569
Equivalent Unit	0.79

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,569	$56	$222	$212	$139	$629
2027	$3,513	$62	$219	$212	$142	$635
2028	$3,451	$62	$215	$212	$144	$633
2029	$3,389	$68	$211	$212	$147	$639
2030	$3,321	$68	$207	$212	$150	$637
2031	$3,253	$74	$203	$212	$153	$642
2032	$3,179	$74	$198	$212	$156	$641
2033	$3,105	$80	$193	$212	$159	$646
2034	$3,025	$87	$188	$212	$163	$650
2035	$2,938	$87	$183	$212	$166	$648
2036	$2,852	$93	$178	$212	$169	$652
2037	$2,759	$99	$172	$212	$169	$652
2038	$2,660	$105	$166	$212	$169	$652
2039	$2,555	$105	$159	$212	$169	$646
2040	$2,450	$111	$153	$212	$169	$645
2041	$2,339	$117	$146	$212	$169	$645
2042	$2,221	$124	$138	$212	$169	$643
2043	$2,098	$130	$131	$212	$169	$642
2044	$1,968	$136	$123	$212	$169	$640
2045	$1,832	$142	$114	$212	$169	$638
2046	$1,690	$155	$105	$212	$169	$641
2047	$1,535	$161	$96	$212	$169	$638
2048	$1,374	$167	$86	$212	$169	$634
2049	$1,208	$179	$75	$212	$169	$636
2050	$1,028	$185	$64	$212	$169	$631
2051	$843	$198	$53	$212	$169	$632
2052	$645	$204	$40	$212	$169	$626
2053	$441	$216	$27	$212	$169	$625
2054	$225	$225	$14	$212	$169	$620
Total		**$3,569**	**$4,079**	**$6,155**	**$4,735**	**$18,538**

1 - Annual Installment billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
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3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2026-27
Phase #3

Lot Type	70 Ft
Outstanding Assessment	$4,591
Equivalent Unit	1.00

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$4,591	$70	$286	$269	$147	$773
2027	$4,520	$70	$282	$269	$150	$771
2028	$4,450	$78	$277	$269	$153	$778
2029	$4,372	$78	$272	$269	$156	$776
2030	$4,293	$86	$267	$269	$160	$782
2031	$4,207	$86	$262	$269	$163	$780
2032	$4,121	$94	$257	$269	$166	$785
2033	$4,027	$94	$251	$269	$169	$783
2034	$3,933	$102	$245	$269	$173	$788
2035	$3,831	$110	$239	$269	$176	$793
2036	$3,722	$110	$232	$269	$180	$790
2037	$3,612	$117	$225	$269	$183	$794
2038	$3,495	$125	$218	$269	$183	$795
2039	$3,369	$133	$210	$269	$183	$795
2040	$3,236	$133	$202	$269	$183	$787
2041	$3,103	$141	$193	$269	$183	$786
2042	$2,962	$149	$185	$269	$183	$785
2043	$2,814	$157	$175	$269	$183	$784
2044	$2,657	$164	$166	$269	$183	$782
2045	$2,493	$172	$155	$269	$183	$780
2046	$2,320	$180	$145	$269	$183	$777
2047	$2,140	$196	$133	$269	$183	$781
2048	$1,945	$204	$121	$269	$183	$777
2049	$1,741	$211	$108	$269	$183	$772
2050	$1,530	$227	$95	$269	$183	$774
2051	$1,303	$235	$81	$269	$183	$768
2052	$1,068	$251	$67	$269	$183	$769
2053	$817	$258	$51	$269	$183	$761
2054	$559	$274	$35	$269	$183	$761
2055	$285	$285	$18	$269	$183	$754
Total		**$4,591**	**$5,452**	**$8,060**	**$5,278**	**$23,381**

1 - The first Annual Installment for lots triggerred for collection in Year 2026 will be billed by the Johnson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.

2 - The principal and interest amounts represent the final numbers of the Phase #3 Reimbursement Agreement and will not increase during the life of the Reimbursement Agreement. Interest amounts are calculated through the principal payment date of each year.

3 - The Administrative Expenses shown include the estimated operations and maintenance costs and estimated PID administration and assessment collection costs.

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2026-27
Phase #3

Lot Type	65 Ft
Outstanding Assessment	$4,269
Equivalent Unit	0.93

				Administrative Expense[3]		
Year[1]	**Cumulative Outstanding Assessment**	**Principal[2]**	**Interest[2]**	**Maintenance Assessment**	**Other Administrative Expenses**	**Total Annual Installment**
2026	$4,269	$66	$266	$250	$137	$719
2027	$4,204	$66	$262	$250	$140	$717
2028	$4,138	$73	$258	$250	$143	$723
2029	$4,066	$73	$253	$250	$146	$721
2030	$3,993	$80	$249	$250	$148	$727
2031	$3,913	$80	$244	$250	$151	$725
2032	$3,833	$87	$239	$250	$154	$730
2033	$3,745	$87	$233	$250	$158	$728
2034	$3,658	$95	$228	$250	$161	$733
2035	$3,563	$102	$222	$250	$164	$738
2036	$3,461	$102	$216	$250	$167	$735
2037	$3,359	$109	$209	$250	$171	$739
2038	$3,250	$116	$202	$250	$171	$739
2039	$3,134	$124	$195	$250	$171	$739
2040	$3,010	$124	$188	$250	$171	$732
2041	$2,886	$131	$180	$250	$171	$731
2042	$2,755	$138	$172	$250	$171	$730
2043	$2,617	$146	$163	$250	$171	$729
2044	$2,471	$153	$154	$250	$171	$727
2045	$2,318	$160	$144	$250	$171	$725
2046	$2,158	$167	$134	$250	$171	$722
2047	$1,990	$182	$124	$250	$171	$726
2048	$1,808	$189	$113	$250	$171	$722
2049	$1,619	$197	$101	$250	$171	$718
2050	$1,422	$211	$89	$250	$171	$720
2051	$1,211	$218	$75	$250	$171	$714
2052	$993	$233	$62	$250	$171	$715
2053	$760	$240	$47	$250	$171	$708
2054	$520	$255	$32	$250	$171	$708
2055	$265	$265	$16	$250	$171	$702
Total		**$4,269**	**$5,070**	**$7,496**	**$4,908**	**$21,744**

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2026-27
Phase #3

Lot Type	60 Ft
Outstanding Assessment	$3,948
Equivalent Unit	0.86

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,948	$61	$246	$231	$127	$664
2027	$3,887	$61	$242	$231	$129	$663
2028	$3,827	$67	$238	$231	$132	$669
2029	$3,760	$67	$234	$231	$135	$667
2030	$3,692	$74	$230	$231	$137	$672
2031	$3,618	$74	$225	$231	$140	$671
2032	$3,544	$81	$221	$231	$143	$675
2033	$3,463	$81	$216	$231	$146	$673
2034	$3,382	$88	$211	$231	$149	$678
2035	$3,295	$94	$205	$231	$152	$682
2036	$3,201	$94	$199	$231	$155	$679
2037	$3,106	$101	$194	$231	$158	$683
2038	$3,005	$108	$187	$231	$158	$684
2039	$2,898	$114	$181	$231	$158	$684
2040	$2,783	$114	$173	$231	$158	$677
2041	$2,669	$121	$166	$231	$158	$676
2042	$2,548	$128	$159	$231	$158	$675
2043	$2,420	$135	$151	$231	$158	$674
2044	$2,285	$141	$142	$231	$158	$672
2045	$2,144	$148	$134	$231	$158	$670
2046	$1,995	$155	$124	$231	$158	$668
2047	$1,841	$168	$115	$231	$158	$672
2048	$1,672	$175	$104	$231	$158	$668
2049	$1,497	$182	$93	$231	$158	$664
2050	$1,315	$195	$82	$231	$158	$666
2051	$1,120	$202	$70	$231	$158	$661
2052	$918	$215	$57	$231	$158	$661
2053	$703	$222	$44	$231	$158	$655
2054	$481	$236	$30	$231	$158	$654
2055	$245	$245	$15	$231	$158	$649
Total		**$3,948**	**$4,689**	**$6,932**	**$4,539**	**$20,107**

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Parks at Panchasarp Farms Public Improvement District
Summary of Projected Annual Installments
Lots Triggered for Collection in 2026-27
Phase #3

Lot Type	55 Ft
Outstanding Assessment	$3,627
Equivalent Unit	0.79

Year[1]	Cumulative Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expense[3]		Total Annual Installment
				Maintenance Assessment	Other Administrative Expenses	
2026	$3,627	$56	$226	$212	$116	$610
2027	$3,571	$56	$222	$212	$119	$609
2028	$3,515	$62	$219	$212	$121	$614
2029	$3,454	$62	$215	$212	$124	$613
2030	$3,392	$68	$211	$212	$126	$618
2031	$3,324	$68	$207	$212	$129	$616
2032	$3,256	$74	$203	$212	$131	$620
2033	$3,181	$74	$198	$212	$134	$618
2034	$3,107	$80	$194	$212	$136	$623
2035	$3,027	$87	$189	$212	$139	$627
2036	$2,940	$87	$183	$212	$142	$624
2037	$2,854	$93	$178	$212	$145	$628
2038	$2,761	$99	$172	$212	$145	$628
2039	$2,662	$105	$166	$212	$145	$628
2040	$2,557	$105	$159	$212	$145	$622
2041	$2,452	$111	$153	$212	$145	$621
2042	$2,340	$118	$146	$212	$145	$620
2043	$2,223	$124	$138	$212	$145	$619
2044	$2,099	$130	$131	$212	$145	$618
2045	$1,969	$136	$123	$212	$145	$616
2046	$1,833	$142	$114	$212	$145	$614
2047	$1,691	$155	$105	$212	$145	$617
2048	$1,536	$161	$96	$212	$145	$614
2049	$1,375	$167	$86	$212	$145	$610
2050	$1,208	$179	$75	$212	$145	$612
2051	$1,029	$186	$64	$212	$145	$607
2052	$843	$198	$53	$212	$145	$608
2053	$646	$204	$40	$212	$145	$601
2054	$441	$216	$27	$212	$145	$601
2055	$225	$225	$14	$212	$145	$596
Total		**$3,627**	**$4,307**	**$6,368**	**$4,169**	**$18,471**

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APPENDIX G
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO THE CITY OF BURLESON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Burleson, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Parks at Panchasarp Farms Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

_____ _____
Signature of Seller Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ _____
Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____
Notary Public, State of Texas

City Council Regular Meeting

DEPARTMENT: **Legal**

FROM: **Matt Ribitzki, Sr. Deputy City Attorney/Director of Legal Services**

MEETING: **August 17, 2026**

SUBJECT:

Consider and take possible action on a municipal services cost agreement with Reinvestment Zone Number Two, City of Burleson, Texas. *(Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Legal Services Director)*

STRATEGIC PRIORITY AND GOAL(S):

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

SUMMARY:

The Reinvestment Zone Number Two, City of Burleson, Texas ("TIF#2") was created in 2005 and has adopted numerous different projects for public and private infrastructure. As detailed in a report and presentation agenda item at the August 3, 2026, City Council meeting, portions of the of the TIF#2 zone have experienced substantial growth and development. TIF#2 has added sidewalks, parking lots, and other public amenities in the zone, such as the Mayor Calvin Plaza, as well as financed infrastructure necessary for large developments such as the B&G Buildings off of Renfro St, Old Town Station, and the 135 W Ellison buildings. However, as the zone develops, the City must spend more money out of its regular budget to provide standard everyday services to the area, such as increased fire, police, code enforcement, and ambulance services along with parks, street, and other maintenance costs. The proposed agreement allows the City to recoup the incremental costs of providing municipal services incurred as a result of the development or redevelopment in the zone. The proposed agreement will be for the term of one year whereby TIF#2 will pay to the City $750,000 for incremental costs of providing municipal services in Fiscal Year 2027.

RECOMMENDATION:

Staff recommends approval.

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

On December 15, 2005, the city passed an ordinance creating Reinvestment Zone Number Two, City of Burleson, Texas.

On August 3, 2026, the City Council discussed tax increment financing, including Reinvestment Zone Number Two, City of Burleson, Texas, during a report and presentation agenda item.

REFERENCE:

Ordinance No. C-592

FISCAL IMPACT:

Proposed Revenue: $750,000
Fund: Non-Major Governmental Fund
Account Description: TIF#2
Procurement Method: N/A

STAFF CONTACT:

Matt Ribitzki
Sr. Deputy City Attorney/Legal Services Director
mribitzki@burlesontx.com
817-426-9664

THE CITY OF BURLESON TEXAS

Municipal Services Cost Agreement

PRESENTED TO THE CITY COUNCIL, AUGUST 17, 2026

TIF#2 Municipal Services Cost Agreement

- The Burleson Old Town TIF started in 2005 includes 720 acres along Interstate Highway 35, including Old Town and extending east to the south of Spinks Airport and to the west to the 174 corridor

- TIF#2 has grown and experienced substantial development and redevelopment since its creation in 2005

- Since creation TIF#2 has completed 7 different projects, including the Mayor Vera Calvin Plaza, B&G Buildings, Old Town Station, Depot on Main, the 135 W Ellison Buildings, along with parking, pedestrian, and ADA improvements

TIF#2 Municipal Services Cost Agreement

- The growth of TIF#2 has lead to incremental costs to the City of providing municipal services to the TIF#2 zone, such as increased fire, police, code enforcement, and ambulance services along with parks, street, and other maintenance costs

- The proposed agreement between the City and TIF#2 is for one year and will allow the City to collect the incremental costs for FY26-27 from the TIF#2 in the amount of $742,766

- The amount paid by the TIF#2 shall not exceed the amount of the tax increment produced by the City and paid into the TIRZ fund

Options

- Recommend approval of the cost agreement
- Not recommend approval of the cost agreement

- Staff recommends approval

Questions/Comments

City Council Regular Meeting

DEPARTMENT: **Police**

FROM: **Billy Cordell, Chief of Police**

MEETING: **August 17, 2026**

SUBJECT:

Consider and take possible action on a mutual aid agreement between the Department of Public Safety (DPS), the Johnson County Sheriff's Office (Sheriff's Office), and All First Responder Agencies for Complex Emergency Response and Investigation Planning related to active attack incidents at primary and secondary school facilities in Johnson County (County). *(Staff Contact: Billy Cordell, Chief of Police)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
Beautiful, Safe, & Vibrant Community	3.3 Enhance emergency response services

SUMMARY:

House Bill (H.B.) 33 of the 89th Texas Regular Legislative Session, codified into Texas Government Code Section 772.013, mandates that DPS and certain local governmental entities employing first responders in each County, as identified by the County Sheriff's Office, enter into an agreement that establishes the procedures for the provision of resources, personnel, facilities, equipment, and supplies necessary to respond to active attack incidents at primary and secondary school facilities in the County in a vertically integrated manner.

This Agreement establishes the overall framework for collaboration by the parties and each party's respective duties to carry out the mandates of HB 33. The parties will separately enter into a working protocols agreement that will establish the specific procedures that the parties will follow to ensure the provision of comprehensive resources, personnel, facilities, equipment and supplies necessary for responding to and investigating active attack incidents at primary and secondary school facilities in the County.

RECOMMENDATION:

Staff recommends approval of the mutual aid agreement.

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

NA

REFERENCE:

None

FISCAL IMPACT:

Proposed Expenditure/Revenue: None
Account Number(s): NA
Fund: NA
Account Description: NA
Procurement Method: NA

STAFF CONTACT:

Billy Cordell
Chief of Police
bcordell@burlesontx.com
817-426-9913

THE CITY OF BURLESON TEXAS

Burleson Police Department

Mutual Aid Agreement for Complex Emergency Response in Johnson County

House Bill 33 of the 89th Texas Regular Legislative Session

- Codified Section 772.013
- Mandates that DPS and certain local governmental entities employing first responders in each County enter into an agreement that establishes the procedures for the provision of:
  - Resources
  - Personnel
  - Facilities
  - Equipment
  - Necessary supplies
- To respond to active attack incidents at primary and secondary school facilities in the County in an integrated manner.

Framework Agreement

- This agreement establishes the overall framework for collaboration by the parties to carry out the mandate of HB 33.

- Parties will separately enter into a working protocols agreement that will establish the specific procedures the parties will follow.

Duties To Be Performed - DPS

- DPS shall consult with the County Sheriff's Office to determine which governmental entities employing first responders are likely to respond to active incident at school facilities.

- DPS shall invite any appropriate federal agencies to participate in the multiagency tabletop exercises and in-person drills.

- DPS shall invite any appropriate federal agencies to enter into this agreement as a Party.

Duties To Be Performed - JCSO

- JCSO shall provide input to DPS on all the local governmental entities employing first responders likely to respond to an active attack incident at a school in Johnson County.

Duties To Be Performed – Mutual Responsibilities

- Participate in multiagency tabletop exercise at least once each odd-numbered year.
- Participate in an in-person drill at least once each even-numbered year.
- Collaboratively establish procedures in separate working protocols agreement for the provision of resources, personnel, facilities, equipment, and supplies in response to critical incidents at schools in the County.
- DPS and local agencies will establish procedures for jurisdictional boundaries, evidence collection, and agency capabilities.

Requested Action

- Approve interlocal agreement with Johnson County and the participating agencies.

- Staff recommends approval of the agreement

Questions / Comments

City Council Regular Meeting

DEPARTMENT: **Development Services**

FROM: **Tony McIlwain, Development Services Director**

MEETING: **August 17, 2026**

SUBJECT:

ETJ Release Petition for 3005 W FM 917 (REL26-004): Consider and take possible action on a petition for release from the City of Burleson extraterritorial jurisdiction (ETJ) for approximately 10 acres of land addressed as 3005 W FM 917. *(Staff Contact: Tony McIlwain, Development Services Director) (No Planning and Zoning Commission action was required for this item)*

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 July 28, 2026, a petition was submitted by Anthony Meeker on behalf of Futurum Properties, LLC. to be released from the extraterritorial jurisdiction (ETJ) of the City of Burleson on approximately 10 acres of land addressed as 3005 W FM 917 as shown on the attached Exhibit 2 and further described in their petition attached as Exhibit 3.

RECOMMENDATION:

S.B. 2038 is being constitutionally challenged, recommend taking no action.

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

N/A

REFERENCE:

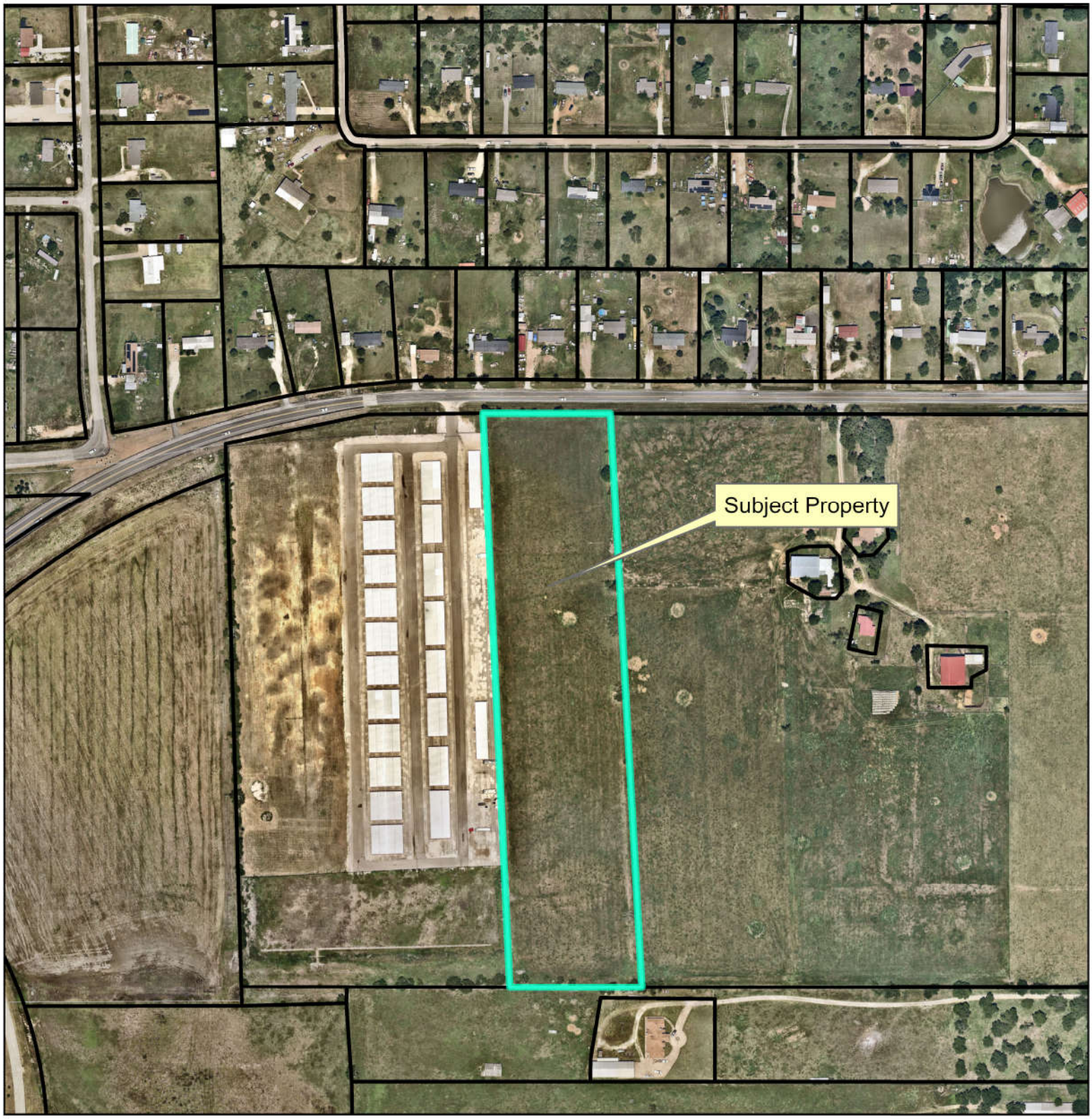
88(R) SB 2038 - Senate Committee Report version - Bill Text (texas.gov)

FISCAL IMPACT:

None.

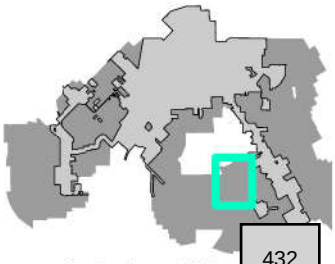
STAFF CONTACT:

Tony McIlwain
Development Services Director
tmcilwain@burlesontx.com
817-426-9684



THE CITY OF BURLESON TEXAS

3005 W FM 917
ETJ Release Petition
REL26-004



Vicinity Map

THE CITY OF
BURLESON
TEXAS

Received by
City Secretary's Office
JUL 28 2026

Release from Extraterritorial Jurisdiction (ETJ) Petition

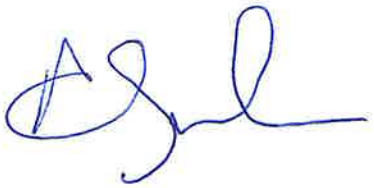
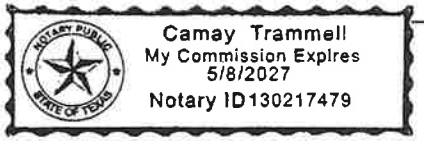
APPLICANT / OWNER	
Applicant or Authorized Agent	Owner
Name: Anthony Mecker	Name: Futurum Properties, LLC.
Company::	Company:
Address:: PO Box 701	Address:: PO Box 701
Godley, TX 76044	Godley, TX 76044
Telephone: 817-659-9908	Telephone: 817-659-9908
Email: twistedtinkers@gmail.com	Email: twistedtinkers@gmail.com
Signature:	Signature:

SITE INFORMATION	
Number of properties within the area to be released:	1
General location or address of area to be released:	3005 W. FM 917, Joshua TX 76058
Total Acres to be released:	10
County of Request	Johnson

REQUIRED ITEMS FOR PETITION (Applicant must initial next to each item)	
AM	Completed Application
AM	Exact Property description in the form of: 1) Metes and Bounds, or 2) Identification of the property (Lot and Block) on a Recorded Plat
AM	Signed "Release from ETJ Petition" (see next page) 50% of all owners within the area to be released must provide a NOTARIZED signature
AM	If property is owned by an entity, estate, trust, etc. – provide proof of authority to sign on behalf of the entity, estate, trust, etc.
AM	If current ownership differs from data available on the Appraisal District website provide deed(s) as proof of ownership
	Owner of the property acknowledges that with the submittal of this petition, that they may no longer assume they will have the ability to receive City of Burleson utility or emergency services for the property being removed for the extraterritorial jurisdiction (ETJ) of the City of Burleson. This petition may also trigger CCN discountenance efforts by the City of Burleson. **Owners signature required:** _____

CITY OF BURLESON RELEASE FROM ETJ PETITION

By signing this petition, I hereby request to be removed from the City of Burleson Extraterritorial Jurisdiction (ETJ). I hereby affirm that I am the legal owner of the property identified below (attach additional pages as required).

Tax ID # and Physical Address	Property Owners Signature	Notary
3005 W. FM 917 Joshua, TX 76058 10 acre portion of CAD# R000020354		State of Texas County of Johnson The instrument was signed or acknowledged before me on 7.27.2026 By Anthony Meeks Print name of signer(s)  Camay Trammell My Commission Expires 5/8/2027 Notary ID 130217479  Notary Signature
		State of _____ County of _____ The instrument was signed or acknowledged before me on _____ By _____ Print name of signer(s) _____ Notary Signature

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GF# 6000895-32

Warranty Deed with Vendor's Lien

Date: June 4, 2026

Grantor: Markus Festus Miller

Grantor's Mailing Address: 1762 F.M. 2060 Abernathy, Texas 79311

Grantee: Futurum Properties, LLC, a Texas Limited Liability Company

Grantee's Mailing Address: PO Box 701, Godley, TX 76044

Consideration: Cash and a note of even date executed by Grantee and payable to the order of **Paul A Brewer** in the principal amount of [redacted] The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of **Paul A Brewer** and by a first-lien deed of trust of even date from Grantee to Michael S. Newman, trustee.

Property (including any improvements): Being a 10.000 acre portion of a tract of land, in the Joseph West Survey, Abstract No. 855, Johnson County, Texas, conveyed to Markus F. Miller, recorded in Instrument No. 2019-03189, save and except the tract of land, conveyed to the State of Texas, recorded in Volume 377, Page 222, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.), and being more particularly described as follows:

Beginning, at a post found, at the Northeast corner of the herein described tract, in the South line of W. FM 917;
Thence, crossing said Miller tract, S 02°39'51" E, a distance of 1452.63 feet, to a post found, at the Southeast corner of the herein described tract, in the North line of a tract of land, conveyed to Juan & Rosa Terrazas, as described in a deed, recorded in Volume 2754, Page 722, D.R.J.C.T.;
Thence, with the common line between said Miller tract, and with said Terrazas tract, N 89°52'48" W, a distance of 300.63 feet, to a capped iron rod set, stamped "GSI Surveying", for the Southwest corner of the herein described tract;
Thence, crossing said Miller tract, N 02°39'51" W, a distance of 1448.68 feet, to a capped iron rod set, stamped "GSI Surveying", for the Northwest corner of the herein described tract;
Thence, with the South line of said W. FM 917, N 89°22'05" E, a distance of 300.47 feet, to the Point of Beginning and containing 10.000 acres of land as surveyed on the ground under the supervision of Shelby J. Hoffman, R.P.L.S. No.6084, on October 6, 2020.

Reservations from Conveyance: Grantor hereby reserves and excepts from this conveyance, and retains for Grantor and Grantor's heirs, successors and assigns forever, all oil, gas, and other minerals in and under and that may be produced from the property (the "Mineral Interests"). If the Mineral Interest is subject to existing production or an existing lease, this reservation includes the production, lease, and all benefits from it. Grantor hereby waives and releases any and all rights, title, interests, easements, rights-of-way and privileges, of every kind and character which Grantor has or may have to use or utilize, or to permit others to use or utilize, in any manner the surface of the Property or any part thereof, including, without limitation, the right to use the surface of the property or any part thereof for investigating, exploring by geological, geophysical and other methods, prospecting, drilling, mining, operating, producing, saving, transporting, storing or treating oil, gas and all other minerals, of every kind and character, whether similar or dissimilar, known or unknown, in, on, under and which may be discovered, mined, produced or recovered from the Property or any portion thereof. Grantor waives and releases its right of ingress and egress to the Property, its right to conduct any type of investigation on the surface, including, without limitation, any type of seismic operations, its right to use any portion of the surface of the Property for the drilling of any well, or for the storage or transportation of oil, gas or other minerals of any kind, and its right to lay pipeline across the Property or any portion thereof. Nothing herein however, restricts or prohibits the pooling or unitization of the Mineral Interest with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that are opened on land other than the Property that enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Restrictions: The Property shall not be used for the purpose of operating a scrap yard, junk yard or recycling business of any kind. No Manufactured Homes (mobile homes) shall be allowed on the Property. This restriction shall run with the land making up the property; is binding on Grantee and Grantee's successors and assigns, and inures to the benefit of Grantor, and Grantor's successors and assigns.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2026 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have

and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of **Paul A Brewer**.

EXCEPT FOR THE EXPRESS REPRESENTATIONS, WARRANTIES AND COVENANTS SET FORTH IN THAT CERTAIN TEXAS ASSOCIATION OF REALTORS COMMERCIAL CONTRACT - UNIMPROVED PROPERTY (THE "CONTRACT"), BY AND BETWEEN GRANTOR AND GRANTEE, AND EXCEPT FOR THE EXPRESS REPRESENTATIONS, WARRANTIES AND COVENANTS SET FORTH IN THIS DEED AND THE OTHER DOCUMENTS EXECUTED BY GRANTOR AT CLOSING, THE SALE OF THE PROPERTY IS MADE ON AN "AS-IS, WHERE-IS, AND WITH ALL FAULTS" BASIS. GRANTOR DISCLAMS ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE PROPERTY OR ANY PORTION THEREOF.

When the context requires, singular nouns and pronouns include the plural.

Markus Festus Miller

STATE OF TEXAS §
COUNTY OF Hale §

This instrument was acknowledged before me on June 11, 2026, by Markus Festus Miller.

Lori Hoerman
My Commission Expires
10/28/2029
Notary ID 133419451

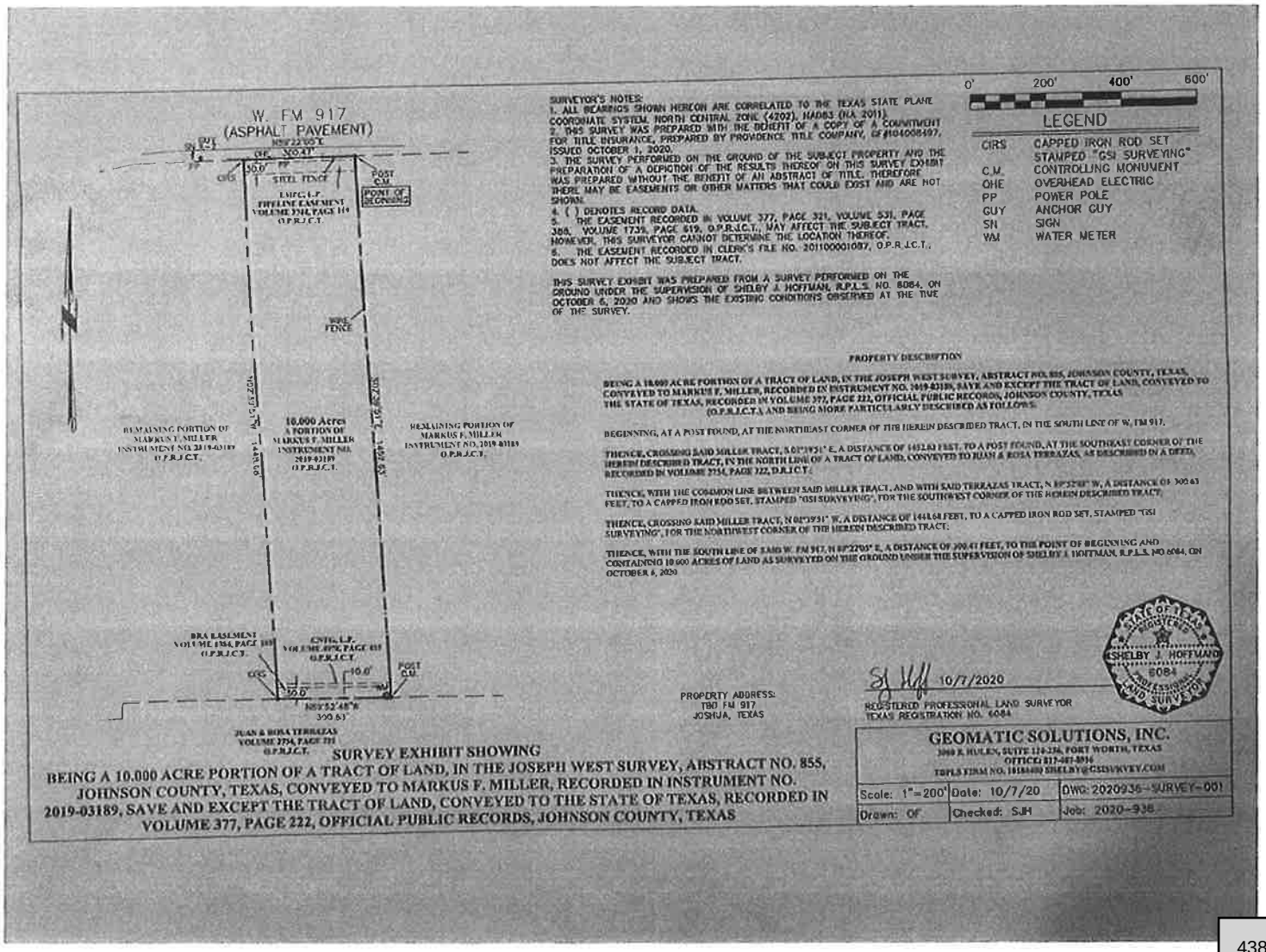
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Futurum Properties, LLC
PO Box 701, Godley, TX 76044

Property Description
For New Assigned Address

3005 W Fm 917 Joshua TX 76058

Survey W/ Meets & Bands



SURVEYOR'S NOTES:
1. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA 2011).
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COPY OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY PROVIDENCE TITLE COMPANY, GF#104008497, ISSUED OCTOBER 1, 2020.
3. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS SURVEY EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
4. ( ) DENOTES RECORD DATA.
5. THE EASEMENT RECORDED IN VOLUME 377, PAGE 321, VOLUME 531, PAGE 388, VOLUME 1739, PAGE 619, O.P.R.J.C.T., MAY AFFECT THE SUBJECT TRACT. HOWEVER, THIS SURVEYOR CANNOT DETERMINE THE LOCATION THEREOF.
6. THE EASEMENT RECORDED IN CLERK'S FILE NO. 2011000021087, O.P.R.J.C.T., DOES NOT AFFECT THE SUBJECT TRACT.

THIS SURVEY EXHIBIT WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON OCTOBER 6, 2020 AND SHOWS THE EXISTING CONDITIONS OBSERVED AT THE TIME OF THE SURVEY.

0' 200' 400' 800'

LEGEND

CIRS	CAPPED IRON ROD SET STAMPED "GSI SURVEYING"
C.M.	CONTROLLING MONUMENT
OHE	OVERHEAD ELECTRIC
PP	POWER POLE
GUY	ANCHOR GUY
SN	SIGN
WM	WATER METER

PROPERTY DESCRIPTION

BEING A 10.000 ACRE PORTION OF A TRACT OF LAND, IN THE JOSEPH WEST SURVEY, ABSTRACT NO. 855, JOHNSON COUNTY, TEXAS, CONVEYED TO MARKUS F. MILLER, RECORDED IN INSTRUMENT NO. 2019-03189, SAVE AND EXCEPT THE TRACT OF LAND, CONVEYED TO THE STATE OF TEXAS, RECORDED IN VOLUME 377, PAGE 222, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A POST FOUND, AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTH LINE OF W. FM 917;

THENCE, CROSSING SAID MILLER TRACT, S 02°39'31" E, A DISTANCE OF 1441.60 FEET, TO A POST FOUND, AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE NORTH LINE OF A TRACT OF LAND, CONVEYED TO JUAN & ROSA TERRAZAS, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 2754, PAGE 222, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID MILLER TRACT, AND WITH SAID TERRAZAS TRACT, N 89°53'48" W, A DISTANCE OF 300.83 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CROSSING SAID MILLER TRACT, N 02°39'31" W, A DISTANCE OF 1441.68 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTH LINE OF SAID W. FM 917, N 89°22'05" E, A DISTANCE OF 300.41 FEET, TO THE POINT OF BEGINNING AND CONTAINING 10.000 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON OCTOBER 6, 2020.

PROPERTY ADDRESS:
TBD FM 917
JOSHUA, TEXAS

10/7/2020
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

STATE OF TEXAS
REGISTERED
SHELBY J. HOFFMAN
6084
PROFESSIONAL
LAND SURVEYOR

GEOMATIC SOLUTIONS, INC.
3060 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS
OFFICE: 817-601-8916
TBPLS FIRM NO. 10184400 SHELBY@GSISURVEY.COM

Scale: 1"=200'	Date: 10/7/20	DWG: 2020936-SURVEY-001
Drawn: DF	Checked: SJH	Job: 2020-936

SURVEY EXHIBIT SHOWING
BEING A 10.000 ACRE PORTION OF A TRACT OF LAND, IN THE JOSEPH WEST SURVEY, ABSTRACT NO. 855, JOHNSON COUNTY, TEXAS, CONVEYED TO MARKUS F. MILLER, RECORDED IN INSTRUMENT NO. 2019-03189, SAVE AND EXCEPT THE TRACT OF LAND, CONVEYED TO THE STATE OF TEXAS, RECORDED IN VOLUME 377, PAGE 222, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS

City Council Regular Meeting

DEPARTMENT: **Development Services**

FROM: **Tony McIlwain, Director**

MEETING: **August 17, 2026**

SUBJECT:

6885 County Road 518 (ZC26-003): Hold a public hearing and consider and take possible action on a zoning ordinance change request on approximately 56.362 acres of land from A, Agriculture to PD, Planned Development. (First and Final Reading) *(Staff Contact: Tony McIlwain, Development Services Director)* (The Planning and Zoning Commission recommended denial 7-1)

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 March 30, 2026, an application was submitted by Pete Flowers with Dollar-Flowers Partners on behalf of JBT Burleson LLC., for the rezoning of approximately 56.362 acres of land for future Industrial Warehouse Distribution development.

DEVELOPMENT OVERVIEW:

Prior to any development of the site, platting and a site plan will be required. If the zoning change request is approved, all development will have to conform to the requirements of the Industrial Zoning District uses and the Business Park Overlay District Design Standards.

Zoning and Land Use Table

	Zoning	Use

Subject Site	A, Agriculture	Undeveloped
North	A, Agriculture and Burleson ETJ	Predominantly Undeveloped
East	Burleson ETJ	Undeveloped
South	Burleson ETJ and Industrial	Residential and Auto Salvage (LQK)
West	Interstate	IH-35

This site is designated in the Comprehensive Plan as Employment Growth Center

Employment Growth Centers offer important employment opportunities, occupy large areas of land, and are generally located near major roads. The City's Highpoint Business Park has been a great start to diversifying the economy and bringing world-class industries to the City. This future land use category focuses on the opportunities to expand the development.

Staff has determined that the requested zoning district aligns with the Comprehensive Plan and development patterns anticipated in this area. The adjacent residential use is a concern and additional landscaping and buffering would be best along the property lines to help shield the use to the extent possible.

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 rezoning request.

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

7/28/2026: The Planning and Zoning Commission recommended denial 7-1.

REFERENCE:

https://ecode360.com/39940876

https://ecode360.com/39939115

FISCAL IMPACT:

N/A.

STAFF CONTACT:

Tony McIlwain

Development Services Director
tmcilwain@burlesontx.com
817-426-9684

Case ZC26-003

PRESENTED TO CITY COUNCIL– 8.17.2026

TONY MCILWAIN

DEVELOPMENT SERVICES DIRECTOR

ZC – 6885 CR 518

Location:

- 6885 CR 518

Applicant:

- Pete Flowers (Dollars-Flowers Partners)
- JBT Burleson LLC. (Owners)

Item for approval:

Zoning Change from “A” Agricultural to “PD” Planned Development (Case ZC26-003).



Zoning

A, Agricultural



Comprehensive Plan

Employment Growth Center



Proposed Planned Development Additional Allowed Uses to the Industrial Land Uses Allowed by-right

Corporate headquarters
Data processing, hosting, and related services Logistics facilities
Motel or hotel
Office, business and professional Office, medical or dental
Park or public playground
Research and development facilities
Retail shop
Warehousing for storage and distribution
Cold storage, freezer, cooler, and food processing facilities

Proposed Planned Development Specific Use Permit Required

Antenna facility-Subject to compliance with all the provisions of City of Burleson Code of Ordinances, Appendix B, Zoning Ordinance, Section 44
Antenna Facilities with the following additional conditions: Shall be concealed from public right-of-way; or
Shall be screened from public view.
Medical care facilities

Full list of land uses can be found in Code of Ordinances, Appendix B, Zoning, Section 79

Proposed Planned Development Prohibited Uses

Animal pound, private
Asphalt/concrete batching (permanent) Auto glass, seat cover, muffler shop Auto impoundment
Auto, new used auto sales (outdoors) Auto painting or body shop
Auto parts and accessory sales (with outside storage) Auto repair garage
Auto sales or auction Automobile/truck rental service Brick kiln or tile plant
Cement or hydrated lime Cleaning plant, commercial
Contractors, electrical/mechanical/plumbing (with outside storage) Contractor, storage equipment
Custom personal service shop
Dump or sanitary landfill Dyeing/laundry plant, commercial Go-cart track
Hatchery
Hauling or storage company Heavy machinery sales/repair Kennel
Livestock auction
Maintenance and repair services for buildings Massage, therapeutic
Motorcycle sales and repair Monopole antenna
Open salvage yard
Open storage of commercial goods Paint shop
Parking lot or structure, commercial (auto) Parking lot, trucks/trailers
Plumbing shop (with outside storage)
Sand/ gravel extraction storage (outside) Sewage pumping station
Sewage treatment plant Sexually oriented business.
Stable or barn, private Taxidermy
Tire retread, recapping and storage
Trailer, manufactured home sales, rental, assembly and manufacturing Topsoil/sand extraction/storage
Veterinarian, office only Veterinarian hospital
Veterinarian with outside animal pens Welding or machine shop
Wrecking or auto salvage yard


BUILDING 1
140,000 S.F.
BUILDING 2
244,400 S.F.
SITE
VICINITY MAP
PREPARED FOR:
Dollar Flowers Realty Partners
511 E. John Carpenter Freeway, Suite 550
Dallas, Texas 75062
(214) 691-4900
PREPARED BY:
GMcivil
Engineering & Surveying
EXHIBIT "B"
CONCEPTUAL SITE PLAN
OF APPROXIMATELY
± 56.382 ACRES
SITUATED IN THE
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
ZC26-003

ZC – 6885 CR 518

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.



ZC – 6885 CR 518

P&Z Summary:

- Recommended denial 7-1
- Commissioner inquired about the roadway impacts, ETJ location and the adjacent residential property.
- 4 speakers
  - 3 speakers in opposition
  - 1 speaker in support (Applicant)

Staff Recommendation:

- Staff has determined that the requested zoning district of PD is appropriate at this location and would align with the Comprehensive Plan.
- Staff recommends approval of the ordinance.

Employment Growth Center

Employment Growth Centers offer important employment opportunities, occupy large areas of land, and are generally located near major roads. The City's Highpoint Business Park has been a great start to diversifying the economy and bringing world-class industries to the City. This future land use category focuses on the opportunities to expand the development.

This land use category should include a mix of low and medium density industrial buildings and industrial yards and have ample surface parking for cars and trucks. Design standards should be implemented to protect the image from the IH-35W corridor – specifically quality building materials and screening for outside storage. Success of the Employment Growth Center relies on quality road access with wide street lanes and large intersections and may be linked to rail for freight purposes. Transit, sidewalks and other pedestrian features should be limited.

The Employment Growth Center area in Burleson should be marketed to industries with potential for upward mobility of skilled workers such as logistics and warehousing. Limited residential uses focused on workforce housing may be considered.

Corresponding zoning districts may include (but are not limited to):

- C, Commercial
- I, Industrial
- BP, Business Park Overlay





Approve

Deny

Questions / Comments

Tony McIlwain
Development Services Director
tmcilwain@burlesontx.com
817.426.9684

ORDINANCE

AN ORDINANCE AMENDING ORDINANCE B-582, THE ZONING ORDINANCE, AND MAP OF THE CITY OF BURLESON, TEXAS BY AMENDING THE OFFICAL ZONING MAP AND CHANGING ZONING ON APPROXIMATELY 56.382 ACRES OF LAND SITUATED IN A PORTION OF THE G.W. PARSONS SURVEY, ABSTRACT NO. 689, THE SAMUEL MYERS SURVEY, ABSTRACT NO. 627 AND THE J.W. RAWLS SURVEY, ABSTRACT NO. 728, CITY OF BURLESON, JOHNSON COUNTY, TEXAS, FROM "A" AGRICULTURAL TO "PD" PLANNED DEVELOPMENT DISTRICT; MAKING THIS ORDINANCE CUMULATIVE OF PRIOR ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE VIOLOATION OF THIS ORDINANCE; PROVING A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS the City of Burleson, Texas (the "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 **JBT Burleson LLC.** on **March 30, 2026**, under **Case Number ZC26-003**, on property described herein below filed application with the City petitioning an amendment of the Zoning Ordinance and Map so as to rezone and reclassify said property from its current zoning classification; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Burleson, Texas voted **7** to **1** to recommend denial to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classifications of **Agricultural (A)** to **Planned Development (PD)**; 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 PD, Planned Development District.

Section 2

The property shall be developed and used in accordance with the applicable provisions of the City of Burleson, Code of Ordinances, as amended, except to the extent modified by the Development Standards attached as Exhibit B.

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 _____, 2026.

_____
Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST: APPROVED AS TO FORM:

_____ _____
Amanda Campos, City Secretary E. Allen Taylor, Jr., City Attorney

ZC26-003

EXHIBIT "A"
LEGAL DESCRIPTION FOR
PROPOSED ZONING: INDUSTRIAL

All that certain lot, tract, or parcel of land, situated in a portion of the G.W. Parsons Survey, Abstract No. 689, the Samuel Myers Survey, Abstract No. 627 and the J.W. Rawls Survey, Abstract No. 728, City of Burleson, Johnson County, Texas, being all of that certain called 56.362 acre tract described in a deed to JBT Burleson recorded in Instrument No. 2013-12834 of the Deed Records of Johnson County, Texas (DRJCT), and being more completely described as follows, to-wit:

BEGINNING at a mag nail found for the most easterly Southeast corner of said 56.362 acre tract and being in County Road No. 518;

THENCE South 62 deg. 28 min. 56 sec. West along said County Road No. 518 and the Southeast line of said 56.362 acre tract, a distance of 1,313.51 feet to a 4" fence corner post for the most southerly Southeast corner of said 56.362 acre tract and the Southeast corner of a called 1.220 acre tract described in a deed to Christopher A. Reed and Natalie Reed recorded in Instrument No. 2015-3105 (DRJCT);

THENCE in a northwesterly direction departing said County Road No. 518 and continue along the Northeast line of said 1.220 acre tract and the Southwest line of said 56.362 acre tract the following three 3 courses;

1) North 04 deg. 49 min. 29 sec. West, a distance of 85.79 feet to a 4" fence corner post;

2) South 62 deg. 45 min. 28 sec. West, a distance of 27.70 fee to a 4" fence corner post;

3) North 19 deg. 42 min. 22 sec. West, a distance of 412.34 feet to a 4" fence corner post for the Northeast corner of said 1.220 acre tract and an ell corner of said 56.362 acre tract;

THENCE South 67 deg. 06 min. 28 sec. West along the Northwest line of said 1.220 acre tract and the Southeast line of said 56.362 acre tract, a distance of 117.66 feet to a 1/2" rebar capped found stamped "FORT WORTH SURVEYING", hereinafter referred to as 1/2" rebar capped found, for the Northwest corner of said 1.220 acre tract, an ell corner of said 56.362 acre tract and being in the Northeast line of a called 3.22 acre tract described in a deed to Christopher A. Reed and Natalie Reed recorded in Volume 2751, Page 724 (DRJCT);

THENCE North 22 deg. 56 min. 59 sec. West along said Northeast line and the Southwest line of said 56.362 acre tract, a distance of 91.15 feet to a 1/2" rebar found (disturbed) for the Northeast corner of said 3.22 acre tract and an ell corner of said 56.362 acre tract;

THENCE South 59 deg. 31 min. 54 sec. West along the Northwest line of said 3.22 acre tract and the Southeast line of said 56.362 acre tract, a distance of 305.58 feet to a 1/2" rebar capped found for an ell corner of said 56.362 acre tract, the most easterly Northeast corner of a called 2.66 acre tract described in a deed to Feghali Holdings, LLC recorded in Instrument No. 2022-38986 (DRJCT) and being in the Northwest line of a called 2.34 acre tract described in a deed to Chrsitopher A. Reed recorded in Instrument No. 2014-5852 (DRJCT);

THENCE North 29 deg. 48 min. 44 sec. West departing said Northwest line and continue along the Northeast line of said 2.66 acre tract and the Southwest line of said 56.362 acre tract, a distance

of 152.43 feet to a 1/2" rebar capped found for the most northerly Northeast corner of said 2.66 acre tract and an ell corner of said 56.362 acre tract;

THENCE South 60 deg. 06 min. 43 sec. West along the Northwest line of said 2.66 acre tract and the Southeast line of said 56.362 acre tract, a distance of 565.94 feet to a 1/2" rebar capped found for the Northwest corner of said 2.66 acre tract, the most westerly Southwest corner of said 56.362 acre tract and being in the Northeast right-of-way line of Interstate 35 W.;

THENCE North 31 deg. 36 min. 01 sec. West along said Northeast right-of-way line and the Southwest line of said 56.362 acre tract, a distance of 745.92 feet to a 1/2" rebar capped found for the Northwest corner of said 56.362 acre tract;

THENCE in a northeasterly direction departing said Interstate 35 W. and continue along the Northwest line of said 56.362 acre tract the following six (6) courses;

1) North 59 deg. 43 min. 27 sec. East, a distance of 109.88 feet to a 1/2" rebar capped found;

2) North 64 deg. 37 min. 42 sec. East, a distance of 129.36 feet to a 1/2" rebar capped found;

3) North 69 deg. 24 min. 06 sec. East, a distance of 585.60 feet to a 1/2" rebar capped found;

4) North 69 deg. 40 min. 06 sec. East, a distance of 65.95 feet to a 1/2" rebar capped found;

5) North 62 deg. 24 min. 00 sec. East, a distance of 636.56 feet to a 1/2" rebar capped found;

6) North 60 deg. 14 min. 00 sec. East, a distance of 692.03 feet to a 1/2" rebar capped found for the Northeast corner of said 56.362 acre tract;

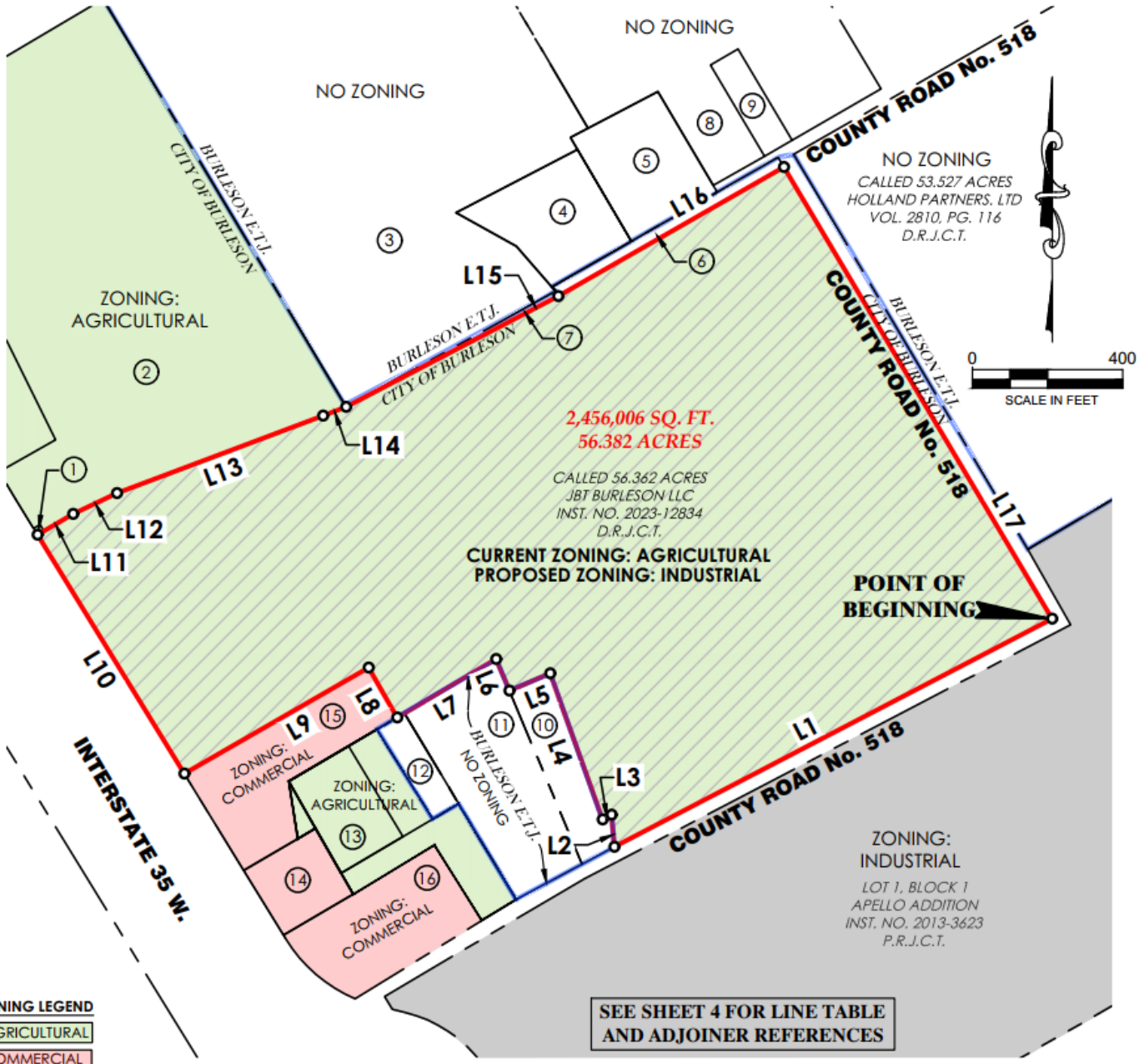
THENCE South 30 deg. 43 min. 15 sec. East along the Northeast line of said 56.362 acre tract, a distance of 1,397.25 feet to the **POINT OF BEGINNING**, containing *2,456,006 square feet or 56.382 acres of land*, more or less.

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

STATE OF TEXAS
REGISTERED
JOHN N. ROGERS
6372
PROFESSIONAL
LAND SURVEYOR

4/2/2026

GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy • Grapevine, TX 76051 • 817.329.4373
TxEng Firm #F-2944 • TxSurv Firm #10021700
gmcivil.com



ZONING LEGEND

- AGRICULTURAL
- COMMERCIAL
- INDUSTRIAL
- CITY LIMIT LINE

EXHIBIT "A" MAP SHOWING PROPOSED ZONING : INDUSTRIAL, SITUATED IN A PORTION OF THE G.W. PARSONS SURVEY, ABSTRACT NO. 689, SAMUEL MYERS SURVEY, ABSTRACT NO. 627, J.W. RAWLS SURVEY, ABSTRACT NO. 728, CITY OF BURLESON, JOHNSON COUNTY, TEXAS

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

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

Job No.:	25068	Scale:	1"=400'
Drafted:	L.J.C.	Checked:	J.N.R.
Surveyed on the Ground:			3/24/2026
Date Prepared:			4/2/2026
Revised:	.	Revised:	.

Sheet 3 of 4

STATE OF TEXAS
REGISTERED
JOHN N. ROGERS
6372
PROFESSIONAL
LAND SURVEYOR

Date Signed: 4/2/2026

8-Burleson 50Ac \COGD\ZONING DOCS\25068-ZONING.dwg

ADJOINER REFERENCES:

1. *REMAINDER OF TRACT 3*
CALLED 2.67 ACRES
BILL G. MARTIN & WIFE, MARTHA M. MARTIN
VOL. 529, PG. 367
D.R.J.C.T.

2. *CALLED 21.841 ACRES*
JOCO HOLDING CORPORATION
INST. NO. 2020-38676
D.R.J.C.T.

3. *CALLED 29.492 ACRES*
DAVID BELEK
INST. NO. 2019-19628
D.R.J.C.T.

4. *REMAINDER OF*
CALLED 2.00 ACRES
MICHELLE NICOLE GREENE
INST. NO. 2013-19930
D.R.J.C.T.

5. *REMAINDER OF*
CALLED 2.00 ACRES
AARON MICHAEL GREENE
INST. NO. 2013-19929
D.R.J.C.T.

6. *CALLED 0.476 ACRES*
AARON GREENE & MICHELLE GREENE
INST. NO. 2020-23509
D.R.J.C.T.

7. *REMAINDER OF TRACT 1*
CALLED 152.1 ACRES
BILL G. MARTIN & WIFE, MARTHA M. MARTIN
VOL. 529, PG. 367
D.R.J.C.T.

8. *TRACT 1*
CALLED 33.45 ACRES
RODNEY ROSENAUER AND PEGGY ROSENAUER
VOL. 2985, PG. 559
D.R.J.C.T.

9. *TRACT TWO*
CALLED 0.55 ACRES
RODNEY AND PEGGY ROSENAUER
VOL. 2985, PG. 559
D.R.J.C.T.

10. *CALLED 1.220 ACRES*
CHRISTOPHER A. REED
AND NATALIE REED
INST. NO. 2015-3105
D.R.J.C.T.

11. *CALLED 3.22 ACRES*
CHRISTOPHER A. REED
AND NATALIE REED
VOL. 2751, PG. 724
D.R.J.C.T.

12. *REMAINDER OF*
CALLED 2.34 ACRES
CHRISTOPHER A. REED
INST. NO. 2014-5852
D.R.J.C.T.

13. *TRACT 2*
CALLED 1.222 ACRES
TILLAR BURLESON BLVD PARTNERS, LP
INST. NO. 2025-1750
D.R.J.C.T.

14. *TRACT 1*
TILLAR BURLESON BLVD PARTNERS, LP
INST. NO. 2025-1750
D.R.J.C.T.
LOT 1, BLOCK 1
HORTON ADDITION
VOL. 10, PG. 691
P.R.J.C.T.

15. *CALLED 2.66 ACRES*
FEGHALI HOLDINGS, LLC
INST. NO. 2022-38986
D.R.J.C.T.

16. *REMAINDER OF CALLED 5.90 ACRES*
GUY R. KINCAID AND WIFE,
TINA KNCAID
INST. NO. 2014-2822
D.R.J.C.T.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S62°28'56"W	1313.51'
L2	N04°49'29"W	85.79'
L3	S62°45'28"W	27.70'
L4	N19°42'22"W	412.34'
L5	S67°06'28"W	117.66'
L6	N22°56'59"W	91.15'
L7	S59°31'54"W	305.58'
L8	N29°48'44"W	152.43'
L9	S60°06'43"W	565.94'
L10	N31°36'01"W	745.92'
L11	N59°43'27"E	109.88'
L12	N64°37'42"E	129.36'
L13	N69°24'06"E	585.60'
L14	N69°40'06"E	65.95'
L15	N62°24'00"E	636.56'
L16	N60°14'00"E	692.03'
L17	S30°43'15"E	1397.25'

EXHIBIT "A" MAP SHOWING PROPOSED ZONING : INDUSTRIAL, SITUATED IN A PORTION OF THE G.W. PARSONS SURVEY, ABSTRACT NO. 689, SAMUEL MYERS SURVEY, ABSTRACT NO. 627, J.W. RAWLS SURVEY, ABSTRACT NO. 728, CITY OF BURLESON, JOHNSON COUNTY, TEXAS

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

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Job No.:	25068	Scale:	NONE	Sheet 4 of 4
Drafted:	L.J.C.	Checked:	J.N.R.	
Surveyed on the Ground:		3/24/2026		
Date Prepared:		4/2/2026		
Revised:	.	Revised:	.	

STATE OF TEXAS
REGISTERED
JOHN N. ROGERS
6372
PROFESSIONAL
LAND SURVEYOR

Date Signed: 4/2/2026

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EXHIBIT "B"
DEVELOPMENT STANDARDS

A. Applicability

All development located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this zoning ordinance. All City of Burleson Engineering standards will be adhered to unless otherwise specified in this document or in the approval process of engineering plans.

B. Base Zoning District

The property shall be developed and used in accordance with the base zoning district of the "I, Industrial District" with additional land use regulations as given in the Business Park Overlay District, Appendix B, Section(s) 103-4 and 103-5; and as stated below. The approval of the subject PD will remove any and all requirements associated with the IH-35 Overlay from the subject tract.

a. Primary uses: In addition to permitted uses of the underlying districts, following uses are allowed:

Corporate headquarters
Data processing, hosting, and related services
Logistics facilities
Motel or hotel
Office, business and professional
Office, medical or dental
Park or public playground
Research and development facilities
Retail shop
Warehousing for storage and distribution
Cold storage, freezer, cooler, and food processing facilities

b. Accessory uses:

Auto laundry/carwash
Automotive fuel sales
Battery Charging Area
Caretaker's or guard's residence
Mechanical bay

c. Uses allowed with specific use permit:

Antenna facility-Subject to compliance with all the provisions of City of Burleson Code of Ordinances, Appendix B, Zoning Ordinance, Section 44

Antenna Facilities with the following additional conditions:
Shall be concealed from public right-of-way; or
Shall be screened from public view.
Medical care facilities

d. **Prohibited uses:** The following uses are prohibited:

Animal pound, private
Asphalt/concrete batching (permanent)
Auto glass, seat cover, muffler shop
Auto impoundment
Auto, new used auto sales (outdoors)
Auto painting or body shop
Auto parts and accessory sales (with outside storage)
Auto repair garage
Auto sales or auction
Automobile/truck rental service
Brick kiln or tile plant
Cement or hydrated lime
Cleaning plant, commercial
Contractors, electrical/mechanical/plumbing (with outside storage)
Contractor, storage equipment
Custom personal service shop
Dump or sanitary landfill
Dyeing/laundry plant, commercial
Go-cart track
Hatchery
Hauling or storage company
Heavy machinery sales/repair
Kennel
Livestock auction
Maintenance and repair services for buildings
Massage, therapeutic
Motorcycle sales and repair
Monopole antenna
Open salvage yard
Open storage of commercial goods
Paint shop
Parking lot or structure, commercial (auto)
Parking lot, trucks/trailers
Plumbing shop (with outside storage)

Sand/ gravel extraction storage (outside)
Sewage pumping station
Sewage treatment plant
Sexually oriented business.
Stable or barn, private
Taxidermy
Tire retread, recapping and storage
Trailer, manufactured home sales, rental, assembly and manufacturing
Topsoil/sand extraction/storage
Veterinarian, office only
Veterinarian hospital
Veterinarian with outside animal pens
Welding or machine shop
Wrecking or auto salvage yard

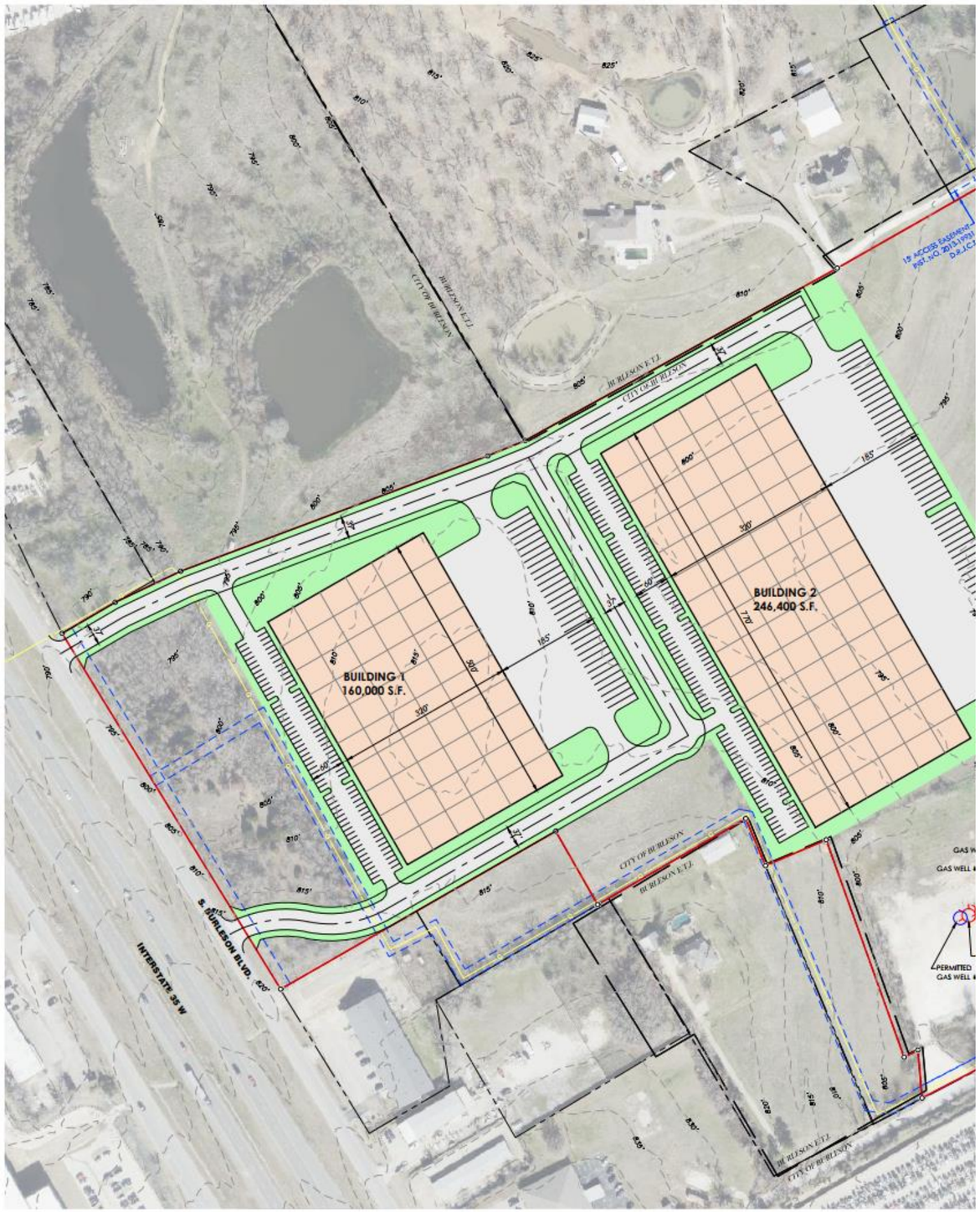
C. Development Regulations

Development will be held to the requirements of the "Business Park Design Standards" as given in the City of Burleson Code of Ordinances, Appendix C, Article VII.

Notwithstanding the foregoing, buildings used for cold storage, freezer, cooler, refrigerated, or temperature-controlled space ("Cold Storage Buildings") may be constructed with insulated metal panels (IMP) or similar metal wall panel systems. This provision affirms the exemption already provided in the Business Park Design Standards Section 7-50(a)(4). The facade articulation standards of Section 7-50(b) shall continue to apply to Cold Storage Buildings and may be satisfied through variation in metal panel color, profile, or module, or through any other method listed in Section 7-50(b).

D. Preliminary Site Plan

The provided Conceptual Site Plan is preliminary in nature and is provided based on anticipated speculative development of the site. The Conceptual Site Plan is illustrative only and is not regulatory. The number, size, location, orientation, and configuration of buildings, lots, drives, and parking may be modified at the time of site plan or plat approval. Any such modification that results in a variation of not more than fifteen percent (15%) in the cumulative building square footage depicted on the Conceptual Site Plan shall be deemed in general conformance with the Conceptual Site Plan and may be approved administratively by City Staff without requiring an amendment to this Planned Development District.


BUILDING 1
160,000 S.F.
BUILDING 2
246,400 S.F.
CITY OF BURLESON
BURLESON E.T.J.
INTERSTATE 35 W
S. BURLESON BLVD.
PERMITTED
GAS WELL

City Council Regular Meeting

DEPARTMENT: **Development Services**

FROM: **Tony McIlwain, Director**

MEETING: **August 17, 2026**

SUBJECT:

9028 CR 1019 and 2100 Lakewood Drive (ZC26-005): Hold a public hearing and consider and take possible action on a zoning ordinance change request on approximately 32.297 acres of land from A, Agricultural and PD, Planned Development to MF2, Multiple-family dwelling district, generally located at 9028 CR 1019. (First and Final Reading) *(Staff Contact: Tony McIlwain, Development Services Director)* (The Planning and Zoning Commission recommended approval 8-0)

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 April 13, 2026, an application was submitted by Justin Bond with RA Development on behalf of David Shanks (MCPC 18, LLC), Burleson Development Inc and Burleson 4A Corporation for the rezoning of approximately 32.297 acres of land for future multi-family residential development.

DEVELOPMENT OVERVIEW:

Prior to any development of the site, platting and a site plan will be required. If the zoning change request is approved, all development will have to conform to the requirements and land uses of the MF2, Multiple-family dwelling district. Primary uses allowed in MF2 include; colleges, public community centers, multiple-family residential, municipal buildings, parks, religious institutions, and schools. The maximum density in the MF2 district is 24 dwelling units per acre with a height

not to exceed three stories. Landscaping and overall design of the site would be in compliance with Appendix C, Article VIII; Multi-Family Design Standards.

Zoning and Land Use Table

	Zoning	Use
Subject Site	Burleson ETJ	Predominantly Undeveloped
North	Burleson ETJ	Predominantly Undeveloped
East	PD, Planned Development	Chisholm Summit
South	PD, Planned Development	Hooper Business Park
West	PD, Planned Development	Hooper Business Park

This site is designated in the Comprehensive Plan as Neighborhoods

This category is predominantly residential with traditional development patterns but should allow for a mix of densities, lot sizes, housing types, and styles.

Staff has determined that the requested zoning district aligns with the Comprehensive Plan and development patterns anticipated in this area. Development of multifamily adjacent to the Hooper Business Park provides housing options to achieve the economic goals of the Business Park.

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 rezoning request.

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

7/28/2026: Planning and Zoning Commission recommended approved of a zoning change request.

6/18/2026: Annexation request approved by City Council.

10/3/2022: Annexation request approved by City Council (Hooper Business Park).

10/3/2022: Zoning Change request approved by City Council (Hooper Business Park PD).

9/13/2022: Planning and Zoning Commission recommended approved of a zoning change request (Hooper Business Park PD).

REFERENCE:

ARTICLE VIII: MULTI-FAMILY DESIGN STANDARDS - City of Burleson, TX

FISCAL IMPACT:

N/A.

STAFF CONTACT:

Tony McIlwain
Development Services Director
tmcilwain@burlesontx.com
817-426-9684

Case ZC26-005

PRESENTED TO CITY COUNCIL 8.17.2026

TONY MCILWAIN

DEVELOPMENT SERVICES DIRECTOR

ZC – 9028 CR 1019

Location:

- 9028 CR 1019 and 2100 Lakewood Drive
- In vicinity of Hooper Business Park

Applicant:

- Justin Bond (RA Development)
- Burlson Development Inc., EDC 4A and MPC18,LLC (Owners)

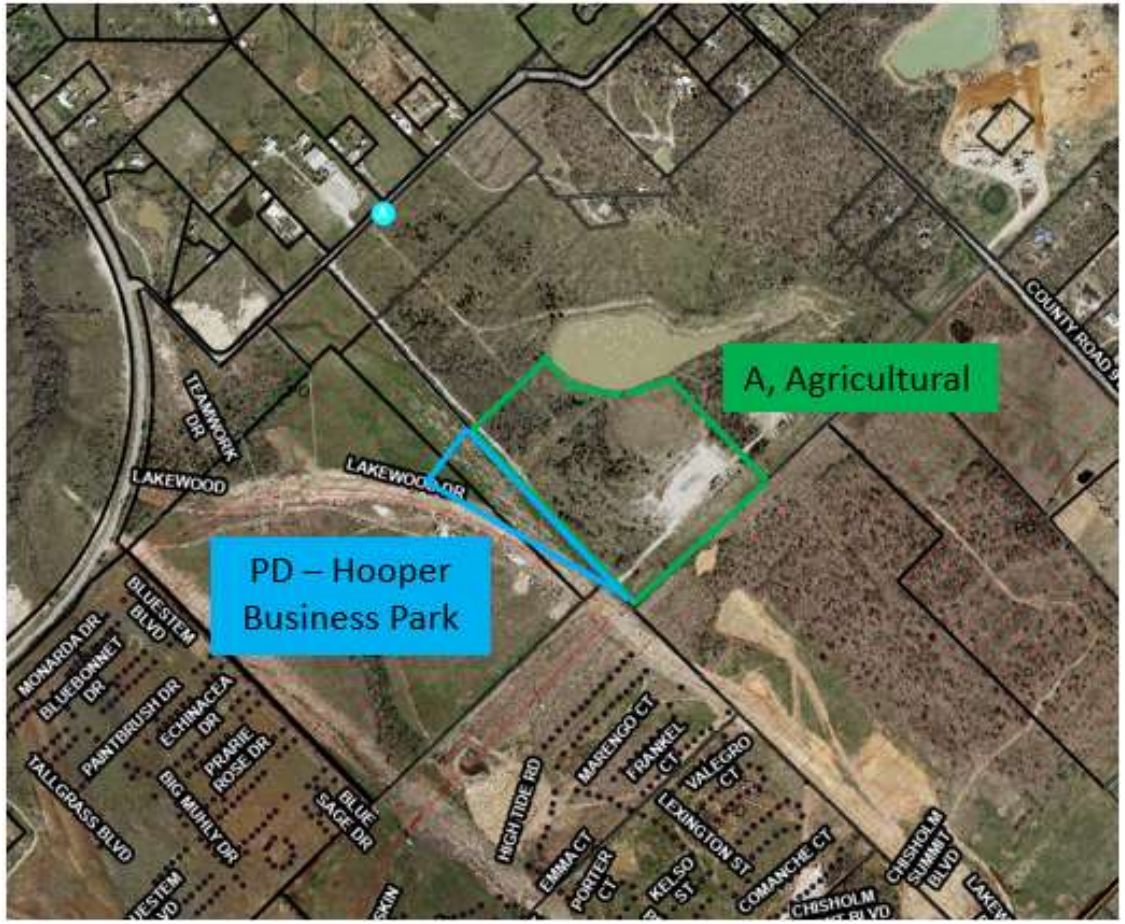
Item for approval:

Zoning Change from “A” Agricultural and “PD” Planned Development to “MF2” Mult-family dwelling district(Case ZC26-005).



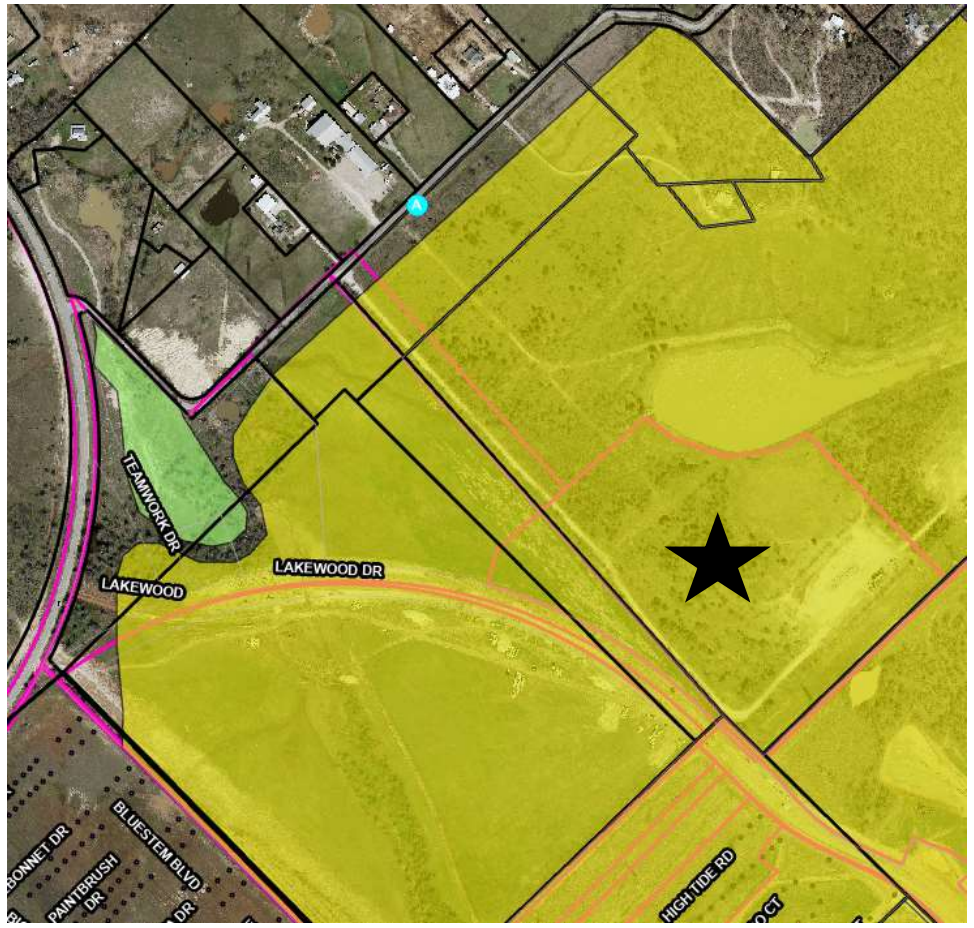
Zoning

A, Agricultural and PD, Planned Development



Comprehensive Plan

Neighborhoods



Economic Development

- The approved 380 agreement allows the Burleson Economic Development Corporation 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.



ZC – 9028 CR 1019

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.



ZC – 9028 CR 1019

P&Z Summary:

- Recommended approval 8-0
- Commissioners inquired about Multi-Family Needs Study for the City of Burlson and the proposed land swap.
- No speakers

Staff Recommendation:

- Staff has determined that the requested zoning district of MF2 is appropriate at this location and would align with the Comprehensive Plan.
- Staff recommends approval of the ordinance.

Neighborhoods

This category is predominantly residential with traditional development patterns but should allow for a mix of densities, lot sizes, housing types, and styles. The primary uses in this category include single-family residences, including a range of densities from large, agricultural lots to suburban neighborhood lots. Patio homes, and townhomes may be appropriate in certain locations, especially when part of a master planned community. Multi-family dwelling units as part of a mixed-use development may be appropriate. Supporting and complementary uses, such as open space, schools and other public or civic uses, and limited small-scale neighborhood commercial uses, are also encouraged in this category.

Neighborhoods in this category should have increased pedestrian connectivity that includes sidewalks, trails and greenbelts with hike and bike trails. Retail and commercial uses in the area should be located along larger thoroughfares and should be developed in harmony with the residential character.

Corresponding zoning districts may include (but are not limited to):

- SFE, Single-Family Estate
- SF16/SF10/SF7, Single-Family Dwelling
- SFA, Single-Family Dwelling (Attached)

The following uses may be appropriate at certain locations:

- NS, Neighborhood Services
- GR, General Retail
- 2F, Two-Family Dwelling
- MF1/MF2, Multi-Family





Approve

Deny

Questions / Comments

Tony McIlwain
Development Services Director
tmcilwain@burlesontx.com
817.426.9684

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 32.297 ACRES OF LAND, SITUATED IN A PORTION OF THE DENNIS DYKES SURVEY, ABSTRACT NO.229, MARTHA A. HUFF SURVEY, ABSTRACT NO. 353, AND FRANCIS A. CLARIDGE SURVEY, ABSTRACT NO. 142, AND FURTHER DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION, FROM "PD" PLANNED DEVELOPMENT AND "A" AGRICUTURAL TO "MF2" MULTIPLE-FAMILY DWELLING DISTRICT,; 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 **Justin Bond** on behalf of **MCP18 LLC., Burleson Development Inc., and Burleson 4A Economic Development Corporation**, on **April 13, 2026**, under **Case Number ZC26-005**, 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 **8** to **0** to recommend approval to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classifications of **Planned Development (PD) and Agricultural (A)** to **Multi-Family (MF2)**; 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 **Planned Development (PD) and 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 PD, Planned Development district and A, Agricultural to the MF2, Multiple-family dwelling district.

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:

_____
Amanda Campos, City Secretary

APPROVED AS TO FORM:

_____
E. Allen Taylor, Jr., City Attorney

EXHIBIT “A”

LEGAL DESCRIPTION:

EXHIBIT "A"
LEGAL DESCRIPTION FOR
TRACT 1
PROPOSED ZONING – "MF-2"

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

BEGINNING at a steel fence post found in the Southwest line of said 127.399 acre tract, the North corner of a called 62.131 acre tract described in a deed to Burleson Development, Inc. recorded in Instrument No. 2017-24891 (DRJCT), and the East corner of a called 92.304 acre tract described in a deed to Burleson 4A Economic Development Corporation recorded in Instrument No. 2021-21498 (DRJCT);

THENCE North 41 deg. 46 min. 33 sec. West departing said deed lines, continue along said Southwest line, a distance of 1,125.59 feet;

THENCE North 48 deg. 13 min. 27 sec. East departing said Southwest line, a distance of 579.65 feet;

THENCE South 51 deg. 59 min. 17 sec. East, a distance of 139.36 feet;

THENCE South 71 deg. 14 min. 31 sec. East, a distance of 236.28 feet;

THENCE North 81 deg. 42 min. 47 sec. East, a distance of 213.17 feet;

THENCE North 62 deg. 02 min. 51 sec. East, a distance of 134.23 feet;

THENCE South 43 deg. 44 min. 07 sec. East, a distance of 821.95 feet to a point in the Southeast line of said 127.399 acre tract and the Northwest line of a called 133.323 acre tract described in a deed to ALTA BURL LP recorded in Instrument No. 2017-24915 (DRJCT);

THENCE South 46 deg. 15 min. 53 sec. West along said Southeast and Northwest lines, a distance of 281.57 feet to a 1/2" rebar found;

THENCE South 46 deg. 00 min. 45 sec. West along said Southeast and Northwest lines, a distance of 399.86 feet to a 1/2" rebar found;

THENCE South 45 deg. 58 min. 47 sec. West along said Southeast and Northwest lines, a distance of 361.63 feet to a steel fence corner found for the South corner of said 127.399 acre tract, the West corner of said 133.323 acre tract, and being in the Northeast line of said 62.131 acre tract;

THENCE North 45 deg. 25 min. 05 sec. West along said Northeast line and the Southwest line of said 127.399 acre tract, a distance of 228.12 feet to the **POINT OF BEGINNING**, containing *1,219,006 square feet or 27.985 acres of land*, more or less.

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

Exhibit map attached and made a part hereof.

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

All that certain lot, tract, or parcel of land, situated in a portion of the Francis A. Claridge Survey, Abstract No. 142, City of Burleson, Johnson County, Texas, being part of that certain called 62.131 acre tract described in a deed to Burleson Development, Inc. recorded in Instrument No. 2017-24891 of the Deed Records of Johnson County, Texas (DRJCT), and being more completely described as follows, to-wit:

BEGINNING at a steel fence post found for the North corner of said 62.131 acre tract, the East corner of a called 92.304 acre tract described in a deed to Burleson 4A Economic Development Corporation recorded in Instrument No. 2021-21498 (DRJCT), and being in the Southwest line of a called 127.399 acre tract described in a deed to MCP18 LLC recorded in Instrument No. 2025-28910 (DRJCT);

THENCE South 45 deg. 25 min. 05 sec. East along said Southwest line and the Northeast line of said 62.131 acre tract, a distance of 228.12 feet to a steel fence post found for the South corner of said 127.399 acre tract and the West corner of a called 133.323 acre tract described in a deed to ALTA BURL LP recorded in Instrument No. 2017-24915 (DRJCT);

THENCE South 45 deg. 58 min. 47 sec. West departing said deed lines, a distance of 38.97 feet;

THENCE North 45 deg. 32 min. 35 sec. West, a distance of 228.74 feet to a point in the Northwest line of said 62.131 acre tract and the Southeast line of said 92.304 acre tract;

THENCE North 46 deg. 51 min. 45 sec. East along said Northwest and Southeast lines, a distance of 39.48 feet to the **POINT OF BEGINNING**, containing *8,955 square feet or 0.206 acres of land*, more or less.

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

Exhibit map attached and made a part hereof.

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

All that certain lot, tract, or parcel of land, situated in a portion of the Dennis Dykes Survey, Abstract No. 229 and the Martha A. Huff Survey, Abstract No. 353, City of Burleson, Johnson County, Texas, being part of that certain called 92.304 acre tract described in a deed to Burleson 4A Economic Development Corporation recorded in Instrument No. 2021-21498 of the Deed Records of Johnson County, Texas (DRJCT), and being more completely described as follows, to-wit:

BEGINNING at a steel fence post found for the East corner of said 92.304 acre tract, the North corner of a called 62.131 acre tract described in a deed to Burleson Development, Inc. recorded in Instrument No. 2017-24891 (DRJCT), and being the the Southwest line of a called 127.399 acre tract described in a deed to MCP18 LLC recorded in Instrument No. 2025-28910 (DRJCT);

THENCE South 46 deg. 51 min. 45 sec. West departing said deed lines, continue along the Southeast line of said 92.304 acre tract and the Northwest line of said 62.131 acre tract, a distance of 39.48 feet;

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

THENCE in a northwesterly direction along said curve to the left, an arc distance of 1,026.01 feet;

THENCE North 15 deg. 51 min. 29 sec. East non-tangent to said curve, a distance of 147.52 feet;

THENCE North 48 deg. 13 min. 27 sec. East, a distance of 234.67 feet to a point on the Northeast line of said 92.304 acre tract and the Southwest line of said 127.399 acre tract;

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

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



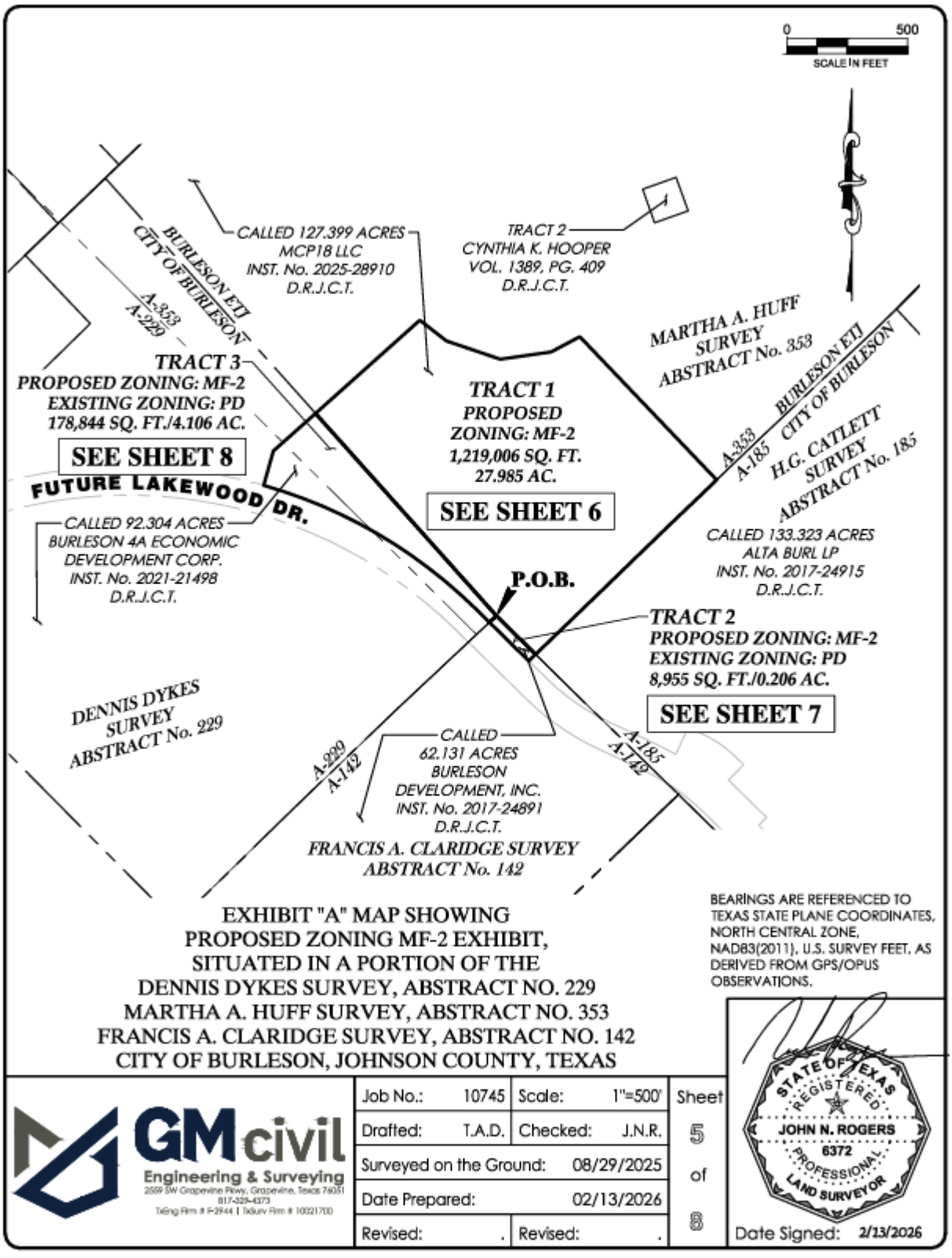


EXHIBIT "A" MAP SHOWING
PROPOSED ZONING MF-2 EXHIBIT,
SITUATED IN A PORTION OF THE
DENNIS DYKES SURVEY, ABSTRACT NO. 229
MARTHA A. HUFF SURVEY, ABSTRACT NO. 353
FRANCIS A. CLARIDGE SURVEY, ABSTRACT NO. 142
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

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

GMcivil
Engineering & Surveying
2599 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

Job No.:	10745	Scale:	1"=500'	Sheet 5 of 8
Drafted:	T.A.D.	Checked:	J.N.R.	
Surveyed on the Ground:		08/29/2025		
Date Prepared:		02/13/2026		
Revised:	.	Revised:	.	

STATE OF TEXAS
REGISTERED
JOHN N. ROGERS
6372
PROFESSIONAL
LAND SURVEYOR

Date Signed: 2/13/2026

City Council Regular Meeting

DEPARTMENT: **Development Services**

FROM: **Tony McIlwain, Director**

MEETING: **August 17, 2026**

SUBJECT:

Spillers-Houston Companies, TnT Builders and Raining Red at 201 W Bufford St., STE 103 & 105 (VAR26-012): Consider and take possible action on a resolution for a variance to Chapter 63, Sign Regulations, relating to number of sign cabinet signs per elevation, allowing for the addition of one (1) cabinet sign for a total of two (2) cabinet signs on the east building elevation. *(Staff Contact: Tony McIlwain, Development Services Director) (No Planning and Zoning Commission action was required for this item.)*

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 June 8, 2026, an application was submitted by Hunter Graphics (applicant) on behalf of David Shipman (owner) for the tenants, Spiller-Houston Companies, TNT Builders and Raining Red for a sign variance allowing for two sign cabinet signs on one elevation of the building. The tenant has remodeled suites 103 and 105 to now be one tenant space but with a Certificate of Occupancy that operates three business within the space. Per the sign code, only one sign cabinet sign is allowed per each elevation of the building for the lease space. The applicant was informed that the sign would need a variance as proposed. The applicant's justification for approval in granting the variance has been attached as Exhibit 4.

Planning Analysis

Section 63-38 (c) (Sign Cabinet) of the Sign Ordinance contains the following standard:

- Number of signs. One per elevation per certificate of occupancy.

Approval Standards in Granting a Variance.

(Chapter 63-Sign Regulations, Section 63-12(b) - Variances):

Consideration
Special conditions exist that are peculiar to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same vicinity. The City may attach such conditions to granting all or a portion of any variance necessary to achieve the purpose of this chapter.
The strict interpretation of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the vicinity under the terms of this chapter.
Special conditions and circumstances do not result from the actions of the applicant(s) and such conditions and circumstances do not merely constitute pecuniary hardship or inconveniences.
Granting the variance will meet the objectives of the ordinance and not be injurious to the adjoining property owners or otherwise detrimental to the public welfare
The request will be the minimum variance necessary to alleviate the special hardship or practical difficulties faced by the applicant in meeting the requirements of this chapter; and
Granting the variance will be in harmony with the spirit and purpose of this chapter.

RECOMMENDATION:

Staff is in support of the variances to Chapter 63, Sign Regulations, as requested.

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

8/19/2024: Variance request for 2 channel letter signs approved by City Council

REFERENCE:

https://ecode360.com/39934088#39934155

FISCAL IMPACT:

None

STAFF CONTACT:

Tony McIlwain
Development Services Director
tmcilwain@burlesontx.com
817-426-9684

Case VAR26-012

PRESENTED TO CITY COUNCIL– 8.17.2026

TONY MCILWAIN

DEVELOPMENT SERVICES DIRECTOR

VAR26-012 – 201 W Bufford

Location:

- 201 W Bufford

Applicant:

- Hunter Graphics (Applicant)
- David Shipman (Owner)

Item for approval:

Variance for two sign cabinet signs on one elevation of the building. (VAR26-012)



VAR26-012 – 201 W Bufford

Background :

Sign permits were submitted for a new business located at 201 W Bufford Street, Suite 103 & 105. The new business will be Spillers-Huston Companies, TnT Builders and Raining Red that will occupy the same lease space. The applicant would like to have two sign cabinet signs for the two businesses.

Request:

The applicant is requesting a variance to place two channel letter signs on the building elevation instead of the allowed one



VAR26-012 – 201 W Bufford

Sign Variance Summary :

Section 63-38(c) Sign Cabinet sign of the Sign Ordinance contains the following requirements:

Number of signs. One per elevation per certificate of occupancy.







Approve

Deny

Questions / Comments

Tony McIlwain
Development Services Director
tmcilwain@burlesontx.com
817.426.9684

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, FOR A VARIANCE OF CHAPTER 63, SIGN REGULATIONS, TO ALLOW FOR TWO SIGN CABINET SIGNS ON ONE ELEVATION OF THE BUILDING AT 201 W BUFFORD STREET SUITE 103 & 105.

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, Chapter 63, Sign Regulations, of the City of Burleson Code of Ordinances (2005) regulates the location, size, construction, erection, duration, use, and maintenance of signs within the jurisdiction of the City; and

WHEREAS, on June 8, 2026, an application was submitted by Mike Hunter (applicant) on behalf of David Shipman (Owner) requesting a sign variance to allow for the installation of two sign cabinet signs on one elevation per certificate of occupancy, and

WHEREAS, on August 17, 2026, the City Council made an inquiry into the matter and reviewed all the relevant information at a duly called public meeting, and

WHEREAS, the City Council finds and determines that special conditions exist that are peculiar to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same vicinity; and

WHEREAS, City Council finds and determines that the strict interpretation of Chapter 63 would deprive the applicant of rights commonly enjoyed by other properties in the vicinity under the terms of Chapter 63; and

WHEREAS, City Council finds and determines that the special conditions and circumstances do not result from the actions of the applicant(s) and such conditions and circumstances do not merely constitute pecuniary hardship or inconveniences; and

WHEREAS, City Council finds and determines that granting the variance will meet the objectives of the ordinance and not be injurious to the adjoining property owners or otherwise detrimental to the public welfare; and

WHEREAS, City Council finds and determines that the request will be the minimum variance necessary to alleviate the special hardship or practical difficulties faced by the applicant in meeting the requirements of Chapter 63; and

WHEREAS, City Council has determined that granting the variance will be in harmony with the spirit and purpose of Chapter 63; and

WHEREAS, the City Council finds and determines the conditions attached to the variance, if

any, are necessary to achieve the purpose of Chapter 63.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THAT:

Section 1.

City Council hereby grants a variance to Section 63-38(c) of Chapter 63, Sign Regulations, of the City of Burleson Code of Ordinances (2005) requiring one sign cabinet sign per elevation per certificate of occupancy, to allow for the addition of one (1) cabinet sign for a total of two (2) cabinet signs on the east building elevation.

Except as otherwise specified above, all other conditions, regulations, procedures, and rules of Chapter 63, Sign Regulations, of the City of Burleson Code of Ordinances (2005), as amended, shall apply to the signs at 201 W Bufford Street, Suite 103 &105.

Section 2.

This resolution shall take effect immediately from and after its passage.

PASSED, APPROVED, AND SO RESOLVED by the City Council of the City of Burleson, Texas, on the _____ day of _____, 20____.

_____
Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

_____
Amanda Campos, City Secretary

APPROVED AS TO LEGAL FORM:

_____
E. Allen Taylor, Jr., City Attorney

Hunter Signs

DESIGN • FABRICATION • INSTALLATION

Dear Members of the Burleson City Council,

We respectfully request approval of a variance permitting two exterior illuminated signs for Suite #103 at 201 W. Bufford St., Burleson, TX 76028.

Although the space is now designated as a single suite, it is occupied by two independent businesses that operate side-by-side within the same footprint. Each business maintains its own defined area, staff, clientele, and daily operations. Because both companies share the exterior entrance, clear and separate exterior identification is essential to ensure customers, vendors, and deliveries can accurately locate the business they intend to visit.

The attached renderings show that the proposed signs are visually balanced, separated by an existing brick column, and positioned directly above the windows corresponding to each business's interior location. The building's architecture naturally supports this layout, and the signage integrates cleanly with the façade without creating clutter or disrupting the character of the property.

We believe the proposed signage aligns with the spirit and intent of the City's sign ordinance. The signs enhance wayfinding, support the practical needs of two active businesses, and maintain the visual harmony of the surrounding commercial district. Granting this variance would allow both businesses to operate effectively while preserving the aesthetic standards of the area.

We appreciate your time and consideration of this request and welcome the opportunity to present it to the Council.

Thank you for your consideration,
Mike Hunter
Hunter Graphics
With acknowledgment from business owner Trey Spillers

7733 Harwell St. • Fort Worth, Texas 76108 • 817-246-4848 • Fax: 817-246-7583

City Council Regular Meeting

DEPARTMENT: **Development Services**

FROM: **Tony D. McIlwain, Development Services Director**

MEETING: **August 17, 2026**

SUBJECT:

Hold a public hearing and consider and take possible action on an ordinance amending the Comprehensive Plan 2020 Midpoint Update. *(First Reading) (Staff Contact: Tony D. McIlwain, Development Services Director) (Planning and Zoning Commission recommend approval by a vote of 8 to 0)*

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:

During the February 24, 2026, Planning and Zoning Commission meeting, Commissioners requested a joint meeting with the City Council to collaboratively discuss updates to the Comprehensive Plan 2020 Midpoint Update. The joint City Council/ Planning and Zoning Commission meeting was held on April 14th.

The following items were discussed during the joint meeting:

1. Regional Office/Commercial future land use category- explicitly allow apartment complexes, where adequate infrastructure and connectivity exist;

2. Chisholm Trail Corridor future land use category- include medium-to-high density residential use as part of mixed-use developments.

3. Transit-Oriented Development future land use category- redesignate to Community Commercial (along Alsbury and SW Hulen) and Mixed Use for remaining areas.

4. Employment Growth Center future land use category- inclusion of heavy and high energy industrial uses.

5. Addendum to catalog-
   - Text and map changes are approved by the Council.
   - Plan Goals/Actions have been completed or need to be revised.

6. Notation to the Future Land Use Map- *"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."*

RECOMMENDATION:

The Planning and Zoning Commission recommended approval of the amendments to the Comprehensive Plan 2020 Midpoint Update by a vote of 8 to 0.

Staff recommends approval of the amendments to the Comprehensive Plan 2020 Midpoint Update.

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

- *February 4, 2026:* Planning Staff provided this presentation to the Infrastructure & Development Committee.
- *February 24, 2026*: Planning Staff provided this presentation to the Planning and Zoning Commission.
- *March 23, 2026*: Planning Staff provided this presentation to the City Council.
- *April 14, 2026*: Planning Staff provided this presentation to the joint City Council and Planning and Zoning Commission.
- *July 28, 2026*: Planning and Zoning Commission conducted a public hearing on the amendments to the 2020 Midpoint Update.

REFERENCE:

Comprehensive Plan | Burleson, TX - Official Website

FISCAL IMPACT:

Proposed Expenditure/Revenue: n/a
Account Number(s): n/a
Fund: n/a
Account Description: n/a
Procurement Method: n/a

STAFF CONTACT:

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

Amendments to Comprehensive Plan 2020 Midpoint Update

8.17.26: Planning & Zoning Commission

Development Services Department

Comprehensive Plan 2020 Midpoint Update

- The purpose of this item is to hold a public hearing and take possible action on an ordinance amending the Comprehensive Plan 2020 Midpoint Update.

- Staff has presented these amendments over multiple public meetings.

Presentation History

- ***February 4, 2026:*** Planning Staff provided this presentation to the Infrastructure & Development Committee.
- ***February 24, 2026***: Planning Staff provided this presentation to the Planning and Zoning Commission.
- ***March 23, 2026***: Planning Staff provided this presentation to the City Council.
- ***April 14, 2026***: Planning Staff provided this presentation the joint City Council and Planning and Zoning Commission.
- ***July 28, 2026***: Planning and Zoning Commission conducted a public hearing on the amendments to the 2020 Midpoint Update.

504

Proposed Amendments

1. Regional Office/Commercial future land use category- explicitly allow apartment complexes, where adequate infrastructure and connectivity exist;
2. Chisholm Trail Corridor future land use category- include medium-to-high density residential use as part of mixed-use developments.
3. Transit-Oriented Development future land use category- redesignate to Community Commercial (along Alsbury and SW Hulen) and Mixed Use for remaining areas.

505

Proposed Amendments (cont'd.)

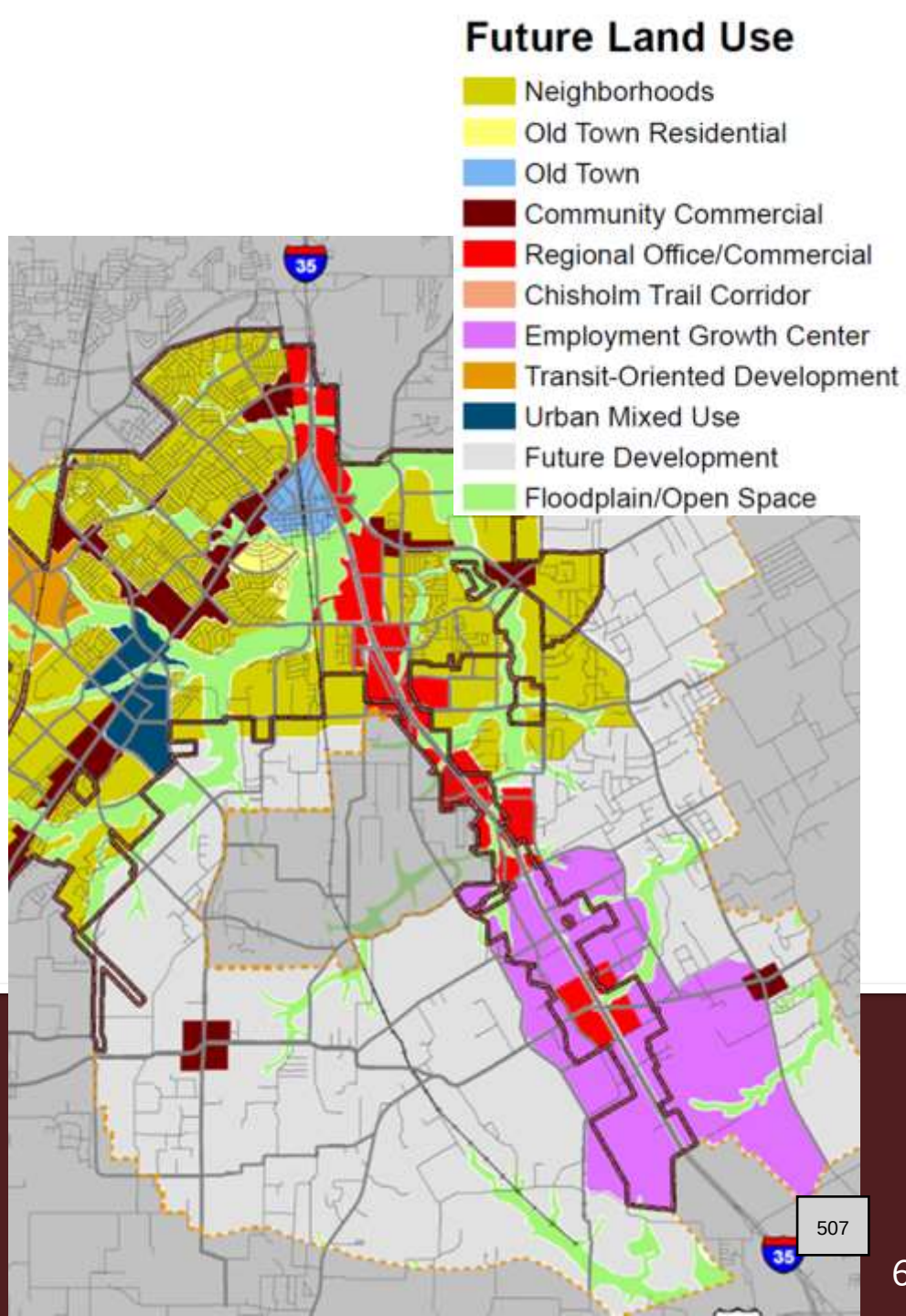
4. Employment Growth Center future land use category- inclusion of heavy and high energy industrial uses.
5. Addendum to catalog-

- Text and map changes are approved by the Council.
- Plan Goals/Actions have been completed, or need to be revised.

6. Notation on Future Land Use Map- containing the following clearly visible statement: "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

Regional Office/Commercial/ Multifamily

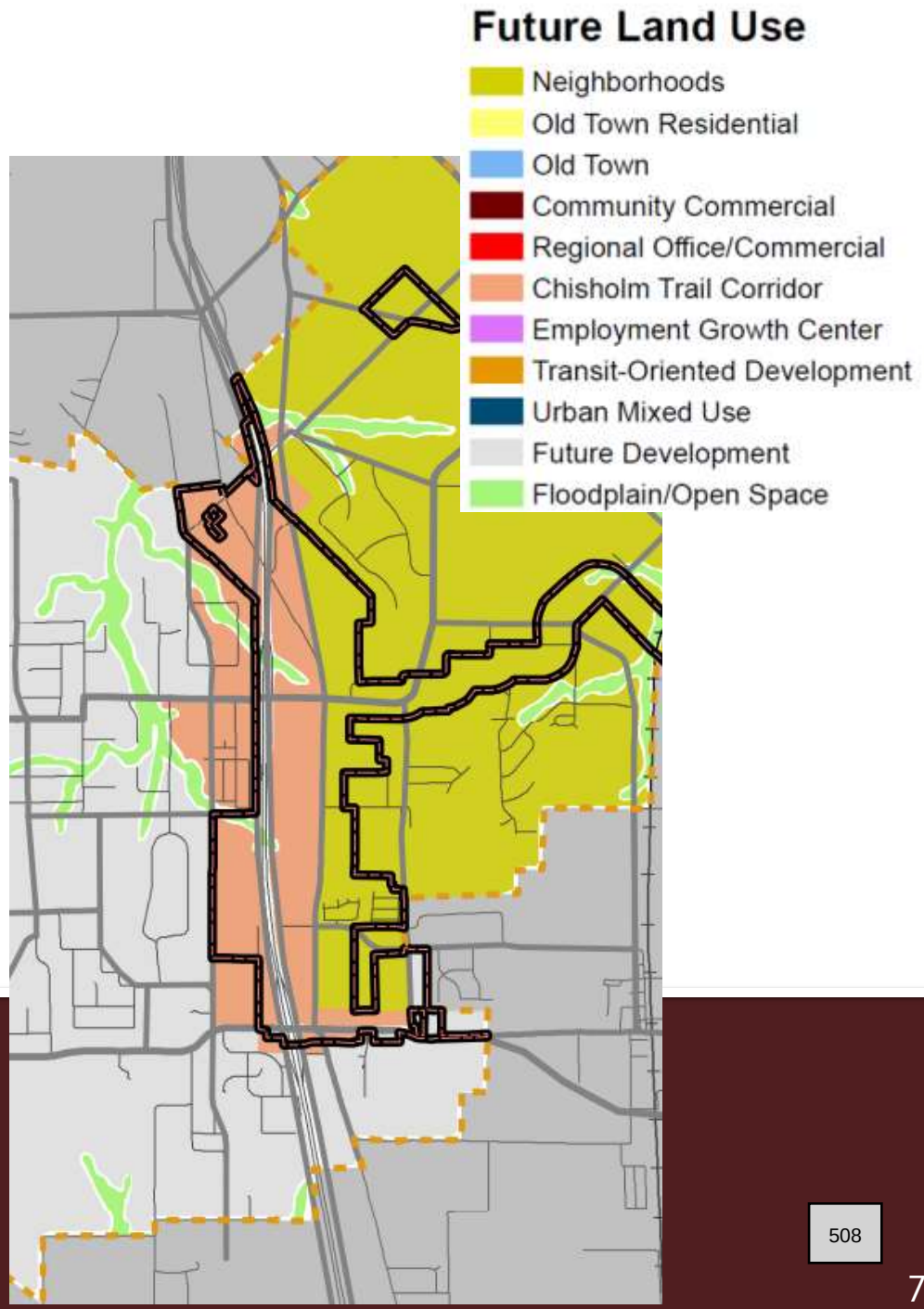
- This land use category is intended for uses with regional emphasis due to the area's high visibility.
- Uses such as large retail centers, hotels, restaurants, and corporate or professional offices are encouraged.
- Remove text: ~~Medium to high density residential may be allowed as part of a mixed-use development.~~
- New text: Apartments complexes may be suitable on parcels within the IH-35 overlay of this future land use category that also have adequate infrastructure and connectivity to support density.
- This area should be served by a well-designed street system to facilitate quality developments.
- Due to the visibility from roadways, architectural design and screening are important.



Corresponding Zoning Districts:
GR, C, (add Multifamily Dwelling District and Planned Development)

Chisholm Trail Corridor

- Land uses should be primarily nonresidential with the primary uses being large scale professional campuses (e.g., office parks, medical centers)
- Complimentary large-scale retail may also be appropriate if the development is coordinated and emphasizes quality building and site design.
- Robust landscaping and pedestrian and vehicular connectivity should be emphasized to reflect a positive image of Burleson along this major corridor.
- New text: Medium to high density single-family and multifamily residential may be allowed as part of a mixed-use developments on non major intersection parcels as adequate infrastructure and connectivity becomes available.



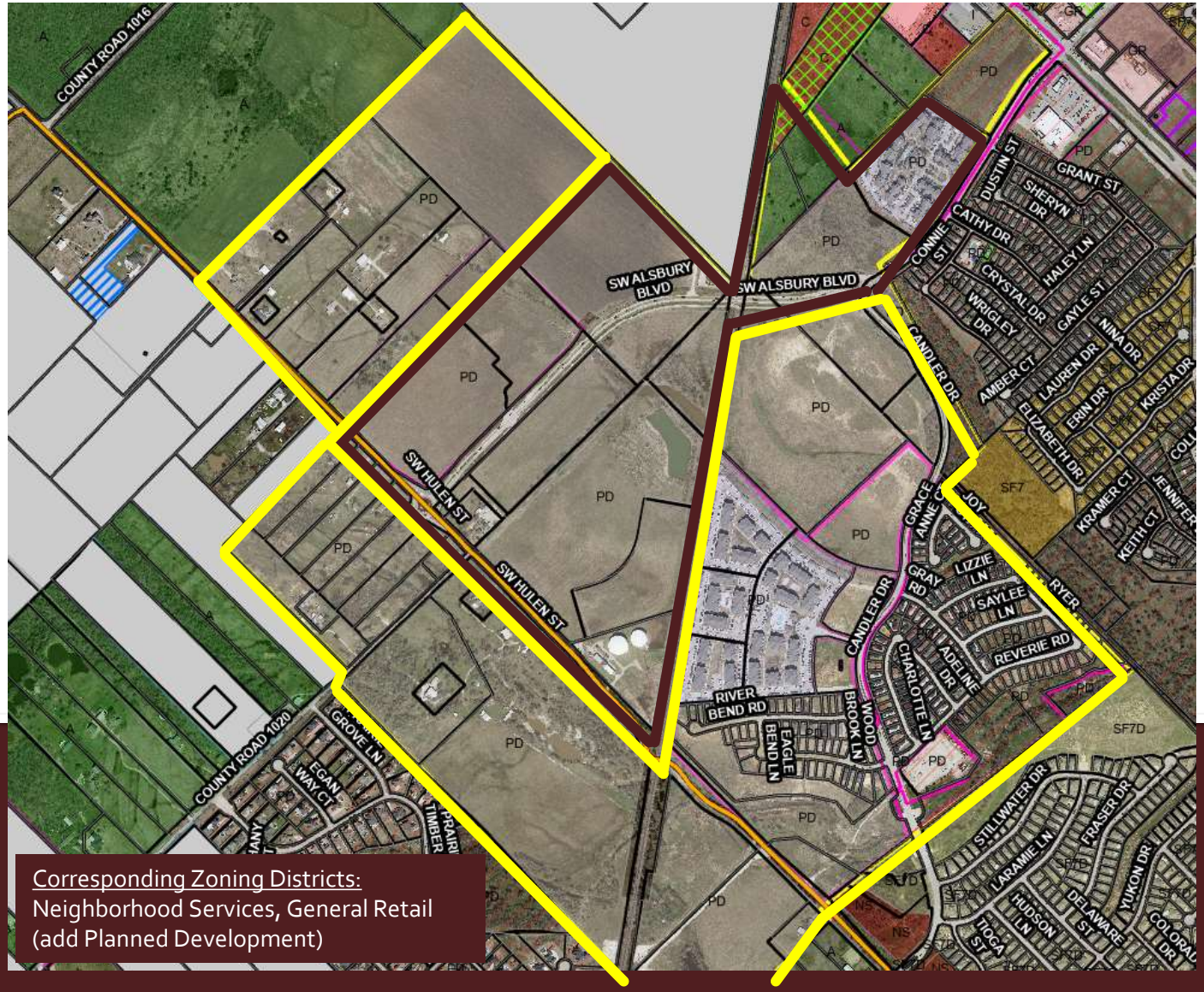
Corresponding Zoning Districts:
General Retail, Commercial (add Planned Development)

508

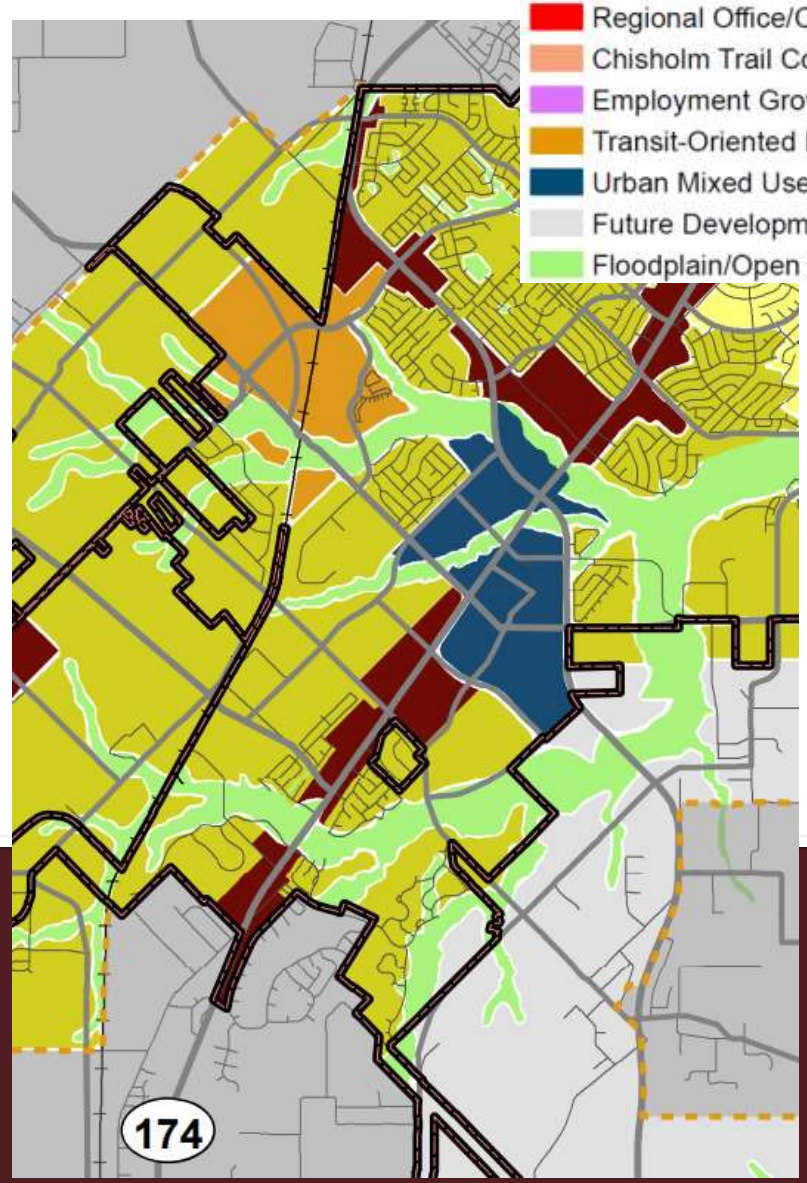
Re-designating Transit-Oriented Development Category

Incorporate areas along Alsbury and SW Hulen Intersection into Community Commercial

Remaining areas re-designate as new Mixed Use FLUM category (PD)



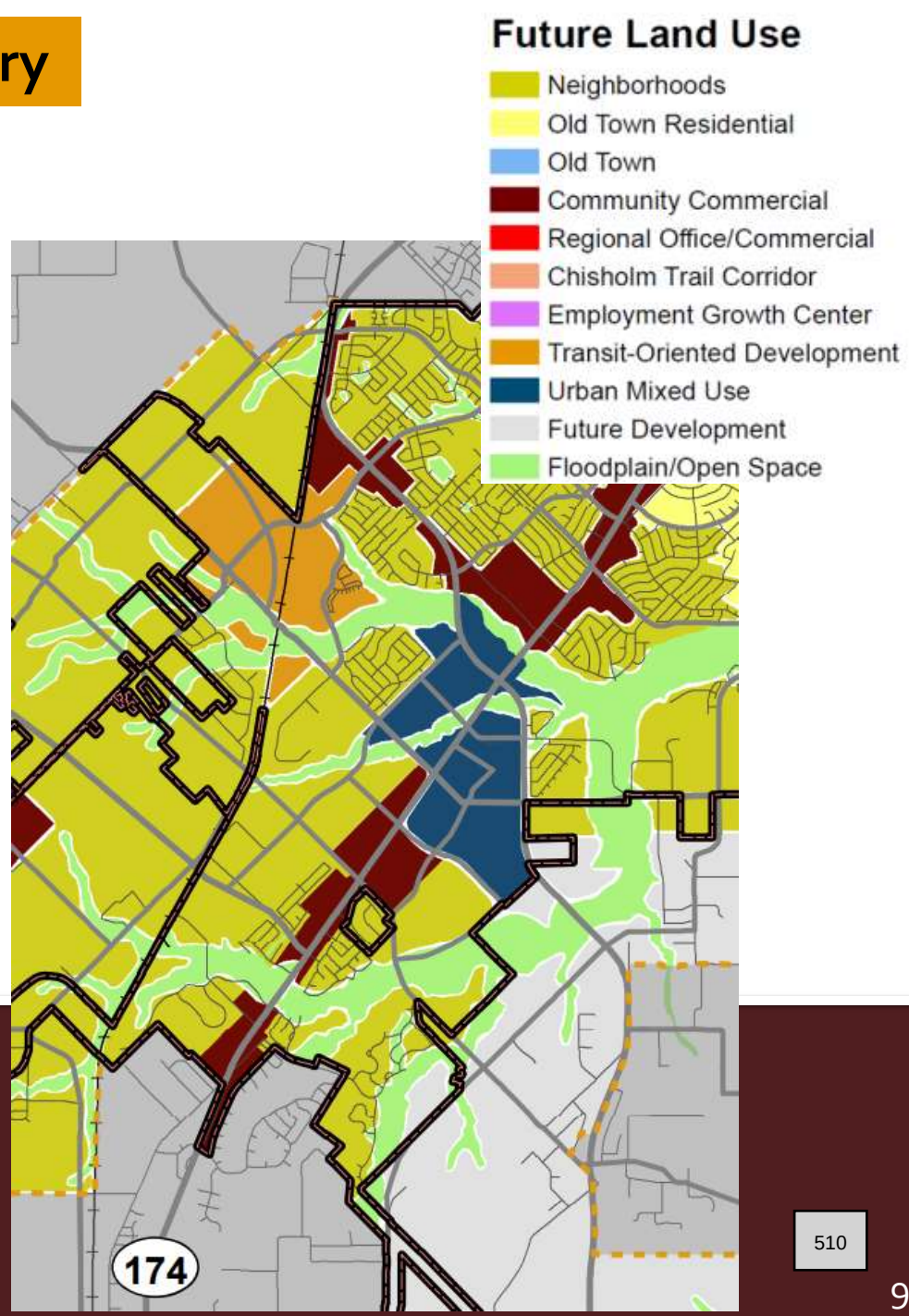
Corresponding Zoning Districts:
Neighborhood Services, General Retail
(add Planned Development)



509

Re-designating Transit-Oriented Development Category

- New text: Community Commercial is generally located along major streets and at significant nodes. This category is intended to provide suitable areas for the development of light to medium intensity commercial uses to support surrounding urban development.
- New text: Mixed-use developments consisting of office, retail, cultural facilities, and housing are encouraged. Housing options include a range of medium-to-high density single-family and multifamily residential.
- New text: Mixed use developments should be integrated at key nodes, focusing on placemaking and walkability, both within the node and from surrounding neighborhoods.
- New text: Landscaping and urban design should enhance visitors' experiences, separate sidewalks from major roads and define pedestrian routes to promote connectivity and walkability.



Corresponding Zoning Districts:
Neighborhood Services, General Retail
(add Planned Development)

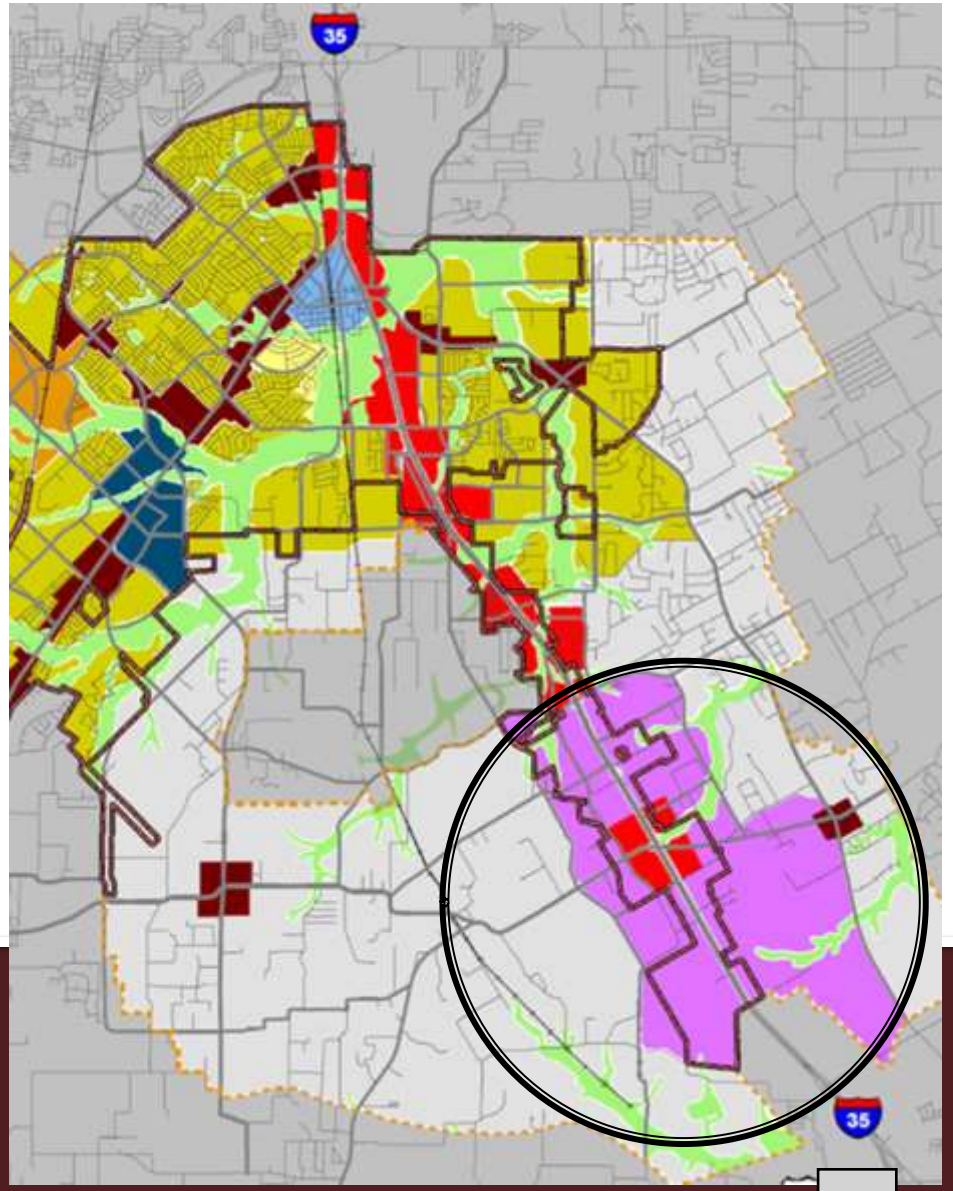
510

Employment Growth Center

Incorporate heavy and high energy industrial uses within the Employment Growth Center category.

This designation also includes Commercial and Business Park Overlay uses.

NOTE: The light gray areas are designated as Future Development, on the FLUM. These areas are located outside of current city limits, with no zoning or associated land use .



Addendum

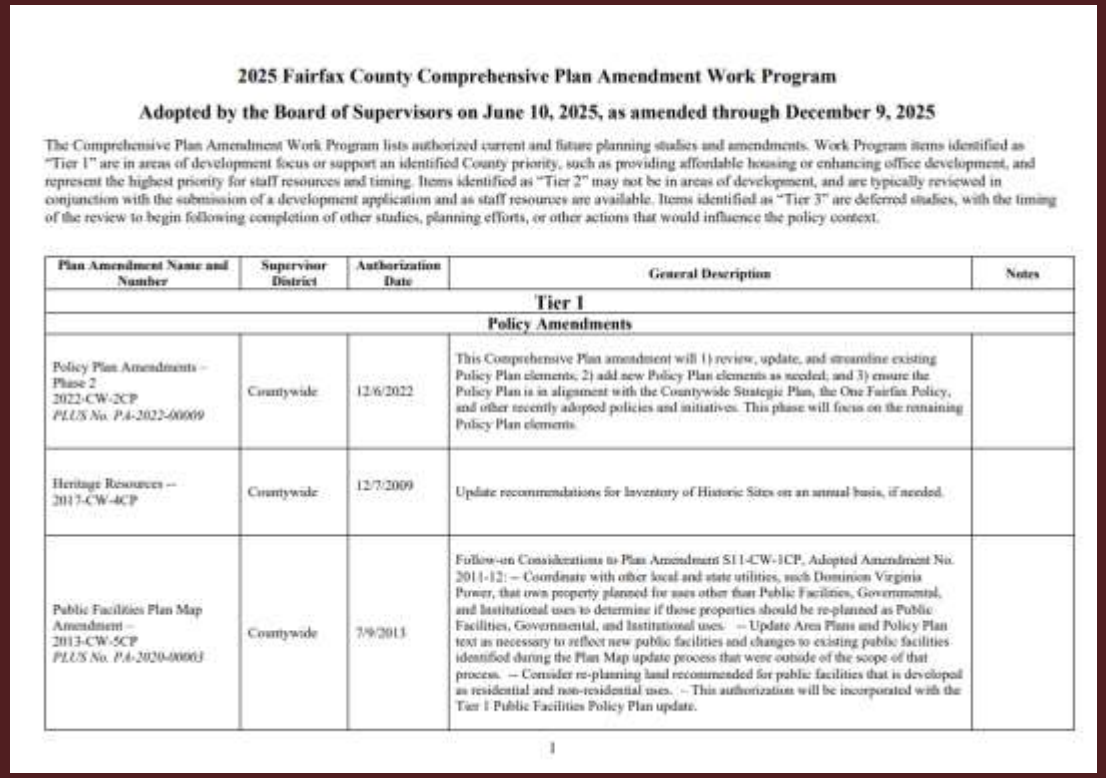
Inclusion of an addendum to the Midpoint Plan in instances where:

- Text and map changes are approved by the Council
- Plan Goals/and or Actions have been completed, or need to be revised

Addendum Example

Fairfax County, Va. utilizes a Plan amendment work program that (with modifications) could serve as a template for the addendum.

The example to the right would succinctly capture the nature and date of changes to the 2020 Midpoint Update.



2025 Fairfax County Comprehensive Plan Amendment Work Program

Adopted by the Board of Supervisors on June 10, 2025, as amended through December 9, 2025

The Comprehensive Plan Amendment Work Program lists authorized current and future planning studies and amendments. Work Program items identified as "Tier 1" are in areas of development focus or support an identified County priority, such as providing affordable housing or enhancing office development, and represent the highest priority for staff resources and timing. Items identified as "Tier 2" may not be in areas of development, and are typically reviewed in conjunction with the submission of a development application and as staff resources are available. Items identified as "Tier 3" are deferred studies, with the timing of the review to begin following completion of other studies, planning efforts, or other actions that would influence the policy context.

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Description	Notes
Tier 1				
Policy Amendments				
Policy Plan Amendments – Phase 2 2022-CW-2CP *PLUS No. PA-2022-00009*	Countywide	12/6/2022	This Comprehensive Plan amendment will 1) review, update, and streamline existing Policy Plan elements; 2) add new Policy Plan elements as needed; and 3) ensure the Policy Plan is in alignment with the Countywide Strategic Plan, the One Fairfax Policy, and other recently adopted policies and initiatives. This phase will focus on the remaining Policy Plan elements.	
Heritage Resources – 2017-CW-4CP	Countywide	12/7/2009	Update recommendations for Inventory of Historic Sites on an annual basis, if needed.	
Public Facilities Plan Map Amendment – 2013-CW-5CP *PLUS No. PA-2020-00003*	Countywide	7/9/2013	Follow-on Considerations to Plan Amendment S11-CW-1CP, Adopted Amendment No. 2011-12: – Coordinate with other local and state utilities, such Dominion Virginia Power, that own property planned for uses other than Public Facilities, Governmental, and Institutional uses to determine if those properties should be re-planned as Public Facilities, Governmental, and Institutional uses. – Update Area Plans and Policy Plan text as necessary to reflect new public facilities and changes to existing public facilities identified during the Plan Map update process that were outside of the scope of that process. – Consider re-planning land recommended for public facilities that is developed as residential and non-residential uses. – This authorization will be incorporated with the Tier 1 Public Facilities Policy Plan update.	

1

Associated Zoning Code Updates

- There are zoning code updates associated with the amendments to the 2020 Midpoint update plan.

- Staff anticipates the following schedule:

  August 25, 2026: Date of Planning and Zoning Commission continued public hearing.

  September 21, 2026: Anticipated date of City Council public hearing.

Recommendation

- The Planning and Zoning Commission recommended approval by a vote of eight to zero.
- Staff recommends approval of the amendments to the Comprehensive Plan 2020 Midpoint Update.

ORDINANCE

AN ORDINANCE OF THE CITY OF BURLESON, TEXAS AMENDING THE CITY'S COMPREHENSIVE LAND USE PLAN BY ADOPTING AN AMENDMENT TO THE 2020 MIDPOINT UPDATE; AMENDING CHAPTER 62 "PLANNING AND DEVELOPMENT" OF THE CITY OF BURLESON CODE OF ORDINANCES BY ADOPTING A NEW ARTICLE III "COMPREHENSIVE LAND USE PLAN"; DETERMINING THAT IT IS IN THE PUBLIC INTEREST OF PROMOTING SOUND DEVELOPMENT, HEALTH, SAFETY, AND WELFARE TO ADOPT SAID AMENDMENTS TO THE 2020 MIDPOINT UPDATE; PROVIDING A SEVERABILITY CLAUSE, A REPEALER CLAUSE, AND SAVINGS CLAUSE; INCORPORATING THE RECITALS INTO THE BODY OF THE ORDINANCE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Burleson has determined that it is in the public interest to establish zoning regulations that lessen congestion in the streets, secure safety from fire, panic, and other dangers, promote health and the general welfare, provide adequate light and air, prevent overcrowding of land, avoid undue concentration of population, and facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements; and

WHEREAS, Section 211.004 of Texas Local Government Code requires municipalities to adopt zoning regulations which are in accordance with a comprehensive plan; and

WHEREAS, Chapter 213 of the Texas Local Government Code allows municipalities to adopt comprehensive plans consisting of a single plan or a coordinated set of plans organized by subject and geographic area; and be used to coordinate and guide the establishment of development regulations; and

WHEREAS, the City Council has determined that periodic review and amendment of portions of the comprehensive land use plan is necessary in order for the plan to effectively guide and coordinate the establishment of development regulations; and

WHEREAS, on December 14, 2020, the City Council adopted the current Comprehensive Plan 2020 Midpoint Update in Ordinance No. CSO-1583-11-2020; and

WHEREAS, on July 28, 2026, the Planning and Zoning Commission conducted a public hearing and provided a recommendation of adoption of the amendments to the 2020 Midpoint Update (Exhibit "A"); and

WHEREAS, on August 17, 2026, the City Council conducted a public hearing on the adoption of the amendments to the 2020 Midpoint Update;

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

Section 1.

The City hereby adopts an amended comprehensive plan by approving the amendments to the 2020 Midpoint Update (Exhibit "A"). Article III, "Comprehensive Land Use Plan", of the Code of Ordinances of the City of Burleson is hereby amended to read as follows:

"**Sec. 62- 71. Comprehensive plan; adoption; effect on existing plans.**

The City Council, by the adoption of an ordinance on August 17, 2026, has approved and adopted an amended comprehensive plan, and such plan is hereby adopted as the general guideline for all decisions made by the planning and zoning commission and the city council related to existing or proposed development of the city. The city shall evaluate all requests for zoning change or land subdivision to determine consistency with the comprehensive land use plan.

Sec. 62- 72. Examination of plan.

A copy of the comprehensive plan together with any amendments to the plan shall be filed for permanent record in the Office of the City Secretary, and a copy of the comprehensive land use plan, as amended, shall be kept in the development services department and shall be available for inspection during regular business hours."

Section 2.

This ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Burleson, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, and in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

Section 3.

It is hereby declared to the 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 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 incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 4.

All rights and remedies of the City of Burleson are expressly saved as to any and all violations of the provisions of any ordinances which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Section 5.

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

Section 6.

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 7.

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

PASSED AND APPROVED:

First Reading: the _____ day of _____, 20_____.

Final Reading: the _____ day of _____, 20_____.

_____
Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

_____
Amanda Campos, City Secretary

APPROVED AS TO FORM & LEGALITY:

_____
E. Allen Taylor, Jr., City Attorney



Imagine Burleson

Comprehensive Plan

2020 Midpoint Update

BTX



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Introduction

In 2010, the City of Burleson adopted the **Imagine Burleson** comprehensive plan. The plan is intended to be a dynamic, adaptable guide to help decision-makers, citizens, City staff, and other stakeholders shape Burleson's future on a continual, proactive basis. The planning document forms the basis for policy decisions (such as development ordinances and short- and long-term action plans). Policy-makers and City staff will use the plan as a guide while reviewing development projects, City budget, prioritizing capital improvement projects, and drafting ordinances to direct growth that leads to the vision identified in this document.

Ten years later – halfway to 2030 – the City developed this Midpoint Update to recalibrate the plan to reflect current conditions and expectations. This Midpoint Update is not intended to be a full update to the plan; however, it is intended to provide current guidance regarding the community's vision and values, future land use planning, and updated implementation actions.

Community Engagement Highlights

The City sought to engage the community in discussions and input activities that would guide the plan updates. Due to the ongoing COVID-19 pandemic at the time of this midpoint update, community engagement relied primarily on virtual engagement methods. The City received substantial participation from the community, on par with typical in-person engagements.

Each engagement event focused on a particular core value, encouraging the community to attend a Facebook Live town hall event to comment and ask questions, visit the project website to learn more and provide feedback, and participate in corresponding online survey.

The following pages outline the engagement participation and responses, organized by core value. Input was collected through a combination of venues, including Facebook comments, website comments, online survey, and virtual focus groups. Please note that this is intended to be a summary of the comments and is not an all-inclusive list or scientific survey.

Engagement by the Numbers

6 Facebook Live town halls with approximately **15,000** total views

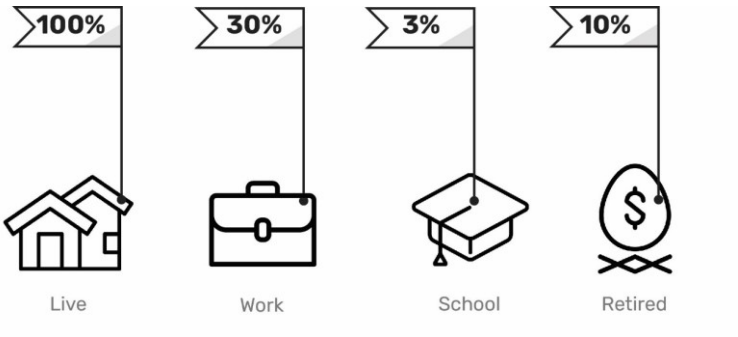
7 online surveys with **224** responses

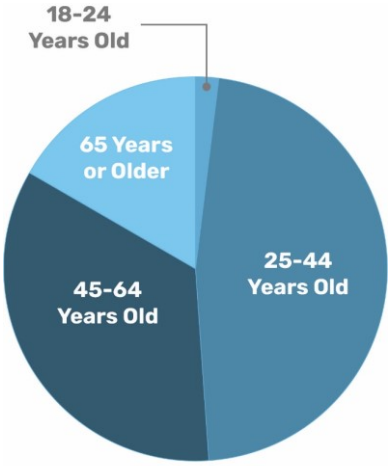
6 virtual focus groups with **35+** local teens

Project website with approximately **850** unique visitors

[Mobility]

Do you live, work, and/or go to school in Burleson? Are you retired?





Age Group



Time Lived/Worked in Burleson

Summary of survey, website, and focus group comments





Use of Ride Share Services

60% **NO** **YES** 40%

Where to
- 57% N/A
- 28% When in Other Cities
- 23% To/From Burleson
- 29% Within Burleson

Regularity
- 52% N/A
- 18% Few Times a Year
- 16% Monthly
- 3% Weekly

Purposes
- 53% N/A
- 47% Evenings Out
- 7% Other
- 3% Travel To/From Work

Roadway Plan Importance

1. Wilshire
2. I-35
3. Hulen, Alsbury, John Jones
6. Chisholm Trail Pkwy
7. Hidden Creek Pkwy
8. Summercrest
9. Renfro

Walkability/Bikability Needs

1. Neighborhood Connection
2. Paved Trails
3. Nature Trails
4. Fill Sidewalk Gaps
5. Less On-Street Bike Lanes
6. Other
7. Mountain Bike Trails
8. More On-Street Bike Lanes

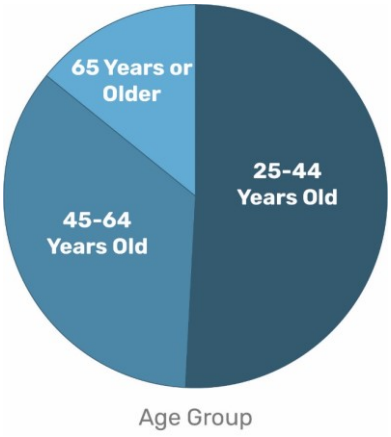


Use of City Trails

NO (28%)
- Lifestyle
- Physical
- Location/Proximity
- Lack of Knowledge
- Safety
- Other

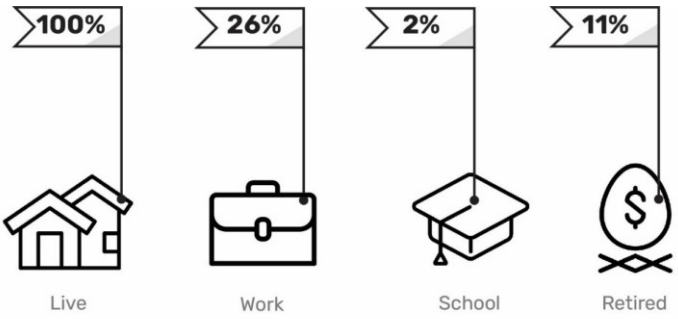
YES (72%)
- 85% Walking
- 40% Biking
- 17% Mountain Biking
- 10% Other

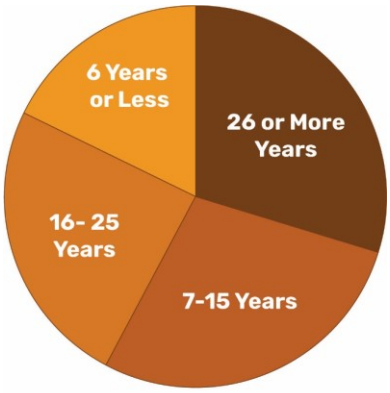
[Neighborhoods]



Age Group

Do you live, work, and/or go to school in Burleson? Are you retired?





Time Lived/Worked in Burleson

Summary of survey, website, and focus group comments

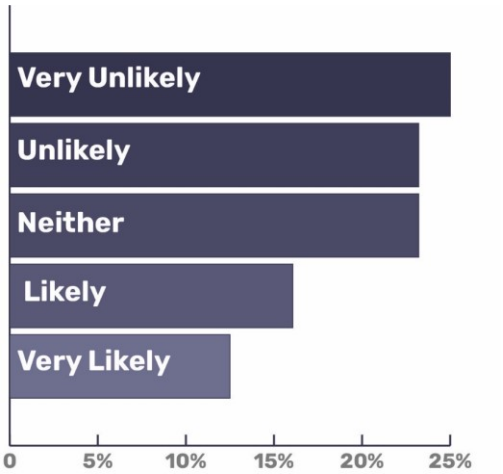


What Elements Should be Included to Attract Residents and Enhance the Community Experience within the Neighborhoods?

- 71% Conserved Natural Areas for Observation or Trails
- 70% Shared greenspace for active recreation
- 41% Playgrounds for Smaller Children
- 36% Amenities like a Pool or a Workout Facility
- 29% Neighborhood-scale Shops or Restaurants
- 25% Neighborhood Dog Park Maintained by an HOA
- 13% Other

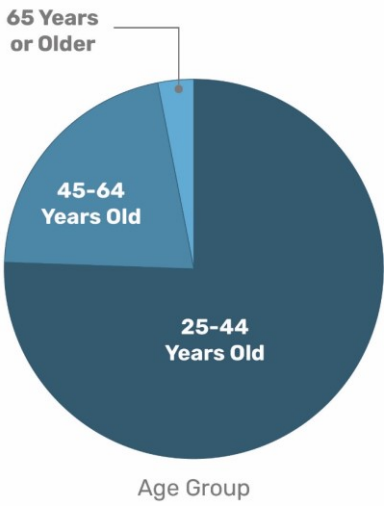
Challenged for Aging Neighborhoods

- 61% The Cost of Maintenance
- 57% Lack of Proactive Code Enforcement for Property Upkeep (e.g. Tall Grass or Junk)
- 39% The Limited Physical Ability or Training of the Homeowner to Maintain the Structure
- 14% Other



Participation in a Citizens Academy

[Parks]



Age Group

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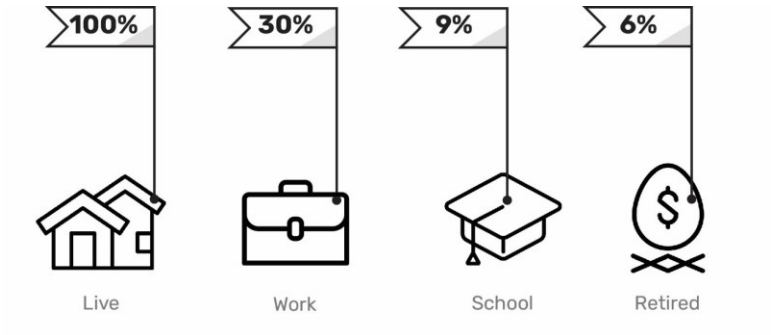
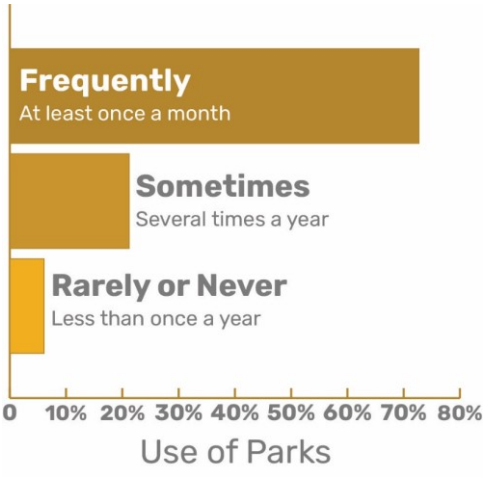




Time Lived/Worked in Burleson

Summary of survey, website, and focus group comments





City Park Priorities

1. Expanding the Paved Trail System
2. Expanding the Nature Trail System
2. Improve Maintenance of Existing City Parks
3. Splash Pad/Water Amenities
4. Development of a Community Park
5. Ensuring Each Home is Within a 10 Min Walk
6. More Natural Areas and Unprogrammed Spaces
7. Development of a Dog Park
8. On-going Maintenance of the Golf Course

What Parks do you Use?

1. Bailey Lake
2. •Warren Park •Chisenhall Fields
3. •Oak Valley Park North •Centennial Park
4. Mistletoe Hill Park
5. •Bartlett Park Sports Complex •Hidden Creek Sports Complex •Mayor Vera Calvin Plaza in Old Town
6. Claudia's Playground
7. •Heberle Park •Russell Farm •Other: Public or Private
8. •Cedar Ridge Park •Elk Ridge Estates •Meadow Crest Park •Shannon Creek Nature Preserve •Veterans Memorial Park
9. •Cindy Park •Prairie Timber (West) •Wakefield Heights Park
10. Clark Park

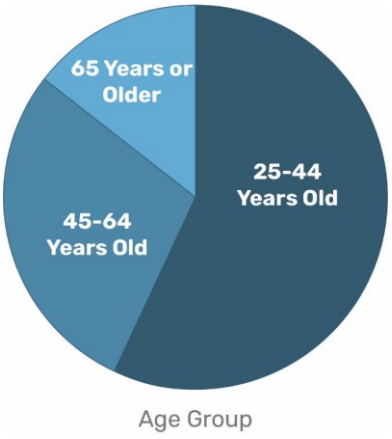
If you rarely or never use the City's parks, why not?

- 57% Other
- 26% Not Enough Parking
- 26% Facilities are Outdated
- 22% Too Far to Walk
- 13% Parks are Poorly Maintained
- 13% Too Crowded
- 9% Safety Concerns

Do the Burleson Parks Serve All Age Groups? If Not, Which Groups Should be Better Accommodated?

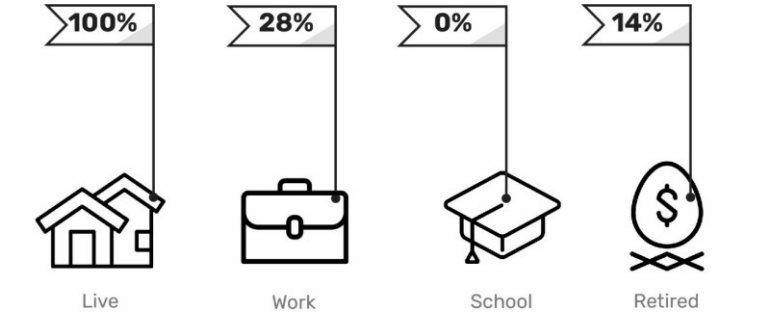
- 54% Tween Children (9 to 12)
- 46% Seniors
- 39% Teenagers
- 31% Children with Disabilities
- 27% Young Children (8 and Under)
- 23% Other
- 19% Adults with Disabilities

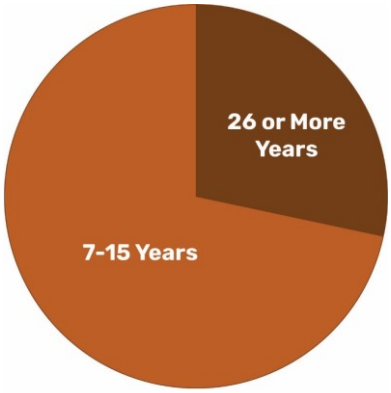
[Places]



Age Group

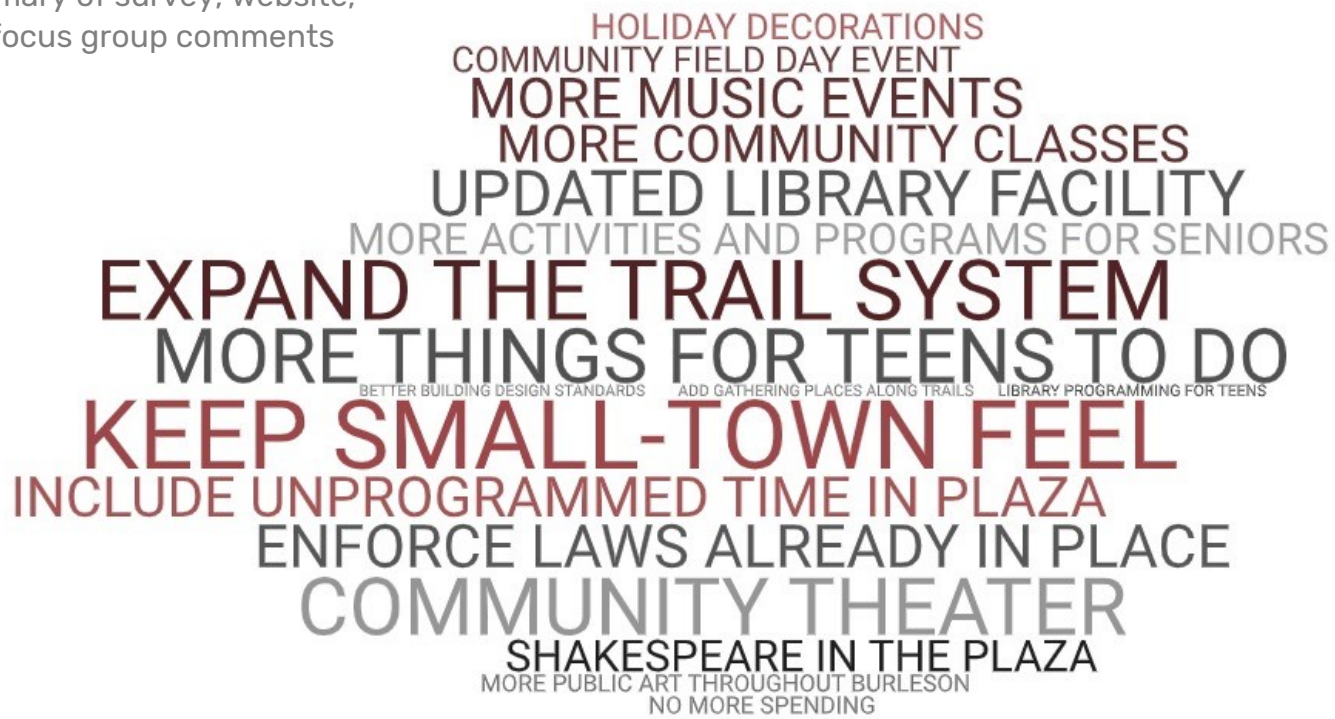
Do you live, work, and/or go to school in Burleson? Are you retired?





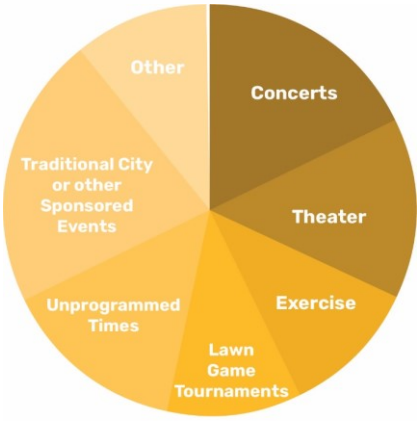
Time Lived/Worked in Burleson

Summary of survey, website, and focus group comments



Senior Center

- 71% Expand Programming
  - What Kind of Programs?
    - Not Applicable
    - More Social Programming
    - Interests of Senior Citizens
- 43% Enlarge Existing Senior Center
- 29% Satellite Senior Centers Convenient to other Residents
- 29% Other



Activities and Programs the Community would like to see in Mayor Vera Calvin Plaza

What cultural activities would you like to see the City pursue?

- 57% Theater
- 43% Public Art
- 43% Music Program
- 57% Art Co-op
- 57% Other

What areas of the City would benefit from new gathering places?

- Near HEB
- Scattered across Burleson
- East of Hidden Creek/Renfro
- Northwest and Southwest

What places have you been that you felt were great gathering spaces?

- San Antonio Riverwalk
- Sundance Square in Fort Worth
- Public Hunting Areas
- Brand New Rest Stops
- La Cantera in San Antonio
- Clearfork in Fort Worth
- Natchitoches
- Places with local Mom & Pop Shops
- Places with a Small-town Feel

Libraries Focus to Help the Community

- 57% Library Spaces to Study and Work
- 43% Services for Teens and Young Adults
- 43% Community Gathering Space and Meeting Rooms
- 43% Educational Resources for Preschool and School-aged Children
- 43% Online Reference and Learning Resources
- 43% High Speed Internet and Computer Access
- 29% Research Collections for Genealogy, Local History and Other Research Needs
- 29% Maker Spaces
- 29% Virtual Resources
- 29% Classes and Workshops for Skill Development
- 29% Job Seeking Services
- 14% Other
- 0% Hosting Concerts, Plays, Lectures, and Exhibits

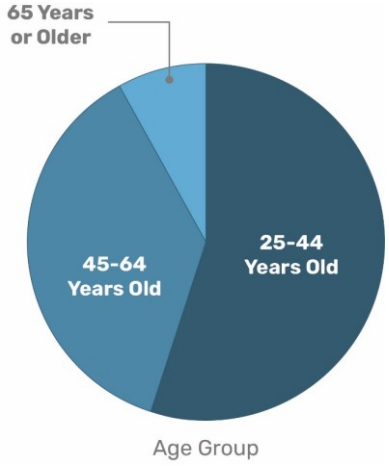
Additional Comments and Suggestions for Placemaking within Burleson?

- Use laws in place to keep the community great
- Connected trail system to encourage health and fitness
- Less apartments
- Keep Growth within town to maintain small town feel
- Playgrounds for all ages and abilities

Other than Old Town and Mayor Vera Calvin Plaza, are there other public or semi-public places for the community to gather that is comfortable and inviting?

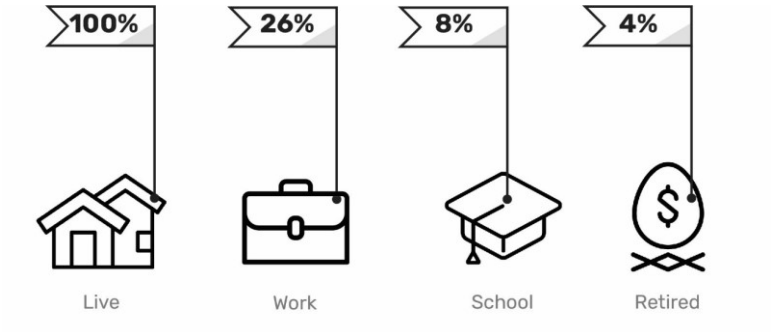
- 43% Yes
  - Parks and Trails
  - Bailey Lake
- 57% No

[Economic Development]



Age Group

Do you live, work, and/or go to school in Burleson? Are you retired?





Time Lived/Worked in Burleson

Summary of survey, website, and focus group comments



Family Entertainment Operator Activities

1. Bowling
2. Indoor Go-Carts
3. Laser Tag
4. Separate Adult Space with Restauraunt/Bar
5. Sit Down Restauraunt
6. Mini-Golf
7. Ropes/Obstacle Course
7. Virtual Reality Game Room/Lounge
7. Separate Adult Hours
8. Escape Room
9. Climbing Wall
10. Trampoline Jump Park
11. Other

Do you use the Hidden Creek Golf Course?

NO 67% | 33% YES

Why Not?

1. I Do Not Play Golf
2. Cost of Golf
2. Have Another Favorite Course
3. Other

Positives of the Course

1. Not Applicable
2. Beauty of the Course
2. Convenience of Location
3. Maintenance of the Course
4. Cost of Play
5. Challenge Level of Course
6. Quality of Clubhouse
7. Other

Negatives of the Course

1. Not Applicable
2. Quality of Clubhouse
2. City Subsidy of the Course
3. Maintenance of the Course
3. Other

Do you see the Value of the City owning and operating a golf course as a service?

70% YES

30% NO

Additional Comments or Suggestions about Economic Development within Burleson?

- Develop, but don't overspend. Grow wisely and maintain infrastructure with it
- Family loves Burleson
- Concerned about amount of money spend so far and concerned if the city goes into further debt.
- Need a chain health store like Sprouts or Trader Joe's. Upscale eating choice and adult entertainment besides restaurants
- Lack of bathroom facilities in parks and maintain them better
- City needs updates such as new traffic lights/poles and removal of old buildings
- Too many apartments, high density housing and traffic

Burleson Works Program

Prior to the Survey were you aware Works Program?

44% NO | YES 56%

If you were aware, have you or a family member participated in the program?

100% NO | YES 0%

Burleson Opportunity Fund

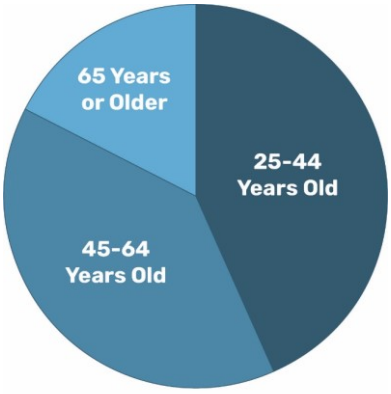
Prior to the Survey were you aware of the Fund?

37% NO | YES 63%

If you were aware, have you or a family member participated in the program?

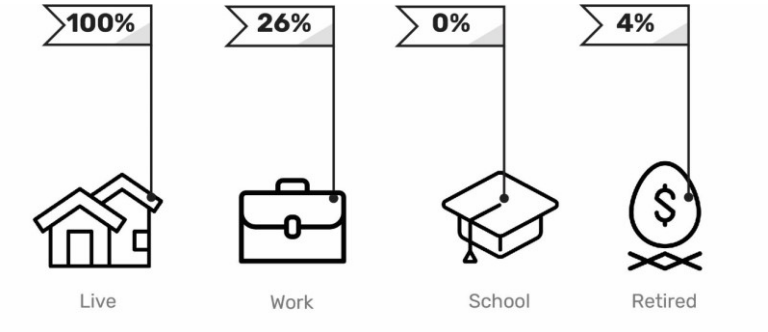
81% NO | YES 19%

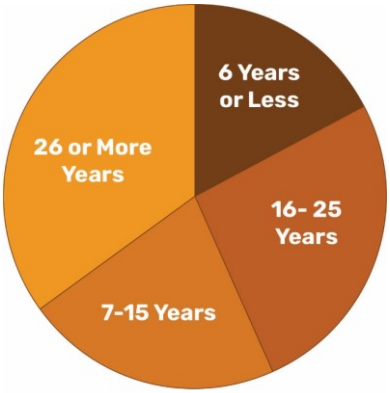
[Resiliency]



Age Group

Do you live, work, and/or go to school in Burleson? Are you retired?





Time Lived/Worked in Burleson

Summary of survey, website, and focus group comments



Would you support the following low-impact development measures

Limiting the maximum amount of parking that a business can provide, in order to reduce the amount of pavement and decrease stormwater runoff	32%	YES
	36%	NO
	32%	NOT SURE
Requiring business parking areas to drain to a bioswale or detention pond that helps slow stormwater runoff and improves water quality	59%	YES
	5%	NO
	36%	NOT SURE
Requiring water-wise landscaping methods (i.e., xeriscaping and native/drought tolerant plants) to reduce water consumption	82%	YES
	9%	NO
	9%	NOT SURE
Incentivizing but not requiring rainwater harvesting for non-drinking purposes (e.g., landscaping irrigation, washing vehicles and equipment, flushing toilets)	81%	YES
	10%	NO
	9%	NOT SURE
Requiring all outdoor lighting to be directed downward and not create light spill onto adjacent properties (i.e., Dark Skies regulations to reduce light pollution)	72%	YES
	18%	NO
	10%	NOT SURE
Requiring trees to be preserved when possible, and new trees planted to replace any mature trees that are removed (or a fee in lieu of planting replacements trees)	72%	YES
	14%	NO
	14%	NOT SURE

How do you recieve your information regarding City services and activities? How satisfied are you with the amount and quality of the information?

- 91% City Website
- 87% Facebook
- 4% Twitter
- 7% Next Door
- 0% Instagram
- 7% E-Newsletter
- 35% Quarterly Newsletter

Comments

- City website is not user friendly
- Quality seems to lack information on important issues and is abundant on non pressing issues

Sign Placement and Number Concerns within the City

57% NO YES 43%

Pole Signs
- 24% N/A
- 28% Regulation of Appearance
- 24% Fewer of them
- 24% No problem with them

Window Signs
- 24% N/A
- 9% Regulation of Appearance
- 5% Fewer of them
- 62% No problem with them

Changeable Message Signs
- 24% N/A
- 28% Regulation of Appearance
- 5% Fewer of them
- 43% No problem with them

Temporary Signs
- 24% N/A
- 28% Regulation of Appearance
- 15% Fewer of them
- 33% No problem with them

Additional Comments

- Keep Hidden Creek Golf Course. It adds beauty to the city, offers recreation and attracts visitors
- Keep the city affordable to refrain from pushing residents out.
- Invest in infrastructer insteadd of aesthetics. Less apartments
- Less government conrol and regulations. Questions are concerning me about too much regulating and less freedoms for business and citizens
- More trees, less concrete.
- Permeable surfaces. Solar power for municipal buildings. Preseration of wild spaces and eliminate the use of pesticides and herbicides on city property. Educate residents about organic options and the usefulness of weeds and importance of pollinators
- Utilities website is not user friendly
- Regulate people who are not following rules regarding garage sale signs and others like posting on poles or on city property
- Stop building apartments. The city is loosing the small town feel and crime rates are increasing.

Citizen Satisfaction with City Departments

	Satisfied or Extremely Satisfied	Neutral or No Interaction	Dissatisfied or Extremely Dissatisfied
Animal Services	38%	52%	10%
Building Permitting/Inspections	22%	68%	10%
City Manager's Office	15%	85%	10%
City Secretary's Office	19%	76%	5%
Code Enforcement	18%	77%	5%
Economic Development (Old Town Administration)	18%	68%	14%
Environmental Services	15%	80%	5%
Finance Department	10%	75%	15%
Fire Department	60%	40%	0%
Health Department	10%	71%	19%
Human Resources	15%	80%	5%
Library	61%	29%	10%
Marketing and Communications	20%	71%	9%
Municipal Court	29%	66%	5%
Parks and Recreation Department (BRiCk and Golf Course)	51%	24%	15%
Parks and Recreation Maintenance Staff	31%	64%	5%
Planning and Development Services	14%	73%	13%
Police Department	57%	33%	10%
Public Works Department	34%	56%	10%
Senior Center	20%	75%	5%
Solid Waste (Garbage Service)	72%	23%	5%
Streets Division (Field Operations	33%	57%	10%
Water Utilities Customer Service (Billing)	58%	32%	10%
Water Utilities Division (Field Operations)	24%	71%	5%

Vision and Values

This plan is premised upon a shared vision of what Burleson should be as it continues to grow and become an increasingly mature city. The following Vision and Value statements guided the development of the Midpoint Update recommendations.

The Vision Statement is a statement of the community's big-picture hopes and ambitions for its future. As part of this Midpoint Update, the City reviewed and confirmed the Vision Statement below from the **Imagine Burleson** comprehensive plan.

The Core Values are statements of the community's priorities and targeted initiatives The Core Values of the **Imagine Burleson** comprehensive plan were reviewed and revised during this Midpoint Update to better reflect the community's current objectives.

Vision

We are:

- Focused on building a dynamic future, while preserving our rich history.
- Dedicated to establishing a great place to live, learn, work, and play.
- Committed to being a sustainable community for all, through every stage of life.

Core Values

We value:

1. A **mobility** system that is efficient, connected, attractive, and safe
2. **Neighborhoods** that are safe, friendly, connected, and vibrant
3. **Parks** that give people the opportunity to play, learn, exercise, and experience the outdoors
4. Great **places** to gather throughout the City
5. **Economic development** that creates opportunity, diversifies the tax base, and provides residents with choices
6. A City that is **resilient** – economically and environmentally sustainable, accountable, and transparent

Future Land Use

The responsibility of a municipality to manage and regulate land use is rooted in its need to protect the health, safety, and welfare of local citizens. The first step in establishing the guidelines for such oversight is the community's comprehensive plan. Although it is one of several components of the Comprehensive Plan, the significance of the Future Land Use Plan and Future Land Use Map cannot be overstated. Similar to the way in which a road map serves as a guide to a particular destination, the Future Land Use Plan will serve Burleson as a guide to its unique vision of its future form – what the community wants to look and feel like as it grows to a mature city.

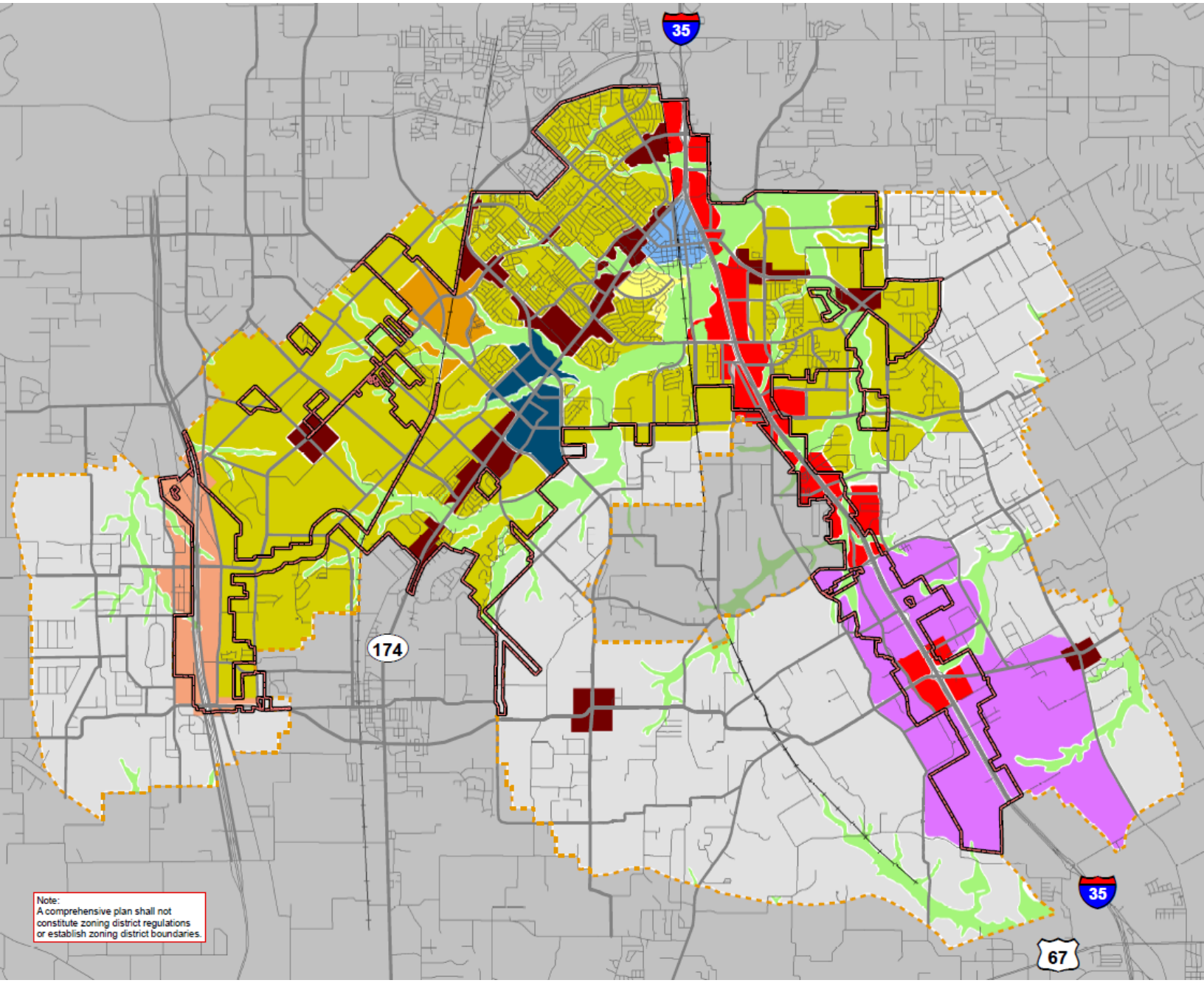
Future Land Use Map

The Future Land Use map is a graphic representation of recommended land uses throughout the City and the ETJ. It is intended to guide future land use decisions and infrastructure planning. The Future Land Use map differs from the City's zoning map, which enforces the designated land uses.

The Future Land Use map is an illustration of the collective desires and goals of residents, business owners and civic organizations. It is what the City could become in 20 years, not necessarily what exists today. This land use plan will serve as a guide during discussions and the decision-making process regarding development, land use and growth. It will not be the endpoint of discussions, but rather an additional element considered along with other more site-, area-, person-, and business-specific issues. The Future Land Use map is not a zoning map, which addresses specific development requirements on individual parcels.

Future Land Use Map

Please refer to the end of this document for a larger version of the Future Land Use Map.



- Neighborhoods
- Old Town Residential
- Old Town
- Community Commercial
- Regional Office/Commercial
- Chisholm Trail Corridor
- Employment Growth Center
- Alsbury-Hulen Redevelopment Area
- Urban Mixed Use
- Future Development
- Floodplain/Open Space
- City Limit
- ETJ

Future Land Use Categories

The following section describes each of the land use categories as shown on the Future Land Use map.

Neighborhoods

This category is predominantly residential with traditional development patterns but should allow for a mix of densities, lot sizes, housing types, and styles. The primary uses in this category include single-family residences, including a range of densities from large, agricultural lots to suburban neighborhood lots. Patio homes, and townhomes may be appropriate in certain locations, especially when part of a master planned community. Multi-family dwelling units as part of a mixed-use development may be appropriate. Supporting and complementary uses, such as open space, schools and other public or civic uses, and limited small-scale neighborhood commercial uses, are also encouraged in this category.

Neighborhoods in this category should have increased pedestrian connectivity that includes sidewalks, trails and greenbelts with hike and bike trails. Retail and commercial uses in the area should be located along larger thoroughfares and should be developed in harmony with the residential character.

Corresponding zoning districts may include (but are not limited to):

- SFE, Single-Family Estate
- SF16/SF10/SF7, Single-Family Dwelling
- SFA, Single-Family Dwelling (Attached)

The following uses may be appropriate at certain locations:

- NS, Neighborhood Services
- GR, General Retail
- 2F, Two-Family Dwelling
- MF1/MF2, Multi-Family









Old Town Residential

The Old Town Residential area currently includes smaller homes mostly built in the late 1950s to mid-1960s and are generally mid-century ranch homes with a small area of new neo-traditional development. This area should remain primarily residential in nature, while complementing nearby Old Town. Over time, it may be appropriate for existing dwellings to be repurposed as small businesses with minimal vehicular traffic, such as legal practices, consulting firms, bed and breakfasts, and local coffee shops. The conversion of a dwelling into a business should include minimal changes to the exterior of the structure or the property to maintain the residential character of the neighborhood and locations of such conversions should be related to redevelopment of areas and not single locations within the neighborhood.

Corresponding zoning districts may include (but are not limited to):

- SF7, Single Family Dwelling
- SFA, Single-Family Dwelling (Attached)
- NS, Neighborhood Services







Old Town

This area is Burleson's historic and cultural center. Development in this area should further the vision for a social and entertainment destination for the region. Typical uses 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.

Existing low-density, single-family residential (SF7) is suitable in this area, but expansion should not be encouraged.

Development and redevelopment in this area are subject to the Old Town Overlay Design Standards.

Corresponding zoning districts may include (but are not limited to):

- CC, Central Commercial (Old Town Overlay)
- SFA, Single-Family Dwelling (Attached)









Community Commercial

Community Commercial is generally located along major streets and at significant nodes. This category is intended to provide suitable areas for the development of light to medium intensity commercial uses to support surrounding urban development.

Corresponding zoning districts may include (but are not limited to):

- NS, Neighborhood Services
- GR, General Retail

Landscaping and urban design should enhance visitors' experiences, separate sidewalks from major roads and define pedestrian routes to promote connectivity and walkability. Cross-access between developments and visibility from adjacent streets are important components to the success of developments in these areas.

Mixed-use development should be integrated at key nodes, focusing on placemaking and walkability, both within the node and from surrounding neighborhoods. Node locations will be identified during the upcoming review of the City's zoning ordinance and addressed through the creation of a form-based code.









Regional Office/Commercial/Multifamily

This land use category is intended for uses with regional emphasis due to the area's high visibility. Uses such as large retail centers, hotels, restaurants, and corporate or professional offices are encouraged in this category. Apartment complexes may be suitable on parcels within the IH-35 overlay of this future land use category that also have adequate infrastructure and connectivity to support density.

This area should be served by a well-designed street system to facilitate quality developments. Uses in these areas should be less susceptible to noise and visual pollution because of the proximity to major thoroughfares. Due to the visibility from the roadways, architectural design and screening are important. For large retail centers, the addition of public amenities, such as fountains, benches or public art are encouraged. Spacious landscaped areas, attractive signage and other architectural features at key entry points and central locations, should be used to provide visibility from the freeway and guide visitors to destinations and to transition from land uses in this category to other lower intensity uses.

Corresponding zoning districts may include (but are not limited to):

- GR, General Retail
- C, Commercial
- MF1 & MF2, Multifamily
- PD, Planned Development









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. This area is envisioned to develop in a coordinated manner, with both vehicular and pedestrian connectivity in mind. Development should emphasize quality building and site design and robust landscaping, reflecting a positive image of Burleson to those traveling along the corridor. Medium to high density single-family and multifamily residential may be allowed as part of a mixed-use development on non-major intersection parcels as adequate infrastructure and connectivity becomes available.

Much of this land is currently vacant or occupied by low-density residential development. As areas along the corridor begin to develop, compatibility measures will be important to prevent land use conflicts between the new development and adjacent residential developments. Examples of such measure include limited building heights, enhanced landscaping, additional setbacks, and access management controls.

Corresponding zoning districts may include (but are not limited to):

- GR, General Retail
- C, Commercial
- PD, Planned Development









Employment Growth Center

Employment Growth Centers offer important employment opportunities, occupy large areas of land, and are generally located near major roads. The City's Highpoint Business Park has been a great start to diversifying the economy and bringing world-class industries to the City. This future land use category focuses on the opportunities to expand the development.

This land use category should include a mix of low and medium density industrial buildings, industrial yards that have ample surface parking for cars and trucks, and heavy and high energy industrial uses where appropriate. Design standards should be implemented to protect the image from the IH-35W corridor – specifically quality building materials and screening for outside storage. Success of the Employment Growth Center relies on quality road access with wide street lanes and large intersections and may be linked to rail for freight purposes. Transit, sidewalks and other pedestrian features should be limited.

The Employment Growth Center area in Burleson should be marketed to industries with potential for upward mobility of skilled workers such as logistics and warehousing. Limited residential uses focused on workforce housing may be considered.

Corresponding zoning districts may include (but are not limited to):

- C, Commercial
- I, Industrial
- HI, Heavy and High Energy Industrial
- BP, Business Park Overlay





Alsbury-Hulen Redevelopment Area

Community Commercial is generally located along major streets (i.e. Alsbury and Hulen) and at significant nodes. This category is intended to provide suitable areas for the development of light to medium intensity commercial uses to support surrounding urban development.

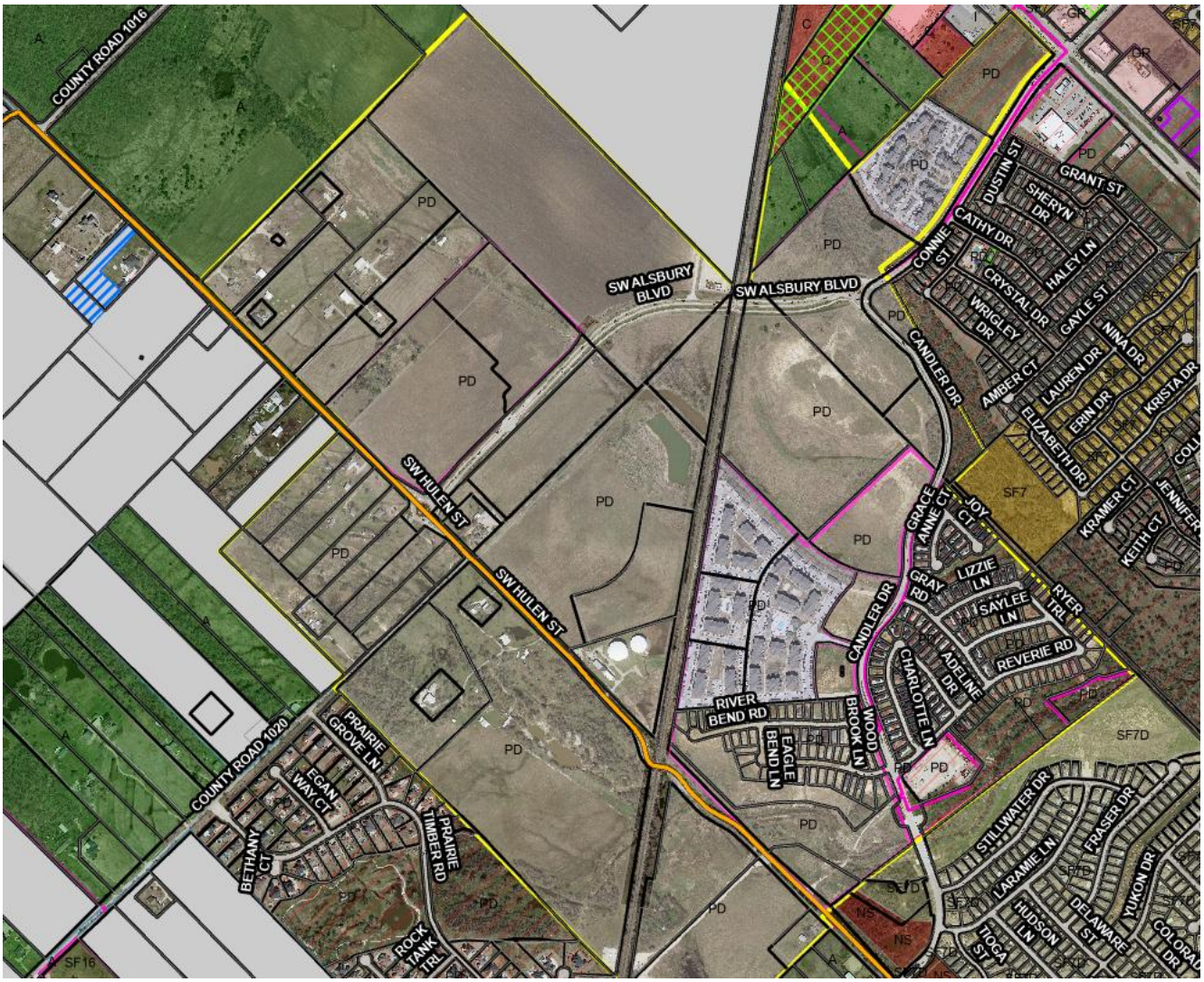
Mixed-use developments consisting of office, retail, cultural facilities, and housing are encouraged. Housing options include a range of medium-to-high density single-family and multifamily residential.

Mixed use developments should be integrated at key nodes, focusing on place-making and walkability, both within the node and from surrounding neighborhoods.

Landscaping and urban design should enhance visitors' experiences, separate sidewalks from major roads and define pedestrian routes to promote connectivity and walkability.

Corresponding Zoning districts include:

- NS, Neighborhood Services
- GR, General Retail
- PD, Planned Development



Urban Mixed Use

The Urban Mixed Use area is concentrated along Wilshire Boulevard, near John Jones Drive and Hulen Street. These areas should include both nonresidential and higher density residential uses to promote local pedestrian activity. The goal is to create mixed uses in one area that captures some pedestrian trips that would otherwise require an additional trip in a vehicle. Retail, office, residential, civic, and light commercial uses can be combined vertically, with retail or commercial on the first floor and residential or office on the upper floors. Tangible results can include reduced vehicle trips generated by the uses on the site and shared parking if combined uses have separate peak use time periods.

Corresponding zoning districts may include (but are not limited to):

- GR, General Retail
- PD, Planned Development









Floodplain/Open Space

This land use category is provided to identify public parks and open spaces within Burleson. This designation incorporates parks and trails proposed within the City's Parks, Recreation and Trails Master Plan as well as floodplain and flood prone areas. Development within the floodplain areas must adhere to ordinances related to floodplain development. This area is not intended to be zoned as Floodplain/Open Space, but to show areas to be preserved within the specified zoning district.

All zoning districts may apply.



Future Development

These areas are anticipated to develop in the future; however, no land use designation has been planned at this time. Uses will be evaluated in these areas with updates based on local/regional trends, annexation rules/policies, and available infrastructure.

Areas designated for Future Development are currently located outside of the City limits; therefore, this land is not zoned.



Implementation

A successful community is one that establishes a clear vision for their future and identifies the steps necessary to achieve that vision. The following implementation Plan outlines the six Core Values, the corresponding goals, and associated actions. Each action includes a timeframe to initiate the action, identification of the responsible department or departments in charge of leading implementation, and an approximate cost of implementation.

It is crucial to recognize that most cities cannot afford to complete all desired tasks at once; therefore, it is important to identify the top priorities that are most critical for achieving the City's vision. Many of these recommendations will take several years to complete, but this plan will help the City to identify attainable, short-term goals and allocate funding in future budgets for costlier projects.

Implementation Plan Legend

Timeframe:		*Funding:*	
Short:	0 – 2 years	$:	$0 - $5,000
Medium:	3 – 7 years	$$:	$5,000 - $100,000
Long:	7+ years	$$$:	$100,000 - $500,000
		$$$$:	$500,000 - $1,000,000
Responsible Department(s):	**Bold** indicates team lead.	$$$$$:	$1,000,000+



WE VALUE...

A Mobility System that is Efficient, Connected, Attractive, and Safe

Goals within this value are intended to create beautiful and efficient corridors throughout the City. We must look at not only transportation needs related to use of personal vehicles, but also take a multi-modal approach evaluating pedestrian and bicycle needs and look into the future at needs related to transit and autonomous vehicles. The City's Master Mobility Plan is the primary mechanism for transportation planning and achieving many of the City's goals. Goals within this section are aimed at planning and land development strategies and are not intended to be all-inclusive of the City's goals related to its mobility system. Additional goals and strategies are included in the Master Mobility Plan.

Goal 1. Develop or Refine Strategies for Key Corridors

Action 1.a. Re-evaluate and implement the SH-174 (Wilshire Boulevard) Vision/Plan

The SH-174 Corridor Plan was adopted in 2010. While some of the recommendations within the plan are in progress, such as a sign ordinance amendment and an access management plan, many have not been started (such as development of an overlay for the corridor and creating specific architectural standards). The plan should be reviewed and modified for current conditions and specific code amendments should be adopted to achieve the recommendations within the plan.

Timeframe: Short

Funding: $$

Responsible Department(s): **Development Services**, Public Works, Economic Development

Action 1.b. Develop a Chisholm Trail Corridor Vision

When the **Imagine Burleson 2030** comprehensive plan was adopted, Chisholm Trail had not yet been constructed and there was no development nearby. Now that it is constructed and development is occurring along both the north and south segments of the corridor, a plan for its development should be prepared. The Future Land Use Map designates this area for primarily corporate office development with secondary regional commercial uses. A vision for the area should be established related to zoning and design standards, and a capital improvement program and economic development strategies should be developed to guide and promote quality development along the corridor.

Timeframe: Medium

Funding: $$$

Responsible Department(s): **Development Services**, Economic Development, Public Works

Action 1.c. Re-evaluate the IH-35W Vision

The IH-35W Corridor Plan was adopted in 2007 and an overlay and associated design standards were adopted in 2010. The vision should be revisited and refined to align with changes to the Future Land Use Map adopted with this Midpoint Update. Items to consider include, but are not limited to, adjacent proposed land uses, adjacent backage roads and connectors, and appropriate interfacing of desirable future land uses with existing uses. The area should of FM 917 should be evaluated as part of the revisions. The future land use map is changing in this area to extend the Business Park/Employment Growth Center, and design standards should be adjusted accordingly.

Timeframe: Medium

Funding: $$

Responsible Department(s): **Development Services**, Economic Development, Public Works

Action 1.d. Develop a plan for Hulen Street

Hulen Street is a major collector on the City's master thoroughfare plan. Only portions of the roadway exist at this time, and the portions that do exist are narrow county-type roadways with significant drainage issues. Plans should be developed for each significant segment of the roadway and priorities established. Each segment may have different needs with respect to the level of planning the should occur. Segments should be identified and scopes developed for planning efforts.

Timeframe: Medium

Funding: $$$$

Responsible Department(s): **Public Works**; Development Services

Action 1.e. Develop a plan for Alsbury Boulevard

Alsbury Boulevard will be the primary route to access Chisholm Trail. An alignment should be established and key segments identified for right-of-way acquisition and construction. Alsbury Boulevard is also a key corridor for the development of form-based code nodes at key intersections, encouraging mixed-use development and placemaking.

Timeframe: Short

Funding: $$$

Responsible Department(s): **Public Works**; Development Services

Action 1.f. Develop a plan for FM 731 (John Jones Boulevard)

FM 731 is a state highway, which limits the City's ability to control its design. Potential options for improvements include developing median landscape plans, developing a sidewalk connectivity plan, and continuing coordination with TXDOT when needs for intersection or other improvements are identified.

Timeframe: Medium

Funding: $$$

Responsible Department(s): **Public Works**

Action 1.g. Develop a plan for Summercrest Boulevard

Many of the homes along the segment of Summercrest Boulevard between Alsbury Boulevard and Cedar Ridge Lane are aging and may be in need of aesthetic updates. These homes – primarily duplexes – provide alternative housing options within Burleson and should be preserved and maintained over time. City Staff should form a partnership with property owners in this area to develop a plan for financial assistance (e.g., loan or grant funding) to complete improvements.

Timeframe: Short

Funding: $$

Responsible Department(s): **Neighborhood Services**, Development Services, Public Works

Action 1.h. Develop a plan for Hidden Creek Parkway

Hidden Creek Parkway has been developed in a piecemeal manner over time, resulting in various segments of the corridor reflecting different characteristics. The City should develop an alignment for the future eastward expansion of the roadway, and establish a plan for consistent design of the new and existing segments of the roadway.

Timeframe: Long

Funding: $$$

Responsible Department(s): **Development Services**, Public Works

Action 1.i. Develop a plan for East Renfro Street

East Renfro Street is a TXDOT roadway and TXDOT has a schematic for widening and improvement from IH-35W to east of CR 602. The City should encourage progress on this plan and work with TXDOT to facilitate the construction. Development of commercial nodes may also be warranted on the eastern end of Renfro Street to support residential expansion.

Timeframe: Medium

Funding: $$$$

Responsible Department(s): **Public Works**, Development Services

Action 1.j. Explore options for congestion mitigation

This is a broad action that focuses on key corridors but extends across the City's roadway network. The City should work on implementing the Intelligent Traffic Systems (ITS) Strategic Plan, apply for grants for intersection improvements, and update the master mobility plan to ensure appropriate roadway widths.

Timeframe: Ongoing

Funding: Varies depending on activity

Responsible Department(s): **Public Works**

Goal 2. Foster Walkability and Bikeabilty

Action 2.a. Complete the 10-mile bike loop

As of this Midpoint Update to the comprehensive plan, the 10-mile bike loop is approximately 70% complete. This loop includes both on-street and off-street segments. Missing off-street segments along Village Creek between Chisenhall Park and Hillside Drive and missing on-street segments in various locations should be designed and constructed. Converting on-street segments to off-street segments should be pursued as opportunities arise.

Timeframe: Medium

Funding: $$$$$

Responsible Department(s): **Parks and Recreation**; Public Works

Action 2.b. Create a comprehensive sidewalk program

Walkability between neighborhoods and to key destinations is important to the social and physical health of a community. The 2019 Parks, Trails and Recreation Master Plan includes 10-minute walksheds and recommendations for completion. The Public Works Department periodically constructs sidewalks as a part of the Safe Routes to Schools program. These efforts should be coordinated to ensure that logical connections exist and to continue on a path toward a comprehensive sidewalk system. This effort will be included with an upcoming update to the Master Mobility Plan. Care should also be taken to ensure that major roadway crossings are safe and comfortable.

Timeframe: Medium

Funding: $$$

Responsible Department(s): **Public Works**; Parks and Recreation

Goal 3. Encourage a Multi-Modal Transportation System

Action 3.a. Develop a mobility innovation plan

A mobility innovation plan will take a broad look at mobility and transportation within the City. It will identify emerging technologies and trends for which the City should prepare. These may include items such as ensuring the traffic management system is ready for autonomous vehicles, creating ride-sharing stations, considering micro-mobility solutions (bike and scooter rentals), and reviewing transit programs.

Timeframe: Medium

Funding: $$$

Responsible Department(s): **Public Works**; Development Services

Action 3.b. Develop a transit master plan

A transit master plan may be a part of the mobility innovation plan outlined in **Action 3.a** above. A transit master plan would evaluate the City's needs related to mass transit and provide recommendations for achieving those needs. While Burleson does not need a mass transit system within the City at this time, there may be some smaller-scale options or options for people with physical or mental disabilities that provide a service for trips between high population areas and retail areas, or between homes and the rail site.

Timeframe: Medium

Funding: $$$

Responsible Department(s): **Public Works**; Development Services

Action 3.c. Develop a plan for a bike sharing program

Large-scale bike rental companies are not likely to provide service within Burleson at this time due to our population and the nature of our community. Partnerships at a smaller scale should be evaluated and our needs defined.

Timeframe: Ongoing

Funding: $$$

Responsible Department(s): Parks and Recreation

Goal 4. Support the Development of Complete Streets

Action 4.a. Re-evaluate and update Complete Streets chapter of the Master Mobility Plan

The **Imagine Burleson** comprehensive plan included a goal for a context sensitive design manual. This was partially accomplished with the 2015 update to the Master Mobility Plan, which includes a Complete Streets chapter. This chapter accomplishes part of the goal of a context sensitive design manual, but it should be evaluated and some of the criteria should be adopted in a more definite manner so that the requirements are clear to developers and easily communicated by City staff.

Timeframe: Short

Funding: $$

Responsible Department(s): **Public Works**; Development Services

Action 4.b. Develop policy/strategy for traffic calming

Currently, the City does not have a definitive policy on traffic calming considerations when complaints are received. A specific policy that includes both criteria for consideration and potential solutions should be developed.

Timeframe: Medium

Funding: $

Responsible Department(s): **Public Works**



WE VALUE…

Neighborhoods that are Safe, Friendly, Connected, and Vibrant

Strong neighborhoods are critical to the success of the City. The City has many great neighborhoods, but care must be taken to preserve them and ensure that new neighborhoods are sustainable, welcoming, and healthy. Opportunities should be pursued to take our new subdivisions to the "next level" by identifying design and amenities that make Burleson a community of choice. This involves developing and maintaining relationships with community partners who share this vision and have the ability to assist in its achievement.

Goal 5. Develop Programs to Elevate New Neighborhood Design

Action 5.a. Identify opportunities for master planned communities

While Burleson has many nice neighborhoods and quality has increased within the past 10 years, development continues to be limited in terms of amenities and innovative design. Survey responses associated with this item indicated that residents prioritize open space and natural areas and the City's small-town feel. The Council has adopted a policy providing guidelines for City participation and other incentives for master planned communities. The intent of the policy is to attract development of master planned communities that incorporate amenities, honor the City's culture, and create a community, not just a subdivision. Staff should continue to use this policy as a tool in attracting and reviewing new large-scale development.

Timeframe: Ongoing

Funding: $$

Responsible Department(s): **Development Services**

Action 5.b. Identify strategies for development of diverse neighborhoods with respect to life-cycle housing, affordability, and neighborhood demographics

Opportunities for a variety of housing types must be pursued. Workforce housing and senior living developments are needed to alleviate shortages in our community. The City should evaluate potential partnerships with developers or other entities to develop creative solutions to provide housing choices for people at all stages of life.

Timeframe: Ongoing

Funding: $$

Responsible Department(s): **Development Services**; Economic Development

Action 5.c. Develop strategies for site design with the goal of preserving natural areas

The City requires the dedication of floodplain, which is often used as open space within developments and can be very valuable as a part of the park and trail system. However, there are some cases where floodplain is dedicated and forgotten. Policies should be developed to ensure that it is useful to the residents in the area and to clarify that it is not intended to be manicured parkland. This may also involve development of buffer areas and identification of wetlands that may not be part of the floodplain.

Timeframe: Short

Funding: $

Responsible Department(s): **Parks and Recreation**; Development Services; Public Works

Action 5.d. Develop and adopt a neighborhood design manual

A neighborhood design manual is intended to enhance our standard rules and regulations and provide guidance for development or vibrant neighborhoods. It may include concepts of smart growth, Low Impact Design (LID), Crime Prevention through Environmental Design (CPTED), or other programs.

Timeframe: Long

Funding: $$

Responsible Department(s): **Development Services** and others as needed

Goal 6. Maintain and Enhance Our Existing Neighborhoods

Action 6.a. Evaluate current home improvement grants and programs with the goal of providing a comprehensive approach

The Neighborhood Services Department assists homeowners with home improvement projects through grants and volunteer programs. The Public Works Department manages residential street rebuild projects on a regular basis. Coordinating these efforts and performing work in the same area may have a more significant impact on neighborhoods than each department approaching the projects separately.

Timeframe: Ongoing

Funding: Varies based on activity, mostly grant funds

Responsible Department(s): **Neighborhood Services**; Public Works

Action 6.b. Partner with community groups to assist with homeowners in need with repair of homes and properties

Maintain a list of community groups (such as places of worship, rotary, ATHENA, etc.) that have expressed a willingness to help homeowners in need. The list should be widely publicized so that as City staff encounters needs, they can put homeowners in contact with groups that can provide assistance.

Timeframe: Ongoing

Funding: $

Responsible Department(s): **Neighborhood Services** and others

Goal 7. Foster Social Connectivity within Neighborhoods

Action 7.a. Look for opportunities to partner with schools in current and future neighborhoods

This is a broad goal with many potential components. We should foster communication with all potential partners within the City limits and the ETJ – in particular Burleson ISD and Joshua ISD. This is necessary to broaden discussions with large-scale developers in the placement of school sites as well as looking for opportunities to share resources and involve youth in the decision-making process.

Timeframe: Ongoing

Funding: $

Responsible Department(s): **Development Services**; other departments as opportunities arise

Action 7.b. Expand educational programs and consider creation of a Citizens' Academy

The City has had success with Citizens' Police and Fire Academies. A broader Citizens' Academy for general City government functions should be established to educate citizens on the City's function and programs. A Citizens' Academy would be a great resource for members of the community who want to be involved and are looking for where their interests and expertise could be most valuable. Opportunities for youth participation should also be considered when developing the program.

Timeframe: Medium

Funding: $$

Responsible Department(s): **Marketing and Communication**; other departments for specific sessions



WE VALUE...

Parks that Give People the Opportunity to Play, Learn, Exercise, and Experience the Outdoors

The importance of parks in our community cannot be overstated. Parks provide not just a benefit to residents of the community, but an environmental benefit through preservation of habitats and open space and an economic benefit through attraction of businesses that want to locate in areas with fantastic parks and trails. The City adopted a new Parks, Trails and Recreation Master Plan in December 2019. The plan includes a supplemental memo that lists specific goals. Those goals are reflected herein are in addition to goals related specifically to new development. See the memo supplement to the Parks, Trails and Recreation Master Plan for details and action steps for the goals listed herein.

Goal 8. Pursue Implementation of the 2019 Parks, Trails and Recreation Master Plan

Action 8.a. Maintain an exceptional level of service (Goal 1)

The 2019 City parkland level of service is 12.7 acres per 1,000 residents, compared to the national average of 10.1 acres. Actions corresponding to this goal are related to updating the parkland dedication ordinance and identifying funding sources to creation, enhancement, and maintenance of parks.

Timeframe: Ongoing

Funding: $

Responsible Department(s): **Parks and Recreation**

Action 8.b. Improve walkability and park access (Goal 2)

In 2019, 64% of residents live within a 10-minute walk of a neighborhood park. The City's goal is for all residents to live within a 10-minute walk of a park by 2040.

Timeframe: Ongoing

Funding: $$$$$

Responsible Department(s): Parks and Recreation

Action 8.c. Develop community parks (Goal 3)

Acquire land and evaluate use of existing City property for development of three community parks of 10 to 20 acres in three of the four focus areas within the Parks, Trails and Recreation Master Plan. When developing plans for community parks, the City should consider inclusivity and accessibility when selecting equipment and site improvements.

Timeframe: Medium/Ongoing

Funding: $$$$$

Responsible Department(s): Parks and Recreation

Action 8.d. Address aging parks and improve the park experience

The Parks, Trails and Recreation Master Plan includes over 160 recommendations for service-level enhancements to existing city parks. Develop a prioritized implementation plan for these recommendations and create a park asset inventory that includes a condition index and replacement plan as park assets age. Consideration should be given to the addition of shade structures over play equipment should be provided as funds are available.

Timeframe: Ongoing

Funding: $$

Responsible Department(s): Parks and Recreation

Action 8.e. Establish premiere trail systems in the City

The City's trail system is well underway, but needs expansion and completion. The following items remain to achieve completion:

- Complete the 10-mile loop
- Plan and construct an additional 16 miles by 2040
- Add trail amenities
- Align trail plans with the City's Mobility Plan and the NCTCOG Veloweb

Timeframe: Ongoing

Funding: $$$$$

Responsible Department(s): Parks and Recreation

Goal 9. Preserve and Increase Access to Natural Areas and Open Space

Action 9.a. Formalize the process of designating and preserving specific parkland as natural areas and defining maintenance activities in these areas.

Chapter 34 (Environment) of the Code of Ordinances provides for an exception to mowing requirements for areas designated by the Development Services Director as "nature areas". The City has not specifically designated "nature areas", but City staff is aware of areas (specifically some floodplain areas) that should carry such designation. Development Services, Neighborhood Services and the Parks and Recreation Department should collaborate to identify areas throughout the City to apply the "nature area" designation and create a policy for future areas of development.

Timeframe: Short

Funding: $

Responsible Department(s): **Parks and Recreation**; Neighborhood Services; Development Services

Action 9.b. Revisit the draft tree preservation ordinance.

In 2009, City staff presented a proposed tree preservation ordinance to the City Council, which was not approved. At City Council's direction, City staff will revisit the tree preservation ordinance, revise based on the current development environment, and modify based on any new state or federal laws related to tree preservation.

Timeframe: Short

Funding: $

Responsible Department(s): Development Services

Action 9.c. Continue to Work Closely with Community Partners

It is critical that City staff develop relationships with various citizens and groups to ensure that development is broadly coordinated to meet community needs. This involves fostering contact with the school districts, the Chamber of Commerce, citizen committees, and other specific stakeholders and citizens that have expertise in various fields.

Timeframe: Ongoing

Funding: $

Responsible Department(s): **Development Services**; All Other Departments



WE VALUE…

Great Places to Gather Throughout the City

Placemaking is an approach to the development of public spaces that capitalizes on the community's strengths to foster both physical and social connections among residents and visitors. In the 2016 survey, citizens identified Old Town as the City's only "place" and expressed a desire for more unique destinations. The following goals are aimed at developing additional "places" and refining the ones we have.

Goal 10. Develop or Refine Specific Planning Areas

Action 10.a. Evaluate and refine the vision for the Transit Oriented District (TOD)

In 2006, the City adopted a Transit Oriented Development (TOD) district and an associated Planned Development (PD) ordinance. The development of a rail station has been significantly delayed and modifications to the PD ordinance have occurred in response to various development requests. The TOD and PD should be evaluated from the perspective of the land area it encompasses and the density of development that is anticipated. The TOD area is envisioned as a transitional area that can develop in a relatively urban pattern at this time, and transition to a TOD if/when a train station is constructed.

Timeframe: Short

Funding: $$

Responsible Department(s): **Development Services**

Action 10.b. Evaluate the Old Town design standards and refine as needed

The City's Old Town Plan was adopted in 1995 and updated in 2016. Old Town overlay design standards were adopted in 2010. These standards have served the City well and Old Town is thriving; however, good planning practice involves evaluating and updating area plans on a regular basis. The Old Town Plan should be reviewed and modified based on current development conditions and issues identified by City staff, the Planning and Zoning Commission, and City Council.

Timeframe: Medium

Funding: $$

Responsible Department(s): **Development Services**

Action 10.c. Develop a vision for the west side of the City

In 2014 and 2016, the City proactively obtained development agreements for properties located in the City's western extraterritorial jurisdiction (ETJ). This was a vital exercise given the changes to the area that would occur in that area with the construction of Chisholm Trail Parkway and coming annexation restrictions. There are still large tracts of undeveloped land, and growth in this area is inevitable. Use of the City's master planned communities policy as described in **Action 5.a** and identification of strategic commercial/mixed-use nodes is critical.

Timeframe: Short

Funding: $$

Responsible Department(s): **Development Services**; Public Works

Action 10.d. Establish locations of nodes at major intersections and create appropriate form based codes with an eye toward creative placemaking

Commercial and/or mixed use nodes at key intersections are important to provide services to relatively remote areas of the City. This provides convenience to area residents and helps distribute traffic away from heavily traveled corridors. Good design standards using form based code at the nodes will create unique places that residents will want to visit.

Timeframe: Short

Funding: $$

Responsible Department(s): Development Services

Goal 11. Identify and Develop Arts and Cultural Programs Specific to Community Character

Action 11.a. Establish and refine programming for the Mayor Vera Calvin Plaza in Old Town

The Mayor Vera Calvin Plaza opened in May 2020. Programming for the Plaza should balance coordinated community events with unprogrammed time for people to enjoy the space without a crowd. A draft plan has been developed and should be implemented and refined on an ongoing basis.

Timeframe: Short

Funding: $$

Responsible Department(s): **Economic Development/Old Town**; Parks and Recreation

Action 11.b. Pursue sponsorship opportunities for spaces and events

Sponsorship of spaces and events is an effective way to offset costs and provide opportunities for promotion of local businesses. The City currently uses sponsors for events but not for spaces. As new events and facilities are proposed, City staff should look for opportunities to partner with businesses.

Timeframe: Ongoing

Funding: $

Responsible Department(s): **Parks and Recreation**; Economic Development

Action 11.c. Develop a citywide cultural plan

The City should form a City Arts Council to develop a cultural plan for programs such as music and theatrical events at the Plaza, public art, and potential community theater facilities or programs.

Timeframe: Medium

Funding: $$

Responsible Department(s): **Parks and Recreation**

Goal 12. Develop a Comprehensive Plan for City Facilities that Fosters Great Placemaking

Action 12.a. Create a facilities master plan to develop a long-term plan for City facilities

New City facilities and redevelopment of existing facilities can provide an opportunities for placemaking and community gathering spaces. In the past several years, City facilities have relocated and expanded, such as the Police Department relocation; Municipal Court relocation; use of the former Police Department building by Engineering, Information Technologies, and Human Resources; and construction of new Fire Station. These changes have been positive, but have not been based on a formal, comprehensive facilities plan. It is important for all departments to project future staffing and associated space needs to ensure efficient use of resources. The development of a facilities plan will involve inventory of existing facilities and City property and development of a strategy to appropriately house staff and community spaces. This effort should involve identifying opportunities to incorporate placemaking and gathering spaces as appropriate.

Timeframe: Medium

Funding: $$$

Responsible Department(s): **Public Works**; All Other Departments

Action 12.b. Establish a vision and plan for a future City Hall

Over time, City staff has moved from City Hall to various locations, mostly to the former police station at the corner of Johnson Ave. and W. Renfro Street. While these facilities are located in close proximity, there are times when officing in different buildings has led to communication challenges. In addition, the locations of these buildings may be better suited to commercial uses. A study should be conducted to determine the highest and best uses of these locations and evaluate whether City Hall should relocate or whether sharing facilities with commercial uses would be appropriate. Sharing facilities with other government or quasi/government entities (e.g., Burleson ISD, Chamber of Commerce, County) may also be considered.

Timeframe: Medium

Funding: $$

Responsible Department(s): **City Manager's Office**; Public Works; Impacted Departments

Action 12.c. Develop a vision for future library programs and facilities

With the development of technology, use of libraries has changed. While it is still important for libraries to maintain physical collections, there has been a definite shift toward libraries providing technology services and community activities for residents. The current library is a more traditional library. A study is needed to project the needs of the community with respect to the library's services and facilities. A plan should be developed for expansion, relocation, or the development of branches.

Timeframe: Medium

Funding: $$

Responsible Department(s): Parks and Recreation

Action 12.d. Establish a plan for senior centers and recreation centers

The City is seeing demand for senior housing and, correspondingly, expansion of senior center resources is expected. Additionally, as the City develops to the west, additional centers may be needed. A plan for expansion of the current senior center and establishment of future locations and programs should be developed.

Timeframe: Medium

Funding: $$

Responsible Department(s): **Parks and Recreation**

Goal 13. Pursue Opportunities for Public/Private Partnerships

Action 13.a. Encourage the redevelopment of aging shopping centers

As development of the City continues and undeveloped land becomes more scarce, redevelopment of older areas will become more prevalent. Along SH-174 in particular, many "big box" stores and strip shopping centers are showing their age. The City can support and encourage redevelopment by developing a façade enhancement program and considering economic incentives such as providing tax abatements or establishing Tax Increment Reinvestment Zones (TIRZs) in target areas. City staff should develop a list of target sites and options for redevelopment incentives for City Council consideration.

Timeframe: Ongoing

Funding: $$$

Responsible Department(s): **Economic Development**; Development Services

Action 13.b. Facilitate development of mixed-use retail/office project(s)

Mixed-use development tends to be a primary driver of new urban development that promotes walkability and social gathering spaces. The City's definition of mixed-use should be refined and City staff should identify opportunities to encourage such development at appropriate locations throughout the City. Primary locations are anticipated to be Old Town, along SH-174, and at various established nodes.

Timeframe: Ongoing

Funding: Varies

Responsible Department(s): **Economic Development**; Development Services



WE VALUE…

Economic Development that Creates Opportunity, Diversifies the Tax Base, and Provides Residents with Choices

Economic development includes a broad range of activities to recruit new businesses and retain existing businesses. Traditionally, economic development is viewed as recruiting and incentivizing new businesses, but as communities age and competition increases, it is becoming more important to promote the community as a whole and provide resources for improvement to existing programs and facilities in order to attract and retain businesses. These activities blend into supporting goals to ensure that our community is a place that residents want to live, learn, work, and play.

Goal 14. Enhance Economic Development Outreach and Implementation

Action 14.a. Complete the Economic Development Strategic Plan.

Economic Development staff is currently working toward the creation of an Economic Development Strategic Plan. Goals for economic development will be developed as a part of that plan. Once the goals are developed, City staff should propose an amendment to the **Imagine Burleson** comprehensive plan to incorporate the economic development goals into the comprehensive plan goals.

Timeframe: Short

Funding: $$

Responsible Department(s): **Economic Development**

Action 14.b. Provide access for companies and citizens to training and higher education opportunities

The Burleson Works and Burleson Opportunity Fund programs are promoted by our Economic Development team as a recruitment tool for new businesses and a retention tool for existing ones. City staff should continue to foster and expand the Burleson Works program in partnership with local businesses.

Timeframe: Ongoing

Funding: $$

Responsible Department(s): **Economic Development**

Action 14.c. Look for opportunities to provide a diversity of housing options to our citizens and workforce.

The City should define what "workforce housing" means to Burleson and its relationship to our living wage. Once the workforce housing definition is established, the City should identify potential locations for workforce housing, identify potential partners, and develop funding strategies.

Timeframe: Ongoing

Funding: $$$

Responsible Department(s): **Economic Development**; Development Services

Goal 15. Promote Specific Development/Redevelopment Opportunities

Action 15.a. Look for opportunities to expand Highpoint Business Park or develop new business park property

The City-owned portion of Highpoint Business Park is nearing build-out. Staff should continue to work with adjacent and nearby property owners to recruit new light industrial uses. City staff should also approach large property owners on the far south side of the City where existing development agreements are in place to gauge interest in developing their property for industrial uses.

Timeframe: Ongoing

Funding: $$$$$

Responsible Department(s): **Economic Development**; Development Services; Public Works

Action 15.b. Continue discussion regarding the golf course

The golf course has been a topic of ongoing discussion regarding whether it is the highest and best use in its current location and whether the City should continue its subsidy for operations. City Council should continue discussions related to the future of the golf course and provide City staff with any necessary direction.

Timeframe: Short

Funding: Depends on Direction

Responsible Department(s): **Economic Development**; Development Services; Parks and Recreation

Action 15.c. Pursue partnerships with developers for a hotel/conference center appropriate for Burleson

Currently, the only facilities within the City that can hold large groups of people are schools and churches. While these facilities are assets for the community, they are limited in space and the types of events for which they may be used. A hotel/conference center continues to be a desire of members of the community. City staff should continue to identify potential partners for an appropriately sized hotel/conference center. The facility should support small to medium trade shows and professional conferences as well as provide a gathering place for community events.

Timeframe: Medium

Funding: $$$$$

Responsible Department(s): **Economic Development**

Action 15.d. Identify an operator for a family entertainment venue and determine the location and amenities to be included in the development

Family entertainment that includes activities such as bowling, video games, laser tag and mini-golf is likely the most requested development in the community. City staff should continue to identify companies and sites to develop a facility that meets the needs and wants of the community.

Timeframe: Short

Funding: $$$$$

Responsible Department(s): **Economic Development**

Action 15.e. Enhance Entrances to and Focal Points within the City

Burleson only has a couple of formal entry features into the City, which are aging and in need of maintenance and upkeep. City staff should identify areas where new or upgraded entry features are needed and opportunities to establish focal points. Opportunities for grants or other funding sources should be identified and a plan for implementation established.

Timeframe: Short

Funding: $$$

Responsible Department(s): **Economic Development**; Parks and Recreation; Public Works



WE VALUE…

A City that is Resilient – Economically and Environmentally Sustainable, Accountable, and Transparent

Resiliency and sustainability involve ensuring that projects and programs are socially, fiscally, and environmentally responsible. All of the previously stated goals involve resiliency at some level. The following goals are intended to promote general best practices from the standpoint of administration, customer service, and the environment.

Goal 16. Update Development Ordinances and Plans on a Regular Basis

Action 16.a. Develop a systematic approach to Comprehensive Plan Updates

A comprehensive plan should be updated every 5 to 10 years to ensure that it is maintaining relevance for the community. However, for a fast-growing community such as Burleson, plans should be updated more frequently. A strategy should be developed to review portions of the plan annually and systematically update portions each year so that the updates are not overwhelming and daunting tasks.

Timeframe: Short

Funding: $

Responsible Department(s): **Development Services**

Action 16.b. Update Zoning Ordinance for tasks within diagnostic report and comprehensive plan goals

The zoning ordinance has not been updated comprehensively for 10 years. The following updates/modifications are needed:

- Align with changes to comprehensive plan
- Address tasks listed in the diagnostic report
- Change based on staff needs and Planning and Zoning Commission and City Council feedback

Timeframe: Short

Funding: $$

Responsible Department(s): **Development Services**

Action 16.c. Update the Subdivision and Development Ordinance for Master Mobility Plan and Zoning Ordinance changes

The Subdivision and Development Ordinance provides regulations for platting and infrastructure construction for development projects. Upon completion of updates to the Master Mobility Plan and the rewrite of the Zoning Ordinance, changes to the Subdivision and Development Ordinance will be required.

Timeframe: Short

Funding: $

Responsible Department(s): **Development Services**; Public Works

Action 16.d. Updates of landscape and sign ordinances with a focus on appearance

The landscape ordinance and sign ordinance each require changes for clarity and modernization. Recommended modifications to the landscape ordinance include clarification on tree and shrub species and determining how water-wise landscaping may be incorporated. The sign ordinance should be updated to clarify design standards and to reduce visual clutter associated with signs.

Timeframe: Short

Funding: $

Responsible Department(s): **Development Services**; Neighborhood Services; Parks and Recreation

Goal 17. Improve Development Reports and Presentations

Action 17.a. Create/refine a standardized method of evaluating development cases

City staff currently has somewhat standardized templates for staff reports that provide an analysis of varying types of development cases. The reporting format of the analysis can be a bit wordy and cumbersome at times. Standard templates should be developed to ensure consistency between developments.

Timeframe: Short

Funding: $

Responsible Department(s): **Development Services**

Action 17.b. Incorporate comprehensive plan elements into case reports and presentations in a useful and meaningful way

Currently, City staff evaluates zoning cases based on general compliance with the comprehensive plan and overlay standards. While this is effective, there also could be more information allowing a more objective evaluation of cases, based on criteria such as impacts to traffic, connectivity, floodplain, parkland, environmental sustainability, etc.

Timeframe: Short

Funding: $

Responsible Department(s): **Development Services**

Goal 18. Develop and Refine Programs and Policies to Promote Environmental Sustainability

Action 18.a. Evaluate existing environmentally focused committees related to function and mission and determine opportunities for conservation promotion

There are multiple committees within the City with varying degrees of environmental focus. Such committees should be defined and identified in a comprehensive list. To maximize resources, it is important to ensure that there are not overlapping efforts and identify potential partnerships. It may be necessary to develop a steering committee of members from each committee to meet annually or semi-annually to discuss activities of each group.

Timeframe: Short

Funding: $

Responsible Department(s): **Neighborhood Services**

Action 18.b. Incorporate more water-wise landscaping (xeriscaping/native plantings) into the City's landscape requirements

This action is in tandem with 0 above. Water-wise landscaping requires less water/irrigation and provides more chance for long-term success. A review of the landscape ordinance should be conducted to identify ways to encourage xeriscaping and native plantings.

Timeframe: Short

Funding: $

Responsible Department(s): **Development Services**; Neighborhood Services

Action 18.c. Update the design criteria manual to require and encourage more realistic permanent best management practices (BMPs), Low Impact Development (LID) and green building strategies

Many of the current stormwater best management practices within the City's design standards are ineffective and written such that the standards are not clear. Alternatives to these methods should be evaluated and integrated stormwater management (iSWM) techniques considered, including possible adoption of the NCTCOG iSWM tiered implementation plan where the City's ordinances may be used to achieve iSWM goals without actually adopting the full iSWM manual.

Timeframe: Medium

Funding: $$

Responsible Department(s): **Public Works**; Neighborhood Services; Development Services

Action 18.d. Conduct ongoing watershed studies/updates and explore opportunities for regional/shared stormwater detention

The Engineering Division has a current, ongoing plan for studying a grouping of watersheds each year. Each watershed study evaluates opportunities for regional or shared detention rather than smaller, individual detention ponds which have a tendency to be poorly maintained. This practice should be continued to ensure that floodplain maps are accurate and flood hazards are identified.

Timeframe: Ongoing

Funding: $$$$$

Responsible Department(s): **Public Works**

Goal 19. Enhance the City's Communication Strategies

Action 19.a. Reinforce the City's customer service focus to exceed the community's expectations

As a community of choice, Burleson seeks to provide the highest level of customer service to its citizens and the development community. The City should consider conducting annual surveys of its residents and applicants to gauge satisfaction and identify areas for potential improvement.

Timeframe: Ongoing

Funding: $$

Responsible Department(s): **Communications**; All Departments

Action 19.b. Combat the spread of misinformation regarding City actions and development activity

Ensuring transparency and accuracy of information are critical for the City to maintain a trusting relationship with the community. Technology provides opportunities to increase communications through live-streaming meetings and providing previously recorded meetings on-demand. An expanded social media presence providing up-to-date information on proposed developments and upcoming decisions can also help to build rapport and combat misinformation. In addition, in-person office hours or City staff representatives speaking to community groups can help with offline outreach.

Timeframe: Ongoing

Funding: $

Responsible Department(s): **Communications**; All Departments

Goal 20. Ensure the City's Fiscal Responsibility and Resiliency

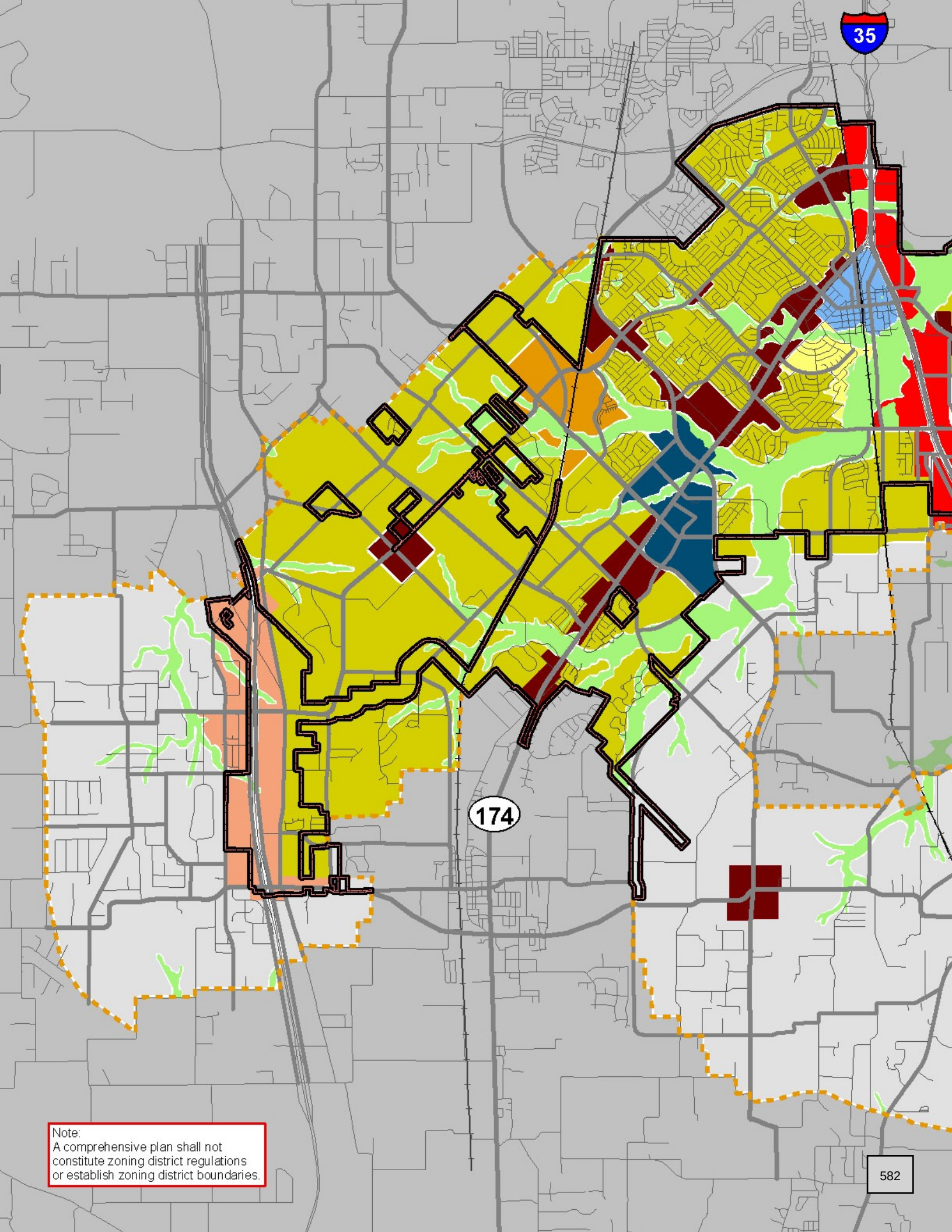
Action 20.a. Explore tools and partnerships that would help the City to track and improve fiscal responsibility and resiliency

The City strives to be responsible stewards of the community's tax dollars. Fiscal responsibility should be promoted by supporting the diversification of the City's tax base and by utilizing partnerships when possible to maximize resources. The City should also consider fiscal impacts of development decisions, which can be quantified through the use of a fiscal impact model or other analytical tool to identify cost/benefit of a proposed development.

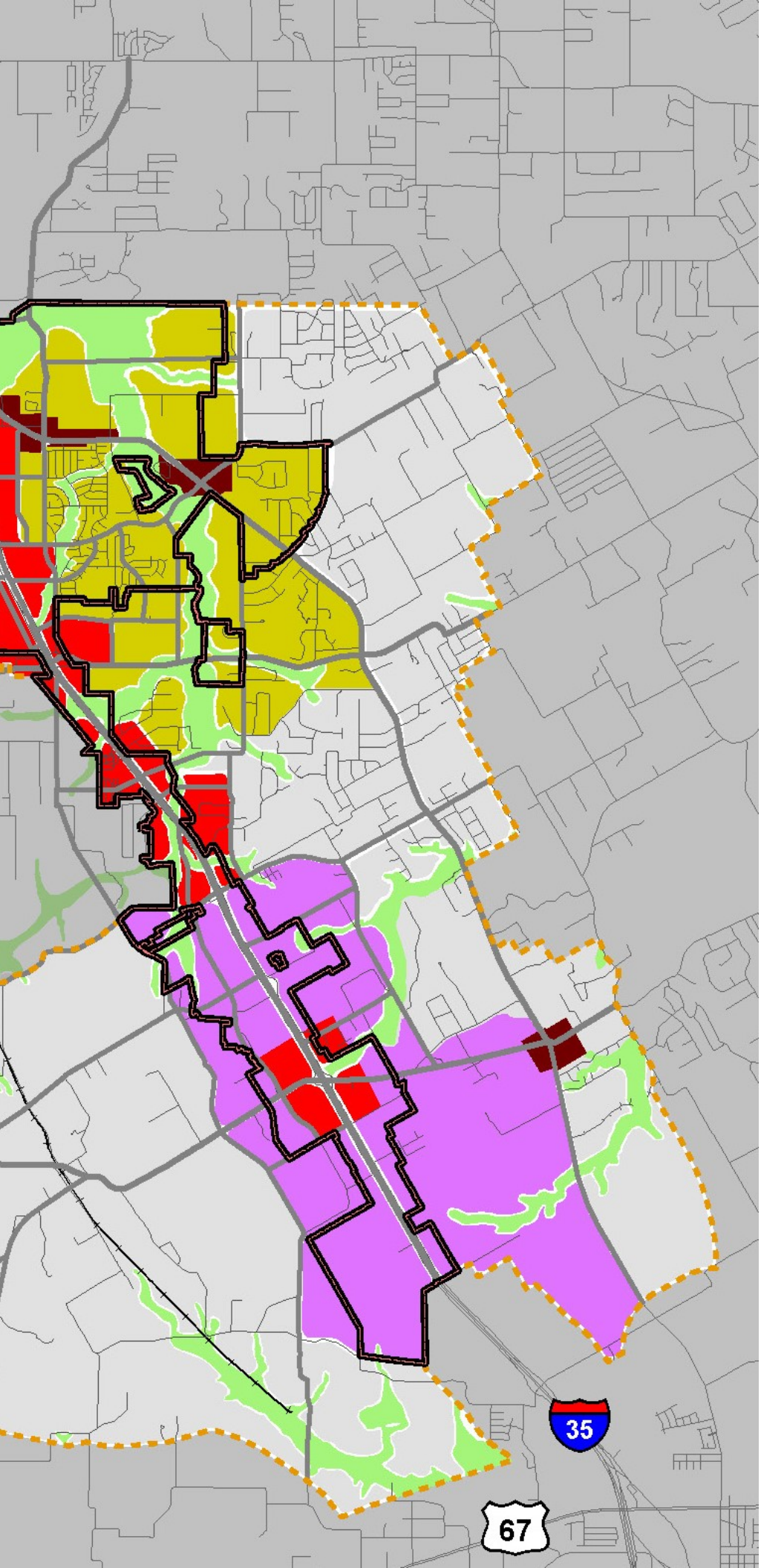
Timeframe: Short

Funding: $$

Responsible Department(s): **Finance**



Note:
A comprehensive plan shall not constitute zoning district regulations or establish zoning district boundaries.



Future Land Use

- Neighborhoods
- Old Town Residential
- Old Town
- Community Commercial
- Regional Office/Commercial
- Chisholm Trail Corridor
- Employment Growth Center
- Alsbury-Hulen Redevelopment Area
- Urban Mixed Use
- Future Development
- Floodplain/Open Space
- City Limit
- ETJ

City Council Regular Meeting

DEPARTMENT: **Development Services**

FROM: **Tony McIlwain, Director**

MEETING: **August 17, 2026**

SUBJECT:

Chisholm Summit Community Park located approximately at 9325 County Road 1016/ Lakewood Drive (CSP26-011): Consider and take possible action on a resolution for a Commercial Site Plan with a variance to the number of park amenities required by the Planned Development Ordinance (CSO#5464-0524). (First and Final Reading) *(Staff Contact: Tony McIlwain, Development Services Director)* (The item was posted prior to the Planning and Zoning Commission taking action on the item)

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 April 27, 2026, an application was submitted by Cody Johnson representing Johnson Volk Consulting on behalf of Justin Bond with R.A. Development, for a site plan, for the Chisholm Summit Community Park on approximately 15.02 acres.

The Community Park is a required amenity to the Chisholm Summit Master Planned Community as part of the approved Chapter 380 Development Agreement and the Planned Development zoning attached as Exhibit 4(CSO#1775-06-2021) & Exhibit 5 (CSO#5464-0524).

The applicant met with City of Burleson Parks Department to go over the number of required amenities vs the proposed amenities within the Community Park. The pond amenity accounts for approximately 3 acres of the total 15-acre park and once removed for calculation purposes, the numbers in the table below represent the agreed upon quantities with the Parks

Department. As a result of those meetings, the quantities differ from the required ordinance, and the Commercial Site Plan needs to go through the variance/waiver process.

DEVELOPMENT OVERVIEW:

Site Conformance Table

Required	***Staff's Findings***
36 Park Benches (3 per acre)	**Proposed 13 park benches and 4 backless benches**
24 Picnic tables (rate of 2 per acre)	**Proposed 12**
24 Trash receptacles (rate of 2 per acre)	**Proposed 10 trash receptacles**
Pet Waste Stations (1 per 1,000 linear feet of trail	**Proposed 3**
Bike Racks (2 within park)	**Proposed 2**
Drinking Fountains (provided within park)	**Proposed 1**
BBQ Stations (provided within park)	**Proposed 4**

"**Site plan approval required by City Council**. Any site plan that requires a waiver or variance to City Ordinances or is contingent upon the approval of a zoning district change must receive the approval of City Council upon recommendation of the planning and zoning commission."

RECOMMENDATION:

Recommend approval for a resolution for a site plan for Chisholm Summit Community Park (CSP26-011).

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

N/A

REFERENCE:

https://ecode360.com/BU6623/laws/LF2064952.pdf

FISCAL IMPACT:

None.

STAFF CONTACT:

Tony McIlwain
Development Services Director
tmcilwain@burlesontx.com
817-426-9684

Case CSP26-011

PRESENTED TO CITY COUNCIL - 8.17.2026

TONY MCILWAIN

DEVELOPMENT SERVICES DIRECTOR

CSP26-011

Location:

- 9325 CR 1016/Lakewood Drive

Applicant:

- Cody Johnson (Johnson Volk Consulting)
- Justin Bond with RA Development (Owner)

Item for approval:

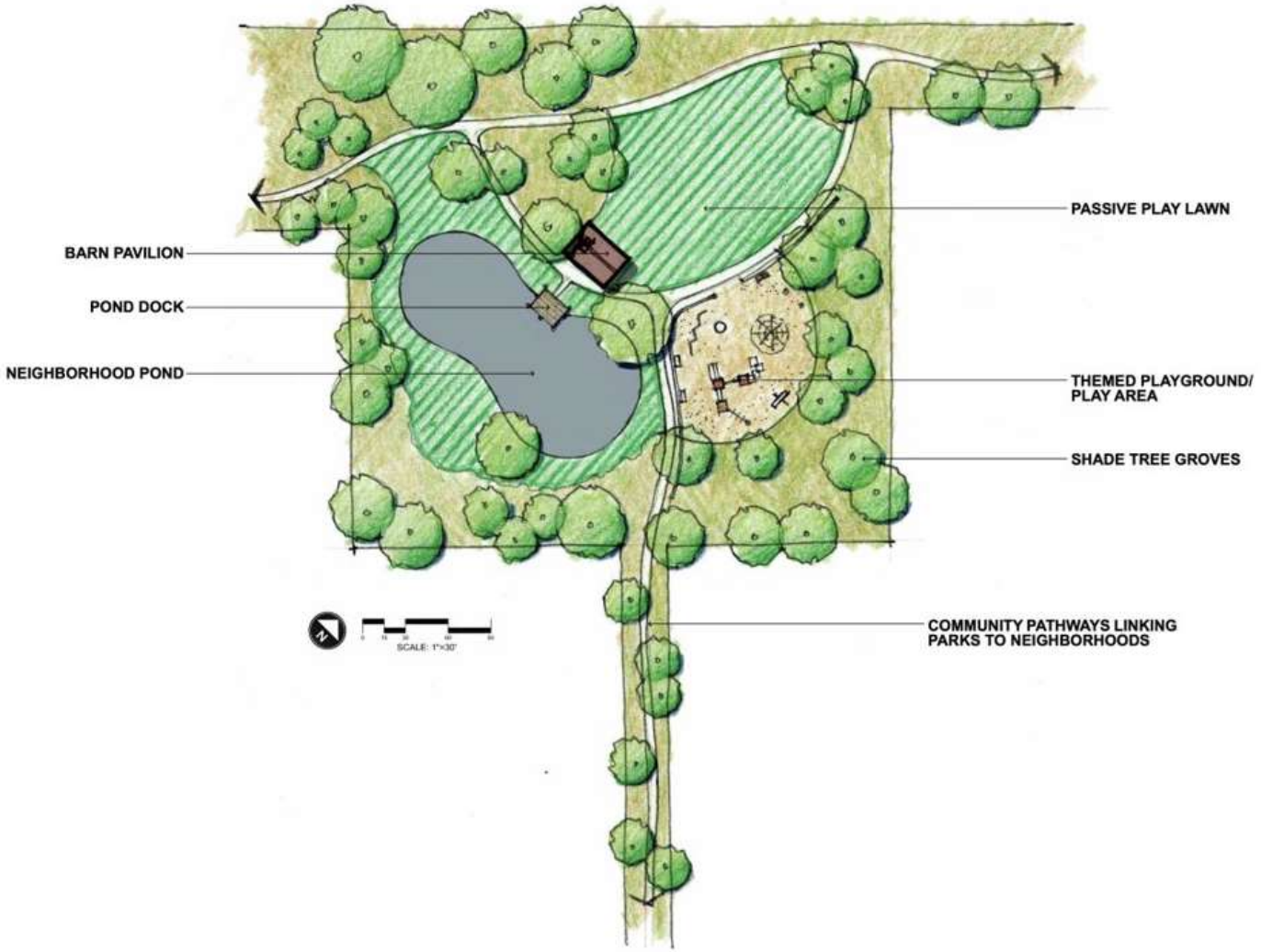
Resolution for a Commercial Site Plan with a variance to the number of park amenities required by the Planned Development Ordinance (CSO# 5464-0524).



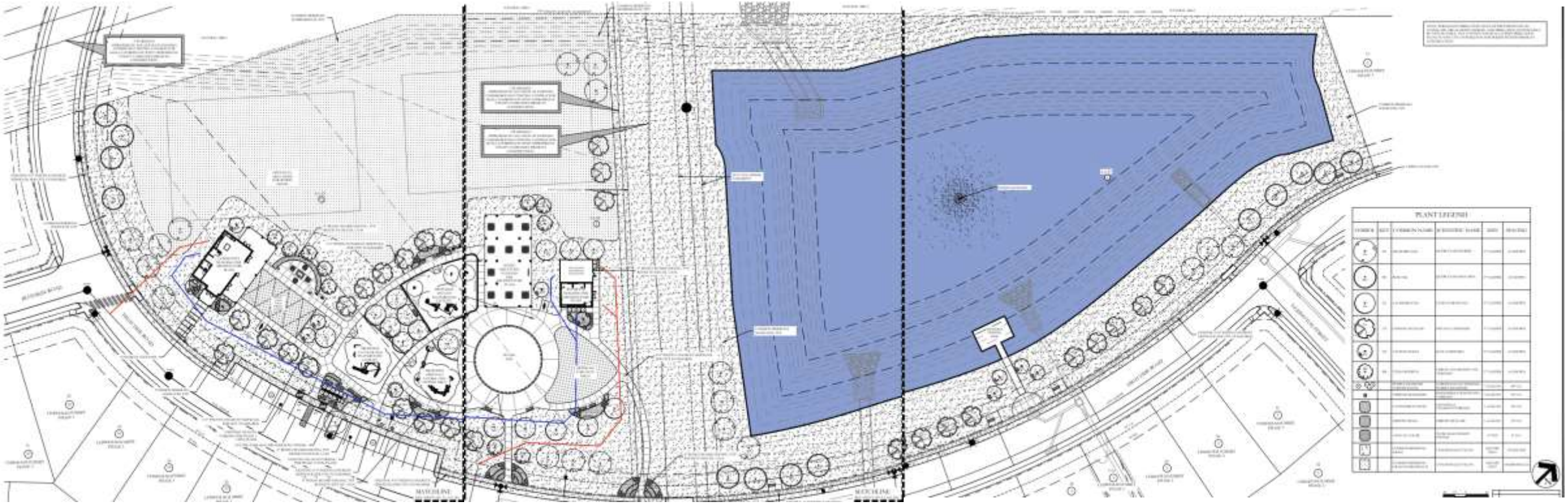
CSP26-011 Concept Park Plan



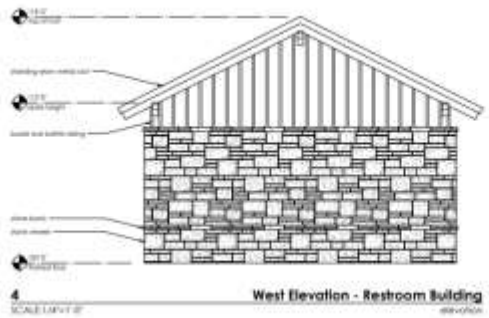
CSP26-011 Concept Park Plan

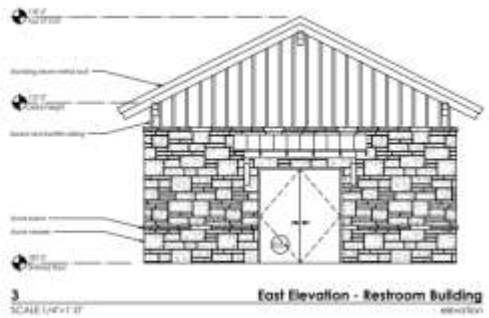


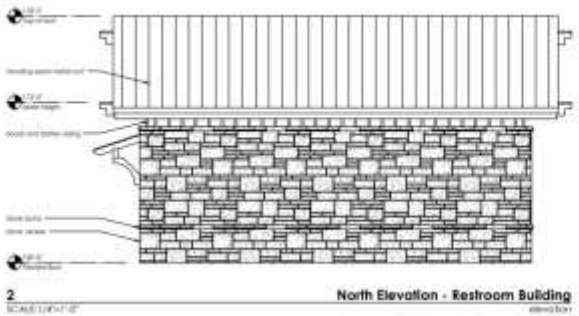
CSP26-011 Proposed Park Plan

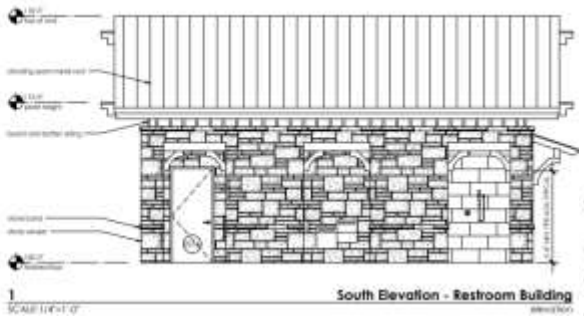


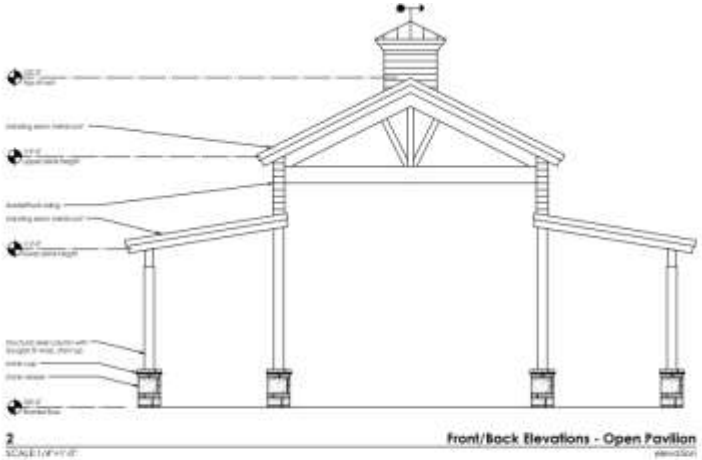
CSP26-011 Pavillion & Restrooms

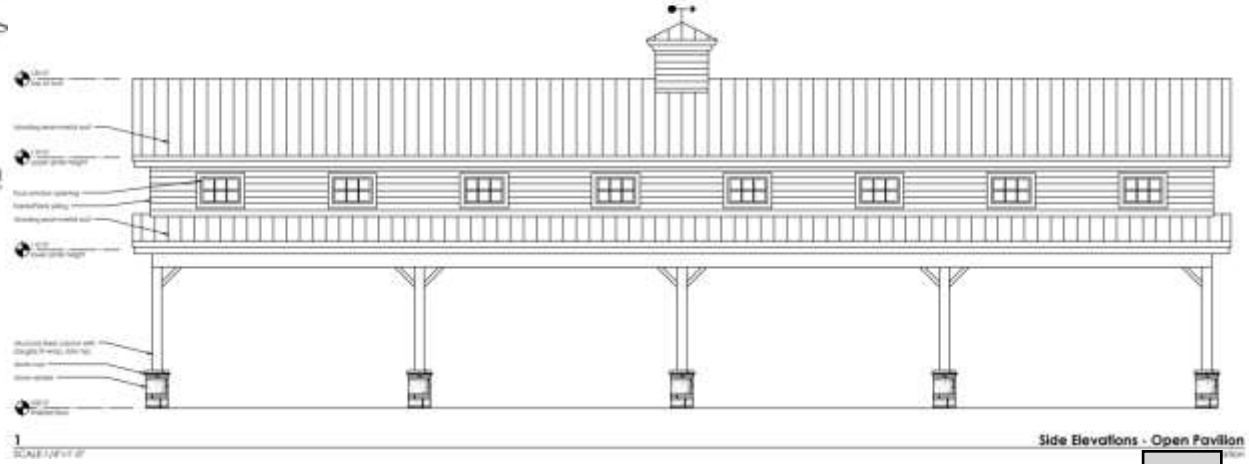




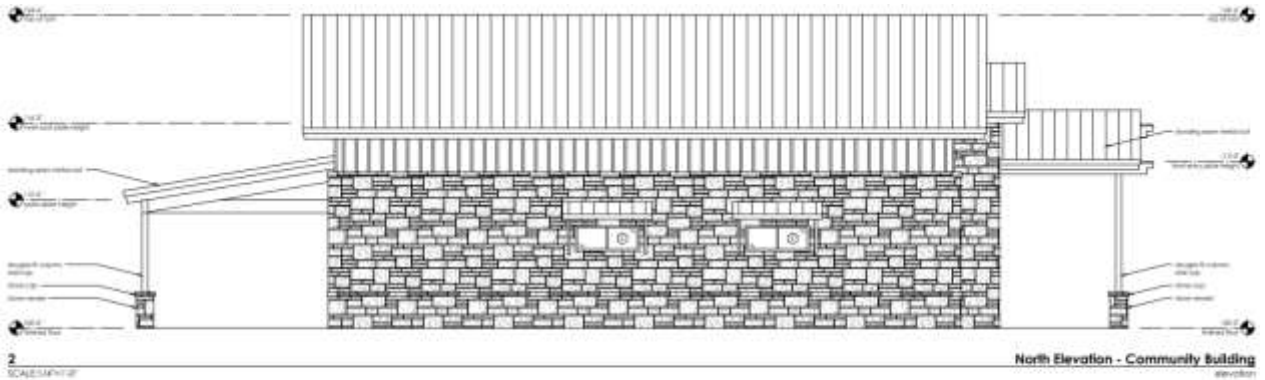


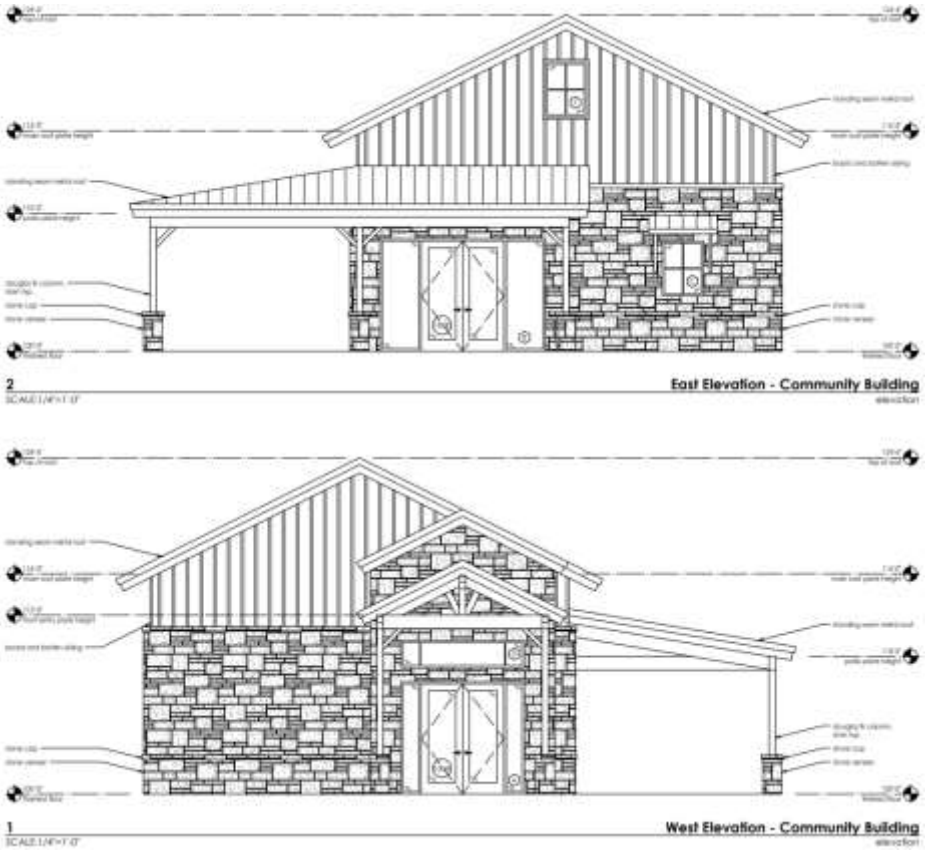






CSP26-011 Community Building





CSP26-011 Play Ground

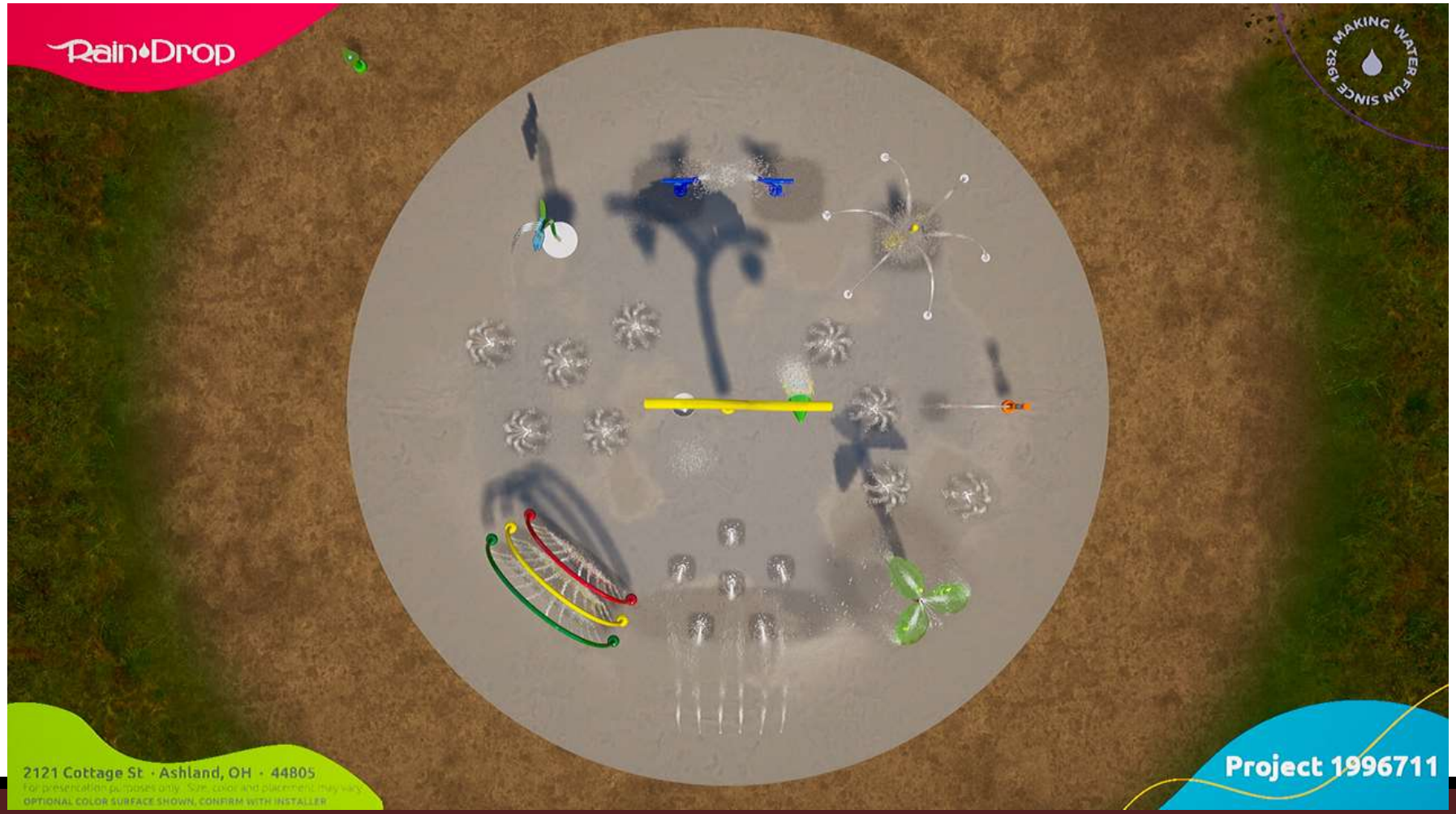


CSP26-011 Play Ground





CSP26-011 Splash Pad Overhead



CSP26-011 Splash Pad





596

CSP26-011 Splash Pad





CSP26-011 Site Conformance Table

Required	***Staff's Findings***
36 Park Benches (3 per acre)	**Proposed 13 park benches and 4 backless benches**
24 Picnic tables (rate of 2 per acre)	**Proposed 12**
24 Trash receptacles (rate of 2 per acre)	**Proposed 10 trash receptacles**
Pet Waste Stations (1 per 1,000 linear feet of trail	**Proposed 3**
Bike Racks (2 within park)	**Proposed 2**
Drinking Fountains (provided within park)	**Proposed 1**
BBQ Stations (provided within park)	**Proposed 4**

ZC – 449 E Renfro St/217 Village Creek PKWY

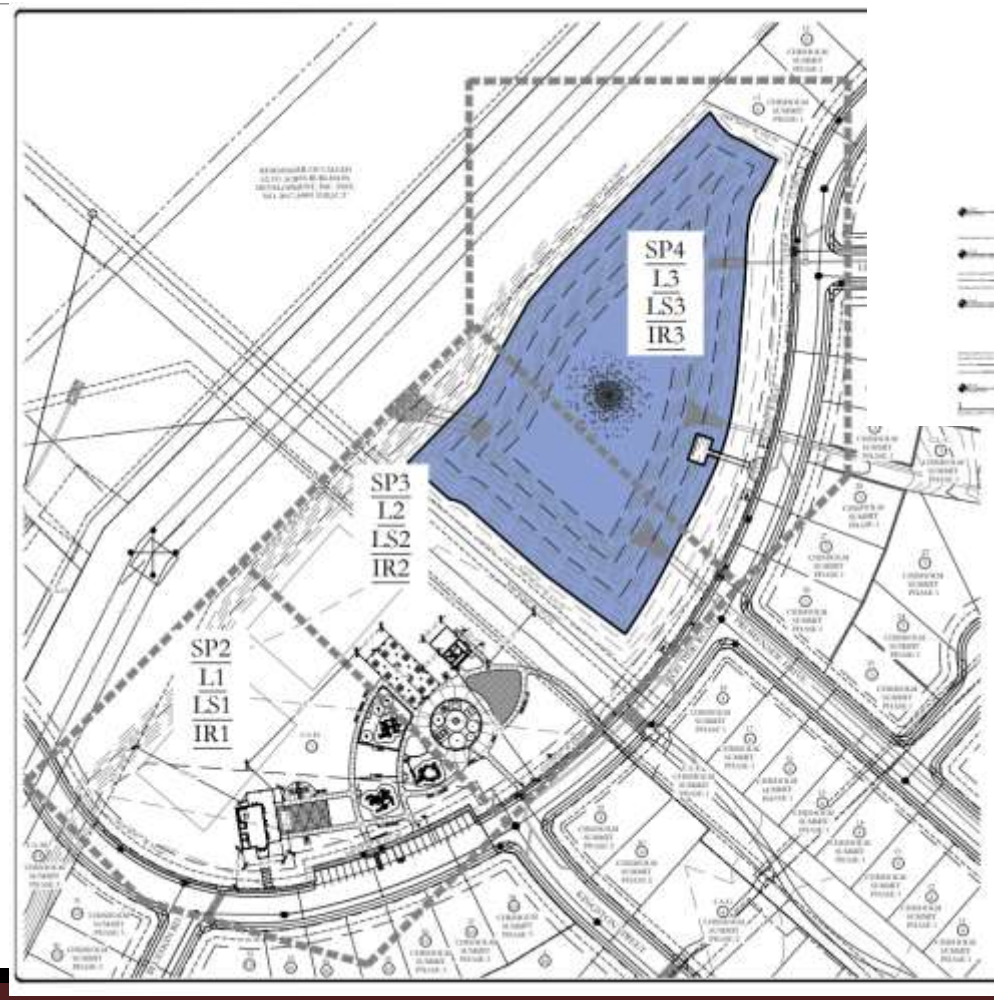
THE CITY OF BURLESON TEXAS

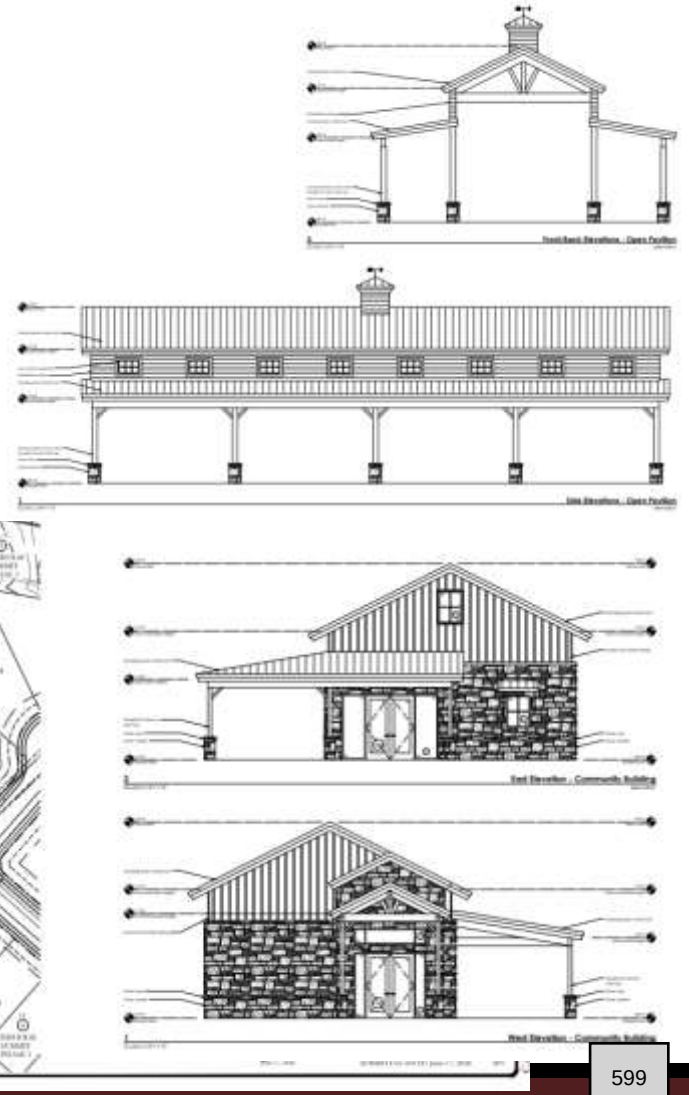
P&Z Summary:

- The item was posted prior to the Planning and Zoning Commission taking action on CSP26-011.

Staff Recommendation:

- Staff recommends approval of a resolution for a commercial site plan with a variance to the number of park amenities for the Chisholm Summit Community Park (CSP26-011).









Approve

Deny

Questions / Comments

Tony McIlwain
Development Services Director
tmcilwain@burlesontx.com
817.426.9684

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, FOR APPROVAL OF A COMMERCIAL SITE PLAN FOR A COMMUNITY PARK FOR CHISHOLM SUMMIT DEVLOPMENT, AND GRANTING A VARIANCE RELATING TO THE NUMBER OF PARK AMENITIES FOR THE DEVELOPMNENT AT 9325 COUNTY ROAD 1016/LAKEWOOD DRIVE.

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, an application for commercial site plan with a variance related to the minimum number of park amenities was filed by **Justin Bond;** on **April 27, 2026**, under **Case Number CSP26-011**, on property described herein below filed application with the City; and

WHEREAS, on August 11, 2026, the City's Planning and Zoning Commission made an inquiry into the matter and reviewed all relevant information and made a recommendation to the City Council; and

WHEREAS, on August 17, 2026, the City Council made an inquiry into the matter and reviewed all the relevant information, and

WHEREAS, City Council has determined that commercial site plan meets the requirements of Section 131 of Article V of Appendix B, Site Plan Requirements.; and

WHEREAS, City Ordinance CSO# 5464-0524 in Exhibit B "Chisholm Summit Development Standards," Article VIII "Open Space/Parks," Section 10(c)(vi) requires a specific number and type of amenities for the Community Park; and

WHEREAS, the City Council finds and determines that special conditions exist that are peculiar to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same vicinity; and

WHEREAS, City Council finds and determines that the strict interpretation of Section 10(c)(vi) of Article VIII "Open Space/Parks" of Exhibit B "Chisholm Summit Development Standards" of City Ordinance CSO# 5464-0524 would deprive the applicant of rights commonly enjoyed by other properties in the vicinity under the terms of Appendix B; and

WHEREAS, City Council finds and determines that the special conditions and circumstances do not result from the actions of the applicant(s) and such conditions and circumstances do not merely constitute pecuniary hardship or inconveniences; and

WHEREAS, City Council finds and determines that granting the variance will meet the objectives of the ordinance and not be injurious to the adjoining property owners or otherwise

detrimental to the public welfare; and

WHEREAS, City Council finds and determines that the request will be the minimum variance necessary to alleviate the special hardship or practical difficulties faced by the applicant in meeting the requirements of Section 10(c)(vi) of Article VIII "Open Space/Parks" of Exhibit B "Chisholm Summit Development Standards" of City Ordinance CSO# 5464-0524; and

WHEREAS, City Council has determined that granting the variance will be in harmony with the spirit and purpose of Section 10(c)(vi) of Article VIII "Open Space/Parks" of Exhibit B "Chisholm Summit Development Standards" of City Ordinance CSO# 5464-0524; and

WHEREAS, the City Council finds and determines the conditions attached to the variance, if any, are necessary to achieve the purpose of Section 10(c)(vi) of Article VIII "Open Space/Parks" of Exhibit B "Chisholm Summit Development Standards" of City Ordinance CSO# 5464-0524.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THAT:

Section 1.

The City Council hereby approves a commercial site plan (CSP26-011) for a Community Park as shown on Exhibit "A." Further, the City Council hereby grants a variance to Section 10(c)(vi) of Article VIII "Open Space/Parks" of Exhibit B "Chisholm Summit Development Standards" of City Ordinance CSO# 5464-0524 to allow for the amenities for the Community Park as set forth as shown on Exhibit "A"; provided, however, the variance is limited only to the Community Park (not neighborhood parks) and all other conditions, regulations, procedures, and rules City Ordinance CSO# 5464-0524; Exhibit "B" Chisholm Summit Development Standards, and of the City of Burleson Code of Ordinances (2005), as amended, shall apply to the property.

Section 2.

This resolution shall take effect immediately from and after its passage.

PASSED, APPROVED, AND SO RESOLVED by the City Council of the City of Burleson, Texas, on the _____ day of _____, 20_____.

_____
Chris Fletcher, Mayor
City of Burleson, Texas

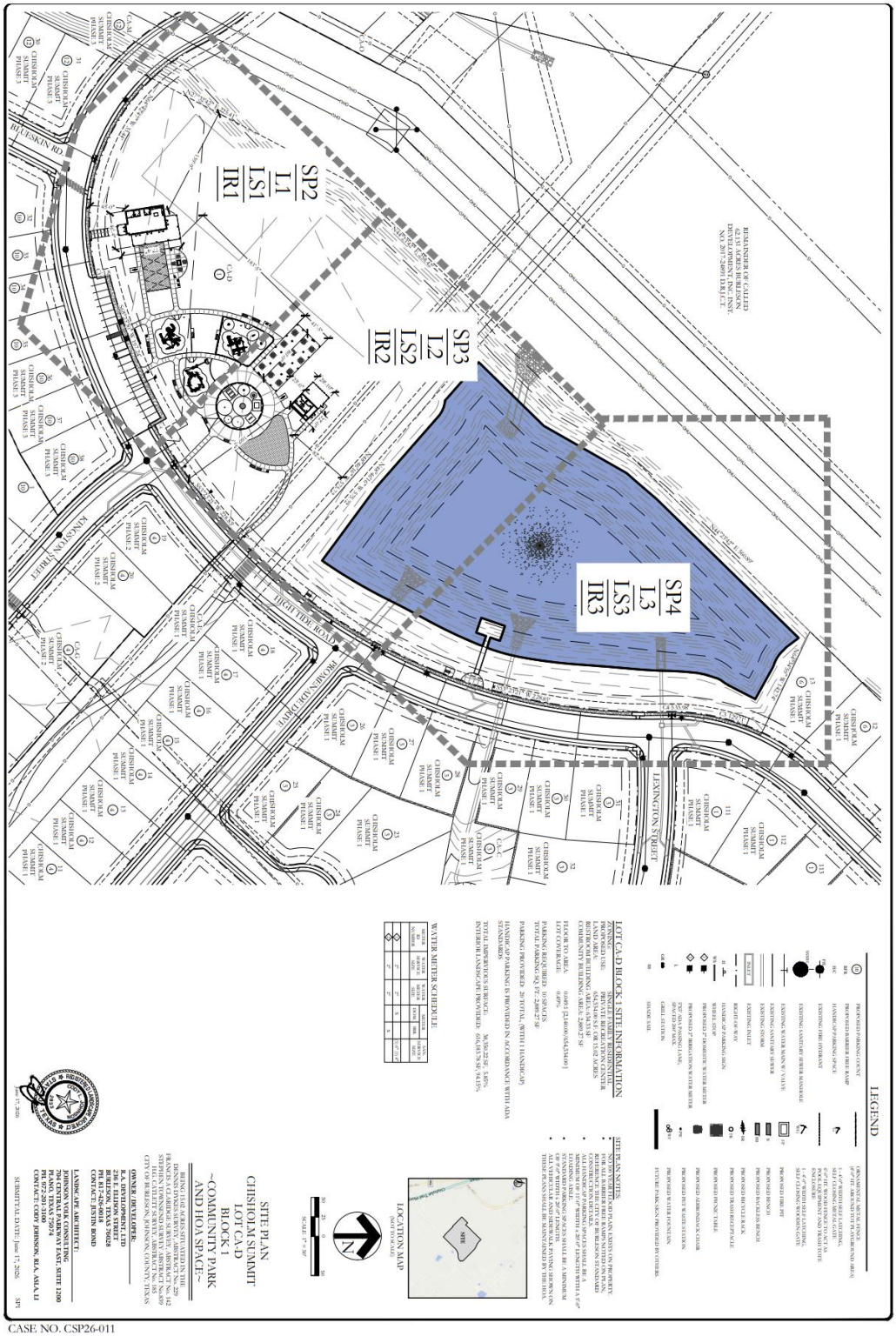
ATTEST:

_____
Amanda Campos, City Secretary

APPROVED AS TO LEGAL FORM:

_____
E. Allen Taylor, Jr., City Attorney

Exhibit "A"


SP2
L1
LS1
IR1
SP3
L2
LS2
IR2
SP4
L3
LS3
IR3
BLUESKIN RD.
KINGSTON STREET
HIGH TIDE ROAD
PROMENADE DRIVE
LEXINGTON STREET
LEGEND
LOT CA-D BLOCK 1 SITE INFORMATION
WATER METER SCHEDULE
LOCATION MAP
SITE PLAN
CHISHOLM SUMMIT
LOT CA-D
BLOCK 1
~COMMUNITY PARK
AND HOA SPACE~
CASE NO. CSP26-011

CHAPTER 380 AND ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT BETWEEN THE CITY OF BURLESON, THE BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION, R.A. DEVELOPMENT, LTD., BURLESON DEVELOPMENT, INC., B & G SOUTH METRO, LP, ROCKY BRANSOM, ROCKY BRANSOM ET UX ANGELA, ROCKY AND ANGELA BRANSOM, ALTA BURL, LP, JANICE YVONNE JACKSON, AND THE JACKSON FAMILY TRUST FOR CHISHOLM SUMMIT

This Chapter 380 and Economic Development and Performance Agreement (the "Agreement") is entered into as of the 7th day of June, 2021 (the "Effective Date") by and between the City of Burleson, a Texas municipal corporation located in the Counties of Johnson and Tarrant, State of Texas ("City"), by and through its City Manager; the Burleson 4A Economic Development Corporation ("BEDC"), by and through its Board President; R.A. Development, Ltd., a Texas limited liability partnership ("Developer"), by and through Bransom Management, LLC, its general partner; Burleson Development, Inc., by and through its president/director; B & G South Metro, LP, by and through B.G.S.M Management Company, LLC, its general partner; Rocky Bransom, Rocky Bransom et ux Angela; Rocky and Angela Bransom, Alta Burl, LP by and through Eyesight Ventures, LLC, its general partner; Janice Yvonne Jackson; Jackson Family Trust by and through its authorized trustee (collectively, including Developer, the "Current Owners"). City, BEDC, Developer, and the Current Owners sometimes hereafter be referred to individually as a "Party" and collectively as the "Parties."

WHEREAS, on May 27, 1993, the City adopted Resolution No. 583 establishing an Economic Development Program (the "Program") pursuant to Chapter 380 of the Texas Local Government Code; and

WHEREAS, Developer desires to participate in the Program by entering into this Agreement; and

WHEREAS, the Developer, the Current Owners and/or their predecessor in title previously entered into development agreements for certain tracts on the Property under Chapter 43 and Section 212.172 of the Local Government Code; and

WHEREAS, the Parties intend that this Agreement shall supersede those agreements in all matters; and

WHEREAS, the Burleson City Council finds and determines that this Agreement will effectuate the purposes set forth in the Program, and that Developer's performance of its obligations herein will promote local economic development and stimulate business and commercial activity in the City; and

WHEREAS, the City is authorized by Article 52-a Texas Constitution, and Section 380 of the Texas Local Government Code to provide economic development grants to promote local economic development and to stimulate business and commercial activity in the City; and

WHEREAS, the BEDC has determined and found that the Reimbursements contemplated in this Agreement to be funded by the BEDC 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 necessary to promote business development; and

WHEREAS, Developer has acquired, or has under contract, approximately 823 acres on the west side of the City, currently within the extraterritorial jurisdiction ("ETJ") of the City, depicted on **Exhibit A**, and intends to develop a master planned community on the Property to include, among other things, over 3,000 high end residential units, ten miles of interconnecting trail system, over 90 acres of dedicated parkland, commercial areas, and other amenities, to be known as Chisholm Summit; and

WHEREAS, Burleson Development Inc. owns the real property depicted on **Exhibit A-1**, a portion of the Property that comprises Chisholm Summit; and

WHEREAS, Alta Burl LP owns the real property depicted on **Exhibit A-2**, a portion of the Property that comprises Chisholm Summit; and

WHEREAS, Jackson Family Trust owns the real property depicted on **Exhibit A-3**, a portion of the Property that comprises Chisholm Summit; and

WHEREAS, Janice Yvonne Jackson owns the real property depicted on **Exhibit A-4**, a portion of the Property that comprises Chisholm Summit; and

WHEREAS, B&G South Metro LP owns the real property depicted on **Exhibit A-5**, a portion of the Property that comprises Chisholm Summit; and

WHEREAS, Rocky Bransom owns the real property depicted on **Exhibit A-6**, a portion of the Property that comprises Chisholm Summit; and

WHEREAS, Rocky and Angela Bransom own the real property depicted on **Exhibit A-7**, a portion of the Property that comprises Chisholm Summit; and

WHEREAS, R.A. Development, Ltd., owns the real property depicted on **Exhibit A-8**, a portion of the Property that comprises Chisholm Summit; and

WHEREAS, the Current Owners have contractually committed to convey their tracts on the Property to Developer so that Chisholm Summit may be developed as set forth herein; and

WHEREAS, the Current Owners consent to annexation of their property located in Chisholm Summit and agree to the imposition of the Development Standards on any property they own within Chisholm Summit under the terms set forth in this Agreement; and

WHEREAS, the City desires to facilitate a master planned community with elements such as connectivity, a mixture of home types and sizes, preservation of natural areas, a sense of place and community, walkability, and uniqueness; and

WHEREAS, the development plan presented by the Developer for Chisholm Summit meets those criteria and the City Council desires to facilitate its development by providing the incentives set forth herein; and

WHEREAS, the Developer desires to annex the Property into the City in phases as Chisholm Summit is platted; and

WHEREAS, planned development zoning will occur concurrently with annexation; and

WHEREAS, while the west side of Burleson encompasses over 1,600 mostly vacant acres ("Burleson West") with tremendous potential for residential and commercial development, there is currently a lack of east/west and north/south transportation corridors, connection to Chisholm Trail Parkway is difficult, emergency response is hindered due to a poor roadway network, and sewer access is limited, thereby hindering development potential; and

WHEREAS, the City desires to provide for public infrastructure and improvements to allow Chisholm Summit to develop and to concurrently facilitate quality commercial development by providing Burleson West access to Chisholm Trail Parkway and connectivity with the rest of the City and to provide adequate sewer facilities; and

WHEREAS, Public Improvements contemplated in this Agreement will allow the BEDC to develop and market a national/regional office park located on the northern edge of Chisholm Summit (the "Hooper Tract"), a 92 acre tract depicted on **Exhibit A-9**; and

WHEREAS, Developer intends to dedicate all right-of-way for public infrastructure required for Chisholm Summit at no charge under the terms set forth in this Agreement; and

WHEREAS, Developer intends to dedicate a three acre tract for a public safety facility to provide fire and police service for the west side and other municipal purposes; and

WHEREAS, a public improvement district ("PID") is required to create and finance capital park improvements and the maintenance of parks and trails in Chisholm Summit; and

WHEREAS, Section 212.172 of the Texas Local Government Code authorizes a city to enter into an agreement with an owner of property located in the ETJ to, among other things, provide for terms of annexation, provide for infrastructure, and specify the uses and development standards after annexation.

NOW THEREFORE, in consideration of the mutual obligations of the Parties set forth in this Agreement, and other consideration, the receipt and adequacy of which are acknowledged, the Parties agree as follows:

ARTICLE 1.
RECITALS AND EXHIBITS

1.1 **Recitals.** The recitals set forth in the foregoing "WHEREAS" clauses are true and correct, constitute representations and warranties of the Parties, constitute legislative findings of the governing bodies of the Parties, form the basis upon which the Parties have entered into this Agreement, and establish the intent of the Parties in entering into this Agreement. If it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extend possible, given effect. The Parties have relied on the recitals as part of the consideration for entering into this Agreement and, but for the recitals, would not have entered into this Agreement.

1.2 **Exhibits.** The Exhibits to this Agreement, incorporated herein for all purposes, are as follows:

Exhibit A – Chisholm Summit Real Estate Location Map
Exhibit A-1 – Burleson Development Inc Parcel Location Map
Exhibit A-2 – Alta Burl LP Parcel Location Map
Exhibit A-3 – Jackson Family Trust Parcel Location Map
Exhibit A-4 – Janice Yvonne Jackson Parcel Location Map
Exhibit A-5 – B&G South Metro LP Parcel Location Map
Exhibit A-6 – Rocky Bransom Parcel Location Map
Exhibit A-7 – Rocky & Angela Bransom Parcel Location Map
Exhibit A-8 – RA Development Ltd Parcel Location Map
Exhibit A-9 – Hooper & Co Parcel Location Map
Exhibit B – Preliminary Concept Plan
Exhibit C – Development Standards
Exhibit D – Parks and Trails Plan
Exhibit E – Roadway Improvements
Exhibit F – Sewer Improvements
Exhibit G – Annexation Plan/Development Sections

ARTICLE 2.
AUTHORIZATION

The Burleson City Council finds and determines that this Agreement is authorized by Chapter 380 of the Texas Local Government Code, Chapters 501 and 504 of the Texas Local Government Code, and Section 212.172 of the Texas Local Government Code.

ARTICLE 3.
DEFINITIONS

"Agreement," "BEDC," "Burleson West," "City," "Current Owners," "Developer", "Effective Date," "ETJ," "Hooper Tract," "Parties," "Party," and "Program" shall have the meanings set forth in the recitals.

"Approved Plats" means all final plats for a portion of the Property approved from time to time by the City in accordance with this Agreement.

"Building Codes" means building plumbing, electrical, mechanical, and fire codes adopted by the City in effect as of the Effective Date for the eight-year period commencing on the Effective Date. Commencing on the eighth anniversary of the Effective Date, "Building Codes" means building, plumbing, electrical, mechanical, and fire codes and all amendments thereto in effect on the date of submittal of a permit application to the City pursuant to the Building Codes, except any amendments from which the Project is exempt pursuant to Chapter 245 of the Local Government Code.

"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.

"Chisholm Summit" means a 823 acre equestrian themed master planned community on the Property developed in substantial conformance with the Development Standards set forth on **Exhibit C** and the Governing Regulations comprised of at least 3,000 high end residential units, over ten (10) miles of interconnected trails, 102 acres of dedicated parkland, an equestrian center, and other amenities as set forth and depicted on the Preliminary Concept Plan attached hereto as **Exhibit B**, to be constructed in phases as set forth herein.

"Construction Costs" means the costs of all hard construction, construction equipment charges, the costs of construction materials, design fees (including landscape and architectural design) contractor fees, and subject to approval by the City, surveying and engineering costs and fees attributable to the construction of the Public Improvements and the Private Improvements, as applicable. Construction Costs does not include any acquisition costs of the Property, marketing, or applicable City fees related to the development of the Public Improvements and/or the Private Improvements, as applicable.

"Development Sections" has the meaning set forth in Section 5.1(a) of this Agreement.

"Development Standards" means those detailed development requirements set forth in **Exhibit C** for the Private Improvements.

"Equestrian Center" means the existing equestrian center located as shown on **Exhibit B**.

"Event of Bankruptcy or Insolvency" means the dissolution or termination of the Developer's existence as a going business, insolvency, appointment of receiver for any part of the Developer's property and such appointment is not terminated within sixty (60) 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 the Developer and such proceeding is not dismissed within sixty (60) days after the filing thereof.

"Final Concept Plan" has the meaning set forth in Section 5.3 of this Agreement.

"Final Parks and Trails Plan" has the meaning set forth in Section 9.2 of this Agreement.

"Governing Regulations" has the meaning set forth in Section 5.2 of this Agreement.

"Impositions" means all taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, and other charges by public or governmental authority, general and special, ordinary and extraordinary, foreseen and unforeseen, which are or may be assessed, charged, levied, or imposed by any public or governmental authority on the Developer or any property or any business owned by the Developer within the City.

"Parkland Improvements" means the open spaces, connecting trails, ponds, pocket parks, playground areas, amphitheater, and other park amenities depicted and described on The Parks and Trails Plan and dedicated to the public, **Exhibit D**.

"Preliminary Concept Plan" means the Concept Plan attached as **Exhibit C**, or as amended in the future.

"Private Improvements" means the residential units, connecting trails, Equestrian Center, amenity centers, Private Infrastructure, and commercial development in Chisholm Summit.

"Private Infrastructure" means any improvements required to be maintained on private property by the HOA including, but not limited to, open spaces, Chisholm Summit amenity centers, screening walls, or parks not dedicated to the public.

"Project" means the development of Chisholm Summit under the terms set forth in this Agreement.

"Property" means the 823 acres comprising Chisholm Summit, depicted on **Exhibit A**.

"Public Improvements" means the Roadway Improvements, Sewer Improvements, and Parkland Improvements.

"Reimbursement" means the funds paid to Developer for Construction Costs for the Roadway Improvements by the BEDC and Sewer Improvements by the City.

"Roadway Improvements" means Lakewood Blvd., FM 1902 to a transition point approximately 1,500 feet south of CR 1020, and sidewalks, median and landscape improvements as depicted on **Exhibit E**, to be funded by the BEDC.

"Sewer Improvements" means the sewer lines and lift stations set forth on **Exhibit F** to be funded by the BEDC.

"Subdivision Regulations" means the Subdivision and Development Ordinance and Design Standards manual or other regulations adopted in their place, as of the date a preliminary plat application is filed with the City, including any dormancy regulations effective on the date a preliminary plat application is filed with the City. Should a preliminary plat "expire" in accordance with the applicable dormancy regulations, a new application must be filed and the Subdivision Regulations for purposes of the new application shall be the Subdivision and Development Ordinance and Design Standards manual, or other regulations adopted in their place, as of the date the new application is filed with the City, including any dormancy regulations effective as of the date the new application is filed with the City.

"Substantially Complete" with regard to the Public Improvements means the date upon which the City issues a Letter of Substantial Acceptance to the Developer for any element or portion of the Public Improvements which will allow issuance of building permits; and with regard to the Private Improvements, the date upon which the City issues a Certificate of Occupancy for a Private Improvement.

"Zoning Ordinance" means Ordinance No. B-582 on the Effective Date of the Ordinance as it may be amended.

ARTICLE 4.
TERM

The Term of this Agreement shall commence on the Effective Date and terminate twenty-five (25) years thereafter, unless terminated sooner as provided in Article 12.

ARTICLE 5.
DEVELOPMENT OF THE PROPERTY

5.1 **Private Improvements.**

(a) Construction of the Private Improvements shall be in full conformance with the Governing Regulations as defined in Section 5.2 below and will be completed in Development Sections A through H by the Developer as depicted on **Exhibit G**. Construction of Development Section A Private Improvement shall commence no later than January 1, 2022 and be Substantially Complete no later than December 31, 2022. Substantial Completion of all Development Sections of Chisholm Summit shall be no later than the term of the agreement.

5.2 **Development.** Development of the Property shall be governed by the following regulations (collectively, the "Governing Regulations"):

(i) the Preliminary Concept Plan, which Preliminary Concept Plan is considered to be a development plan as provided for in Section 212.172 of the Texas Local Government Code;

(ii) the Final Concept Plan approved as part of the planned development sections for each phase;

(iii) the Development Standards;

(iv) the Subdivision and Development Ordinance and Design Standards Manual;

(v) the Building Codes;

(vi) the Approved Plats; and

(vii) all state and federal statutes, rules, regulations, as amended, and other political subdivisions and governmental entities, if any, having jurisdiction over the Property and all applicable ordinances, rules, and regulations as amended by the city.

5.3 **Preliminary Concept Plan.**

(a) The Preliminary Concept Plan is attached to this Agreement as **Exhibit B**.

(b) Developer may revise the Preliminary Concept Plan, from time to time, subject to the following conditions:

(i) the revised Preliminary Concept Plan is approved in writing by Developer; and

(ii) the revised Preliminary Concept Plan is approved by the City Council; and

(iii) the revised Preliminary Concept Plan is in compliance with subsection (c) of this Section 5.3 of this Agreement.

(c) The Preliminary Concept Plan must at all times:

(i) Include no less than 90 acres of parkland;

(ii) Maintain lot mix within allowable percentage ranges referenced in the Development Standards; and

(iii) Maintain the roadway alignments.

(d) If the Preliminary Concept Plan is revised as provided by this section, the revisions shall be considered an amendment to this Agreement. Developer must revise the Preliminary Concept Plan and submit same to the City for approval. Upon approval of the amendment, the City shall cause the revised Preliminary Concept Plan to be attached to the official version of this Agreement on file in the City Secretary's office and shall file the revised Preliminary Concept Plan in the Johnson County Real Property Records.

5.4 **Development Standards Revisions.** The Development Standards may be revised by two methods:

(i) the City Council may relieve Developer from strict compliance with the Development Standards on a case-by-case basis when Developer demonstrates, to the reasonable satisfaction of the City Council, that the requested exception:

(1) is not contrary to the public interest;

(2) does not cause injury to adjacent property;

(3) does not materially adversely affect the quality of development; and

(4) is not inconsistent with the Preliminary Concept Plan or the Final Concept Plan; or

(ii) Developer and the City may amend this Agreement to revise the Development Standards.

5.5 **State and Federal Requirements.** Development of the Property shall be subject to ordinances that the City is required to adopt, from time to time, by state or federal law.

5.6 **Homeowner's Association Required.**

(a) Developer shall create a single Homeowner's Association for the Property that requires membership by all of the owners of a lot within the Property, and is adequately funded to carry out its responsibilities.

(b) The Homeowner's Association shall own and be responsible for the maintenance of the Private Infrastructure.

(c) The Homeowner's Association shall have covenants and bylaws, which must submitted to the City for its records. The Homeowner's Association shall require the payment of dues and assessments to maintain the Private Infrastructure. The Homeowner's Association covenants shall provide for assessments and liens for nonpayment of dues or assessments. The approved covenants of the Homeowner's Association must be recorded with the County Clerk for Johnson County, Texas.

ARTICLE 6.
FULL PURPOSE ANNEXATION

The Parties agree that the Property shall have been annexed into the City prior to the construction of the Private Improvements for each phase. This Agreement constitutes a request by the Developer and the Current Owners, as owners of the Property, for annexation into the City of Burleson and serves as the written agreement for municipal services required by Section 43.0672 of the Texas Local Government Code. The request for annexation may not be revoked so long as the City remains compliant with the terms of this Agreement, and the right of the City to annex shall not be abrogated by amendment to any law affecting or establishing the right of a city to annex. The Parties agree that the Property shall be annexed in Development Sections A through H as depicted on **Exhibit G** concurrent with or prior to zoning each phase, with Development Section A annexed no later than December 31, 2022 or the commencement of the Lakewood portion of the Roadway Improvements, whichever is sooner. The Development Sections shall be annexed no later than the dates listed for each section in the Annexation Schedule in **Exhibit G.**

ARTICLE 7.
ROADWAY IMPROVEMENTS

7.1 **In General.** The City, the BEDC, and the Developer will work together to construct and fund the Roadway Improvements. The Developer will design and construct the Roadway Improvements subject to oversight and plan approval by the City. Subject to Article 13, the BEDC shall issue debt to fund the construction. The Developer will dedicate all right-of-way for the Roadway Improvements within its authority to do so and based on the final alignment and construct them according the Governing Regulations.

7.2 **Design of Roadway Improvements.**

(a) **Construction Plans.** The Developer shall retain a professional engineer to design the Roadway Improvements. The Developer shall retain a professional engineer to design a conceptual design of the Roadway Improvements at a cost not to exceed Two Hundred Fifty Thousand and no/100s Dollars ($250,000.00). Construction Plans be shall be in conformance with all state and local ordinances and regulations and the Development Standards set forth in **Exhibit C**.

(b) **Council Approval.** The City Council must approve the final design, construction schedule, and construction costs for the Roadway Improvements.

(c) **Reimbursement for Design Costs.** The BEDC shall reimburse Developer for design costs according to completion of the following milestones, with payment to be made in the amount of the costs of the milestone within twenty (20) days after Developer notifies the City that the milestone is met, and provides proof of expenditure satisfactory to the City:

(i) Completion of survey;

(ii) 30%/Conceptual design;

(iii) 60% design;

(iv) 90% design; and

(v) 100%/Final design.

Ten percent (10%) retainage will be held from all payments and returned at the time plans are released for construction. For Developer to be reimbursed for design costs at 60% design, 90% design, and Final/100% design, City must approve the submitted design as set forth in Section 7.2(f) of this Agreement.

(d) **Not to Exceed.** Reimbursement shall not exceed the design cost approved by the City Council.

(e) **Ownership.** The City shall own all design plans.

(f) **Approval and Review of Design.** The Developer shall cause the professional engineer retained by Developer to design the Roadway Improvements in accordance with Section 7.2(a) of this Agreement to provide a detailed design and construction schedule to the City. The Roadway Improvements design shall meet the approval of the City in its entirety and in the stages of design as detailed below. The Developer shall cause the professional engineer to submit the design of the Roadway Improvements to the City for approval at the following stages of completion, and the City shall have the amount of time specified to determine whether it approves the submitted design:

(i) 30% of Completion of Design on Roadway Improvements (which shall include the conceptual design referenced in Section 7.2(a) of this Agreement) – City shall have fourteen (14) calendar days to review and determine approval.

(ii) 60% of Completion of Design on Roadway Improvements – City shall have thirty (30) calendar days to review and determine approval.

(iii) 90% of Completion of Design on Roadway Improvements – City shall have twenty-one (21) calendar days to review and determine approval.

(iv) Final Design/100% of Completion of Design on Roadway Improvements – City shall have seven (7) calendar days to review and determine approval.

If the design plans submitted for a stage specified above are not completed in such a manner and to such a degree and detail that is standard and customary in the industry for the stage specified, the City shall have the ability to extend the amount of time to review the design and/or deny approval. Further, if the Developer does not cause the professional engineer to adequately respond to City comments on the design plans, the City shall have the ability to extend the amount of time to review the design and/or deny approval.

7.3 **Dedication of Right-of-Way.**

(a) **Developer Dedication.** The Developer and the Current Owners agree to donate all required right-of-way located on or through the Property at no cost to the City.

(b) **City Dedication.** The City will donate right-of-way for roadway located in the Hooper tract, and acquire right-of-way for areas outside of the Property.

(c) **Roadway Improvements Conveyance.** All Roadway Improvements and right-of-way shall be conveyed to the City free and clear of all liens, assessments, and restrictions other than provided in this Agreement.

7.4 **Fees.** Roadway impact fees shall be assessed according to the Burleson Roadway Impact Fee Ordinance. All other fees associated with the construction of the Roadway Improvements shall be waived.

7.5 **Community Facility Contract (CFC).** The Developer shall enter into a community facility contract with the City and Contractor in accordance with Article 4 of the Subdivision and Development Ordinance.

7.6 **Roadway Improvement Construction Schedule.**

The construction of the Roadway Improvements shall be according to the following schedule:

(a) **Survey of All Phases.** By September 1, 2021, the Developer shall complete a survey of all phases of the Roadway Improvements, such phases being as follows: (i) Phase One – FM 1902 to Existing CR 1016, (ii) Phase Two – Two-Lane Section CR 1016 to CR 1020, and (iii) Phase Three – Two-Lane Section CR 1016 to CR 1020, and (iv) Phase Four - Median Improvements and Sidewalks.

(b) **Start of Construction.** Developer shall begin construction of Phase One of the Roadway Improvements by June 30, 2022.

(c) **End of Construction.** Developer shall complete construction of the Roadway Improvements, other than landscaping, by December 31, 2023. Developer shall complete the landscaping portion of the Roadway Improvements by March 31, 2024.

7.7 **Reimbursement for Construction Costs of Roadway Improvements.**

(a) **Opinion of Cost.** The final design for the Roadway Improvements shall include an opinion of probable Construction Costs for the Roadway Improvements.

(b) **City Council Approval.** The City Council must approve the final design and all Construction Costs for the Roadway Improvements. If the City Council has not approved any cost before it is incurred, obligated or spent, the BEDC is not obligated to reimburse the Developer for that expense.

(c) **Developer Reimbursement Schedule for Construction of Roadway.** The BEDC shall reimburse the Developer for approved Construction Costs based on the Developer's bi-monthly request, with payment to be made by the City in the amount of the cost of the request within twenty (20) days after the Developer notifies the City of the work completed and provides evidence of the expenditure satisfactory to the City. Each phase of the construction of the Roadway Improvements shall be treated as individual projects as it relates to payments.

Ten percent (10%) retainage will be held from all payments and returned at Substantial Completion of each phase of the roadway as specified in Section 7.6(a) of this Agreement.

ARTICLE 8.
SEWER IMPROVEMENTS

8.1 **In General.** The City and the Developer will work together to construct and fund the Sewer Improvements. The Developer will be solely responsible for onsite and offsite waterline extensions and improvements. The Developer will design and construct the Sewer Improvements to include a lift station(s) and force main(s), subject to oversight and plan approval by the City, provided that the City will design a portion of sewer from Panchasarp Farms to CR 914A as set forth in **Exhibit F**. The Developer will dedicate all right-of-way for the Sewer Improvements and construct them according to the Governing Regulations.

8.2 **Design of Sewer Improvements.**

(a) **Construction Plans.** The Developer shall retain a professional engineer to design the Sewer Improvements. The Developer shall retain a professional engineer to design a conceptual design of the Sewer Improvements at a cost not to exceed Two Hundred Fifty Thousand and no/100s Dollars ($250,000.00). Construction Plans be shall be in conformance with all state and local ordinances and regulations and the Development Standards set forth in **Exhibit C**.

(b) **Council Approval.** The City Council must approve the final design and construction costs for the Sewer Improvements.

(c) **Reimbursement for Design Costs.** The City shall reimburse Developer for design costs according to completion of the following milestones, with payment to be made in the amount of the costs of the milestone within twenty (20) days after Developer notifies the City that the milestone is met, and provides proof of expenditure satisfactory to the City:

(i) Completion of survey;

(ii) 30%/Conceptual design;

(iii) 60% design;

(iv) 90% design; and

(v) 100%/Final design.

Ten percent (10%) retainage will be held from all payments and returned at the time plans are released for construction. For Developer to be reimbursed for design costs at 60% design, 90% design, and Final/100% design, City must approve the submitted design as set forth in Section 8.2(f) of this Agreement.

(d) **Not to Exceed.** Reimbursement shall not exceed the design cost approved by the City Council.

(e) **Ownership.** The City shall own all design plans.

(f) **Approval and Review of Design.** The Developer shall cause the professional engineer retained by Developer to design the Sewer Improvements in accordance with Section 8.2(a) of this Agreement to provide a detailed design and construction schedule to the City. The Sewer Improvements design shall meet the approval of the City in its entirety and in the stages of design as detailed below. The Developer shall cause the professional engineer to submit the design of the Sewer Improvements to the City for approval at the following stages of completion, and the City shall have the amount of time specified to determine whether it approves the submitted design:

(i) 30% of Completion of Design of Sewer Improvements (which shall include the conceptual design referenced in Section 8.2(a) of this Agreement) – City shall have fourteen (14) calendar days to review and determine approval.

(ii) 60% of Completion of Design of Sewer Improvements – City shall have thirty (30) calendar days to review and determine approval.

(iii) 90% of Completion of Design of Sewer Improvements – City shall have twenty-one (21) calendar days to review and determine approval.

(iv) Final Design/100% of Completion of Sewer Improvements – City shall have seven (7) calendar days to review and determine approval.

If the design plans submitted for a stage specified above are not completed in such a manner and to such a degree and detail that is standard and customary in the industry for the stage specified, the City shall have the ability to extend the amount of time to review the design and/or deny approval. Further, if the Developer does not cause the professional engineer to adequately respond to City comments on the design plans, the City shall have the ability to extend the amount of time to review the design and/or deny approval.

(g) **Design of Phase One.** City has a detailed design of the Sewer Improvements for Phase One (Panchasarp Farms to County Road 914A) of the Sewer Improvements, as depicted on **Exhibit F**. Such detailed designs were designed by a professional engineer retained by the City. City shall allow Developer, and Developer shall use, the detailed design of the Sewer Improvements for Phase One to design the remainder of the Sewer Improvements.

8.3 **Dedication of Right-of-Way.**

(a) **Developer Dedication.** The Developer and the Current Owners agree to donate all required right-of-way located on or through the Property at no cost to the City. The City will acquire offsite easements.

(b) **Sewer Improvements Conveyance.** All Sewer Improvements and right-of-way shall be conveyed to the City free and clear of all liens, assessments, and restrictions other than provided in this Agreement.

8.4 **Fees.** Sewer impact fees shall be assessed upon the Developer according to the Burleson Sewer Impact Fee Ordinance, and the Developer shall pay the pass through Fort Worth impact fees pursuant to the Agreement for Wastewater Service between the City of Fort Worth, Texas, and the City of Burleson, Texas, dated May 8, 2018, or as may be amended. All other fees associated with the construction of the Sewer Improvements shall be waived.

8.5 **Community Facility Contract (CFC).** The Developer shall enter into a CFC with the City and Contractor in accordance with Article 4 of the Subdivision and Development Ordinance for each phase of the sewer construction.

8.6 **Sewer Improvement Construction Schedule.** The construction of the Sewer Improvements shall be according to the following schedule:

(a) **Survey of All Phases.** By September 1, 2021, the Developer shall complete a survey of all phases of the Sewer Improvements, such phases being as follows:

(i) Phase One – Panchasarp Farms to County Road 914A,

(ii) Phase Two – County Road 1016 to FM 1902, including the lift station near FM 1902 and the force main from the lift station to CR 1016, and

(iii) Phase Three – County Road 1020 to County Road 1016, including the force main from CR 1016 to CR 914A.

(b) **Start of Construction.** Developer shall begin construction of Phase One of the Sewer Improvements by June 30, 2022.

(c) **End of Construction.** Developer shall complete construction of the Sewer Improvements by December 31, 2023.

8.7 **Reimbursement for Construction Costs of Sewer Improvement.**

(a) **Opinion of Cost.** The final design for the Sewer Improvements shall include an opinion of probable Construction Costs for the Sewer Improvements.

(b) **City Council Approval.** The City Council must approve the final design and all Construction Costs for the Sewer Improvements if the City Council has not approved any cost before it is incurred, obligated or spent, the City is not obligated to reimburse the Developer for that expense.

(c) **Developer Reimbursement Schedule for Construction of Sewer Improvements.** The City shall reimburse the Developer for approved costs based on the Developer's bi-monthly request, with payment to be made in the amount of the cost of the request within twenty business (20) days after the Developer notifies the City of the work completed and provides evidence of the expenditure satisfactory to the City. Each phase of the construction of the Sewer Improvements shall be treated as individual projects as it relates to payments.

Ten percent (10%) retainage will be held from all payments and returned at Substantial Completion of each phase of the sewer as specified in Section 8.6(a) of this Agreement.

(d) **Competitive Bidding.** All contracts for construction of the Sewer Improvements shall be competitively bid according to state law.

8.8 **Future Lift Station.** The future lift station, depicted on **Exhibit F**, will not be constructed concurrently with the other Sewer Improvements, and will serve the entire basin, including only a portion of Chisholm Summit. Provided the future lift station is constructed prior to December 31, 2025 and provided funds are available, the City agrees to participate in the cost of the future lift station by contributing up to fifty percent (50%) of the total cost, based on a calculation of how much of the lift station's capacity is needed to serve Chisholm Summit. The City will pay for the pro rata cost allocated to areas outside of Chisholm Summit capped at fifty percent (50%) of the total cost of the future lift station. By way of example, if the cost of the future lift station is one million dollars and 40% of the capacity is attributable to Chisholm Summit, the City would pay $500,000. If 70% of the capacity is attributable to Chisholm Summit, the City will pay $300,000.

ARTICLE 9.
PARKLAND IMPROVEMENTS

9.1 **Dedication.** The Developer proposes to dedicate 102 acres of parkland according to the Preliminary Park and Trails Plan attached as **Exhibit D** to this Agreement. In no instance shall the parkland dedication be less than 90 acres. All parkland dedication shall be made at the time of final platting of each phase and shall be conveyed to the City free and clear of all liens, encumbrances, assessments, and restrictions other than as provided in this Agreement. All public parkland needs to be so indicated on the plat. Any areas that will be private common space need to be delineated clearly on the plat.

9.2 **Park and Trail Plan.** The Preliminary Park and Trails Plan is a conceptual rendering of locations of a community park, and equestrian center, trails, and thirteen (13) neighborhood parks. These locations are conceptual, but in no case shall fewer park locations, area dedicated, or miles of trails be provided. A detailed Final Parks and Trails Plan shall be included with each Approved Plat for each phase, subject to approval by the City Council. The Final Parks and Trails Plan shall be in full conformance with the Development Standards attached as **Exhibit C** and shall be subject to approval by the City Council. Although the Final Parks and Trails Plan is submitted in conjunction with the plat, approval by the City Council is not ministerial, and when approved shall be considered an amendment to this Agreement.

9.3 **Construction of Parkland Improvements.** The Developer shall construct the Parkland Improvements in full compliance with the Final Parks and Trails Plan. The Developer shall complete construction of the Parkland Improvements by final acceptance of the Roadway Improvements, and Sewer Improvements of each phase. Parkland Infrastructure fees shall be waived for parks constructed by the Developer.

9.3 **Maintenance of Parks and Trails.** The Public Improvement District created pursuant to Section 10 below will fund park maintenance.

ARTICLE 10.
PUBLIC IMPROVEMENT DISTRICT

10.1 **Creation.** Within 180 days after the Effective Date, the City and the Developer shall cooperate to establish a Public Improvement District (PID) pursuant to Chapter 272 of the Texas Local Government Code.

10.2 **Purpose.** The primary purpose of the PID will be to reimburse Developer for capital expenditures to construct parks and trails and to provide maintenance for Chisholm Summit parks and trails dedicated to the public.

ARTICLE 11.
DEDICATION FOR PUBLIC SAFETY

Developer agrees to dedicate at least three (3) acres on the Property to the City for a public safety facility to be constructed by the City, and for other municipal purposes. The Parties will mutually agree on the location of the dedicated land which shall be conveyed no later than thirty-six (36) months after the Effective Date of this Agreement.

ARTICLE 12.
DEFAULT AND REMEDIES

12.1 In the event: (i) the Developer or the Current Owners fail to comply with the terms of this Agreement; (ii) the Developer or the Current Owners have delinquent ad valorem or sales taxes owed to the City (provided that the Developer or the Current Owners retain the right to timely and properly protest and/or contest any such taxes); (iii) upon the

occurrence of any Event of Bankruptcy or Insolvency by the Developer or the Current Owners prior to substantially completion of the Public Improvements; or (iv) the Developer the Current Owners materially breach any of the material terms and conditions of this Agreement, then the Developer the Current Owners, 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, City shall give the Developer or the Current Owners (and its assignees) written notice of such breach and/or default, and if the Developer or the Current Owners have not cured such breach or default within thirty (30) days after receipt of such notice, the City may terminate this Agreement by written notice to the Developer the Current Owners, and the City shall have no further obligation to the Developer the Current Owners.

12.2 If a default shall occur and continue, after thirty (30) days written notice to cure the default, the Party not in default shall have the right to exercise any and all rights available to such Party at law or in equity, including the right to seek equitable relief such as injunction or mandamus as to which the non-defaulting Party may be entitled.

12.3 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 City Council of Burleson.

ARTICLE 13.
DEBT ISSUANCE

The BEDC commits to issue debt to fund the Roadway Improvements and the City may deem it appropriate to fund the Sewer Improvements with debt issuance. Their obligation to fund the Reimbursement is contingent upon required state approval of the issuance. In the event debt is not approved, the Developer or the City may terminate this Agreement.

ARTICLE 14.
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 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 mode 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 City 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 15.
AUTHORITY; COMPLIANCE WITH LAW

15.01 Developer hereby represents and warrants to the City 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.

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

15.03 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 of such violation, plus interest at the rate Burleson is paying on the most recent issuance of bonded indebtedness prior to Developer's violation of this Article.

15.04 Developer shall remain current on all ad valorem taxes owed by him to the City and other taxing jurisdictions subject to his right to protest under the Tax Code.

ARTICLE 16.
RIGHT OF OFFSET

Developer agrees that, subject to the provision of Notice by City and 90-day period following receipt of Notice in which Developer may respond or act, City may offset the amount of any compensation due to Developer for any calendar year under this Agreement against unpaid Impositions 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 by Developer.

ARTICLE 17.
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 18.
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 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 19.
GIFT TO PUBLIC SERVANT OR TO DEVELOPER REPRESENTATIVE

16.01 **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 a contribution or expenditure made and reported in accordance with law.

16.02 **Right of Reimbursement.** Notwithstanding any other legal remedies, City 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.

ARTICLE 20.
ASSIGNMENT

Developer may not assign any part of this Agreement without consent or approval by the City Council, except to End Users, which are defined as purchasers of the individual platted lots.

ARTICLE 21.
INDEMNIFICATION

DEVELOPER EXPRESSLY AGREES TO FULLY AND COMPLETELY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, AND ITS OFFICERS, AND EMPLOYEES, AGAINST ANY AND ALL CLAIMS, LAWSUITS, LIABILITIES, JUDGMENTS, COSTS, AND EXPENSES FOR PERSONAL INJURY (INCLUDING DEATH), PROPERTY DAMAGE OR OTHER HARM, DAMAGES OR LIABILITY FOR WHICH RECOVERY OF DAMAGES IS SOUGHT, 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 IN THE PERFORMANCE OF THIS CONTRACT. 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 and the City and is not intended to create or grant any rights, contractual or otherwise, in or to any other person.

ARTICLE 22.
NO JOINT VENTURE

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 (including its past, present and future officers, elected officials, directors, employees and agents of the City) does not assume any responsibility to any third party in connection with Developer's construction of Chisholm Summit.

ARTICLE 23.
RECORDATION AND APPLICABILITY TO PROPERTY

Pursuant to the requirements of Section 212.172(c) of the Local Government Code, the Current Owners shall record this Agreement, and all amendments to this Agreement, in the real property records of Johnson County, Texas, and shall provide a file-marked copy of the recorded Agreement to the City within ten (10) days after its execution. This Agreement shall be binding upon the City, the BEDC, the Current Owners, any lender that has become an assignee, and any other assignee, and their respective successors and assigns. The Parties agree that this Agreement benefits and burdens the Property and touches and concerns the Property. The rights and obligations under this Agreement are intended to be covenants running with the Property. Notwithstanding the foregoing, this Agreement is not binding upon, and shall not constitute any encumbrance to title as to any End User except for land use and development regulations including building material requirements that apply to the lot in question.

ARTICLE 24.
CHANGES IN STATE OR FEDERAL LAWS

If any state or federal law changes so as to make it impossible for a Party to perform its obligations under this Agreement, the Parties will cooperate to amend this Agreement in such a manner that is most consistent with the original intent of this Agreement as legally possible.

ARTICLE 25.
ADDITIONAL DOCUMENTS AND ACTS

The Parties agree that at any time after execution of this Agreement, they will, upon request of the other Party, execute and/or exchange any other documents necessary to effectuate the terms of this Agreement and perform any further acts or things as the other Party may reasonably request to effectuate the terms of this Agreement. The City Council authorizes the City Manager or his designee to execute these documents.

ARTICLE 26.
INTERPRETATION

The Parties acknowledge that each Party and, if it so chooses, its counsel have reviewed and revised this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any amendments or exhibits hereto. As used in this Agreement, the term "including" means "including without limitation" and the term "days" means calendar days, not business days. Wherever required by the context, the singular shall include the plural, and the plural shall include the singular. Each defined term herein may be used in its singular or plural form whether or not so defined.

ARTICLE 27.
AUTHORITY TO EXECUTE

The City and the BEDC warrant that this Agreement has been approved by the City Council and the BEDC in accordance with all applicable public meeting and public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been authorized to do so. The Current Owners warrant that the execution of this Agreement is duly authorized in conformity with the articles of incorporation, bylaws, partnership agreement or other applicable organizational documents of Developer and that the individual executing this Agreement on behalf of Developer has been authorized to do so. Each assignee or lender who becomes a Party to this Agreement represents and warrants that this Agreement has been approved by appropriate action of such assignee or lender and that the individual executing this Agreement on behalf of such assignee or lender has been authorized to do so.

ARTICLE 28.
TAKINGS IMPACT ASSESSMENT

Current Owners expressly and unconditionally waives and releases the City from any obligation to perform a takings impact assessment under the Texas Private Real Property Rights Preservation Act, Texas Government Code Chapter 2007, as it may apply to this Agreement or the Project.

ARTICLE 29.
DETERMINATION OF ROUGH PROPORTIONALITY

As additional consideration for the Reimbursement received by Developer under this Agreement, Developer hereby agrees to donate the land necessary to construct the Public Improvements to the City and Developer further agrees that such land is roughly proportional to the need for such land and Developer hereby waives any claim therefor that it may have. Developer further acknowledges and agrees that all prerequisites to such a determination of rough proportionality have been met, and that any costs incurred relative to said donation are related both in nature and extent to the impact of the Private Improvements. Owner waives and releases all claims against the City related to any and all rough proportionality and individual determination requirements mandated by Subchapter Z of Chapter 212, Texas Local Government Code, as well as other requirements of a nexus between development conditions and the projected impact of the Improvements.

ARTICLE 30.
PRIOR DEVELOPMENT AGREEMENTS

The following listed development agreements entered into under Chapter 43 and Section 212.172 of the Texas Local Government Code are hereby terminated and of no further effect and the Parties agree that the Property may be annexed in its entirety:

(a) Development Agreement between the City of Burleson, Alta Burle, LP, and Burleson Development, Inc. dated August 6, 2018, approved by the City Council of the City of Burleson by Resolution No. CSO#869-08-2018;

(b) Development Agreement between the City of Burleson and the Jackson Family Trust dated October 29, 2014, recorded under Instrument Number 2014-24200, Johnson County Real Property Records, Johnson County, Texas;

(c) Development Agreement between the City of Burleson and Burleson Development, Inc. dated May 31, 2016, recorded under Instrument Number 2016-18200, Johnson County Real Property Records, Johnson County, Texas;

(d) Development Agreement between the City of Burleson and Rocky Bransom et ux Angela, dated October 29, 2014, recorded under Instrument Number 2014-24241, Johnson County Real Property Records, Johnson County, Texas; and

(e) Development Agreement between the City of Burleson and Jerry Donahew, dated October 29, 2014, recorded under Instrument Number 2014-24176, Johnson County Real Property Records, Johnson County, Texas.

Further, the Parties agree if any portion of the Property is subject to a development agreement with the City not listed above, such development agreement is hereby terminated and of no further effect, but only to the extent such development agreement includes real property included in the Property. In the event a development agreement also includes real property that is not included in the Property, the development agreement shall continue in full force and effect over the real property not included in the Property, but shall be terminated as to the real property included in the Property.

ARTICLE 31.
MISCELLANEOUS MATTERS

31.01 **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.

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

31.04 **Counterparts Deemed Original.** 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.

31.05 **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.

31.06 **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.

31.07 **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.

31.08 **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 mails, 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: R.A. Development, Ltd.
236 E. Ellison St.
Burleson, TX 76028

City: City Manager
City of Burleson, Texas
141 West Renfro
Burleson, Texas 76028

With a copy to: Betsy Elam
Taylor, Olson, Adkins, Sralla & Elam, L.L.P.
6000 Western Place, Suite 200
Fort Worth, Texas 76107

BEDC: Burleson EDC President
141 West Renfro
Burleson, Texas 76028

With a copy to: Betsy Elam
Taylor, Olson, Adkins, Sralla & Elam, L.L.P.
6000 Western Place, Suite 200
Fort Worth, Texas 76107

CURRENT OWNERS:

Burleson Development, Inc.
236 E. Ellison St.
Burleson, TX 76028

B & G South Metro, LP
236 E. Ellison St.
Burleson, TX 76028

Rocky Bransom
236 E. Ellison St.
Burleson, TX 76028

Rocky Bransom et ux Angela

236 E. Ellison St.
Burleson, TX 76028

Rocky and Angela Bransom
236 E. Ellison St.
Burleson, TX 76028

Alta Burl, LP
3000 Altamesa Blvd, Ste. 300
Fort Worth, TX 76133

Janice Yvonne Jackson
1517 CR 914
Burleson, TX 76028

The Jackson Family Trust
1517 CR 914
Burleson, TX 76028

31.09 **Amendment.** This Agreement may only be amended by the mutual written agreement of the parties.

31.10 **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.

[Signature pages to follow]

EXECUTED on the respective dates of acknowledgement, to be effective as of the date first set forth above.

CITY OF BURLESON

By: _____
Bryan Langley, City Manager

Date: 6/9/21

STATE OF TEXAS
COUNTY OF JOHNSON

This instrument was acknowledged before me on June 9, 2021 by Bryan Langley, known personally by me to be the City Manager of the City of Burleson, on behalf of said City.

[Notary Seal]

_____
Notary Public, State of Texas

KAREN E. GOODMAN
Notary Public, State of Texas
Comm. Expires 08-24-2021
Notary ID 125391700

BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION

By: _____

Name: Dan McClendon

Title: Board President

Date: June 9, 2021

STATE OF TEXAS
COUNTY OF Johnson / Tarrant

This instrument was acknowledged before me on 6/9, 2021 by Dan McClendon, 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

JESSE ELIZONDO
Notary Public, State of Texas
Comm. Expires 09-19-2021
Notary ID 129548426

R.A. Development, Ltd.
a Texas limited partnership

By: Bransom Management, LLC
Its general partner

By: _____
Rocky Bransom, its Member

Date: 6-9-21

STATE OF TEXAS
COUNTY OF Johnson

This instrument was acknowledged before me on June 9, 2021 by Rocky Bransom, known personally by me to be a member of Bransom Management, LLC the general partner of R.A. Development, Ltd, on behalf of said entity.

[Notary Seal]

KAREN E. GOODMAN
Notary Public, State of Texas
Comm. Expires 08-24-2021
Notary ID 125391700

Karen E. Goodman
Notary Public, State of Texas

BURLESON DEVELOPMENT, INC.
a Texas corporation

By: _____
Rocky Bransom
its President and Director

Date: 6-9-21

STATE OF TEXAS
COUNTY OF Johnson

This instrument was acknowledged before me on June 9, 2021 by Rocky Bransom, known personally by me to be the president and director of Burleson Development, Inc., on behalf of said entity.

[Notary Seal]

_____
Notary Public, State of Texas

KAREN E. GOODMAN
Notary Public, State of Texas
Comm. Expires 08-24-2021
Notary ID 125391700

B & G South Metro, LP
a Texas limited partnership

By: B.G.S.M. Management Company, LLC
Its general partner

By: _____
Rocky Bransom, its Member

Date: 6-9-21

STATE OF TEXAS
COUNTY OF Johnson

This instrument was acknowledged before me on June 9, 2021 by Rocky Bransom, known personally by me to be a member of B.G.S.M. Management Company, LLC the general partner of B & G South Metro, LP, on behalf of said entity.

[Notary Seal]

KAREN E. GOODMAN
Notary Public, State of Texas
Comm. Expires 08-24-2021
Notary ID 125391700

Karen E. Goodman
Notary Public, State of Texas

ROCKY BRANSOM

By: _____
Rocky Bransom

Date: 6-9-21

STATE OF TEXAS
COUNTY OF Johnson

This instrument was acknowledged before me on June 9, 2021 by Rocky Bransom, known personally by me.

[Notary Seal]

KAREN E. GOODMAN
Notary Public, State of Texas
Comm. Expires 08-24-2021
Notary ID 125391700

_____
Notary Public, State of Texas

et ux ANGELA

By: _____
Angela Bransom

Date: 6-9-21

STATE OF TEXAS
COUNTY OF JOHNSON

This instrument was acknowledged before me on 6-9-21, 2021 by Angela Bransom, known personally by me.

[Notary Seal]

DEBBIE COGBURN
MY COMMISSION EXPIRES
04/07/2025
NOTARY ID: 538891-1

_____
Notary Public, State of Texas

ROCKY and ANGELA BRANSOM

By: _____
Rocky Bransom

Date: 6-9-21

STATE OF TEXAS
COUNTY OF Johnson

This instrument was acknowledged before me on June 9, 2021 by Rocky Bransom, known personally by me.

[Notary Seal]

KAREN E. GOODMAN
Notary Public, State of Texas
Comm. Expires 08-24-2021
Notary ID 125391700

_____
Notary Public, State of Texas

By: _____
Angela Bransom

Date: 6-9-21

STATE OF TEXAS
COUNTY OF JOHNSON

This instrument was acknowledged before me on 6-9-21, 2021 by Angela Bransom, known personally by me.

[Notary Seal]

DEBBIE COGBURN
MY COMMISSION EXPIRES
04/07/2025
NOTARY ID: 538891-1

_____
Notary Public, State of Texas

Alta Burl, LP
a Texas limited partnership

By: Eyesight Ventures, LLC
Its general partner

By: _____
David C. Shanks, its Manager

Date: 6/10/2021

STATE OF ~~TEXAS~~ ALASKA
COUNTY OF 3rd Judicial district

This instrument was acknowledged before me on June 10, 2021 by David C. Shanks, known personally by me to be the manager of Eyesight Ventures, LLC the general partner of Alta Burl, LP, on behalf of said entity.

[Notary Seal]

Sharon Long
NOTARY PUBLIC
STATE OF ALASKA
My Commission Expires March 18, 2025

_____
Notary Public, State of ~~Texas~~ ALASKA

JANICE YVONNE JACKSON

By: _____
Janice Yvonne Jackson

Date: 6-10-2021

STATE OF TEXAS
COUNTY OF Johnson

This instrument was acknowledged before me on 6-10, 2021 by Janice Yvonne Jackson, known personally by me.

[Notary Seal]

AMIE J NELSON
Notary Public, State of Texas
Comm. Expires 01-25-2023
Notary ID 1070640-8

_____
Notary Public, State of Texas

JACKSON FAMILY TRUST

By: _____ TTE
Janice Yvonne Jackson, a Trustee

Date: 6-10-2021

STATE OF TEXAS
COUNTY OF Johnson

This instrument was acknowledged before me on 6-10, 2021 by Janice Yvonne Jackson, known personally by me to be a trustee of the Jackson Family Trust.

[Notary Seal]

_____
Notary Public, State of Texas

Jan

AMIE J NELSON
Notary Public, State of Texas
Comm. Expires 01-25-2023
Notary ID 1070640-8

Exhibit A

Chisholm Summit Real Estate Location Map

EXHIBIT A
CHISHOLM SUMMIT LOCATION MAP

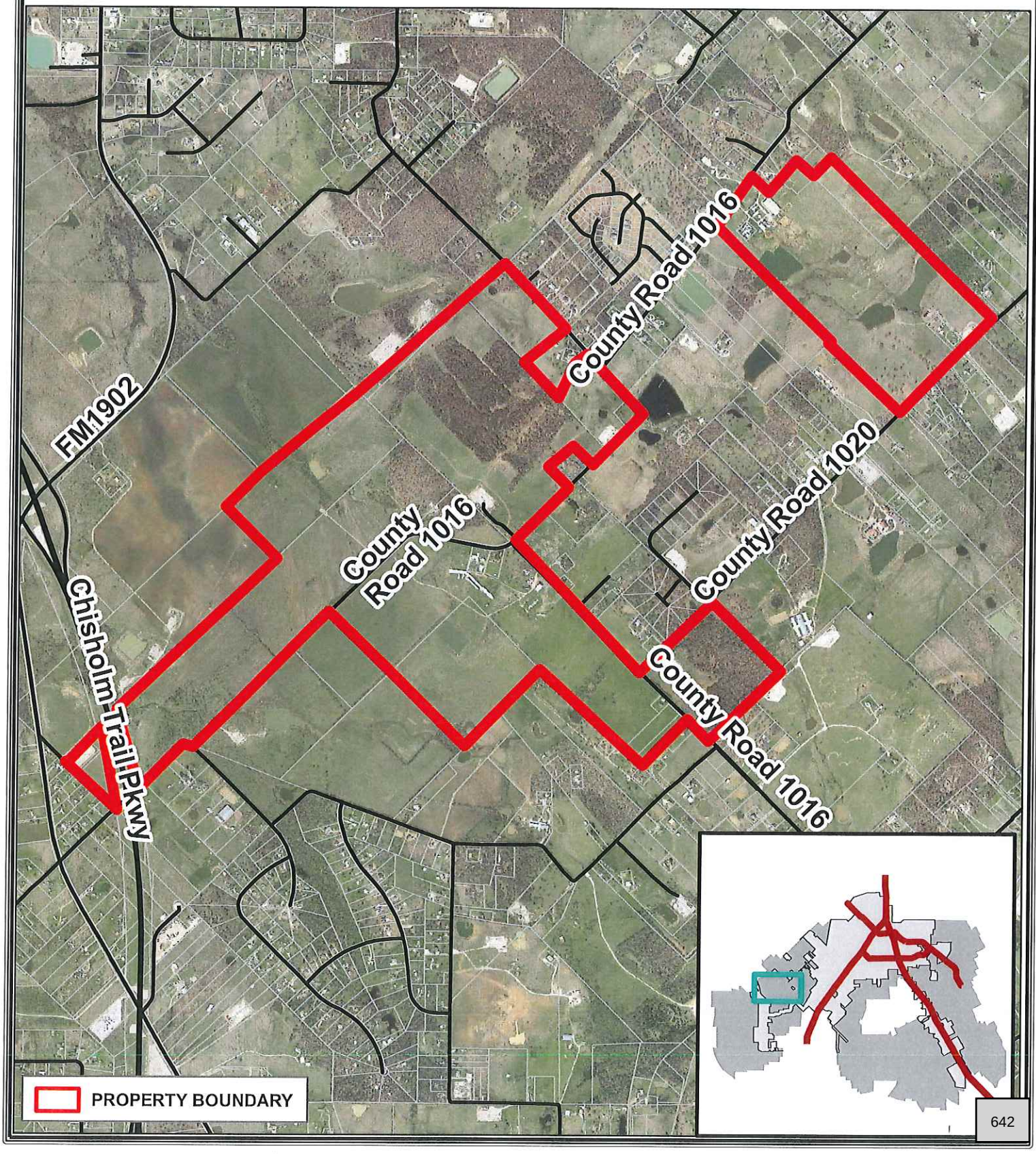


Exhibit A-1

Burleson Development Inc Parcel Location Map

EXHIBIT A - 1
BURLESON DEVELOPMENT INC. PARCEL
LOCATION MAP

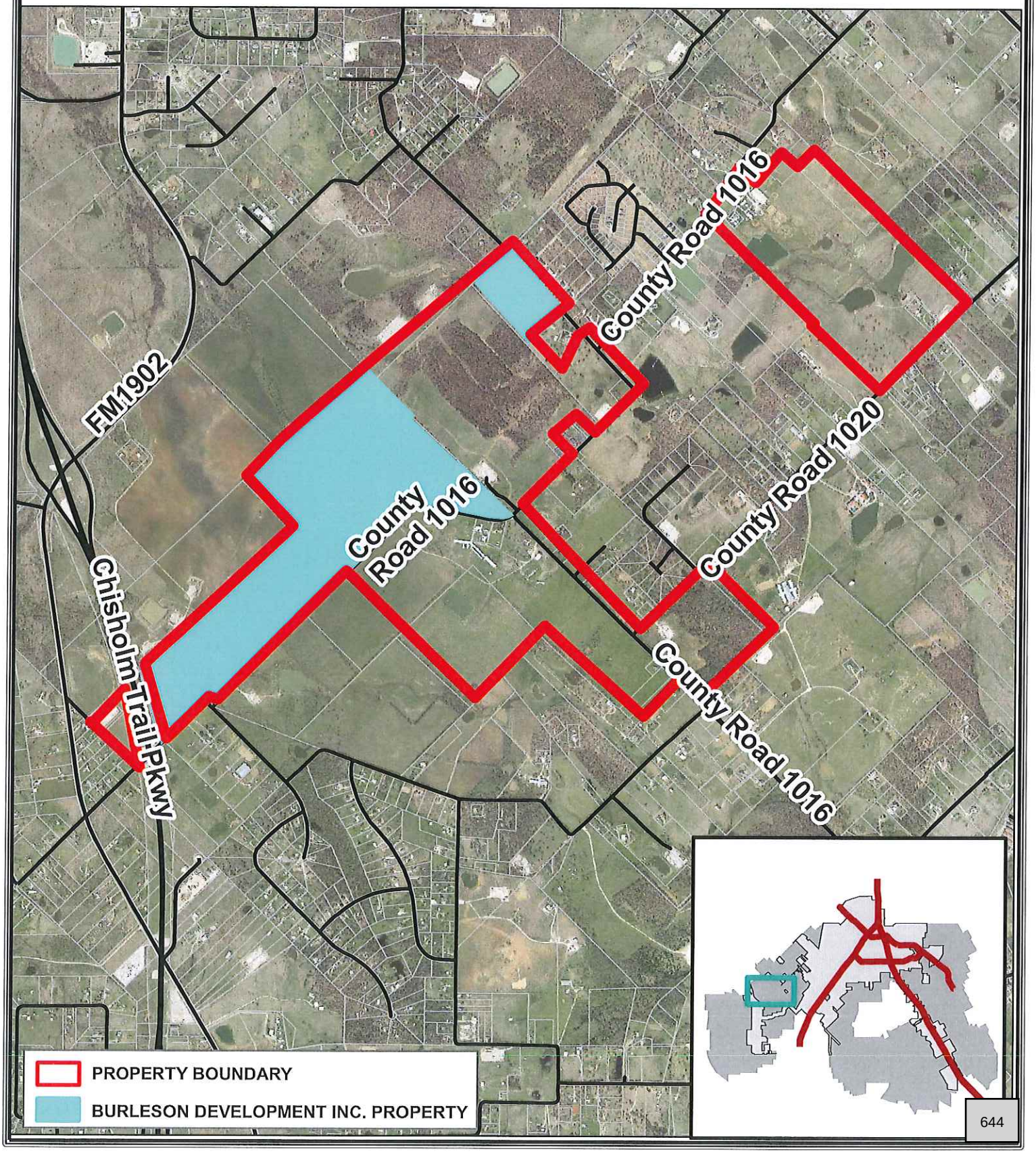


Exhibit A-2

Alta Burl LP Parcel Location Map

EXHIBIT A - 2
ALTA BURL LP PARCELS
LOCATION MAP

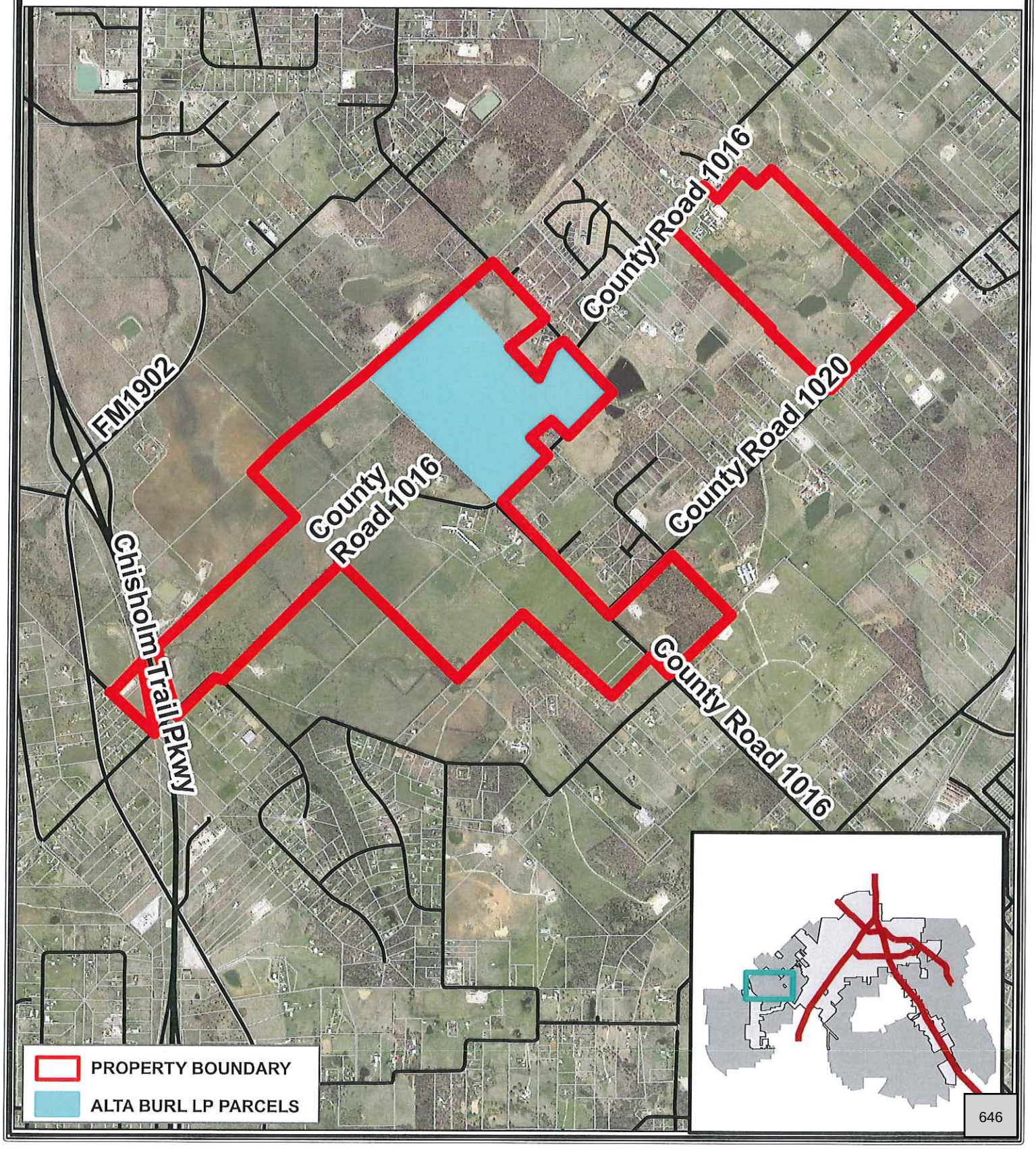


Exhibit A-3

Jackson Family Trust Parcel Location Map

EXHIBIT A - 3
JACKSON FAMILY TRUST PARCELS
LOCATION MAP

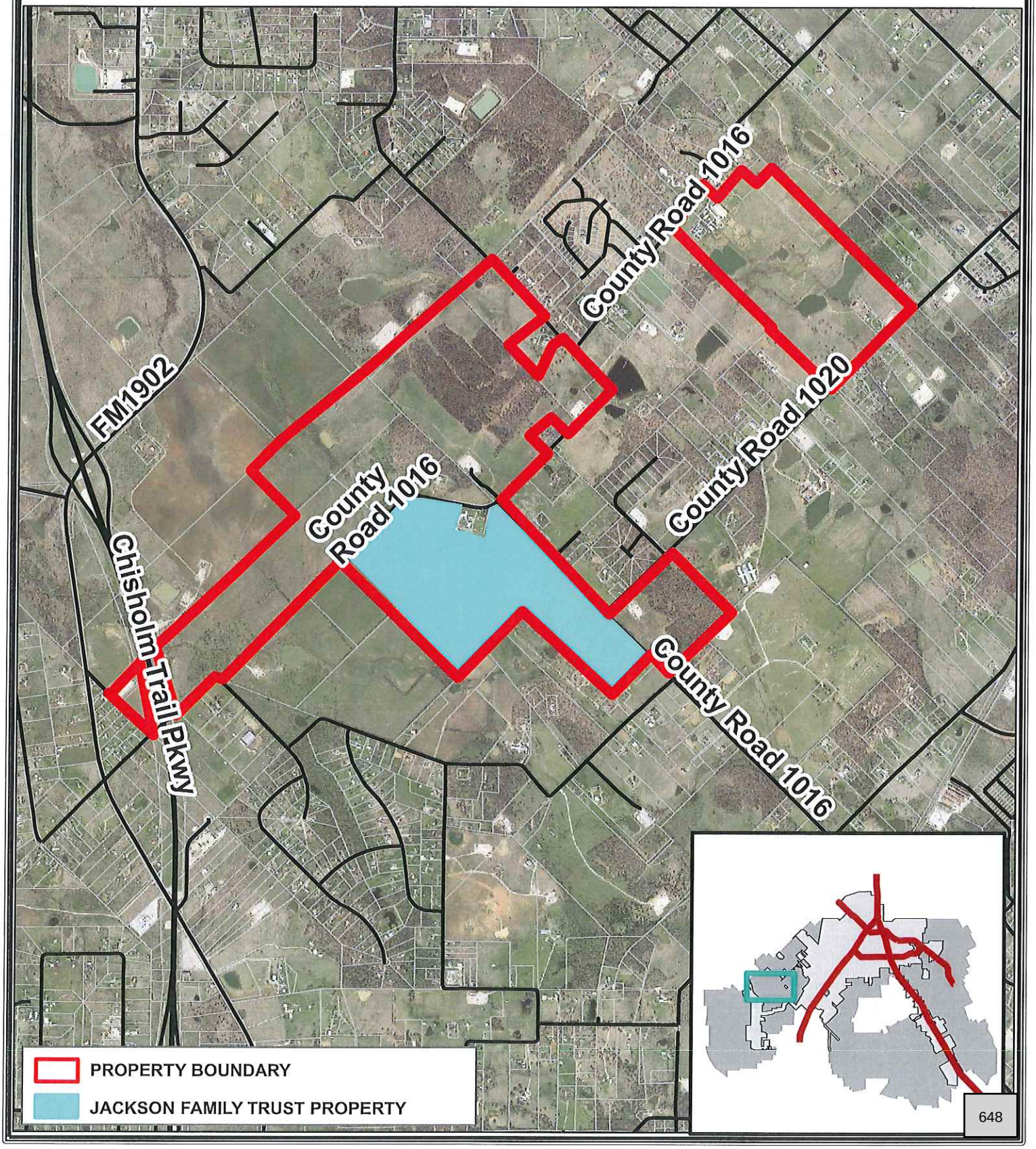


Exhibit A-4

Janice Yvonne Jackson Parcel Location Map

EXHIBIT A - 4
JANICE YVONNE JACKSON PARCELS
LOCATION MAP

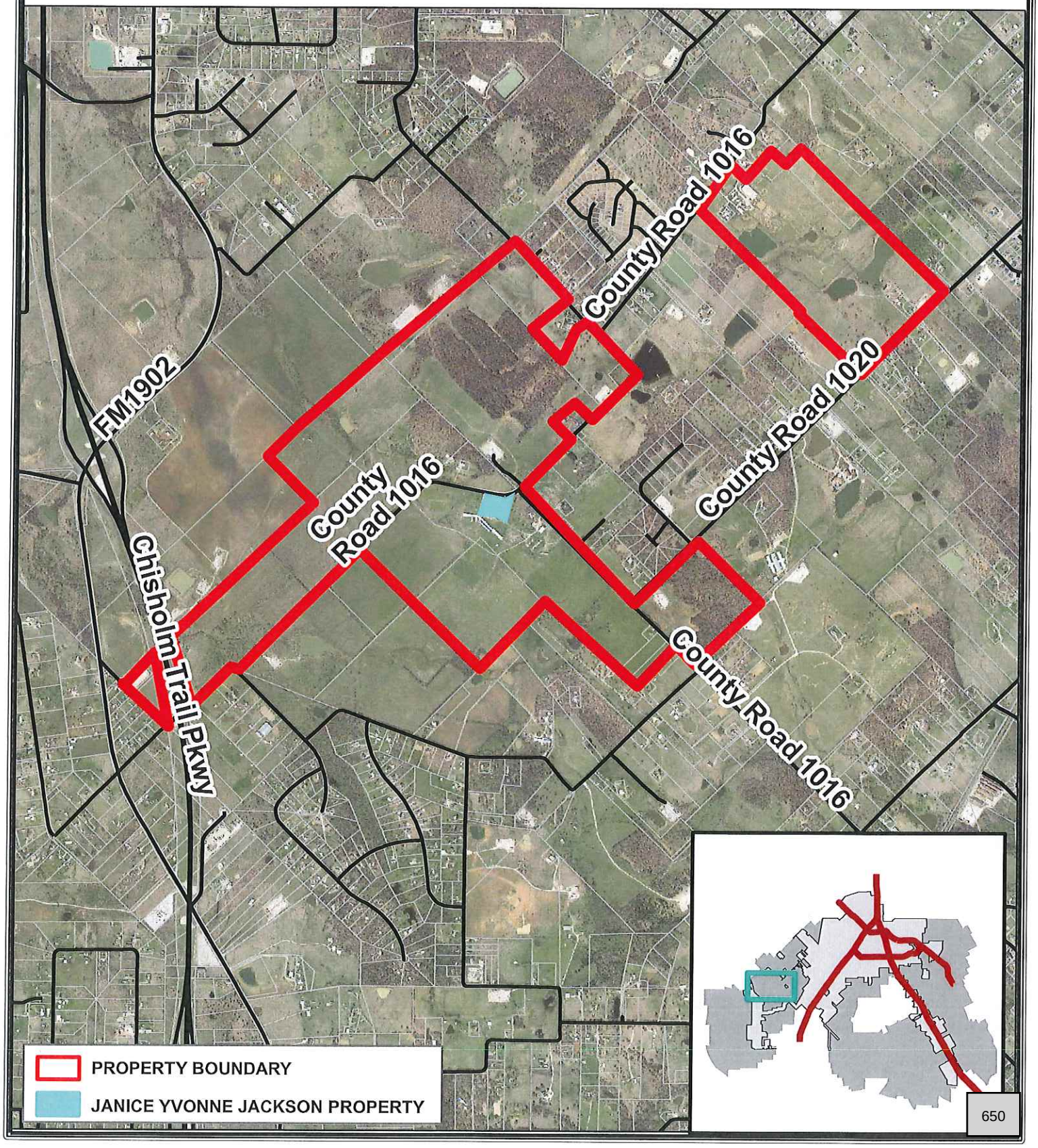


Exhibit A-5

B&G South Metro LP Parcel Location Map

EXHIBIT A - 5
B&G SOUTH METRO LP
LOCATION MAP

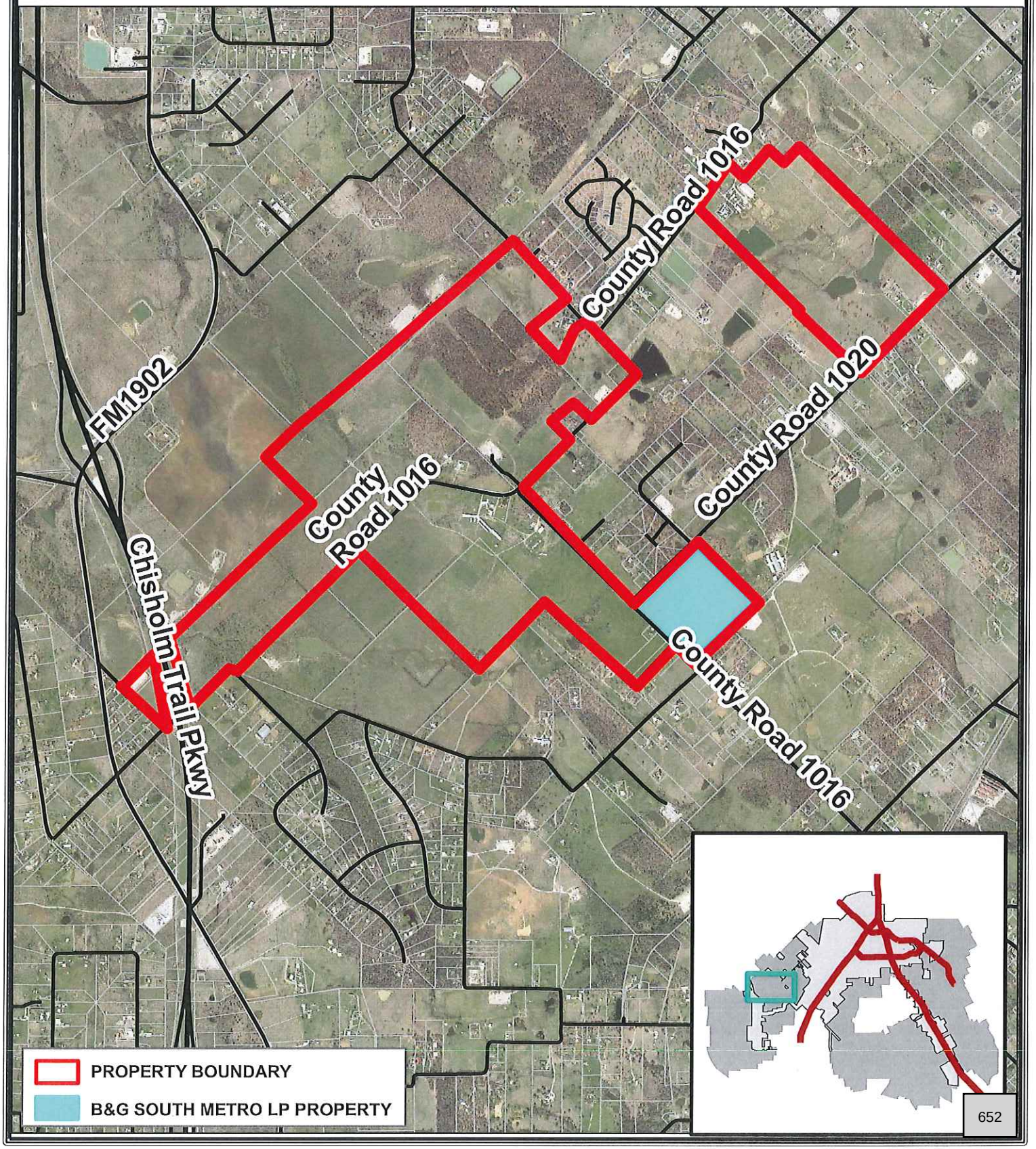


Exhibit A-6

Rocky Bransom Parcel Location Map

EXHIBIT A - 6
ROCKY BRANSOM PARCELS
LOCATION MAP

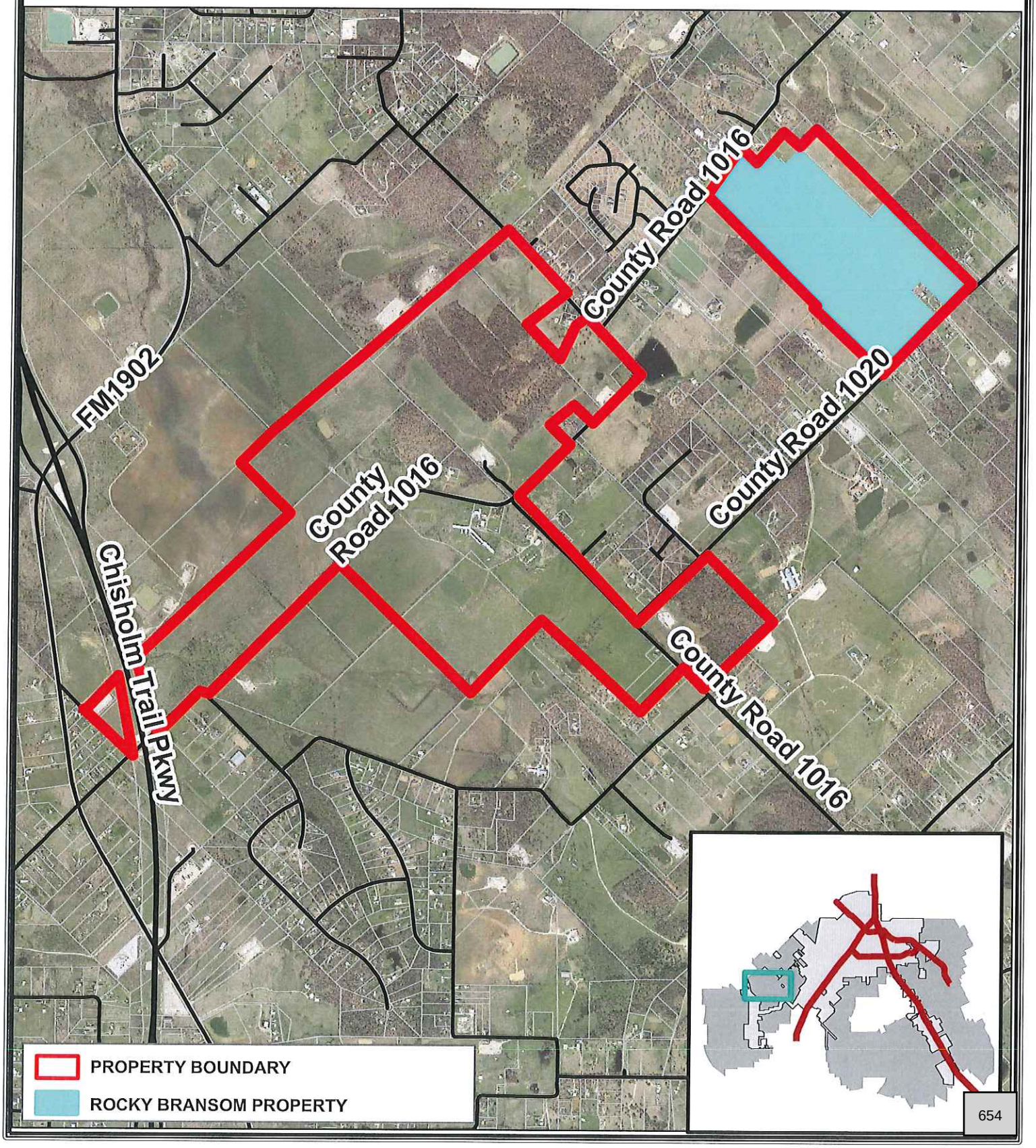


Exhibit A-7

Rocky & Angela Bransom Parcel Location Map

EXHIBIT A - 7
ROCKY AND ANGELA BRANSOM PARCELS
LOCATION MAP

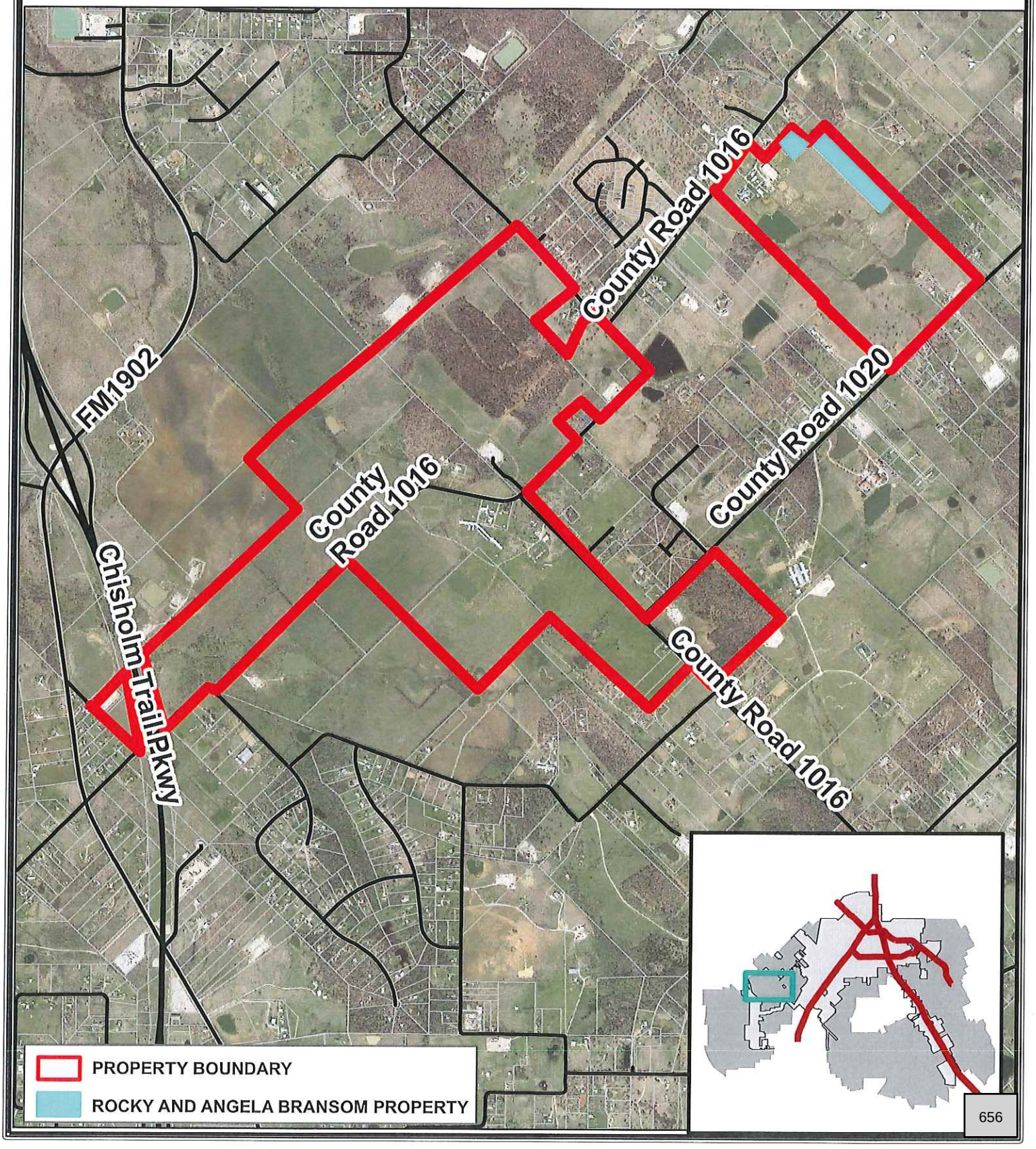


Exhibit A-8

RA Development Ltd Parcel Location Map

EXHIBIT A - 8
RA DEVELOPMENT LTD. PARCELS
LOCATION MAP

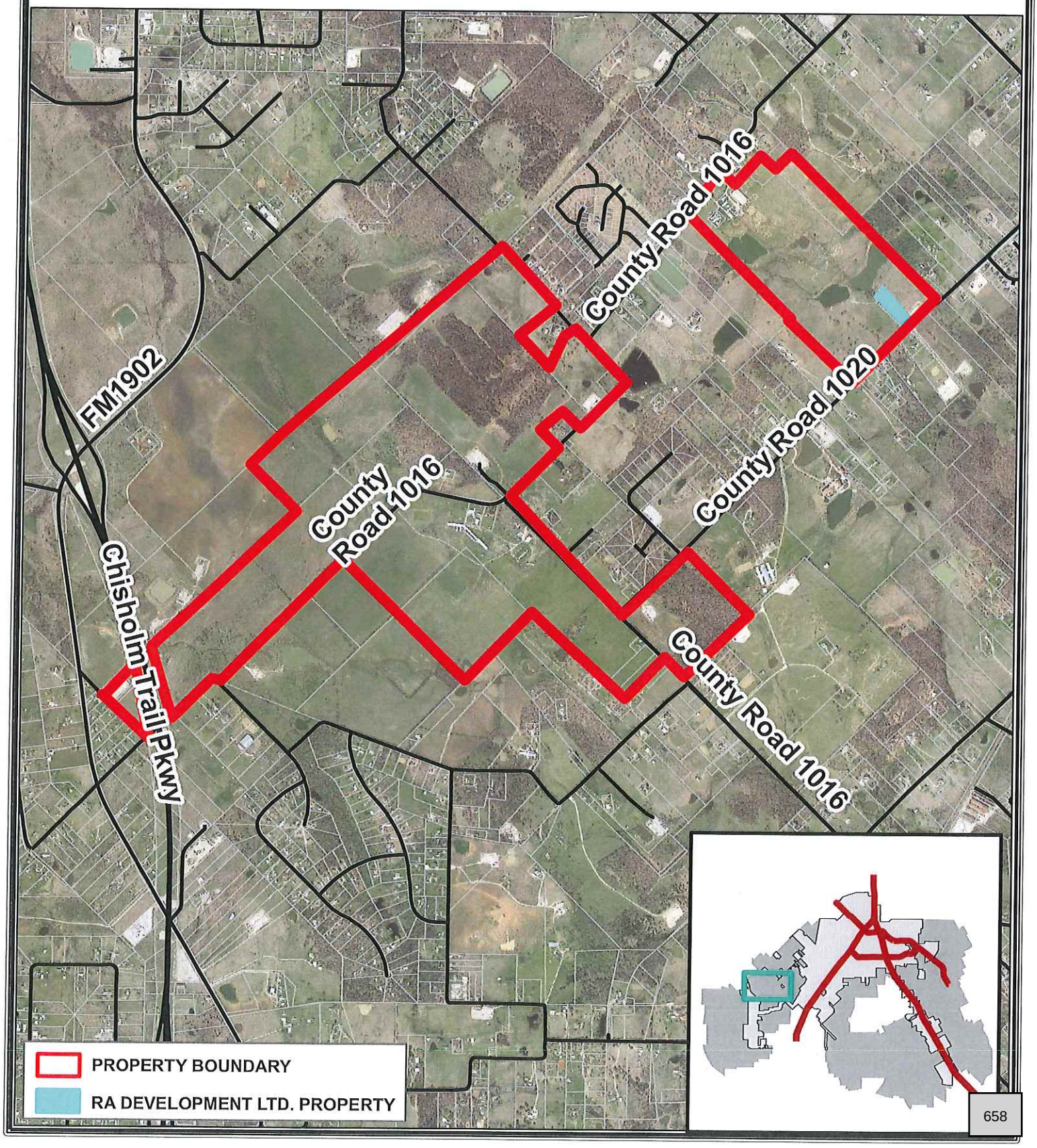


Exhibit A-9

Hooper & Co Parcel Location Map

EXHIBIT A - 9
HOOPER & CO PARCELS
(TO BE OWNED BY BEDC)
LOCATION MAP

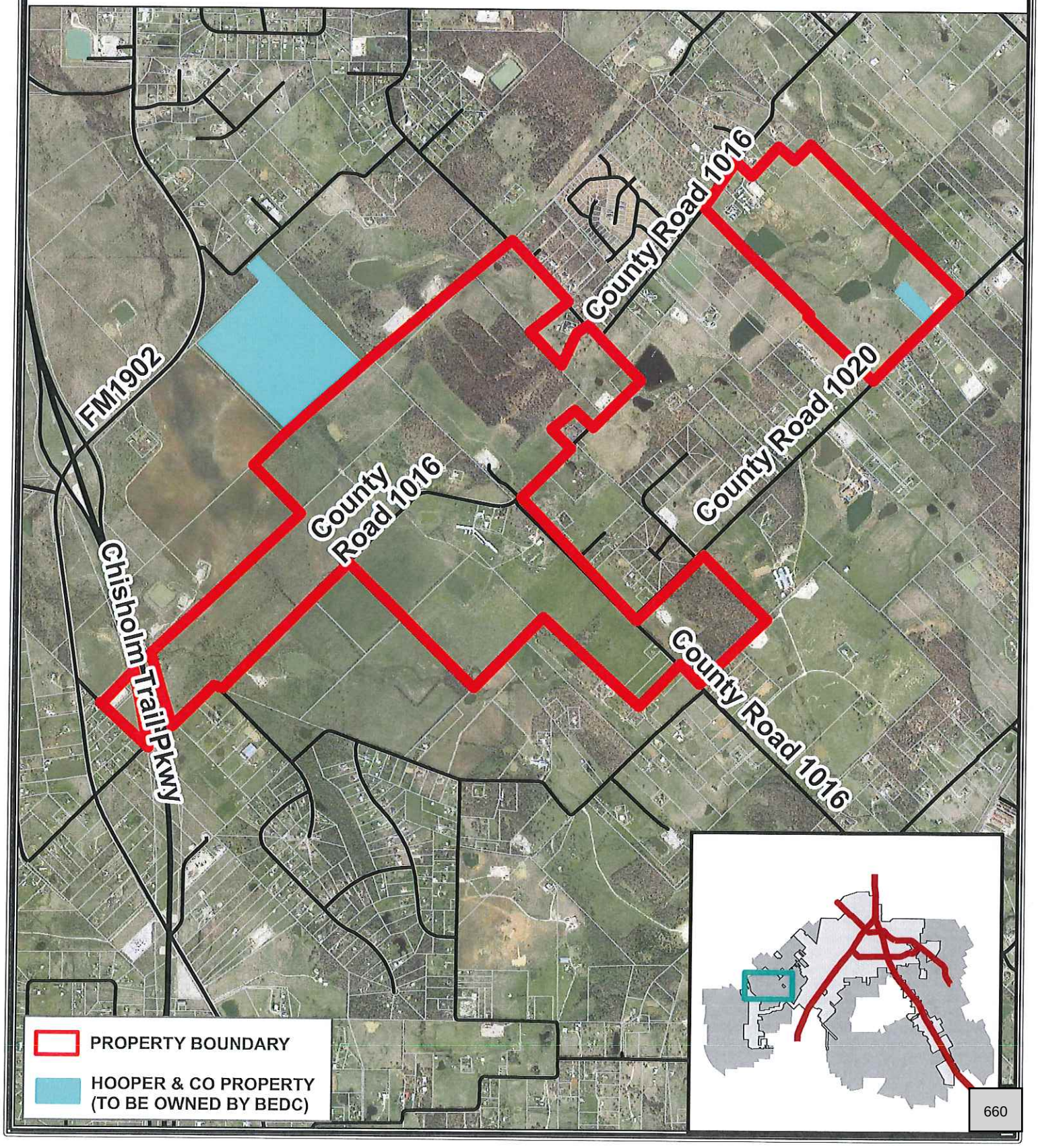
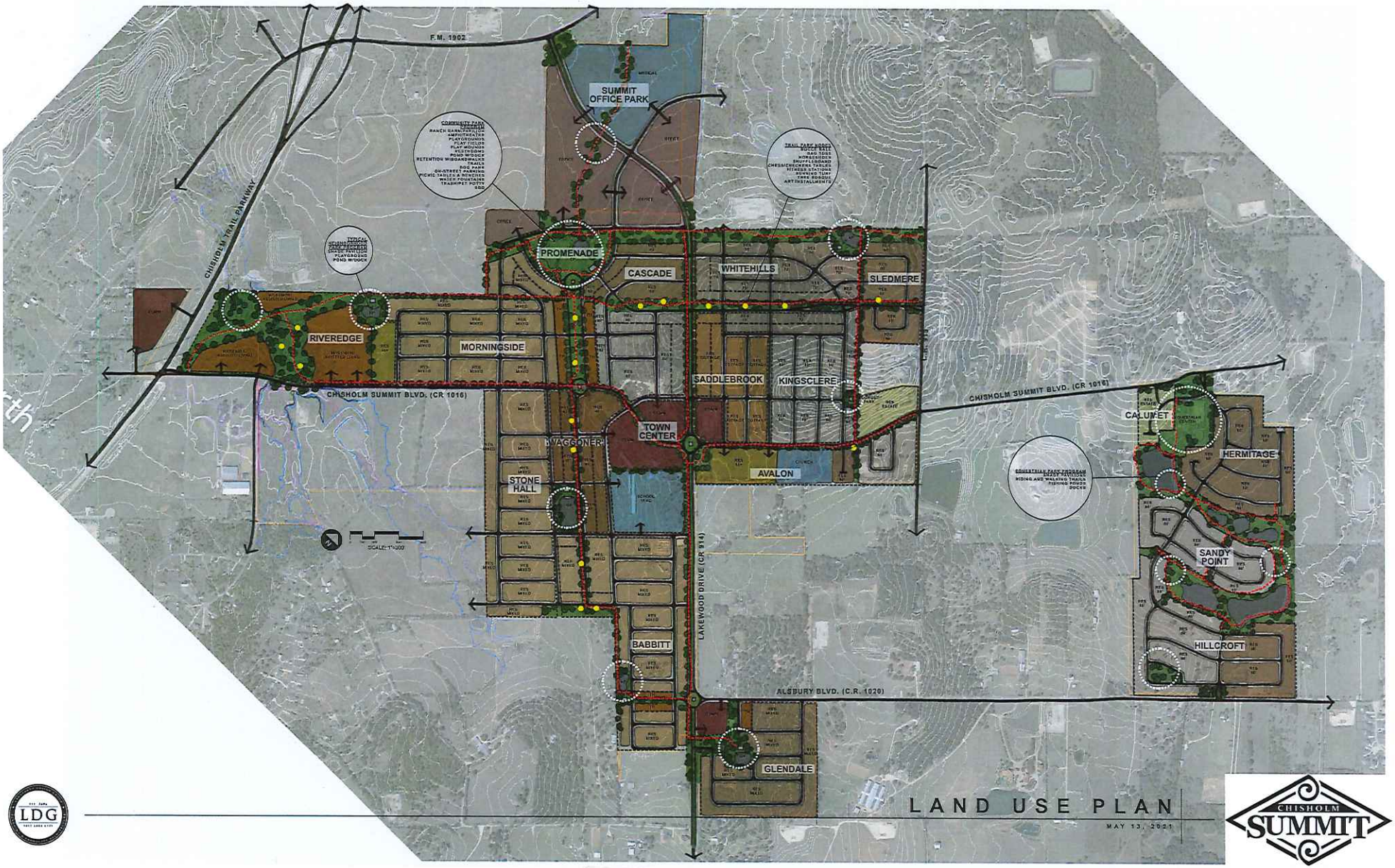


Exhibit B

Preliminary Concept Plan



LAND USE PLAN

MAY 13, 2021

CHISHOLM SUMMIT

Exhibit C

Development Standards

EXHIBIT C
DEVELOPMENT STANDARDS

SECTION 1: GENERAL

On July 6, 2020, the City adopted Guidelines and Criteria for City Participation or Incentives for Master Planned Communities. The Developer has submitted an application for Chisholm Summit in accordance with the Guidelines. The application was submitted in the form of a presentation and is included in this agreement as Attachment 1. The inclusion of the application provides additional visual context for the development and its themes and standards. The standards below are intended to reflect the standards included in the application and provide additional detail.

A Planned Development (PD) Zoning Ordinance will be developed for Chisholm Summit, subject to City Council approval. The standards below are intended to be the base of the PD Ordinance and will be enhanced and refined with the PD Ordinance.

Public parkland associated with the development will be constructed and maintained through a Public Improvement District (PID). Private common space and certain amenity centers (specifically the Community Building and Equestrian Center) will be maintained by a required Homeowners Association (HOA).

The terms and phrases used herein shall have the same definitions and meanings as provided in the Chapter 380 and Economic Development and Performance Agreement between the City of Burleson, the Burleson 4A Economic Development Corporation, R.A. Development, Ltd., Burleson Development, Inc., B & G South Metro, LP, Rocky Bransom, Rocky and Angela Bransom, Alta Burl, LP, Janice Yvonne Jackson, and the Jackson Family Trust (the "Agreement").

SECTION 2: ORDINANCE APPLICABILITY AND GOVERNING REGULATIONS

All City ordinances are applicable to this project unless otherwise specified in the Development Agreement or Planned Development Ordinance. This includes, but is not limited to, the Governing Regulations set forth in the Agreement, which are:

(i) the Preliminary Concept Plan, which Preliminary Concept Plan is considered to be a development plan as provided for in Section 212.172 of the Texas Local Government Code;
(ii) the Final Concept Plan approved as part of the planned development zoning for each phase;
(iii) the Development Standards;
(iv) the Subdivision and Development Ordinance and Design Standards Manual;
(v) the Building Codes;
(vi) the Approved Plats; and
(vii) all state and federal statutes, rules, regulations, as amended, and other political subdivisions and governmental entities, if any, having jurisdiction over the Property and all applicable ordinances, rules, and regulations as amended by the city.

All state and federal regulations will apply. Developer and City agree to consider application of updated City ordinances with updates to Planned Development Ordinances.

In the event a provision is not specified in this Agreement or the Planned Development Ordinance the City's ordinances apply. In the event of a conflict between this Agreement or the Planned Development Ordinance and the City's ordinances, this Agreement or the Planned Development Ordinance apply. In the event of a conflict between this Agreement and the Planned Development Ordinance, the Planned Development Ordinance will apply.

SECTION 3: PROCESS

1. The development will follow all standard City processes for platting, zoning, and plan review.

2. In addition to platting and zoning, the Developer will create phased development plans consistent with the Preliminary Concept Plan included on pages 7-8 of Attachment 1 and Exhibit B of the Agreement for staff, Planning and Zoning Commission and City Council review. The development plans will be comprised of multiple phases (known as "Development Sections") as depicted on Exhibit G of the Agreement and will be the basis for preliminary plats. The development plan for each Development Section is expected to communicate high-level items that can provide some context for upcoming zoning and plat requests. Each development plan must be approved by City Council prior to submission of the preliminary plat and shall include the following:

   (i) Land uses

   (ii) Unit Count/Lot Mix – both for the current development plan and cumulative of prior development plans

   (iii) Designated Open Space

   (iv) Park proximities

   (v) Landscape Plan

   (vi) Trail Plan

   (vii) Park acreage – both for the current development plan and cumulative of prior development plans.

3. The zoning of the development will be through a Planned Development Zoning District. The development standards included in this agreement will be the baseline for establishing the PD development standards.

SECTION 4: THEME

1. Chisholm Summit will have a cohesive theme through its building design, signage, colors, fonts, and general sense-of-place throughout the development.

2. The general components of the theme, including visual imagery and the conceptual color palette, shall conform to the pictorially representations in Attachment 1.

3. The general components of the theme can be described literally as:

   (i) "Western" focused around keyword concepts "rustic", "growth", "horses", "folk", "gateway", and "progress"

   (ii) "Active" focused around keyword concepts like "trails", "outdoors", "purpose", "movement", and "nature"

   (iii) "Family" focused around keyword concepts like "together", "community", "neighbors", "generational", and "care"

SECTION 5: LOT STANDARDS

1. This development is intended to provide a variety of lot and home sizes and types to serve a diverse community. The development plan included with this Agreement provides a general mix of lots and the Developer has provided percentages related to the differing residential uses. It is understood that the flexibility in the percentages is necessary since this development will occur over a period of years and market conditions and the needs of the community will change. The following table provides a summary of the densities in the current plan and allowable percentages ranges of various product types. These percentages are based on dwelling units and not land area.

Lot Type	Minimum Lot Frontage	Minimum Lot Size	Minimum Home Size	Planned Units	Planned Percentage	Allowable Percentage Range	Notes
Townhomes	25'	2500	1000	184	2.54%	0 – 5%	
40' Residential (Patio)	40'	4000	1200	389	8.61%	0 - 15%	These categories describe the predominant use of the mixed residential lot types. The total of these categories may not exceed 60%.
56' Residential (Cottage)	56'	6500	1400	361	12.96%	0 - 15%	
60' Residential (Traditional)	60'	7200	2000	881	35.06%	0 - 40%	
70' Residential (Traditional)	70'	8400	2200	154	7.13%	0 – 15%	

80' Residential (Traditional)	80'	9600	2500	415	22.02%	10% - Unlimited	
Estate	100'	12000	2800	42	2.78%	0% - Unlimited	
55+ Residential	50	5000	1100	112	3.08%	0 – 10%	
MF/Senior Residential	N/A	2000	n/a	527	5.82%	0 – 10%	Senior living components shall comprise at least 25% of this category.

2. Detailed lot standards (lot dimensions, setbacks, yard standards, height standards, etc.) will be identified through the Planned Development Ordinance.

3. Each development plan and preliminary plat will be submitted with a lot mix chart showing what is included in the current plan/phase and what the cumulative status of the lot mix is.

SECTION 6: ARCHITECTURAL STANDARDS

1. Masonry standards. All structures must meet the City's Masonry Construction Standards (Chapter 10, Article XVI) unless otherwise provided in the Planned Development Ordinance.

2. Unless otherwise provided in the Planned Development ordinance, the Developer shall follow the City's zoning ordinances to establish uses and design standards.

(i) Traditional homes (60', 70' and 80' lots) are anticipated to follow zoning standards in effect at the time the Planned Development ordinance is considered.

(ii) Other home types (patio, townhome, cottage, etc.) or those that do not match an existing zoning category to have exhibit outlining standards.

3. All single family detached dwellings shall utilize at least five (5) of the following design features to provide visual relief along the front of the residence and any side of the residence facing a street:

(i) Carriage style garage door
(ii) Garage door not facing the street
(iii) Bay window, must project no more than 18" in the front or rear yard, and no more than 12" in the side yard.
(iv) Eyebrow or arched front windows
(v) Cast stone accents on the front elevation, minimum of 3% of front elevation

(vi) Covered front porches of a minimum of 50 square feet
(vii) Front porch railings of either wood or wrought iron
(viii) Front door with at least 20% area covered with decorative glass or wrought iron
(ix) Cupolas or turrets
(x) Dormers
(xi) Gable
(xii) Decorative attic or gables feature, minimum 2 square feet
(xiii) Two or more offsets in the front façade of at least 24" depth
(xiv) Metal roof accents
(xv) Recessed entry, an minimum of three (3') deep
(xvi) Variable roof pitch equal to or greater than 8:12
(xvii) Exterior shutters on at least 75% of the windows on the front façade
(xviii) Masonry arches
(xix) At least two types of masonry materials (stone, brick or stucco)

4. The Developer agrees to include all architectural standards established with the Planned Development into deed restrictions filed with the County with or prior to the filing of the final plat.

5. For homes on corner lots or where there is a direct line of sight to full side of home, additional architectural standards will be established.

6. The Planned Development Ordinance will establish anti-monotony standards.

7. The Developer agrees to establish an architectural review committee to assist with the review of all permits prior to submittal to the City.

SECTION 7: OPEN SPACE/PARKS

1. An overall plan with a description and distance of each open space and parks improvement is provided on pages 14-17 of Attachment 1 and Exhibit D of the Agreement.

2. A detailed park and trails plan will be required as part of the development plan for each Development Section. The exhibit shall show each home to be within 3,000 feet of a neighborhood or community park.

3. Per the City's Subdivision and Development Ordinance, parkland shall be dedicated at one acre per 100 residential units. This development proposes approximately 3,066 residential units which results in 30.66 acres of parkland dedication required. The Developer proposes to dedicate approximately 102 acres or parkland. Should the dedication proposed fall below 90 acres, the Agreement shall be amended.

4. The development plan will include parkland dedication amounts, which shall be a minimum cumulative rate of 1.5 times the City's current required dedication on a per phase basis (i.e. 200 residential units equals three acres of parkland dedication). Prior developed phases may be included in this cumulative count. Trails are included in the parkland dedication amount.

5. The City's parkland infrastructure fee shall be waived for this development due to construction of park improvements by the developer. The fees shall be considered through development of the PID Service and Assessment Plan (SAP).

6. All public parkland will be deeded to the City upon filing of the final plat for the developed phase and indicated as public parkland on the plats.

7. Neighborhood parks shall be given a specific focus while adhering to the overall theme and brand. Recommended focuses include but are not limited to park uses intended for young children, older adults, active lifestyle, passive space, inclusive of disabilities, etc.

8. Any areas that are proposed to be private common space need to be delineated clearly on the plats.

9. Where possible, stormwater management features (detention ponds, bioswales, etc.) shall be used as park amenities either by incorporating retention with an aeration fountain or as a dry playfield.

10. The Preliminary Concept Plan on pages 7-8 of Attachment 1 and Exhibit B of the Agreement shows conceptual locations of 13 planned park areas, which includes a Community Park and an Equestrian Center. These locations are conceptual, but in no case shall fewer park locations be provided. The City shall evaluate the placement and necessity of one of the planned park areas located and identified in Summit Office Park and may elect not to construct this park.

    (i) A concept plan for the Community Park on of page 14 of Attachment 1. The community park shall be a minimum of 10 acres. The Community Park shall generally conform to the Community Park concept on of page 14 of Attachment 1.

    (ii) A concept plan for the typical Neighborhood Park is included on page 15 of Attachment 1. Neighborhood Parks shall generally conform to the Neighborhood Park concept on of page 15 of Attachment 1.

    (iii) Parks shall generally be constructed in accordance with the following:

    - Community Park shall be constructed with the first phase of residential development and with a design that follows the description in these standards.

- Community Park shall include the Community Building that follows the description in these standards.

- At least one of the Neighborhood Parks will include a community pool of approximately 5,000 square feet. The neighborhood park with the pool will be easily accessible by pedestrians and vehicles. The specific pool size will be identified with the development plan for the section it is in. The pool amenity may be split between parks and may also include alternate water amenities/features.

- With each development plan, a summary of parkland dedication per phase and a cumulative total of prior parkland dedication must be provided

- The Preliminary Concept Plan shows a number of amenities. These are conceptual in nature. A more detailed description of the planned amenities shall be submitted with the development plan for that Development Section. A formal plan shall be submitted with the construction plans for the surrounding infrastructure in that phase. It is anticipated that the final plans will deviate from the concept plan, but the number and nature of the amenities will need to be comparable.

- The community park will also contain the Community Building. The Community Building will be private and will not be included in the PID funding unless an agreement is otherwise reached with the City for the access, operation, maintenance and/or funding of the facility. A separate lot for the amenity center shall be provided.

Park Amenities	**Community Park**	**Neighborhood Park**
Minimum acreage	10	3
Off Street Parking	R	O
Playground	R	R
Restroom	R	O
ADA Accessibility	R	R
Site Furnishings		
Benches	R	R
Picnic Tables	R	R
Trash Receptacles	R	R
Pet Waste Stations	R	R
Landscape Improvements	R	R
Signage	R	R

Drinking Fountains	R	R
Trails/Pathways	R	R
Shade over play features	R	R
Bike Racks	R	R
BBQ Pits	R	O
Lighting	R	R
Optional Amenities		
Primary		
Outdoor fitness equipment (min. 3 stations)	O	O
Sports Courts	O	O
Sports Fields	O	O
Ponds	O	O
Skate Park	O	O
Dog Park	O	O
Splash Pad	O	O
Fishing pier	O	O
Musical Play Features	O	O
Secondary		
Natural Area	O	O
Gardens	O	O
Public Access/Fencing	O	O
Shade Structures (other than over playground)	O	O
Shelters	O	O

R = Required | O = Optional

- Community parks shall have at least 5 of the primary optional amenities and 3 of the secondary optional amenities listed above.

- Neighborhood parks shall have at least 2 of the primary optional amenities and 2 of the secondary optional amenities listed above.

- Two of the neighborhood parks may have a reduction in the number of amenities in favor of high quality passive park space.

(iv) The Equestrian Center will be added to the development as an amenity for horse owners, enthusiasts and hobby riders. It is comprised of two separate buildings:

- Horse Facility - The existing horse facility is located at the eastern property shown on the Land Use Plan along County Road 1016. The facility is approximately 30,000 square feet, open-air and under-roof

and contains stalls and horse training equipment. The concept of the facility would be to make it available for private rental for those in Chisholm Summit interested in owning a horse. The HOA would manage the rentals as well as any community or public events to utilize the facility. Additional barns exist near the Facility that may be included in the programming as well.

- Visitor Center / Offices – The existing 3,000 square feet house southwest of the main facility may be converted to a facility for professional operations related to the Facility. The HOA would manage the building.

(v) The Equestrian Center and associated improvements are intended to be private and maintained by the HOA. The Developer will consider partnerships with the City for public events and programs.

SECTION 8: LANDSCAPING

1. A general landscaping plan will be required with the development plan for each Development Section, with call-outs and descriptions for specific landscape components throughout the Section. Care shall be taken to ensure adequate roadway and intersection sight visibility.

2. A detailed landscape plan will be required for the construction of each phase within the Development Section showing the landscape elements along the public roadways, parks and trails.

3. Street trees will be utilized primarily as an addition to the median rather than behind sidewalks. Major collectors and arterials will be required to have street trees, as well as those streets which function as minor collectors inside the development, connecting multiple neighborhood sections.

4. Landscaping will be required where ornamental metal fence is present adjacent to a major collector, minor arterial or major arterial. Landscaping along roadway-adjacent ornamental fencing shall be placed such that it provides opaque screening for the adjacent homes. This landscaping will be designed with the roadway plans for the adjacent roadway. Factors for consideration in design are housing type, location of parks, location of trails, location of street calming measures, specific theme in the neighborhood section, specific theme for neighborhood parks, etc.

5. All common landscaping shall be installed prior to final acceptance of the public infrastructure for each phase.

SECTION 9: ENHANCED WALLS AND FENCING

1. Fencing standards will vary based on the location of the property in the development and shall generally adhere to the following:

   (i) Properties with a rear yard adjacent to both Lakewood Drive (existing County Road 914 and its extension) and the existing east/west thoroughfare (existing County Road 1016 and its extension) will have a combination of ornamental metal fence and masonry screening wall of at least six (6) feet. The general mix of metal fence and masonry wall is between 40% and 60% for each. Screening will be provided with landscaping to follow the approval process described in the above section. Additionally, no residential lots shall have direct access to these roads. Fencing/screening shall be designed with the roadway plans for the adjacent roadway.

   (ii) Fencing will not be added in front of the Townhomes along the road leading to the Community Park.

   (iii) Where fencing is installed abutting open space areas, the fencing must be ornamental metal fence of at least six (6) feet.

   (iv) Care shall be taken to ensure adequate roadway and intersection sight visibility.

   (v) Where fencing is installed for the Community Building, the fencing must be ornamental metal fence of at least (6) feet.

   (vi) Fencing located on typical rear yards or between residential lots may be decorative metal or board-on-board with cap and shall meet the City's fencing and screening ordinance. The PD Ordinance for each development section will define specific fencing requirements.

   (vii) Any transitional fencing must meet City's fencing and screening ordinance.

   (viii) Undeveloped land fencing abutting major roadways will be pipe rail fence with linseed oil treatment similar to that shown near the Chisholm Summit Equestrian Center on page 31 of Attachment 1.

   (ix) Where additional fencing is installed for the Equestrian Center, the fencing may be pipe rail fence with linseed oil treatment.

2. Fencing exhibit must be provided with the Planned Development ordinance.

SECTION 10: BUFFERS

1. Buffers will be provided through adherence to the landscaping and fencing standards in the above sections.

SECTION 11: STREET LAYOUT

1. The Preliminary Concept Plan is intended to provide areas of general land use. Except for roadways shown on Exhibit E of the Agreement, the roadways shown in these areas are conceptual only.

2. Roadways shall meet the following general design guidelines:

   (i) Lakewood Blvd.
   - Minimum 4 lanes
   - minimum 120 foot ROW
   - Trail component
   - landscaped parkways and/or medians

   (ii) Final roadway sections shall be determined with either the development sections or the roadway plans, whichever comes first.

   (iii) All other roadways shall be designed in accordance with the city's updated Master Thoroughfare Plan to be adopted 2021.

3. Design shall incorporate methods to ensure that speeding and excessive cut through traffic is avoided. The following are examples of methods to be considered:

   (i) Integrated traffic calming methods, such as traffic circles, chicanes, bump outs with landscaping or other methods
   (ii) Neotraditional development with narrow streets, street trees, reduced front yard setbacks
   (iii) Cul de sacs
   (iv) Short block lengths
   (v) Curvilinear methods, if necessary

4. Alleys – This development proposes use of alleys to serve the townhomes and patio homes. Alley design must be carefully coordinated with the Fire Department for fire safety considerations and the Public Works Department for solid waste service considerations. Alleys shall be constructed per the design standards to be included in the Planned Development ordinance. A design for both one-way and two-way alleys should be shown to allow for the use of each where appropriate.

SECTION 12: TRAILS

1. Primary trail locations are shown on Exhibit D of the Agreement. The trail locations shall generally conform to the trail park location concept on Exhibit D. Primary trails shall be 10 feet wide and constructed to City standards. Trails will be lighted wherever possible. Additional benches and trash receptacles will be added

where a long distance exists between trail park nodes. Trail design may be modified based on mutually agreeable circumstances which may include but are not limited to pipeline location, tree preservation, accessibility, slope requirements, etc.

2. Secondary trails are not identified on the land use plan but may be established with individual phases. Secondary trails shall be a minimum of 5 feet wide and constructed to City standards

3. Equestrian trails will be specifically designed in the development plan for the Development Section including the equestrian center. Trails will be guided by a national standard such as the *Equestrian Design Guidebook* published by the U.S. Forest Service and the Federal Highway Administration. Trail type may vary based on the existing terrain and intended user experience. Trail design options may include:

   (i) 6-foot trail comprised of two 3-foot tread areas
   (ii) 4-foot trail comprised of two 2-foot tread areas
   (iii) Material of native soil with no road base plus wood chip in low drainage areas
   (iv) Material of native soil with mixed-in crushed rock aggregate where needed
   (v) Avoid hardened and smooth trail surfaces such as concrete, soil cement, asphalt, and non-permeable soil stabilizers.

4. Trail park nodes. Conceptual trail park nodes are shown on page 16 of Attachment 1. The trail park nodes shall generally conform to the trail park nodes concept on of page 16 of Attachment 1. These are conceptual and will be specifically identified with each phase. Each park node shall include a seating area or picnic area and shall have at least one of the following amenities.

   (i) Bocce Ball
   (ii) Bag Toss
   (iii) Horseshoes
   (iv) Shuffleboard
   (v) Chess/Checkers Tables
   (vi) Fitness Stations
   (vii) Art Installments
   (viii) Science/Engineering Installments

   A lighting plan for the trail park nodes will be established with the PD. Where reasonable, trail park nodes will also include a watering station.

5. Trails shall be coordinated with the most recent adopted bike and trail plan.

SECTION 13: LIGHTING

1. Lighting will be provided by United Cooperative Services, the electric provider that holds jurisdiction in this area.

2. Developer will require a lighting type that best matches the theme based on the available options provided by United Cooperative Services.

3. A lighting plan will be submitted with each phase and will include an example of the lighting type to ensure consistency with prior phases and adherence to the theme.

SECTION 14: SIGNS

1. Community signs will be utilized as a method of both wayfinding and branding throughout the development. Sign locations are shown throughout the conceptual plans included as exhibits to these standards. The sign design shall be included as part of the development plan for the first Development Section. Specific sign rules and regulations will be included in the Planned Development ordinance.

2. Entry signage for the main entry points in the Chisholm Summit development must generally match the theme as described in Section 4 and as illustrated in Attachment 1.

3. Wayfinding signage may be included throughout the community and used along the arterial roads, collector roads, and points of intersection to denote entries into individual neighborhoods.

4. All signs will be illuminated. Entry and wayfinding signage will resemble each other in such a way to identify both with the Chisholm Summit development.

SECTION 15: MULTI-FAMILY/SENIOR LIVING

1. Architectural features shall reflect the theme of the development.

2. The Multi-family portion shall meet the City's design standards for Multi-family. Article VIII of Appendix C (Urban Design Standards) at the time of this agreement adoption. Additional multi-family standards will be included with the Planned Development ordinance at the time of its adoption.

3. The area designated for Multifamily / Senior Living will be established with at least 25% focused on the "senior living" component, promoting a district in that serves the full life-cycle of a community.

4. The public trail in this area should be sufficiently connected to the buildings and with a design that is conducive to the senior population.

SECTION 16: COMMERCIAL ELEMENTS

The Preliminary Concept Plan envisions a centrally-located commercial node that would be a focal point for the Chisholm Summit community, connected in a way that allows for pedestrian and vehicular movement to and from the commercial and retail operations, and has a unique sense of place that complements the community.

1. Uses for the commercial area will be established with the Planned Development ordinance as this phase is developed. Generally, the uses will be Neighborhood Service to light General Retail, providing opportunities for shops and stores while limiting the uses found in a broader commercial category.

2. Architectural standards, signage, and any amenities will be aligned with the theme of the community. Branding of Chisholm Summit will be present throughout the commercial node.

3. Developer will evaluate a form-based code for inclusion in the Planned Development ordinance to place a focus on the building design.

SECTION 17: COMMUNITY BUILDING(S)

1. A main Community Building will be located in the Community Park. Refer to Exhibit D of the Agreement for additional information and a general depiction of the conceptual layout and design. This Community Building will include at a minimum:

(i) Party rooms for HOA-member use
(ii) Covered patio
(iii) Fire pits
(iv) Outdoor kitchen
(v) Restrooms
(vi) HOA office
(vii) Pedestrian connections to Community Park amenities
(viii) Dedicated parking for building use
(ix) Strand light plaza

2. The building space will be privately-owned and maintained by the HOA.

3. A separate community building will be considered for a neighborhood park in the area shown on the Land Use Plan as Multifamily / Senior Living.

SECTION 18: NEIGHBORHOOD ACTIVITIES

1. Organized community activities shall be provided on a quarterly basis. The HOA will coordinate the activities, either under its own direction or through partnerships with local organizations like non-profit groups, volunteer organizations or community interest groups.

2. Community activities should enhance the living experience of the Chisholm Summit residents and be seen as a component of the active neighborhood atmosphere seen in master-planned communities.

3. Public amenities and park spaces should be utilized for activities like holiday light competitions, concerts, holiday parties, group horse rides, egg hunts, lawn game competitions, fun runs, etc.

4. Public activities should be actively promoted by the HOA or associated groups. A community website or social media accounts should be developed, maintained and regularly updated to establish community connections.

SECTION 19: ATTACHMENT DESCRIPTIONS

The Development Standards have been further illustrated through the use of attachments described and referenced in the above sections. The attachments to these development standards are as follows:

1. Master-Planned Community Presentation – Attachment 1

Exhibit C

Development Standards

Attachment 1

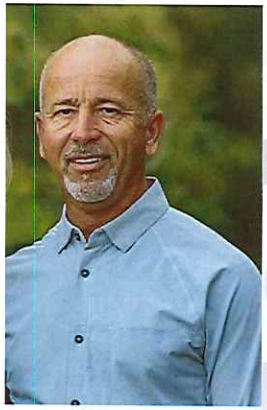
CHISHOLM SUMMIT

THE HEIGHT OF BURLESON LIVING

RA Development, Ltd.

February 22, 2021

BURLESON DEVELOPMENT, INC.



ROCKY BRANSOM

Mr. Bransom has delivered several thousand lots into the Burleson market over the last 30 years. His experience in real estate extends past property development to every trade throughout the process in home construction, utilities, excavation and paving. Rocky has been committed to positive growth in the Burleson area and considers his roots here to be something that drives the quality of the final product.

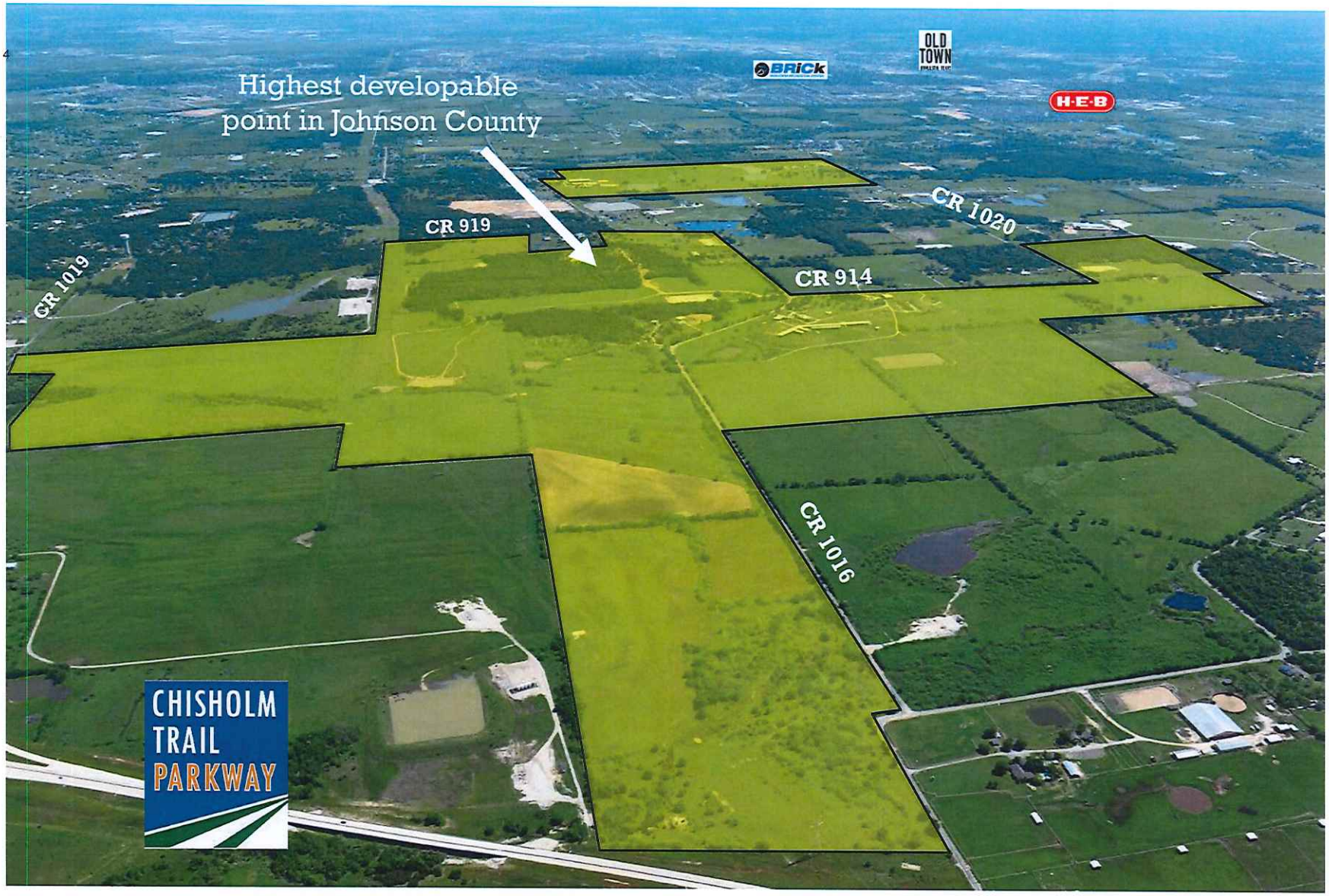


JUSTIN BOND

Mr. Bond has worked in land use development and construction for 15 years, from building schools to advocating for local natural gas development to promoting the growth of Burleson as a City director. Justin manages all development projects from design to construction for Rocky's companies. His family has proudly lived and worked in Burleson for nearly 60 years.

PROPERTY HISTORY

- 2005 – Annexations by City of Burleson to establish a western boundary at the Chisholm Trail Parkway (CTP)
- 2014 & 2016 – Development Agreements with CTP-area owners in Burleson extra-territorial jurisdiction to establish rules for future annexations
- 2016-2021 – Burleson Development, Inc. (Rocky Bransom) and affiliated partners coordinate acquisition of large parcels near the CTP
- 2018 – "Chisholm Summit", a residential community on the CTP, presented to the City for preliminary review but faced challenges related to sewer capacity
- 2019 – Wastewater Analysis for Chisholm Summit area conducted
- 2021 - Additional acquisitions and partnerships bring development of Chisholm Summit to approximately 915 acres


Highest developable
point in Johnson County
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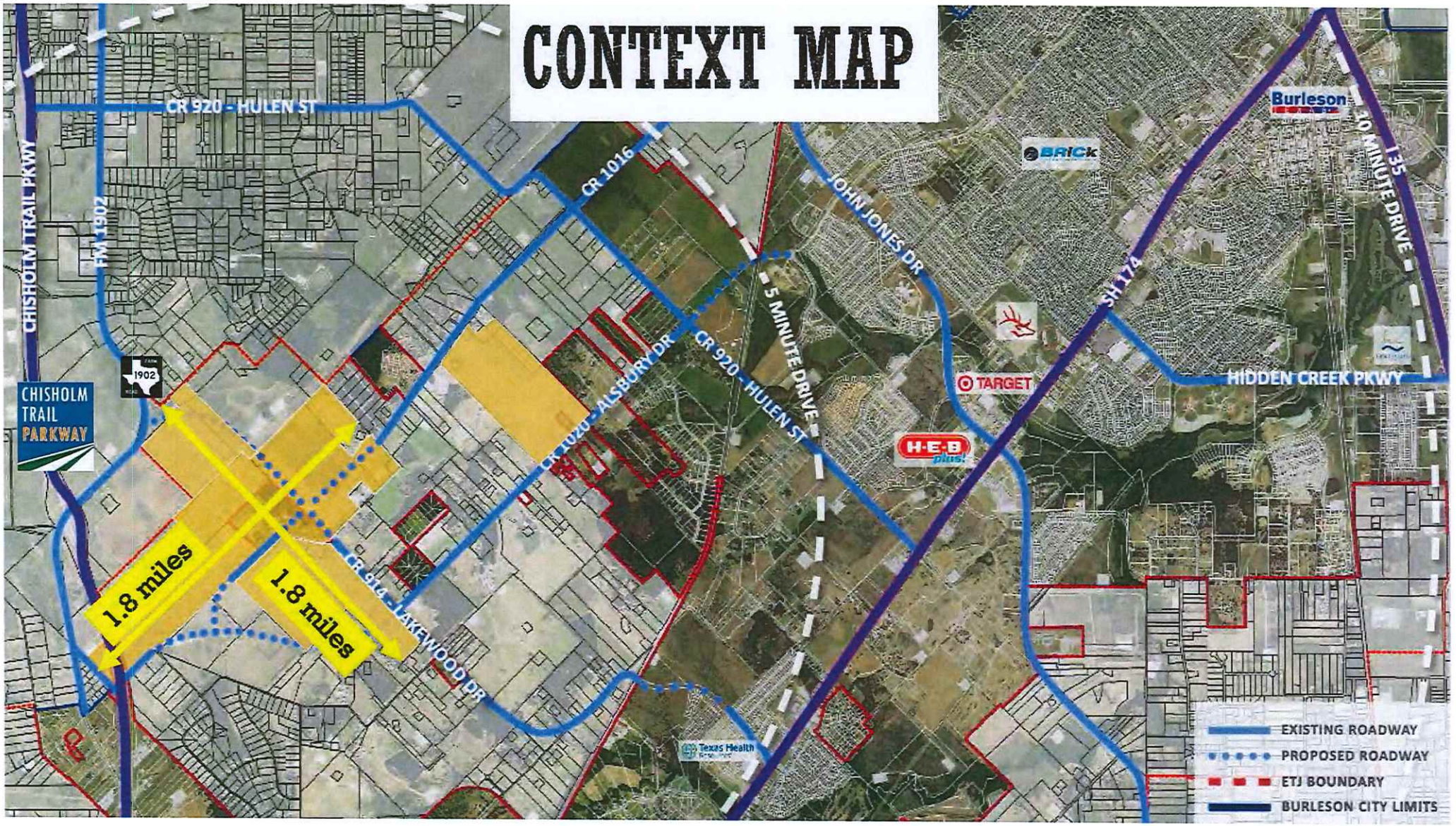
CR 919
CR 914
CR 1020
CR 1016
BRICK
OLD TOWN
H-E-B
CHISHOLM
TRAIL
PARKWAY

CONTEXT MAP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CHISHOLM TRAIL PKWY
FM 1902
CR 1016
JOHN JONES DR
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CR 920 - HULEN ST
CR 1020 - ALSBURY DR
CR 914 - LAKEWOOD DR
SH 174
I35
30 MINUTE DRIVE
HIDDEN CREEK PKWY
Burleson
BRICk
TARGET
H-E-B plus!
Texas Health
CHISHOLM TRAIL PARKWAY
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ETJ BOUNDARY
BURLESON CITY LIMITS

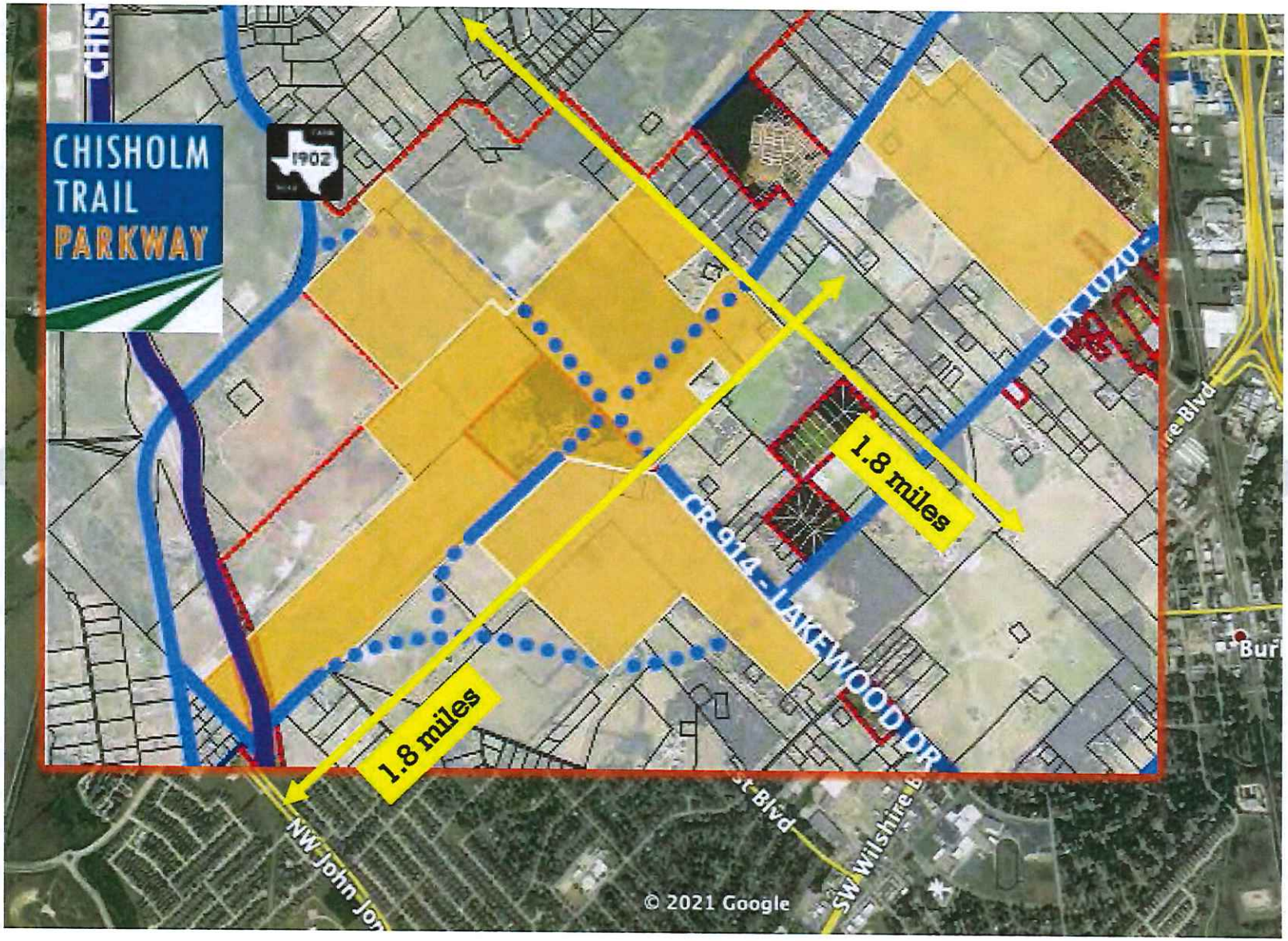

CHISHOLM TRAIL PARKWAY
1902
1.8 miles
1.8 miles
CR 914 - LAKEWOOD DR
CR 1020
NW John Jon
SW Wilshire B
© 2021 Google

EXHIBIT C
DEVELOPMENT STANDARDS

SECTION 1: GENERAL

On July 6, 2020, the City adopted Guidelines and Criteria for City Participation or Incentives for Master Planned Communities. The Developer has submitted an application for Chisholm Summit in accordance with the Guidelines. The application was submitted in the form of a presentation and is included in this agreement as Attachment 1. The inclusion of the application provides additional visual context for the development and its themes and standards. The standards below are intended to reflect the standards included in the application and provide additional detail.

A Planned Development (PD) Zoning Ordinance will be developed for Chisholm Summit, subject to City Council approval. The standards below are intended to be the base of the PD Ordinance and will be enhanced and refined with the PD Ordinance.

Public parkland associated with the development will be constructed and maintained through a Public Improvement District (PID). Private common space and certain amenity centers (specifically the Community Building and Equestrian Center) will be maintained by a required Homeowners Association (HOA).

The terms and phrases used herein shall have the same definitions and meanings as provided in the Chapter 380 and Economic Development and Performance Agreement between the City of Burleson, the Burleson 4A Economic Development Corporation, R.A. Development, Ltd., Burleson Development, Inc., B & G South Metro, LP, Rocky Bransom, Rocky and Angela Bransom, Alta Burl, LP, Janice Yvonne Jackson, and the Jackson Family Trust (the "Agreement").

SECTION 2: ORDINANCE APPLICABILITY AND GOVERNING REGULATIONS

All City ordinances are applicable to this project unless otherwise specified in the Development Agreement or Planned Development Ordinance. This includes, but is not limited to, the Governing Regulations set forth in the Agreement, which are:

(i) the Preliminary Concept Plan, which Preliminary Concept Plan is considered to be a development plan as provided for in Section 212.172 of the Texas Local Government Code;
(ii) the Final Concept Plan approved as part of the planned development zoning for each phase;
(iii) the Development Standards;
(iv) the Subdivision and Development Ordinance and Design Standards Manual;
(v) the Building Codes;
(vi) the Approved Plats; and
(vii) all state and federal statutes, rules, regulations, as amended, and other political subdivisions and governmental entities, if any, having jurisdiction over the Property and all applicable ordinances, rules, and regulations as amended by the city.

All state and federal regulations will apply. Developer and City agree to consider application of updated City ordinances with updates to Planned Development Ordinances.

In the event a provision is not specified in this Agreement or the Planned Development Ordinance the City's ordinances apply. In the event of a conflict between this Agreement or the Planned Development Ordinance and the City's ordinances, this Agreement or the Planned Development Ordinance apply. In the event of a conflict between this Agreement and the Planned Development Ordinance, the Planned Development Ordinance will apply.

SECTION 3: PROCESS

1. The development will follow all standard City processes for platting, zoning, and plan review.

2. In addition to platting and zoning, the Developer will create phased development plans consistent with the Preliminary Concept Plan included on pages 7-8 of Attachment 1 and Exhibit B of the Agreement for staff, Planning and Zoning Commission and City Council review. The development plans will be comprised of multiple phases (known as "Development Sections") as depicted on Exhibit G of the Agreement and will be the basis for preliminary plats. The development plan for each Development Section is expected to communicate high-level items that can provide some context for upcoming zoning and plat requests. Each development plan must be approved by City Council prior to submission of the preliminary plat and shall include the following:

   (i) Land uses

   (ii) Unit Count/Lot Mix – both for the current development plan and cumulative of prior development plans

   (iii) Designated Open Space

   (iv) Park proximities

   (v) Landscape Plan

   (vi) Trail Plan

   (vii) Park acreage – both for the current development plan and cumulative of prior development plans.

3. The zoning of the development will be through a Planned Development Zoning District. The development standards included in this agreement will be the baseline for establishing the PD development standards.

SECTION 4: THEME

1. Chisholm Summit will have a cohesive theme through its building design, signage, colors, fonts, and general sense-of-place throughout the development.

2. The general components of the theme, including visual imagery and the conceptual color palette, shall conform to the pictorially representations in Attachment 1.

3. The general components of the theme can be described literally as:

   (i) "Western" focused around keyword concepts "rustic", "growth", "horses", "folk", "gateway", and "progress"

   (ii) "Active" focused around keyword concepts like "trails", "outdoors", "purpose", "movement", and "nature"

   (iii) "Family" focused around keyword concepts like "together", "community", "neighbors", "generational", and "care"

SECTION 5: LOT STANDARDS

1. This development is intended to provide a variety of lot and home sizes and types to serve a diverse community. The development plan included with this Agreement provides a general mix of lots and the Developer has provided percentages related to the differing residential uses. It is understood that the flexibility in the percentages is necessary since this development will occur over a period of years and market conditions and the needs of the community will change. The following table provides a summary of the densities in the current plan and allowable percentages ranges of various product types. These percentages are based on dwelling units and not land area.

Lot Type	Minimum Lot Frontage	Minimum Lot Size	Minimum Home Size	Planned Units	Planned Percentage	Allowable Percentage Range	Notes
Townhomes	25'	2500	1000	184	2.54%	0 – 5%	
40' Residential (Patio)	40'	4000	1200	389	8.61%	0 - 15%	These categories describe the predominant use of the mixed residential lot types. The total of these categories may not exceed 60%.
56' Residential (Cottage)	56'	6500	1400	361	12.96%	0 - 15%	
60' Residential (Traditional)	60'	7200	2000	881	35.06%	0 - 40%	
70' Residential (Traditional)	70'	8400	2200	154	7.13%	0 – 15%	

80' Residential (Traditional)	80'	9600	2500	415	22.02%	10% - Unlimited	
Estate	100'	12000	2800	42	2.78%	0% - Unlimited	
55+ Residential	50	5000	1100	112	3.08%	0 – 10%	
MF/Senior Residential	N/A	2000	n/a	527	5.82%	0 – 10%	Senior living components shall comprise at least 25% of this category.

2. Detailed lot standards (lot dimensions, setbacks, yard standards, height standards, etc.) will be identified through the Planned Development Ordinance.

3. Each development plan and preliminary plat will be submitted with a lot mix chart showing what is included in the current plan/phase and what the cumulative status of the lot mix is.

SECTION 6: ARCHITECTURAL STANDARDS

1. Masonry standards. All structures must meet the City's Masonry Construction Standards (Chapter 10, Article XVI) unless otherwise provided in the Planned Development Ordinance.

2. Unless otherwise provided in the Planned Development ordinance, the Developer shall follow the City's zoning ordinances to establish uses and design standards.

(i) Traditional homes (60', 70' and 80' lots) are anticipated to follow zoning standards in effect at the time the Planned Development ordinance is considered.

(ii) Other home types (patio, townhome, cottage, etc.) or those that do not match an existing zoning category to have exhibit outlining standards.

3. All single family detached dwellings shall utilize at least five (5) of the following design features to provide visual relief along the front of the residence and any side of the residence facing a street:

(i) Carriage style garage door
(ii) Garage door not facing the street
(iii) Bay window, must project no more than 18" in the front or rear yard, and no more than 12" in the side yard.
(iv) Eyebrow or arched front windows
(v) Cast stone accents on the front elevation, minimum of 3% of front elevation

(vi) Covered front porches of a minimum of 50 square feet
(vii) Front porch railings of either wood or wrought iron
(viii) Front door with at least 20% area covered with decorative glass or wrought iron
(ix) Cupolas or turrets
(x) Dormers
(xi) Gable
(xii) Decorative attic or gables feature, minimum 2 square feet
(xiii) Two or more offsets in the front façade of at least 24" depth
(xiv) Metal roof accents
(xv) Recessed entry, an minimum of three (3') deep
(xvi) Variable roof pitch equal to or greater than 8:12
(xvii) Exterior shutters on at least 75% of the windows on the front façade
(xviii) Masonry arches
(xix) At least two types of masonry materials (stone, brick or stucco)

4. The Developer agrees to include all architectural standards established with the Planned Development into deed restrictions filed with the County with or prior to the filing of the final plat.

5. For homes on corner lots or where there is a direct line of sight to full side of home, additional architectural standards will be established.

6. The Planned Development Ordinance will establish anti-monotony standards.

7. The Developer agrees to establish an architectural review committee to assist with the review of all permits prior to submittal to the City.

SECTION 7: OPEN SPACE/PARKS

1. An overall plan with a description and distance of each open space and parks improvement is provided on pages 14-17 of Attachment 1 and Exhibit D of the Agreement.

2. A detailed park and trails plan will be required as part of the development plan for each Development Section. The exhibit shall show each home to be within 3,000 feet of a neighborhood or community park.

3. Per the City's Subdivision and Development Ordinance, parkland shall be dedicated at one acre per 100 residential units. This development proposes approximately 3,066 residential units which results in 30.66 acres of parkland dedication required. The Developer proposes to dedicate approximately 102 acres or parkland. Should the dedication proposed fall below 90 acres, the Agreement shall be amended.

4. The development plan will include parkland dedication amounts, which shall be a minimum cumulative rate of 1.5 times the City's current required dedication on a per phase basis (i.e. 200 residential units equals three acres of parkland dedication). Prior developed phases may be included in this cumulative count. Trails are included in the parkland dedication amount.

5. The City's parkland infrastructure fee shall be waived for this development due to construction of park improvements by the developer. The fees shall be considered through development of the PID Service and Assessment Plan (SAP).

6. All public parkland will be deeded to the City upon filing of the final plat for the developed phase and indicated as public parkland on the plats.

7. Neighborhood parks shall be given a specific focus while adhering to the overall theme and brand. Recommended focuses include but are not limited to park uses intended for young children, older adults, active lifestyle, passive space, inclusive of disabilities, etc.

8. Any areas that are proposed to be private common space need to be delineated clearly on the plats.

9. Where possible, stormwater management features (detention ponds, bioswales, etc.) shall be used as park amenities either by incorporating retention with an aeration fountain or as a dry playfield.

10. The Preliminary Concept Plan on pages 7-8 of Attachment 1 and Exhibit B of the Agreement shows conceptual locations of 13 planned park areas, which includes a Community Park and an Equestrian Center. These locations are conceptual, but in no case shall fewer park locations be provided. The City shall evaluate the placement and necessity of one of the planned park areas located and identified in Summit Office Park and may elect not to construct this park.

    (i) A concept plan for the Community Park on of page 14 of Attachment 1. The community park shall be a minimum of 10 acres. The Community Park shall generally conform to the Community Park concept on of page 14 of Attachment 1.

    (ii) A concept plan for the typical Neighborhood Park is included on page 15 of Attachment 1. Neighborhood Parks shall generally conform to the Neighborhood Park concept on of page 15 of Attachment 1.

    (iii) Parks shall generally be constructed in accordance with the following:

    - Community Park shall be constructed with the first phase of residential development and with a design that follows the description in these standards.

- Community Park shall include the Community Building that follows the description in these standards.

- At least one of the Neighborhood Parks will include a community pool of approximately 5,000 square feet. The neighborhood park with the pool will be easily accessible by pedestrians and vehicles. The specific pool size will be identified with the development plan for the section it is in. The pool amenity may be split between parks and may also include alternate water amenities/features.

- With each development plan, a summary of parkland dedication per phase and a cumulative total of prior parkland dedication must be provided

- The Preliminary Concept Plan shows a number of amenities. These are conceptual in nature. A more detailed description of the planned amenities shall be submitted with the development plan for that Development Section. A formal plan shall be submitted with the construction plans for the surrounding infrastructure in that phase. It is anticipated that the final plans will deviate from the concept plan, but the number and nature of the amenities will need to be comparable.

- The community park will also contain the Community Building. The Community Building will be private and will not be included in the PID funding unless an agreement is otherwise reached with the City for the access, operation, maintenance and/or funding of the facility. A separate lot for the amenity center shall be provided.

Park Amenities	**Community Park**	**Neighborhood Park**
Minimum acreage	10	3
Off Street Parking	R	O
Playground	R	R
Restroom	R	O
ADA Accessibility	R	R
Site Furnishings		
Benches	R	R
Picnic Tables	R	R
Trash Receptacles	R	R
Pet Waste Stations	R	R
Landscape Improvements	R	R
Signage	R	R

Drinking Fountains	R	R
Trails/Pathways	R	R
Shade over play features	R	R
Bike Racks	R	R
BBQ Pits	R	O
Lighting	R	R
Optional Amenities		
Primary		
Outdoor fitness equipment (min. 3 stations)	O	O
Sports Courts	O	O
Sports Fields	O	O
Ponds	O	O
Skate Park	O	O
Dog Park	O	O
Splash Pad	O	O
Fishing pier	O	O
Musical Play Features	O	O
Secondary		
Natural Area	O	O
Gardens	O	O
Public Access/Fencing	O	O
Shade Structures (other than over playground)	O	O
Shelters	O	O

R = Required | O = Optional

- Community parks shall have at least 5 of the primary optional amenities and 3 of the secondary optional amenities listed above.

- Neighborhood parks shall have at least 2 of the primary optional amenities and 2 of the secondary optional amenities listed above.

- Two of the neighborhood parks may have a reduction in the number of amenities in favor of high quality passive park space.

(iv) The Equestrian Center will be added to the development as an amenity for horse owners, enthusiasts and hobby riders. It is comprised of two separate buildings:

- Horse Facility - The existing horse facility is located at the eastern property shown on the Land Use Plan along County Road 1016. The facility is approximately 30,000 square feet, open-air and under-roof

and contains stalls and horse training equipment. The concept of the facility would be to make it available for private rental for those in Chisholm Summit interested in owning a horse. The HOA would manage the rentals as well as any community or public events to utilize the facility. Additional barns exist near the Facility that may be included in the programming as well.

- Visitor Center / Offices – The existing 3,000 square feet house southwest of the main facility may be converted to a facility for professional operations related to the Facility. The HOA would manage the building.

(v) The Equestrian Center and associated improvements are intended to be private and maintained by the HOA. The Developer will consider partnerships with the City for public events and programs.

SECTION 8: LANDSCAPING

1. A general landscaping plan will be required with the development plan for each Development Section, with call-outs and descriptions for specific landscape components throughout the Section. Care shall be taken to ensure adequate roadway and intersection sight visibility.

2. A detailed landscape plan will be required for the construction of each phase within the Development Section showing the landscape elements along the public roadways, parks and trails.

3. Street trees will be utilized primarily as an addition to the median rather than behind sidewalks. Major collectors and arterials will be required to have street trees, as well as those streets which function as minor collectors inside the development, connecting multiple neighborhood sections.

4. Landscaping will be required where ornamental metal fence is present adjacent to a major collector, minor arterial or major arterial. Landscaping along roadway-adjacent ornamental fencing shall be placed such that it provides opaque screening for the adjacent homes. This landscaping will be designed with the roadway plans for the adjacent roadway. Factors for consideration in design are housing type, location of parks, location of trails, location of street calming measures, specific theme in the neighborhood section, specific theme for neighborhood parks, etc.

5. All common landscaping shall be installed prior to final acceptance of the public infrastructure for each phase.

SECTION 9: ENHANCED WALLS AND FENCING

1. Fencing standards will vary based on the location of the property in the development and shall generally adhere to the following:

   (i) Properties with a rear yard adjacent to both Lakewood Drive (existing County Road 914 and its extension) and the existing east/west thoroughfare (existing County Road 1016 and its extension) will have a combination of ornamental metal fence and masonry screening wall of at least six (6) feet. The general mix of metal fence and masonry wall is between 40% and 60% for each. Screening will be provided with landscaping to follow the approval process described in the above section. Additionally, no residential lots shall have direct access to these roads. Fencing/screening shall be designed with the roadway plans for the adjacent roadway.

   (ii) Fencing will not be added in front of the Townhomes along the road leading to the Community Park.

   (iii) Where fencing is installed abutting open space areas, the fencing must be ornamental metal fence of at least six (6) feet.

   (iv) Care shall be taken to ensure adequate roadway and intersection sight visibility.

   (v) Where fencing is installed for the Community Building, the fencing must be ornamental metal fence of at least (6) feet.

   (vi) Fencing located on typical rear yards or between residential lots may be decorative metal or board-on-board with cap and shall meet the City's fencing and screening ordinance. The PD Ordinance for each development section will define specific fencing requirements.

   (vii) Any transitional fencing must meet City's fencing and screening ordinance.

   (viii) Undeveloped land fencing abutting major roadways will be pipe rail fence with linseed oil treatment similar to that shown near the Chisholm Summit Equestrian Center on page 31 of Attachment 1.

   (ix) Where additional fencing is installed for the Equestrian Center, the fencing may be pipe rail fence with linseed oil treatment.

2. Fencing exhibit must be provided with the Planned Development ordinance.

SECTION 10: BUFFERS

1. Buffers will be provided through adherence to the landscaping and fencing standards in the above sections.

SECTION 11: STREET LAYOUT

1. The Preliminary Concept Plan is intended to provide areas of general land use. Except for roadways shown on Exhibit E of the Agreement, the roadways shown in these areas are conceptual only.

2. Roadways shall meet the following general design guidelines:

   (i) Lakewood Blvd.
   - Minimum 4 lanes
   - minimum 120 foot ROW
   - Trail component
   - landscaped parkways and/or medians

   (ii) Final roadway sections shall be determined with either the development sections or the roadway plans, whichever comes first.

   (iii) All other roadways shall be designed in accordance with the city's updated Master Thoroughfare Plan to be adopted 2021.

3. Design shall incorporate methods to ensure that speeding and excessive cut through traffic is avoided. The following are examples of methods to be considered:

   (i) Integrated traffic calming methods, such as traffic circles, chicanes, bump outs with landscaping or other methods
   (ii) Neotraditional development with narrow streets, street trees, reduced front yard setbacks
   (iii) Cul de sacs
   (iv) Short block lengths
   (v) Curvilinear methods, if necessary

4. Alleys – This development proposes use of alleys to serve the townhomes and patio homes. Alley design must be carefully coordinated with the Fire Department for fire safety considerations and the Public Works Department for solid waste service considerations. Alleys shall be constructed per the design standards to be included in the Planned Development ordinance. A design for both one-way and two-way alleys should be shown to allow for the use of each where appropriate.

SECTION 12: TRAILS

1. Primary trail locations are shown on Exhibit D of the Agreement. The trail locations shall generally conform to the trail park location concept on Exhibit D. Primary trails shall be 10 feet wide and constructed to City standards. Trails will be lighted wherever possible. Additional benches and trash receptacles will be added

where a long distance exists between trail park nodes. Trail design may be modified based on mutually agreeable circumstances which may include but are not limited to pipeline location, tree preservation, accessibility, slope requirements, etc.

2. Secondary trails are not identified on the land use plan but may be established with individual phases. Secondary trails shall be a minimum of 5 feet wide and constructed to City standards

3. Equestrian trails will be specifically designed in the development plan for the Development Section including the equestrian center. Trails will be guided by a national standard such as the *Equestrian Design Guidebook* published by the U.S. Forest Service and the Federal Highway Administration. Trail type may vary based on the existing terrain and intended user experience. Trail design options may include:

   (i) 6-foot trail comprised of two 3-foot tread areas
   (ii) 4-foot trail comprised of two 2-foot tread areas
   (iii) Material of native soil with no road base plus wood chip in low drainage areas
   (iv) Material of native soil with mixed-in crushed rock aggregate where needed
   (v) Avoid hardened and smooth trail surfaces such as concrete, soil cement, asphalt, and non-permeable soil stabilizers.

4. Trail park nodes. Conceptual trail park nodes are shown on page 16 of Attachment 1. The trail park nodes shall generally conform to the trail park nodes concept on of page 16 of Attachment 1. These are conceptual and will be specifically identified with each phase. Each park node shall include a seating area or picnic area and shall have at least one of the following amenities.

   (i) Bocce Ball
   (ii) Bag Toss
   (iii) Horseshoes
   (iv) Shuffleboard
   (v) Chess/Checkers Tables
   (vi) Fitness Stations
   (vii) Art Installments
   (viii) Science/Engineering Installments

   A lighting plan for the trail park nodes will be established with the PD. Where reasonable, trail park nodes will also include a watering station.

5. Trails shall be coordinated with the most recent adopted bike and trail plan.

SECTION 13: LIGHTING

1. Lighting will be provided by United Cooperative Services, the electric provider that holds jurisdiction in this area.

2. Developer will require a lighting type that best matches the theme based on the available options provided by United Cooperative Services.

3. A lighting plan will be submitted with each phase and will include an example of the lighting type to ensure consistency with prior phases and adherence to the theme.

SECTION 14: SIGNS

1. Community signs will be utilized as a method of both wayfinding and branding throughout the development. Sign locations are shown throughout the conceptual plans included as exhibits to these standards. The sign design shall be included as part of the development plan for the first Development Section. Specific sign rules and regulations will be included in the Planned Development ordinance.

2. Entry signage for the main entry points in the Chisholm Summit development must generally match the theme as described in Section 4 and as illustrated in Attachment 1.

3. Wayfinding signage may be included throughout the community and used along the arterial roads, collector roads, and points of intersection to denote entries into individual neighborhoods.

4. All signs will be illuminated. Entry and wayfinding signage will resemble each other in such a way to identify both with the Chisholm Summit development.

SECTION 15: MULTI-FAMILY/SENIOR LIVING

1. Architectural features shall reflect the theme of the development.

2. The Multi-family portion shall meet the City's design standards for Multi-family. Article VIII of Appendix C (Urban Design Standards) at the time of this agreement adoption. Additional multi-family standards will be included with the Planned Development ordinance at the time of its adoption.

3. The area designated for Multifamily / Senior Living will be established with at least 25% focused on the "senior living" component, promoting a district in that serves the full life-cycle of a community.

4. The public trail in this area should be sufficiently connected to the buildings and with a design that is conducive to the senior population.

SECTION 16: COMMERCIAL ELEMENTS

The Preliminary Concept Plan envisions a centrally-located commercial node that would be a focal point for the Chisholm Summit community, connected in a way that allows for pedestrian and vehicular movement to and from the commercial and retail operations, and has a unique sense of place that complements the community.

1. Uses for the commercial area will be established with the Planned Development ordinance as this phase is developed. Generally, the uses will be Neighborhood Service to light General Retail, providing opportunities for shops and stores while limiting the uses found in a broader commercial category.

2. Architectural standards, signage, and any amenities will be aligned with the theme of the community. Branding of Chisholm Summit will be present throughout the commercial node.

3. Developer will evaluate a form-based code for inclusion in the Planned Development ordinance to place a focus on the building design.

SECTION 17: COMMUNITY BUILDING(S)

1. A main Community Building will be located in the Community Park. Refer to Exhibit D of the Agreement for additional information and a general depiction of the conceptual layout and design. This Community Building will include at a minimum:

   (i) Party rooms for HOA-member use
   (ii) Covered patio
   (iii) Fire pits
   (iv) Outdoor kitchen
   (v) Restrooms
   (vi) HOA office
   (vii) Pedestrian connections to Community Park amenities
   (viii) Dedicated parking for building use
   (ix) Strand light plaza

2. The building space will be privately-owned and maintained by the HOA.

3. A separate community building will be considered for a neighborhood park in the area shown on the Land Use Plan as Multifamily / Senior Living.

SECTION 18: NEIGHBORHOOD ACTIVITIES

1. Organized community activities shall be provided on a quarterly basis. The HOA will coordinate the activities, either under its own direction or through partnerships with local organizations like non-profit groups, volunteer organizations or community interest groups.

2. Community activities should enhance the living experience of the Chisholm Summit residents and be seen as a component of the active neighborhood atmosphere seen in master-planned communities.

3. Public amenities and park spaces should be utilized for activities like holiday light competitions, concerts, holiday parties, group horse rides, egg hunts, lawn game competitions, fun runs, etc.

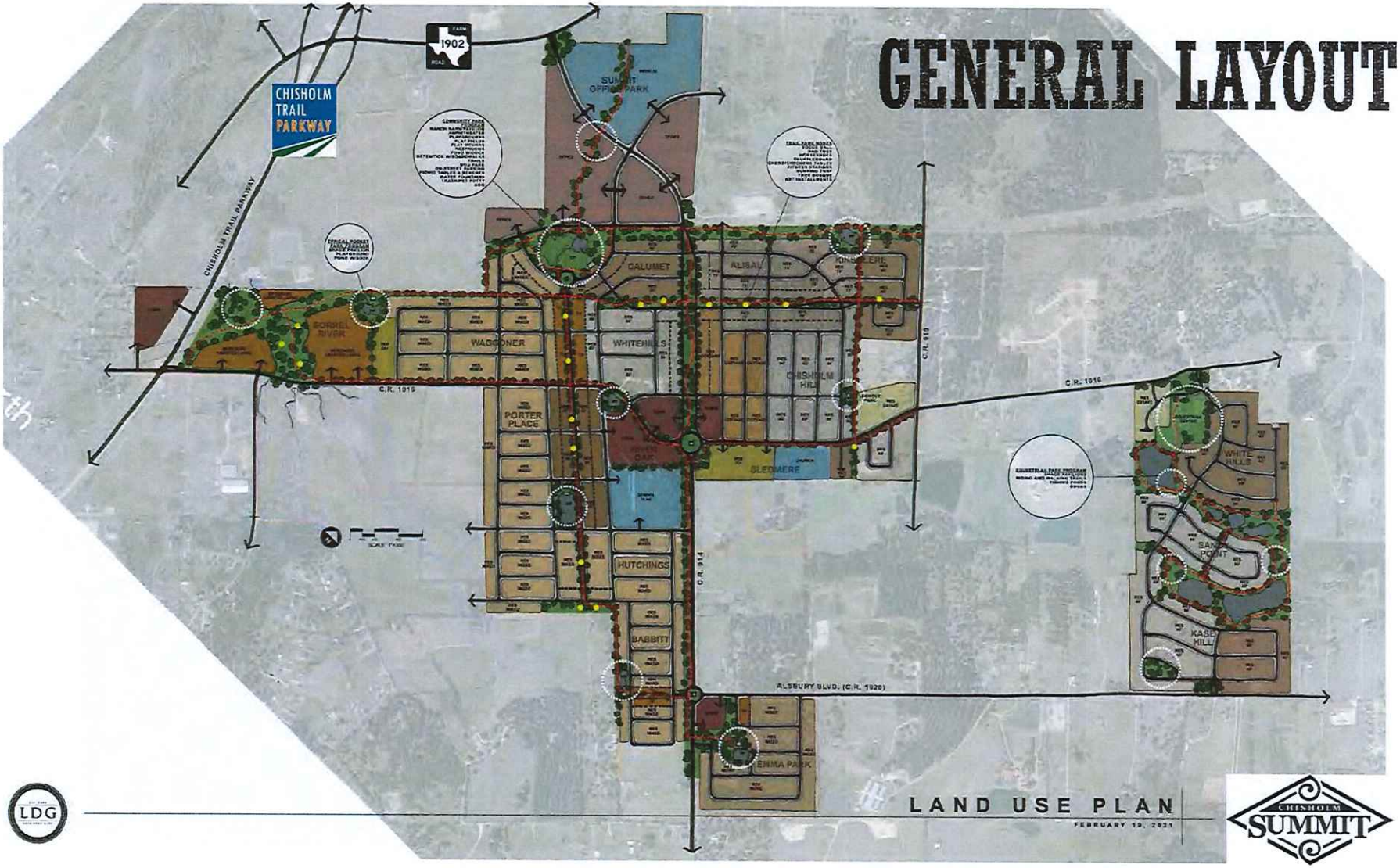
4. Public activities should be actively promoted by the HOA or associated groups. A community website or social media accounts should be developed, maintained and regularly updated to establish community connections.

SECTION 19: ATTACHMENT DESCRIPTIONS

The Development Standards have been further illustrated through the use of attachments described and referenced in the above sections. The attachments to these development standards are as follows:

1. Master-Planned Community Presentation – Attachment 1

GENERAL LAYOUT



LAND USE PLAN

FEBRUARY 19, 2021

BY THE NUMBERS

- Approx. 915 acres in Master-Planned Community
- 3066 Residential Units (projected)
  - 75% Single-family (ranging frontage 40' to 80')
  - 25% Townhome/Senior Living/Multifamily
- Over 10 miles interconnected Trail System
- 102 acres dedicated Park land
  - Community Park, Pocket Parks, Trail Parks
  - Equestrian Center
  - Passive & Natural Areas
- 28 acres – Commercial nodes
  - Neighborhood services at high-traffic corners
  - Central node - "Chisholm Square"
- 92 acres – Professional Office Park / Medical District

PROVIDERS

- Water – Johnson County SUD
- Sewer – City of Burleson
- Electric – United Cooperative
- School – Joshua ISD

CITY REQUIREMENTS FOR MASTER-PLANNED COMMUNITIES

- All Master-Planned Developments:
  - Enhanced Landscaping
  - Architectural Standards
  - Enhanced Walls and Fencing
  - Open Space over Minimum

+

- Larger Developments:
  - Connecting Trails
  - Lot Size Variety
  - Buffers
  - Amenity Centers
  - Themes & Sense of Place
  - Commercial Elements
  - Neighborhood Activities
  - Creative Additions

THEME & PLACEMAKING

11

WESTERN

RUSTIC
GROWTH
HORSES
FOLK
GATEWAY
PROGRESS

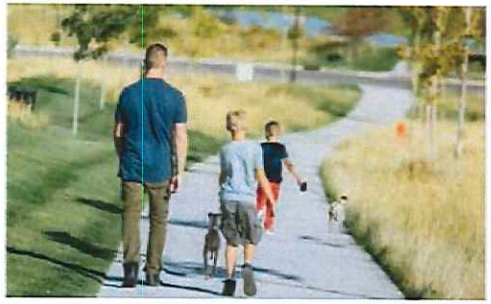
ACTIVE

TRAILS
OUTDOORS
PURPOSE
MOVEMENT
NATURE

FAMILY

TOGETHER
COMMUNITY
NEIGHBORS
GENERATIONA
CARE









CHISHOLM SUMMIT

CS







PIONEER
PARK









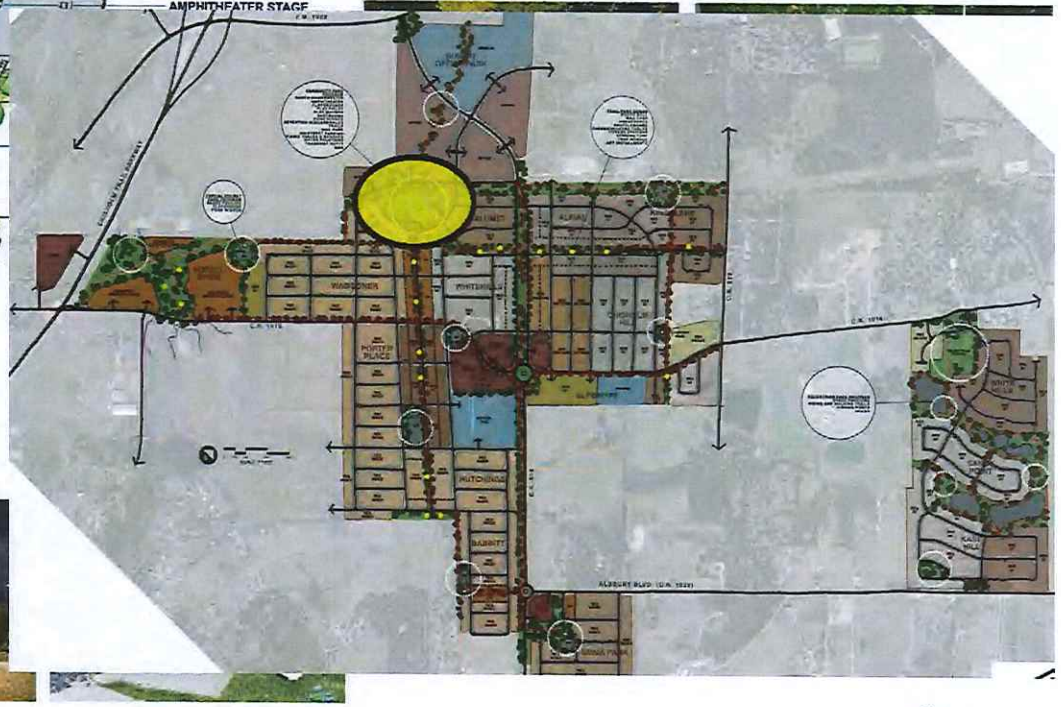



OPEN SPACE
AMENITY CENTERS
CONNECTING TRAILS
NEIGHBORHOOD ACTIVITIES















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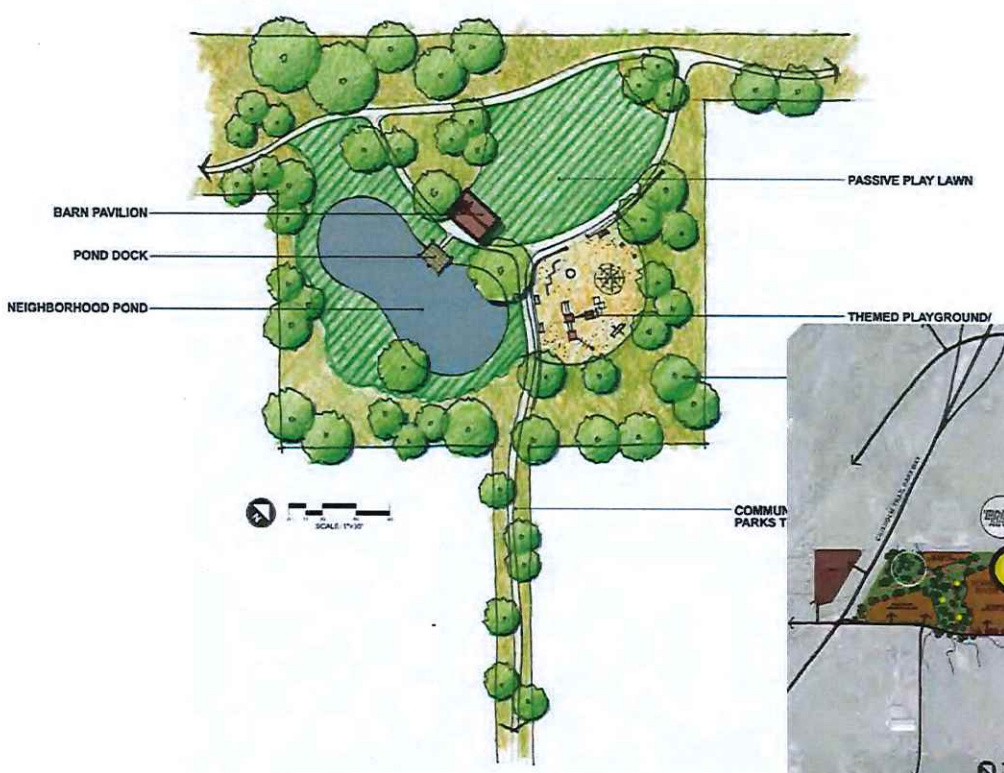
COMMUNITY PARK PLAN

FEBRUARY 19, 2021

CHISHOLM SUMMIT







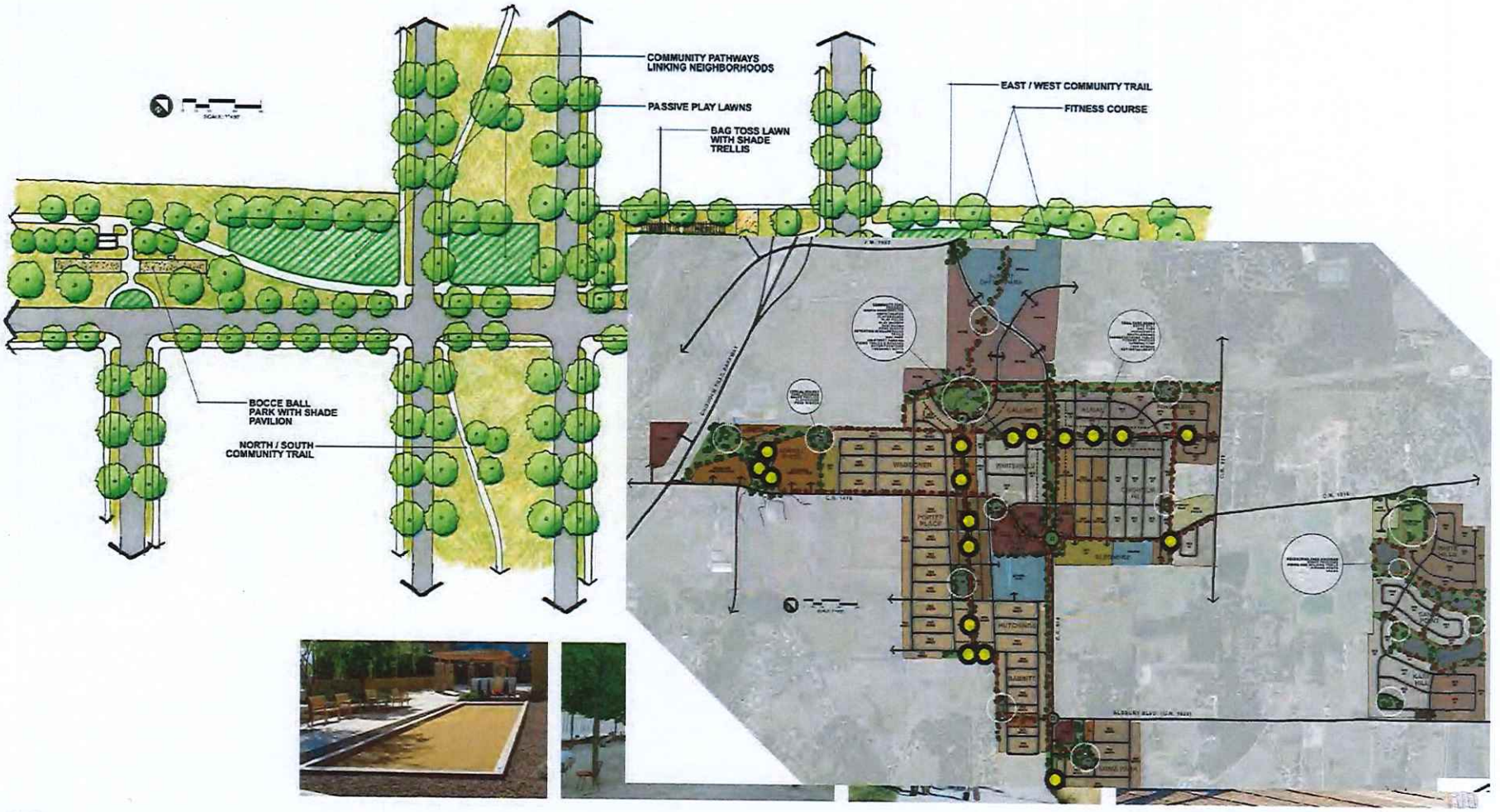






TYPICAL POCKET PARK PLAN

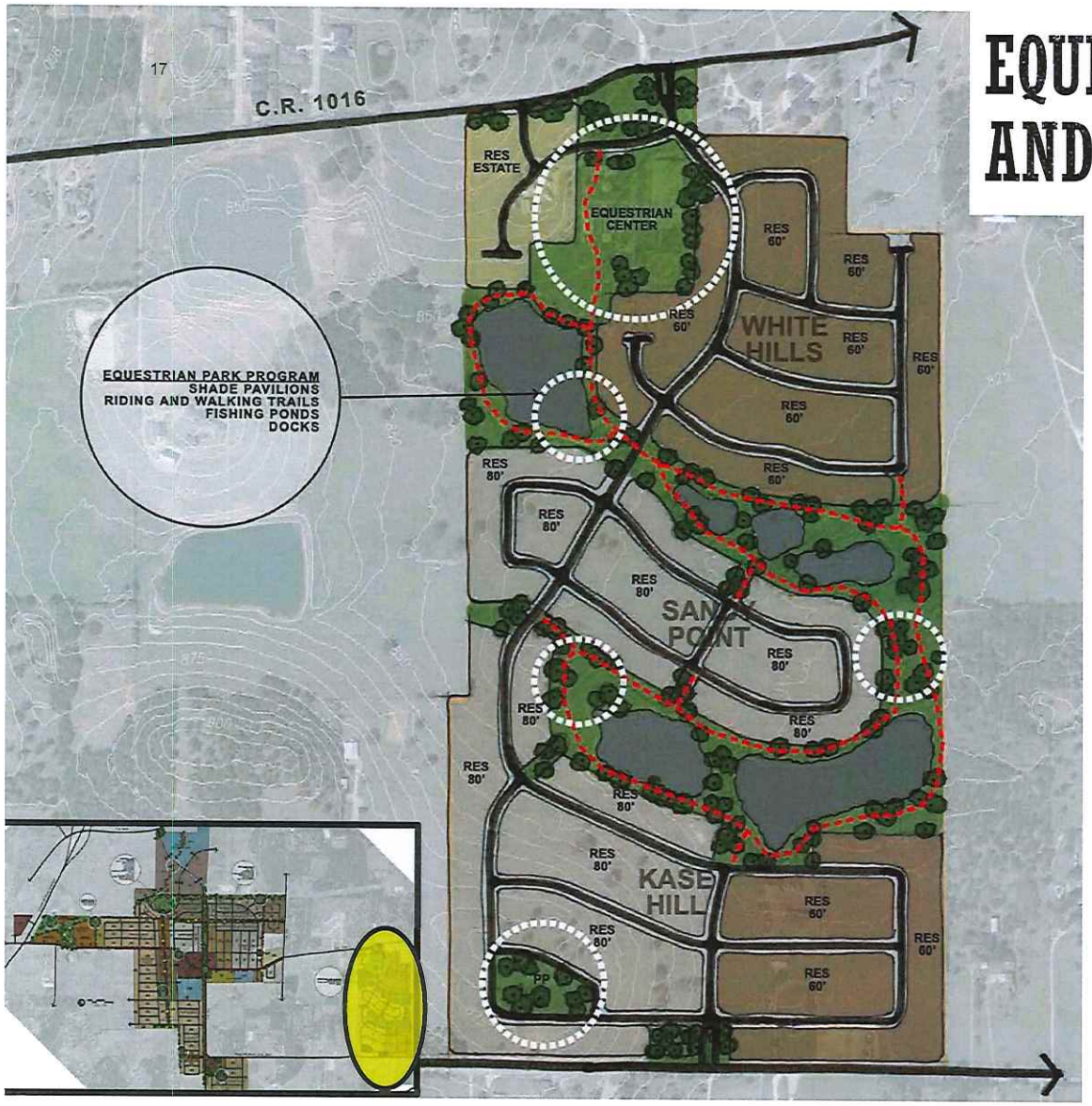
FEBRUARY 19, 2021



TYPICAL TRAIL PARK CORRIDOR

FEBRUARY 19, 2021

EQUESTRIAN CENTER AND TRAILS



- Trails for horseback riding
- Over 45 acres with large peaceful ponds for fishing and relaxing
  - Full property shown here is approximately 160 acres
- Equestrian Center currently on property will remain as an amenity for Chisholm Summit residents
- Shade pavilions and pocket park

LOT SIZE VARIETY
BUFFERS
COMMERCIAL ELEMENTS

LOT SIZE VARIETY

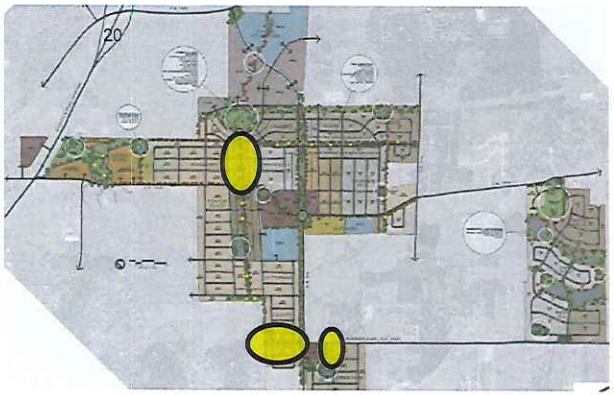




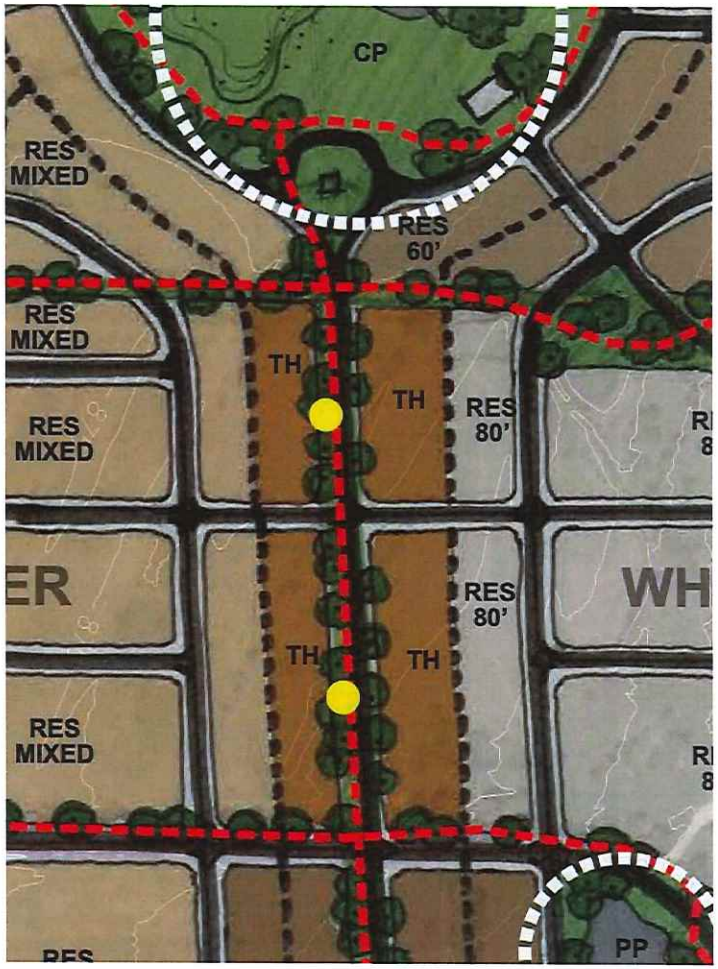


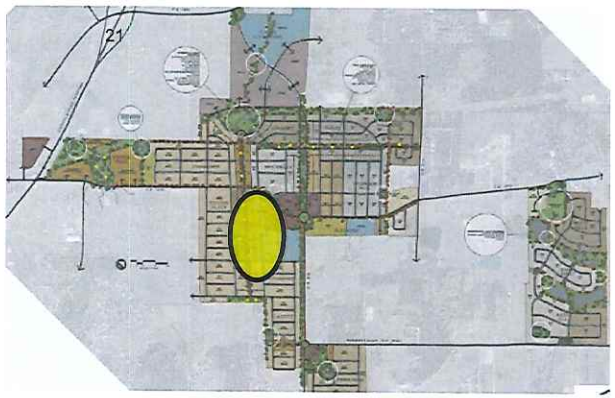
- Chisholm Summit has a range of lots to meet any resident's age, family status, or income
- Single-family homes include:
  - Cottages with detached garages
  - Traditional one- and two-story homes
  - Patio homes with shared front yards and alley access
  - Lots with a little more elbow room and existing trees
  - Estate lots with a view of Burleson
- Higher-density areas include:
  - Age-55+ homes under 1300 sqft
  - Two-story townhomes on zero-lot lines
  - Multifamily housing with facility amenities
  - Senior care centers with nearby greenspace

TOWNHOMES

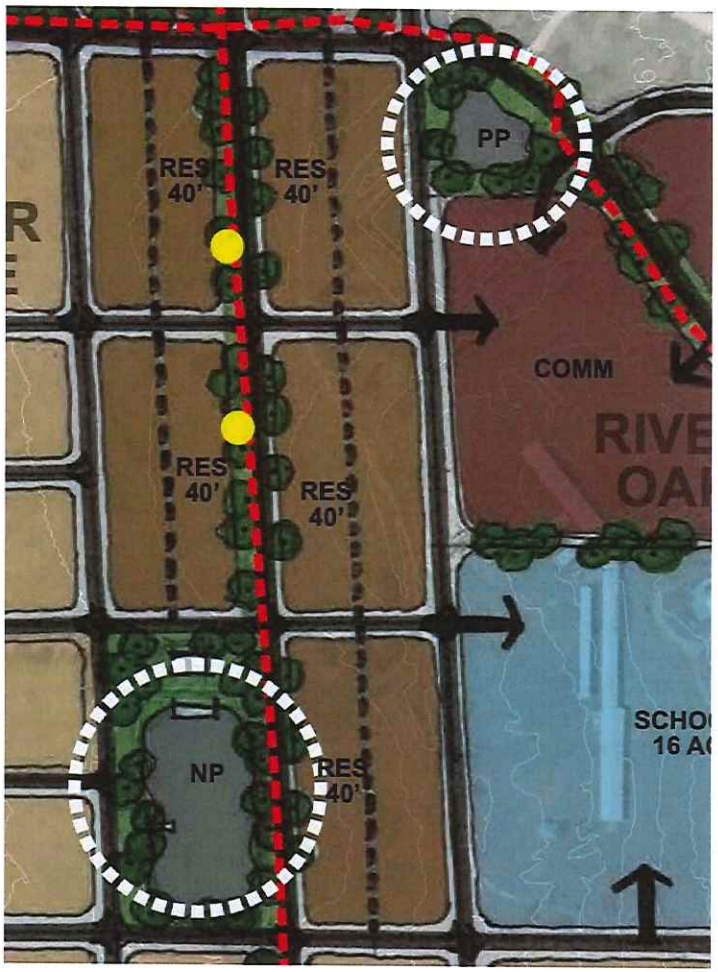


- Two-story townhomes
- Individual units for ownership
- Rear alley vehicular access
- Front lot line at street/sidewalk edge
- Adds scale to primary community corridor
- Located near public amenity areas
- Typical lot – 25' x 100'

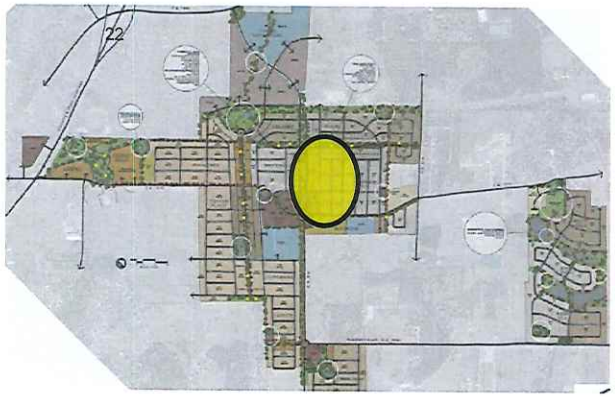




PATIO HOMES

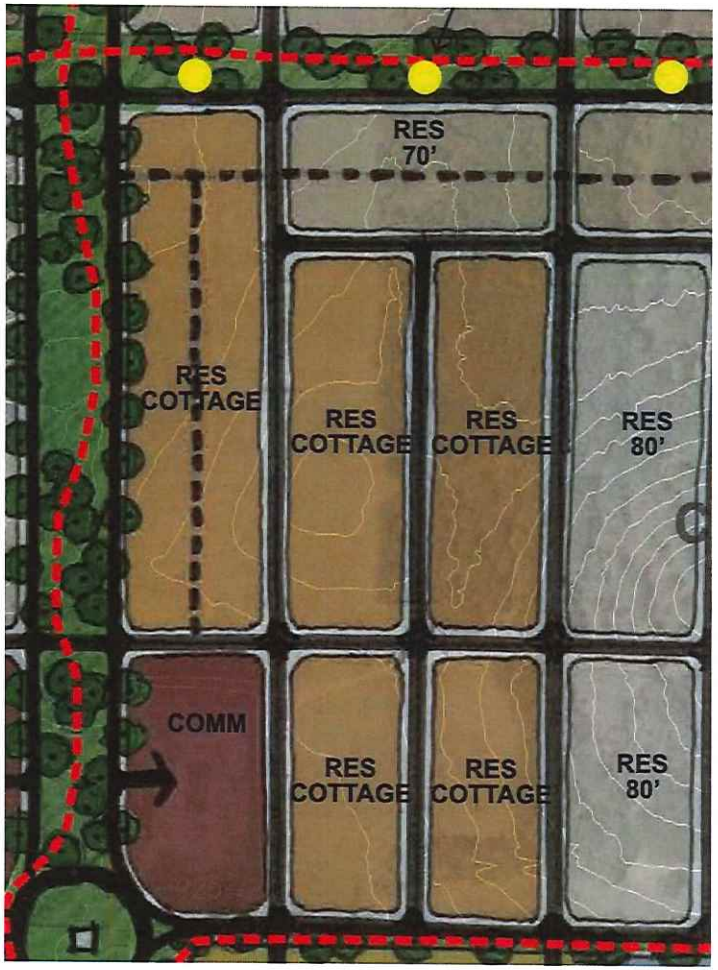


- Also known as a "bungalow court" or pocket neighborhood
- Front yards are shared with a block of neighbors
- Garage accessed by alley
- Typical lot – 40' x 100'

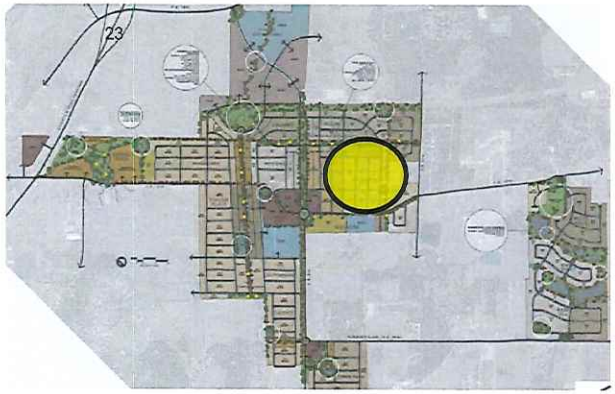


COTTAGES (HERITAGE)

- Made popular in Heritage Village and Reverie
- Craftsman elevations provide great curb appeal
- Detached two-car garage
- Backyard large enough for party patio or pool
- Typical lot – 56' x 120'

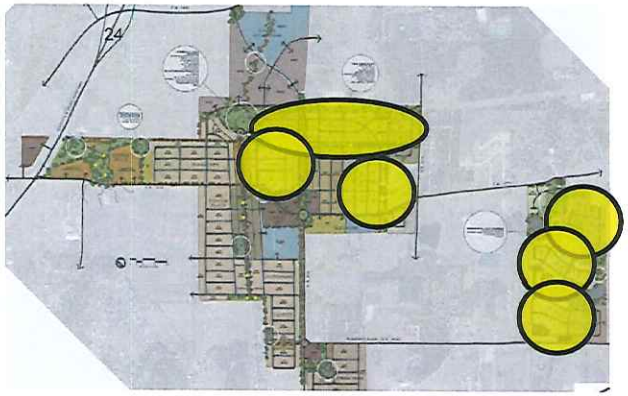


ESTATES ON THE SUMMIT

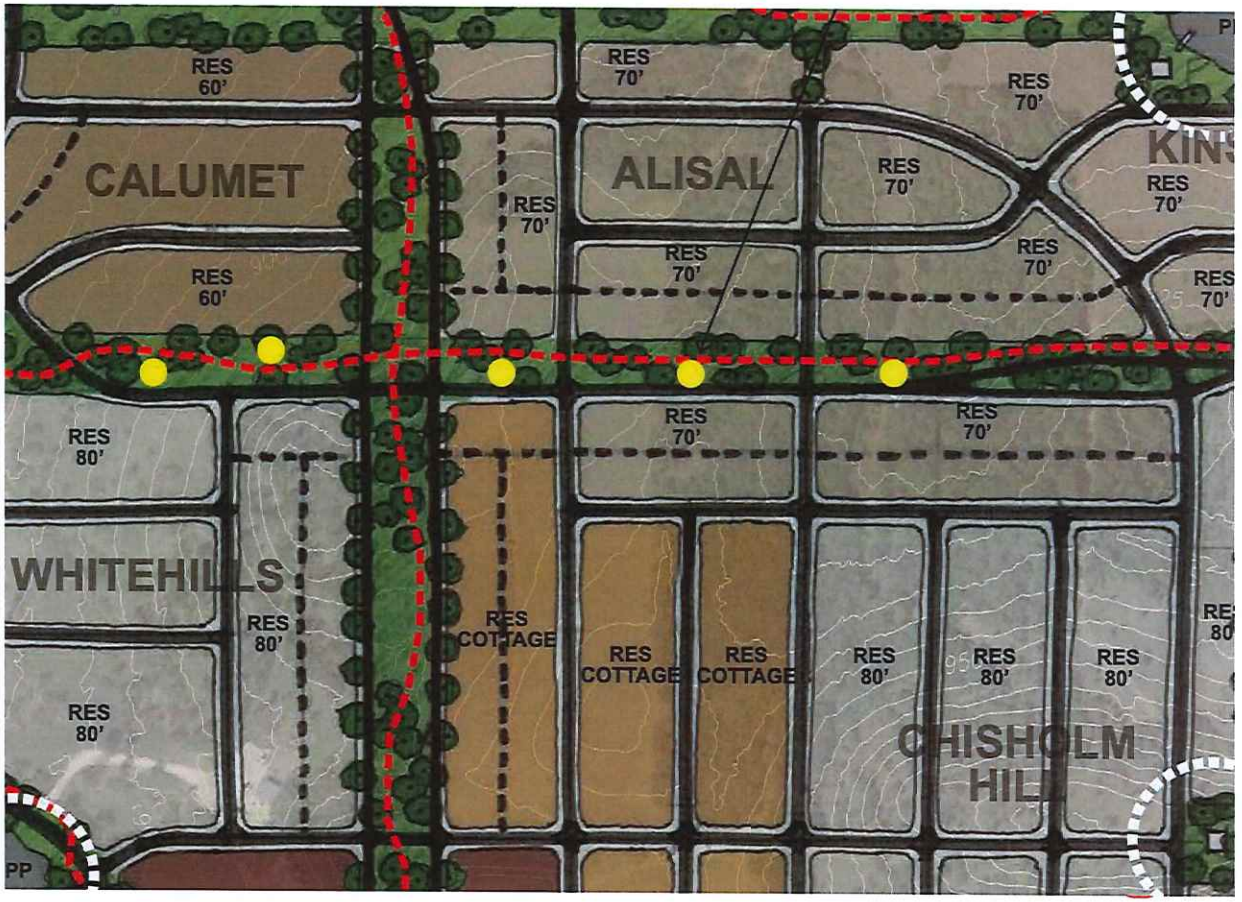


- Scenic overlook of all of Burleson
- Estate lots built with the grade of the hill
- Lookout Park accessible via trails to all CS residents
- Perfect for the executive or large family
- Typical lot – 80' x 140'

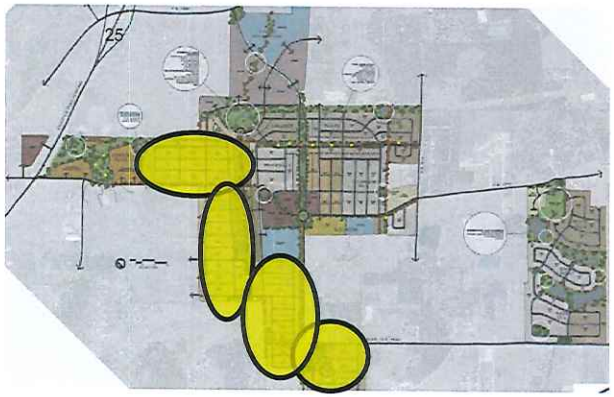




PLANNED SINGLE-FAMILY

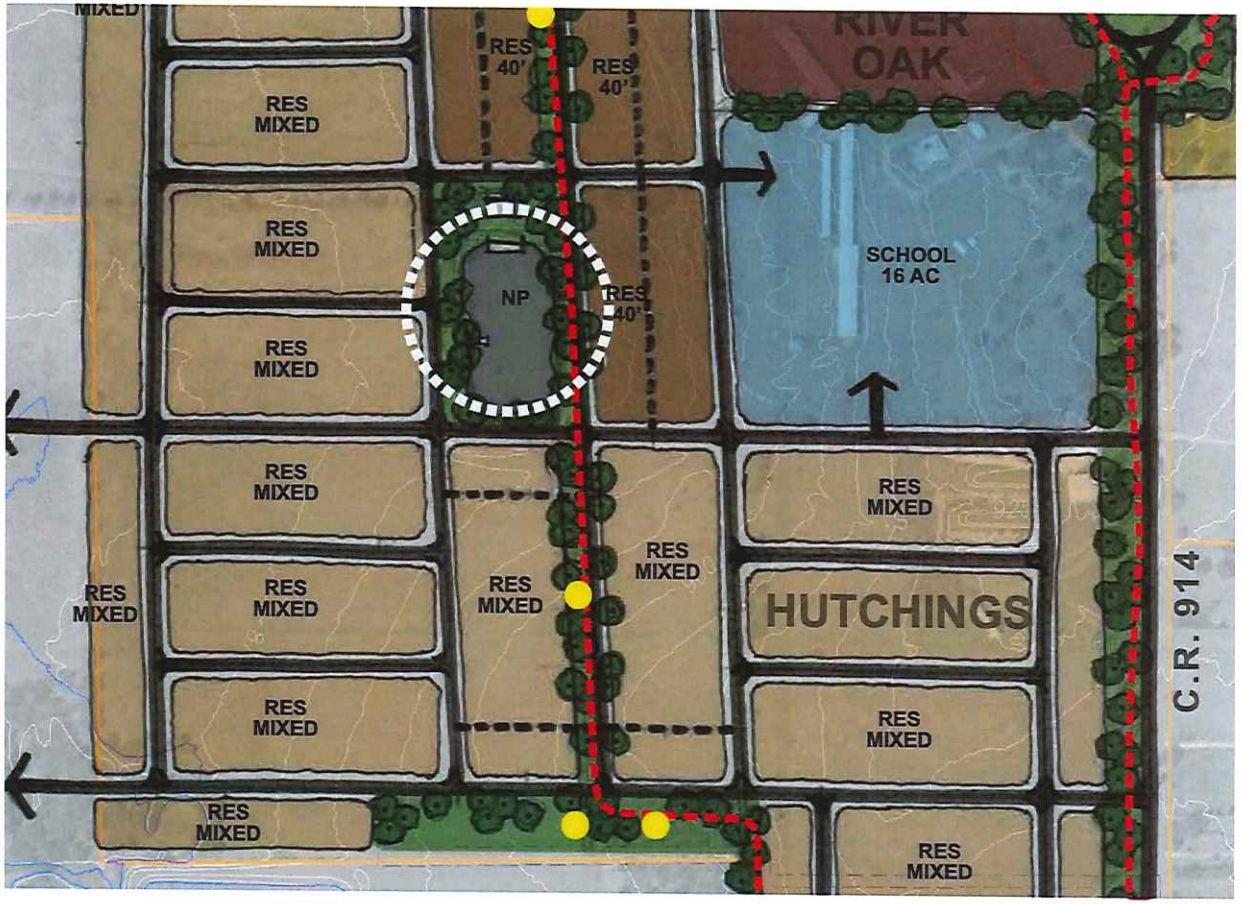


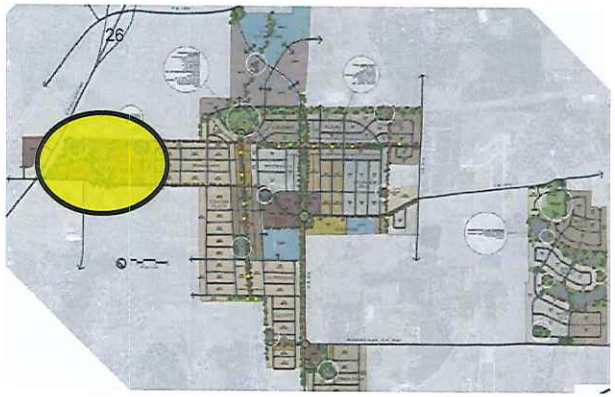
- Approx. 250 acres planned for clusters of specific lot type
- Traditional residential lots:
  - 60' x 120'
  - 70' x 130'
  - 80' x 140'
- Planned to specifically use the existing topography or complement overall land plan



MIXED SINGLE-FAMILY

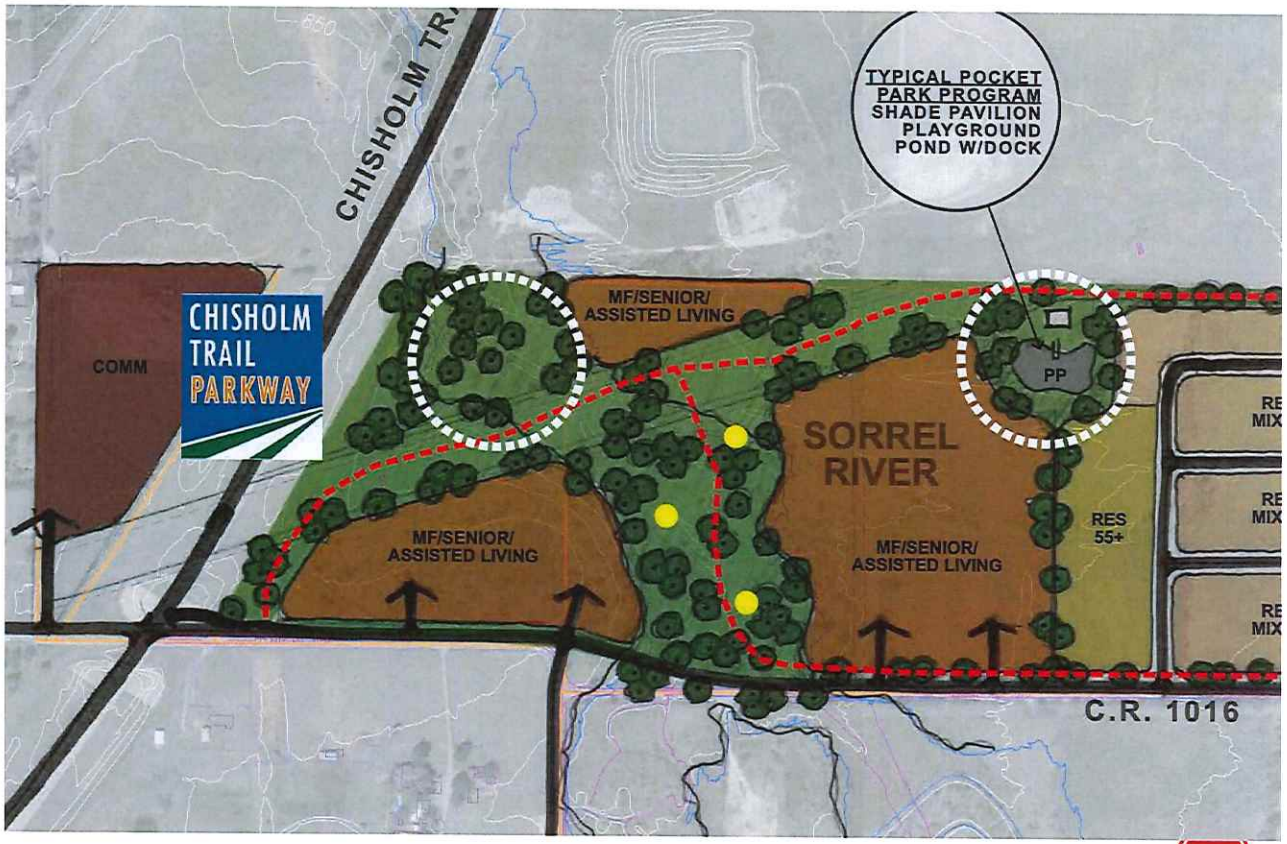
- Integrated mix of lot types to create variety and neighborhood character
- Pockets of single-family houses
- Lots will include:
  - 40' x 100'
  - 56' x 120'
  - 60' x 120'
- Each phase to be designed according to demand
- Approx. 150 acres shown as mixed

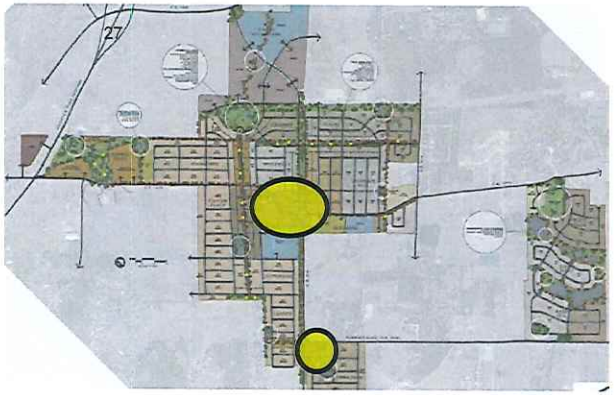




SENIOR CARE & MULTIFAMILY

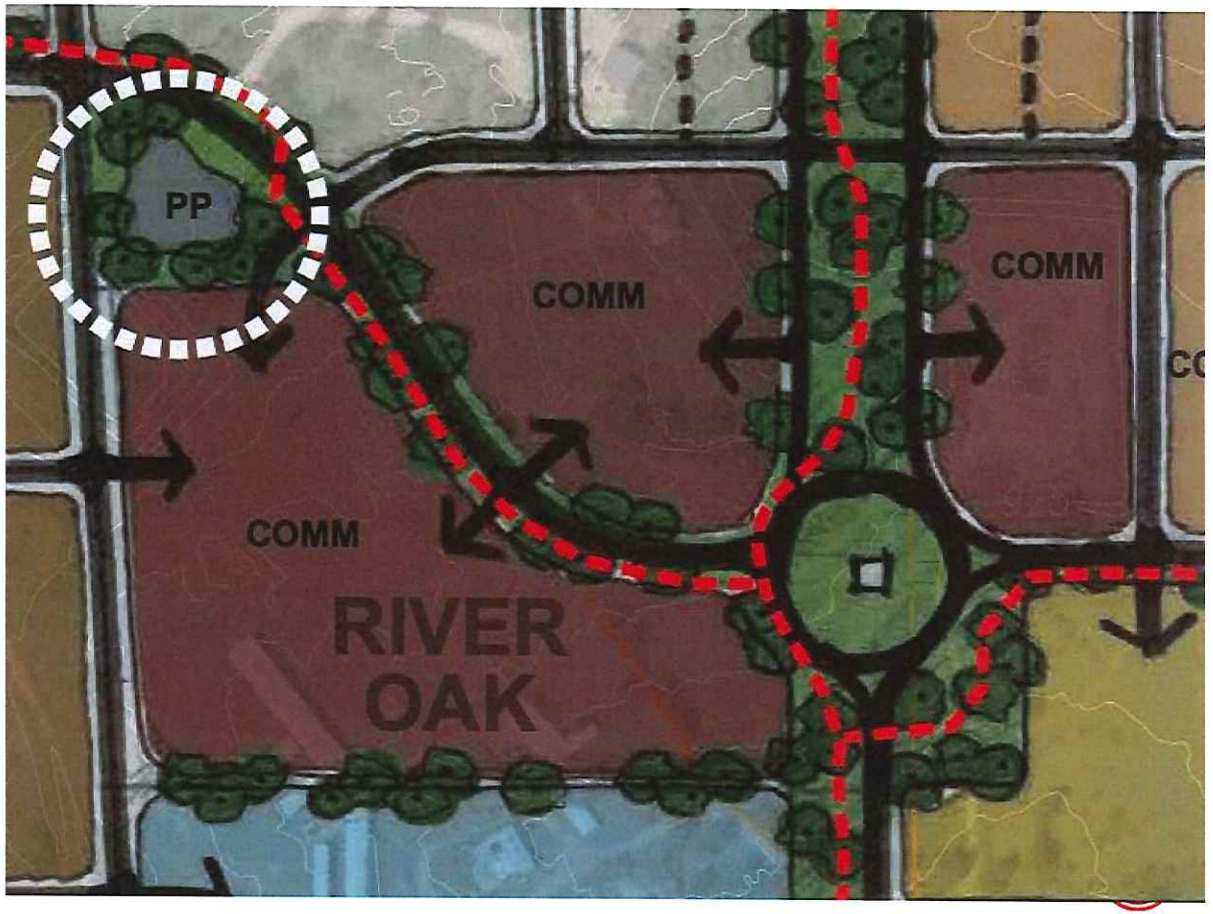
- Provides full life-cycle housing for community
- Envision a mixture of multistory high-density products
- Area shown is similar size to existing Arabella development near H-E-B
- Greenspace will have a pocket park and trail parks
- Buffered by block of age-55+ single-family units

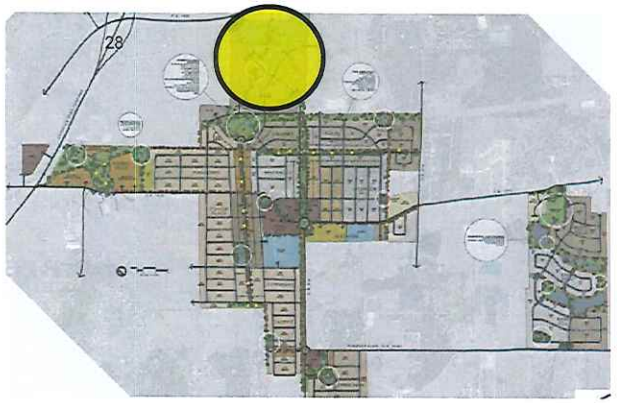




COMMERCIAL NODES

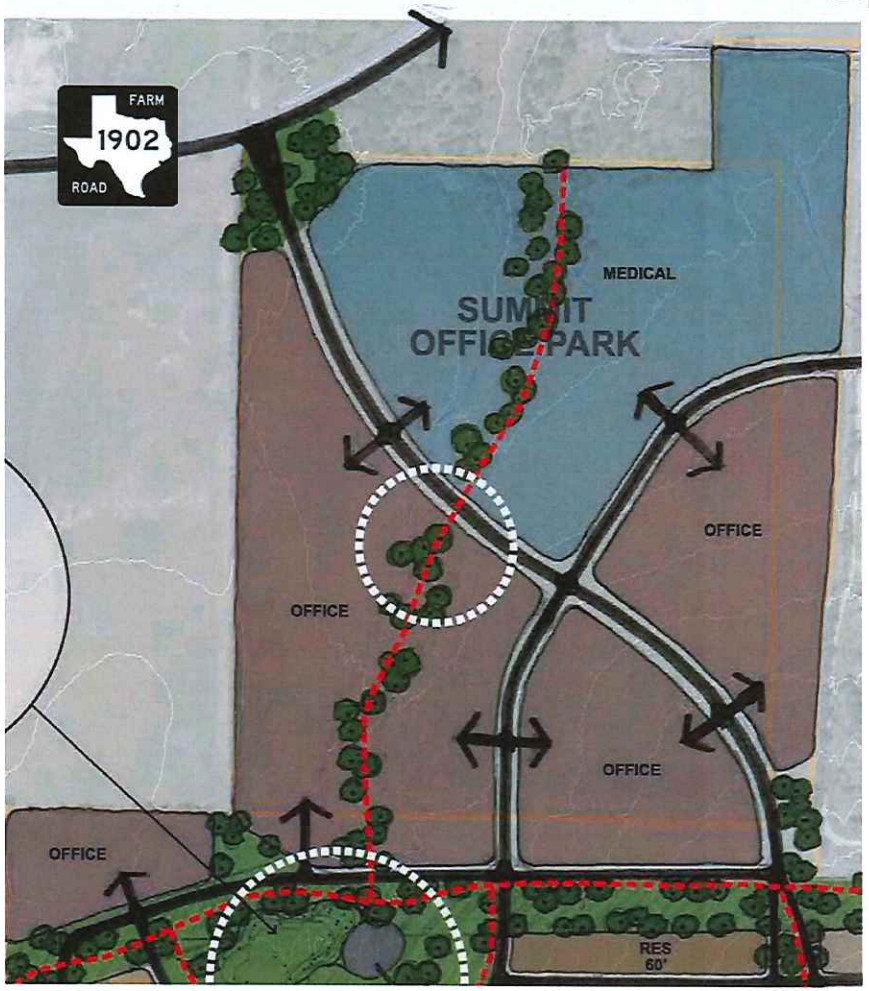
- Following rooftops, land is preserved for commercial and neighborhood services
- Community "downtown" node called Chisholm Square
  - Similar size to 9 square blocks of Old Town
- Commercial areas to be connected by trail system





SUMMIT OFFICE PARK

- Over 90 acres with convenient access to Chisholm Trail Parkway via FM 1902
- Professional office park with opportunity for medical
- Bisected by major boulevard
- Ideal live-work lifestyle for families in over 3000 units



ARCHITECTURAL STANDARDS
ENHANCED WALLS & FENCING
ENHANCED LANDSCAPING

STANDARDS

- Housing types proposed vary widely in style and form
- This is seen in other master-planned communities we have toured (Viridian, Windsong Ranch, etc.)
- Theme and brand in CS is established through parks, trails, signs and monuments rather than houses
- Developer is favorable to setting standards but recommends including this in the development agreement
  - Traditional homes to follow current zoning ordinance
  - Non-traditional home types (patio, townhome, cottage, etc.) to have exhibit outlining standards

WINDSONG RANCH HOUSING VARIETY





ENHANCEMENTS



ARBORLAWN AND CTP, FORT WORTH



- Undeveloped areas to be fenced with rust-colored railing
  - "CS" logo to be integrated throughout
  - Inside of railing used for neighborhood signage (i.e. Harvest)
- Developed areas to be fenced with wrought iron fencing and landscape buffers
  - In place of masonry wall requirement along arterials
  - Landscaping in common area maintained by community



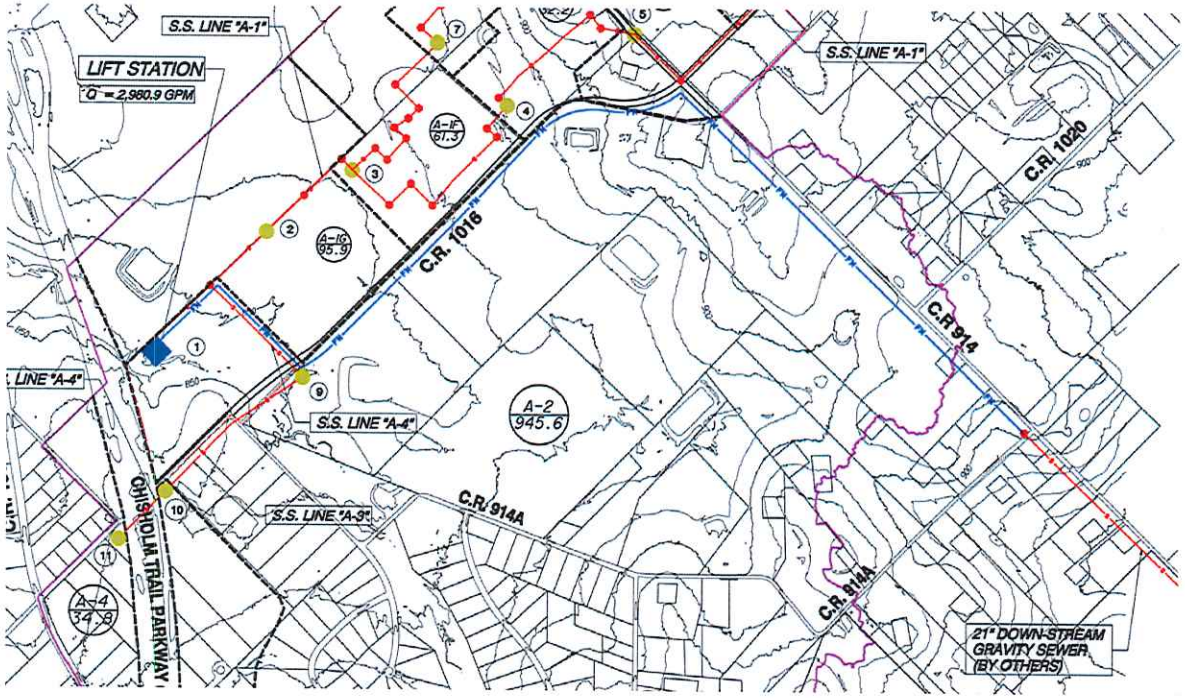
RAIL FENCE AT EQUESTRIAN FACILITY

PUBLIC INFRASTRUCTURE & PARTICIPATION

PUBLIC INFRASTRUCTURE

- Water – JCSUD completing evaluation of capacity to accommodate expanded land use plan
  - Elevated tower at CR 919 will serve this pressure plane
  - Expansion of 21" lines near CTP and 16" lines CR 919 anticipated
- Electric – United Coop indicates they have sufficient stations and will work closely as we identify phases of development
- Roads – Existing paving sections vary in sufficiency for development
  - CR 1016 will be realigned to avoid unsafe turns – and renamed
  - CR 914 should be tied with a major arterial of the City to carry traffic from FM 1902
- Sewer –
  - Trunk line built near CR 1020 was found to have insufficient capacity
  - Current plans would anticipate lift stations, a force main to the high point near CR 914A and CR 914
  - The sewer line planned from South Burleson down CR 914 will be critical for service

PARTICIPATION REQUESTED



- The "Burleson West" area encompasses over 1600 acres of future growth for the City
- Sewer expansion is necessary to take full advantage of the City's claim on the CTP
- Future growth for Burleson will depend on a sufficiently-funded sewer program
- Participation is requested to construct:
  - Downstream sewer lines
  - "Burleson West" lift stations and force main lines

PARTICIPATION REQUESTED



- Major park improvements will distinguish Burleson above its neighbors
- The scale of improvements as required for a master-plan community is over and above the standard subdivision
- Developer will seek a Public Improvement District to assist with the construction and maintenance/operation of the amenities, parks, trails, etc.

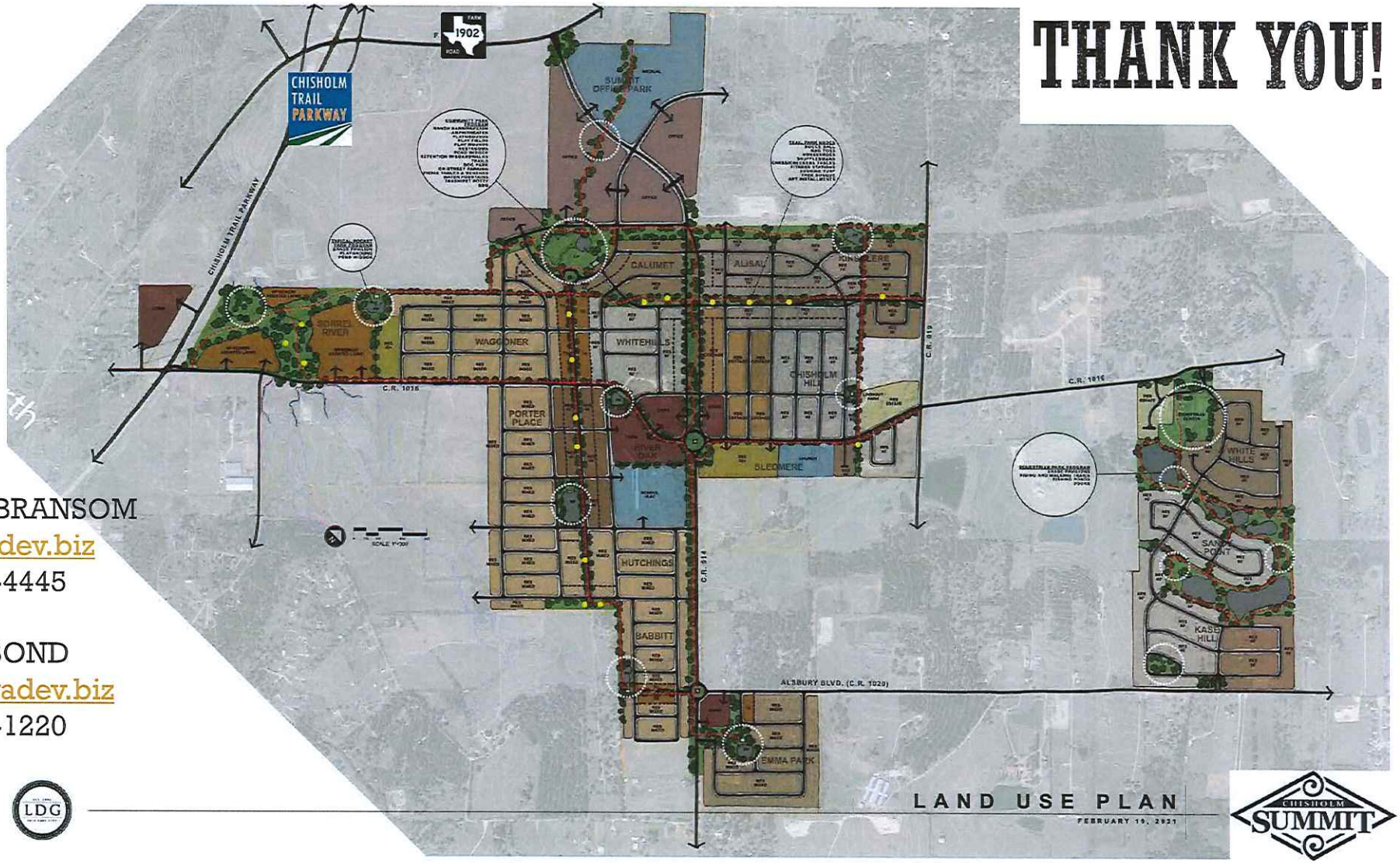
CLOSING



The development team is excited to be a part of the future growth of Burleson and appreciates the work of City staff to put together the best project possible.

We are grateful to continue working together toward all the necessary entitlements to see Chisholm Summit come to fruition.

THANK YOU!



ROCKY BRANSOM
rwb@radev.biz
817-480-4445

JUSTIN BOND
justin@radev.biz
817-880-1220

Exhibit D

Parks and Trails Plan

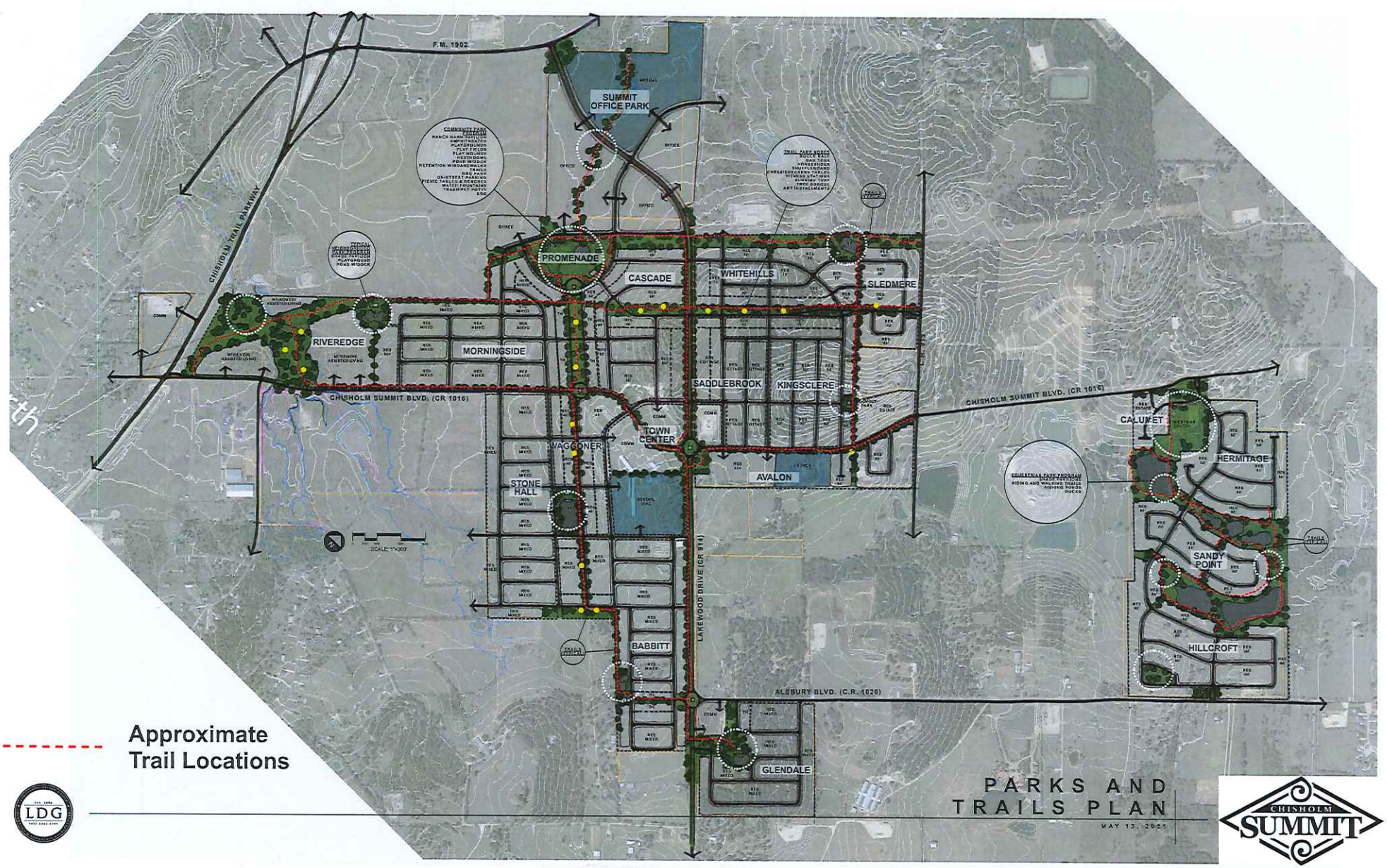

F.M. 1902
SUMMIT OFFICE PARK
CHISHOLM TRAIL PARKWAY
PROMENADE
CASCADE
WHITEHILLS
SLEDMERE
RIVEREDGE
MORNINGSIDE
SADDLEBROOK
KINGSCLERE
CHISHOLM SUMMIT BLVD. (CR 1016)
TOWN CENTER
WAGGONER
AVALON
CALUMET
HERMITAGE
STONE HALL
LAKEWOOD DRIVE (CR 914)
SANDY POINT
BABBITT
HILLCROFT
ALSBURY BLVD. (C.R. 1020)
GLENDALE
Approximate Trail Locations
PARKS AND TRAILS PLAN
MAY 13, 2021
LDG
CHISHOLM SUMMIT

Exhibit E

Roadway Improvements

EXHIBIT E
ROADWAY IMPROVEMENTS

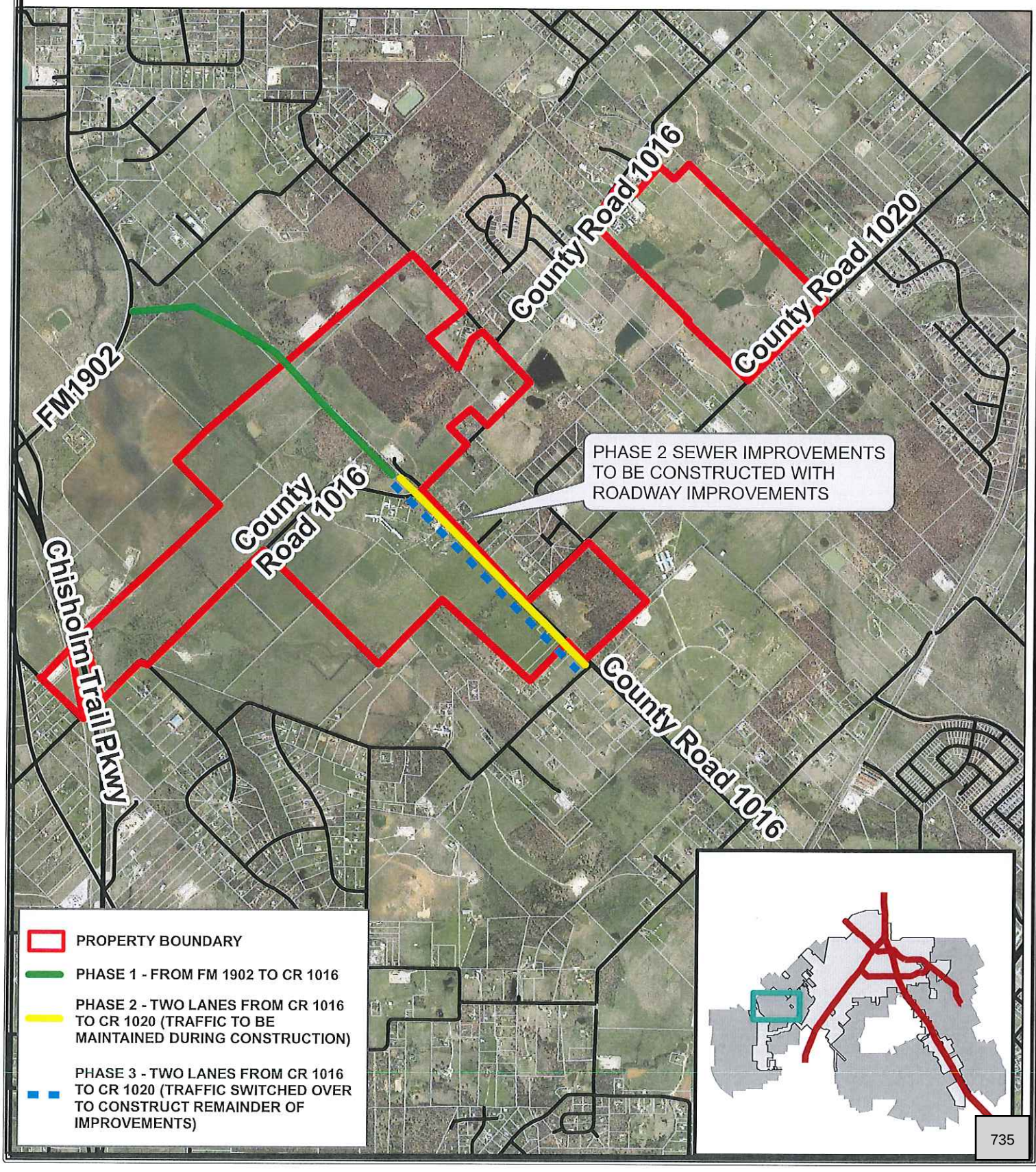


Exhibit F

Sewer Improvements

EXHIBIT F
SEWER IMPROVEMENTS

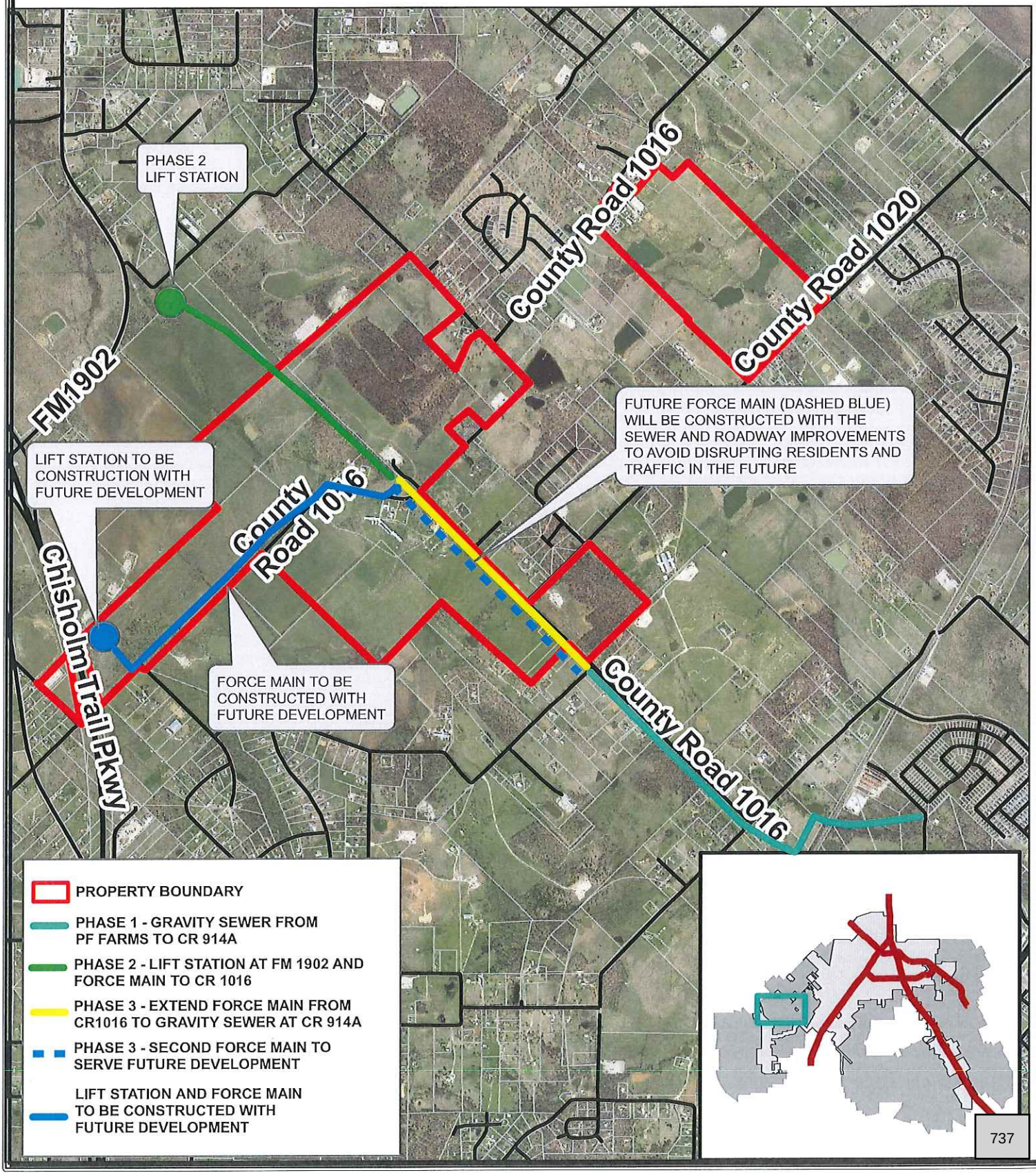
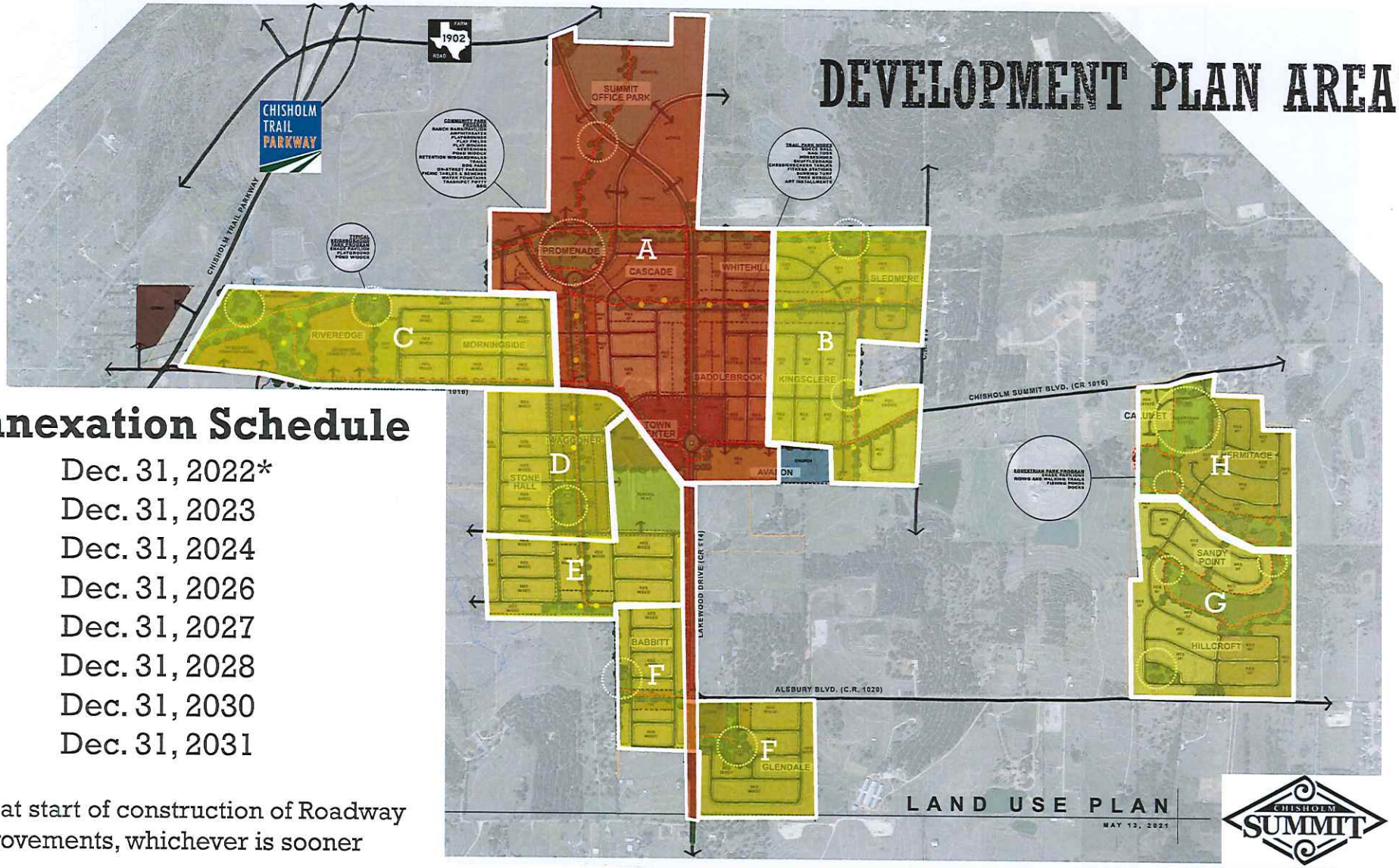


Exhibit G

Annexation Plan/Development Sections

DEVELOPMENT PLAN AREAS



Annexation Schedule

A – Dec. 31, 2022*
B – Dec. 31, 2023
C – Dec. 31, 2024
D – Dec. 31, 2026
E – Dec. 31, 2027
F – Dec. 31, 2028
G – Dec. 31, 2030
H – Dec. 31, 2031

*OR at start of construction of Roadway Improvements, whichever is sooner

ORDINANCE CSO#5464-05-2024

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 322.775 ACRES TOTAL; 230.919 OF SAID ACRES BEING A TRACT OF LAND RECORDED IN INSTRUMENT NO. 2017-24891, D.R.J.CT., TOGETHER WITH A 53.344 ACRE TRACT OF LAND CONVEYED TO BURLESON DEVELOPMENT, INC. IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-22716, D.R.J.CT., AND TOGETHER WITH A PORTION OF A 133.323 ACRE TRACT OF LAND CONVEYED TO ALTA BURL LP IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-24915, D.R.JCT., IN ADDITON TO A TRACT OF LAND CONVEYED TO JACKSON FAMILY TRUST D AND DESCRIBED AS TRACT THREE IN THAT DEED RECORDED IN INSTRUMENT NO. 2010-230, D.R.J.C.T., FROM THE "PD" PLANNED DEVELOPMENT TO "PD" PLANNED DEVELOPMENT, AND 88.471 ACRES OF LAND CONVEYED TO BURLESON DEVELOPMENT, INC. IN THE DEED RECORDED IN INSTRUMENT NO. 2017-24940 D.R.J.C.T., AND A PORTION OF LAD CONVEYED TO ALTA BURL LP, IN THE DEED RECORDED IN INSTRUMENT NO. 2017-24915, D.R.J.C.T., TOGETHER WITH THE 20.503 ACRE TRACT OF LAND CONVEYED TO ALTA BURLL LP IN THE DEED RECORDED IN INSTRUMENT NO. 2017-24936, D.R.J.C.T, DEED RECORDS, JOHNSON COUNTY, TEXAS FROM DEFAULTED "A", AGRICULTURE TO "PD" PLANNED DEVELOPMENT DISTRICT; 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 **Justin Bond representing RA Development** on **August 21, 2023**, under **Case Number 23-229**, 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 **6 to 0** to recommend approval to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classifications of defaulted **Agriculture (A) and Planned Development (PD)** to **Planned Development (PD)**; 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 defaulted **Agriculture (A)**, and **Planned Development (PD)**; 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 by the metes and bounds attached as **Exhibit A**, by changing the zoning of said property from A, Agricultural and PD, Planned Development district to the PD, Planned Development district.

Section 2
DEVELOPMENT STANDARDS

The property shall be developed and used in accordance with the applicable provisions of the City of Burleson, Code of Ordinances, as amended, except to the extent modified by the Development Standards attached as Exhibit B.

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 6th day of May, 2024.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

Amanda Campos, City Secretary

APPROVED AS TO FORM:

~~E. Allen Taylor, Jr.~~, City Attorney
Ava LaShyWhite, Asst.

EXHIBIT "A"

DESCRIPTION OF PROPERTY

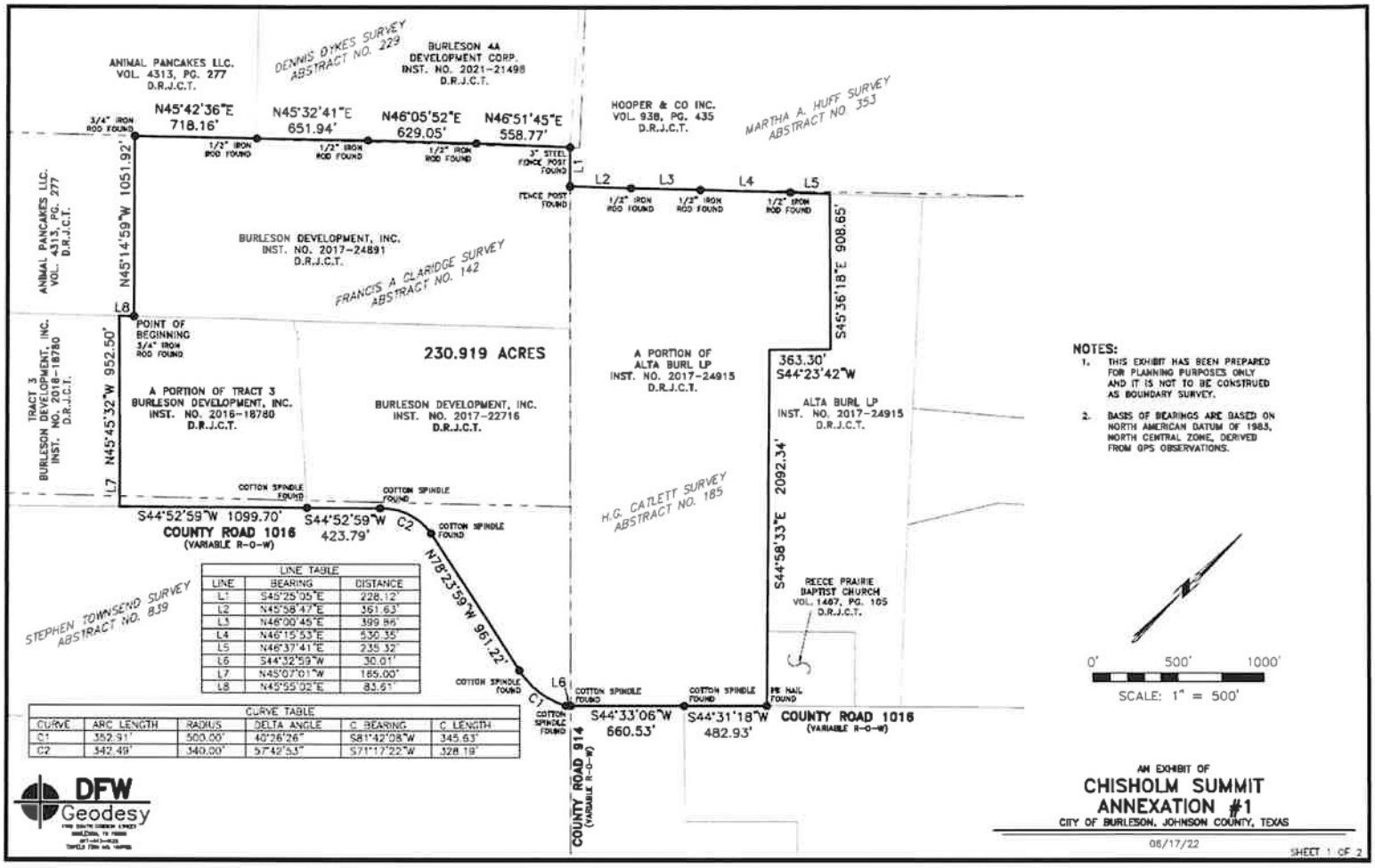


EXHIBIT "A"
(Continued)

LEGAL DESCRIPTION
A TRACT OF LAND SITUATED IN THE FRANCIS A. CLARIDGE SURVEY, ABSTRACT NO. 142, THE H.G. CATLETT SURVEY, ABSTRACT NO. 185, AND IN THE STEPHEN TOWNSEND SURVEY, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO BURLESON DEVELOPMENT, INC. AND DESCRIBED AS TRACT 3 IN THAT DEED RECORDED IN INSTRUMENT NO. 2016-18780, DEED RECORDS, JOHNSON COUNTY, TEXAS, (D.R.J.C.T.), TOGETHER WITH A 62.131 ACRE TRACT OF LAND CONVEYED TO BURLESON DEVELOPMENT, INC. IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-24891, D.R.J.C.T., TOGETHER WITH A 53.344 ACRE TRACT OF LAND CONVEYED TO BURLESON DEVELOPMENT, INC., IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-22716, D.R.J.C.T., AND TOGETHER WITH A PORTION OF A 133.323 ACRE TRACT OF LAND CONVEYED TO ALTA BURL LP IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-24915, D.R.J.C.T.,, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD FOUND FOR THE MOST SOUTHERLY CORNER OF SAID 62.131 ACRE TRACT OF LAND CONVEYED TO BURLESON DEVELOPMENT, INC. IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-24891, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE N 45°14'59" W ALONG THE SOUTHWESTERLY LINE OF SAID 62.131 ACRE TRACT, A DISTANCE OF 1051.92 FEET TO A 3/4" ROD FOUND FOR THE MOST WESTERLY CORNER OF SAID 62.131 ACRE TRACT;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID 62.131 ACRE TRACT THROUGH THE FOLLOWING FOUR COURSES;

N 45°42'36" E, A DISTANCE OF 718.16 FEET TO A 1/2" IRON ROD FOUND;

N 45°32'41" E, A DISTANCE OF 651.94 FEET TO A 1/2" IRON ROD FOUND;

N 45°05'52" E, A DISTANCE OF 629.05 FEET TO A 1/2" IRON ROD FOUND;

N 46°51'45" E, A DISTANCE OF 558.77 FEET TO A 3" STEEL FENCE POST FOUND FOR THE MOST NORTHERLY CORNER OF SAID 62.131 ACRE TRACT;

THENCE S 45°25'05" E ALONG THE NORTHEASTERLY LINE OF SAID 62.131 ACRE TRACT, A DISTANCE OF 228.12 FEET TO A FENCE POST FOUND FOR THE MOST WESTERLY CORNER OF SAID 133.323 ACRE TRACT OF LAND CONVEYED TO ALTA BURL LP IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-24915, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID 133.323 ACRE TRACT THROUGH THE FOLLOWING FOUR COURSES;

N 45°58'47" E, A DISTANCE OF 361.63 FEET TO A 1/2" IRON ROD FOUND;

N 46°00'45" E, A DISTANCE OF 399.86 FEET TO A 1/2" IRON ROD FOUND;

N 46°15'53" E, A DISTANCE OF 530.35 FEET TO A 1/2" IRON ROD FOUND;

N 46°37'41" E, A DISTANCE OF 235.32 FEET TO A 1/2" IRON ROD FOUND;

THENCE LEAVING SAID NORTHWESTERLY LINE S 45°36'18" E, A DISTANCE OF 908.65 FEET TO A POINT;

THENCE S 44°23'42" W, A DISTANCE OF 363.30 FEET TO A POINT;

THENCE S 44°58'33" E, A DISTANCE OF 2092.34 FEET TO A PK NAIL FOUND IN COUNTY ROAD 1016 (VARIABLE R-O-W) AND IN THE SOUTHEASTERLY LINE OF SAID 133.323 ACRE TRACT FOR THE MOST SOUTHERLY CORNER OF A TRACT OF LAND CONVEYED TO REECE PRAIRIE BAPTIST CHURCH IN THAT DEED RECORDED IN VOLUME 1467, PAGE 105, D.R.J.C.T.;

THENCE S 44°31'18" W CONTINUING ALONG SAID SOUTHEASTERLY LINE AND SAID COUNTY ROAD, A DISTANCE OF 482.93 FEET TO A COTTON SPINDLE FOUND;

EXHIBIT "A"
(Continued)

THENCE S 44°33'06" W, A DISTANCE OF 660.53 FEET TO A COTTON SPINDLE FOUND FOR THE MOST SOUTHERLY CORNER OF SAID 133.323 ACRE TRACT AND FOR THE MOST EASTERLY CORNER OF SAID 53.344 ACRE TRACT OF LAND CONVEYED TO BURLESON DEVELOPMENT, INC., IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-22716, D.R.J.C.T.;

THENCE S 44°32'59" W ALONG THE SOUTHERLY LINE OF SAID 53.344 ACRE TRACT AND CONTINUING ALONG SAID COUNTY ROAD 1016, A DISTANCE OF 30.01 FEET TO A COTTON SPINDLE FOUND AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 500.00 FEET, WHOSE LONG CHORD BEARS S 81°42'08" W, 345.63 FEET;

THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 40°26'26", AN ARC LENGTH OF 352.91 FEET TO A POINT;

THENCE N 78°23'59" W, A DISTANCE OF 961.22 FEET TO A COTTON SPINDLE FOUND AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 340.00 FEET, WHOSE LONG CHORD BEARS S 71°17'22" W, 328.19 FEET;

THENCE ALONG SAID TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 57°42'53", AN ARC LENGTH OF 342.49 FEET TO A COTTON SPINDLE FOUND;

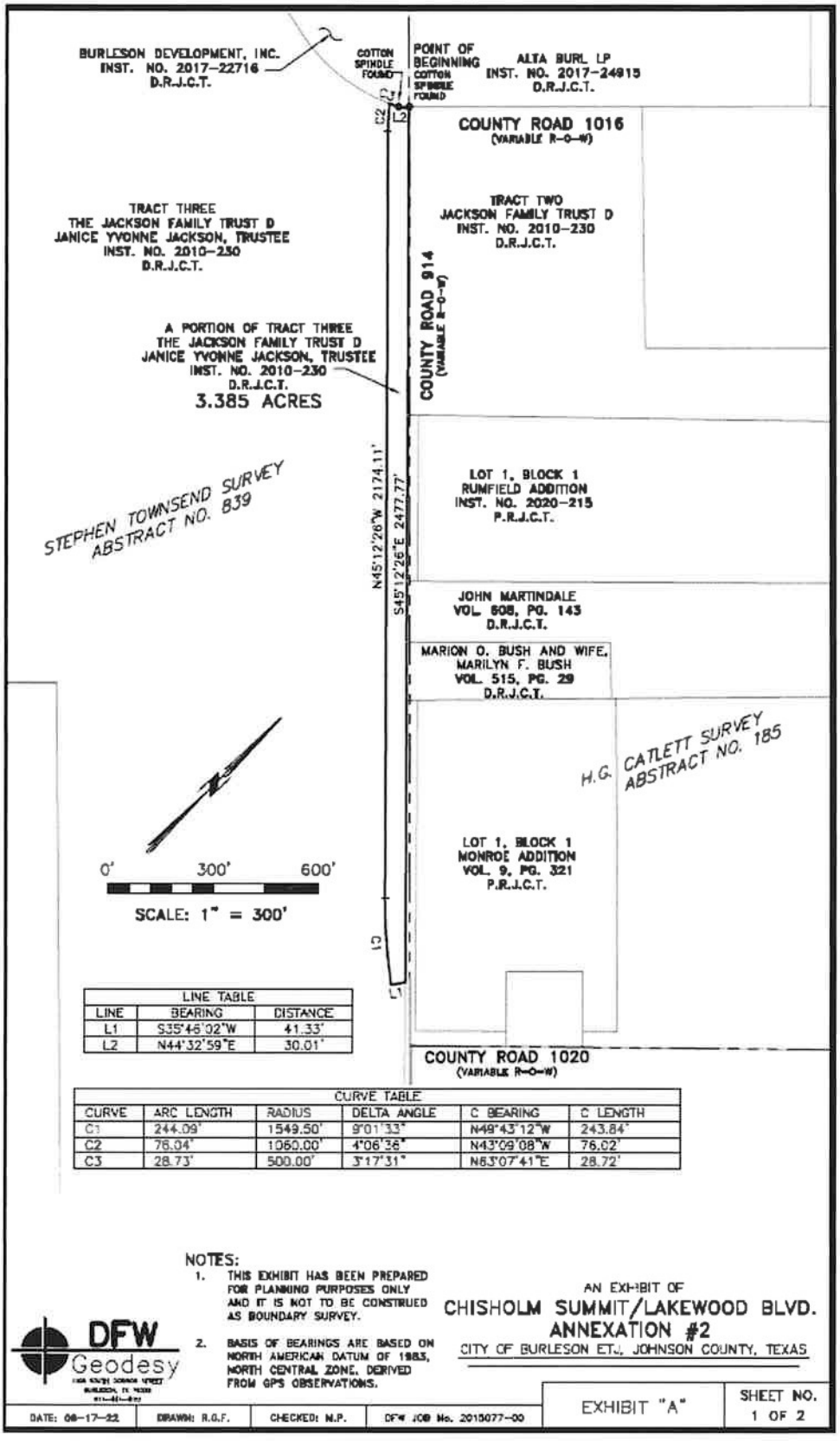
THENCE S 44°52'59" W, A DISTANCE OF 423.79 FEET TO A COTTON SPINDLE FOUND IN SAID COUNTY ROAD 1016 FOR THE MOST SOUTHERLY CORNER OF SAID 53.344 ACRE TRACT AND FOR THE MOST EASTERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO BURLESON DEVELOPMENT, INC. AND DESCRIBED AS TRACT 3 IN THAT DEED RECORDED IN INSTRUMENT NO. 2016-18780, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE S 44°52'59" W ALONG THE SOUTHEASTERLY LINE SAID TRACT 3 AND ALONG SAID COUNTY ROAD 1016, A DISTANCE OF 1099.70 FEET TO A POINT;

THENCE LEAVING SAID SOUTHEASTERLY LINE AND SAID COUNTY ROAD 1016 N 45°45'32" W, A DISTANCE OF 952.50 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAID TRACT 3;

THENCE N 45°55'02" E ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 83.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 230.919 ACRES OF LAND, MORE OR LESS.

EXHIBIT "A"
(Continued)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S35°46'02"W	41.33'
L2	N44°32'59"E	30.01'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	C BEARING	C LENGTH
C1	244.09'	1549.50'	9°01'33"	N49°43'12"W	243.84'
C2	76.04'	1060.00'	4°06'36"	N43°09'08"W	76.02'
C3	28.73'	500.00'	3°17'31"	N83°07'41"E	28.72'

NOTES:

1. THIS EXHIBIT HAS BEEN PREPARED FOR PLANNING PURPOSES ONLY AND IT IS NOT TO BE CONSTRUED AS BOUNDARY SURVEY.
2. BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.

DFW Geodesy

AN EXHIBIT OF
CHISHOLM SUMMIT/LAKEWOOD BLVD. ANNEXATION #2
CITY OF BURLESON ETJ, JOHNSON COUNTY, TEXAS

DATE: 06-17-22	DRAWN: R.G.F.	CHECKED: M.P.	DFW JOB No. 2015077-00	EXHIBIT "A"	SHEET NO. 1 OF 2

EXHIBIT "A"
(Continued)

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE STEPHEN TOWNSEND SURVEY, ABSTRACT NO. 839, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JACKSON FAMILY TRUST D AND DESCRIBED AS TRACT THREE IN THAT DEED RECORDED IN INSTRUMENT NO. 2010-230, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON SPINDLE FOUND IN THE INTERSECTION OF COUNTY ROAD 1016 (VARIABLE R-O-W) AND COUNTY ROAD 914 (VARIABLE R-O-W) FOR THE MOST NORTHEASTERLY CORNER OF SAID TRACT THREE;

THENCE LEAVING SAID INTERSECTION S 45°12'26" E ALONG SAID COUNTY ROAD 914 AND ALONG THE NORTHEASTERLY LINE OF SAID TRACT THREE, A DISTANCE OF 2477.77 FEET TO A POINT;

THENCE S 35°46'02" W LEAVING SAID COUNTY ROAD AND SAID NORTHEASTERLY LINE, A DISTANCE OF 41.33 FEET TO A POINT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1549.50 FEET, WHOSE LONG CHORD BEARS N 49°43'12" W, 243.84 FEET;

THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°01'33", AN ARC LENGTH OF 244.09 FEET TO A POINT;

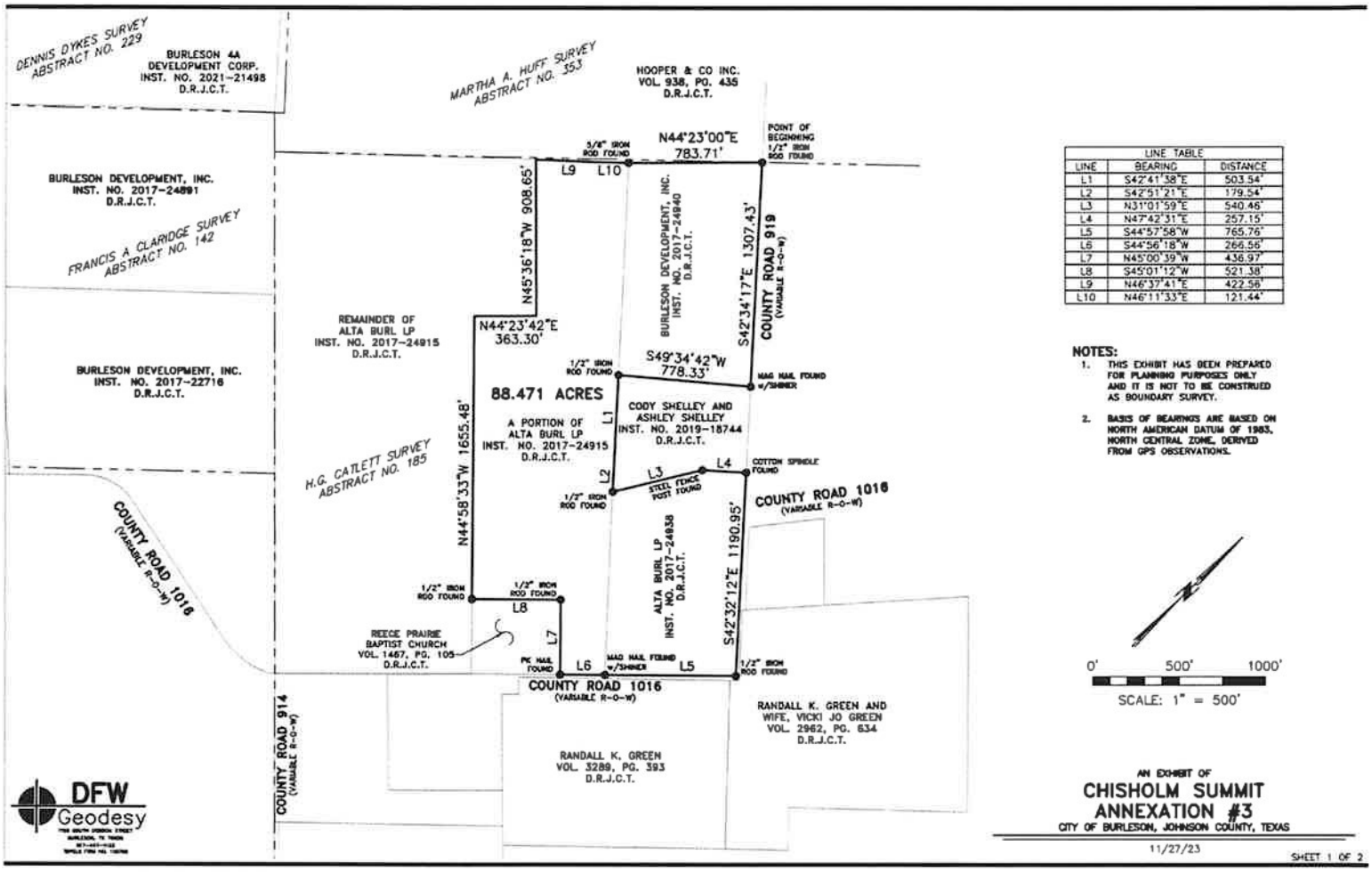
THENCE N 45°12'26" W, A DISTANCE OF 2174.11 FEET TO A POINT AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1060.00 FEET, WHOSE LONG CHORD BEARS N 43°09'08" W, 76.02 FEET;

THENCE ALONG SAID TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°06'36", AN ARC LENGTH OF 76.04 FEET TO A POINT IN SAID COUNTY ROAD 1016 AND IN THE NORTHERLY LINE OF SAID TRACT THREE, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 500.00 FEET, WHOSE LONG CHORD BEARS N 63°07'41" E, 28.72 FEET;

THENCE ALONG SAID COUNTY ROAD AND SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 03°17'31", AN ARC LENGTH OF 28.73 FEET TO A COTTON SPINDLE FOUND;

THENCE N 44°32'59" E, A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.385 ACRES OF LAND, MORE OR LESS.

EXHIBIT "A"
(Continued)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S42°41'38"E	503.54'
L2	S42°51'21"E	179.54'
L3	N31°01'59"E	540.46'
L4	N47°42'31"E	257.15'
L5	S44°57'58"W	765.76'
L6	S44°56'18"W	266.56'
L7	N45°00'39"W	436.97'
L8	S45°01'12"W	521.38'
L9	N46°37'41"E	422.56'
L10	N46°11'33"E	121.44'

NOTES:

1. THIS EXHIBIT HAS BEEN PREPARED FOR PLANNING PURPOSES ONLY AND IT IS NOT TO BE CONSTRUED AS BOUNDARY SURVEY.
2. BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.

AN EXHIBIT OF
CHISHOLM SUMMIT ANNEXATION #3
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

11/27/23

SHEET 1 OF 2

EXHIBIT "A"
(Continued)

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 185, JOHNSON COUNTY, TEXAS, BEING A TRACT OF LAND CONVEYED TO BURLESON DEVELOPMENT, INC. IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-24940, DEED RECORDS, JOHNSON COUNTY, TEXAS, (D.R.J.C.T.), TOGETHER WITH A PORTION OF A 133.323 ACRE TRACT OF LAND CONVEYED TO ALTA BURL LP, IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-24915, D.R.J.C.T., TOGETHER WITH ALL OF THAT 20.503 ACRE TRACT OF LAND CONVEYED TO ALTA BURL LP IN THAT DEED RECORDED IN INSTRUMENT NO. 2017-24938, D.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN COUNTY ROAD 919 (VARIABLE R-O-W) AND FOR THE MOST NORTHERLY CORNER OF SAID BURLESON DEVELOPMENT, INC., TRACT;

THENCE ALONG SAID COUNTY ROAD S 42°34'17" E, A DISTANCE OF 1307.43 FEET TO A MAG NAIL FOUND WITH SHINER FOR THE MOST NORTHERLY CORNER OF A TRACT OF LAND CONVEYED TO CODY SHELLY, AND ASHLEY SHELLY IN THAT DEED RECORDED IN INSTRUMENT NO. 2019-18744, D.R.J.C.T.;

THENCE ALONG THE NORTHERLY LINE OF SAID SHELLEY TRACT S 49°34'42" W, A DISTANCE OF 778.33 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHEASTERLY LINE OF SAID 133.323 ACRE TRACT AND FOR THE MOST WESTERLY CORNER OF SAID SHELLEY TRACT;

THENCE ALONG SAID NORTHEASTERLY LINE AND THE SOUTHWESTERLY LINE OF SAID SHELLY TRACT S 42°41'38" E, A DISTANCE OF 503.54 FEET TO A POINT;

THENCE S 42°51'21" E, A DISTANCE OF 179.54 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST SOUTHERLY CORNER OF SAID SHELLEY TRACT;

THENCE LEAVING SAID NORTHEASTERLY LINE N 31°01'59" E ALONG THE SOUTHEASTERLY LINE OF SAID SHELLY TRACT, A DISTANCE OF 540.46 FEET TO A STEEL POST FOUND;

THENCE N 47°42'31" E, A DISTANCE OF 257.15 FEET TO A COTTON SPINDLE FOUND IN SAID COUNTY ROAD 919 (VARIABLE R-O-W) FOR THE MOST EASTERLY CORNER OF SAID SHELLY TRACT AND FOR THE MOST NORTHERLY CORNER OF SAID 20.503 ACRE TRACT;

THENCE ALONG SAID COUNTY ROAD, ALONG COUNTY ROAD 1016 (VARIABLE R-O-W) AND ALONG THE NORTHEASTERLY LINE OF SAID 20.503 ACRE TRACT S 42°32'12" E, A DISTANCE OF 1190.95 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF SAID 20.503 ACRE TRACT;

THENCE CONTINUING ALONG SAID COUNTY ROAD 1016 AND ALONG THE SOUTHEASTERLY LINE OF SAID 20.503 ACRE TRACT S 44°57'58" W, A DISTANCE OF 765.76 FEET TO A MAG NAIL FOUND WITH A SHINER FOR THE MOST SOUTHERLY CORNER OF SAID 20.503 ACRE TRACT AND FOR THE MOST EASTERLY CORNER OF SAID 133.323 ACRE TRACT;

THENCE CONTINUING ALONG SAID COUNTY ROAD AND THE SOUTHEASTERLY LINE OF SAID 133.323 ACRE TRACT S 44°56'18" W, A DISTANCE OF 266.56 FEET TO A PK NAIL FOUND FOR THE MOST WESTERLY CORNER OF A TRACT OF LAND CONVEYED TO REECE PRAIRIE BAPTIST CHURCH RECORDED IN VOLUME 1467, PAGE 105 D.R.J.C.T. ;

THENCE LEAVING SAID COUNTY ROAD N 45°00'39" W ALONG THE NORTHEASTERLY LINE OF SAID REECE PRAIRIE BAPTIST CHURCH TRACT, A DISTANCE OF 436.97 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST NORTHERLY CORNER OF SAID REECE PRAIRIE BAPTIST CHURCH TRACT;

THENCE S 45°01'12" W ALONG THE NORTHWESTERLY LINE OF SAID REECE PRAIRIE BAPTIST CHURCH TRACT, A DISTANCE OF 521.38 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF SAID REECE PRAIRIE BAPTIST CHURCH TRACT;

THENCE LEAVING SAID WESTERLY CORNER AND SAID SOUTHEASTERLY LINE N 44°58'33" E, A DISTANCE OF 1655.48 FEET TO A POINT;

THENCE N 44°23'42" E, A DISTANCE OF 363.30 FEET TO A POINT;

EXHIBIT "A"
(Continued)

THENCE N 45°36'18" W, A DISTANCE OF 908.65 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF A TRACT OF LAND CONVEYED TO HOOPER & CO INC. IN THAT DEED RECORDED IN VOLUME 938, PAGE 435 D.R.J.C.T. AND IN THE NORTHWESTERLY LINE OF SAID 133.323 ACRE TRACT;

THENCE ALONG SAID SOUTHEASTERLY LINE AND SAID NORTHWESTERLY LINE N 46°37'41" E, A DISTANCE OF 422.56 FEET TO A POINT;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE AND SAID NORTHWESTERLY LINE N 46°11'33" E A DISTANCE OF 121.44 FEET TO A 5/8" IRON ROD FOUND FOR THE MOST NORTHERLY CORNER OF SAID 133.323 ACRE TRACT AND FOR THE MOST WESTERLY CORNER OF SAID BURLESON DEVELOPMENT, INC. TRACT;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE AND THE NORTHWESTERLY LINE OF SAID BURLESON DEVELOPMENT, INC. TRACT N 44°23'00" E, A DISTANCE OF 783.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 88.471 ACRES OF LAND MORE OR LESS.

EXHIBIT "B"

CHISHOLM SUMMIT
DEVELOPMENT STANDARDS

I. GENERAL

1. Chisholm Summit is a mixed-use community purposefully designed to facilitate quality development and livability. Generous common open space is distributed throughout the community in the form of natural areas, over 90 acres of dedicated parkland, ten miles of interconnecting trail system, commercial areas, and other amenities. Initial phases known as Development Area "A" and "B" is comprised of approximately 170 acres with approximately 20 acres of dedicated parkland and trails, and the amenities as dictated herein.

2. Chisholm Summit is to be a master-planned community of approximately 823 acres on the west side of the City of Burleson near the Chisholm Trail Parkway and will be developed to include over 3,000 high-quality residential units. These standards apply to the current and all future phases of the Chisholm Summit development; however as future developments are annexed into the City of Burleson; staff and the Developer understand that changes may be evaluated and recommended.

3. Multifamily, MF/Senior Residential will not be developed in the initial phases (Development Area "A" and "B"). Specific multifamily standards will be incorporated and adopted by City Council in a future phase and revision to these standards.

4. Chisholm Summit is to be neighbored by Hooper Business Park, a development of the Burleson 4A Economic Development Corporation focused on attracting new jobs to the City through a professional office park setting.

5. The developers and land owners of the area comprising Chisholm Summit executed a Chapter 380 Development Agreement approved by City Council on June 7, 2021, which is recorded as CSO #1775-06-2021 (referred to herein as the "Development Agreement" or the "Agreement" and attached as Ordinance Exhibit "D"). The proposed development shall be in accordance with the provisions of the approved Planned Development District and that all approved Development Plans shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

6. The terms and phrases used herein shall have the same definitions and meanings as provided in the Development Agreement; however, any term specifically defined herein shall supersede and take precedence over any definition in the Development Agreement.

II. ORDINANCE APPLICABILITY AND GOVERNING REGULATIONS

1. All City ordinances are applicable unless otherwise specified in the Development Agreement or this Ordinance. This includes, but is not limited to, the Governing Regulations set forth in the Agreement. Any concept plans included with these development regulations does not supersede the engineering design requirements contained with the City's Code of Ordinances unless otherwise explicitly stated herein or a waiver has been granted by City Council

2. All state and federal regulations will apply. Consideration will be made for the application of updated City ordinances with updates to Planned Development Ordinances.

3. In the event a provision is not specified in the Agreement or this Planned Development Ordinance the City's ordinances apply. In the event of a conflict between the Agreement or the Planned Development Ordinance and the City's ordinances, the Agreement or the Planned Development Ordinance apply. In the event of a conflict between the Agreement and the Planned Development Ordinance, the Planned Development Ordinance will apply.

III. PROCESS

1. The Development will follow all standard City processes for platting, zoning, and plan review.

2. In addition to platting and zoning, the Developer will create phased development plans consistent with the Preliminary Concept Plan included in the Agreement for Planning and Zoning Commission and City Council review. The Development Plan(s) will be comprised of multiple phases (known as "Development Sections") and will be the basis for preliminary plats. The development plan for each Development Section is expected to communicate high-level items that can provide some context for upcoming zoning and plat requests.

3. Maintenance of Facilities. The Developer shall show evidence, with the filing of the final plat, that a homeowners' association has been established and assigned the responsibility of the improvement and maintenance of all common areas and/or common facilities contained within the area of the development plan that is being platted.

IV. THEME

1. Chisholm Summit will have a cohesive theme through its building design, signage, colors, fonts, lighting, and general sense-of-place throughout the development.

2. The general components of the theme, including visual imagery and the conceptual color palette, shall conform to the pictorial representations in the exhibits.

3. The general components of the theme can be described literally as:
   a. "Western" focused around keyword concepts "rustic", "growth", "horses", "folk", "gateway", and "progress"
   b. "Active" focused around keyword concepts like "trails", "outdoors", "purpose", "movement", and "nature"
   c. "Family" focused around keyword concepts like "together", "community", "neighbors", "generational", and "care"

V. RESIDENTIAL LOT STANDARDS

1. General Requirements

a. Single-family residential development in Chisholm Summit will adhere to one of the categories provided in this Section.

b. All references to the Zoning Ordinance are the City of Burleson's Code of Ordinances governing development in the associated categories at the time of the initial adoption of this Planned Development Ordinance.

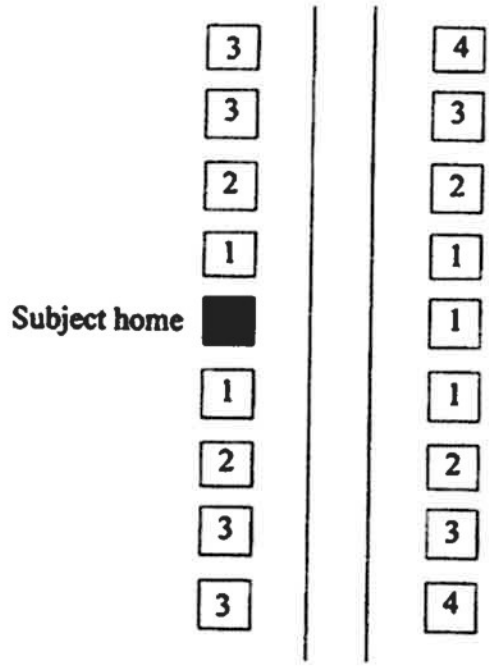
c. Landscaping requirements for single-family residential areas, except for those that state their own requirements, shall be:

   i. Total landscape area, no less than 10 percent of lot area
   ii. Five (5) plants (shrubs and/or groundcover per dwelling unit) with a minimum gallon size of 5.
   iii. Two canopy trees at a minimum of 3 caliper inches. At a minimum one of the trees shall be located in the front yard
   iv. 50 percent of all required landscape elements must be located in the front yard (area between the building and the street)
   v. Landscaping shall be installed prior to final inspection approval for any dwelling unit.

d. An exception to the strict compliance of these standards in this Ordinance may be allowed by City Council on a case-by-case basis when Applicant demonstrates, to the reasonable satisfaction of the City Council, that the requested exception:

   i. Is not contrary to the public interest;
   ii. Does not cause injury to adjacent property;
   iii. Does not materially adversely affect the quality of the development; and
   iv. Is not inconsistent with the most recently adopted Concept Plan.

e. Anti-monotony standards require that no dwelling with the same architectural elevation and color may be within three (3) lots of each other, as shown in the exhibit below.



1 Home cannot be of the same elevation of the same plan as the Subject home. Must be a different color package.

2 Home cannot be of the same elevation of the same plan as the subject home. Cannot be the identical color package as the Subject home but may have the same brick.

3 Home may be of the same plan and elevation as the Subject home, but must be a different color package.

4 May be identical to subject home.

2. Residential Use Categories

a. Zoning regulations and districts for residential development are allowed for the following categories as described herein and, where applicable, as established in the City Code of Ordinances, Appendix B – Zoning, Article III – Zoning Districts, as adopted by City Council at the time of initial adoption of this Planned Development ordinance.

i. SFA-25, single-family attached townhomes
ii. SFR-40, single-family 40-ft residential patio
iii. SFR-56, single-family 56-ft residential cottage
iv. SFR-60, single-family 60-ft residential traditional
v. SFR-70, single-family 70-ft residential traditional
vi. SFR-80, single-family 80-ft residential traditional
vii. SFRE, single-family residential estate
viii. SF-AA, 55+ active-adult residential
ix. MF, multifamily / senior residential

3. Zoning Category – SFR-A, Single-Family Attached Townhomes

a. General Description. The SFR-A single-family attached dwelling district is established to provide adequate space for medium-density, single-family attached type residential development.

b. Underlying Standards. This district will adhere to the SFA zoning district as established by the City of Burleson Zoning Ordinance, Section 58, unless specifically altered in this section.

c. Lot Dimension Calculation.
   i. The average width of a lot may be calculated as the total width of all platted lots of the one-family attached dwelling complex contained within that block divided by the number of dwellings in the complex.
   ii. The area of a lot may be calculated as the total square footage of all platted lots of the one-family attached dwelling complex divided by the number of dwellings in the complex for each block.
   iii. The maximum width of a one-family attached dwelling complex utilizing this calculation shall be limited to 125 feet. The maximum number of dwellings shall be limited to five.

d. Lot Size. The minimum area allowed per lot is 2500 square feet.

e. Lot Coverage. The maximum coverage per lot is 70 percent.

f. Lot Depth. The minimum depth allowed per lot is 100 feet.

g. Building Height. The maximum height allowed is 40 feet.

h. Units per Building. Maximum number of units per building is 5 units.

i. Front Patio Area. A concrete patio area will be required including a fencing of the patio with maximum four-foot tall wood cedar fence (horizontal) or maximum four-foot tall black ornamental metal fence (vertical). Patio may be a maximum of 15-foot wide and 17-foot deep. Depth of front yard will be increased to twenty (20) feet for these units and patio may be placed in the front yard.

j. Yard Area Requirements.
   i. Front yard setback – 20 feet
   ii. Side yard setback (interior lot) – 0 feet
   iii. Side yard setback (exterior lot between buildings) – 5 feet
   iv. Side yard setback (exterior lot street or alley corners) – 10 feet
   v. Rear yard setback – 20 feet
   vi. Garage door setback – 20 feet
   vii. Front yard projections into setback – 3 feet

viii. Rear yard projections into setback – 2 feet
ix. Side yard projections into setback – 30 inches
x. Courtyard within front yard setback will be permitted to within 3 feet of front property line.
xi. Fencing within front yard setback will be permitted to within 3 feet of property line.
xii. Fencing to be provided at a maximum of 48" height.
xiii. Accessory trellis within front yard setback permitted to within 3 feet of property line.
xiv. Minimum lead sidewalk width will be 3 feet.

k. Roof Pitch. A minimum roof pitch of 4:12 will be allowed. No minimum pitch is required for accent or dormer roofs.

l. Landscaping. An ornamental tree (30 gallon) will be provided at a minimum of one (1) per dwelling unit and (1) canopy tree per complex (as defined above in section 3.c.iii). Three shrubs or bushes with a minimum size of 5 gallons, will be provided per dwelling unit.

m. Open Space. Open space and parks requirements for the City will be satisfied by the Master Developer as described in this Ordinance.

n. Exemptions. Dwellings in this category are exempt from the anti-monotony standards expressed in this Ordinance or any city ordinance.

4. Zoning Category – SFR-40, Single-family 40-ft Residential Patio

a. General Description. Single-family residential units typically classified as Patio or Garden Homes. Ingress/egress may be allowed, but is not required, from access drives or parking areas connecting to adjacent public or private alleys. Requirements for single-family development shall be governed by standards as described herein. Anything not addressed in this zoning category will follow regulations within the City of Burleson's Zoning and Subdivision Ordinances. In the event of conflicts between these regulations and the City's Ordinances, these regulations will apply.

b. Density. The maximum allowed density for any land tract classified as SFR-40 will be 8.0 units per acre.

c. Required Parking. Parking requirements shall adhere to the following regulations:

i. One (1) off-street parking space shall be provided for each single-family dwelling unit.
ii. Parking shall be permitted on an improved and approved surface located within a side or rear yard area.

d. Alleys. If an alley is elected as the means of access for driveways, the alley shall be a 20-foot paved concrete area within a 22-foot alley access easement or right-of-way. Alley width may be reduced to a 12-foot paved concrete area within a 15-foot alley access easement or right-of-way under the provision that the alley is signed as one-way only. If an alley is to be utilized as a fire lane, it shall be constructed to fire lane standards per the City's Code of Ordinances.

e. Minimum Dwelling Size. Dwelling unit minimum will be 1,200 square feet. Minimum floor area shall exclude common corridors, basements, open and screened porches or decks and garages.

f. Lot Area. The minimum area of any lot shall be four thousand (4,000) square feet.

g. Lot Width. The width of any lot shall not be less than forty (40) feet.

h. Lot Depth. The minimum depth of any lot shall not be less than one hundred (100) feet.

i. Front Yard. The minimum depth of the front yard shall be fifteen (15) feet.

j. Side Yard. A side yard adjacent to a street shall be a minimum of five (5) feet unless there is an easement then it shall be ten (10) feet. A building separation of ten (10) feet shall be provided between single-family structures. Nothing in this section is intended to or shall eliminate or supersede any requirements of the City of Burleson's building or fire codes that establish regulations dealing with building separations or fire resistive construction.

k. Rear Yard. The minimum depth of the rear yard shall be fifteen (15) feet. Nothing in this section is intended to or shall eliminate or supersede any requirements of the City of Burleson's building or fire codes that establish regulations dealing with building separations or fire resistive construction.

l. Building Height. The permitted height of all single-family residential structures shall not exceed two and a half (2.5) stories.

5. Zoning Category – SFR-56, Single-family 56-ft Residential Cottage

a. A Traditional Neighborhood Design (TND) Plan shall be established for this zoning category. Traditional Neighborhood Development or TND is an area designated with development characteristics that:
    i. Utilizes traditional masonry, stone or other exterior building products, such as cementitious fiber board;
    ii. Reflects historic architecture applicable to the region, such as Texas Prairie, Craftsman, Bungalow, Texas Hill Country, or other historically significant architecture found throughout Texas history.

b. The building design shall generally conform to Conforming TND Examples (depicted in section 5. H below) and shall feature the mandatory architectural features below
    i. Building design shall exhibit articulated wall planes with sufficient wall plane fenestration and ornamentation to avoid a flat, un-articulated visual appearance similar to the examples given.
    ii. Front entry garages shall be prohibited within fifty-feet (50') from the fronting street right-of-way (interior lots), and within twenty (20') feet for corner lots which is applicable only for a garage entering off the side street.
    iii. Detached front entry garages for single family detached residences shall be defined as an accessory structure save and except an open breezeway.
        1. Garages shall conform to the building setback requirements specified and with the density and dimensional standards shown on the Density and Dimensional Table.
        2. Breezeways shall (a) be a minimum of four-feet in width not exceeding 12-feet in width measured from eave to eave, (b) have a one-hour fireblock installed at each roof connection, and (c) be constructed with roofing material that has the same roofing classification as the primary structure.
        3. No structures will share a common wall.
    iv. Building design for single family detached residences shall exhibit a pedestrian scale by the incorporation of front facing porches or verandas for a minimum fifty percent (50%) of all single family dwellings constructed per phase.
        1. All front porches built for single family detached residences shall have a minimum depth of five feet (5').
        2. All front porches built for single family detached residences to have a minimum floor area of no less than forty square feet (40 SF).

c. The use of cementitious fiber board siding and engineered wood siding (with at least a 20 year warranty), stone and masonry, shall be allowed for residential structures designed with a distinctive and articulated building design that is based on an historic architectural style for residential design.
    i. A "Masonry TND Residence" shall be defined as one constructed with brick or stone masonry that consumes more than twenty-five percent (25%) of each front and side exterior wall surfaces, or a collective series of exterior wall surfaces, composing a front and/or side façade. The rear and remaining facades may be constructed of cementitious fiber board or engineered wood siding with at least a 20-year warranty.
    ii. A "Siding TND Residence" shall be defined as one constructed entirely with cementitious fiber board or engineered wood siding with at least a 20 year warranty. The use of brick or stone masonry shall not consume more than twenty-five percent (25%) of an exterior wall surface, or a collective series of exterior wall surfaces, composing a front and/or side façade.

iii. The developer/builder reserves the right to construct either the "Masonry" or "Siding Board" styled residences as shown on the Concept Plan attached as Exhibit B to this Ordinance; no more than 50 percent of SFR-56 lots shall be "Siding TND Residence" for any phase.

iv. Dwellings in this category are exempt from the masonry requirement stated in other sections of this Ordinance.

d. Minimum roof pitch for single family detached structures to be 5:12 for all roof structures covering main (climate controlled) living areas.

e. A minimum roof pitch of 3:12 shall be permitted for front yard porches and all garage structures.

f. Parking. Each dwelling shall have at a minimum one (1) parking space within the garage, as well as having two (2) parking spaces in the driveway.

g. Density and Dimensional Table

Building Type/Use	**Minimum Living Area SF per Unit**	**Minimum Lot Sizes & Dimensions**			**Min Yard Setbacks in Feet**							**Max. Height (Feet)**	**Max. Bldg. Cov.**
	Minimum Living Area (SF)	Lot Size (SF)	Width (Feet)	Depth (Feet)	Min Yard Setback - Front for Main Residence	Min Yard Setback - Front for Street Facing Porches	Min Yard Setback - Front for Garage	Min Yard Setback - Internal Rear	Min Yard Setback - Internal Side	Min Yard Setback - Side and Rear on Street w/ equal or less than a 50-foot right-of-way	Min Yard Setback - Side and Rear on Street greater than 50-foot right-of-way	Max. Height (Feet)	Max. Bldg. Cov.
Single Family Detached SFR-56 (Zero-Lot-Line w/ Detached Front Entry Garage in Rear Yard)	1,400	6,500	56	120	15	15 (1)	50' for front entry config. 20' for corner lots with a side-entry config.	10' for Main Res. 3' for Detached Garage (2)	5 3 for Detached Garage (2) (3) (5)	15 for all bldgs. (4)	20 for all bldgs. (4)	35 (To top plate)	70%

(1) All front porches built for single family detached residences to have a minimum depth of five feet (5') and minimum floor area of 40 square feet..

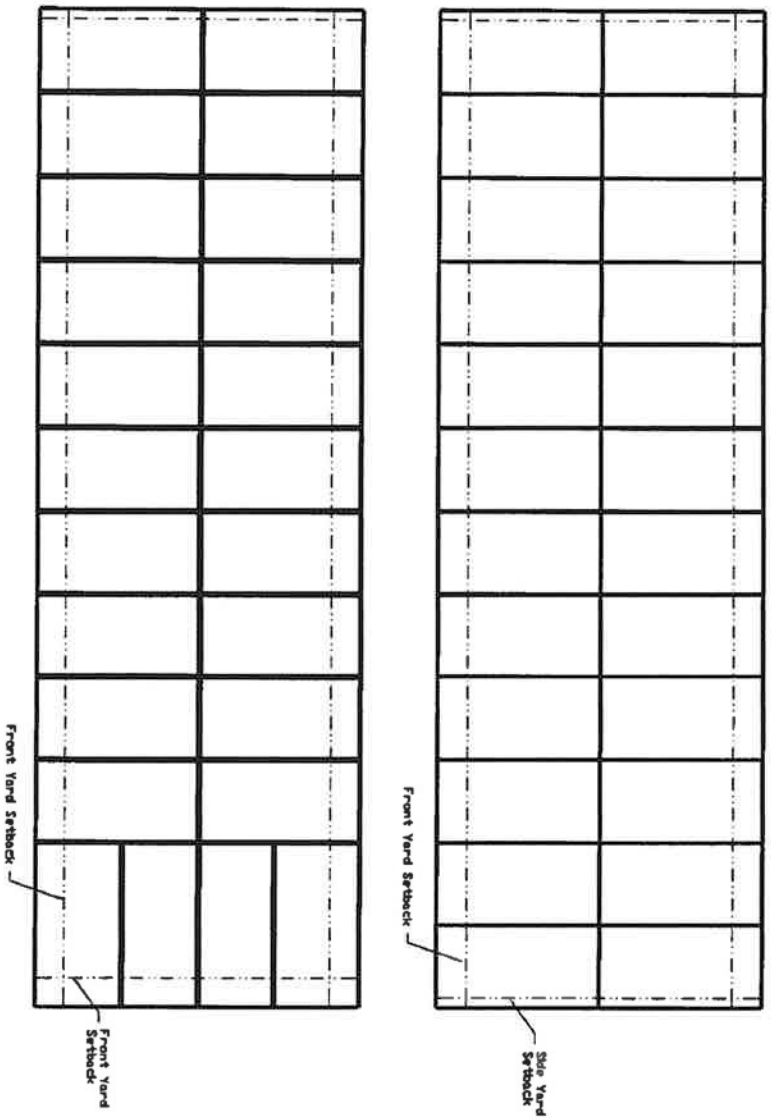
(2) All detached garage structures shall maintain a minimum six foot (6') separation from the main dwelling and a minimum of 10' from any other vertical structure within the Zoning Area.

(3) The water's edge of a below-grade pool structure shall be permitted to be constructed within ten feet (10') of any type of rear or side lot line. No pool structures, or any other type of accessory structure, shall be constructed within an existing utility easement.

(4) The setback will be measured from the edge of street right-of-way.

(5) There shall be no structure that shares a common wall.

h. Front and Side Yard setback configurations for block face.



i. Conforming façade examples for Single Family Detached

Masonry TND example



Siding Board example



j. Non-conforming façade examples for Single Family exist if one or more of the following elements are present:
   i. Design exhibits a flat appearance with minimal building fenestration and ornamentation
   ii. Garage serves as 40% or greater of the front facing façade or serves as the forward most front wall plane.
   iii. Design does not include a covered porches with a minimum depth of five (5) feet and verandas for those dwellings incorporating this design element per Sec. 5.b.iv above.
   iv. Appearance is of a contemporary design and not in keeping with the TND concepts as shown above in subsection (h), such as lacking a covered front porch, varying roof pitches, or where the garage is attached and/or forward of the front entry.
   v. Building proportions present and image perceived as being too volumetric and bulky to include attached garages, lacking a covered front porch with a different roof pitch than the main structure, and/or the structure appears as a square or rectangular structure lacking design articulation from the roadway.

NON-CONFORMING

Examples of facades that do not conform to TND requirements.



6. Zoning Category – SFR-60, Single-family 60-ft Residential Traditional

a. General Description. The SFR-60 single-family dwelling district is established to promote low population densities within integral neighborhood units for single-family detached dwellings on lots not less than 7,200 square feet.

b. Underlying Standards. This district will adhere to the SF-7 zoning district as established by the City of Burleson Zoning Ordinance, Section 57, unless specifically altered in this section.

c. Lot Size. The minimum lot size is 7,200 square feet.

d. Lot Width. The minimum lot width is 60 feet.

e. Density. The maximum density is 4.25 residential dwelling units per acre.

f. Home Size. The minimum home size shall be 2,000 square feet.

g. Minimum front yard setback.

   i. 25 feet when mixed in the same block with SFR-70 and/ or SFR-80 or SFRE lots.
   ii. 20 feet when mixed in the same block with SFR-A and/or SFR-40 or SFR-56 lots.

h. Garage criteria. The front entrance of the home or a covered porch must be forward of any entry garage door. Any front entry garages may not constitute more than 50 percent of the overall front façade. For any garage that constitutes more than 40 percent of the front façade, a decorative wooden garage shall be required.

i. Parking. Each dwelling shall have two (2) parking spaces within the garage, as well as having two (2) parking spaces in the driveway.

j. Roof pitch. Minimum roof pitch shall be 5:12.

7. Zoning Category – SFR-70, Single-family 70-ft Residential Traditional

a. General Description. The SFR-70 single-family dwelling district is established to promote low population densities within integral neighborhood units for single-family detached dwellings.

b. Underlying Standards. This district will adhere to the SF-10 zoning district as established by the City of Burleson Zoning Ordinance, Section 57, unless specifically altered in this section.

c. Lot Size. The minimum lot size is 8,400 square feet.

d. Lot Width. The minimum lot width is 70 feet.

e. Density. The maximum density is 3.50 residential dwelling units per acre.

f. Home Size. The minimum home size shall be 2,200 square feet.

g. Garage criteria. The front entrance of the home or a covered porch must be forward of any entry garage door. Any front entry garages may not constitute more than 50 percent of the overall front façade. For any garage that constitutes more than 40 percent of the front façade, a decorative wooden garage shall be required.

h. Parking. Each dwelling shall have two (2) parking spaces within the garage, as well as having two (2) parking spaces in the driveway.

i. Roof pitch. Minimum roof pitch shall be 5:12.

8. Zoning Category – SFR-80, Single-family 80-ft Residential Traditional

a. General Description. The SFR-80 single-family dwelling district is established to promote low population densities within integral neighborhood units for single-family detached dwellings.

b. Underlying Standards. This district will adhere to the SF-16 zoning district as established by the City of Burleson Zoning Ordinance, Section 57, unless specifically altered in this section.

c. Lot Size. The minimum lot size is 9,600 square feet.

d. Lot Width. The minimum lot width is 80 feet.

e. Density. The maximum density is 3.25 dwelling units per acre

f. Home Size. The minimum home size is 2,500 square feet.
g. Garage criteria. The front entrance of the home or a covered porch must be forward of any entry garage door. Any front entry garages may not constitute more than 40 percent of the overall front façade. Side entry and/or "J" (swing) entry garages shall incorporate no less than 20 percent of the housing type for this product within any given phase of the project.

h. Parking. Each dwelling shall have two (2) parking spaces within the garage, as well as having two (2) parking spaces in the driveway.
i. Roof pitch. Minimum roof pitch shall be 5:12.

9. Zoning Category – SFRE, Single-family Residential Estate

a. General Description. The SFRE single-family dwelling district is established to promote low population densities within integral neighborhood units for single-family detached dwellings.

b. Underlying Standards. This district will adhere to the SF-16 zoning district as established by the City of Burleson Zoning Ordinance, Section 57, unless specifically altered in this section.

c. Lot Size. The minimum lot size is 12,000 square feet.

d. Lot Width. The minimum lot width is 100 feet.

e. Density. The maximum density is 2.75 dwelling units per acre.

f. Home Size. The minimum home size is 2,800 square feet.

g. Garage criteria. The front entrance of the home or a covered porch must be forward of any entry garage door. Any front entry garages may not constitute more than 40 percent of the overall front façade. Side entry and/or "J" (swing) entry garages shall incorporate no less than 20 percent of the housing type for this product within any given phase of the project.

h. Parking. Each dwelling shall have two (2) parking spaces within the garage, as well as having two (2) parking spaces in the driveway.

i. Roof pitch. Minimum roof pitch shall be 5:12.

10. Zoning Category – SFR-AA, 55+ Active-Adult Residential

a. Permitted Uses. The following shall be permitted by right:
   i. Single-family detached dwelling, age restricted to residents 55 years of age and older, per the Federal Housing Law
   ii. Activity Center (minimum of 2,200 square feet)
   iii. Community Pool (minimum of 500 square feet)
   iv. Secondary amenity building (minimum of 600 square feet)

b. Accessory Uses
   i. Gazebos
   ii. Pavilions
   iii. Tennis and Sport Courts
   iv. Accessory Buildings
   v. Pond
   vi. Putting Green

c. Landscape Setback. There shall be a landscape setback with a minimum width of twenty (20) feet from the perimeter property line to a residential structure. Trails shall be permitted within the landscape setback easement.

d. Building Lines. If the property is platted as a single lot, building lines will be required to be shown on the plat when submitted for approval.

e. Area Requirements. This zoning category will be a condominium community and individual dwelling units will not be platted into individual residential lots. The site will remain as one lot. Therefore, the reference to setbacks shall be used as building separation from other buildings and from the private street.

Side Yard Setback (Between Buildings)	Front Yard Setback (Front of Building to Back of Curb)	Rear Yard Setback (Between Buildings)
6' Minimum	20' Minimum	20' Minimum

f. Development and Performance Standards

Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Maximum Height	Maximum Lot Coverage (percent of lot area)	Minimum Dwelling Size (square feet)
N/A	N/A	N/A	35' or 2 ½ Stories	65%*	1,100**

* Lot Coverage based on total building coverage (excluding accessory uses) for the entire site.

** Air-conditioned space.

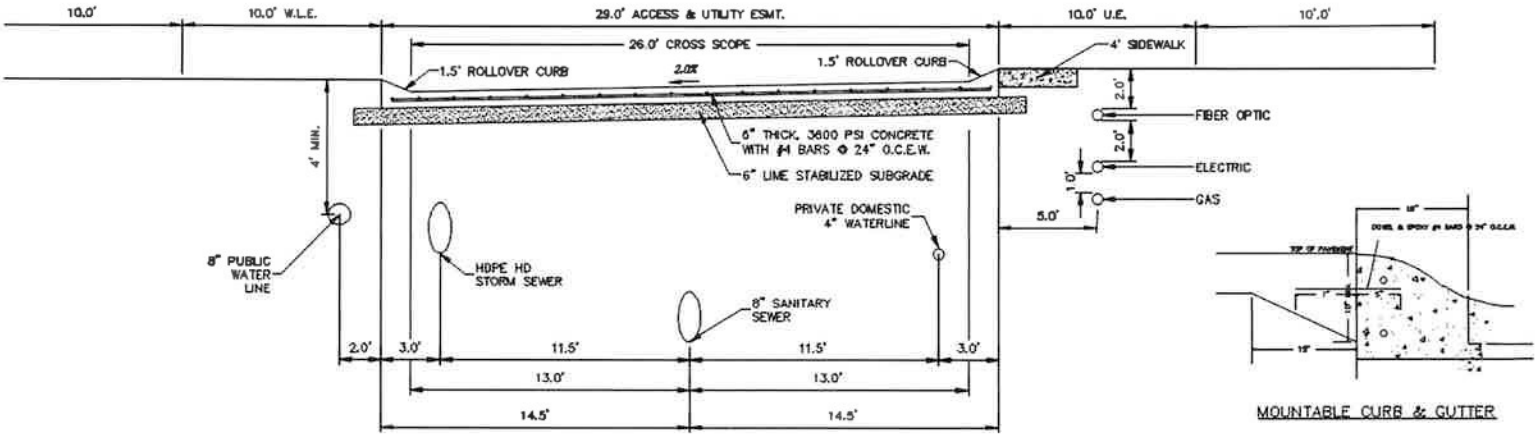
g. Residential Density. The residential density shall not exceed 7 units per acre (du/ac). Residential density shall be calculated using the gross land area of the development platted lot.

h. Building Design
    i. Residential buildings and the activity center shall be one hundred (100) percent masonry, brick or stone, on the first floor. An exception to that requirement is if the Activity or Secondary Amenity Building use the Craftsman/Farmhouse style in which they may have up to one hundred (100) percent cementitious fiberboard lap-siding.
    ii. Cementitious fiberboard may constitute up to one hundred (100) percent of the exterior facades of stories other than the first floor.

i. Trails, Screening and Landscaping
    i. A landscape plan will be provided with the construction plans for each platted lot.
    ii. There shall be an ornamental metal fence of at least six (6) feet in height or pre-cast wall of at least six (6) feet in height located around the perimeter of the property.
    iii. Each front yard shall have one (1) canopy tree with a minimum caliper size of four (4) inches, as measured six (6) inches above grade, from the City's approved plant list at the time of the adoption of this ordinance.
    iv. Residential fencing shall consist of ornamental metal or vinyl and have a minimum height of four (4) feet and a maximum height of six (6) feet.
    v. Residential fencing shall be permitted within the 20' perimeter landscape buffer.

j. Parking. Each dwelling shall have at a minimum one (1) parking space within the garage, as well as having two (2) parking spaces in the driveway. Off street parking shall be allowed in areas shown on the approved plat.

k. Streets and Access. The proposed streets shall be privately maintained by the Homeowner's Association of the platted lot. Private streets shall conform to the street section as approved by the construction plans of the platted lot. The private street will adhere to the section included below.



TYPICAL 29' STREET SECTION

l. Open Space. Open space and parks requirements for the City will be satisfied by the Master Developer as described in this Ordinance.

m. Amenities. The developer shall provide a detailed site plan approved by City Council for each SF-AA 55+ development with a minimum of one (1) primary amenity to be completed prior to the final inspection of the 80th SFR-AA 55+ unit from the permitted uses and one amenity from the accessory uses to be completed prior to the final inspection of every 40th unit after the initial 80 units.

VI. LOT STANDARDS - GENERAL

1. Lot Distribution. This development is intended to provide a variety of lot and home sizes and types to serve a diverse community. It is understood that the flexibility in the percentages is necessary since this development will occur over a period of years and market conditions and the needs of the community will change. The following table provides a summary of the densities and allowable percentages ranges of various product types. These percentages are based on dwelling units and not land area.

Lot Type	*Underlying Standards*	*Minimum Lot Frontage*	*Minimum Lot Size*	*Minimum Home Size*	*Planned Units*	*Planned Percentage*	*Allowable Percentage Range*
Townhomes SFR-A	PD Section V-3	25'	2500	1000	175	2.16%	0 – 5%
40' Res. Patio (SFR-40)	PD Section V-4	40'	4000	1200	545	15.00%	0 - 15%
56' Res. Cottage (SFR-56)	PD Section V-5	56'	6500	1400	315	11.51%	0 - 15%
60' Res. Traditional (SFR-60)	PD Section V-6	60'	7200	2000	710	28.73%	0 - 40%

70' Res. Traditional (SFR-70)	PD Section V-7	70'	8400	2200	155	7.32%	0 – 15%
80' Res. Traditional (SFR-80)	PD Section V-8	80'	9600	2500	320	17.26%	10% - No Max
Estate (SFRE)	PD Section V-9	100'	12000	2800	45	3.03%	0% - No Max
55+ Residential (SFR-AA)	PD Section V-10	50	5000	1100	355	9.98%	0 – 10%
MF/Senior Residential (MF)	PD Section XV	N/A	1500	n/a	595	5.02%	0 – 10%

a. The categories of SFR-40, SFR-56 and SFR-60 comprise the predominant use of the mixed residential lot types. The total of these categories may not exceed 60%.

b. The MF district shall incorporate senior living components of at least 25% of the category.

2. Each development plan and preliminary plat will be submitted with a lot mix chart showing what is included in the current plan/phase and what the cumulative status of the lot mix is.

VII. ARCHITECTURAL STANDARDS

1. Masonry standards. Pursuant to the Development Agreement, the City Council of the City of Burleson and parties to the Development Agreement designated the district as an area of architectural importance and significance for the purposes of Chapter 3000 of the Texas Government Code (the "Code"). In accordance with the Agreement and pursuant to Section 3000.002(d) of the Code, the district is subject to the application of all City rules, charter provisions, ordinances, orders, building codes, and other regulations existing as of June 7, 2021, 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 in the district, including but not limited to Article XVI (Masonry Construction Standards) of Chapter 10 (Buildings and Building Regulations) of the City of Burleson Code of Ordinances, 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. Additionally, in accordance with the Agreement and pursuant to Section 3000.002(d) of the Code, the district is subject 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 mode code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building.

2. Unless otherwise provided in this Ordinance, the Development shall adhere the City's zoning ordinances to establish uses and design standards for any lot categories that have been identified and are in effect at the time the Planned Development ordinance is initially approved.

3. All single family detached dwellings shall utilize at least five (5) of the following design features to provide visual relief along the front of the residence and any side of the residence facing a street. For homes on corner lots or where there is a direct line of sight to full side of home, the minimum design features must be at least six (6) of the following. Elevation and design standards specifically stated under the specific zoning type shall be adhered to over these standards.

   a. Carriage style garage door
   b. Garage door not facing the street
   c. Bay window, must project no more than 18" in the front or rear yard, and no more than 12" in the side yard.
   d. Eyebrow or arched front windows
   e. Cast stone accents on the front elevation, minimum of 3% of front elevation
   f. Covered front porches of a minimum of 50 square feet
   g. Front porch railings of either wood or wrought iron
   h. Front door with at least 20% area covered with decorative glass or wrought iron
   i. Cupolas or turrets
   j. Dormers
   k. Gable
   l. Decorative attic or gables feature, minimum 2 square feet
   m. Two or more offsets in the front façade of at least 24" depth
   n. Metal roof accents
   o. Recessed entry, a minimum of three (3') deep
   p. Variable roof pitch equal to or greater than 8:12
   q. Exterior shutters on at least 75% of the windows on the front façade
   r. Masonry arches
   s. At least two types of masonry materials (stone, brick or stucco)

4. The Developer agrees to include all architectural standards established with the Planned Development into deed restrictions filed with the County with or prior to the filing of the final plat. These standards may alternatively be incorporated into the homeowners' association documents which shall be filed as a part of the deed.

VIII. OPEN SPACE/PARKS

1. An overall plan with a description and distance of each open space and parks improvement is included as an exhibit to this ordinance.

2. A detailed park and trails plan will be required as part of the development plan for each Development Section. The exhibit shall show each home to be within 3,000 feet of a neighborhood or community park.

3. Per the City's Subdivision and Development Ordinance at the time of the Development Agreement, parkland shall be dedicated at one acre per 100 residential units. This development proposes approximately 3,066 residential units which results in 30.66 acres of parkland dedication required. The Developer proposes to dedicate approximately 102 acres or parkland which has been established in the Agreement as a satisfaction of the parkland dedication requirement.

   a. Dedication of property by the Developer shall satisfy any contribution typically required by the builder of homes in the community or otherwise incurred at the time of final plat. The park dedication in this section shall fully satisfy the park dedication requirement.

4. The development plan will include parkland dedication amounts, which shall be a minimum cumulative rate of 1.5 times the City's current required dedication on a per phase basis (i.e. 200 residential units equals three acres of parkland dedication). Prior developed phases may be included in this cumulative count. Trails are included in the parkland dedication amount.

5. The City's parkland infrastructure fee shall be waived for this development due to construction of park improvements by the developer. The fees shall be considered through development of the PID Service and Assessment Plan (SAP).

   a. The establishment of a Public Improvement District will replace improvement fee requirement typically required by the builder of homes in the community or otherwise incurred at the time of final plat. The park infrastructure fee in this section shall fully satisfy the park infrastructure fee requirement.

6. All public parkland will be deeded to the City upon filing of the final plat for the developed phase and indicated as public parkland on the plats. All amenities and trails for each platted area shall be installed and accepted by the City prior to the final inspection approval for any residence in that phase.

7. Neighborhood parks shall be given a specific focus while adhering to the overall theme and brand. Recommended focuses include but are not limited to park uses intended for young children, older adults, active lifestyle, passive space, inclusive of disabilities, etc.

8. Any areas that are proposed to be private common space need to be delineated clearly on the plats.

9. Where possible, stormwater management features (detention ponds, bioswales, etc.) shall be used as park amenities either by incorporating retention with an aeration fountain or as a dry playfield.

10. The Preliminary Concept Plan in the Development Agreement shows conceptual locations of planned park areas, which includes a Community Park and an Equestrian Center. These locations are conceptual, but in no case shall fewer park locations be provided.

    a. The community park shall be a minimum of 10 acres and shall generally conform to the Community Park concept included as an exhibit.

    b. Neighborhood Parks shall generally conform to the Neighborhood Park concept included as an exhibit.

    c. Parks shall generally be constructed in accordance with the following:

        (i) Community Park shall be constructed with the first phase of residential development and with a design that follows the description in these standards.

        (ii) Community Park shall include the Community Building that follows the description in these standards. The Community Building shall be a minimum of 2,400 square feet in size.

        (iii) At least one of the Neighborhood Parks will include a community pool of approximately 5,000 square feet. The neighborhood park with the pool will be easily accessible by pedestrians and vehicles. The specific pool size will be identified with the development plan for the section it is in. The pool amenity may be split between parks and may also include alternate water amenities/features.

        (iv) With each development plan, a summary of parkland dedication per phase and a cumulative total of prior parkland dedication must be provided.

        (v) All parks to be managed and maintained by an association management company with funding participation by the PID unless expressly agreed to otherwise by the City. At the expiration of the current PID assessment, or when otherwise agreed to by City Council, maintenance responsibility will be established for the parks (i.e. a new PID assessment, HOA dues, City funds, or alternative solution).

        (vi) The Preliminary Concept Plan shows a number of amenities. These are conceptual in nature. A more detailed description of the planned amenities shall be submitted with the development plan for that Development Section. A formal plan shall be submitted prior to or

concurrent with the construction plans for the surrounding infrastructure in that phase and shall be approved by City Council. It is anticipated that the final plans will deviate from the concept plan, but the number and nature of the amenities will need to be comparable.

Park Amenities	**Community Park**	**Neighborhood Park**
Minimum acreage	10	3
Off Street Parking	R	O
Playground (min 1000 square feet)	R	R
Restroom	R	O
ADA Accessibility	R	R
Site Furnishings		
Benches (3 per acre)	R	R
Picnic Tables (2 per acre)	R	R
Trash Receptacles (2 per acre)	R	R
Pet Waste Stations (1 per 1,000-ft of trail)	R	R
Landscape Improvements (Irrigated)	R	R
Signage (to be approved by Parks)	R	R
Drinking Fountains (1 for every 5 benches)	R	R
Trails/Pathways	R	R
Shade over play features (min. 2 per playground)	R	R
Bike Racks (2 per Community/ Neighborhood Park)	R	R
BBQ Pits (1 for every 4 picnic tables)	R	O
Lighting	R	R
Optional Amenities		
Primary		
Outdoor fitness equipment (min. 3 stations)	O	O
Sports Courts (min.3 for Community Park)	O	O
Sports Fields (min. 2 for Community Park)	O	O
Ponds	O	O
Skate Park (min. 3,000 square feet)	O	O
Dog Park (min 15,000 square feet)	O	O
Splash Pad (min 1,500 square feet)	O	O
Fishing pier	O	O
Musical Play Features (min. 2 stations)	O	O
Secondary		
Natural Area (min. 25,000 square feet)	O	O

Gardens (min. 1,000 square feet)	O	O
Public Access/Fencing	O	O
Shade Structures (other than over playground) (1 for every 5 picnic tables)	O	O
Shelters (min. 4 shelters)	O	O

R = Required | O = Optional

1) The Community Park shall have at least 5 of the primary optional amenities and 3 of the secondary optional amenities listed above.

2) Neighborhood parks shall have at least 2 of the primary optional amenities and 2 of the secondary optional amenities listed above.

3) Two of the neighborhood parks may have a reduction in the number of amenities in favor of high quality passive park space.

d. The Equestrian Center will be added to the development as an amenity for horse owners, enthusiasts and hobby riders. The Equestrian Center and associated improvements are intended to be private and maintained by the HOA. It is comprised of two separate buildings:

(i) Horse Facility - The existing horse facility is located at the eastern property shown on PD attachment (d) along County Road 1016. The facility is approximately 30,000 square feet, open-air and under-roof and contains stalls and horse training equipment. The concept of the facility would be to make it available for private rental for those in Chisholm Summit interested in owning a horse. The HOA would manage the rentals as well as any community or public events to utilize the facility. Additional barns exist near the Facility that may be included in the programming as well.

(ii) Visitor Center / Offices – The existing 3,000 square feet house southwest of the main facility may be converted to a facility for professional operations related to the Facility. The HOA would manage the building.

IX. LANDSCAPING

1. A general landscaping plan will be required with the development plan for each Development Section, with call-outs and descriptions for specific landscape components throughout the Section. Care shall be taken to ensure adequate roadway and intersection sight visibility.

2. A detailed landscape plan will be required for the construction of each phase within the Development Section showing the landscape elements along the public roadways, parks and trails. All landscaped areas to be irrigated with a quick connect within 50 feet of every ornamental bed.

3. Street trees will be utilized primarily as an addition to the median but may be located within the parkway upon approval by the City. Major collectors and arterials will be required to have street trees, as well as those streets which function as minor collectors inside the development, connecting multiple neighborhood sections. Street trees shall be consistent throughout these areas of the development and selected from the list below. Street trees located within the parkway shall be ornamental trees selected from the "Small Trees" list below and spaced not to exceed 20 feet on center. Trees located outside of the parkway shall be selected from either the "Medium Trees" or "Large Trees" list below and spaced not to exceed 50 feet on center. All street trees shall be a minimum of three (3) caliper inches at the time of planting.

Small Trees	Medium Trees	Large Trees
Redbud	Bald Cypress	Chinkapin Oak
Eastern Red Cedar	Chinese Pistachio	Bur Oak
Mexican Plum	Desert Willow	Red Oak
Holly		Cedar Elm

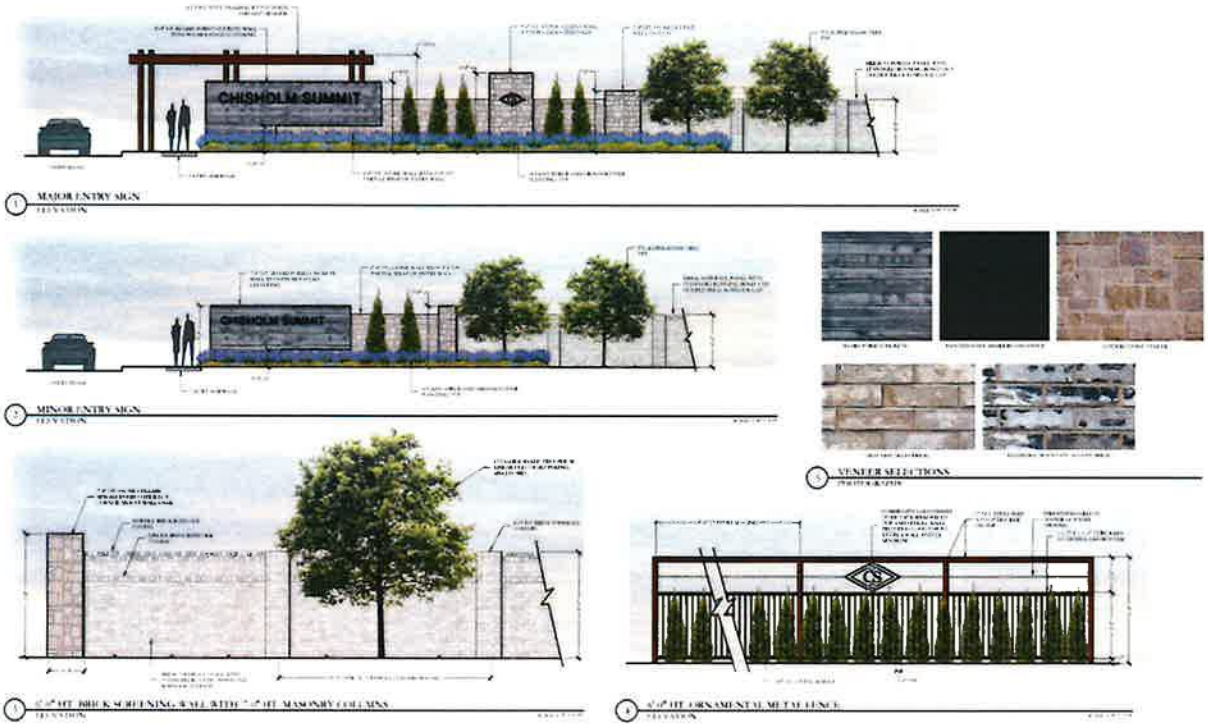
4. Landscaping will be required where ornamental metal fence is present adjacent to a major collector, minor arterial or major arterial. Landscaping along roadway-adjacent ornamental fencing shall be placed such that it provides opaque screening for the adjacent homes. This landscaping will be designed with the roadway plans for the adjacent roadway. Factors for consideration in design are housing type, location of parks, location of trails, location of street calming measures, specific theme in the neighborhood section, specific theme for neighborhood parks, etc.

5. All common landscaping shall be installed prior to final acceptance of the public infrastructure for each phase.

X. ENHANCED WALLS AND FENCING

1. Fencing standards will vary based on the location of the property in the development and shall generally adhere to the following:

a. Properties with a rear yard adjacent to both Lakewood Drive (existing County Road 914 and its extension) and the existing east/west thoroughfare (existing County Road 1016 and its extension) shall be screened primarily with a six-foot ornamental metal fence (including a minimum four-foot wrought iron element) with Chisholm Summit branding and landscape screening (shown as Image 4 below). A six-foot masonry wall with seven-foot masonry columns may be used in areas where additional screening may be necessary (shown as Image 3 below). Screening will be provided with landscaping to follow the approval process described in the above section. Additionally, no residential lots shall have direct access to these roads. Fencing/screening shall be designed and approved with the roadway plans for the adjacent roadway. A detailed wall and fencing plan shall be required with the final plat submittal. A visibility analysis based on future roadway sections shall determine if additional visibility triangles or right-of-way is required.



CHISHOLM SUMMIT / CONCEPTUAL SCREENING AND BUFFERING

CODY JOHNSON studio

b. Fencing for the Townhomes will follow the regulations given in the SFR-A residential category established by this Ordinance. Fencing for the 55+ Residential community will follow the regulations given in the SFR-AA residential category.

c. Where fencing is installed abutting open space areas, the fencing must be ornamental metal fence of at least six (6) feet.

d. Where fencing is installed for the Community Building, the fencing must be ornamental metal fence of at least (6) feet.

e. Fencing located on typical rear yards or between residential lots shall meet the City's fencing and screening ordinance.

f. Any transitional fencing must meet City's fencing and screening ordinance.

g. Fencing of land abutting major roadways (except as defined above in subsection X.1a) that is part of a future phase for the Chisholm Summit development may be pipe rail fence with linseed oil treatment similar to that shown near the Chisholm Summit Equestrian Center as attached in this ordinance.

h. Where additional fencing is installed for the Equestrian Center, the fencing may be pipe rail fence with linseed oil treatment.

i. Fencing and screening shall be installed prior to final inspection approval for a dwelling unit abutting any space; or on the lot where said fencing and/or screening is required by this ordinance.

j. Properties adjacent to Lakewood Dr or anywhere abutting pipe rail fencing shall not be allowed a fence that exceeds six feet in height, this provisions includes side yard fences that meet perpendicular to any pipe rail fencing. In all cases no fence shall be erected directly parallel (up to 15 feet parallel from existing fence) to any existing wall or fence.

XI. STREET LAYOUT

1. All other roadways shall be designed in accordance with the Master Thoroughfare Plan as approved at the time of adoption of this Ordinance.
2. In lieu of curvilinear requirements, the street design shall incorporate traffic calming methods to reduce speeds throughout the development. The following are examples of methods of traffic calming that may be considered in lieu of curvilinear requirements.
    1. Integrated traffic calming methods, such as traffic circles, chicanes, bump outs with landscaping or other methods
    2. Neotraditional development with narrow streets, street trees, reduced front yard setbacks
    3. Cul de sacs
    4. Short block lengths
    5. Curvilinear methods, if necessary
    6. Table top speed breaker at designated cross walks approved by the City

XII. TRAILS

1. Primary trail locations are shown on the exhibit. The trail locations shall generally conform to the trail park location concept. Primary trails shall be 10 feet wide and constructed to City design standards. Trails will be lighted; lighting fixtures shall be placed 75 to 100 feet apart depending on the placement of trees and the curve of the path. Additional lighting will be required in a tunnel or at overpasses, at trailheads, bridge entrances and exits, natural public gathering places, along streets, at crosswalks, where the path crosses another path or sidewalk, and on signage. Additional benches and trash receptacles will be added where a long distance exists between trail park nodes. Trail design may be modified based on mutually agreeable circumstances which may include but are not limited to pipeline location, tree preservation, accessibility, slope requirements, etc. Crossing warning signage (lit) and bollards at road/drive intersections will be installed where required by City standards.

2. Secondary trails are not identified on the Land Use Plan but may be established with individual phases. Secondary trails shall be a minimum of 5 feet wide and constructed to City standards.

3. Equestrian trails will be specifically designed in the development plan for the Development Section including the equestrian center. Trails will be guided by a national standard such as the *Equestrian Design Guidebook* published by the U.S. Forest Service and the Federal Highway Administration. Trail type may vary based on the existing terrain and intended user experience. Trail design options may include:

    a. 6-foot trail comprised of two 3-foot tread areas
    b. 4-foot trail comprised of two 2-foot tread areas
    c. Material of native soil with no road base plus wood chip in low drainage areas
    d. Material of native soil with mixed-in crushed rock aggregate where needed
    e. Avoid hardened and smooth trail surfaces such as concrete, soil cement, asphalt, and non-permeable soil stabilizers.

4. Trail park nodes. The trail park nodes shall generally conform to the trail park nodes concept on PD attachment (d). These are conceptual and will be specifically identified with each phase. Each park node shall include a seating area or picnic area and shall have at least one of the following amenities.

    a. Bocce Ball
    b. Bag Toss
    c. Horseshoes
    d. Shuffleboard
    e. Chess/Checkers Tables
    f. Fitness Stations

g. Art Installments
h. Science/Engineering Installments

5. Trails shall be coordinated with the most recent adopted bike and trail plan.

6. Trails as generally shown on PD attachment (d); Parks, Trails, and Open Space, and in accordance with approved Final Plats must be completed and accepted by the City for each platted area prior to the issuance of a certificate of occupancy for any residence in that phase.

XIII. LIGHTING

1. Exterior lighting shall be of a style and character which is in harmony with the character of the community's overall western theme. Lighting standards in parking areas shall not exceed twenty (20) feet in height. Luminaries shall have shielded light sources to prevent glare. Pedestrian walkways shall be illuminated by light bollards or other low level lighting standards with shielded light sources. All outdoor lighting shall be designed for safety, convenience and security while minimizing sky glow, an adverse effect from illumination upon the size, enjoyment and value of nearby property and upon the appearance of the community. Examples of acceptable lighting fixtures (conceptual) are prescribed below. Lighting fixture of equivalent theme and quality may be approved by the Director of Development Services.









2. Decorative street light equipment shall have a black powder-coat finish and must be raised at least nine-inches above finished grade on a concrete pedestal.

3. A lighting plan will be submitted for approval by City staff with the construction plans of each phase and will include an example of the lighting type to ensure consistency with prior phases and adherence to the overall theme. The maximum spacing of street lights shall be 200 feet, except when needed to ensure that lights are placed at lot lines or not to interfere with geographical concerns or driveways (deviations of the 200 feet requirement must be approved by the Public Works Director or their designee). All cul-de-sacs and stub-end streets exceeding 130 feet in length, measured from the street light location at the intersection to the right-of-way line at the end of the cul-de-sac or street, shall have a decorative street light within the bulb, or in the case of a stub-end street, at the end of street barricade. Pedestrian crosswalks and intersections shall have at least one decorative street light. Four way intersections shall have two lights and shall be annotated on the lighting plan.

XIV. SIGNS

1. Community signs will be utilized as a method of both wayfinding and branding throughout the development. Sign locations will be shown on the construction plans for each phase.

2. Entry signage for the main entry points in the Chisholm Summit development must be generally provided in the character illustrated on the exhibits.

3. Wayfinding signage may be included throughout the community and used along the arterial roads, collector roads, and points of intersection to denote entries into individual neighborhoods. Any signage will be considered by separate permit and adhering to applicable ordinances. Signage should fit into the character of the community and should follow MUTCD guidelines.

4. Entry and wayfinding signage will resemble each other in such a way to identify both with the Chisholm Summit development.

XV. MULTI-FAMILY/SENIOR LIVING

1. Per the approved concept plan in the Chapter 380 Development Agreement, Multifamily development is not proposed in Development Area "A" or Development Area "B" and is not allowed unless specific action is taken by the City Council to modify the concept plan and this Planned Development ordinance is amended.

2. Architectural features shall reflect the theme of the development. The MF, multiple dwelling district shall be established to provide adequate space and site diversification for multiple-family apartments and condominium developments where the maximum density does not exceed 24 dwelling units per acre.

3. Standards for this district will be established with the Planned Development addendum or amendment as this phase is developed. Generally, the district is intended to be a mixture of high-density dwelling units that meet the requirements of the Development Agreement.

4. The area designated for Multifamily / Senior Living will be established with at least 25% focused on the "senior living" component, promoting a district in that serves the full life-cycle of a community.

5. The public trail in this area should be sufficiently connected to the buildings and with a design that is conducive to the senior population.

XVI. COMMERCIAL ELEMENTS

1. The Preliminary Concept Plan envisions a centrally-located commercial node that would be a focal point for the Chisholm Summit community, connected in a way that allows for pedestrian and vehicular movement to and from the commercial and retail operations, and has a unique sense of place that complements the community.

2. Uses for the commercial area will be established with the Planned Development ordinance as this phase is developed. Generally, the uses will be Neighborhood Service to light General Retail, providing opportunities for shops and stores while limiting the uses found in a broader commercial category.

3. Developer will evaluate a form-based code for inclusion in the Planned Development ordinance to place a focus on the building design.

XVII. COMMUNITY BUILDING(S)

1. A main Community Building will be located in the Community Park. Refer to PD attachment (e) of the Agreement for additional information and a general depiction of the conceptual layout and design. This Community Building will include at a minimum:

   a. Party rooms for HOA-member use
   b. Covered patio
   c. Fire pits
   d. Outdoor kitchen
   e. Restrooms
   f. HOA office
   g. Pedestrian connections to Community Park amenities
   h. Dedicated parking for building use
   i. Strand light plaza

2. The building space will be privately-owned and maintained by the HOA unless otherwise agreed by City. A separate water and power meter not attached to the park will be required for the building.

3. A separate community building will be considered for a neighborhood park in the area shown on the Land Use Plan as Multifamily / Senior Living.

XVIII. ATTACHMENT DESCRIPTIONS

1. The standards of this Ordinance have been further illustrated by attachments described and referenced in the above sections. The attachments are incorporated into this Ordinance by reference for all purposes. The attachments to these development standards are as follows:

a. Preliminary Concept Plan (PD attachment "a")
b. Development Sections (PD attachment "b")
c. Theme Imagery (PD attachment "c" - 2 pages)
d. Parks, Trails and Open Space (PD attachment "d")
e. Community Park Concept Design (PD attachment "e" - 3 pages)
f. Neighborhood Park Concept Design (PD attachment "e")
g. Fencing and Landscaping Design (PD attachment "g" - 2 pages)

RADevelopmentLtd

April 27, 2026

Justin Bond
Chief Operations Officer

City of Burleson Planning Department
141 W Renfro St
Burleson, TX 76028
VIA CITY SUBMITTAL PROCESS

RE: Chisholm Summit Community Park – Commercial Site Plan submittal

I. PURPOSE

This narrative letter accompanies the commercial site plan submittal for the Chisholm Summit Community Park, located on Lot CA-D, Block 1, within the City of Burleson, Johnson County, Texas. The purpose of this letter is to demonstrate that the proposed site plan is in conformance with the requirements established in the Chisholm Summit Planned Development Ordinance (CSO #5464-05-2024) and the Chapter 380 Development Agreement, as they pertain to the design and programming of the Community Park.

II. SITE OVERVIEW

The Community Park is located on a dedicated park lot of approximately 15.02 acres, consistent with the minimum 10-acre requirement established in the Planned Development Ordinance and Development Agreement. The park is being constructed concurrent with the first phase of residential development, as required. The Final Parks and Trails Plan, including all park and trail locations and parkland dedication amounts, was previously submitted and reviewed as part of the civil construction plan submittals for this phase and has received City approval. A parkland dedication summary by phase, along with a cumulative total of prior parkland dedication, was included with and approved as part of that civil construction plan review process.

The park lot is platted as a separate lot from the surrounding residential development. All public parkland will be deeded to the City upon filing of the final plat and is indicated as public parkland on the plat.

III. COMMUNITY BUILDING

The Community Park includes a Community Building of approximately 2,889 square feet, satisfying the minimum 2,400-square-foot requirement. The building is privately owned and will be maintained by the Homeowners Association (HOA). The Community Building includes the following required elements:

- Party rooms for HOA-member use
- Covered patio
- Fire pits
- Outdoor kitchen
- Restrooms
- HOA office

- Pedestrian connections to Community Park amenities
- Dedicated parking for building use
- Strand light plaza

A separate restroom building of approximately 634 square feet is also provided to serve park users. The Community Building and restroom building are located on the dedicated amenity center lot.

IV. REQUIRED PARK AMENITIES

Note: "Park Site" as referenced herein refers to the programmed portion of the common area lot exclusive of the pond and sports field areas.

The following required amenities, as established in the Planned Development Ordinance and Development Agreement, are provided on the site plan:

1. **Off-Street Parking —** Twenty (20) total parking spaces are provided, including one (1) ADA-compliant handicap space, exceeding the minimum 10-space requirement. All handicap spaces are provided in accordance with ADA standards.
2. **Playground —** A playground facility of a minimum 1,000 square feet is provided within the Park Site.
3. **Restroom —** A dedicated restroom building (approximately 634 SF) is provided and accessible to Park Site users.
4. **ADA Accessibility —** The site plan has been designed to comply with ADA accessibility standards throughout, including parking, pathways, and building access.
5. **Benches —** Benches are provided at a rate of 3 per acre across the Park Site.
6. **Picnic Tables —** Picnic tables are provided at a rate of 2 per acre across the Park Site.
7. **Trash Receptacles —** Trash receptacles are provided at a rate of 2 per acre across the Park Site.
8. **Pet Waste Stations —** Pet waste stations are provided at a rate of 1 per 1,000 linear feet of trail throughout the Park Site.
9. **Irrigated Landscape Improvements —** Full irrigation is provided throughout the Park Site. Landscape improvements cover approximately 94.15% of the site interior.
10. **Signage —** Park signage is provided and subject to approval by the City Parks Department.
11. **Drinking Fountains —** Drinking fountains are provided within the Park Site.
12. **Trails/Pathways —** Looped pathways and pedestrian trail connections are provided throughout the Park Site, linking to the surrounding neighborhood trail network.
13. **Shade Over Play Features —** A minimum of 2 shade structures are provided over the playground area.
14. **Bike Racks —** A minimum of 2 bike racks are provided within the Park Site.
15. **BBQ Pits —** BBQ pits are provided within the Park Site.
16. **Lighting —** Site lighting is provided throughout the Park Site for safety and usability during evening hours.

V. OPTIONAL PARK AMENITIES

The Planned Development Ordinance requires that the Community Park include at least 5 primary optional amenities and at least 3 secondary optional amenities. The following optional amenities are provided on the site plan, satisfying and exceeding the minimum thresholds in both categories:

Primary Optional Amenities (5 of 9 required; 5 provided):

1. **Outdoor Fitness Equipment —** A minimum of 3 fitness stations are provided within the Park Site.
2. **Sports Fields —** A minimum of 2 sports fields are provided, satisfying the minimum requirement for the Community Park.
3. **Pond —** A retention pond is incorporated as a park amenity feature, consistent with the intent of the Development Agreement to utilize stormwater management features as park amenities.
4. **Splash Pad —** A splash pad of a minimum 1,500 square feet is provided within the Park Site.
5. **Fishing Pier —** A fishing pier is provided in association with the pond, offering a passive recreation amenity for park users.

Secondary Optional Amenities (3 of 5 required; 3 provided):

1. **Natural Area —** A naturalized retention area of a minimum 25,000 square feet is incorporated into the park design, consistent with the Community Park concept plan.
2. **Public Access/Fencing —** Public access features and associated fencing are provided as shown on the site plan.
3. **Shade Structures (other than over playground) —** Additional shade structures beyond those required over the playground are provided at gathering and seating areas throughout the Park Site.

VI. CONFORMANCE STATEMENT

The proposed Community Park site plan has been designed to generally conform to the Community Park concept plan included as an exhibit in the Development Agreement and Planned Development Ordinance. The number and nature of the amenities are consistent with what is contemplated by the Agreement.

All park amenities and trails within this platted area will be installed and accepted by the City prior to final inspection approval for any residence in this phase.

Respectfully submitted,

Justin Bond

City Council Regular Meeting

DEPARTMENT: **Development Services**

FROM: **Tony D. McIlwain, Development Services Director**

MEETING: **August 17, 2026**

SUBJECT:

Consider and take possible action on a resolution approving the Chisholm Summit Community Park and Trail Plan (Phase One) in accordance with Article 9, Section 9.2 of the Chapter 380 and economic development and performance agreement with the Burleson 4A Economic Development Corporation, RA Development Ltd., Burleson Development Inc., B&G South Metro LP, Rocky and Angela Bransom, Alta Burl LP, Janice Yvonne Jackson, and the Jackson family Trust for Chisholm Summit (CSO#1775-06-2021). *(Staff contact: Tony D. McIlwain, Development Services Director)*

STRATEGIC PRIORITY AND GOAL(S):

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

SUMMARY:

Article 9 of the attached Chapter 380 and economic development and performance agreement details provisions for the Chisholm Summit Parkland Improvements. Specifically, Section 9.2 Park and Trail Plan, requires a detailed Final Parks and Trails Plan subject to City Council approval. This requested approval action involves only the Community Park and Trails Plan for Phase I of the development.

The 380 agreement requires a minimum 10-acre community park and a community building. The community park is required to be constructed with the first phase of residential development. The Developer has submitted a 15-acre community park and staff has received the construction plans for the community building. The community building is a private feature.

The community park plan satisfies the primary and secondary optional park amenities as identified in the 380 agreement.

The Developer has submitted an overall trail plan depicting 8’ to 10’ wide trails. The Developer shall construct 2,924 linear feet of 10’ concrete trails. Homebuilders will construct 8’ to 10’ wide trails along Frankel and Porter Courts. Additionally, the plan illustrates 4’ to 8’ sidewalks within Phase I. The Developer shall complete construction of the parkland improvements by final acceptance of the roadway and sewer improvements of each phase.

RECOMMENDATION:

Staff recommends approval of the resolution.

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

June 7, 2021: City Council approved the 380 agreement.

REFERENCE:

Insert CSO# 1775-06-2021

FISCAL IMPACT:

Proposed Expenditure/Revenue: n/a
Account Number(s): n/a
Fund: n/a
Account Description: n/a
Procurement Method: n/a

STAFF CONTACT:

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

Chisholm Summit Community Park and Trail Plan

City Council: August 17, 2026

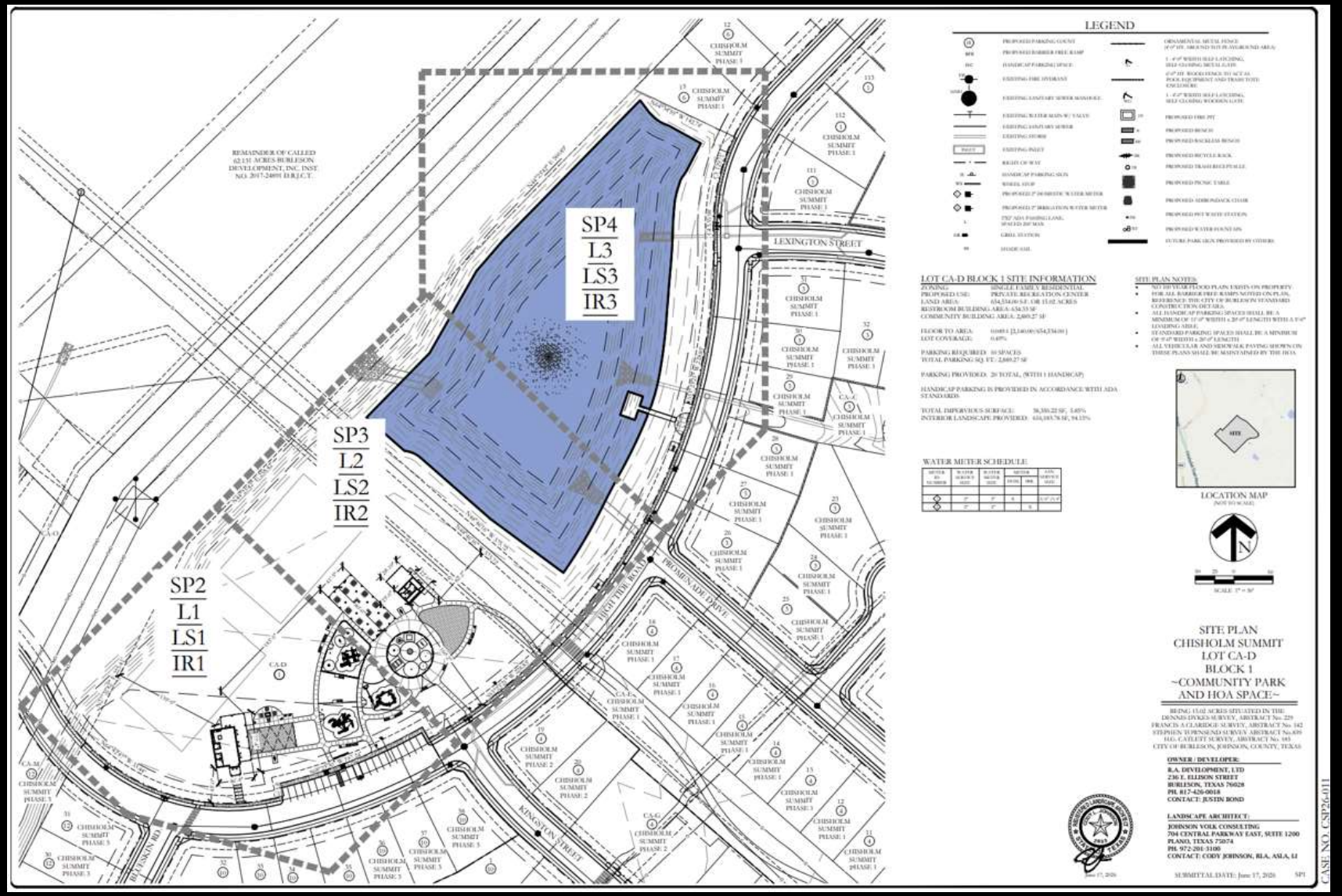
Chisholm Summit Community Park and Trail Plan

- The Chapter 380 and economic development and performance agreement for Chisholm Summit details provisions for the parkland improvements.
- Section 9.2 Park and Trail Plan, requires a detailed Final Parks and Trails Plan subject to City Council approval.
- The item before Council involves only the Community Park and Trails Plan for Phase I of the development.

Chisholm Summit Community Park

- 380 agreement requires a minimum 10-acre community park and a community building. The community park is required to be constructed with the first phase of residential development.
- Developer has submitted a 15-acre community park and staff has received the construction plans for the community building. The community building is a private feature.
- The community park plan satisfies the primary and secondary optional park amenities as identified in the 380 agreement.

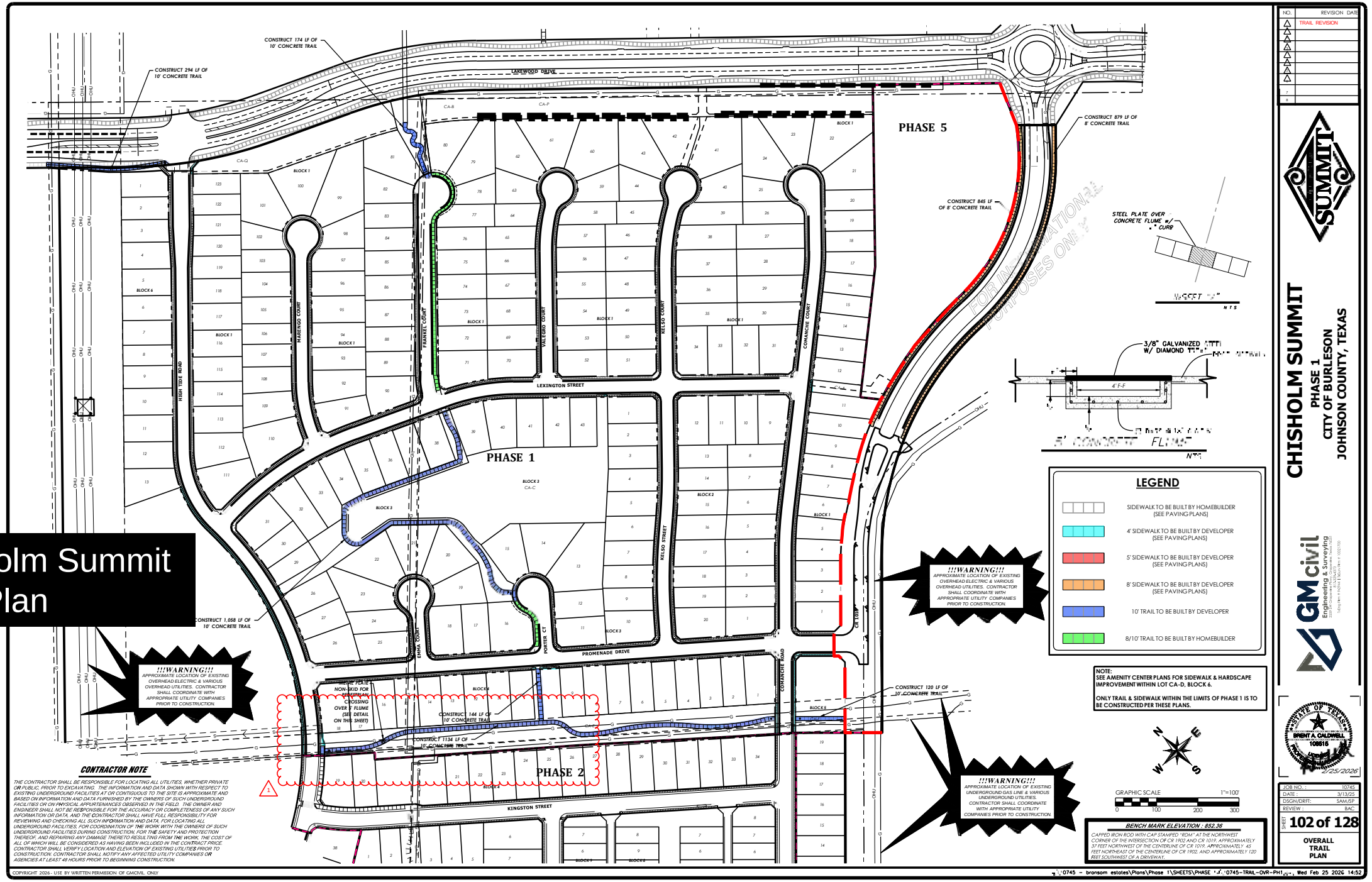
Chisholm Summit Community Park



Chisholm Summit Trail Plan

- The Developer has submitted an overall trail plan depicting 8’ to 10’ wide trails and 4’ to 8’ sidewalks within Phase I.
- The Developer shall construct 2,924 linear feet of 10’ concrete trails. Homebuilders will construct 8’ to 10’ wide trails along Frankel and Porter Courts.
- Developer shall complete construction of the parkland improvements by final acceptance of the roadway and sewer improvements of each phase.

Chisholm Summit Trail Plan



LEGEND

- SIDEWALK TO BE BUILT BY HOMEBUILDER (SEE PAVING PLANS)
- 4' SIDEWALK TO BE BUILT BY DEVELOPER (SEE PAVING PLANS)
- 5' SIDEWALK TO BE BUILT BY DEVELOPER (SEE PAVING PLANS)
- 8' SIDEWALK TO BE BUILT BY DEVELOPER (SEE PAVING PLANS)
- 10' TRAIL TO BE BUILT BY DEVELOPER
- 8/10' TRAIL TO BE BUILT BY HOMEBUILDER

NOTE:
SEE AMENITY CENTER PLANS FOR SIDEWALK & HARDSCAPE IMPROVEMENT WITHIN LOT CA-D, BLOCK 6.

ONLY TRAIL & SIDEWALK WITHIN THE LIMITS OF PHASE 1 IS TO BE CONSTRUCTED PER THESE PLANS.

GRAPHIC SCALE 1"=100'
0 100 200 300

CONTRACTOR NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA. AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

BENCH MARK ELEVATION : 852.36

CAPPED IRON ROD WITH CAP STAMPED "RDM" AT THE NORTHWEST CORNER OF THE INTERSECTION OF CR 1902 AND CR 1019, APPROXIMATELY 37 FEET NORTHWEST OF THE CENTERLINE OF CR 1019, APPROXIMATELY 45 FEET NORTHEAST OF THE CENTERLINE OF CR 1902, AND APPROXIMATELY 120 FEET SOUTHWEST OF A DRIVEWAY.

NO.	REVISION	DATE
	TRAIL REVISION	

CHISHOLM SUMMIT
PHASE 1
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

GMcivil Engineering & Surveying
2201 Double Creek Drive, Suite 4004, Round Rock, TX 78664
TBPE Firm # 18204 | TBPLS Firm # 10207700

STATE OF TEXAS
BRENT A. CALDWELL
108616
REGISTERED PROFESSIONAL ENGINEER
2/25/2026

JOB NO.:	10745
DATE:	3/13/25
DSGN/DRFT:	SAM/SP
REVIEW:	BAC
SHEET	102 of 128

OVERALL TRAIL PLAN

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Recommendation

- Staff recommends approval of the resolution approving the Chisholm Summit Community Park and Trail Plan.

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, FOR APPROVAL OF THE CHISHOLM SUMMIT COMMUNITY PARK AND TRAIL PLAN (PHASE I) IN ACCORDANCE WITH ARTICLE 9, SECTION 9.2 OF THE CHAPTER 380 AND ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT (CSO#1775-06-201) ASSOCIATED WITH THE CHISHOLM SUMMIT DEVELOPMENT.

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, a Community Park and Trail Plan (Phase I) was filed by **Justin Bond** on property located within the Chisholm Summit development area as depicted in Exhibits 1 and 2; and

WHEREAS, on August 17, 2026, the City Council made an inquiry into the matter and reviewed all the relevant information, and

WHEREAS, City Council has determined the Community Park and Trail Plan meet the requirements of Section 9.2 of the Chapter 380 and Economic and Performance Agreement approved per CSO#1775-06-2021.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THAT:

Section 1.

The City Council hereby approves the Community Park and Trail Plan as shown on Exhibits 1 and 2.

Section 2.

This resolution shall take effect immediately from and after its passage.

PASSED, APPROVED, AND SO RESOLVED by the City Council of the City of Burleson, Texas, on the _____ day of _____, 20____.

_____
Chris Fletcher, Mayor
City of Burleson, Texas

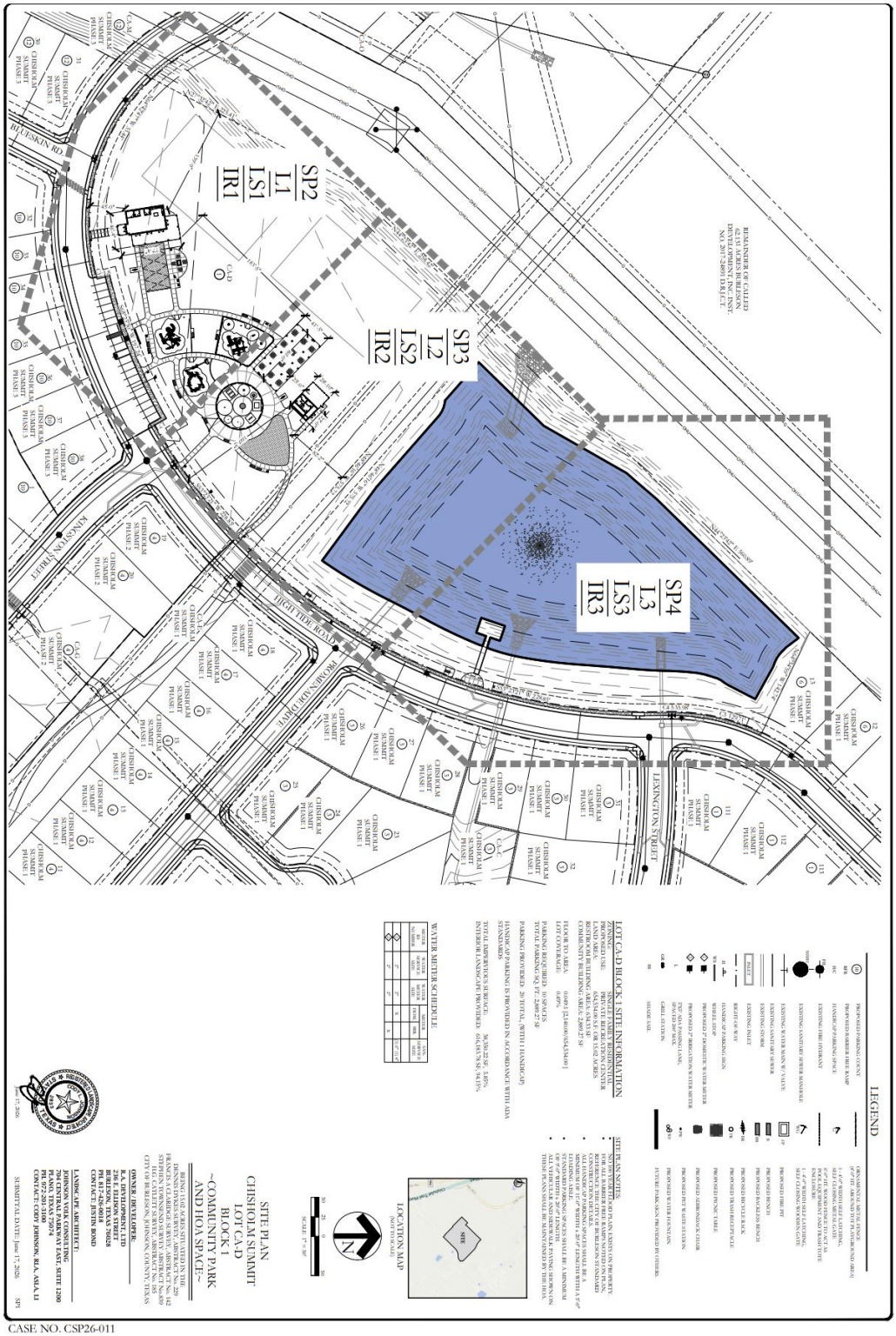
ATTEST:

Amanda Campos, City Secretary

APPROVED AS TO LEGAL FORM:

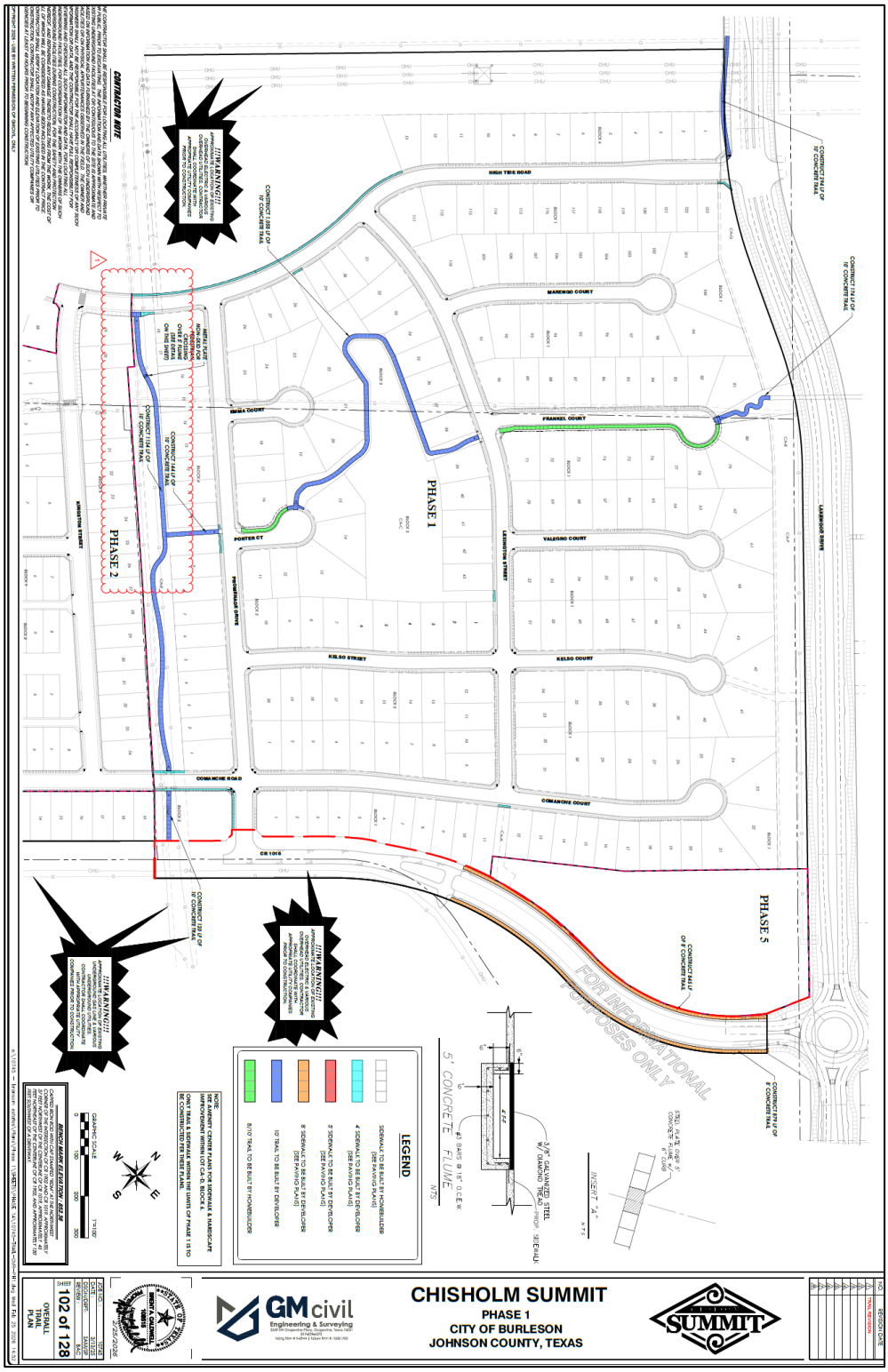
E. Allen Taylor, Jr., City Attorney

Exhibit 1



CASE NO. CSP26-011

Exhibit 2


CHISHOLM SUMMIT
PHASE 1
CITY OF BURLESON
JOHNSON COUNTY, TEXAS
GM civil
Engineering & Surveying
SUMMIT
PHASE 1
PHASE 2
PHASE 5
HIGH TIDE ROAD
MARENGO COURT
FRANKEL COURT
VALEGRO COURT
KELSO COURT
KELSO STREET
COMANCHE COURT
COMANCHE ROAD
PORTER CT
IMMA COURT
LEXINGTON STREET
PROMENADE DRIVE
LAKEWOOD DRIVE
CONTRACTOR NOTE
LEGEND
5' CONCRETE FLUME
FOR INFORMATIONAL PURPOSES ONLY
102 of 128
OVERALL TRAIL PLAN

RADevelopmentLtd

April 27, 2026

Justin Bond
Chief Operations Officer

City of Burleson Planning Department
141 W Renfro St
Burleson, TX 76028
VIA CITY SUBMITTAL PROCESS

RE: Chisholm Summit Community Park – Commercial Site Plan submittal

I. PURPOSE

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The Community Park is located on a dedicated park lot of approximately 15.02 acres, consistent with the minimum 10-acre requirement established in the Planned Development Ordinance and Development Agreement. The park is being constructed concurrent with the first phase of residential development, as required. The Final Parks and Trails Plan, including all park and trail locations and parkland dedication amounts, was previously submitted and reviewed as part of the civil construction plan submittals for this phase and has received City approval. A parkland dedication summary by phase, along with a cumulative total of prior parkland dedication, was included with and approved as part of that civil construction plan review process.

The park lot is platted as a separate lot from the surrounding residential development. All public parkland will be deeded to the City upon filing of the final plat and is indicated as public parkland on the plat.

III. COMMUNITY BUILDING

The Community Park includes a Community Building of approximately 2,889 square feet, satisfying the minimum 2,400-square-foot requirement. The building is privately owned and will be maintained by the Homeowners Association (HOA). The Community Building includes the following required elements:

- Party rooms for HOA-member use
- Covered patio
- Fire pits
- Outdoor kitchen
- Restrooms
- HOA office

- Pedestrian connections to Community Park amenities
- Dedicated parking for building use
- Strand light plaza

A separate restroom building of approximately 634 square feet is also provided to serve park users. The Community Building and restroom building are located on the dedicated amenity center lot.

IV. REQUIRED PARK AMENITIES

Note: "Park Site" as referenced herein refers to the programmed portion of the common area lot exclusive of the pond and sports field areas.

The following required amenities, as established in the Planned Development Ordinance and Development Agreement, are provided on the site plan:

1. **Off-Street Parking —** Twenty (20) total parking spaces are provided, including one (1) ADA-compliant handicap space, exceeding the minimum 10-space requirement. All handicap spaces are provided in accordance with ADA standards.
2. **Playground —** A playground facility of a minimum 1,000 square feet is provided within the Park Site.
3. **Restroom —** A dedicated restroom building (approximately 634 SF) is provided and accessible to Park Site users.
4. **ADA Accessibility —** The site plan has been designed to comply with ADA accessibility standards throughout, including parking, pathways, and building access.
5. **Benches —** Benches are provided at a rate of 3 per acre across the Park Site.
6. **Picnic Tables —** Picnic tables are provided at a rate of 2 per acre across the Park Site.
7. **Trash Receptacles —** Trash receptacles are provided at a rate of 2 per acre across the Park Site.
8. **Pet Waste Stations —** Pet waste stations are provided at a rate of 1 per 1,000 linear feet of trail throughout the Park Site.
9. **Irrigated Landscape Improvements —** Full irrigation is provided throughout the Park Site. Landscape improvements cover approximately 94.15% of the site interior.
10. **Signage —** Park signage is provided and subject to approval by the City Parks Department.
11. **Drinking Fountains —** Drinking fountains are provided within the Park Site.
12. **Trails/Pathways —** Looped pathways and pedestrian trail connections are provided throughout the Park Site, linking to the surrounding neighborhood trail network.
13. **Shade Over Play Features —** A minimum of 2 shade structures are provided over the playground area.
14. **Bike Racks —** A minimum of 2 bike racks are provided within the Park Site.
15. **BBQ Pits —** BBQ pits are provided within the Park Site.
16. **Lighting —** Site lighting is provided throughout the Park Site for safety and usability during evening hours.

V. OPTIONAL PARK AMENITIES

The Planned Development Ordinance requires that the Community Park include at least 5 primary optional amenities and at least 3 secondary optional amenities. The following optional amenities are provided on the site plan, satisfying and exceeding the minimum thresholds in both categories:

Primary Optional Amenities (5 of 9 required; 5 provided):

1. **Outdoor Fitness Equipment —** A minimum of 3 fitness stations are provided within the Park Site.
2. **Sports Fields —** A minimum of 2 sports fields are provided, satisfying the minimum requirement for the Community Park.
3. **Pond —** A retention pond is incorporated as a park amenity feature, consistent with the intent of the Development Agreement to utilize stormwater management features as park amenities.
4. **Splash Pad —** A splash pad of a minimum 1,500 square feet is provided within the Park Site.
5. **Fishing Pier —** A fishing pier is provided in association with the pond, offering a passive recreation amenity for park users.

Secondary Optional Amenities (3 of 5 required; 3 provided):

1. **Natural Area —** A naturalized retention area of a minimum 25,000 square feet is incorporated into the park design, consistent with the Community Park concept plan.
2. **Public Access/Fencing —** Public access features and associated fencing are provided as shown on the site plan.
3. **Shade Structures (other than over playground) —** Additional shade structures beyond those required over the playground are provided at gathering and seating areas throughout the Park Site.

VI. CONFORMANCE STATEMENT

The proposed Community Park site plan has been designed to generally conform to the Community Park concept plan included as an exhibit in the Development Agreement and Planned Development Ordinance. The number and nature of the amenities are consistent with what is contemplated by the Agreement.

All park amenities and trails within this platted area will be installed and accepted by the City prior to final inspection approval for any residence in this phase.

Respectfully submitted,

Justin Bond

CONSTRUCTION PLANS FOR COMMUNITY PARK AND HOA SPACE

~CHISOLM SUMMIT COMMUNITY PARK AND HOA SPACE ~

CITY OF BURLESON

JOHNSON COUNTY, TEXAS

Owner Review Only: June 17, 2026

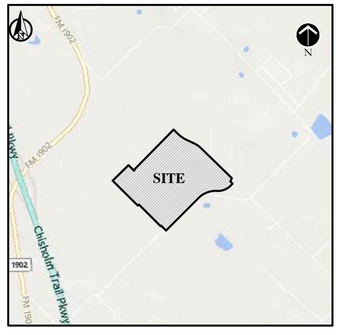
GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS AND NCTCOG 5TH EDITION.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
3. TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
4. CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF BURLESON ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, TXDOT STANDARD DRAWINGS.
7. ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
10. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
11. THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED TO EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
14. CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
15. CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
16. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
17. UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
18. CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
19. EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
20. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.

NOTE: NO VERTICAL FACILITIES OR METER BOXES WILL BE ALLOWED TO BE LOCATED WITHIN THE SIDEWALK.

BENCHMARK ELEVATION 852.36
CAPPED IRON ROD WITH CAP STAMPED "RDM" AT THE NORTHWEST CORNER OF THE INTERSECTION OF CR 1902 AND CR 1019. APPROXIMATELY 37 FEET NORTHWEST OF THE CENTERLINE OF CR 1019, APPROXIMATELY 45 FEET NORTHEAST OF THE CENTERLINE OF CR 1902, AND APPROXIMATELY 120 FEET SOUTHWEST OF A DRIVE

NOTE: ALL MATERIAL AND EQUIPMENT SHALL COME WITH A 1-YEAR WARRANTY.



LOCATION MAP
NOT TO SCALE

SHEET INDEX

OSP	OVERALL SITE PLAN
SP1-SP4	SITE PLAN
U1	UTILITY PLAN
SG1-SG7	GRADING AND DRAINAGE PLAN
SG85	GRADING AND DRAINAGE DETAILS
38-39	ULTIMATE DRAINAGE AREA MAP
SW1	SIDEWALK PLAN
L1-L3	LAYOUT PLAN
L4-L5	SPLASH PAD LAYOUT PLAN AND DETAIS
L6-L7	EROSION CONTROL PLAN AND DETAILS
L8-L16	SITE DETAILS
LS1-LS3	LANDSCAPE PLAN
LS4	LANDSCAPE SCHEDULE AND DETAILS
A2.00-A7.02	ARCHITECTURE PLANS AND DETAILS

GENERAL LANDSCAPE NOTES:

INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM FIVE FEET (5') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

REVIEWED BY:

_____ _____
CITY ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR GENERAL CONFORMANCE WITH THE CITY'S SUBDIVISION REGULATIONS, STANDARD CONSTRUCTION DETAILS AND OTHER APPLICABLE CITY ORDINANCES AND REGULATIONS. RELEASE IS BASED ON ALL REQUIREMENTS BEING MET, INCLUDING ANY REQUIRED INFORMATION NOT SPECIFICALLY ADDRESSED DURING THIS REVIEW OR SHOWN ON THESE PLANS AND UNLESS SPECIFICALLY NOTED, SHALL IN NO WAY RELIEVE OR LESSEN CONFORMANCE TO THESE REQUIREMENTS.

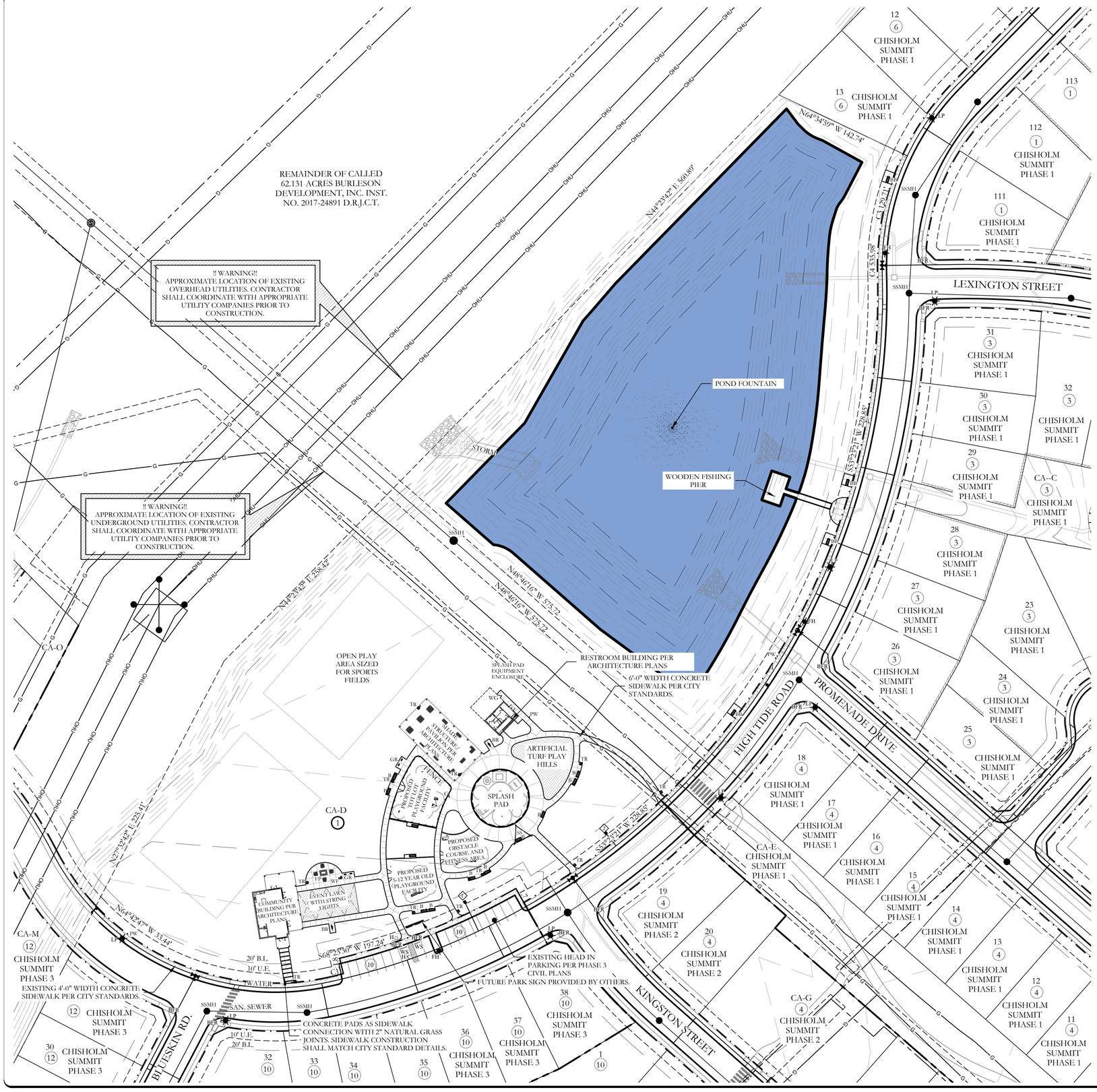
OWNER/DEVELOPER:
R.A. DEVELOPMENT, LTD
236 E. ELLISON STREET
BURLESON, TEXAS 76028
PH. 817-426-0018
CONTACT: JUSTIN BOND

CIVIL ENGINEER:
GM CIVIL ENGINEERING & SURVEYING
2559 SW GRAPEVINE PARKWAY
GRAPEVINE, TEXAS 76051
PH. 871-329-4373
CONTACT: BRENT CALDWELL

LANDSCAPE ARCHITECT:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. 972-201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CASE NO. CSP26-011



LEGEND

(10)	PROPOSED PARKING COUNT		ORNAMENTAL METAL FENCE (4'-0" HT. AROUND TOT PLAYGROUND AREA)
BFR	PROPOSED BARRIER FREE RAMP	G	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
H/C	HANDICAP PARKING SPACE		6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE
FH	EXISTING FIRE HYDRANT	WG	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE
SSMH	EXISTING SANITARY SEWER MANHOLE	FP	PROPOSED FIRE PIT
	EXISTING WATER MAIN W/ VALVE	B	PROPOSED BENCH
	EXISTING SANITARY SEWER	BB	PROPOSED BACKLESS BENCH
	EXISTING STORM	BR	PROPOSED BICYCLE RACK
INLET	EXISTING INLET	TR	PROPOSED TRASH RECEPTACLE
	RIGHT-OF-WAY		PROPOSED PICNIC TABLE
H	HANDICAP PARKING SIGN		PROPOSED ADIRONDACK CHAIR
WS	WHEEL STOP	PW	PROPOSED PET WASTE STATION
	PROPOSED 2" DOMESTIC WATER METER	WF	PROPOSED WATER FOUNTAIN
	PROPOSED 2" IRRIGATION WATER METER		FUTURE PARK SIGN PROVIDED BY OTHERS.
L	5'X5' ADA PASSING LANE, SPACED 200' MAX.		
GR	GRILL STATION		
SS	SHADE SAIL		

LOT CA-D BLOCK 1 SITE INFORMATION

ZONING: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 654,534.00 S.F. OR 15.02 ACRES
RESTROOM BUILDING AREA: 634.33 SF
COMMUNITY BUILDING AREA: 2,889.27 SF

FLOOR TO AREA: 0.049:1 [2,140.00/654,534.00]
LOT COVERAGE: 0.49%

PARKING REQUIRED: 10 SPACES
TOTAL PARKING SQ. FT.: 2,889.27 SF

PARKING PROVIDED: 20 TOTAL, (WITH 1 HANDICAP)

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

TOTAL IMPERVIOUS SURFACE: 38,350.22 SF, 5.85%
INTERIOR LANDSCAPE PROVIDED: 616,183.78 SF, 94.15%

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER		SAN. SERVICE SIZE
			DOM.	IRR.	
◇	2"	2"	X		(1) 6" (1) 4"
◇	2"	2"		X	

GENERAL NOTES:
1. THE CONTRACTOR SHALL CONTACT THE CITY'S CHIEF INSPECTOR AT 817-907-7119 AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONTRACTOR SHALL CONTACT THE JCSUD INSPECTOR THROUGH THEIR MAIN OFFICE AT 817-760-5200 AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF BURLESON STANDARD DETAILS AND SPECIFICATIONS AND IN ACCORDANCE WITH THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS PUBLIC WORKS CONSTRUCTION STANDARDS. ALL WATER IMPROVEMENTS SHALL BE ACCORDANCE JOHNSON COUNTY SPECIAL UTILITY DISTRICT STANDARD DETAILS.
4. NO VERTICAL FACILITIES OR METER BOXES WILL BE ALLOWED TO BE LOCATED WITHIN THE SIDEWALKS.
5. NOTE OMITTED PER DIRECTION FROM CITY STAFF.
6. MINIMUM DEPTH OF COVER OVER ALL WATER MAINS SHALL BE THREE AND ONE-HALF FEET.
7. THE MINIMUM HORIZONTAL SEPARATION BETWEEN ANY WATER MAIN AND A STORM DRAIN FACILITY SHALL BE EQUAL TO TWO AND ONE-HALF FEET OR HALF THE DEPTH OF WATER LINE WHICHEVER IS GREATER.
8. THE MINIMUM HORIZONTAL SEPARATION BETWEEN ANY WATER MAIN AND SANITARY SEWER MAIN SHALL BE NINE FEET MEASURE FROM OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE.
9. WHEN A WATER MAIN CROSSES OVER A SANITARY SEWER MAIN AND THE VERTICAL SEPARATION IS LESS THAN NINE FEET, THEN THE SANITARY SEWER SHALL HAVE ONE JOINT (20 FEET) OF PVC PIPE CONFORMING TO ASTM D-3035, SDR-26 INSTALLED (ASTM-2241) CENTERED ON THE WATER LINE. IN ADDITION, THE JOINT SHALL HAVE A MINIMUM OF 12 INCHES OF CEMENT STABILIZED (TWO-SACK MINIMUM) BACKFILL DIRECTLY ABOVE THE SANITARY SEWER PIPE.
10. WHEN A WATER MAIN MUST CROSS UNDER A SANITARY SEWER MAIN, THE MINIMUM SEPARATION SHALL BE 24 INCHES. IN ADDITION, THE SANITARY SEWER SHALL HAVE INSTALLED ONE JOINT (20 FEET) OF DUCTILE IRON PIPE CENTERED ON THE WATER MAIN.
11. THE MINIMUM HORIZONTAL SEPARATION BETWEEN ANY SANITARY SEWER MAIN AND A STORM DRAIN FACILITY SHALL BE EQUAL TO TWO AND ONE-HALF FEET OR ONE-HALF TIMES THE DEPTH OF THE SANITARY SEWER OR STORM DRAIN, WHICHEVER IS GREATER.
12. ALL WATERLINE FITTINGS SHALL INCORPORATE MEGALUG MECHANICAL JOINT RESTRAINTS OR APPROVED EQUAL.
13. PRIOR TO GRADING, THE CONTRACTOR OR DEVELOPER MUST OBTAIN A GRADING PERMIT FROM THE CITY. THE GRADING PERMIT WILL REQUIRE 48 HOURS NOTICE TO THE CITY AND THAT ALL EROSION CONTROL MEASURE BE INSTALLED PRIOR TO ANY GRADING.

SITE PLAN NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF BURLESON STANDARD CONSTRUCTION DETAILS.
- ALL HANDICAP PARKING SPACES SHALL BE A MINIMUM OF 11'-0" WIDTH x 20'-0" LENGTH WITH A 5'-0" LOADING AISLE.
- STANDARD PARKING SPACES SHALL BE A MINIMUM OF 9'-0" WIDTH x 20'-0" LENGTH.
- ALL VEHICULAR AND SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.



LOCATION MAP
(NOT TO SCALE)

N

50 25 0 50

SCALE 1" = 50'

OVVERALL SITE PLAN
CHISHOLM SUMMIT
LOT CA-D
BLOCK 1
~COMMUNITY PARK AND HOA SPACE~

BEING 15.02 ACRES SITUATED IN THE DENNIS DYKES SURVEY, ABSTRACT No. 229
FRANCIS A CLARIDGE SURVEY, ABSTRACT No. 142
STEPHEN TOWNSEND SURVEY ABSTRACT No.839
H.G. CATLETT SURVEY, ABSTRACT No. 185
CITY OF BURLESON, JOHNSON, COUNTY, TEXAS

OWNER / DEVELOPER:

R.A. DEVELOPMENT, LTD
236 E. ELLISON STREET
BURLESON, TEXAS 76028
PH. 817-426-0018
CONTACT: JUSTIN BOND

LANDSCAPE ARCHITECT:

JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. 972-201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 17, 2026

SUBMITTAL DATE: June 17, 2026 OSP1

CASE NO. CSP26-011

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

SP4
L3
LS3
IR3

SP3
L2
LS2
IR2

SP2
L1
LS1
IR1

LEXINGTON STREET

HIGH TIDE ROAD

PROMENADE DRIVE

KINGSTON STREET

BLUESKIN RD.

CA-O

CA-D
1

CA-M
12
CHISHOLM SUMMIT PHASE 3

CA-E
CHISHOLM SUMMIT PHASE 1

CA-G
4
CHISHOLM SUMMIT PHASE 2

CA--C
3
CHISHOLM SUMMIT PHASE 1

12
6
CHISHOLM SUMMIT PHASE 1

13
6
CHISHOLM SUMMIT PHASE 1

113
1

112
1
CHISHOLM SUMMIT PHASE 1

111
1
CHISHOLM SUMMIT PHASE 1

31
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CHISHOLM SUMMIT PHASE 1

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CHISHOLM SUMMIT PHASE 1

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CHISHOLM SUMMIT PHASE 1

19
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CHISHOLM SUMMIT PHASE 2

20
4
CHISHOLM SUMMIT PHASE 2

31
12
CHISHOLM SUMMIT PHASE 3

30
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CHISHOLM SUMMIT PHASE 3

32
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CHISHOLM SUMMIT PHASE 3

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CHISHOLM SUMMIT PHASE 3

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CHISHOLM SUMMIT PHASE 3

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CHISHOLM SUMMIT PHASE 3

36
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CHISHOLM SUMMIT PHASE 3

37
10
CHISHOLM SUMMIT PHASE 3

38
10
CHISHOLM SUMMIT PHASE 3

1
10

N64°34'59" W 142.74'
N14°23'42" E 560.89'
C3 129.71'
C4 535.08'
S52°37'21" W 226.85'
N48°40'16" W 575.72'
N48°40'16" W 575.72'
N14°23'42" E 258.42'
N27°23'42" E 225.41'
N64°32'47" W 33.44'
S06°23'30" W 107.24'
139'-9"
183'-5"
160'-3"
41'-5"
28'-10"
22'-0"
25'-0"
45'-0"
46'-3"

LEGEND

10	PROPOSED PARKING COUNT
BFR	PROPOSED BARRIER FREE RAMP
H/C	HANDICAP PARKING SPACE
FH	EXISTING FIRE HYDRANT
SSMH	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER MAIN W/ VALVE
	EXISTING SANITARY SEWER
	EXISTING STORM
INLET	EXISTING INLET
	RIGHT-OF-WAY
H	HANDICAP PARKING SIGN
WS	WHEEL STOP
	PROPOSED 2" DOMESTIC WATER METER
	PROPOSED 2" IRRIGATION WATER METER
L	5'X5' ADA PASSING LANE, SPACED 200' MAX.
GR	GRILL STATION
SS	SHADE SAIL
	ORNAMENTAL METAL FENCE (4'-0" HT. AROUND TOT PLAYGROUND AREA)
C	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
	6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE
WG	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE
FP	PROPOSED FIRE PIT
B	PROPOSED BENCH
BB	PROPOSED BACKLESS BENCH
BR	PROPOSED BICYCLE RACK
TR	PROPOSED TRASH RECEPTACLE
	PROPOSED PICNIC TABLE
	PROPOSED ADIRONDACK CHAIR
PW	PROPOSED PET WASTE STATION
WF	PROPOSED WATER FOUNTAIN
	FUTURE PARK SIGN PROVIDED BY OTHERS.

LOT CA-D BLOCK 1 SITE INFORMATION

ZONING: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 654,534.00 S.F. OR 15.02 ACRES
RESTROOM BUILDING AREA: 634.33 SF
COMMUNITY BUILDING AREA: 2,889.27 SF

FLOOR TO AREA: 0.049:1 [2,140.00/654,534.00]
LOT COVERAGE: 0.49%

PARKING REQUIRED: 10 SPACES
TOTAL PARKING SQ. FT.: 2,889.27 SF

PARKING PROVIDED: 20 TOTAL, (WITH 1 HANDICAP)

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

TOTAL IMPERVIOUS SURFACE: 38,350.22 SF, 5.85%
INTERIOR LANDSCAPE PROVIDED: 616,183.78 SF, 94.15%

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
	2"	2"	X		(1) 6" (1) 4"
	2"	2"		X	

SITE PLAN NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF BURLESON STANDARD CONSTRUCTION DETAILS.
- ALL HANDICAP PARKING SPACES SHALL BE A MINIMUM OF 11'-0" WIDTH x 20'-0" LENGTH WITH A 5'-0" LOADING AISLE.
- STANDARD PARKING SPACES SHALL BE A MINIMUM OF 9'-0" WIDTH x 20'-0" LENGTH.
- ALL VEHICULAR AND SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.



LOCATION MAP
(NOT TO SCALE)

N

50 25 0 50
SCALE 1" = 50'

SITE PLAN
CHISHOLM SUMMIT
LOT CA-D
BLOCK 1
~COMMUNITY PARK AND HOA SPACE~

BEING 15.02 ACRES SITUATED IN THE
DENNIS DYKES SURVEY, ABSTRACT No. 229
FRANCIS A CLARIDGE SURVEY, ABSTRACT No. 142
STEPHEN TOWNSEND SURVEY ABSTRACT No.839
H.G. CATLETT SURVEY, ABSTRACT No. 185
CITY OF BURLESON, JOHNSON, COUNTY, TEXAS

OWNER / DEVELOPER:
R.A. DEVELOPMENT, LTD
236 E. ELLISON STREET
BURLESON, TEXAS 76028
PH. 817-426-0018
CONTACT: JUSTIN BOND

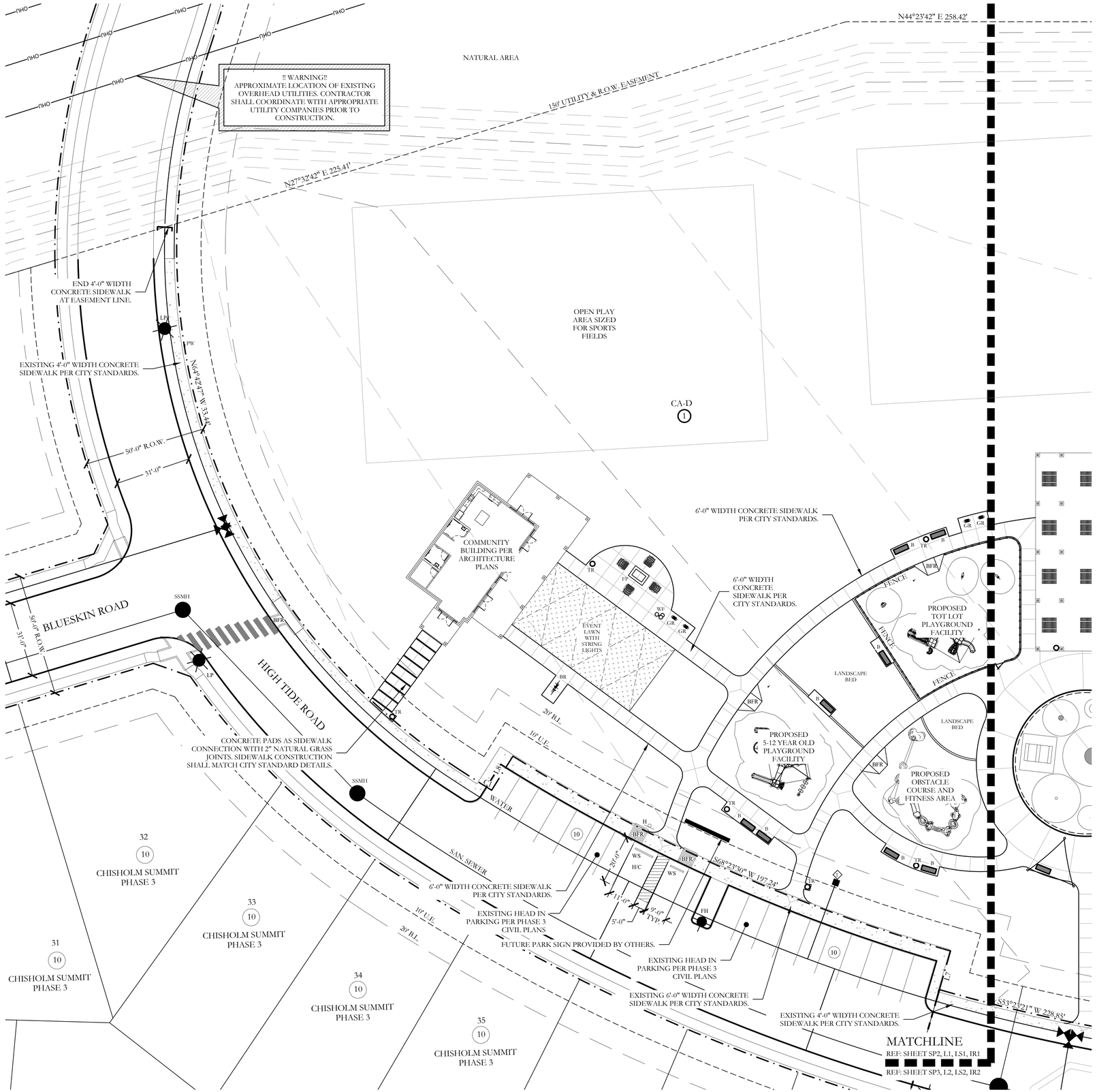
LANDSCAPE ARCHITECT:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. 972-201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 17, 2026

SUBMITTAL DATE: June 17, 2026 SP1

CASE NO. CSP26-011



LEGEND

10	PROPOSED PARKING COUNT		ORNAMENTAL METAL FENCE (4'-0" HT. AROUND TOT PLAYGROUND AREA)
BFR	PROPOSED BARRIER FREE RAMP	G	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
H/C	HANDICAP PARKING SPACE		6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE
FH	EXISTING FIRE HYDRANT	WG	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE
SSMH	EXISTING SANITARY SEWER MANHOLE	FP	PROPOSED FIRE PIT
	EXISTING WATER MAIN W/ VALVE	B	PROPOSED BENCH
	EXISTING SANITARY SEWER	BB	PROPOSED BACKLESS BENCH
	EXISTING STORM	BR	PROPOSED BICYCLE RACK
INLET	EXISTING INLET	TR	PROPOSED TRASH RECEPTACLE
	RIGHT-OF-WAY		PROPOSED PICNIC TABLE
H	HANDICAP PARKING SIGN		PROPOSED ADIRONDACK CHAIR
WS	WHEEL STOP	PW	PROPOSED PET WASTE STATION
1	PROPOSED 2" DOMESTIC WATER METER	WF	PROPOSED WATER FOUNTAIN
2	PROPOSED 2" IRRIGATION WATER METER		FUTURE PARK SIGN PROVIDED BY OTHERS.
L	5'X5' ADA PASSING LANE, SPACED 200' MAX.		
GR	GRILL STATION		
SS	SHADE SAIL		

LOT CA-D BLOCK 1 SITE INFORMATION

ZONING: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 654,534.00 S.F. OR 15.02 ACRES
RESTROOM BUILDING AREA: 634.33 SF
COMMUNITY BUILDING AREA: 2,889.27 SF

FLOOR TO AREA: 0.049:1 [2,140.00/654,534.00]
LOT COVERAGE: 0.49%

PARKING REQUIRED: 10 SPACES
TOTAL PARKING SQ. FT.: 2,889.27 SF

PARKING PROVIDED: 20 TOTAL, (WITH 1 HANDICAP)

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

TOTAL IMPERVIOUS SURFACE: 38,350.22 SF, 5.85%
INTERIOR LANDSCAPE PROVIDED: 616,183.78 SF, 94.15%

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
1	2"	2"	X		(1) 6" (1) 4"
2	2"	2"		X	

SITE PLAN NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF BURLESON STANDARD CONSTRUCTION DETAILS.
- ALL HANDICAP PARKING SPACES SHALL BE A MINIMUM OF 11'-0" WIDTH x 20'-0" LENGTH WITH A 5'-0" LOADING AISLE.
- STANDARD PARKING SPACES SHALL BE A MINIMUM OF 9'-0" WIDTH x 20'-0" LENGTH.
- ALL VEHICULAR AND SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.



LOCATION MAP
(NOT TO SCALE)



SCALE 1" = 20'

SITE PLAN
CHISHOLM SUMMIT
LOT CA-D
BLOCK 1
~COMMUNITY PARK AND HOA SPACE~

BEING 15.02 ACRES SITUATED IN THE
DENNIS DYKES SURVEY, ABSTRACT No. 229
FRANCIS A CLARIDGE SURVEY, ABSTRACT No. 142
STEPHEN TOWNSEND SURVEY ABSTRACT No.839
H.G. CATLETT SURVEY, ABSTRACT No. 185
CITY OF BURLESON, JOHNSON, COUNTY, TEXAS

OWNER / DEVELOPER:
R.A. DEVELOPMENT, LTD
236 E. ELLISON STREET
BURLESON, TEXAS 76028
PH. 817-426-0018
CONTACT: JUSTIN BOND

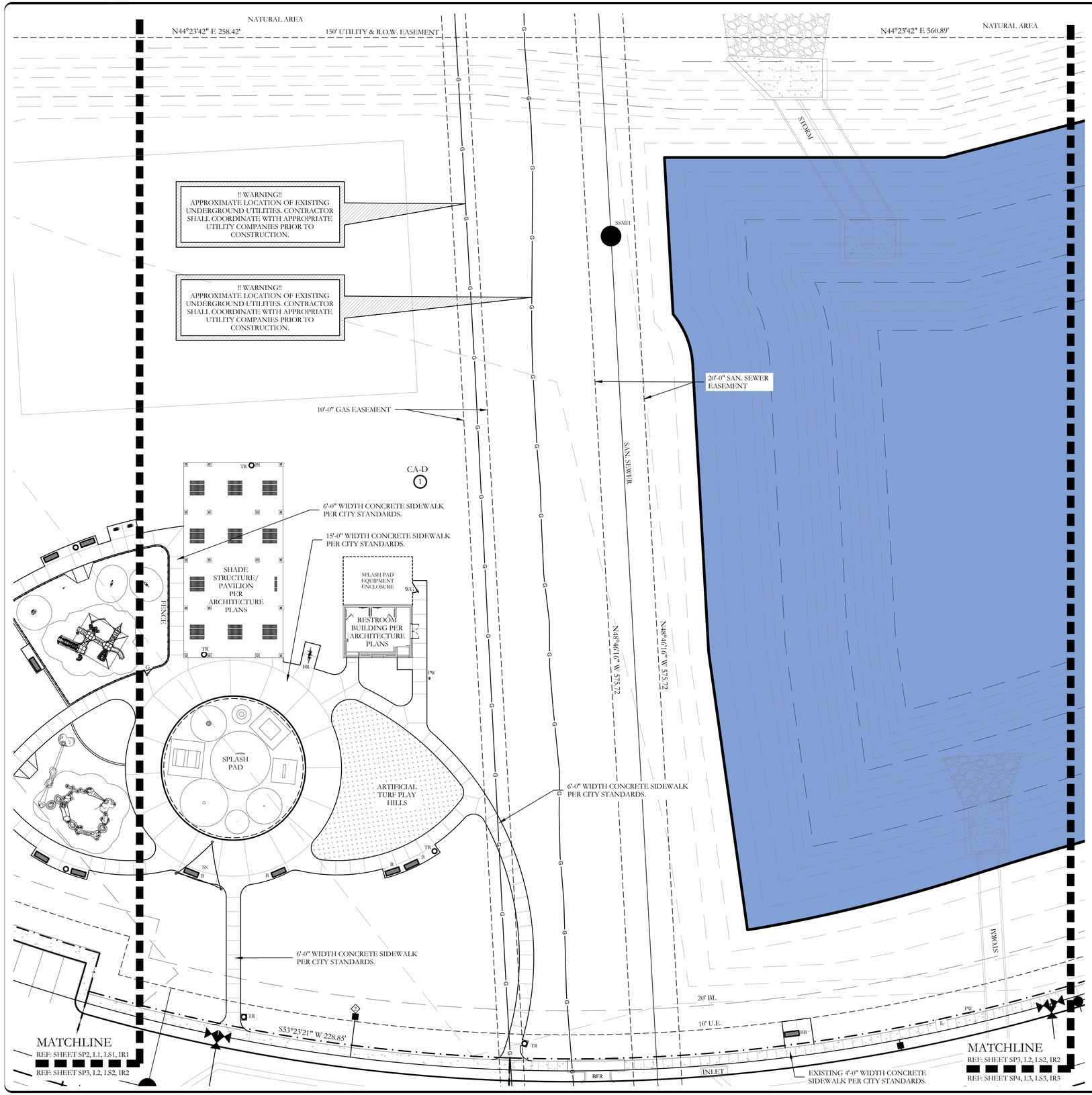
LANDSCAPE ARCHITECT:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. 972-201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 17, 2026

SUBMITTAL DATE: June 17, 2026 SP2

CASE NO. CSP26-011



LEGEND

10	PROPOSED PARKING COUNT
BFR	PROPOSED BARRIER FREE RAMP
H/C	HANDICAP PARKING SPACE
FH	EXISTING FIRE HYDRANT
SSMH	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER MAIN W/ VALVE
	EXISTING SANITARY SEWER
	EXISTING STORM
INLET	EXISTING INLET
	RIGHT-OF-WAY
H	HANDICAP PARKING SIGN
WS	WHEEL STOP
1	PROPOSED 2" DOMESTIC WATER METER
2	PROPOSED 2" IRRIGATION WATER METER
L	5'X5' ADA PASSING LANE, SPACED 200' MAX.
GR	GRILL STATION
SS	SHADE SAIL
	ORNAMENTAL METAL FENCE (4'-0" HT. AROUND TOT PLAYGROUND AREA)
G	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
	6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE
WG	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE
FP	PROPOSED FIRE PIT
B	PROPOSED BENCH
BB	PROPOSED BACKLESS BENCH
BR	PROPOSED BICYCLE RACK
TR	PROPOSED TRASH RECEPTACLE
	PROPOSED PICNIC TABLE
	PROPOSED ADIRONDACK CHAIR
PW	PROPOSED PET WASTE STATION
WF	PROPOSED WATER FOUNTAIN
	FUTURE PARK SIGN PROVIDED BY OTHERS.

LOT CA-D BLOCK 1 SITE INFORMATION

ZONING: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 654,534.00 S.F. OR 15.02 ACRES
RESTROOM BUILDING AREA: 634.33 SF
COMMUNITY BUILDING AREA: 2,889.27 SF

FLOOR TO AREA: 0.049:1 [2,140.00/654,534.00]
LOT COVERAGE: 0.49%

PARKING REQUIRED: 10 SPACES
TOTAL PARKING SQ. FT.: 2,889.27 SF

PARKING PROVIDED: 20 TOTAL, (WITH 1 HANDICAP)

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

TOTAL IMPERVIOUS SURFACE: 38,350.22 SF, 5.85%
INTERIOR LANDSCAPE PROVIDED: 616,183.78 SF, 94.15%

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
1	2"	2"	X		(1) 6" (1) 4"
2	2"	2"		X	

SITE PLAN NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF BURLESON STANDARD CONSTRUCTION DETAILS.
- ALL HANDICAP PARKING SPACES SHALL BE A MINIMUM OF 11'-0" WIDTH x 20'-0" LENGTH WITH A 5'-0" LOADING AISLE.
- STANDARD PARKING SPACES SHALL BE A MINIMUM OF 9'-0" WIDTH x 20'-0" LENGTH.
- ALL VEHICULAR AND SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.



LOCATION MAP
(NOT TO SCALE)

N

20 10 0 20

SCALE 1" = 20'

SITE PLAN
CHISHOLM SUMMIT
LOT CA-D
BLOCK 1
~COMMUNITY PARK AND HOA SPACE~

BEING 15.02 ACRES SITUATED IN THE
DENNIS DYKES SURVEY, ABSTRACT No. 229
FRANCIS A CLARIDGE SURVEY, ABSTRACT No. 142
STEPHEN TOWNSEND SURVEY ABSTRACT No.839
H.G. CAITLETT SURVEY, ABSTRACT No. 185
CITY OF BURLESON, JOHNSON, COUNTY, TEXAS

OWNER / DEVELOPER:

R.A. DEVELOPMENT, LTD
236 E. ELLISON STREET
BURLESON, TEXAS 76028
PH. 817-426-0018
CONTACT: JUSTIN BOND

LANDSCAPE ARCHITECT:

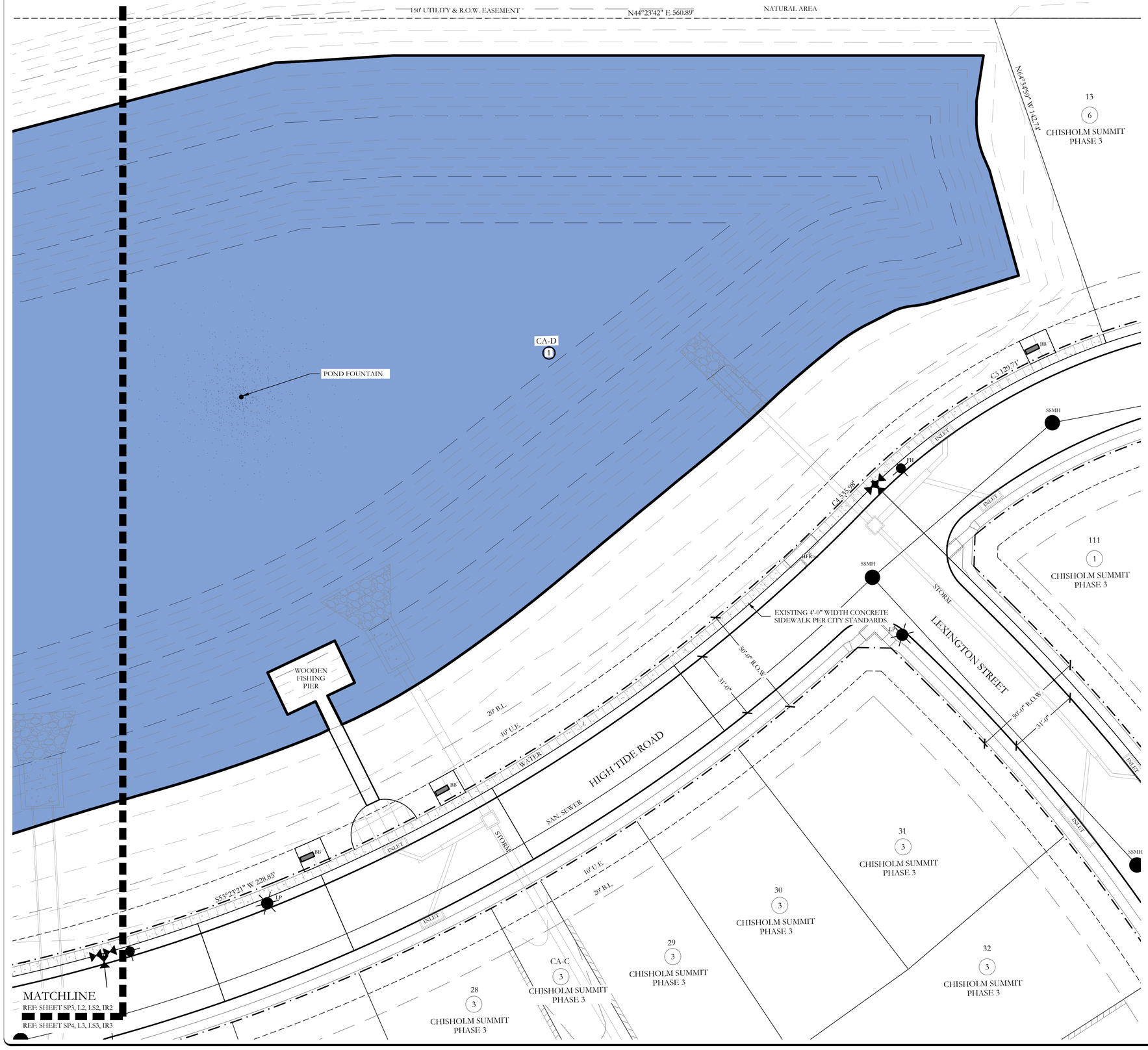
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. 972-201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 17, 2026

SUBMITTAL DATE: June 17, 2026 SP3

CASE NO. CSP26-011



LEGEND

10	PROPOSED PARKING COUNT		ORNAMENTAL METAL FENCE (4'-0" HT. AROUND TOT PLAYGROUND AREA)
BFR	PROPOSED BARRIER FREE RAMP	G	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
H/C	HANDICAP PARKING SPACE		6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE
FH	EXISTING FIRE HYDRANT	WG	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE
SSMH	EXISTING SANITARY SEWER MANHOLE	FP	PROPOSED FIRE PIT
	EXISTING WATER MAIN W/ VALVE	B	PROPOSED BENCH
	EXISTING SANITARY SEWER	BB	PROPOSED BACKLESS BENCH
	EXISTING STORM	BR	PROPOSED BICYCLE RACK
INLET	EXISTING INLET	TR	PROPOSED TRASH RECEPTACLE
	RIGHT-OF-WAY		PROPOSED PICNIC TABLE
H	HANDICAP PARKING SIGN		PROPOSED ADIRONDACK CHAIR
WS	WHEEL STOP	PW	PROPOSED PET WASTE STATION
	PROPOSED 2" DOMESTIC WATER METER	WF	PROPOSED WATER FOUNTAIN
	PROPOSED 2" IRRIGATION WATER METER		FUTURE PARK SIGN PROVIDED BY OTHERS.
L	5'X5' ADA PASSING LANE, SPACED 200' MAX.		
GR	GRILL STATION		
SS	SHADE SAIL		

LOT CA-D BLOCK 1 SITE INFORMATION

ZONING: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 43,647.12 S.F. OR 1.002 ACRES
RESTROOM BUILDING AREA: 802.00 SF
FITNESS BUILDING AREA: 1,338.00 SF

FLOOR TO AREA: 0.049:1 [2,140.00/43,647.12]
LOT COVERAGE: 0.49%

PARKING REQUIRED: 10 SPACES

PARKING PROVIDED: 20 TOTAL, (WITH 1 HANDICAP)

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

TOTAL IMPERVIOUS SURFACE: 11,672.56 SF, 26.74%
INTERIOR LANDSCAPE PROVIDED: 31,974.56 SF, 73.26%

SITE PLAN NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF BURLESON STANDARD CONSTRUCTION DETAILS.
- ALL HANDICAP PARKING SPACES SHALL BE A MINIMUM OF 11'-0" WIDTH x 20'-0" LENGTH WITH A 5'-0" LOADING AISLE.
- STANDARD PARKING SPACES SHALL BE A MINIMUM OF 9'-0" WIDTH x 20'-0" LENGTH.
- ALL VEHICULAR AND SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.



LOCATION MAP
(NOT TO SCALE)

N

20 10 0 20
SCALE 1" = 20'

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
◇1	2"	2"	X		(1) 6" (1) 4"
◇2	2"	2"		X	

SITE PLAN
CHISHOLM SUMMIT
LOT CA-D
BLOCK 1
~COMMUNITY PARK AND HOA SPACE~

BEING 15.02 ACRES SITUATED IN THE
DENNIS DYKES SURVEY, ABSTRACT No. 229
FRANCIS A CLARIDGE SURVEY, ABSTRACT No. 142
STEPHEN TOWNSEND SURVEY ABSTRACT No.839
H.G. CATLETT SURVEY, ABSTRACT No. 185
CITY OF BURLESON, JOHNSON, COUNTY, TEXAS

OWNER / DEVELOPER:
R.A. DEVELOPMENT, LTD
236 E. ELLISON STREET
BURLESON, TEXAS 76028
PH. 817-426-0018
CONTACT: JUSTIN BOND

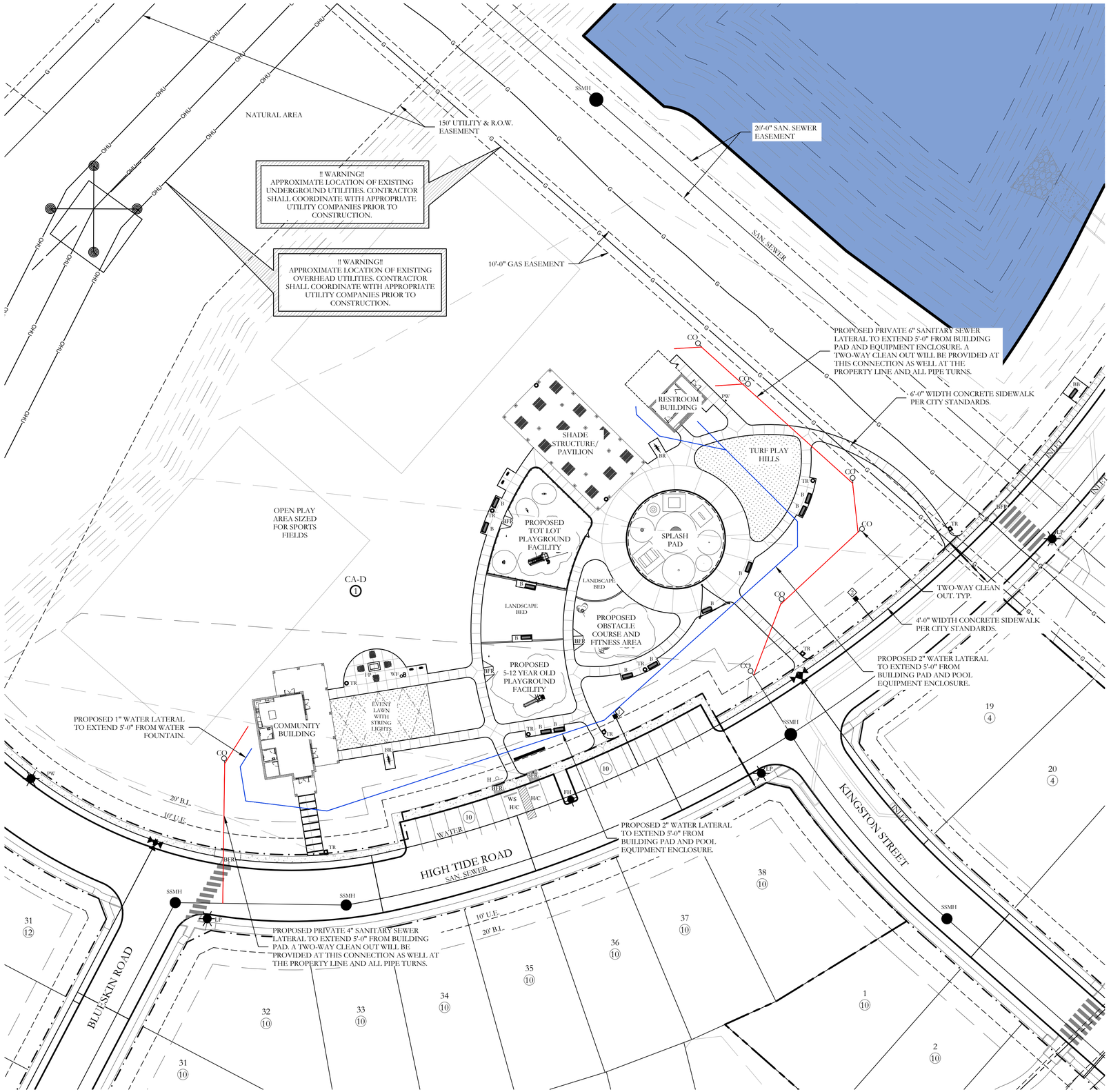
LANDSCAPE ARCHITECT:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. 972-201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 17, 2026

SUBMITTAL DATE: June 17, 2026

CASE NO. CSP26-011



LEGEND

(10)	PROPOSED PARKING COUNT
BFR	PROPOSED BARRIER FREE RAMP
H/C	HANDICAP PARKING SPACE
FH	EXISTING FIRE HYDRANT
SSMH	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER MAIN W/ VALVE
	EXISTING SANITARY SEWER
	EXISTING STORM
INLET	EXISTING INLET
	RIGHT-OF-WAY
H	HANDICAP PARKING SIGN
WS	WHEEL STOP
	PROPOSED 2" DOMESTIC WATER METER
	PROPOSED 2" IRRIGATION WATER METER
L	5'X5' ADA PASSING LANE, SPACED 200' MAX.
GR	GRILL STATION
SS	SHADE SAIL
	ORNAMENTAL METAL FENCE (4'-0" HT. AROUND TOT PLAYGROUND AREA)
G	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
	6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE
WG	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE
FP	PROPOSED FIRE PIT
B	PROPOSED BENCH
BB	PROPOSED BACKLESS BENCH
BR	PROPOSED BICYCLE RACK
TR	PROPOSED TRASH RECEPTACLE
	PROPOSED PICNIC TABLE
	PROPOSED ADIRONDACK CHAIR
PW	PROPOSED PET WASTE STATION
WF	PROPOSED WATER FOUNTAIN
	FUTURE PARK SIGN PROVIDED BY OTHERS.

UTILITY LEGEND

CO	TWO-WAY CLEAN OUT
	PROPOSED 2" WATER LATERAL TO EXTEND 5'-0" FROM BUILDING PAD AND POOL EQUIPMENT ENCLOSURE.
	PROPOSED PRIVATE 6" SANITARY SEWER LATERAL TO EXTEND 5'-0" FROM BUILDING PAD AND EQUIPMENT ENCLOSURE. A TWO-WAY CLEAN OUT WILL BE PROVIDED AT THIS CONNECTION AS WELL AT THE PROPERTY LINE AND ALL PIPE TURNS.

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
◇	2"	2"	X		(1) 6" (1) 4"
◇	2"	2"		X	

UTILITY NOTES

1. SANITARY SEWER LATERAL IS SHOWN ON PLAN TO BE LOCATED WITHIN 5'-0" FROM THE BUILDING PAD. MEP PLANS SHOW THE CONNECTION OF THE PROPOSED PLUMBING FIXTURES TO THIS LATERAL LINE. A TWO-WAY CLEAN OUT WILL BE PROVIDED AT THIS CONNECTION AS WELL AT THE PROPERTY LINE.
2. WATER LATERAL LINE IS SHOWN ON PLAN TO BE LOCATED 5'-0" FROM THE BUILDING PAD. MEP PLANS WILL SHOW THE CONNECTION OF THE PROPOSED PLUMBING FIXTURES TO THIS LATERAL LINE. A CUT-OFF DRAIN VALVE WILL BE PROVIDED INSIDE A WATER CUT-OFF BOX WITH A LOCKABLE COVER AT THIS CONNECTION.

SCALE 1" = 30'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
UTILITY PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 17, 2026

SCALE:
1" = 30'
One Inch
JVC No RAD001A

U1

CASE NO. CSP26-011

809

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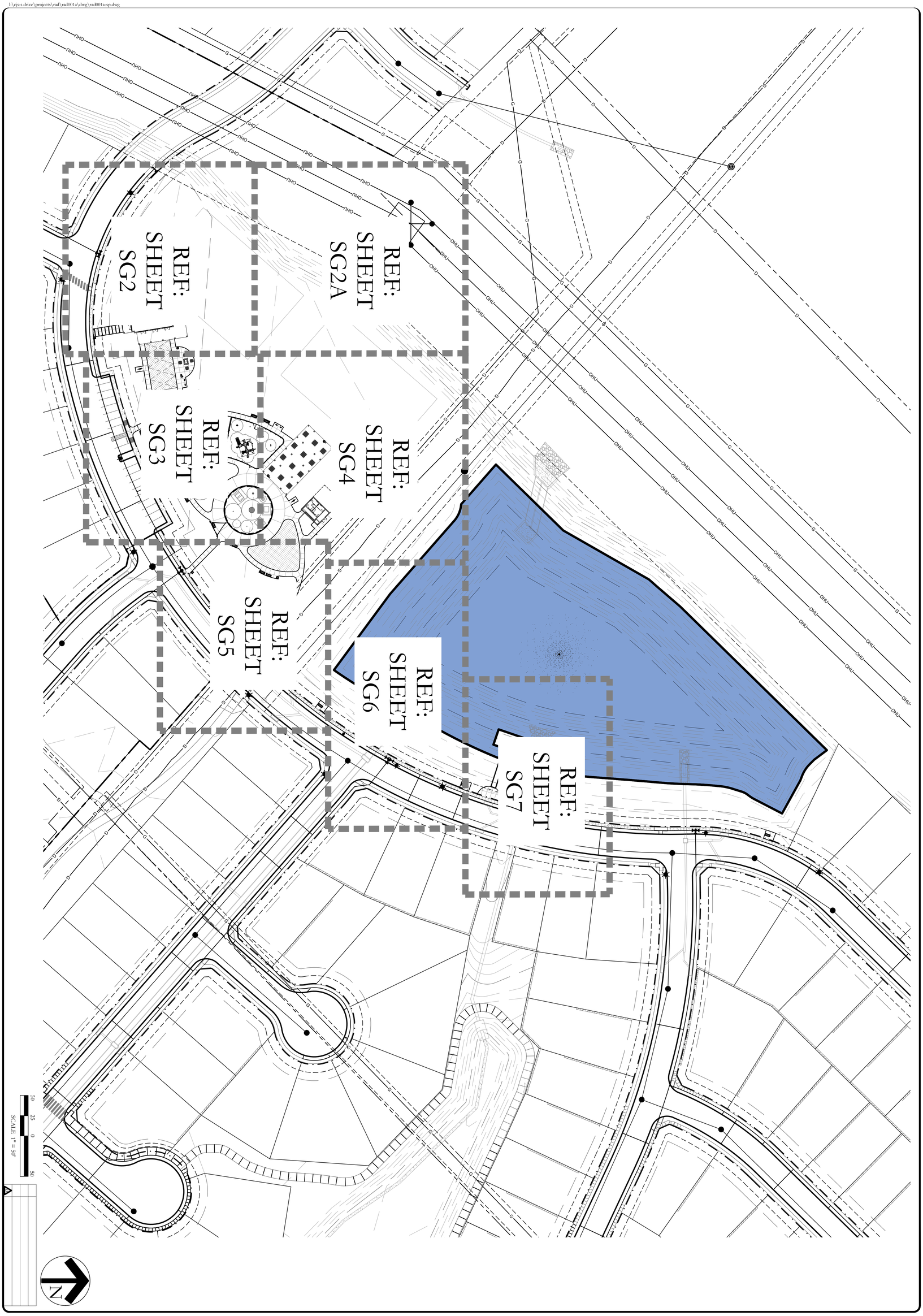


SG1 of 8

SCALE: 1" = 50'

One Inch

JVC No RAD001A

June 17, 2026

STATE OF TEXAS
REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833

COMMUNITY PARK AND HOA SPACE

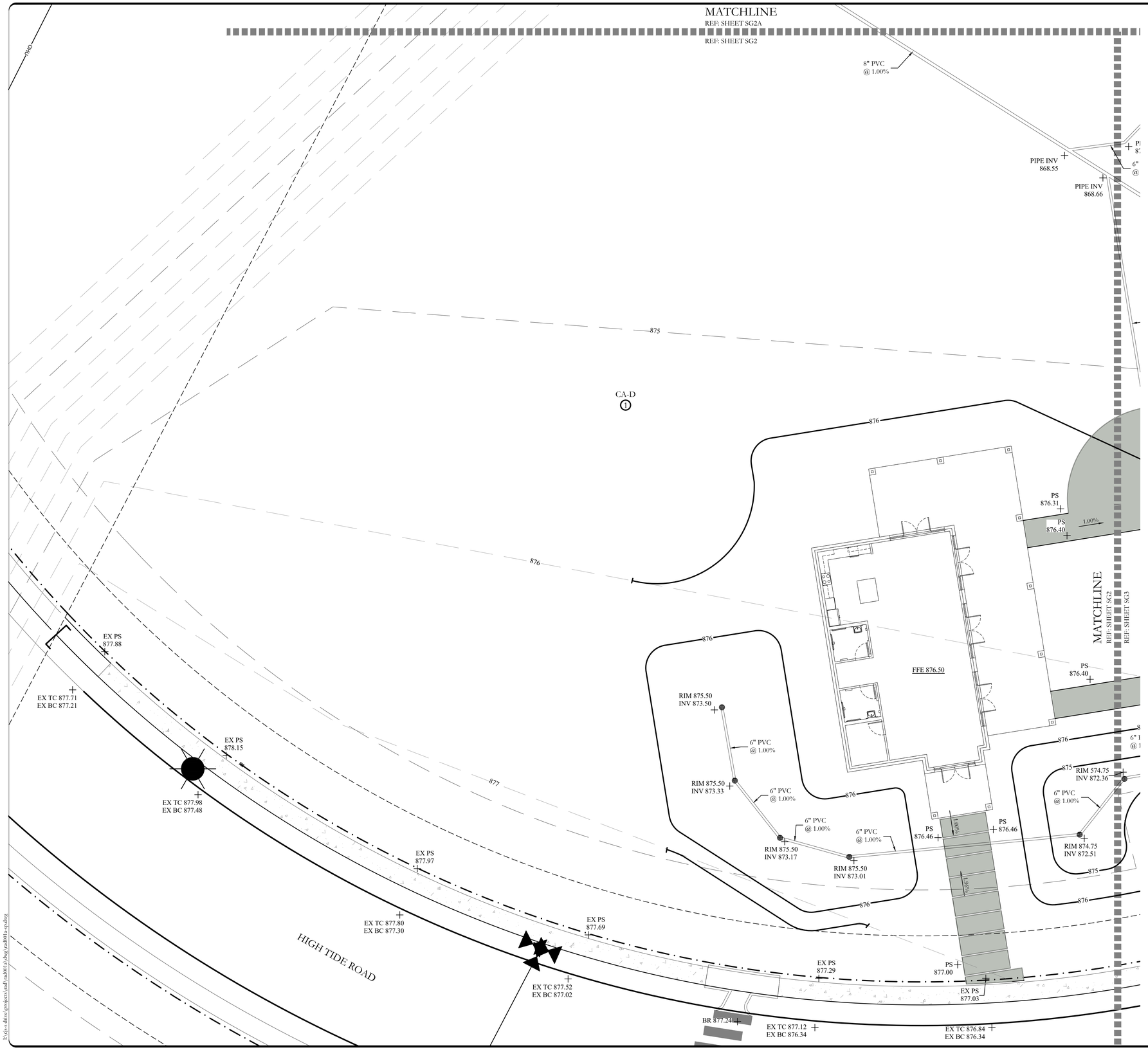
GRADING AND DRAINAGE PLAN

CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

810

CASE NO. CSP26-011



GRADING LEGEND

PC 102.9	PROPOSED SPLASH PAD COPING SPOT ELEVATION
PS 102.9	PROPOSED SIDEWALK SPOT ELEVATION
EX PS 102.9	EXISTING SIDEWALK SPOT ELEVATION
TC 102.9 BC 102.4	PROPOSED TOP AND BOTTOM OF CURB SPOT ELEVATION
EX. TC 102.9 EX. BC 102.4	EXISTING TOP AND BOTTOM OF CURB SPOT ELEVATION
TP 102.9	PROPOSED TOP OF PAVING SPOT ELEVATION
TC 102.9 BC 102.4	PROPOSED TOP AND BOTTOM OF RAMP SPOT ELEVATION
PG 102.9	PROPOSED PLAYGROUND EDGE GRADE SPOT ELEVATION
TR 102.9	PROPOSED TOP RIDGE GRADE SPOT ELEVATION
RIM 102.9	PROPOSED RIM ELEVATION OF AREA DRAIN
INV 102.4	PROPOSED BOTTOM OF DRAIN PIPE SPOT ELEVATION
FFE 876.50	PROPOSED FINISH FLOOR ELEVATION
	PROPOSED FLOW DIRECTION. 2% MAX. SLOPE IN ALL DIRECTIONS ON POOL DECK
874	PROPOSED CONTOUR
874	EXISTING CONTOUR
	R.O.W.
	12" DIA. DRAIN INLET. REFER TO DETAIL 1/SG8.
	PROPOSED 6" FRENCH DRAIN REFER TO DETAIL 2/SG8.
	PROPOSED TWO-WAY CLEANOUT DRAIN; SYMBOL N.T.S FOR CLARITY. REFER TO DETAIL 3/SG8.
	PROPOSED 6" PVC PERFORATED PIPE REFER TO DETAIL 4/SG8.
	PROPOSED DRAIN PIPE HEAD WALL REFER TO DETAIL 5/SG8.
	6" DIA. SURFACE DRAIN IN POOL DECK SYMBOL N.T.S FOR CLARITY REFER TO DETAIL 6/SG8
	PROPOSED DRAINAGE PVC OR HDPE REFER TO PLAN FOR SIZING

THE CONTRACTOR SHALL FIELD VERIFY THAT NO CROSS SLOPES FOR PEDESTRIAN PAVING EXCEED 2%.

EXISTING SIDEWALK

PROPOSED CONCRETE

GRADING NOTES

1. TOP SOIL SHALL NOT BE REMOVED FROM RESIDENTIAL LOTS OR USED AS SPOIL, BUT SHALL BE STRIPPED AND REDISTRIBUTED SO AS TO PROVIDE AT LEAST SIX (6) INCHES OF COVER ON THE LOTS, PARKWAYS AND MEDIANS. PERMANENT EROSION CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS.
2. TEMPORARY EROSION CONTROL SHALL BE USED TO MINIMIZE THE SPREAD OF SILT AND MUD FROM THE PROJECT ON TO EXISTING STREETS, ALLEYS, DRAINAGEWAYS AND PUBLIC AND PRIVATE PROPERTY. TEMPORARY EROSION CONTROLS MAY INCLUDE SILT FENCES, STRAW BALES, BERMS, DIKES, SWALES, STRIPS OF UNDISTURBED VEGETATION, CHECK DAMS AND OTHER METHODS AS REQUIRED BY THE CITY ADMINISTRATOR OR HIS REPRESENTATIVE AND AS SPECIFIED IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION (N.C.T.C.O.G) BMP MANUAL.
3. ALL STREET RIGHTS-OF-WAY, REGARDLESS OF SLOPE; ALL FINISHED GRADE SLOPES THAT ARE STEEPER THAN 6:1; AND THE FLOW LINES OF ALL DRAINAGE DITCHES AND SWALES SHALL BE COMPLETELY COVERED WITH EROSION CONTROL MATTING AS SPECIFIED IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION (N.C.T.C.O.G) BMP MANUAL.
4. GRASS SHALL BE ESTABLISHED ON THE SLOPES OF ALL DRAINAGE CHANNELS THAT ARE STEEPER THAN 6:1. GRASS SHALL MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE TEXAS DEPARTMENT OF TRANSPORTATION.
5. ALL PERMEABLE SURFACES WITHIN THE DEVELOPMENT SHALL BE GRADED TO A SMOOTH AND UNIFORM APPEARANCE THAT CAN BE EASILY MOWED WITH A SMALL RESIDENTIAL RIDING LAWN MOWER.
6. COMPACTING AREA TO BE FILLED: AFTER THE AREA TO BE FILLED IS CLEARED AND SCARIFIED, THE SUBGRADE SOILS SHALL BE COMPACTED MECHANICALLY TO AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) AND AT A MOISTURE CONTENT WITHIN 3 PERCENTAGE POINTS OF THE MATERIALS OPTIMUM MOISTURE.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TOPSOIL FOR CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AROUND AND DIRECTING DRAINAGE AWAY FROM THE BUILDING, POOL, AND PLAYGROUND AREA.
9. ALL SIDEWALK PAVING SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE WITH A MAX. 2% CROSS SLOPE IN ACCORDANCE WITH TEXAS ACCESSIBILITY STANDARDS (TAS). CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO REQUIREMENTS.

10 5 0 10
SCALE 1" = 10'

N

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CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
GRADING AND DRAINAGE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 17, 2026

SCALE:
1" = 10'
One Inch

JVC No RAD001A

SG2 of 8

CASE NO. CSP26-011

811

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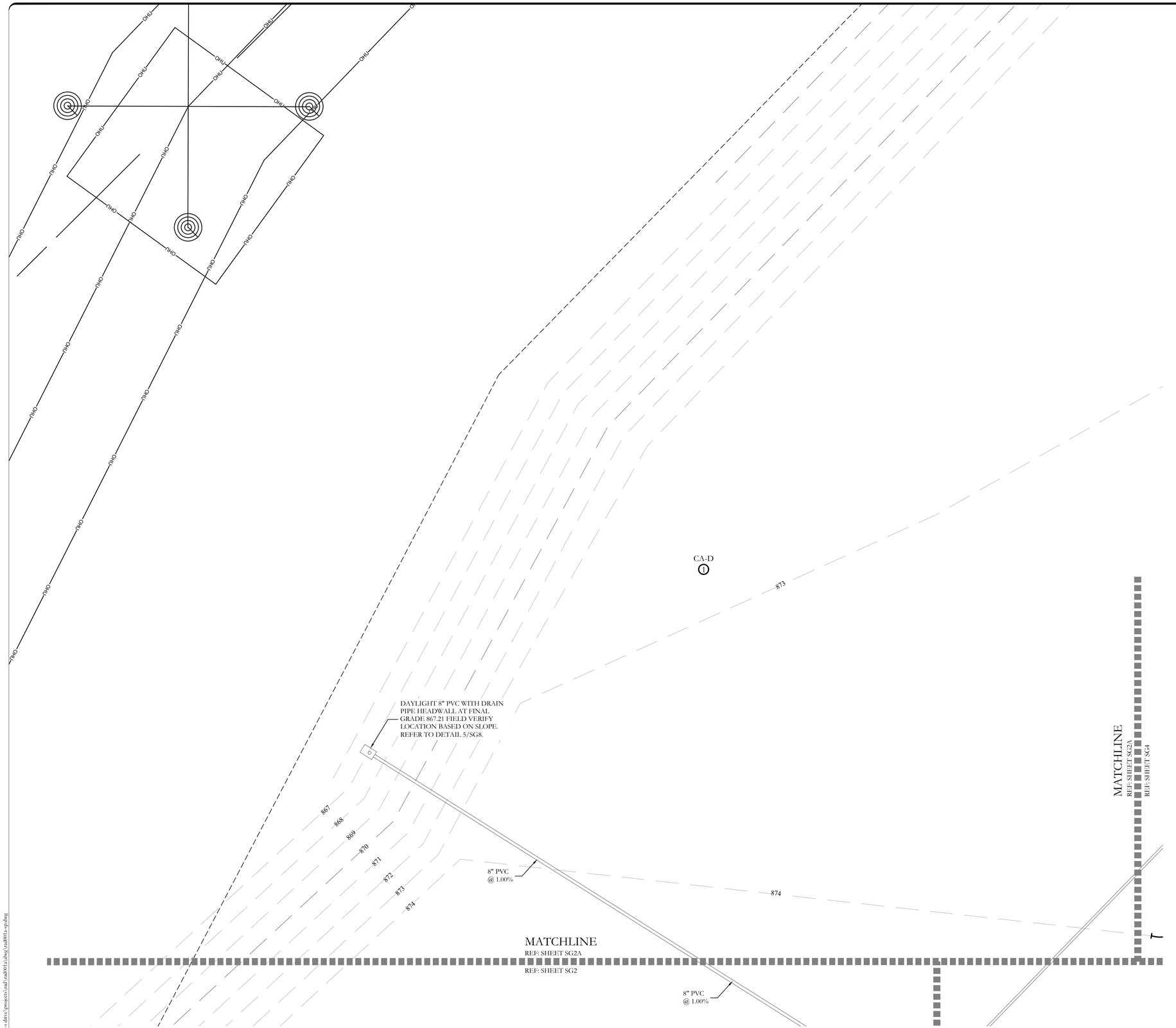

GRADING LEGEND

PC 102.9	PROPOSED SPLASH PAD COPING SPOT ELEVATION
PS 102.9	PROPOSED SIDEWALK SPOT ELEVATION
EX PS 102.9	EXISTING SIDEWALK SPOT ELEVATION
TC 102.9 BC 102.4	PROPOSED TOP AND BOTTOM OF CURB SPOT ELEVATION
EX. TC 102.9 EX. BC 102.4	EXISTING TOP AND BOTTOM OF CURB SPOT ELEVATION
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TR 102.9	PROPOSED TOP RIDGE GRADE SPOT ELEVATION
RIM 102.9	PROPOSED RIM ELEVATION OF AREA DRAIN
INV 102.4	PROPOSED BOTTOM OF DRAIN PIPE SPOT ELEVATION
FFE 876.50	PROPOSED FINISH FLOOR ELEVATION
	PROPOSED FLOW DIRECTION. 2% MAX. SLOPE IN ALL DIRECTIONS ON POOL DECK
874	PROPOSED CONTOUR
874	EXISTING CONTOUR
	R.O.W.
	12" DIA. DRAIN INLET. REFER TO DETAIL 1/SG8.
	PROPOSED 6" FRENCH DRAIN REFER TO DETAIL 2/SG8.
	PROPOSED TWO-WAY CLEANOUT DRAIN; SYMBOL N.T.S FOR CLARITY. REFER TO DETAIL 3/SG8.
	PROPOSED 6" PVC PERFORATED PIPE REFER TO DETAIL 4/SG8.
	PROPOSED DRAIN PIPE HEAD WALL REFER TO DETAIL 5/SG8.
	6" DIA. SURFACE DRAIN IN POOL DECK SYMBOL N.T.S FOR CLARITY REFER TO DETAIL 6/SG8
	PROPOSED DRAINAGE PVC OR HDPE REFER TO PLAN FOR SIZING

THE CONTRACTOR SHALL FIELD VERIFY THAT NO CROSS SLOPES FOR PEDESTRIAN PAVING EXCEED 2%.

EXISTING SIDEWALK

PROPOSED CONCRETE

10 5 0 10

SCALE 1" = 10'

N

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COMMUNITY PARK AND HOA SPACE
GRADING AND DRAINAGE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 17, 2026

SCALE:
1" = 10'
One Inch
JVC No RAD001A

SG2A of 8

CASE NO. CSP26-011

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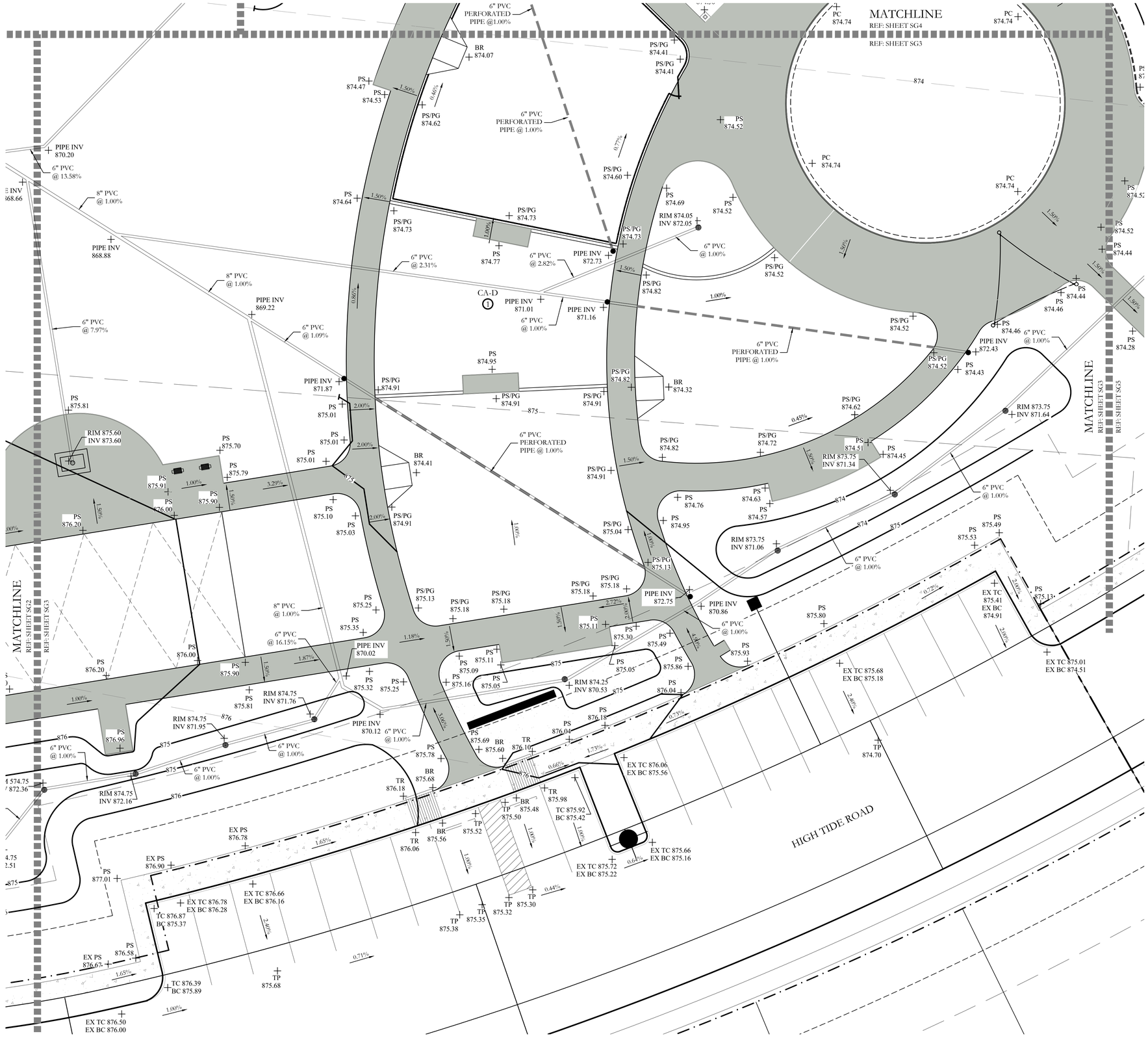
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REF: SHEET SG4
REF: SHEET SG3
MATCHLINE
REF: SHEET SG3
REF: SHEET SG5
MATCHLINE
REF: SHEET SG2
REF: SHEET SG3
HIGH TIDE ROAD
CA-D
6" PVC PERFORATED PIPE @1.00%
6" PVC PERFORATED PIPE @ 1.00%
6" PVC PERFORATED PIPE @ 1.00%
6" PVC PERFORATED PIPE @ 1.00%
6" PVC PERFORATED PIPE @ 1.00%
PIPE INV 870.20
6" PVC @ 13.58%
8" PVC @ 1.00%
PIPE INV 868.88
8" PVC @ 1.00%
PIPE INV 869.22
6" PVC @ 7.97%
6" PVC @ 1.09%
6" PVC @ 2.31%
6" PVC @ 2.82%
PIPE INV 872.73
PIPE INV 871.01
PIPE INV 871.16
6" PVC @ 1.00%
PIPE INV 871.87
RIM 875.60 INV 873.60
RIM 873.75 INV 871.64
RIM 873.75 INV 871.34
RIM 873.75 INV 871.06
RIM 874.05 INV 872.05
RIM 874.25 INV 870.53
RIM 874.75 INV 871.76
RIM 874.75 INV 871.95
RIM 874.75 INV 872.16
PIPE INV 870.02
PIPE INV 870.12
6" PVC @ 1.00%
PIPE INV 872.75
PIPE INV 870.86
6" PVC @ 1.00%
PIPE INV 872.43
6" PVC @ 1.00%
6" PVC @ 16.15%
BR 874.07
BR 874.32
BR 874.41
BR 875.60
BR 875.68
BR 875.56
BR 875.48
TP 875.50
TP 875.52
TP 875.32
TP 875.30
TP 875.38
TP 875.35
TP 875.68
TP 874.70
TR 876.10
TR 875.98
TR 876.18
TR 876.06
TC 875.92 BC 875.42
TC 876.87 BC 875.37
TC 876.39 BC 875.89
EX TC 875.41 EX BC 874.91
EX TC 875.01 EX BC 874.51
EX TC 875.68 EX BC 875.18
EX TC 876.06 EX BC 875.56
EX TC 875.66 EX BC 875.16
EX TC 875.72 EX BC 875.22
EX TC 876.78 EX BC 876.28
EX TC 876.66 EX BC 876.16
EX TC 876.50 EX BC 876.00
EX PS 876.78
EX PS 876.90
EX PS 876.67
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PS/PG 874.73
PS/PG 874.82
PS/PG 874.82
PS/PG 874.62
PS/PG 874.72
PS/PG 874.52
PS/PG 874.52
PS 874.52
PS 874.52
PS

GRADING LEGEND

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874	EXISTING CONTOUR
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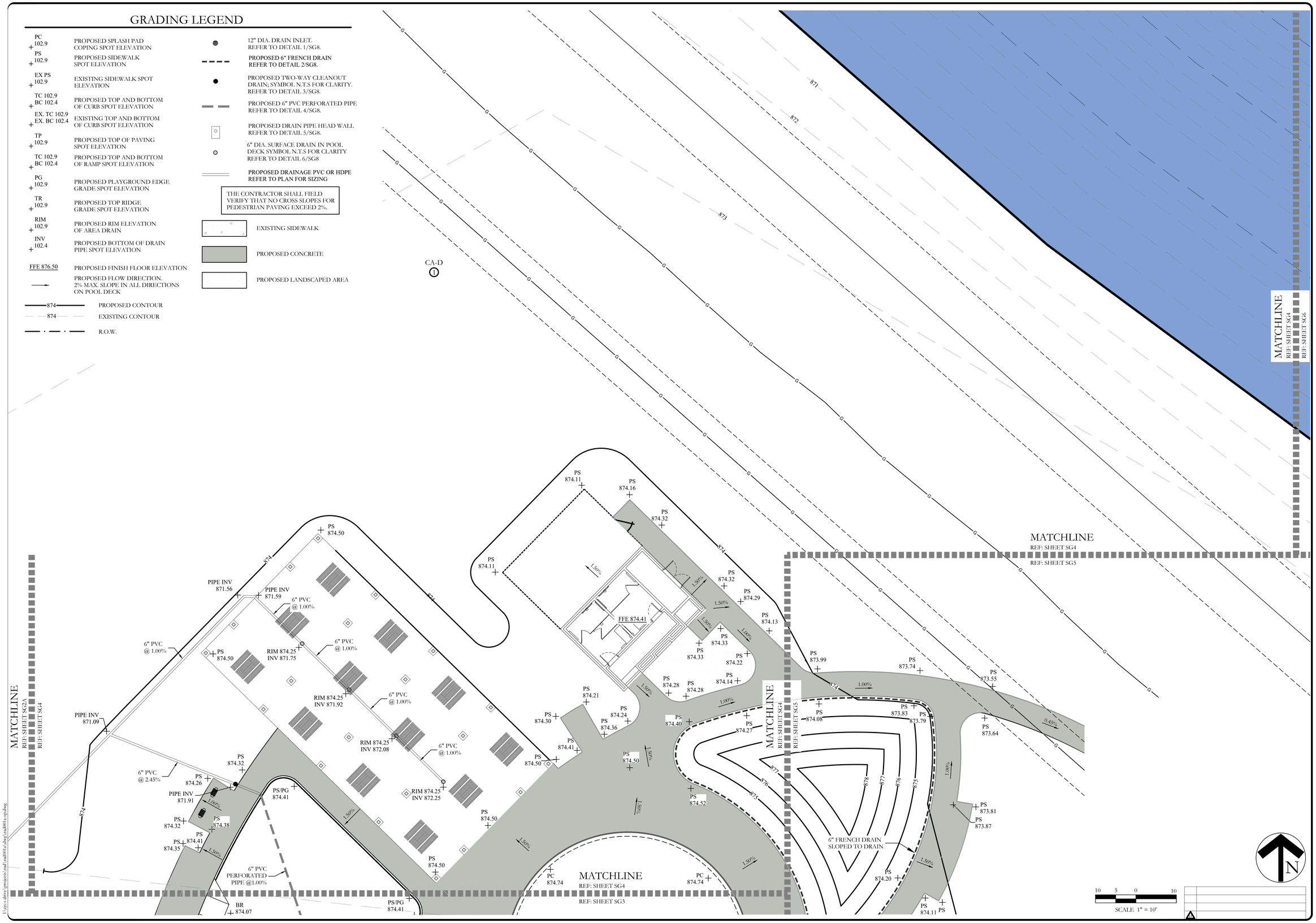
EXISTING SIDEWALK

PROPOSED CONCRETE

PROPOSED LANDSCAPED AREA



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CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
GRADING AND DRAINAGE PLAN

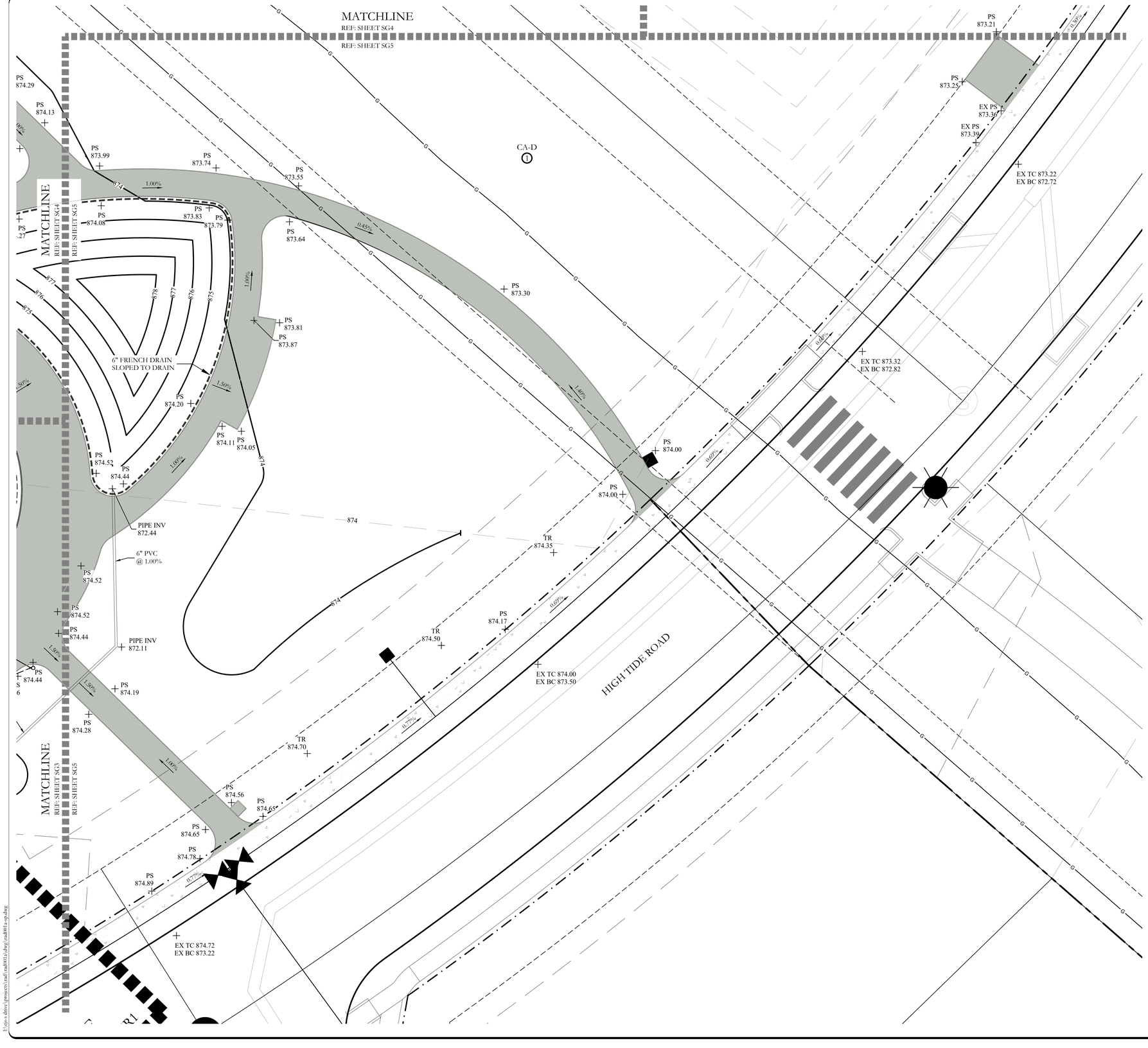
REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 17, 2026

SCALE:
1" = 10'
One Inch
JVC No RAD001A

SG4 of 8

CASE NO. CSP26-011

814



GRADING LEGEND

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THE CONTRACTOR SHALL FIELD VERIFY THAT NO CROSS SLOPES FOR PEDESTRIAN PAVING EXCEED 2%.

EXISTING SIDEWALK

PROPOSED CONCRETE

10 5 0 10

SCALE 1" = 10'

N

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CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE

GRADING AND DRAINAGE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 17, 2026

SCALE:
1" = 10'
One Inch
JVC No RAD001A

SG5 of 8

CASE NO. CSP26-011

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MATCHLINE
REF: SHEET SG7
REF: SHEET SG6

MATCHLINE
REF: SHEET SG4
REF: SHEET SG6

CA-D
1

PS
873.59

PS
873.70

PS
873.65

0.48%

EX PS
873.93

EX TC 873.76
EX BC 873.26

HIGH TIDE ROAD

EX TC 873.81
EX BC 873.31

PS
873.21

PS

0.80%

GRADING LEGEND

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EXISTING SIDEWALK

PROPOSED CONCRETE

N

10 5 0 10

SCALE 1" = 10'

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JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
GRADING AND DRAINAGE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 17, 2026

SCALE:
1" = 10'
One Inch
JVC No RAD001A

SG6 of 8

CASE NO. CSP26-011

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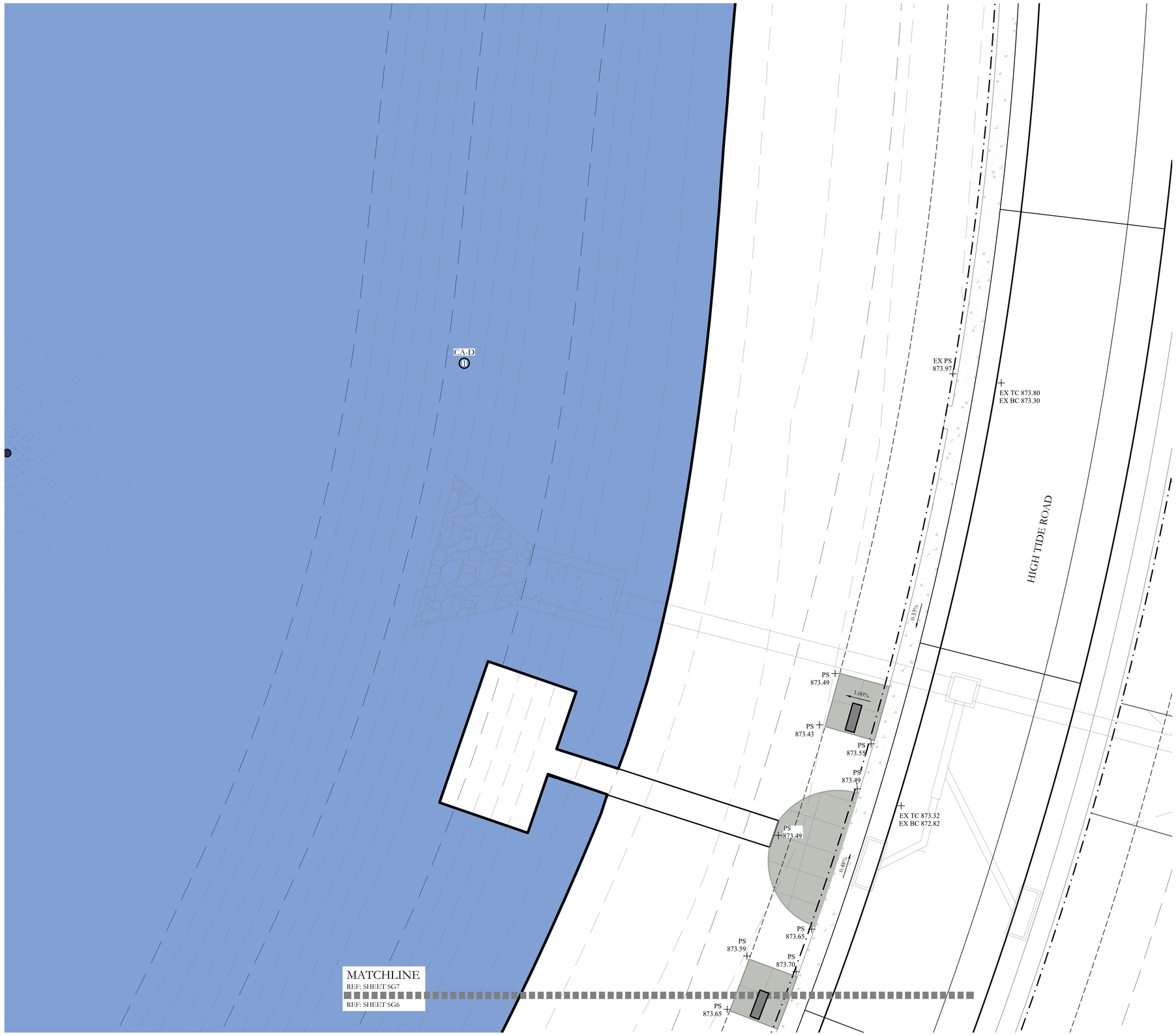

GRADING LEGEND

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EXISTING SIDEWALK

PROPOSED CONCRETE

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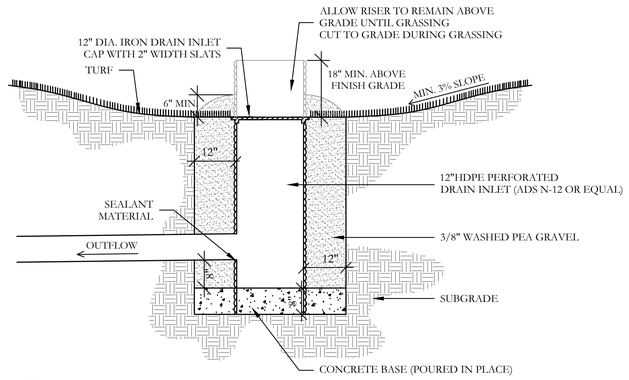
2833
STATE OF TEXAS

June 17, 2026

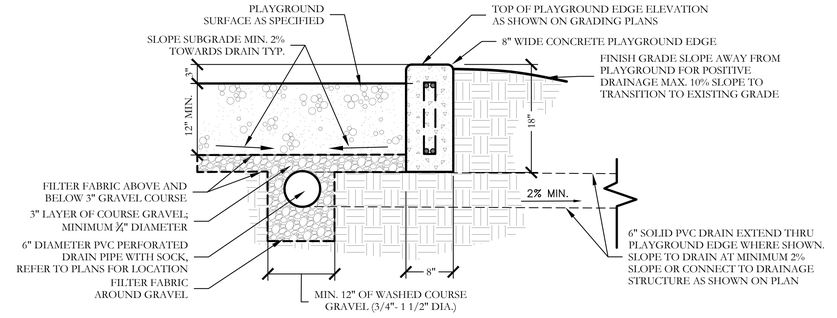
SCALE:
1" = 10'
One Inch
JVC No RAD001A

SG7 of 8

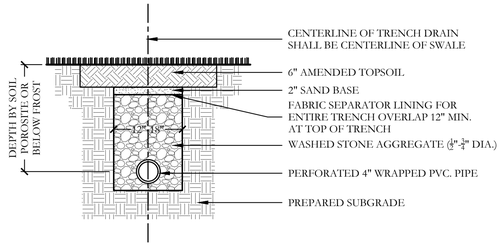
CASE NO. CSP26-011



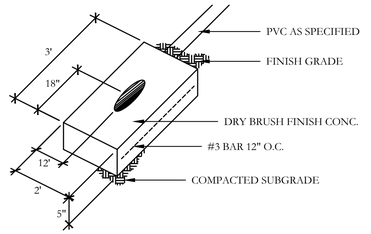
1 DRAIN INLET DETAIL
SECTION
NOT TO SCALE

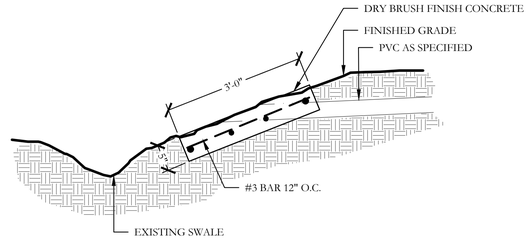


4 PLAYGROUND DRAIN DETAIL
SECTION
SCALE: 1"= 1'-0"

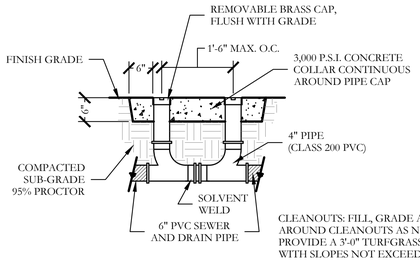


2 FRENCH DRAIN DETAIL
SECTION
NOT TO SCALE

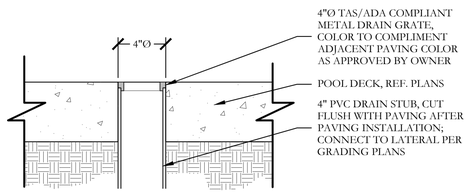




5 DRAIN PIPE HEADWALL
SECTION
NOT TO SCALE



3 TWO-WAY CLEANOUT
SECTION
NOT TO SCALE



6 DECK DRAIN
SECTION
NOT TO SCALE

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
GRADING AND DRAINAGE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 17, 2026

SCALE:
REFER TO DETAILS
One Inch

JVC No RAD001A

SG8 of 8

CASE NO. CSP26-011

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SIDEWALK LEGEND

PROPOSED 15'-0" SPLASH PAD DECK:

PROPOSED 6'-0" SIDEWALK:

PROPOSED 4" THICK CONCRETE PAD FOR SITE FURNITURE:

PROPOSED CONCRETE PAD WITH TURF JOINT:

EXISTING 6'-0" SIDEWALK:

EXISTING 4'-0" SIDEWALK:

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

!! WARNING!!
APPROXIMATE LOCATION OF EXISTING OVERHEAD UTILITIES. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

!! WARNING!!
APPROXIMATE LOCATION OF EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

POND FOUNTAIN

WOODEN FISHING PIER

OPEN PLAY AREA SIZED FOR SPORTS FIELDS

RESTROOM BUILDING PER ARCHITECTURE PLANS

SPLASH PAD EQUIPMENT ENCLOSURE

ARTIFICIAL TURF PLAY HILLS

SPLASH PAD

PROPOSED TOT LOT AND PLAYGROUND FACILITY

PROPOSED OBSTACLE COURSE AND FITNESS AREA

PROPOSED 5-12 YEAR OLD PLAYGROUND FACILITY

EVENT LAWN WITH STRING LIGHTS

COMMUNITY BUILDING PER ARCHITECTURE PLANS

SHADE STRUCTURE PAVILION PER ARCHITECTURE PLANS

FENCE

LEXINGTON STREET

HIGH TIDE ROAD

PROMENADE DRIVE

KINGSTON STREET

BLUESKIN RD.

CA-D (1)

CA-O

CA-M (12) CHISHOLM SUMMIT PHASE 3

CA-E CHISHOLM SUMMIT PHASE 1

CA-G (4) CHISHOLM SUMMIT PHASE 2

CA--C (3) CHISHOLM SUMMIT PHASE 1

CHISHOLM SUMMIT PHASE 1

CHISHOLM SUMMIT PHASE 2

CHISHOLM SUMMIT PHASE 3

N64°34'59" W 142.74'

N14°23'42" E 560.89'

C4 129.71'

C4 535.08'

S57°52'37" W 229.85'

N48°46'16" W 575.22'

N14°23'42" E 258.42'

N27°23'42" E 225.41'

N64°23'47" W 33.44'

S68°23'30" W 197.24'

SCALE 1" = 50'

50 25 0 50

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CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE

SIDEWALK PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 17, 2026

SCALE:
1" = 50'
One Inch
JVC No RAD001A

CASE NO. CSP26-011

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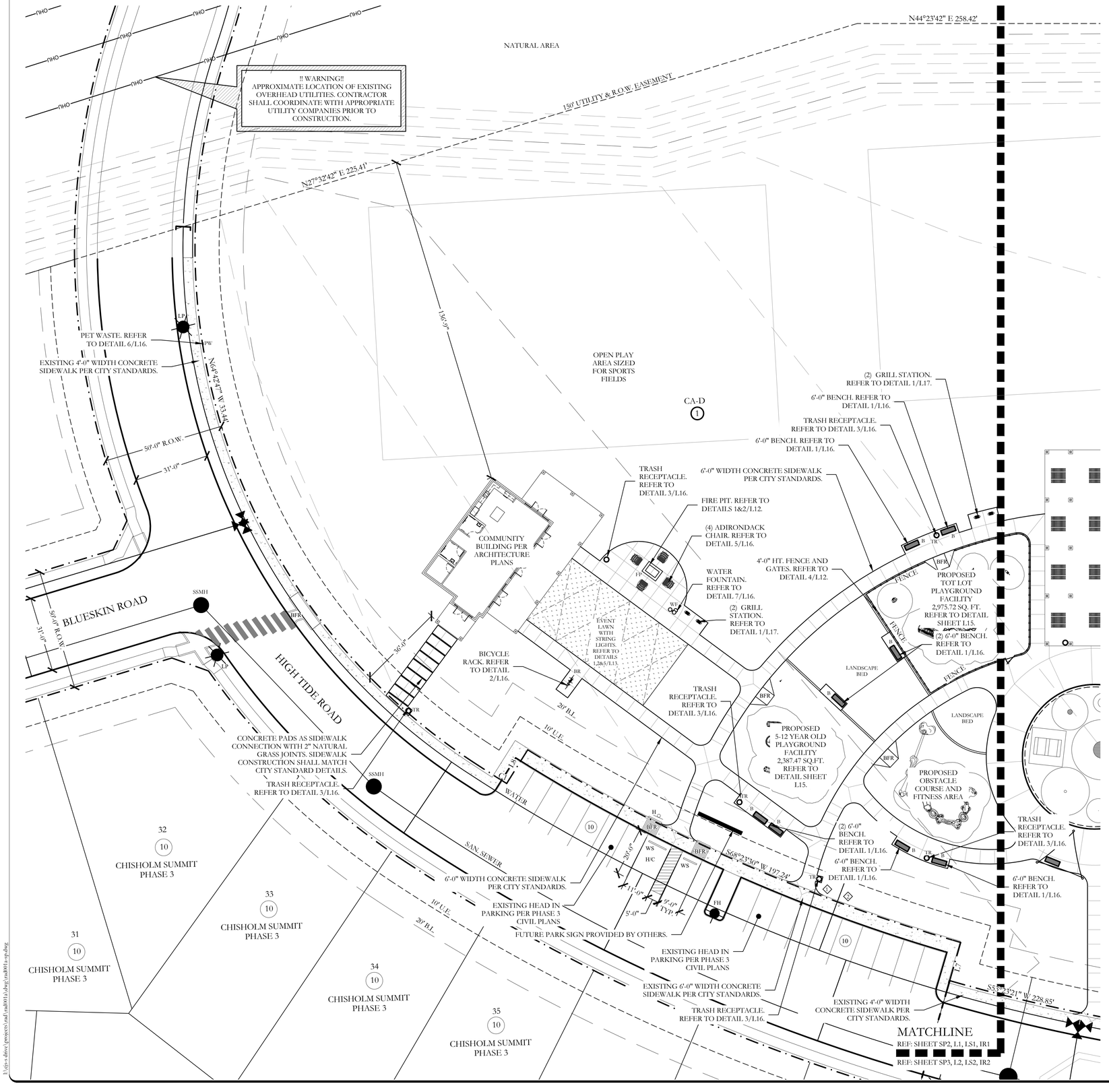

LEGEND

10	PROPOSED PARKING COUNT		ORNAMENTAL METAL FENCE (4'-0" HT. AROUND TOT PLAYGROUND AREA)
BFR	PROPOSED BARRIER FREE RAMP		
H/C	HANDICAP PARKING SPACE	G	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
FH	EXISTING FIRE HYDRANT		6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE
SSMH	EXISTING SANITARY SEWER MANHOLE	WG	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE
	EXISTING WATER MAIN W/ VALVE	FP	PROPOSED FIRE PIT
	EXISTING SANITARY SEWER	B	PROPOSED BENCH
	EXISTING STORM	BB	PROPOSED BACKLESS BENCH
INLET	EXISTING INLET	BR	PROPOSED BICYCLE RACK
	RIGHT-OF-WAY	TR	PROPOSED TRASH RECEPTACLE
H	HANDICAP PARKING SIGN		PROPOSED PICNIC TABLE
WS	WHEEL STOP		PROPOSED ADIRONDACK CHAIR
	PROPOSED 2" DOMESTIC WATER METER		PROPOSED PET WASTE STATION
	PROPOSED 2" IRRIGATION WATER METER	PW	PROPOSED WATER FOUNTAIN
L	5'X5' ADA PASSING LANE, SPACED 200' MAX.	WF	FUTURE PARK SIGN PROVIDED BY OTHERS.
GR	GRILL STATION		
SS	SHADE SAIL		

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER		SAN. SERVICE SIZE
			DOM.	IRR.	
	2"	2"	X		(1) 6" (1) 4"
	2"	2"		X	

FENCE LAYOUT NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPE AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND WILL BE RESPONSIBLE FOR COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES.
2. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION, AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS OR CONFLICTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
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CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 17, 2026

SCALE:
1"=20'
One Inch
JVC No RAD001A

L1

CASE NO. CSP26-011

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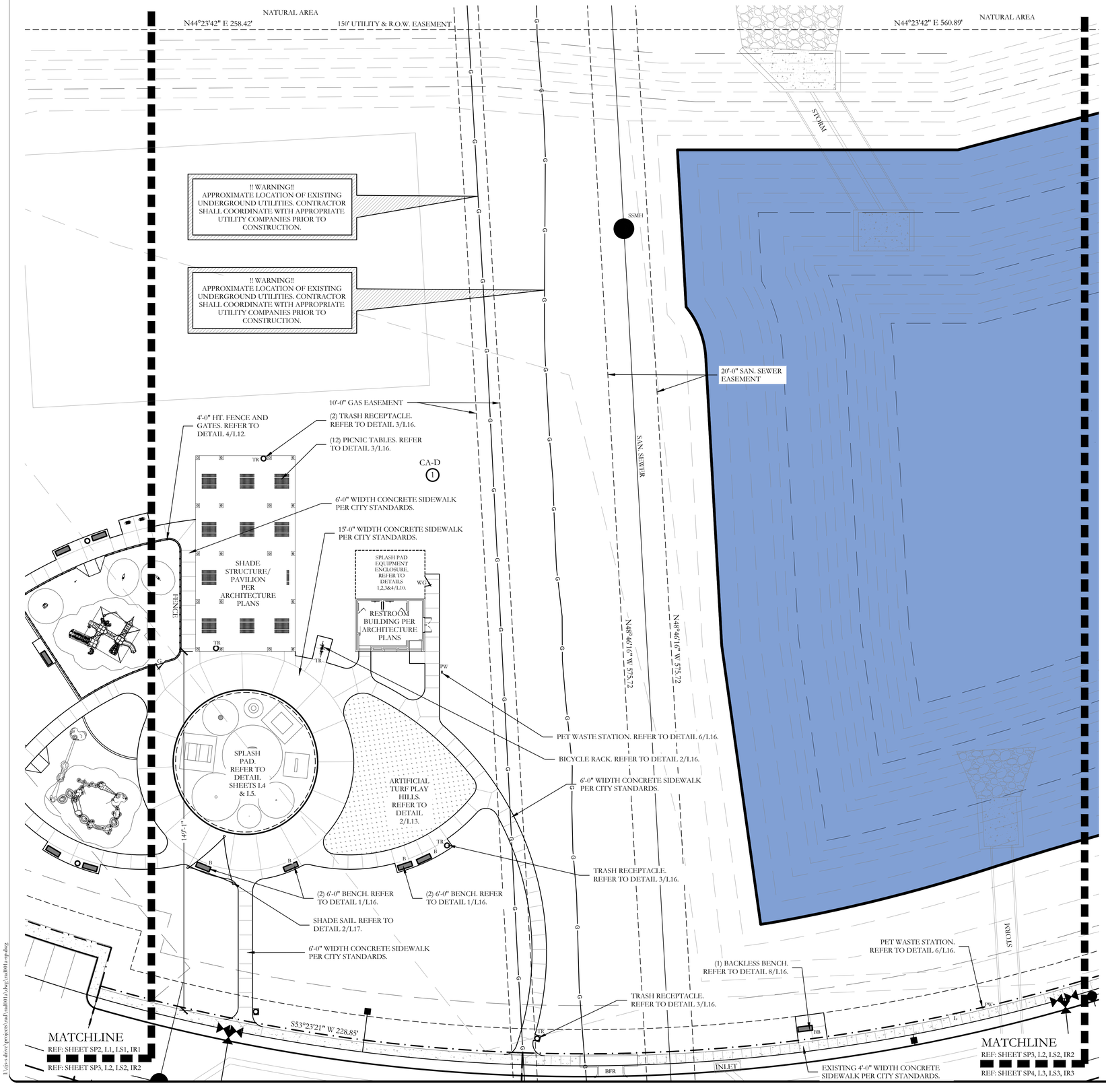

LEGEND

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BFR	PROPOSED BARRIER FREE RAMP	G	1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
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INLET	EXISTING INLET	TR	PROPOSED TRASH RECEPTACLE
	RIGHT-OF-WAY		PROPOSED PICNIC TABLE
H	HANDICAP PARKING SIGN		PROPOSED ADIRONDACK CHAIR
WS	WHEEL STOP	PW	PROPOSED PET WASTE STATION
	PROPOSED 2" DOMESTIC WATER METER	WF	PROPOSED WATER FOUNTAIN
	PROPOSED 2" IRRIGATION WATER METER		FUTURE PARK SIGN PROVIDED BY OTHERS.
L	5'X5' ADA PASSING LANE, SPACED 200' MAX.		
GR	GRILL STATION		
SS	SHADE SAIL		

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER		SAN. SERVICE SIZE
			DOM.	IRR.	
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	2"	2"		X	

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N

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SCALE 1" = 20'

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CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 17, 2026

SCALE:
1"=20'
One Inch
JVC No RAD001A

L2

CASE NO. CSP26-011

821

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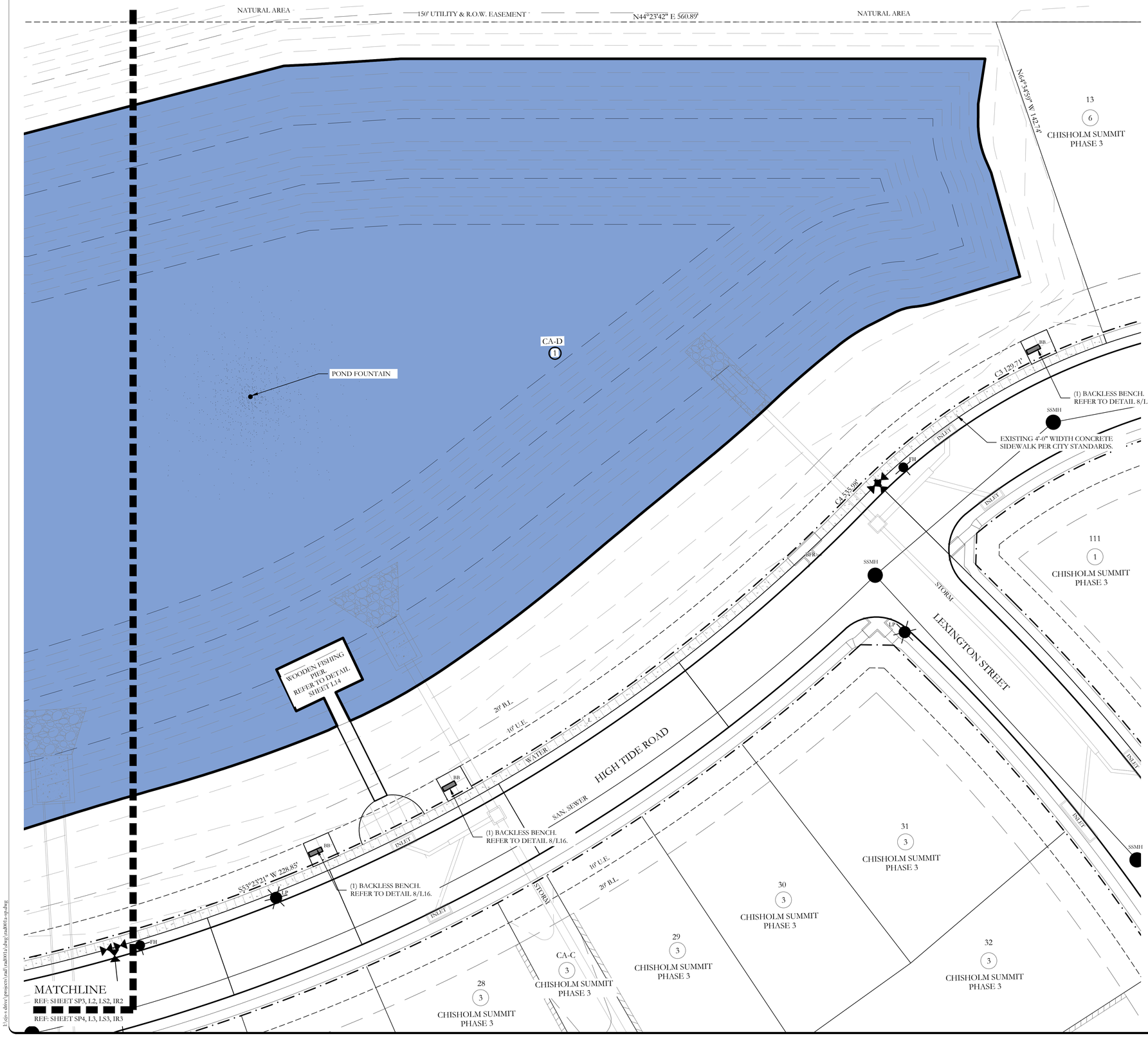

LEGEND

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BFR	PROPOSED BARRIER FREE RAMP
H/C	HANDICAP PARKING SPACE
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WS	WHEEL STOP
1	PROPOSED 2" DOMESTIC WATER METER
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	ORNAMENTAL METAL FENCE (4'-0" HT. AROUND TOT PLAYGROUND AREA)
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	PROPOSED BENCH
	PROPOSED TRASH RECEPTACLE
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WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER		SAN. SERVICE SIZE
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LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 17, 2026

SCALE:
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One Inch
JVC No RAD001A

L3

CASE NO. CSP26-011

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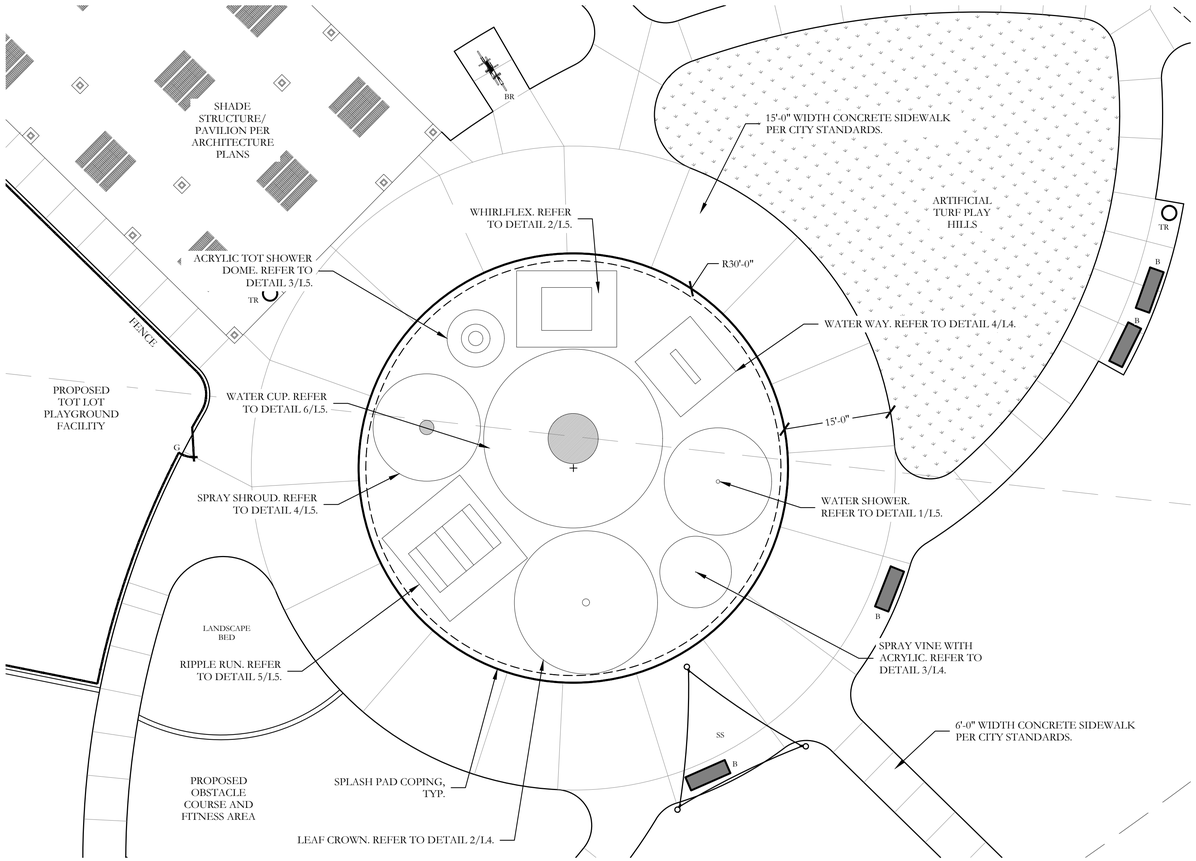
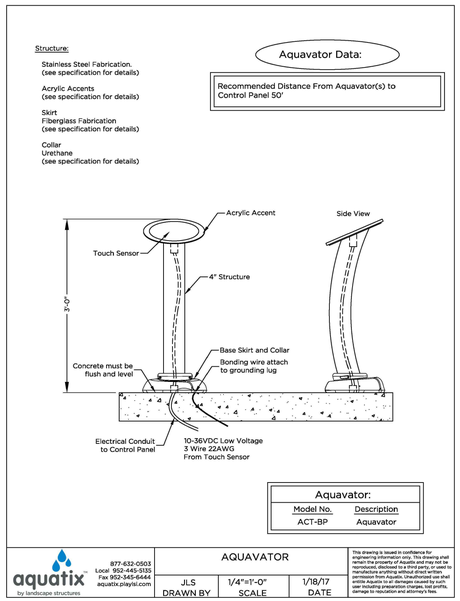


PROVIDE AQUAVATOR BY AQUATIX FOR SPLASH TOY EQUIPMENT.

SWIMMING POOL NOTES

1. THE SWIMMING POOL PLAN SHOWN IS FOR GENERAL LAYOUT OF THE POOL AREA ONLY. THE SWIMMING POOL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POOL EQUIPMENT, PIPING, GUNITE SHELL, TILE, COPING, ELECTRICAL AND JUNCTION BOXES, PERMITS AND CITY CODE ACCEPTANCE OF ALL THE LISTED ITEMS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DESIGN AND ENGINEERING OF THE POOL'S STRUCTURAL AND HYDRAULIC ELEMENTS.
2. THE CONTRACTOR SHALL SUBMIT SHOPS DRAWINGS AS REQUIRED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. THE SHOP DRAWINGS SHALL CONTAIN THE LAYOUT, SHELL DETAIL, STRUCTURAL DETAILS, SCHEMATIC PIPING DIAGRAMS AND "CUT SHEETS" FOR ALL PROPOSED POOL EQUIPMENT.
3. THE GENERAL CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ROUGH GRADING THE POOL AREA.
4. THE POOL CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING THE POOL AND SETTING FINISHED GRADE AS PER PLANS. SEE THE POOL LAYOUT PLANS FOR PROPOSED GRADING OF THE POOL AREA. THE OWNER'S REPRESENTATIVE SHALL REVIEW THE POOL LAYOUT AND PROPOSED ELEVATIONS BEFORE EXCAVATION BEGINS.
5. ALL REQUIRED UTILITIES ARE TO BE SUPPLIED BY THE GENERAL CONTRACTOR TO THE LOCATION OF THE POOL EQUIPMENT. THE CONTRACTOR SHALL VERIFY LOCATION OF THE POOL EQUIPMENT WITH THE OWNER.
6. THE GUNITE VESSEL IS TO BE GROUNDED PER CITY CODE.
7. POOL PIPING SHALL BE SCHEDULE 40 PVC. FLEXIBLE PVC WILL NOT BE ALLOWED.
8. ALL POOL DECKS SHALL HAVE A MINIMUM 5% SLOPE AWAY FROM POOL FOR DRAINAGE.
9. ALL GRADES ADJACENT TO WALKS AND POOL DECKS CONSTRUCTED BY THE POOL CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE POOL CONTRACTOR TO ACHIEVE THE CORRECT ELEVATION.
10. THE POOL SHELL SHALL BE GUNITE WITH A PLASTER FINISH-COLOR TO BE SELECTED BY OWNER.
11. POOL SHELL: (AS A MINIMUM) (CONTRACTOR TO PROVIDE STRUCTURAL ENGINEERED SHOP DRAWINGS)
    - 11.1. STEEL-
      - 11.1.1. FLOOR AND WALLS TO HAVE A GRID OF #4 REAR @ 10" EACH WAY.
      - 11.1.2. BOND BEAM TO HAVE FOUR CONTINUOUS #4 BARS.
      - 11.1.3. ALL STEEL
      - 11.1.4. BAR ENDS TO OVERLAP ATTACHED EXTENSION BARS A MINIMUM OF FORTY TIMES THEIR DIAMETER. NO HORIZONTAL OVERLAPS SHALL OCCUR AT THE CORNERS OF THE BOND BEAM.
      - 11.1.5. ALL STEEL SHALL BE BLOCKED OUT 2" FROM EXCAVATION SOIL.
    - 11.2. CONCRETE-
      - 11.2.1. FLOOR AND WALLS TO BE A MINIMUM 8" THICK AT ANY LOCATION.
      - 11.2.2. BOND BEAM TO BE A MINIMUM OF 12" THICK AT THE TOP AND 12" DEEP AT BACK AND TAPERED 45° TO THE BACK OF THE POOL WALL.
      - 11.2.3. THE SHELL IS TO HAVE AIR-PLACED CONCRETE WITH A MINIMUM OF 7 SACKS OF CEMENT PER CUBIC YARD WITH 3/8" ROCK AGGREGATE. MINIMUM CONCRETE STRENGTH TO BE 3200 PSI. MAXIMUM CONCRETE SLUMP SHALL BE 4".
12. THE POOL DEPTH IS TO BE 3'-0" AT THE STEPS AND 4'-9" MAXIMUM AT THE MAIN DRAIN AS MEASURED FROM THE WATER LINE.
13. PROVIDE 4" STANDARD DEPTH MARKER INSERTS FOR POOL WALLS AND AT EDGE OF DECK.
14. THE POOL DIMENSIONS SHOWN ARE TO THE INSIDE OF THE POOL WALL BEFORE PLASTER.
15. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN WITH THE PLAN AND IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THEM BY THIS WORK.
16. POOL DECK SURFACE SHALL BE INTEGRAL COLOR, SALT ROCK FINISHED CONCRETE.
17. POOL COPING SHALL MATCH BUILDING STONE VENEER. CONFIRM WITH OWNER.
18. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CITY AND STATE HEALTH CODES AND REQUIREMENTS FOR SWIMMING POOLS, WHETHER OR NOT THEY ARE ADDRESSED ON THE PLANS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED POOL EQUIPMENT, I.E. PUMPS, SKIMMERS, RETURNS, FILTERS AND TO COMPLY WITH ALL STATE AND LOCAL CODES.
20. POOL EQUIPMENT ENCLOSURE SHALL HAVE A CRUSHED GRAVEL BASE. REFER TO DETAILS SHOWN HEREIN.



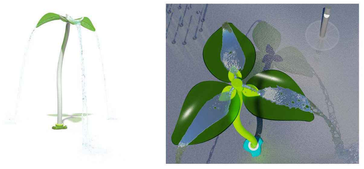
1 AQUAVATOR
MANUFACTURER CUT SHEET
NOT TO SCALE

aquatix by landscape structures

New Products
LeafCrown

Product Overview

Tropical fun no matter where you're at. A continual stream of water runs from each of the three funnel shaped leaves, all while casting a beautiful shadow. This is a unique and elegant structure that provides a constant place of relaxation.



Product Specs

Material Options
Stainless Steel

Dimensions
10' 0" x 6' 6" x 6' 6"
(3,05 x 2,01 x 2,01 m)

Splash Zone
20' 0" Diameter
(6,09 m Dia.)

Standard Flow Rate
10 to 15 GPM
37.85 to 56.78 LPM

PSI
8

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2 LEAF CROWN
MANUFACTURER CUT SHEET
NOT TO SCALE

aquatix by landscape structures

Interactive Play
SprayVine with Acrylic

Product Overview

Cool and curvaceous, the SprayVine emits a stream of water that kids can control. When they shake this tall, slender, slightly flexible stainless steel tube, they can project water for several feet in any direction. Splash your friends or be splashed! Decorative acrylic accent panels offer a distinctive look while casting a cool reflection on the ground.



Product Specs

Material Options
Stainless Steel

Dimensions
10' 0" x 0' 2"
(3,05 m x 0,61 m)

Splash Zone
10' 0" Dia.
(3,05 m Dia.)

Standard Flow Rate
5 to 10 GPM
18.93 to 37.85 LPM

PSI
5

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3 SPRAY VINE WITH ACRYLIC
MANUFACTURER CUT SHEET
NOT TO SCALE

aquatix by landscape structures

Signature
WaterWay

Product Overview

Curvy legs encase this contemporary-looking sprinkler. Multiple streams of water pour continuously from a horizontal upper cross bar, enticing kids to run through again and again and again.The WaterWay promotes streaming tactile experiences.





Product Specs

Material Options
Stainless Steel

Dimensions
9' 0" x 5' 6"
(2,74 m x 1,70 m)

Splash Zone
10' 0" x 10' 0"
(3,05 m x 3,05 m)

Standard Flow Rate
10 to 20 GPM
37.85 to 75,71 LPM

PSI
5

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4 WATER WAY
MANUFACTURER CUT SHEET
NOT TO SCALE

10 05 0 10
SCALE 1" = 10'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
SPLASH POOL PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 17, 2026

SCALE:
1"=10'
One Inch
JVC No RAD001A

CASE NO. CSP26-011

L4

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Classic
Water Shower

Product Overview
The Water Shower is a structure that emits a heavy crown jet nozzle effect from top of the tubular structure to users below.





Product Specs
Material Options
Fiberglass

Dimensions
6' 0" x 0' 6"
(1,83 m x 0,15 m)

Splash Zone
15' 0" Dia.
(4,57 m Dia.)

Standard Flow Rate
5 to 20 GPM
18.92 to 75.71 LPM

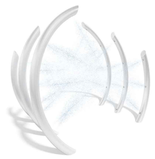
PSI
6

1 WATER SHOWER
MANUFACTURER CUT SHEET
NOT TO SCALE

Aqua Arches
WhirlFlex

Product Overview
The WhirlFlex creates a unique archway passage designed for refreshing, excitement-filled cool-downs. This interactive gateway features six curved tubular structures of varying heights that arch inward and angle slightly backward. As children pass through, multiple fine misting sprays envelope them in a refreshing water experience. The structure requires direct casting into concrete for proper installation.

The WhirlFlex encourages misting play and hands-on manipulative tactile experiences.



Product Specs
Material Options
Stainless Steel

Dimensions
6' 0" x 7' 0" x 3' 8"
(1,83 m x 2,13 m x 1,12 m)

Splash Zone
14' 0" x 10' 8"
(4,27 m x 3,30 m)

Standard Flow Rate
12 GPM
45,42 LPM

PSI
15

2 WHIRLFLEX
MANUFACTURER CUT SHEET
NOT TO SCALE

Aqua Domes
Acrylic Tot Shower Dome

Product Overview
The Acrylic Tot Shower Dome features a 2-foot diameter translucent dome that creates a gentle water cascade from its peak. Water spreads around the dome's perimeter and flows down to children standing around the feature, providing an interactive water play experience.

This small-scale structure is specifically designed as an ideal activity for toddlers and younger children.

The Acrylic Tot Shower Dome encourages streaming play and engaging interactive tactile experiences.



Product Specs
Material Options
Stainless Steel

Dimensions
4' 0" x 2' 0"
(1,22 m x 0,61 m)

Splash Zone
8' 0" Dia.
(2,44 m Dia.)

Standard Flow Rate
5 to 10 GPM
18,93 to 37,85 LPM

PSI
3

3 ACRYLIC TOT SHOWER DOME
MANUFACTURER CUT SHEET
NOT TO SCALE

Signature
SprayShroud

Product Overview
Kids can surround themselves with this rounded, water-tent effect that flows freely from the top of the structure. It?s a cool-feeling, contemporary-looking way to spur continuous aqua play.The SprayShroud promotes streaming and manipulative tactile experiences.





Product Specs
Material Options
Stainless Steel

Dimensions
4' 0" x 0' 6"
(1,22 m x 0,15 m)

Splash Zone
10' 0" Dia
(3,05 m Dia.)

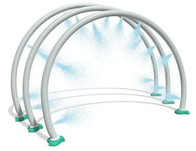
Standard Flow Rate
30 GPM
113,56 LPM

PSI
4

4 SPRAY SHROUD
SPECIFICATION SHEET
NOT TO SCALE

Signature
RippleRun

Product Overview
This series of three angled, arching structures—small, medium and large—provide a contemporary obstacle course of misting water sprays. Water comes from above and from the sides as kids wind their way through.





Product Specs
Material Options
Stainless Steel

Dimensions
7' 0" x 11' 9" x 5' 0"
(2,13 m x 3,58 m x 1,52 m)

Splash Zone
15' 0" x 14' 0"
(4,57 m x 3,05 m)

Standard Flow Rate
30 GPM
113,56 LPM

PSI
15

5 RIPPLE RUN
MANUFACTURER CUT SHEET
NOT TO SCALE

Classic
Water Cup

Product Overview
The Water Cup is a structure that emits water from the top of a 7 foot diameter cup. Twelve pour points around the circumference of the cup spill water down onto users below.





Product Specs
Material Options
Fiberglass

Dimensions
10' 6" x 7' 0"
(3,23 m x 2,13 m)

Splash Zone
25' 0" Dia.
(7,62 m Dia.)

Standard Flow Rate
200 to 400 GPM
757,08 to 1514,16 LPM

PSI
5

6 WATER CUP
MANUFACTURER CUT SHEET
NOT TO SCALE

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
SPLASH PAD DETAILS

CODY L. JOHNSON 2833 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS
June 17, 2026

SCALE:
REFER TO DETAILS
One Inch
JVC No RAD001A

L5

CASE NO. CSP26-011

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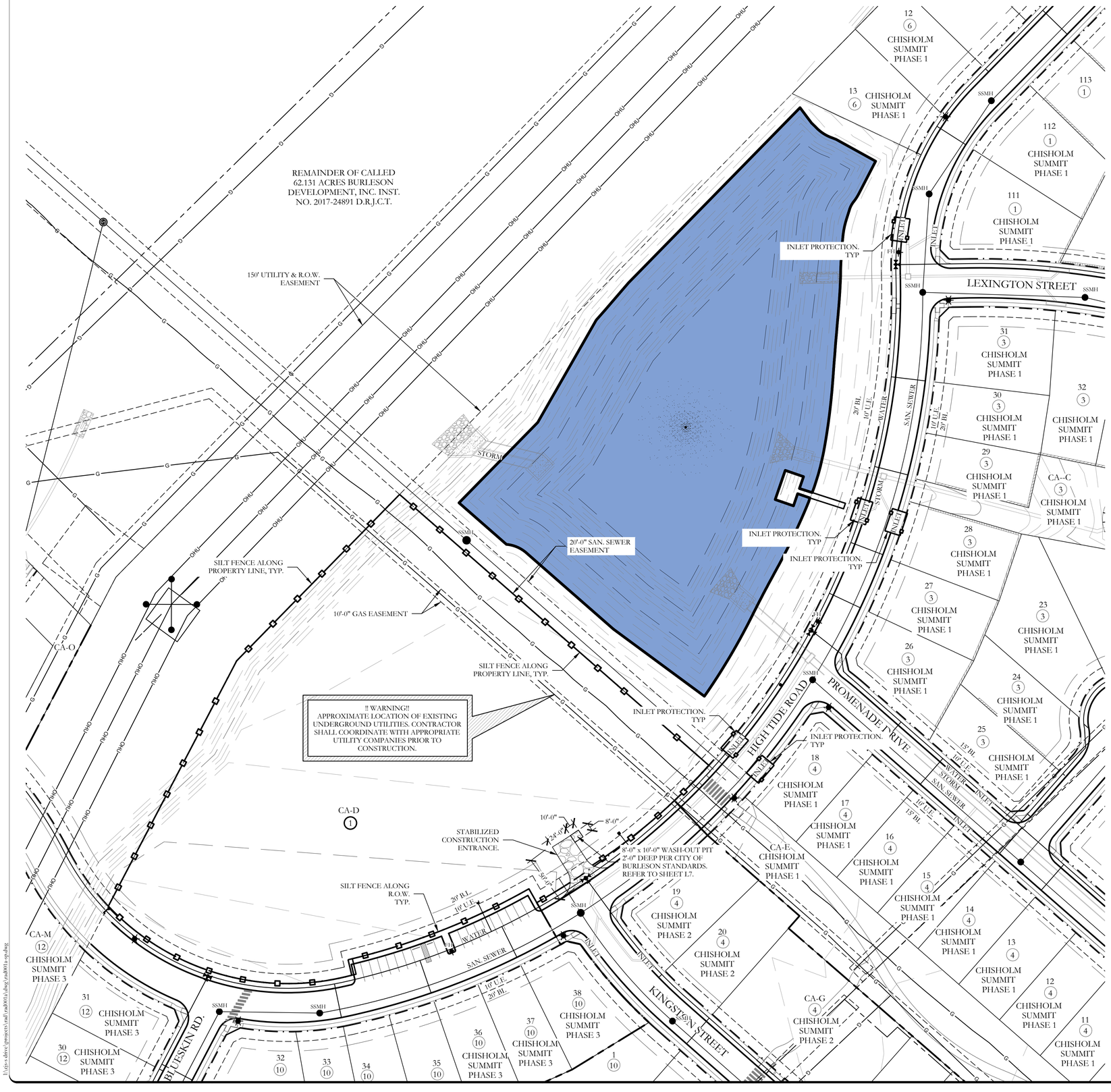

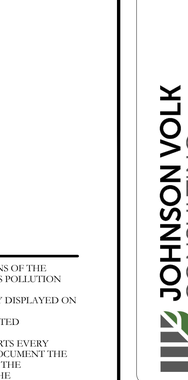

LEGEND

- SILT FENCE WITH WIRE MESH BACKING
- STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION
- CONCRETE WASHOUT PIT

REFER TO SHEET L7 FOR EROSION CONTROL CONSTRUCTION DETAILS.

EROSION CONTROL NOTES

1. ALL OPERATORS AND/OR CONTRACTORS SHALL CONFORM TO THE TERMS AND CONDITIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY(TCEQ) AND AUTHORITY OF THE TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM(TPDES).
2. THE NOTICE OF INTENT (NOI), AS REQUIED BY THE GENERAL PERMIT, MUST BE PROPERLY DISPLAYED ON SITE AT ALL TIMES BY EACH OPERATOR.
3. ALL RELEASES OF REPORTABLE QUANTITIES OF HAZARDOUS SUBSTANCES SHALLBE REPORTED IMMEDIATELY TO THE FACILITY OPERATOR AND EPA.
4. THE CONTRACTOR SHALL COMPLETE AND CERTIFY EROSION CONTROL INSPECTION REPORTS EVERY FOURTEEN DAYS OR WITHIN 24 HOURS OF A RAINFALL EVENT.THE CONTRACTOR SHALL DOCUMENT THE RESULTS WITHIN THE STORM WATER PREVENTION POLLUTION PLAN(S.W.P.P.P.). COPIES OF THE INSPECTION REPORTS SHALL ACCOMPANY THE CONTRACTOR'S MONTHLY PAYREQUEST. THE CONTRACTOR SHALL NOT BE PAID UNTIL SAID REPORTS AREPRESENTED TO THE OWNER/OWNER'S REPRESENATIVE. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION UNTIL THE UTILITYCONTRACTOR BEGINS HIS WORK. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS UNTIL THE PAVING CONTRACTOR BEGINS HISWORK. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS UNTIL THE EARTHWORK CONTRACTOR BEGINS FINAL LOT BENCHING OPERATIONS. THE EARTHWORK CONTRACTOR SHALL MAKE REMAINING INSPECTIONS UNTIL PROJECT IS ACCEPTED BY THE CITY.
5. MODIFICATIONS TO THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE IMPLEMENTED AND BE IN-PLACE WITHIN A SEVEN CALENDAR DAY PERIOD.
6. IF ANY CONTRACTOR SEES A VIOLATION BY AN OPERATOR OR ANOTHER CONTRACTOR, HE SHALL NOTIFY THE OPERATOR AND CONTRACTOR IN VIOLATION, AS WELL AS THE FACILITY OPERATOR.
7. EROSION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING.
8. ACCUMULATED SILT DEPOSITS SHALL BE REMOVED FROM SILT FENCES AND HAY BALE DIKES WHEN SILT DEPTH REACHES SIX INCHES. REMOVAL OF SILT DEPOSITS BY THE CONTRACTOR SHALL BE INCIDENTAL TO THE PERFORMANCE OF THE CONTRACT AND A SEPARATE BID ITEM SHALL NOT BE INCLUDED.
9. THE CONTRACTOR SHALL ADD OR DELETE EROSION PROTECTION AT THE REQUEST AND DIRECTION OF THE OPERATOR OR THE CITY.
10. AFTER INSTALLATION OF PAVEMENT, FINAL LOT BENCHING AND GENERAL CLEANUP, THE GRASS GROUNDCOVER SHALL BE ESTABLISHED IN ALL STREET PARKWAYS, LOTS AND ALL OTHER DISTURBED AREAS. MATERIALS SHALL BE AS SPECIFIED IN ITEM 2.15 AND SEEDING SHALL BE IN ACCORDANCE WITH ITEM 3.10 OF THE NCTCOG STANDARD SPECIFICATIONS. DEPENDING UPON SCHEDULE FOR HOUSE CONSTRUCTION, GRASS ESTABLISHMENT MAY BE WAIVED ON A SINGLE LOT BASIS IF HOUSE CONSTRUCTION BEGINS IMMEDIATELY ON THAT LOT.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS AND STORM DRAINAGESYSTEMS FROM EROSION DEPOSITS.
12. IF ANY EROSION CONTROL IS REMOVED FOR CONSTRUCTION AND/OR ACCESSPURPOSES, THE CONTRACTOR SHALL REPLACE IT AT THE END OF THE WORK DAY.
13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A DUMPSTER (OR EQUAL) TO COLLECT SOLID WASTE MATERIALS DURING CONSTRUCTION.

SILT FENCE CONSTRUCTION NOTES

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF TWO FEET.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE THE FENCE CANNOT BE TRENCHED(I.E. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH SHOULD BE A MINIMUM OF SIX INCHES DEEP AND SIXTEEN INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP AND SECURELY FASTENED WHERE ENDS OF THE FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY 2 WEEKS AND AFTER EACH ONE-HALF INCH RAINFALL. FREQUENT REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE SILT FENCE. THE SILT FENCE SHALL BE DISPOSED OF IN AN APPROVED SPOIL SITE OR IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
9. AT POINT OF SURFACE FLOW CONCENTRATION REINFORCE SILT FENCE WITH WIRE MESH BACKING ON DOWNSTREAM SIDE OF FENCE.

STABILIZED CONSTRUCTION ENTRANCE NOTES

1. STONE FOR CONSTRUCTION ENTRANCE SHALL BE 4"-6" DIAMTER AT GREATEST DIMENSION AND SHALL BE INSTALLED TO A COMPACTED DEPTH OF TWELVE INCHES. NO CRUSHED OR RECYCLED CONCRETE ALLOWED.
2. IF CONSTRUCTION ENTRANCE CROSSES A DRAINAGE DITCH, SWALE, ETC., A DRAINAGE PIPE SHALL BE INSTALLED WITH MIN. 12 INCHES COVER OF CRUSHED STONE. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
3. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE PUBLIC STREET AND THE STABILIZED ENTRANCe.

N

50 25 0 50
SCALE 1" = 50'

CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

EROSION CONTROL PLAN



June 17, 2026

SCALE:
1" = 50'
One Inch
JVC No RAD001A

L6

CASE NO. CSP26-011

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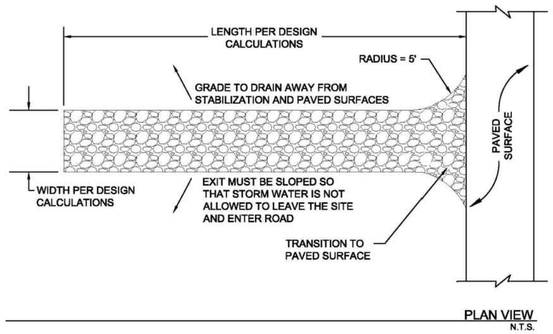
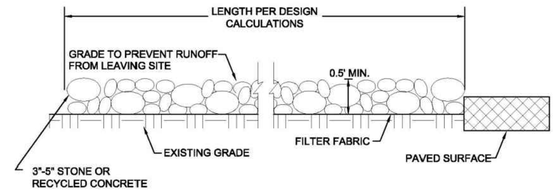
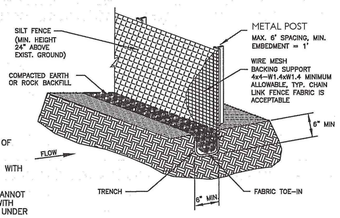


PLAN VIEW
N.T.S.



CROSS SECTION
N.T.S.

NOTE: INSTALL SILT FENCE, CONSTRUCTION SAFETY FENCING, OR SIMILAR BARRIER ALONG THE EXIT TO DIRECT TRAFFIC INTO THE EXIT.



SILT FENCE GENERAL NOTES:

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FABRIC TO BE LAID IN THE GROUND AND BACK FILLED WITH COMPACTED MATERIAL.

4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.

7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS NOT TO CONTRIBUTE TO ADDITION SILTATION.

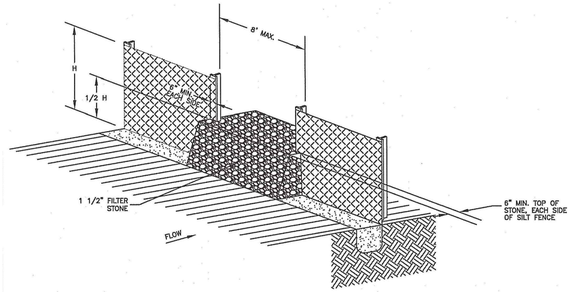
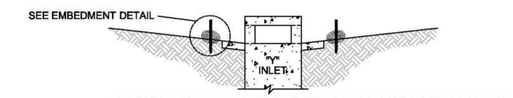
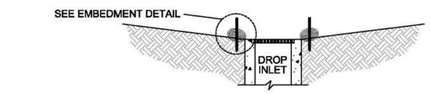


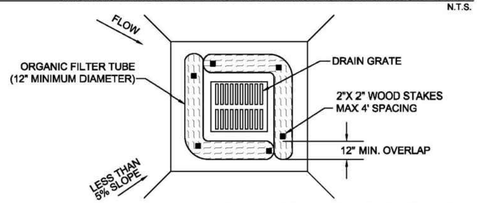
Figure II-3.8: Concrete Washout Area with Straw Bales



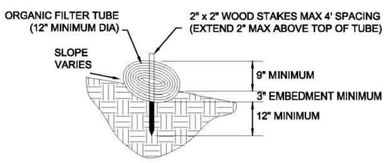
ORGANIC FILTER TUBE "Y" INLET PROTECTION CROSS SECTION
N.T.S.



ORGANIC FILTER TUBE DROP INLET PROTECTION CROSS SECTION
N.T.S.



ORGANIC FILTER TUBE AREA INLET PROTECTION PLAN VIEW
N.T.S.



EMBEDMENT EXAMPLE FOR ORGANIC FILTER TUBE
N.T.S.

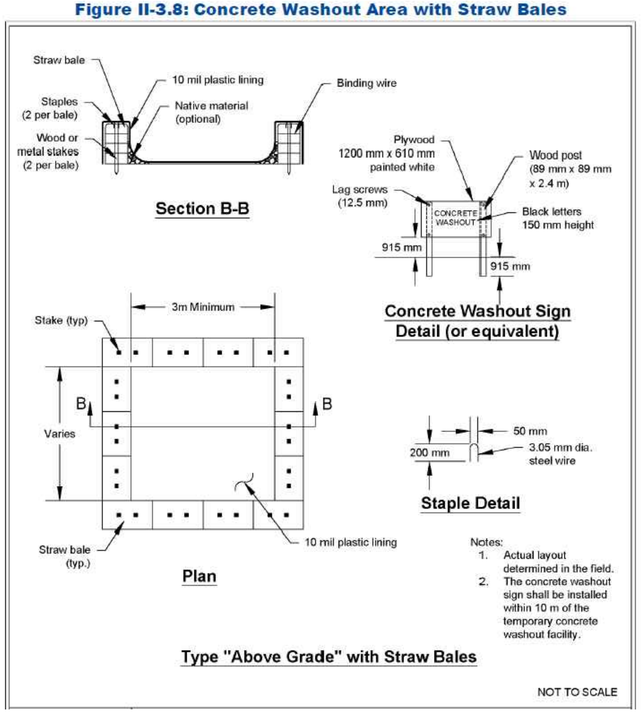


Figure II-3.8: Concrete Washout Area with Straw Bales

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TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
EROSION CONTROL DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 17, 2026

SCALE:
REFER TO DETAILS
One Inch
JVC No RAD001A

L7

CASE NO. CSP26-011

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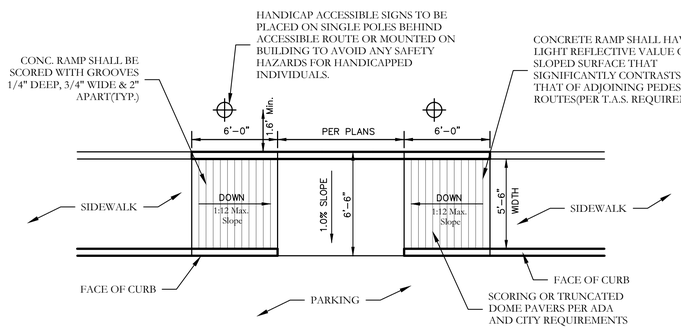
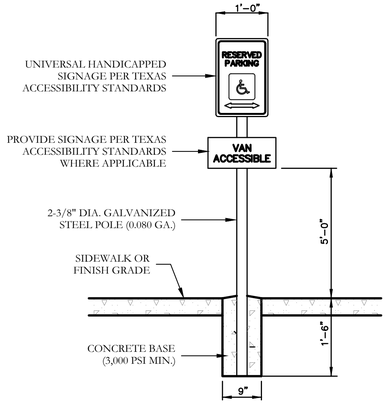
NOTES:
1. PROVIDE PAINT STRIPING AND GRAPHICS FOR HANDICAP SYMBOL IN ACCORDANCE WITH TEXAS ACCESSIBILITY STANDARDS AND/OR CITY REQUIREMENTS.
2. DETAIL BASED ON A STANDARD 6" CURB. VERTICAL ELEVATION MAY VARY DUE TO HEIGHT OF CURB. MAXIMUM SLOPE OF CURB RAMP SHALL BE 1:12 (8.33%) AND "FLARED SIDES" SHALL BE A MAXIMUM OF 1:10(10.0%).

ACCESSIBILITY GENERAL NOTES:
1. ALL ACCESSIBLE ROUTES AND RAMPS SHALL CONFORM TO THE TEXAS ACCESSIBILITY STANDARDS (T.A.S.)
2. PUBLIC ACCESSIBLE ROUTES SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:20 AND CROSS SLOPE GREATER THAN 1:50.
3. RAMPS SHALL NOT HAVE A RUNNING SLOPER GREATER THAN 1:12 AND A CROSS SLOPE GREATER THAN 1:50.
4. HANDRAILS WILL BE REQUIRED IF RAMP IS LONGER THAN 72 INCHES WITH A MAXIMUM RUNNING SLOPE OF 1:12.



1 PARALLEL CURB RAMP
PLAN/SECTION

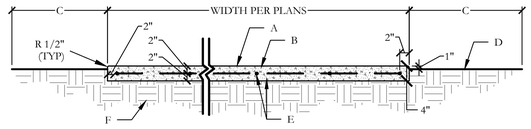


HANDICAP SIGNAGE DETAIL

NOT TO SCALE

GENERAL NOTES:
1. PAVING TO HAVE A 2% CROSS SLOPE AS SHOWN.
2. THE MATERIALS AND WORKMANSHIP FOR CONCRETE PAVING SHALL BE IN ACCORDANCE WITH N.C.T.C.O.G. SPECIFICATIONS OR AS MODIFIED BY THE CITY.

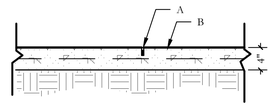
CONSTRUCTION NOTES:
A. 3000 PSI CONCRETE SIDEWALK.
B. MEDIUM BROOM FINISH
C. FINISH GRADE, PROVIDE POSITIVE DRAINAGE AWAY FROM CONCRETE, SLOPE AWAY FROM SIDEWALK AT MAX. 2%.
D. FINISH GRADE
E. 4" CONCRETE TRAIL WITH #3 BARS @ 18" O.C. BOTH WAYS
F. COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY



2 SIDEWALK CONCRETE PAVING
SECTION
SCALE: 1/2" = 1'-0"

GENERAL NOTES:
1. CONTROL JOINT SPACING SHALL BE WIDTH OF PAVING OR AS SHOWN ON THE PLANS.

CONSTRUCTION NOTES:
A. SAWED AND/OR GROOVED CONTROL JOINTS 3/8" DEEP X 1/4" WIDE ON 5'-0" CENTERS MAX. OR AS SHOWN ON PLANS.
B. 4" CONCRETE TRAIL WITH #3 BARS @ 18" O.C. BOTH WAYS



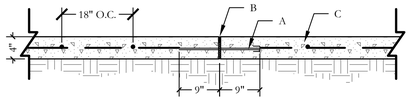
4 SIDEWALK CONTROL JOINT
SECTION
SCALE: 3/4" = 1'-0"

GENERAL SIDEWALK NOTES

1. THE LAYOUT OF ALL PROPOSED PAVING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. ALL PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION DETAILS SHOWN HEREIN.
3. THE SUB GRADE BENEATH ALL PAVING SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
4. THE EDGES OF ALL FINISHED PAVING AND PLAYGROUND EDGES SHALL BE SMOOTH, GRACEFUL CURVILINEAR OR STRAIGHTFORMS WITH NO INTERRUPTIONS SUCH AS CHORDS, WAVES, JOGS, OR MISSED TANGENTS. ANY PAVEMENT WITH SUCH INTERRUPTIONS SHALL BE SUBJECT TO REPLACEMENT AT NO COST TO THE OWNER.
5. CONCRETE SHALL NOT BE POURED UNTIL THE OWNER'S REPRESENTATIVE HAS INSPECTED THE FORMS AND REINFORCING. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AT LEAST 48 HOURS IN ADVANCE OF ALL CONCRETE POURS.
6. PROVIDE AN UNDERCUT HEADER WHEREVER PROPOSED CONCRETE PAVING IS TO ABUT EXISTING CONCRETE PAVING.
7. ALL EXPOSED VERTICAL CONCRETE SURFACES SHALL HAVE A HAND RUBBED FINISH WITH NO HONEYCOMBS OR VOIDS.
8. ALL CONSTRUCTION SHALL CONFORM WITH THE CITY OF BURLESON CONSTRUCTION STANDARDS AND DETAILS.

GENERAL NOTES:
1. LOCATE EXPANSION JOINTS PER PLAN. EXPANSION JOINTS SHALL BE SPACED ON 20'-0" CENTERS MAX.

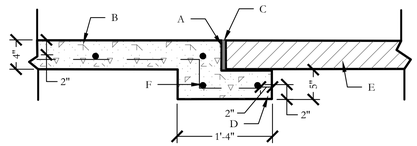
CONSTRUCTION NOTES:
A. #4 SMOOTH DOWEL 18" LONG EACH W/ CAP, LUBRICATED, TYPICAL DOWEL SPACING SHALL BE 12" O.C.
B. FILL EXPANSION JOINTS WITH FULL DEPTH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER
C. 4" CONCRETE TRAIL WITH #3 BARS @ 18" O.C. BOTH WAYS



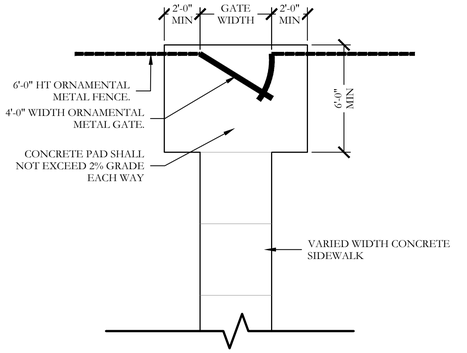
5 DOWELED EXPANSION JOINT
SECTION
SCALE: 3/4" = 1'-0"

GENERAL NOTES:
1. UNDERCUT HEADER TO BE CONTINUOUS ALONG EXISTING PAVEMENT WHERE ADJACENT TO NEW PAVEMENT.
2. NEW PAVEMENT BARS TO BE BENT DOWN INTO HEADER. HEADER AND NEW PAVEMENT SHALL BE MONOLITHIC.

CONSTRUCTION NOTES:
A. FILL EXPANSION JOINTS WITH FULL DEPTH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER.
B. 4" THICK CONCRETE REPLACEMENT PAVING WITH #3 BARS @ 18" O.C. BOTH WAYS
C. SAWCUT EXISTING PAVING TO BE REMOVED AT NEAREST CONSTRUCTION JOINT.
D. UNDERCUT HEADER
E. EXISTING CONCRETE PAVING TO REMAIN
F. #3 BARS



3 UNDERCUT HEADER
SECTION
SCALE: 1" = 1'-0"



6 GATE SIDEWALK ENTRANCE/EXIT PAD
PLAN
SCALE: 1/4" = 1'-0"

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TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
SITE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 17, 2026

SCALE:
REFER TO DETAILS
One Inch
JVC No RAD001A

L8

CASE NO. CSP26-011

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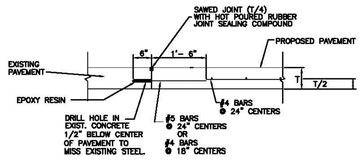
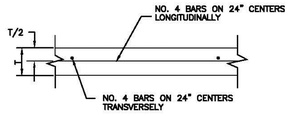
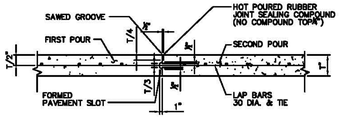


EPOXY TIE BAR

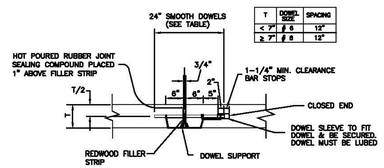


PAVEMENT REINFORCING



T = PAVEMENT THICKNESS
KEYWAY REQUIRED FOR T = 8" AND GREATER.

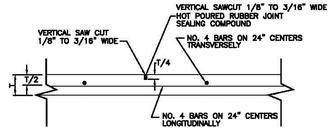
CONSTRUCTION JOINT



T	DOWEL SIZE	SPACING
< 7"	# 6	12"
≥ 7"	# 8	12"

NOTES: 1. PAVEMENT STEEL IS NOT SHOWN FOR CLARITY AND SHALL STOP 3 INCHES FROM JOINT.
2. EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 600 FEET.

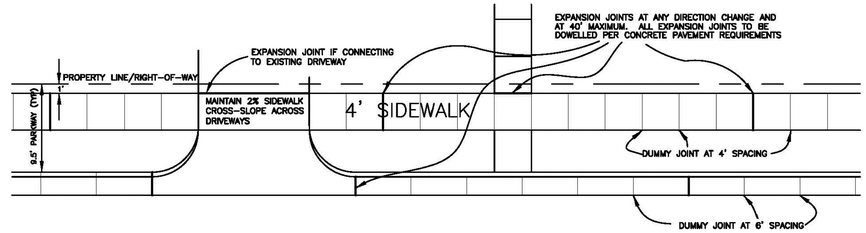
TRANSVERSE EXPANSION JOINT

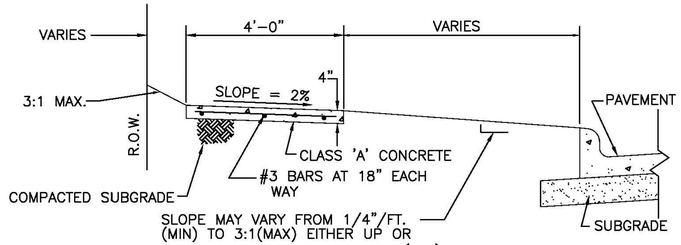


SAWED CONTRACTION JOINT

NOTE: TRANSVERSE JOINTS SHALL BE PLACED AT THE FOLLOWING INTERVALS:
6" THICKNESS = 12'
7" & 8" THICKNESS = 15'

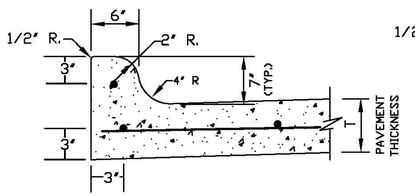
P-12a	CONCRETE PAVEMENT DETAILS (SHEET 1 OF 2)	
CITY OF BURLESON		
ORIGINAL	10/6/06	SWC
REVISION		
REVISION		
REVISION		



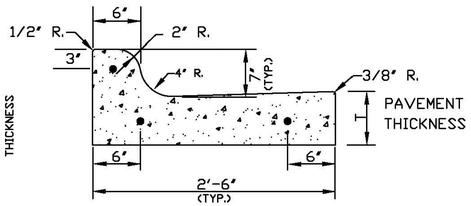


NOTE: EXPANSION JOINT EVERY 40', DUMMY JOINT EVERY 4'. SEE TRANSVERSE EXPANSION JOINT DETAIL (EXCEPT USE #4 SMOOTH DOWELS).

P-19	4' SIDEWALK	
CITY OF BURLESON		
ORIGINAL	10/6/06	SWC
REVISION		
REVISION		
REVISION		



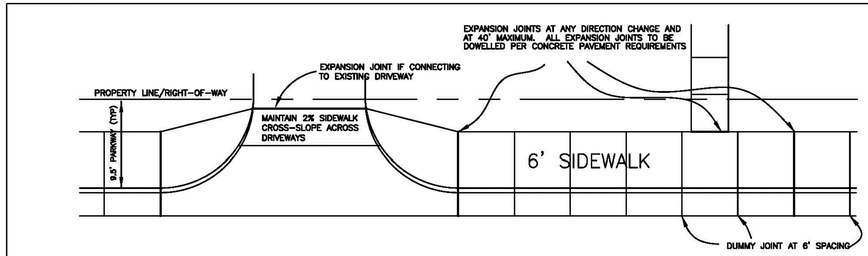
INTEGRAL
CONCRETE CURB & GUTTER

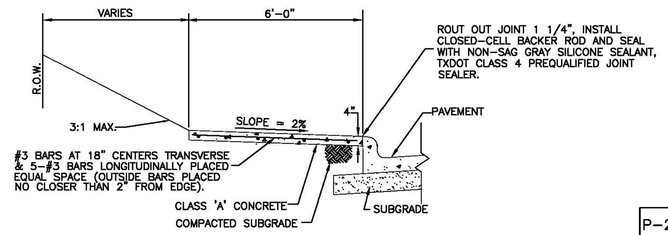


SEPARATE CURB & GUTTER

NOTES:
1. REINFORCEMENT SHALL BE NO. 4 BARS.
2. CONCRETE SHALL BE 5 1/2 SACK – 3600 PSI.

P-14	CURB AND GUTTER	
CITY OF BURLESON		
ORIGINAL	10/6/06	SWC
REVISION		
REVISION		
REVISION		





NOTE: EXPANSION JOINT EVERY 42', DUMMY JOINT EVERY 6'. SEE TRANSVERSE EXPANSION JOINT DETAIL (EXCEPT USE #4 SMOOTH DOWELS).

P-20	6' SIDEWALK	
CITY OF BURLESON		
ORIGINAL	10/6/06	SWC
REVISION		
REVISION		
REVISION		

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CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
SITE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 17, 2026

SCALE: REFER TO DETAILS
One Inch
JVC No RAD001A

L9

CASE NO. CSP26-011

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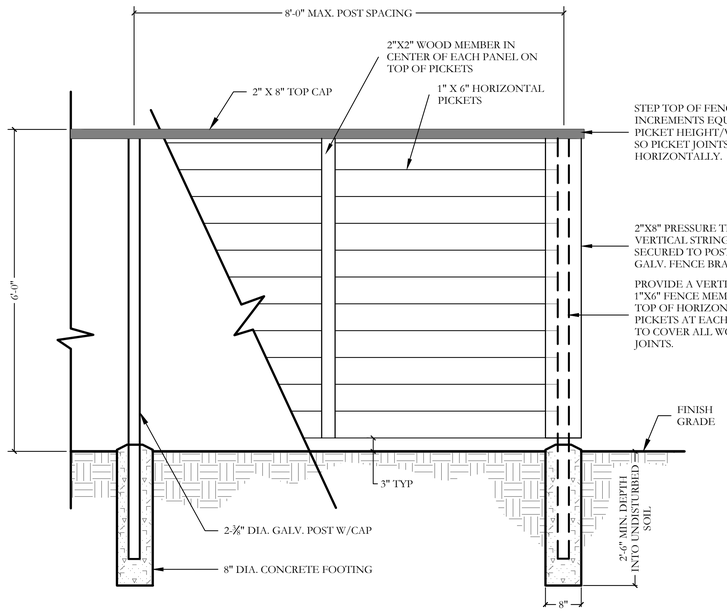
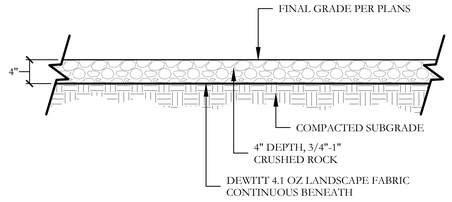
WOOD FENCE NOTES

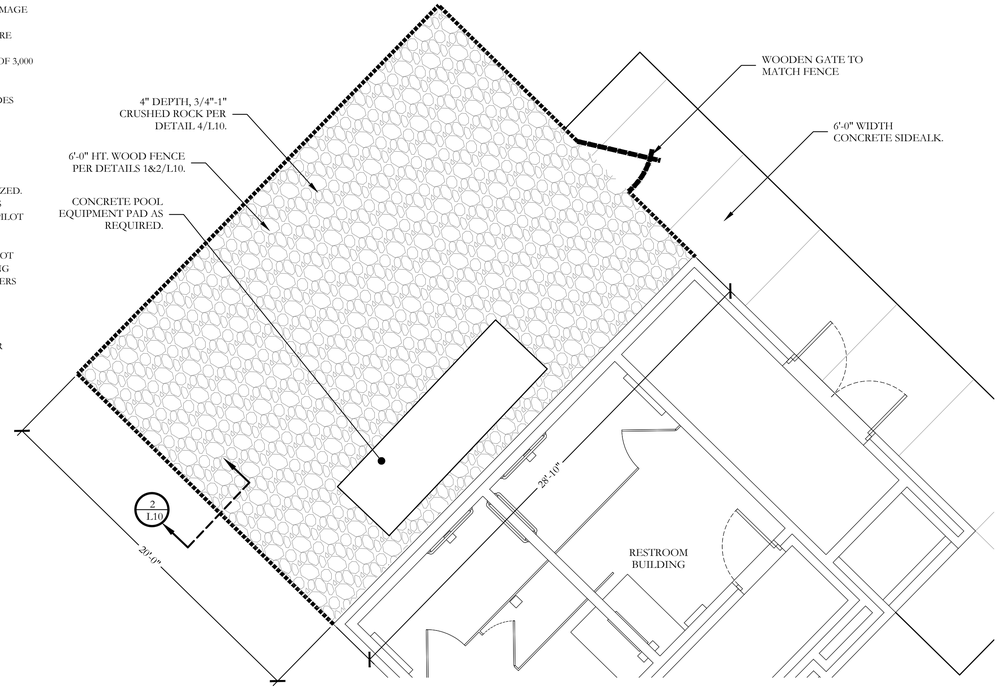
1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES VERIFY LOCATION OF ALL UTILITIES WITH THE TOWN AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS.
2. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OFBURLESON CODES AND REQUIREMENTS.
4. WOOD MATERIAL FOR FENCE
   - 4.1. STRINGERS-CEDAR, #2 GRADE OR BETTER.
   - 4.2. PICKETS-CEDAR, #2 GRADE OR BETTER.
   - 4.3. CAPS- CEDAR, #2 GRADE OR, BETTER
5. ALL FENCE POST TO BE SCHEDULE 40 - GALVANIZED.
6. ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC.. ARE TO BE HOT DIPPED GALVANIZED.
7. ALL PICKETS ARE TO BE FASTENED TO THE RAILS USING GALVANIZED SCREWS. STAPLES AND/OR NAILS WILL NOT BE ALLOWED. SCREW WITHOUT SPLITTING MEMBERS; DRILL PILOT HOLES IF NECESSARY. ALL SPLIT MEMBERS WILL BE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
8. ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. ERECT FACES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. INSTALL STRINGERS WITH BOTTOM EDGES FREE OF DEFECTS. MITER ALL EXPOSED FINISHED JOINTS.
9. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
11. ALL WOOD TO RECEIVE MIN. TWO COATS PREMIUM STAIN OR MARINE GRADE PAINT AS APPROVED BY OWNER. STAIN/PAINT SHALL BE MEDIUM GRAY IN COLOR. CONTRACTOR SHALL MATCH THE BUILDING FINISH.



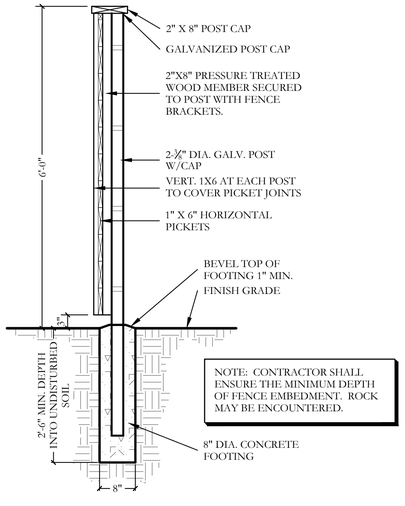
1 PARTIAL 6'-0" HT. WOOD FENCE
ELEVATION
SCALE: 3/4"=1'-0"



3 CRUSHED ROCK BASE
SECTION
SCALE: 1" = 1'-0"



4 SPLASH PAD EQUIPMENT & TRASH TOTE ENCLOSURE
PLAN
SCALE: 1/4" = 1'-0"



2 6'-0" HT. WOOD FENCE
SECTION
SCALE: 3/4"=1'-0"

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CHISHOLM SUMMIT
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COMMUNITY PARK AND HOA SPACE
SITE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 17, 2026

SCALE:
REFER TO DETAILS
One Inch
JVC No RAD001A

L10

CASE NO. CSP26-011

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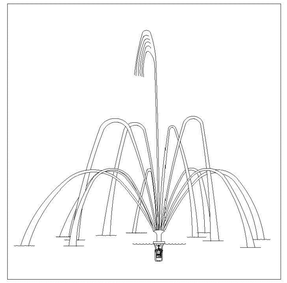
FOUNTAIN NOTES:
1. REFER TO SHEET EX1 FOR PROPOSED FOUNTAIN LOCATIONS.
2. FINAL LOCATION TO BE DETERMINED BY OWNER.
3. CONTRACTOR TO ENSURE ELECTRICAL REQUIREMENTS AND CONNECTIONS PER LOCAL CODES.

TITAN FOUNTAIN SYSTEM REQUIREMENTS - FLEUR DE LIS

The Fountain must be a Fleur de Lis Fountain that must be a 3 tier pattern with a vertical stream surrounded by 2 lower tiers of 8 arching streams. The Fleur de Lis nozzle must be interchangeable with all other Aqua Control Fountain spray patterns of the same horsepower.

SPRAY PATTERN SPECIFICATIONS

Dimensions for water display must be: For 15 HP, performance height must be 50 feet. Diameter must be 50 feet. The pumping rate must be 600 GPM.



Aqua Control Titan Series Fountain - Fleur de Lis

60 Hz									
HP	PERFORMANCE			DEPTH		AMPS			
	HT. (Feet)	DIA. (Feet)	GPM	MIN. WATER DEPTH		SINGLE PHASE	THREE PHASE		
				VERT.	HORIZ.	230V	208V	230V	460V
7.5	40	40	400	120"	48"	42	28	26	13
10	45	45	500	120"	48"	51	37	34	17
15	50	50	600	120"	48"	75	54	49	25
20	55	55	700	120"	48"	-	70	66	33
25	60	60	800	120"	48"	-	87	82	41
30	65	65	900	120"	48"	-	104	93	47
40	75	75	1000	144"	72"	-	-	-	64

SPRAY NOZZLE ASSEMBLY

The nozzle must attach to the head which attaches to the upper tube assembly. The upper tube assembly shall be made from 6" SDR 35 engineered plastic tubing for toughness and corrosion resistance. The 6" size closely matches the pump tube assembly and/or wishbone to reduce pressure losses from transitions.

FLOAT

All floats must be one piece and molded of high strength, impact, UV and chemical resistant, polyethylene. The float color must be black for minimum visibility in water. Stainless steel inserts must be molded into the float for light attachment and for mooring eyebolts. The float must have molded hand holds for easy handling. The float must be designed for maximum stability and for easy height adjustability to achieve minimum visibility with as little as 1/2" of a 15" diameter portion of the float visible during operation. The float must be filled with closed cell urethane foam.

MOTOR SPECIFICATIONS

The Titan Fountain must have a 15 HP 1 phase motor using 230 volts and drawing 75 amps.
The motor must be an industry standard submersible motor with mechanical seals and heavy duty bearings designed to operate under water. All external components must be stainless steel & corrosion resistant.

MOTOR WIRING

Motor must be 3 wire plus a ground.

PUMP ASSEMBLY

The Titan Fountain must have a high efficiency turbine pump consisting of a bronze impeller and ceramic lined passages for a maximum flow rate. The pump must also have a low pressure loss inlet to prevent cavitation at high flow rates.

INTAKE SUCTION SCREEN

Vertical systems must have two non collapsible, high strength Geloy & Noryl resin intake suction screens made with specifically engineered raised ridges to prevent collapse and prevent anything larger than a 1/4 inch sphere from entering the intake suction screen assembly. The intake suction screen assembly must have no less than 4.7 square feet of suctions area of which at minimum 51% is available for water intake.

Horizontal systems must have a minimum of four non collapsible, high strength Geloy & Noryl resin intake suction screens made with specifically engineered raised ridges to prevent collapse and prevent anything larger than a 1/4 inch sphere from entering the intake suction screen assembly. The intake suction screen assemblies must have no less than 9.4 square feet of suctions area of which at minimum 51% is available for water intake.

UNDERWATER POWER CONNECTION

For all units that draw less than 32 amps the electrical connector system for the pump motor must form a watertight connection between the motor lead plug and the pump cord socket. The connector must be UL/cUL/CE rated at 600 volts and 32 amps for continuous submersion to a depth of 33 feet. It must be available with 4 pins for connection to 3 wire motors plus a ground. The plug shall be epoxy potted to the motor lead and the socket to the pump cord to create a permanent and watertight connection to those wires. This connector system shall allow for a fast and highly reliable system for disconnecting the Fountain for service or storage. In addition, both the plug and socket shall have waterproof caps which will allow either to remain dry when submerged while disconnected.

UNDERWATER POWER CORD

For Titan Fountains that draw less than 32 amps, the Power Cord must be UL listed for continuous submergence. It must be SOOW heavy duty round stranded and double insulated, copper cord. One wire in each cord must always act as a ground for proper system grounding.

For Titan Fountains that draw more than 32 amps, the Power Cord must be UL listed for continuous submergence. It must be THHN/THWN heavy duty flat stranded, double insulated PVC jacketed, copper cord. One wire in each cord must always act as a ground for proper system grounding.

The Motor Power Cord will be 4 gauge and 350 feet in length.

The Lighting Power Cord will be 16 gauge, 3 wires, and 350 feet in length.

CONTROL PANELS

Control panels are contained within lockable 3R painted steel enclosures rated for outdoor installation.

All control panels must include a factory installed externally operated disconnect switch, circuit breaker, Class A (human rated) Ground Fault Circuit Interrupter (GFCI)/ on-off switch, 24 hour timer, contactor, and output terminals.

There is no standard that requires a GFCI for 460V power and there is no assurance that a GFCI circuit will provide protection from electrocution. However, in 460V control panels, ACI provides the same GFCI that is Class A rated with used with 230V panels.

FASTENERS

All fasteners must be stainless steel.

WARRANTY

Titan Fountains come with a 3-year warranty.

PRODUCER

This will be an Aqua Control Fountain produced by Aqua Control, Inc., 6A Wolfer Industrial Drive, Spring Valley, IL 61362
Phone: 800.377.0019, 815.664.4900, Fax: 815.664.4901.

Aqua Control, Inc. 6 A Wolfer Industrial Drive, Spring Valley, IL 61362 USA
Phone: 800.377.0019 815.664.4900 Fax: 815.664.4901 info@aquacontrol.com www.aquacontrol.com



Titan	60Hz (North America)						50Hz (International)					
	HP	PERFORMANCE			DEPTH		KW	PERFORMANCE			DEPTH	
		Ht. (Ft.)	Dia. (Ft.)	GPM	Min. Operating Water Depth (Inches)			Ht. (m)	Dia. (m)	M3/H	Min. Operating Water Depth (Meters)	
					Vert.	Horz.					Vert.	Horz.
	7.5*	40	40	400	120	48	**5.5**	11	11	82	3,1	1,3
	10*	45	45	500	120	48	**7.5**	12	12	102	3,1	1,3
	15*	50	50	600	120	48	**11**	14	14	123	3,1	1,3
	20	55	55	700	120	48	**15**	15	15	143	3,1	1,3
	25	60	60	800	120	48	**18.5**	16	16	163	3,1	1,3
	30	65	65	900	120	48	**22**	18	18	204	3,1	1,3
	40	75	75	1000	144	72	**30**	20	20	245	3,7	1,8

*Single Phase Titan Units are only offered in 7.5, 10 & 15HP. All horsepowers are offered in Three Phase.

1 POND FOUNTAIN

NOT TO SCALE

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CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
SITE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 17, 2026

SCALE:
REFER TO DETAILS
One Inch
JVC No RAD001A

L11

CASE NO. CSP26-011

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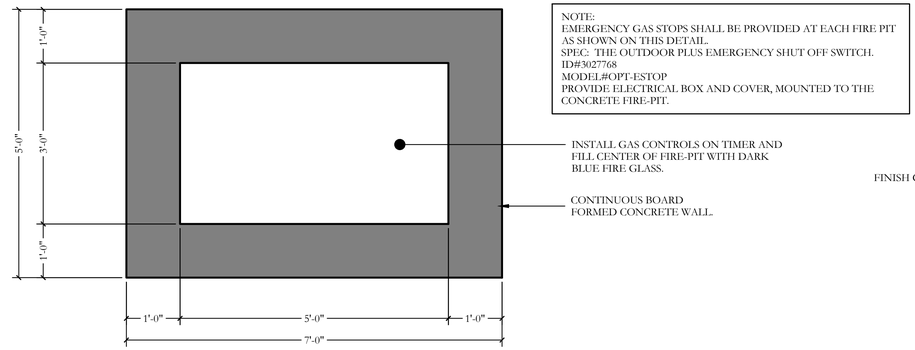
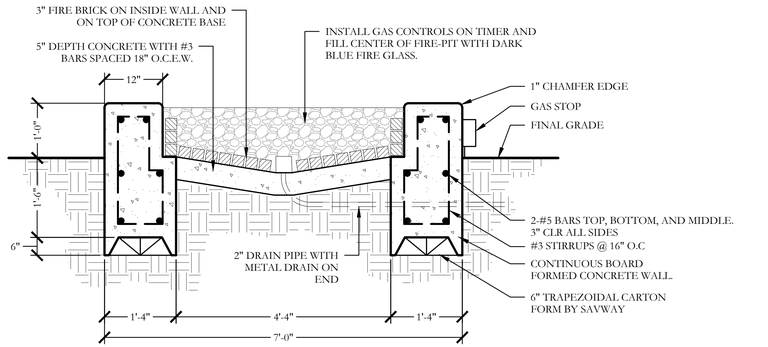


NOTE:
EMERGENCY GAS STOPS SHALL BE PROVIDED AT EACH FIRE PIT AS SHOWN ON THIS DETAIL.
SPEC: THE OUTDOOR PLUS EMERGENCY SHUT OFF SWITCH.
ID#3027768
MODEL#OPT-ESTOP
PROVIDE ELECTRICAL BOX AND COVER, MOUNTED TO THE CONCRETE FIRE-PIT.

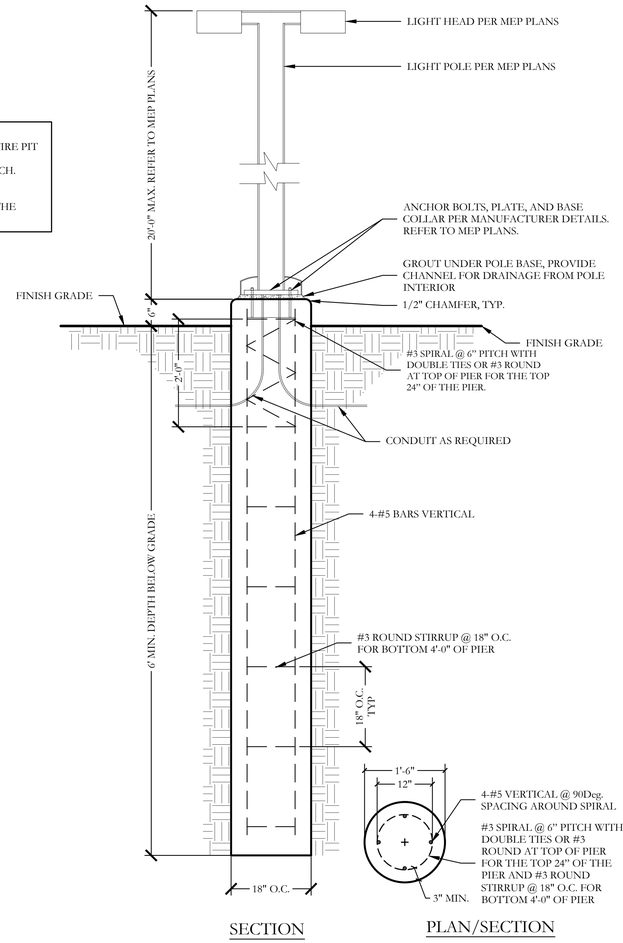
1 RAISED FIREPIT
PLAN

SCALE: 3/4" = 1'-0"



2 RAISED FIREPIT
SECTION

SCALE: 3/4" = 1'-0"



3 LIGHT POLE WITHIN SPLASH PAD AREA
PLAN/SECTION

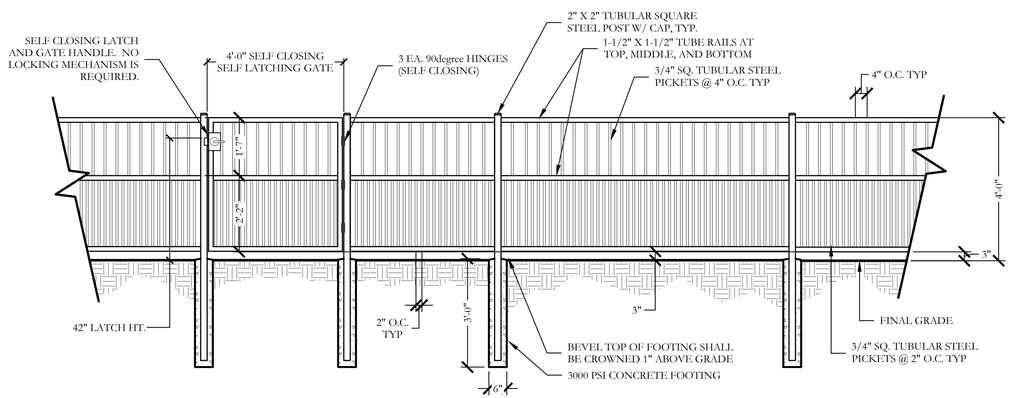
SCALE: 3/4"=1'-0"

GAS FIRE FEATURE NOTES

1. PROPOSED FIRE PIT SHALL BE NATURAL GAS. CONTRACTOR SHALL SELECT BURNER SYSTEM AND SUBMIT TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ORDERING MATERIAL.
2. ALL PLUMBING AND ELECTRICAL WORK TO COMPLY WITH LOCAL AND NATIONAL CODE REQUIREMENTS.
3. CONTRACTOR TO COORDINATE TRADES AND REQUIRED INSPECTIONS FOR ALL FIRE FEATURE COMPONENTS.
4. FIELD LOCATE EMERGENCY SHUTOFF AND CONTROLS WITH OWNER.
5. INSTALL ALL FIRE FEATURE COMPONENTS PER MANUFACTURER'S REQUIREMENTS AND SPECIFICATIONS.
6. REFER TO SG SERIES FOR STORM DRAIN CONNECTIONS AND RIM/INVERT ELEVATIONS.
7. ALL METAL COMPONENTS TO BE GALVANIZED STEEL U.N.O.
8. PROVIDE VENTING AS REQUIRED IN CONSTRUCTED FIRE FEATURE WALLS

ORNAMENTAL METAL FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND TOWN INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS. GRIND SMOOTH ALL WELDS.
6. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
8. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
9. FENCE MEMBER SIZES TO BE AS FOLLOWS:
   9.1. PICKETS, 3/4" SQUARE 16 GA.
   9.2. RAILS, 1-1/2" X 1-1/2" TUBE 16 GA.
   9.3. POSTS, 2" SQUARE 11 GA.
10. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
11. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH FOR.
12. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 8'-0" O.C.
13. FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.
14. GATE IS TO BE SELF CLOSING. OWNER SHALL SELECT FINAL LOCKING MECHANISM. OUTSIDE LEVER IS LOCKED BY KEY IN OUTSIDE LEVER. INSIDE LEVER IS ALWAYS FREE.



4 4'-0" HT. ORNAMENTAL METAL FENCE AROUND TOT PLAYGROUND
ELEVATION

SCALE: 1/2"=1'-0"

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CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
SITE DETAILS

REAVES CONSULTING
REAVES CONSULTING
831 ARROWHEAD DRIVE
PROSPER, TEXAS 75078
972.247.3908
RICHARD@REAVESCONSULTING.CO.COM
F-10826

STATE OF TEXAS
RICHARD REAVES
91128
LICENSED PROFESSIONAL ENGINEER

March 30, 2026

SCALE:
REFER TO DETAILS
One Inch
JVC No RAD001A

L12

CASE NO. CSP26-011

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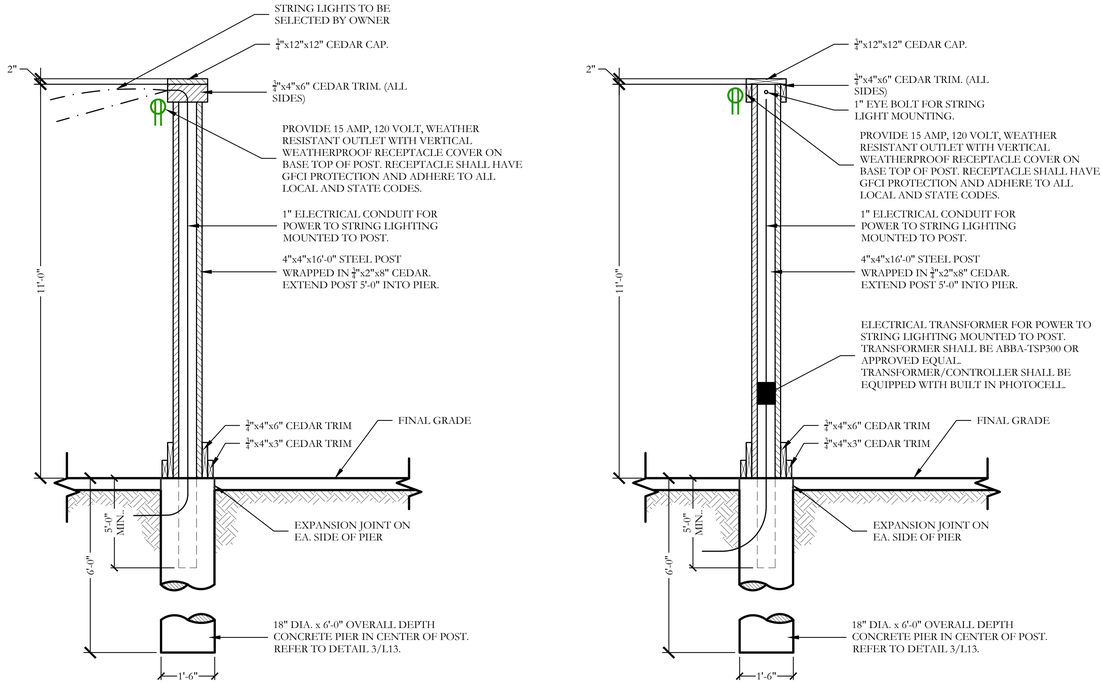
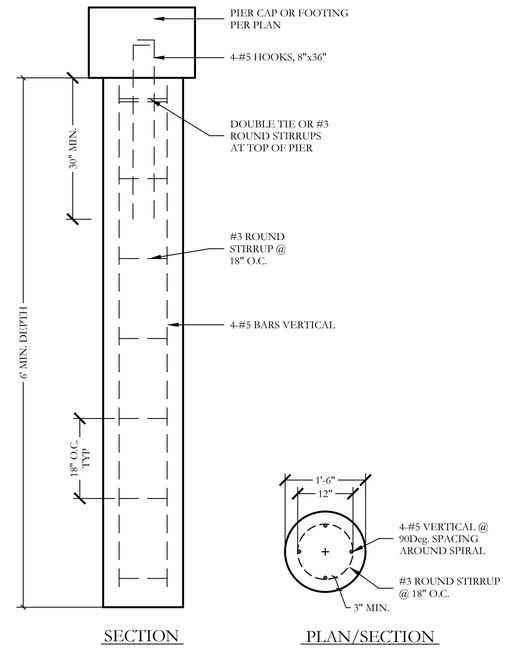


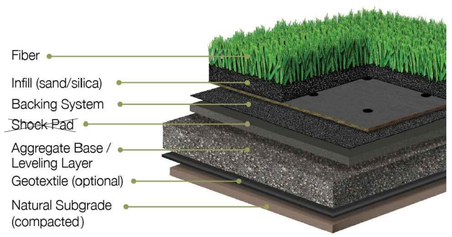
1 EVENT LAWN LIGHTING DETAILS
SECTION

SCALE: 1/2" = 1'-0"



4 PIER (18" DIA.)
PLAN/SECTION

SCALE: 3/4" = 1'-0"

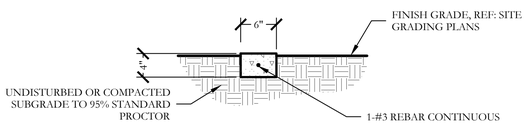


NOTE:
ARTIFICIAL TURF SHALL BE "SIMPLY NATURAL ARTIFICIAL GRASS" BY SYNTHETIC GRASS DFW OR APPROVED EQUAL.

INFILL SHALL BE SILICA SAND. AGGREGATE BASE LAYER SHALL BE 2 INCHES MINIMUM. FILTER FABRIC IS REQUIRED BETWEEN AGGREGATE BASE AND NATURAL SUBGRADE.

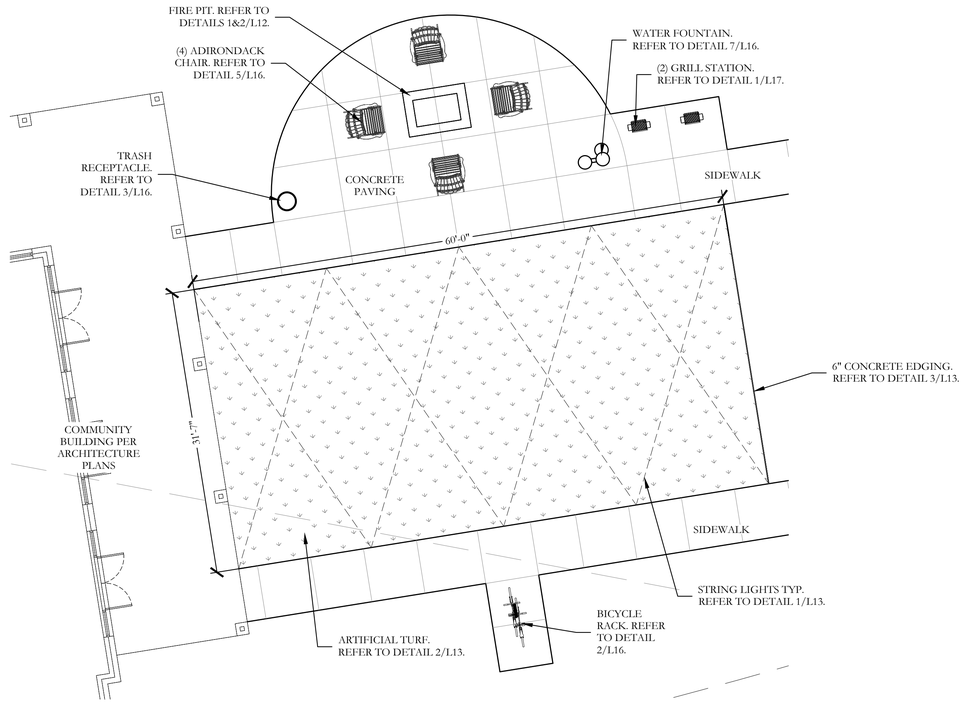
A SHOCK PAD SHALL NOT BE REQUIRED.

2 ARTIFICIAL TURF
PRODUCT DATA



3 6" CONCRETE EDGING
SECTION

SCALE: 1" = 1'-0"



5 EVENT LAWN
PLAN

SCALE: 1/8" = 1'-0"

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CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
SITE DETAILS

REAVES CONSULTING
Reaves Consulting
831 Arrowhead Drive
Prosper, Texas 75078
972.247.3928
richard@reavesconsulting.com
F-10826

STATE OF TEXAS
RICHARD REAVES
91128
LICENSED
PROFESSIONAL ENGINEER

March 30, 2026

SCALE:
REFER TO DETAILS
One Inch
JVC No RAD001A

L13

CASE NO. CSP26-011

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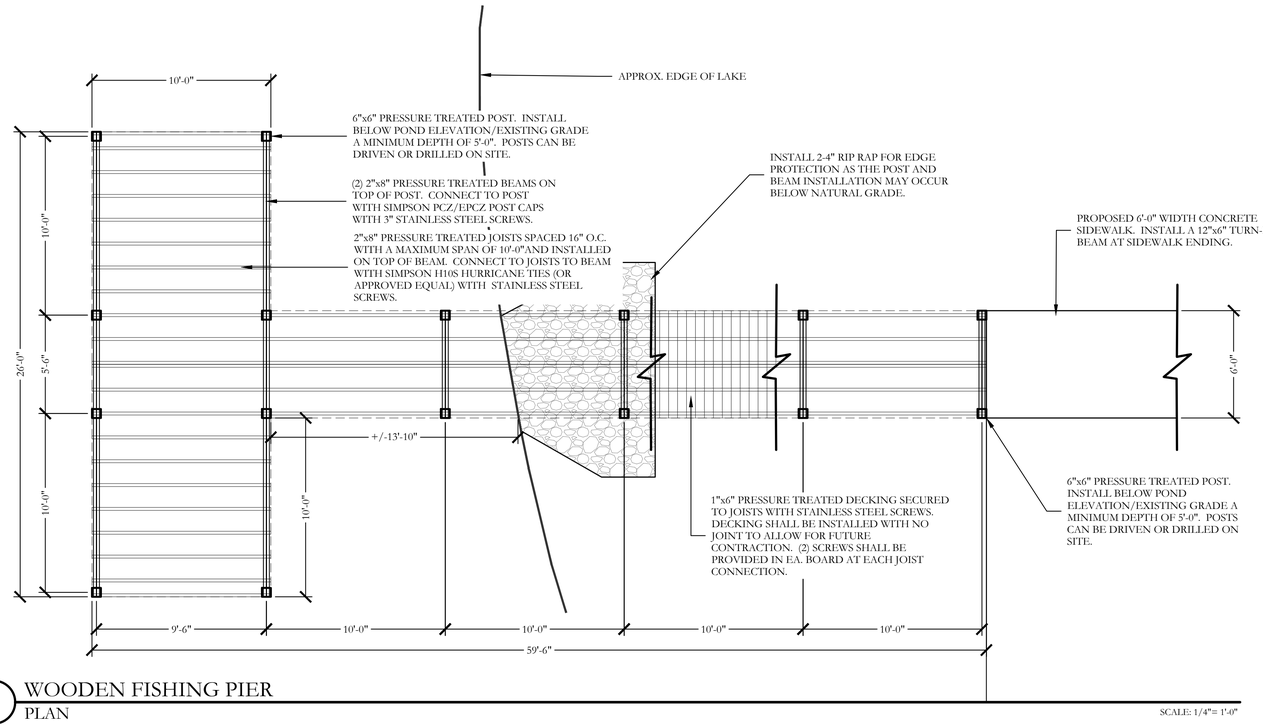
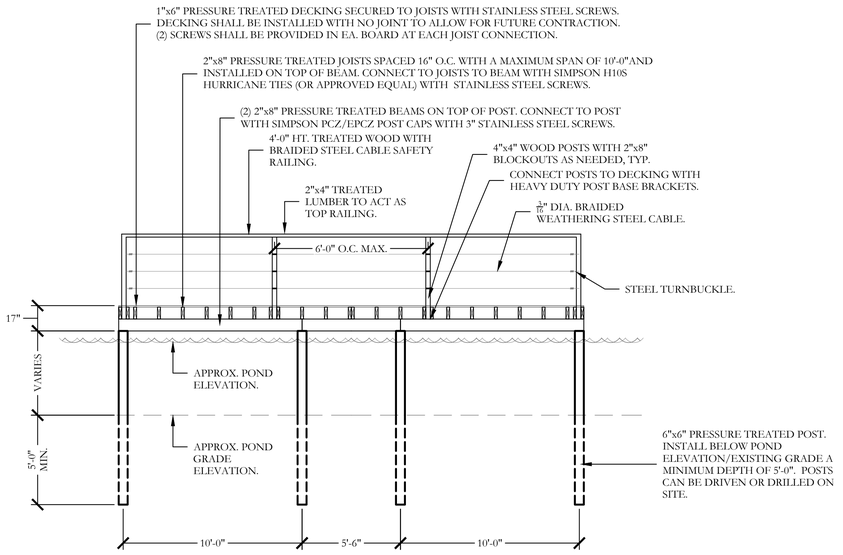


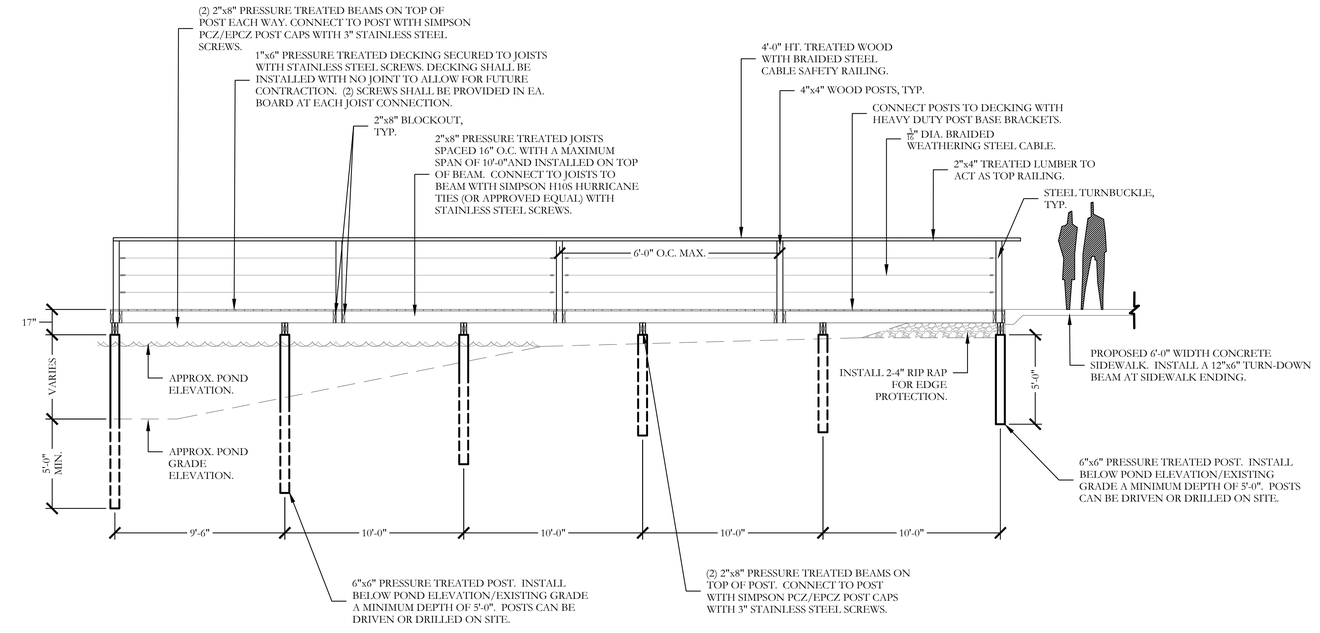
1 WOODEN FISHING PIER
PLAN

SCALE: 1/4"= 1'-0"



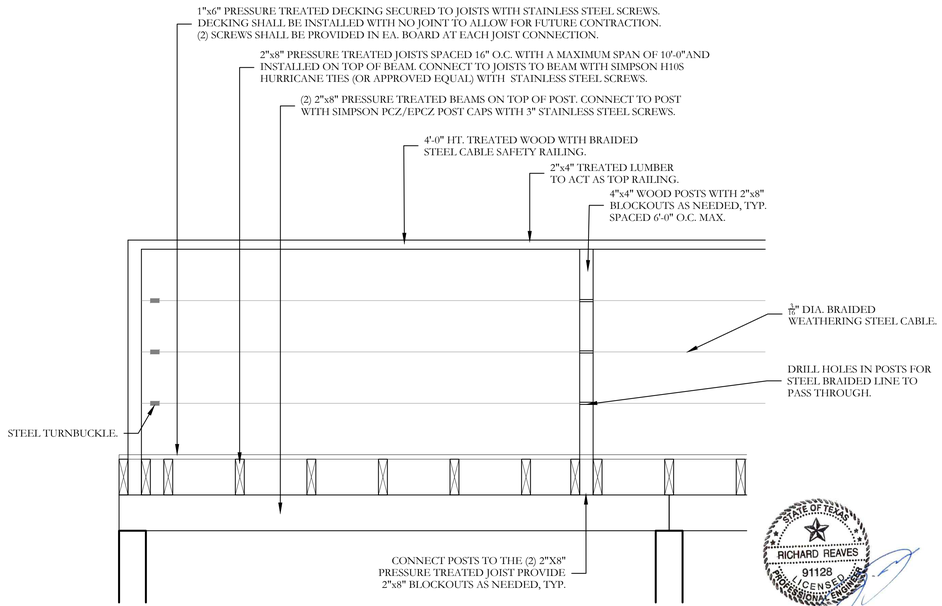
3 WOODEN FISHING PIER
ELEVATION/SECTION

SCALE: 1/4"= 1'-0"



2 WOODEN FISHING PIER
ELEVATION/SECTION

SCALE: 1/4"= 1'-0"



4 DOCK RAILING
ELEVATION/SECTION

SCALE: 3/4"=1'-0"

STATE OF TEXAS
RICHARD REAVES
91128
LICENSED
PROFESSIONAL ENGINEER

March 30, 2026

1	

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COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
SITE DETAILS

REAVES CONSULTING
831 ARKANSAS DRIVE
PROSPER, TEXAS 75078
972.247.3928
RICHARD@REAVESCONSULTING.LLC.COM
F-10826

SCALE:
REFER TO DETAILS
One Inch
JVC No RAD001A

L14

CASE NO. CSP26-011

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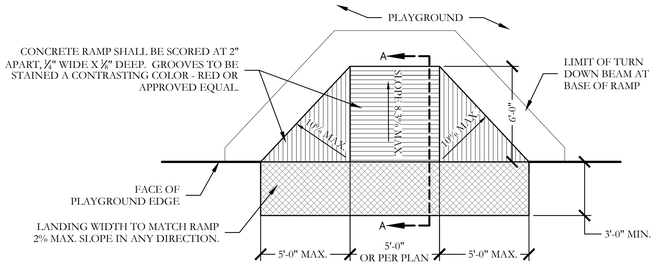
PLAYGROUND NOTES:
1. PLAYGROUND SURFACE TO BE APPROVED ENGINEERED HARDWOOD FIBER CHIPS
2. 1/2" REDWOOD EXPANSION JOINTS SHALL BE PROVIDED WHERE SHOWN ON THE PLAN. EXPANSION JOINTS SHALL BE CONTINUOUS THROUGH THE WALK AND CONCRETE EDGE WHERE ADJACENT. INSTALL VERTICAL EXPANSION JOINTS IN PLAYGROUND EDGE ON MAXIMUM 30 FOOT CENTERS.
3. CONTRACTOR TO EXCAVATE FULL DEPTH OF PLAYGROUND BORDER WHERE SHOWN AS AREA TO BE EXCAVATED.
4. ALIGN RAMP WITH TRANSFER STATION OF PLAYGROUND EQUIPMENT

EQUIPMENT SCHEDULE

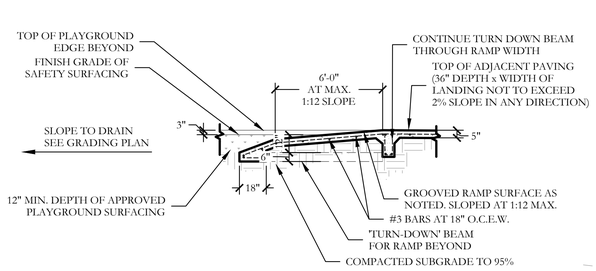
ITEM	QTY	MANUFACTURER	MODEL
FEATURE PLAYGROUND SET	1	CHILD'S PLAY INC.	36-198558-3

PRODUCT REPRESENTATIVE:
FOR ALL PRODUCTS SPECIFIED WITHIN THE EQUIPMENT SCHEDULE AND SHOWN ON PLANS, CONTACT TOM SAWYERS FOR PRICING AND INSTALLATION GUIDANCE.

TOM SAWYERS
TOM@CHILDSPLAYINC.NET
972-569-7258



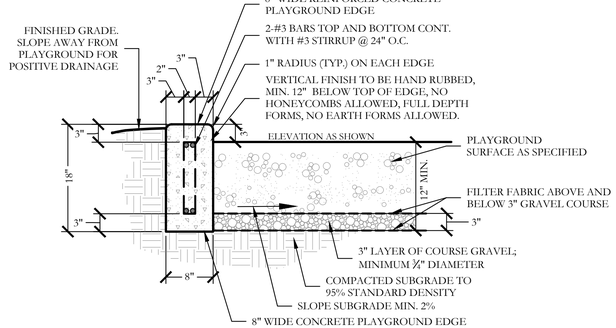
PLAN



SECTION

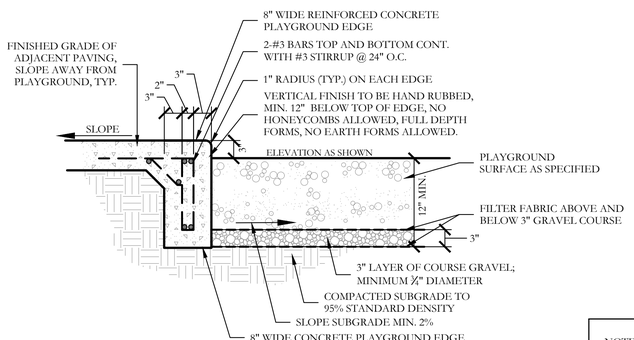
1 PLAYGROUND CURB RAMP DETAILS
VARIES

SCALE: 1/4"= 1'-0"



2 CONCRETE PLAYGROUND EDGE DETAIL
SECTION

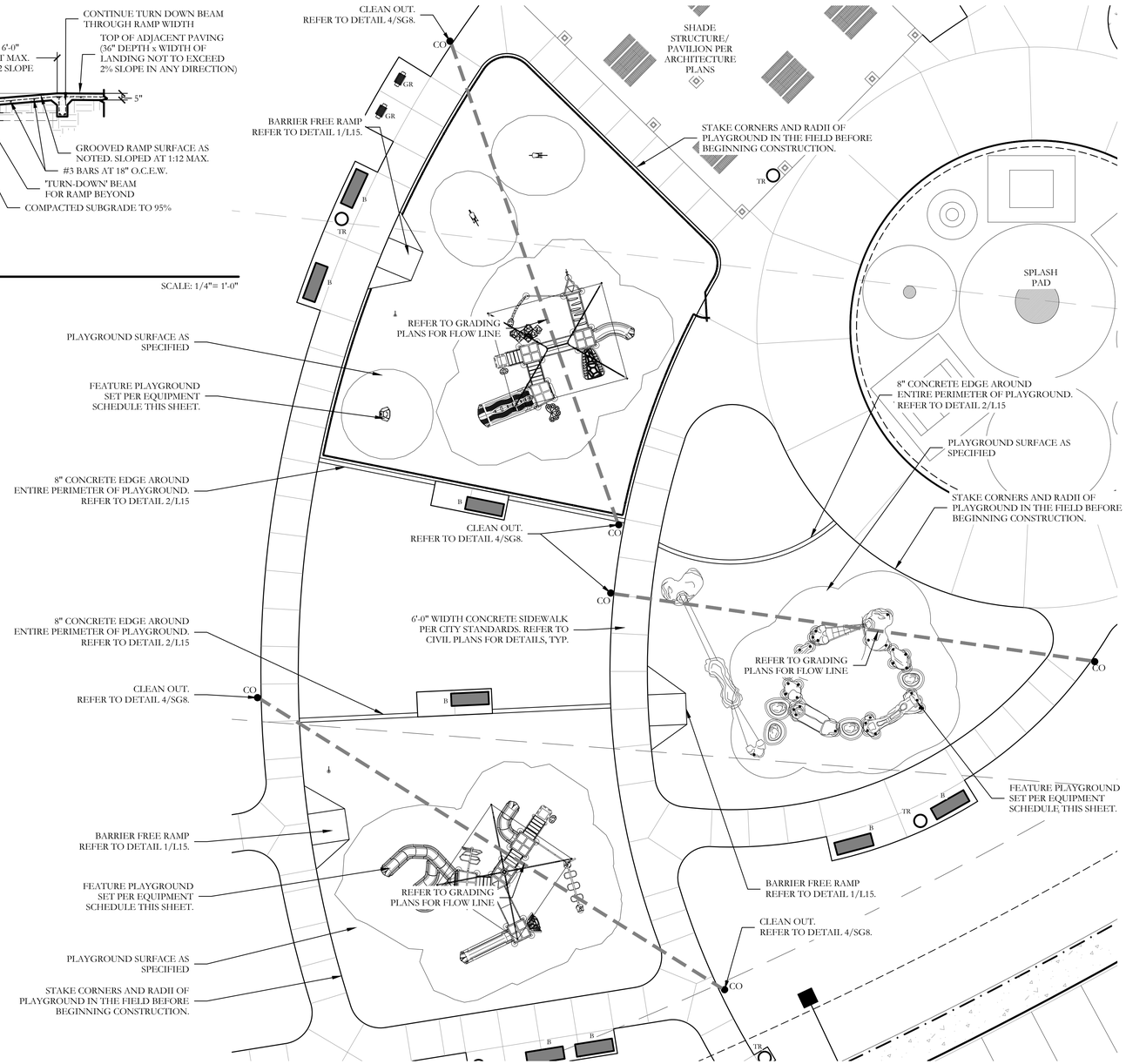
SCALE: 1"= 1'-0"



3 CONCRETE PLAYGROUND EDGE AT PAVING
SECTION

SCALE: 1"= 1'-0"

NOTE: THE PROPOSED TOT LOT PLAYGROUND SHALL BE POURED IN PLACE SURFACING. ALL OTHER PLAYGROUNDS SHALL HAVE NATURAL FIBAR.



4 PLAYGROUND ENLARGEMENT
PLAN

SCALE: 1"= 10'-0"

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CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
SITE DETAILS

CODY L. JOHNSON 2833 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS
June 17, 2026

SCALE:
REFER TO DETAILS
One Inch
JVC No RAD001A

L15

CASE NO. CSP26-011

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CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
SITE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 17, 2026

SCALE:
REFER TO DETAILS
One Inch
JVC No RAD001A

L15A

CASE NO. CSP26-011

835

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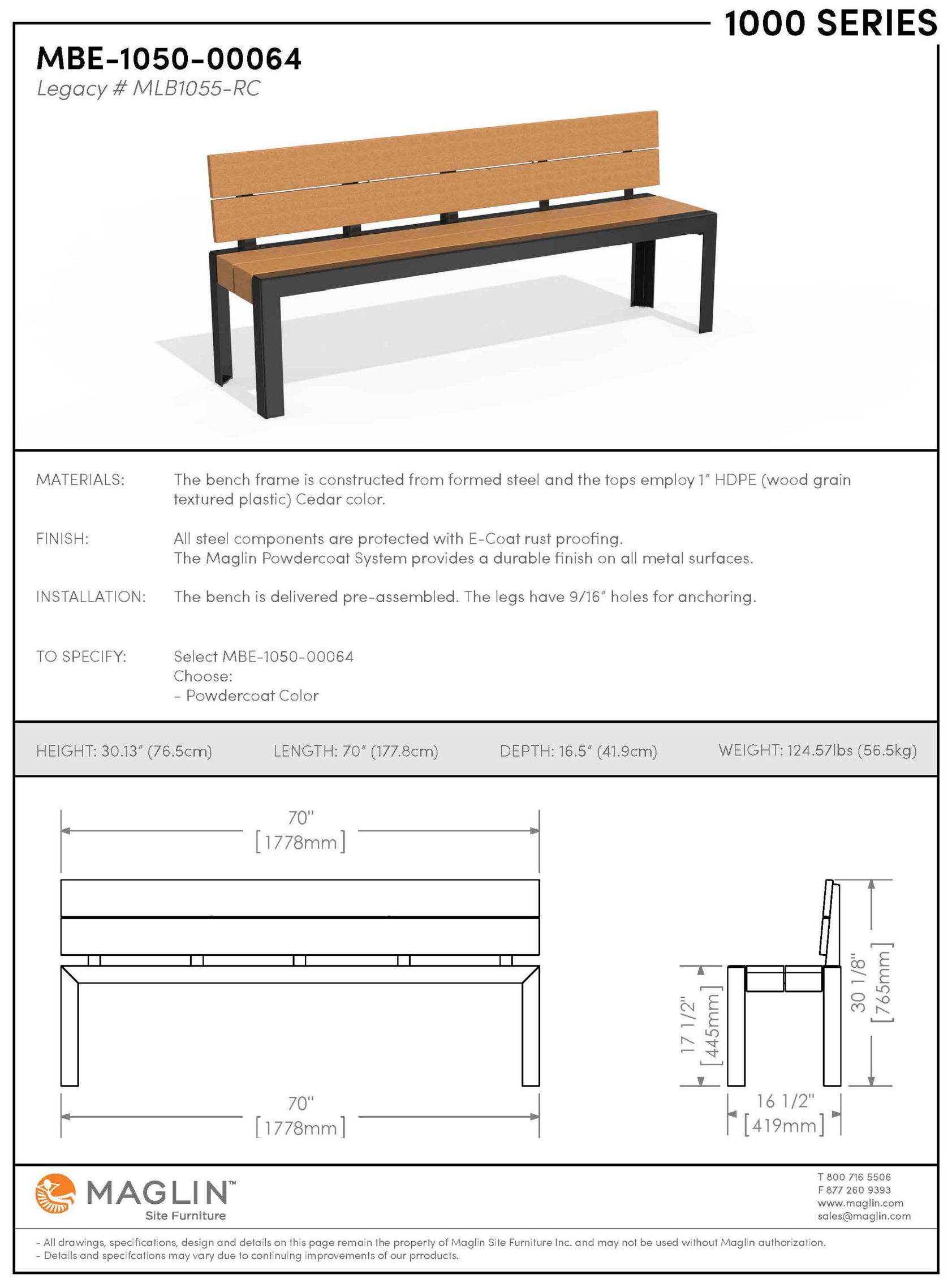

1000 SERIES

MBE-1050-00064
Legacy # MLB1055-RC

MATERIALS: The bench frame is constructed from formed steel and the tops employ 1" HDPE (wood grain textured plastic) Cedar color.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bench is delivered pre-assembled. The legs have 9/16" holes for anchoring.

TO SPECIFY: Select MBE-1050-00064
Choose:
- Powdercoat Color

HEIGHT: 30.13" (76.5cm) | LENGTH: 70" (177.8cm) | DEPTH: 16.5" (41.9cm) | WEIGHT: 124.57lbs (56.5kg)

MAGLIN Site Furniture
T 800 716 5506
F 877 260 9393
www.maglin.com
sales@maglin.com

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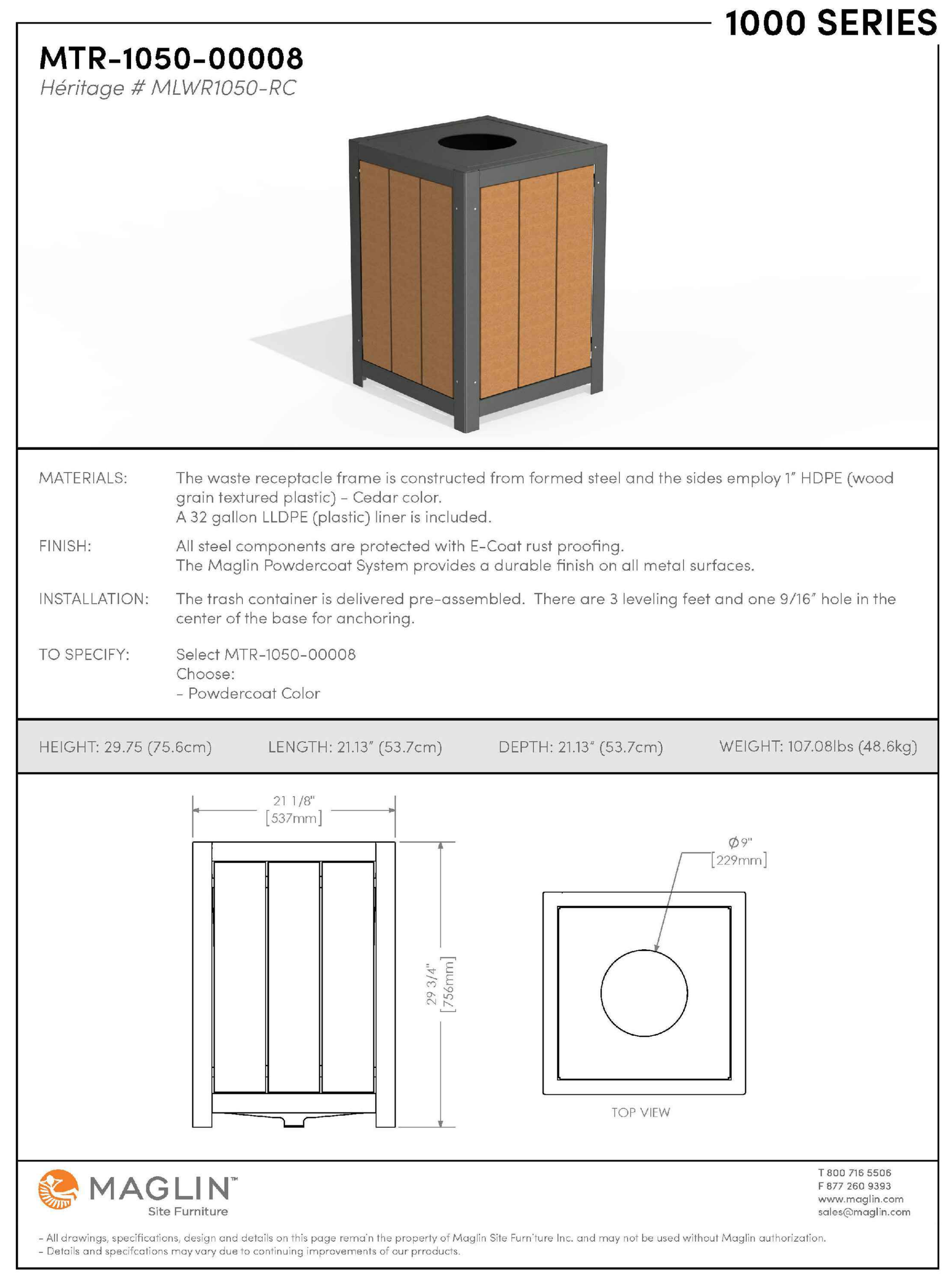
1 6'-0" BENCH

NOT TO SCALE



1000 SERIES

MTR-1050-00008
Héritage # MLWR1050-RC

MATERIALS: The waste receptacle frame is constructed from formed steel and the sides employ 1" HDPE (wood grain textured plastic) – Cedar color. A 32 gallon LLDPE (plastic) liner is included.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The trash container is delivered pre-assembled. There are 3 leveling feet and one 9/16" hole in the center of the base for anchoring.

TO SPECIFY: Select MTR-1050-00008
Choose:
- Powdercoat Color

HEIGHT: 29.75 (75.6cm) | LENGTH: 21.13" (53.7cm) | DEPTH: 21.13" (53.7cm) | WEIGHT: 107.08lbs (48.6kg)

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F 877 260 9393
www.maglin.com
sales@maglin.com

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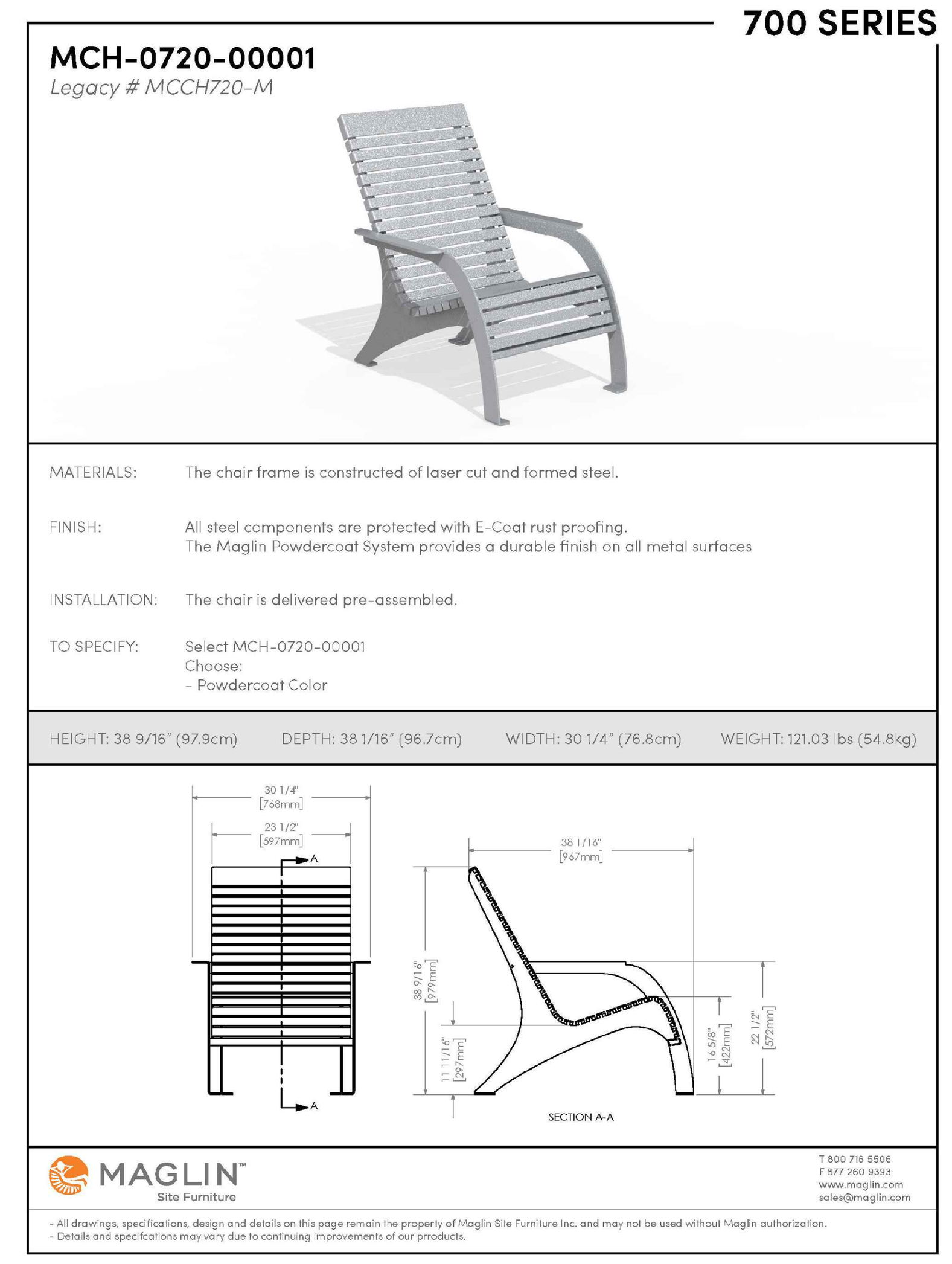
3 TRASH RECEPTACLE

NOT TO SCALE



700 SERIES

MCH-0720-00001
Legacy # MCCH720-M

MATERIALS: The chair frame is constructed of laser cut and formed steel.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces

INSTALLATION: The chair is delivered pre-assembled.

TO SPECIFY: Select MCH-0720-00001
Choose:
- Powdercoat Color

HEIGHT: 38 9/16" (97.9cm) | DEPTH: 38 1/16" (96.7cm) | WIDTH: 30 1/4" (76.8cm) | WEIGHT: 121.03 lbs (54.8kg)

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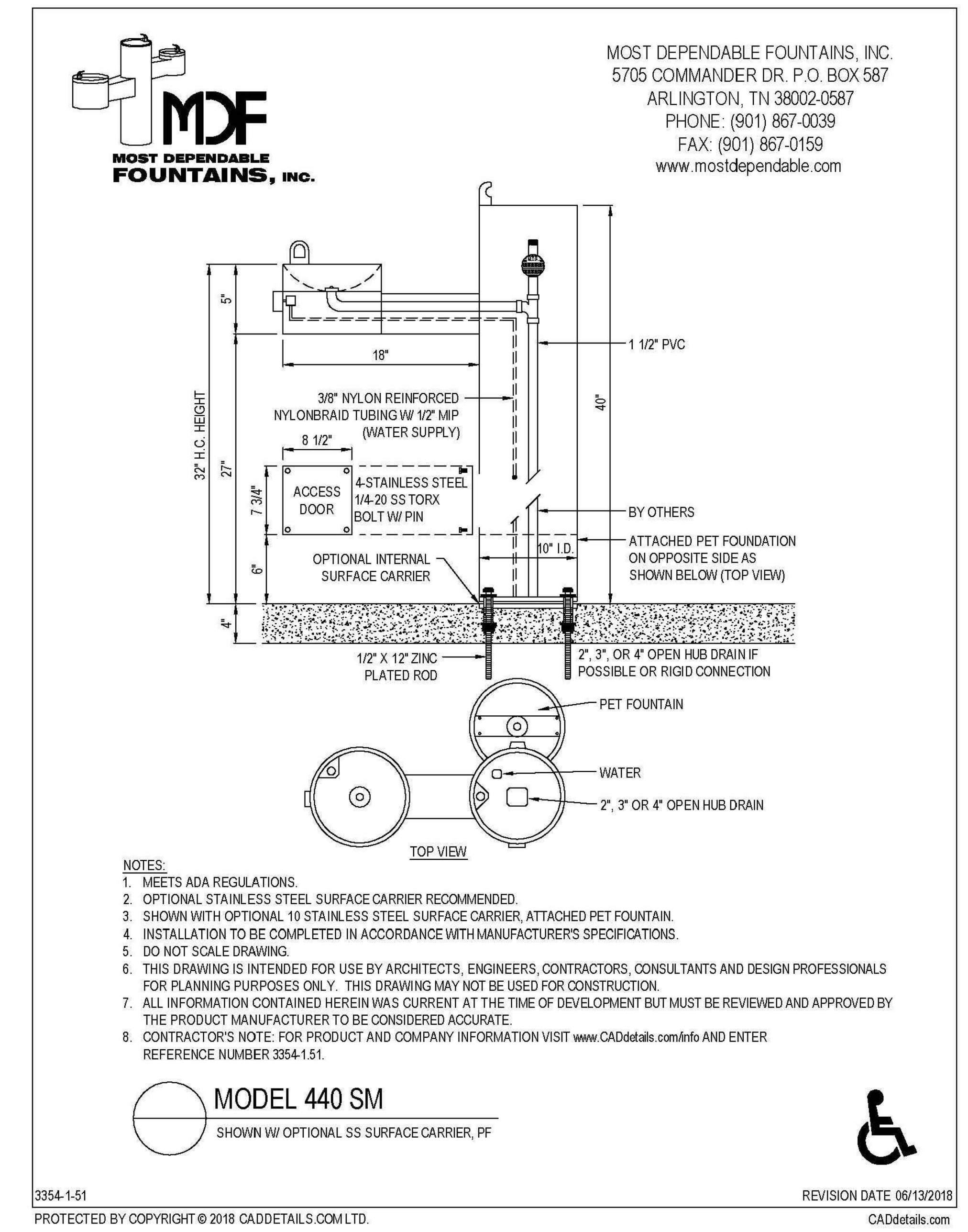
5 ADIRONDACK CHAIR

NOT TO SCALE



MOST DEPENDABLE FOUNTAINS, INC.
5705 COMMANDER DR. P.O. BOX 587
ARLINGTON, TN 38002-0587
PHONE: (901) 867-0039
FAX: (901) 867-0159
www.mostdependable.com

NOTES:
1. MEETS ADA REGULATIONS.
2. OPTIONAL STAINLESS STEEL SURFACE CARRIER RECOMMENDED.
3. SHOWN WITH OPTIONAL 10 STAINLESS STEEL SURFACE CARRIER, ATTACHED PET FOUNTAIN.
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. DO NOT SCALE DRAWING.
6. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
7. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
8. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3354-1.51.

MODEL 440 SM
SHOWN W/ OPTIONAL SS SURFACE CARRIER, PF

3354-1-51 | REVISION DATE 06/13/2018

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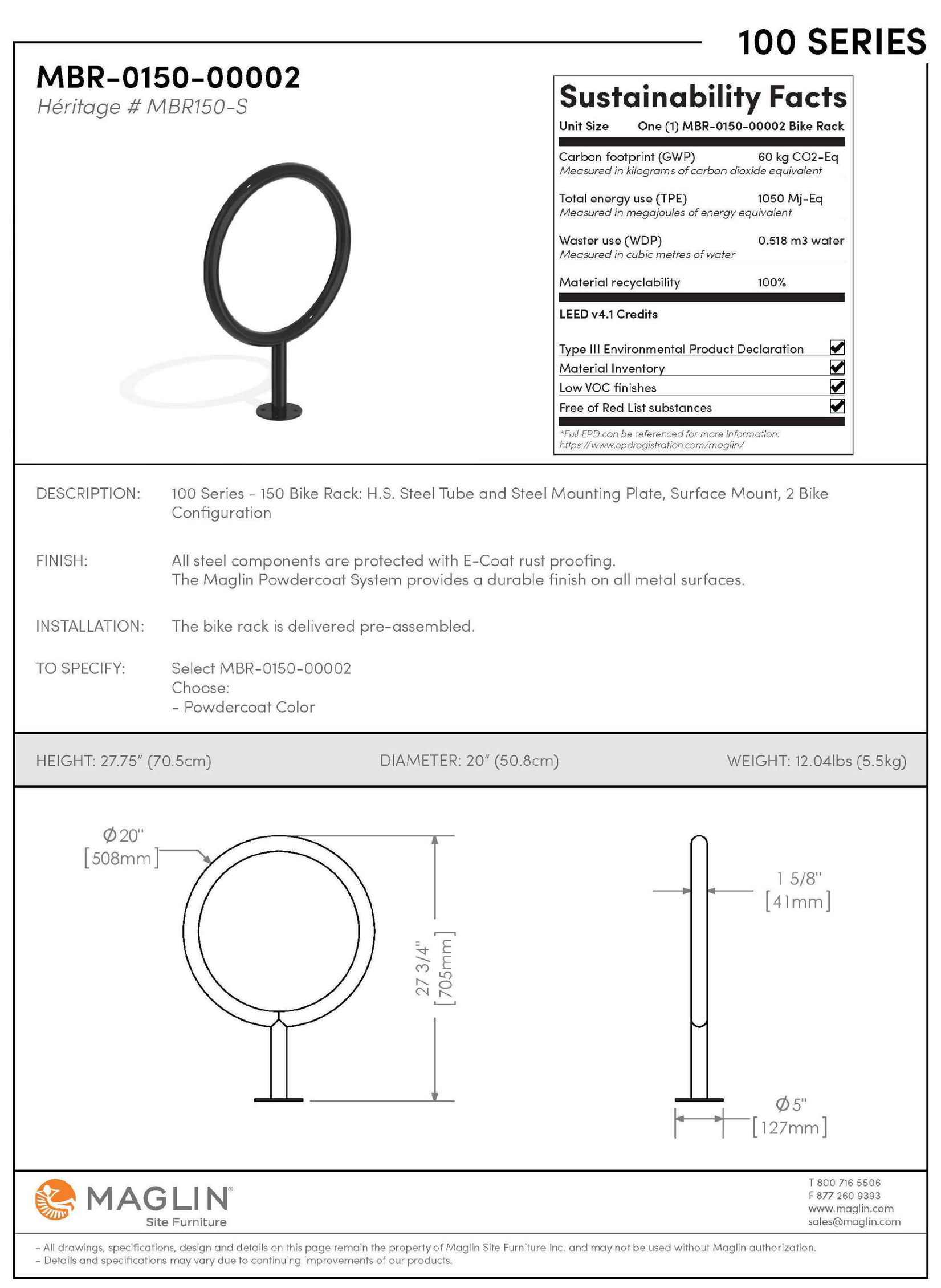
7 WATER FOUNTAIN

NOT TO SCALE

ALL SITE FURNISHINGS SHALL BE POWDER-COATED BLACK IN COLOR AND ALL WOOD SHALL BE RECYCLED PLASTIC CEDAR IN COLOR.



100 SERIES

MBR-0150-00002
Héritage # MBR150-S

Sustainability Facts

Unit Size	One (1) MBR-0150-00002 Bike Rack
Carbon footprint (GWP) *Measured in kilograms of carbon dioxide equivalent*	60 kg CO2-Eq
Total energy use (TPE) *Measured in megajoules of energy equivalent*	1050 Mj-Eq
Waster use (WDP) *Measured in cubic metres of water*	0.518 m3 water
Material recyclability	100%
LEED v4.1 Credits	
Type III Environmental Product Declaration	☑
Material Inventory	☑
Low VOC finishes	☑
Free of Red List substances	☑

*Full EPD can be referenced for more information: https://www.epdregistration.com/maglin/

DESCRIPTION: 100 Series - 150 Bike Rack: H.S. Steel Tube and Steel Mounting Plate, Surface Mount, 2 Bike Configuration

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bike rack is delivered pre-assembled.

TO SPECIFY: Select MBR-0150-00002
Choose:
- Powdercoat Color

HEIGHT: 27.75" (70.5cm) | DIAMETER: 20" (50.8cm) | WEIGHT: 12.04lbs (5.5kg)

MAGLIN Site Furniture
T 800 716 5506
F 877 260 9393
www.maglin.com
sales@maglin.com

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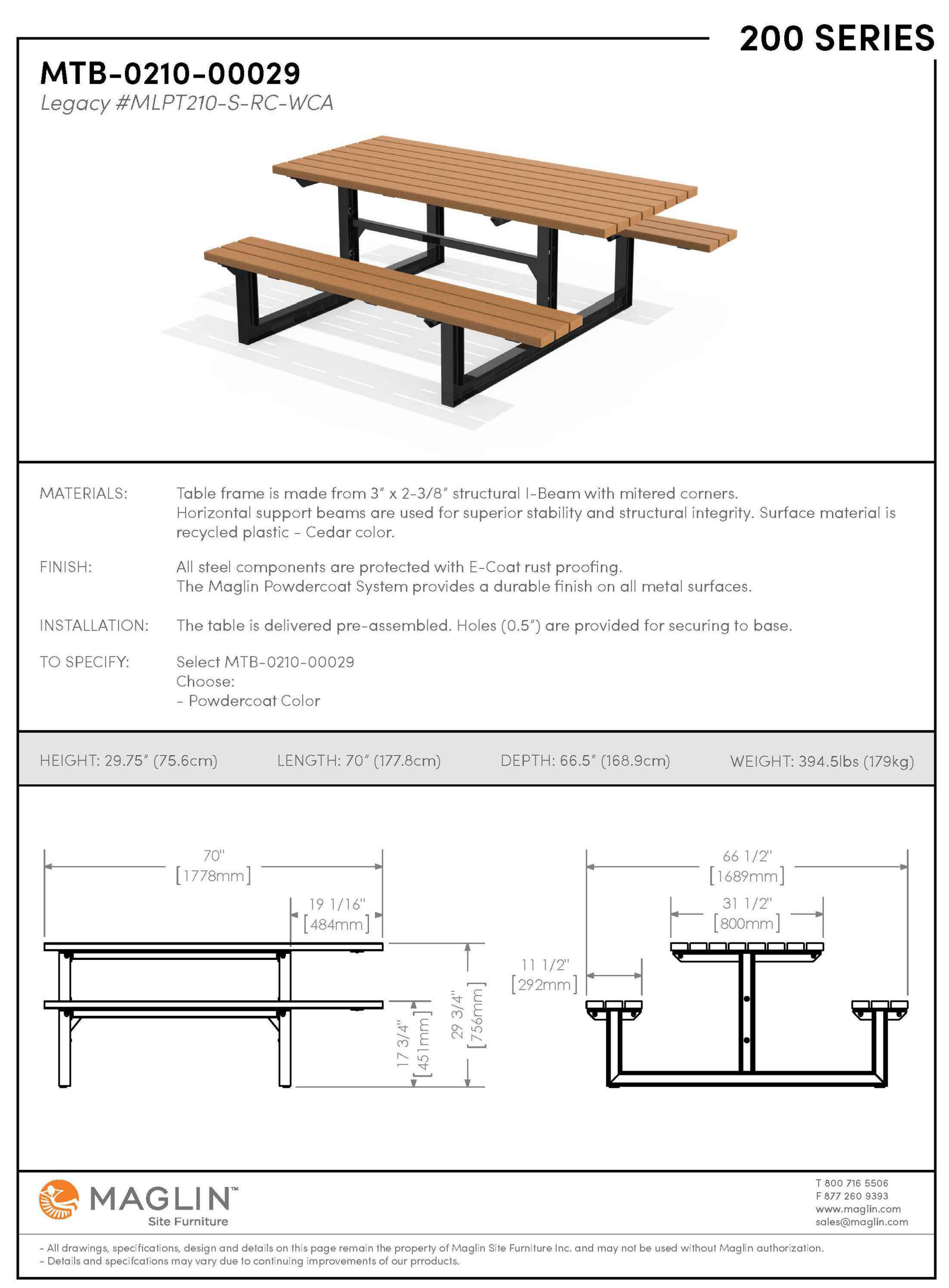
2 BICYCLE RACK

NOT TO SCALE



200 SERIES

MTB-0210-00029
Legacy #MLPT210-S-RC-WCA

MATERIALS: Table frame is made from 3" x 2-3/8" structural I-Beam with mitered corners. Horizontal support beams are used for superior stability and structural integrity. Surface material is recycled plastic - Cedar color.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The table is delivered pre-assembled. Holes (0.5") are provided for securing to base.

TO SPECIFY: Select MTB-0210-00029
Choose:
- Powdercoat Color

HEIGHT: 29.75" (75.6cm) | LENGTH: 70" (177.8cm) | DEPTH: 66.5" (168.9cm) | WEIGHT: 394.5lbs (179kg)

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4 PICNIC TABLE

NOT TO SCALE



Pet Waste Stations

BarkPark is putting you in charge! We are pleased to introduce our NEW Waste Station Builder - this new system allows you to customize the "pawfect" waste station for you dog park in 3 easy steps.

STEP 1: CHOOSE YOUR WASTE STATION

Shown with sign 01-08-0177 | *Shown with sign 01-08-0176*

PBARK-490 (WITH WASTE RECEPTACLE)
9.25" L x 12.75" W x 67" H | 22 lbs.

PBARK-488 (WITHOUT WASTE RECEPTACLE)
9.25" L x 11" W x 67" H | 22 lbs.

STEP 2: CHOOSE YOUR COLOR

STEP 3: CHOOSE YOUR SIGNAGE

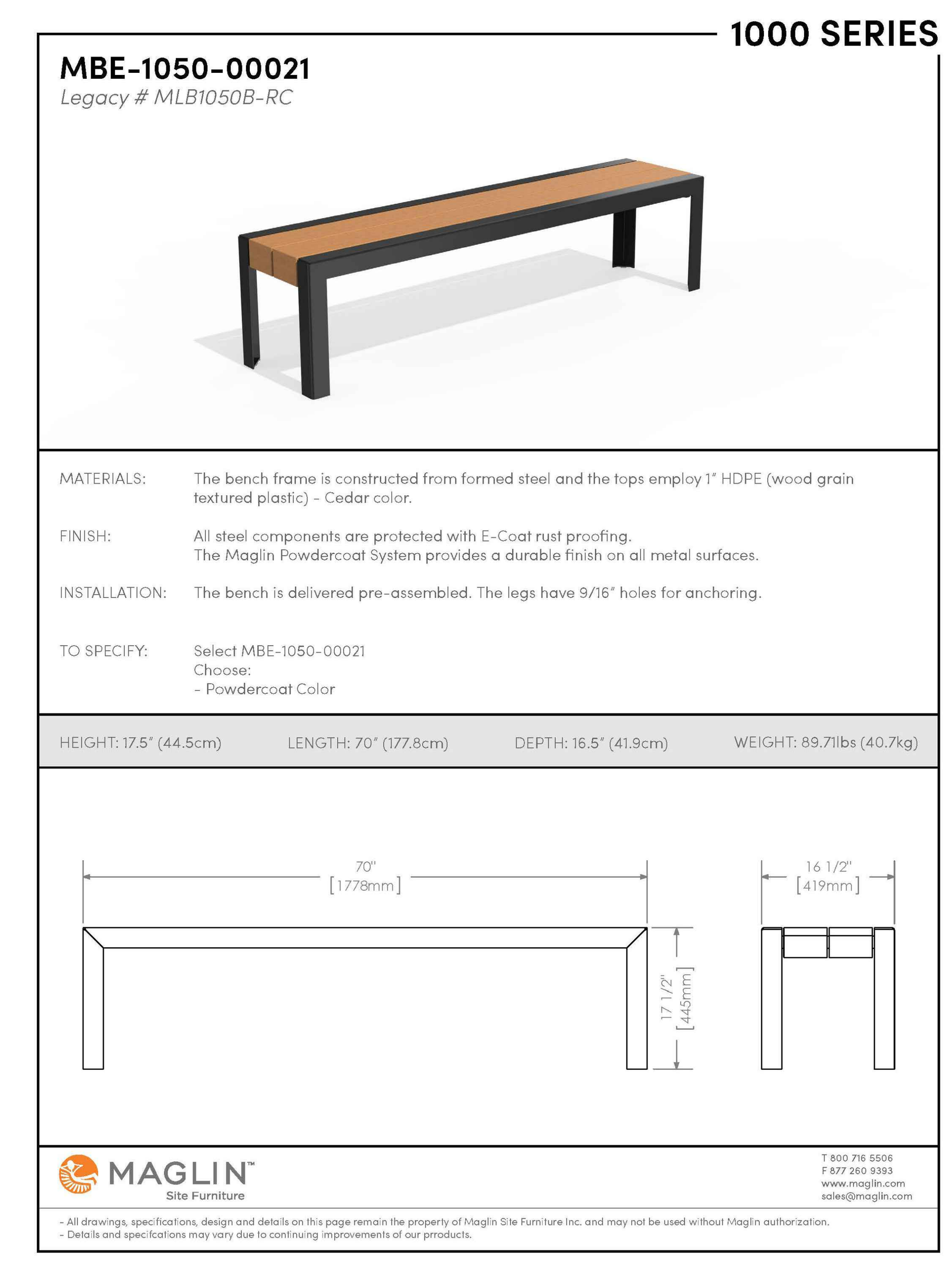
01-08-0176 | 01-08-0177 | 01-08-0175 | 01-08-0179 | 01-08-0178

Details

PBARK-490	Pet Waste Station	$311	Green or Blue
PBARK-488	Pet Waste Station (without receptacle)	$191	Green or Blue

6 PET WASTE STATION

NOT TO SCALE



1000 SERIES

MBE-1050-00021
Legacy # MLB1050B-RC

MATERIALS: The bench frame is constructed from formed steel and the tops employ 1" HDPE (wood grain textured plastic) - Cedar color.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bench is delivered pre-assembled. The legs have 9/16" holes for anchoring.

TO SPECIFY: Select MBE-1050-00021
Choose:
- Powdercoat Color

HEIGHT: 17.5" (44.5cm) | LENGTH: 70" (177.8cm) | DEPTH: 16.5" (41.9cm) | WEIGHT: 89.71lbs (40.7kg)

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8 BACKLESS BENCH

NOT TO SCALE

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TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
SITE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 17, 2026

SCALE: REFER TO DETAILS
One Inch
JVC No RAD001A

L16

CASE NO. CSP26-011

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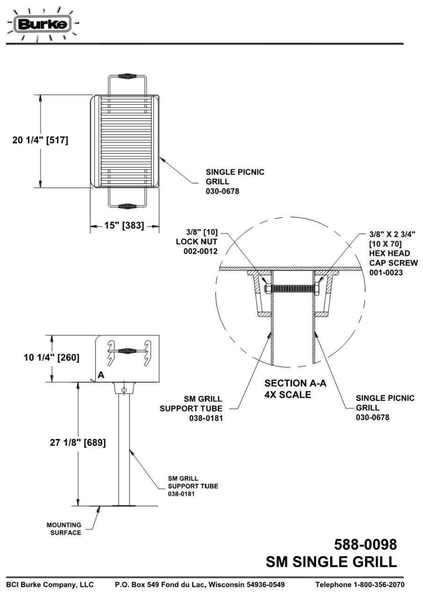


1 GRILL STATION

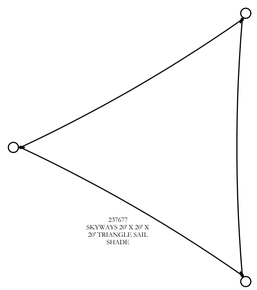
NOT TO SCALE

EQUIPMENT SCHEDULE

ITEM	QTY	MANUFACTURER	MODEL
6'-0" BENCH	13	MAGLIN - 1000 SERIES	MBE-1050-00064
BICYCLE RACK	2	MAGLIN -100 SERIES	MBR-0150-00002
TRASH RECEPTACLE	10	MAGLIN - 1000 SERIES	MTR-1050-00008
PICNIC TABLE	12	MAGLIN - 200 SERIES	MTB-0210-00029
ADIRONDACK CHAIR	4	MAGLIN -700 SERIES	MCH-0720-00001
PET WASTE STATION	3	ULTRA SITE BARK PARK	PBARK-488 GREEN
WATER FOUNTAIN	1	MOST DEPENDABLE FOUNTAINS, INC.	MODEL 440 SM
BACKLESS BENCH	4	MAGLIN - 1000 SERIES	MBE-1050-00021
GRILL STATION	4	BURKE COMPANY	588-0098 SM SINGLE GRILL
SHADE SAIL	1	LANDSCAPE STRUCTURES	DESIGN 6268

FURNITURE PROVIDED		
ITEM	REQUIREMENT	PROVIDED
PARK BENCHES	3 BENCHES PER ACRE 15*3=45 BENCHES REQUIRED	17 BENCHES ARE PROVIDED AFTER DISCUSSIONS WITH THE PARKS DEPARTMENT FOR AN AGREED UPON ALTERNATIVE
PICNIC TABLES	2 PICNIC TABLES PER ACRE 2*15=30 PICNIC TABLES REQUIRED	12 PICNIC TABLES ARE PROVIDED AFTER DISCUSSIONS WITH THE PARKS DEPARTMENT FOR AN AGREED UPON ALTERNATIVE
TRASH RECEPTACLES	2 TRASH RECEPTACLES PER ACRE 2*15=30 TRASH RECEPTACLES REQUIRED	10 TRASH RECEPTACLES ARE PROVIDED AFTER DISCUSSIONS WITH THE PARKS DEPARTMENT FOR AN AGREED UPON ALTERNATIVE

Estimated manufacturing time:
6weeks from the time of
LSI order acceptance, or receipt of
SkyWays release of fabrication
form if applicable.



Freestanding Play
(2-12 years)

Max Fall Height: 0 inches

landscape structures

IT IS THE MANUFACTURERS OPINION AND INTENT THAT THE USE AND LAYOUT OF THESE COMPONENTS CONFORMS WITH THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) STANDARD ASTM F1487

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGES 2 TO 12 YEARS UNLESS OTHERWISE NOTED ON PLAN.

THIS CONCEPTUAL PLAN WAS BASED ON THE BEST INFORMATION AVAILABLE TO US PRIOR TO CONSTRUCTION. DETAILED SITE INFORMATION INCLUDING SITE DIMENSIONS, TOPOGRAPHY, EXISTING UTILITIES, ETC. MAY AFFECT THE LAYOUT. ANY SUCH SOLUTIONS SHOULD BE OBTAINED, EVALUATED & UTILIZED IN THE FINAL DESIGN. PLEASE VERIFY ALL DIMENSIONS AND CONDITIONS, INCLUDING THE LOCATION OF ALL EXISTING UTILITIES, EQUIPMENT, AND SITE ELEMENTS, PRIOR TO ORDERING. SLOPES SHOULD NOT EXCEED 3:1 OR 33% AT PERIMETER.

PLEASE CONSULT ON SURFACING MATERIALS THAT FALL CRITICAL HEIGHTS SUCH AS WHERE TO BE SURFACED ALL AROUND OR THE EQUIPMENT JUST AFFECTED? CONSIDER LOOSE FILL SURFACING MATERIALS SUCH AS ENGINEERED WOOD FIBER (EWF), RUBBER OR SAND. TO PREVENT MIGRATION OF LOOSE FILL MATERIALS BEYOND THE SURROUNDING AREA, CONSIDER INSTALLING A BORDER AT THE PERIMETER. THE BORDER MUST BE FLUSH WITH OR BELOW GRADE TO ALLOW FOR EASY ACCESS TO THE PLAY AREA.

DESIGNED BY:

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Date	Previous Drawing #	Initials

SCALE: IN FEET
0' 3' 10'

Design
6268

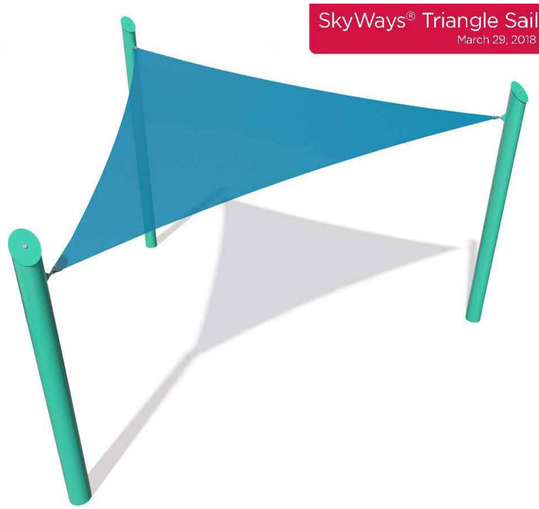
Landscape
Structures

SYSTEM TYPE:
Freestanding

DRAWING #:
6268

2 SHADE SAIL

NOT TO SCALE





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CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE

SITE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 17, 2026

SCALE:
REFER TO DETAILS
One Inch
JVC No RAD001A

L17

CASE NO. CSP26-011

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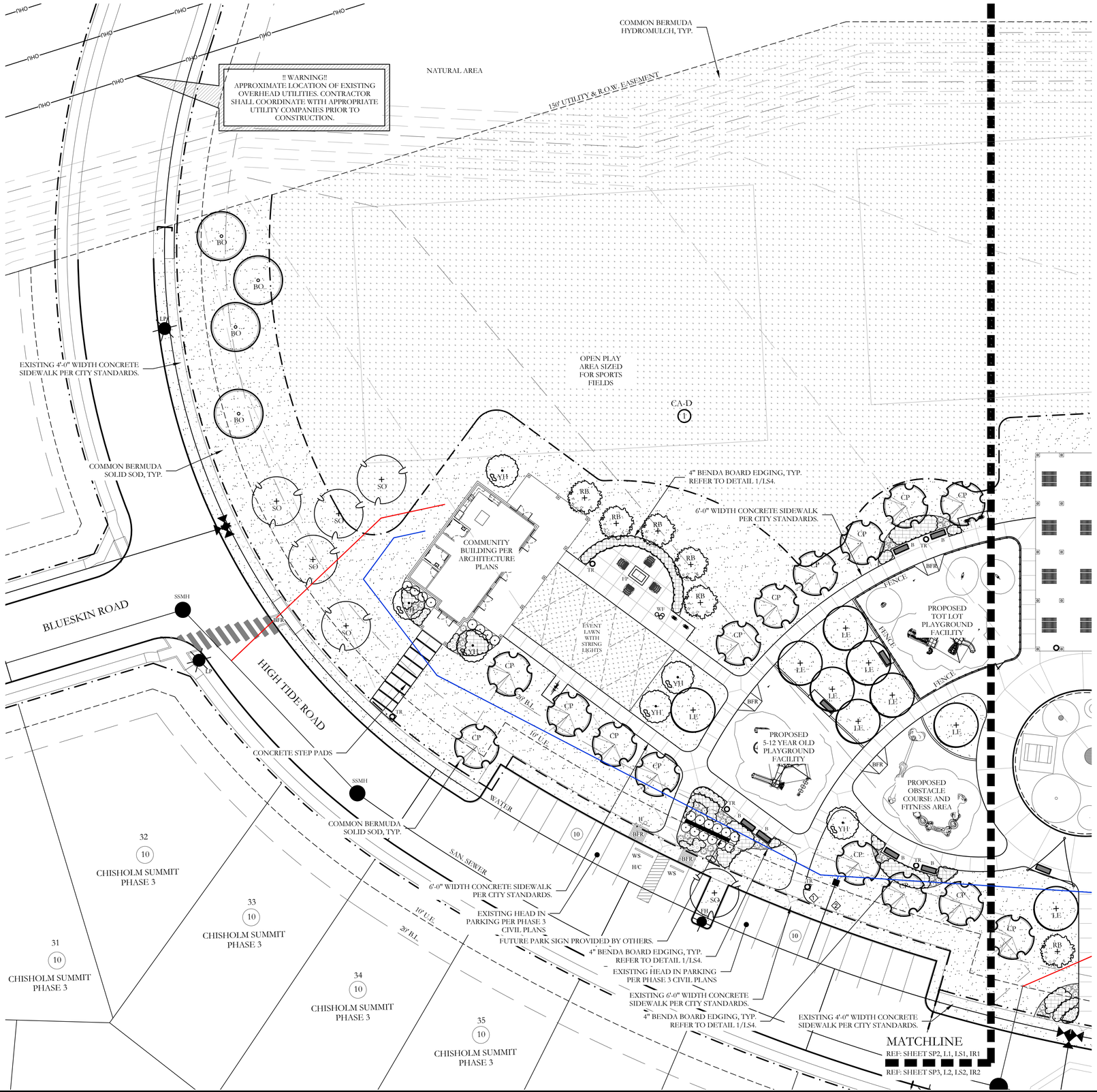

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
LE	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
CP	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN
YH	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GALLON	36" O.C.
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		COMMON BERMUDA GRASS HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH

NOTE: PERMANENT IRRIGATION SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS SHOWN HEREIN. SAID IRRIGATION SYSTEM SHALL BE NON-POTABLE. THE CONTRACTOR SHALL SUBMIT IRRIGATION PLANS TO THE CITY OF BURLESON FOR PERMIT REVIEW PRIOR TO CONSTRUCTION.

20 10 0 20
SCALE 1" = 20'

N

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CITY OF BURLESON
JOHNSON COUNTY, TEXAS

AMENITY CENTER FACILITY
LANDSCAPE PLAN

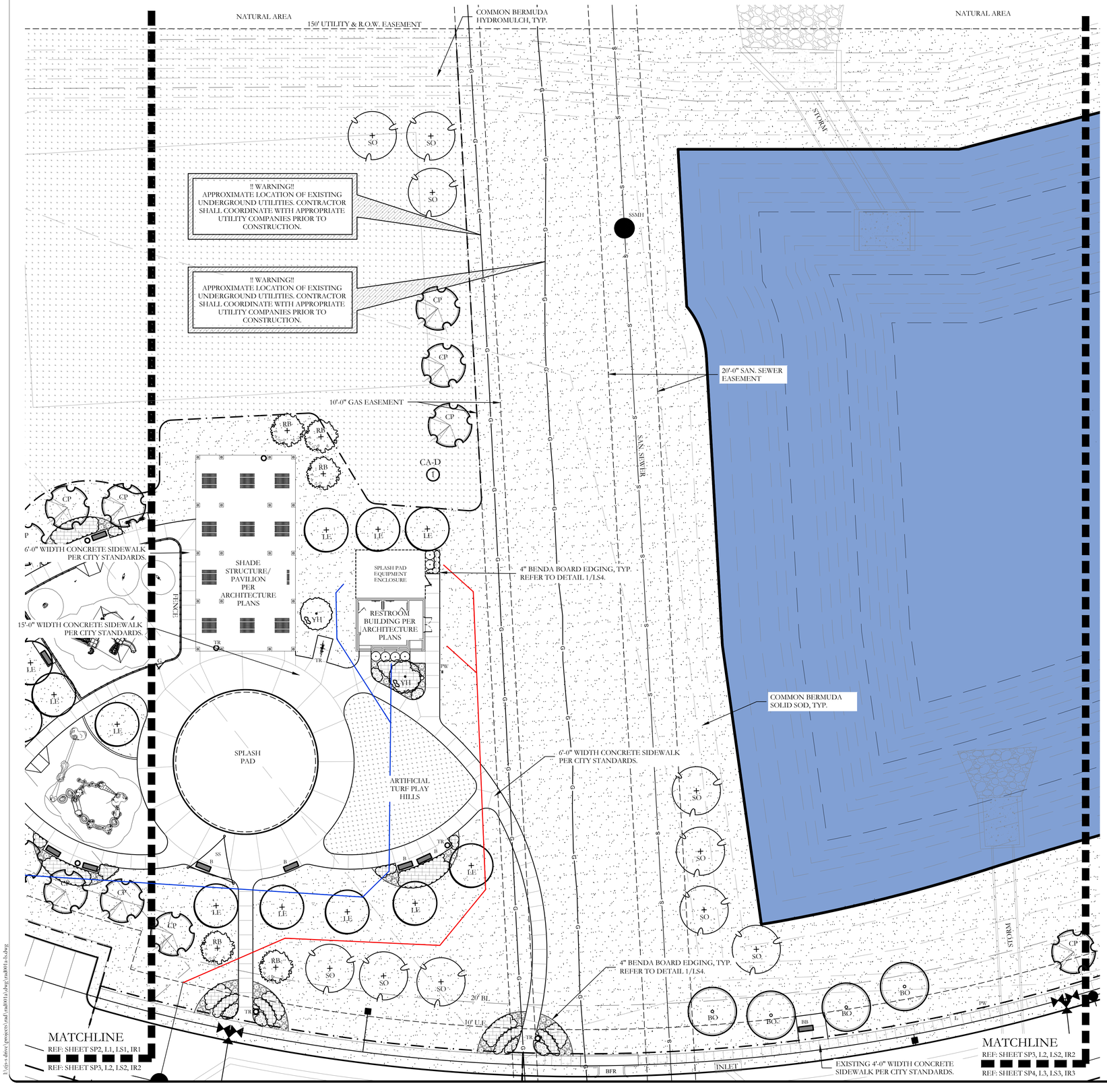
REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 17, 2026

SCALE:
1" = 20'
One Inch
JVC No RAD001A

LS1 of 4

CASE NO. CSP26-011

838



PLANT LEGEND

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CP	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN
YH	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
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		LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GALLON	36" O.C.
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		COMMON BERMUDA GRASS HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH

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20 10 0 20
SCALE 1" = 20'

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CHISHOLM SUMMIT
AMENITY CENTER
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

AMENITY CENTER FACILITY
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

June 17, 2026

SCALE:
1" = 20'
One Inch
JVC No RAD001A

CASE NO. CSP26-011

LS2 of 4

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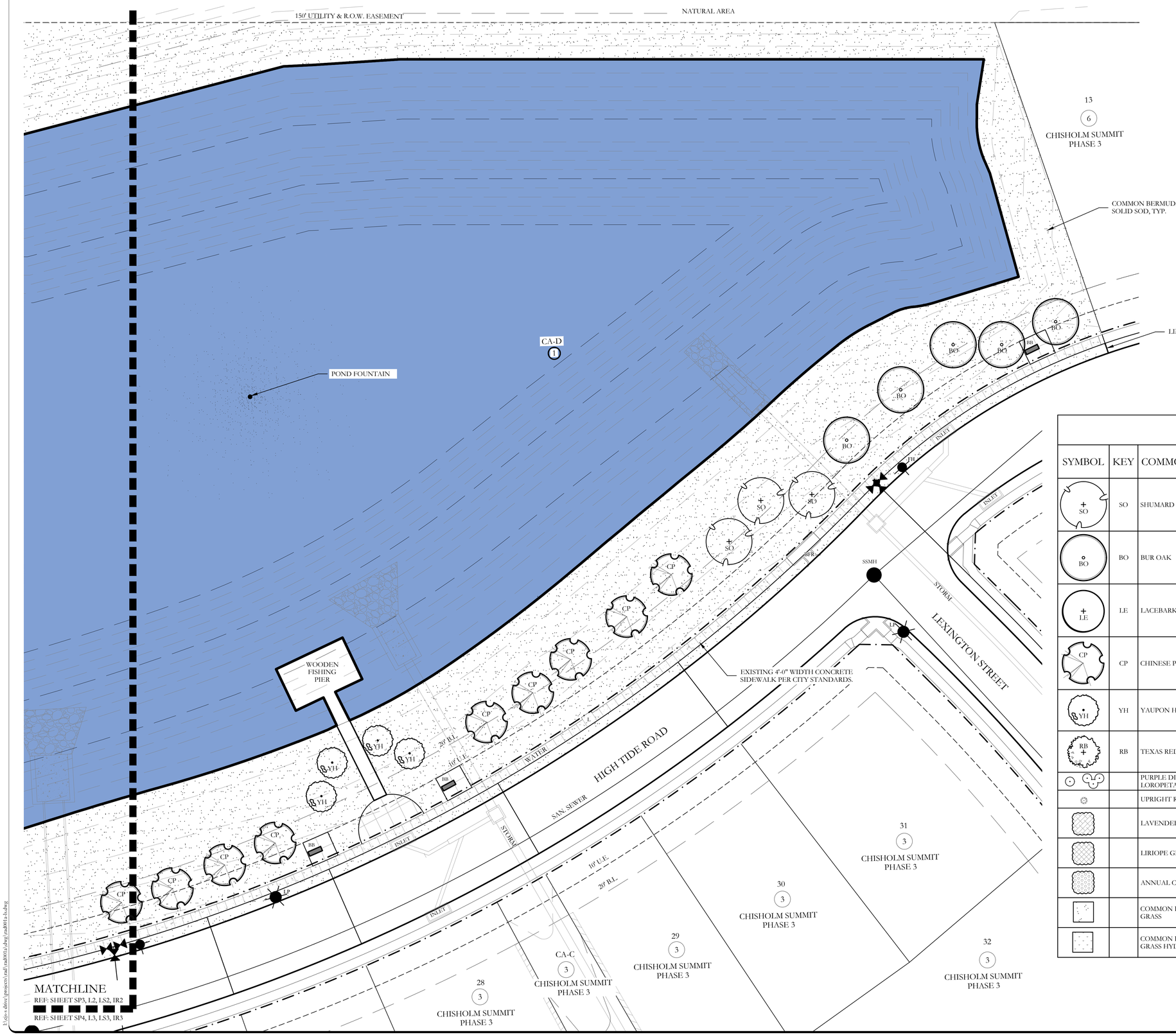

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PLANT LEGEND

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BO	BO	BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
LE	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
CP	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN
YH	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
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		LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GALLON	36" O.C.
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		COMMON BERMUDA GRASS HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH

20 10 0 20
SCALE 1" = 20'

N

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CODY L. JOHNSON
2833
STATE OF TEXAS
June 17, 2026

SCALE:
1" = 20'
One Inch
JVC No RAD001A

LS3 of 4

CASE NO. CSP26-011

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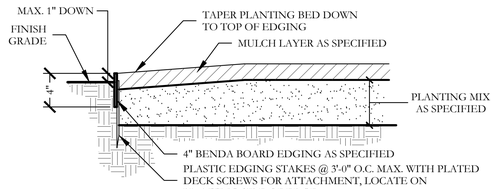


1 TYPICAL BED EDGING DETAIL

SECTION — NOT TO SCALE

PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
SO	19	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	13	BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LE	16	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CP	27	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
YH	12	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	10	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	26	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	71	UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	130	LAVENDER COTTON	SANTOLINA CHAMAECYPRARISSUS	1 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	330	LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	660	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	135,080	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	71,040	COMMON BERMUDA GRASS HYDROMULCH	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH	MINIMUM 100% COVERAGE @ 70% DENSITY ALL AREAS SHOWN.

LANDSCAPE PROVIDED

TOTAL LOT AREA:	654,534.00 S.F. OR 15.02 ACRES
TOTAL LANDSCAPE AREA:	634.33 SF
PERCENT LANDSCAPE AREA:	2,889.27%
PERCENT OF LANDSCAPE AREA COMPRISED OF GRASS OR GROUNDCOVER:	31.82%
PERCENT OF LANDSCAPE ARE LOCATED IN THE FRONT YARD:	4.95%

GENERAL LANDSCAPE NOTES

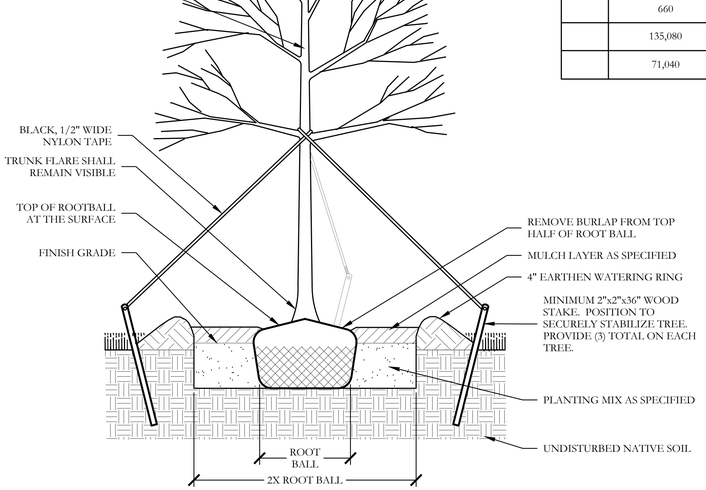
INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

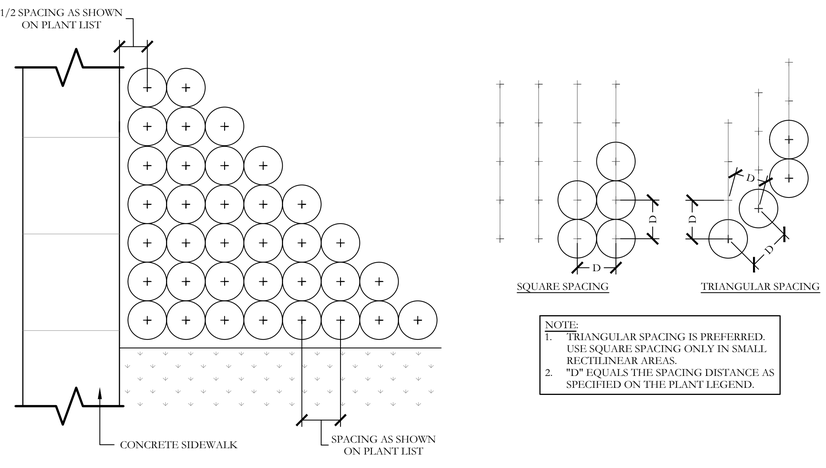
MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

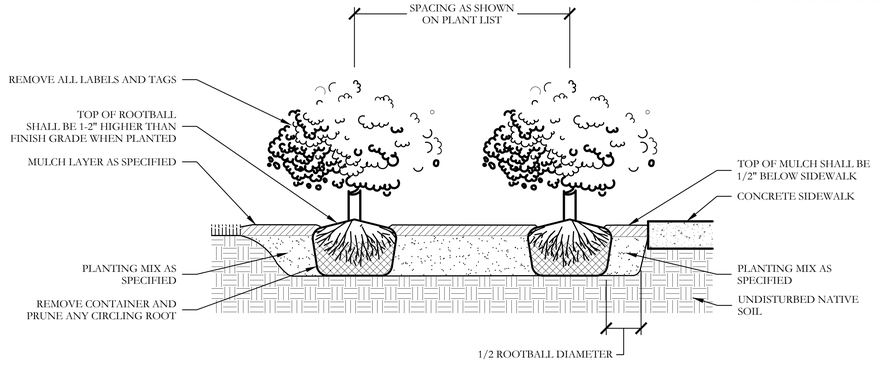


2 TYPICAL TREE PLANTING

SECTION — NOT TO SCALE



NOTE:
1. TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.
2. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.



3 TYPICAL SHRUB AND GROUNDCOVER PLANTING

PLAN/SECTION — NOT TO SCALE

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CHISHOLM SUMMIT
AMENITY CENTER
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

AMENITY CENTER FACILITY
LANDSCAPE SCHEDULE & DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
June 17, 2026

SCALE:
REFER TO DETAILS
One Inch
JVC No RAD001A

LS4 of 4

CASE NO. CSP26-011

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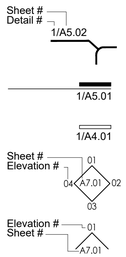
SYMBOL LEGEND

Sheet # / Detail # — 1/A5.02	DETAIL REFERENCE
1/A5.01	WALL / DETAIL SECTION
1/A4.01	BUILDING ELEVATION
Sheet # / Elevation # — 01 / 04 A7.01 02 / 03	INTERIOR ELEVATION
Elevation # / Sheet # — 01 / A7.01	INTERIOR ELEVATION
OFFICE 102	ROOM NAME AND NUMBER
1	DOOR KEY
A	WINDOW KEY
E	CANOPY KEY
1	WALL TYPE



PROJECT ANALYSIS

Occupancy Group:	Group A-3
Construction Type:	Type VB
Community Building Occupant Load:	119 Occupants
Community Building Gross Building Area (Under Roof):	2,889 ft²
Community Building Conditioned Area:	1,408 ft²
Restroom Building Gross Building Area (Under Roof):	687 ft²
Restroom Building Conditioned Area:	277 ft²
Open Pavilion Gross Building Area (Under Roof):	3,367 ft²

SPRINKLER INTENTIONS

- Buildings will not be sprinkled.

GENERAL NOTES

Plan dimensions are to finished face unless a centerline / grid line is indicated which will then indicate the dimension is to the center of the element. (column, wall, stud, etc.)

Alignment takes precedent over dimensions. Verify all dimensions and conditions and notify architect prior to installation of any work.

Do not scale the drawings - the contractor shall use dimensions shown on the drawings and actual field measurements. Notify the architect if any discrepancies are found prior to installation of any work.

All details and sections shown on the drawings are intended to be typical and shall be construed to apply to similar conditions elsewhere.

The contractor shall field check and verify all existing conditions including utilities and report any discrepancies to the architect before proceeding with the work.

The contractor shall familiarize himself with the scope of the work, existing conditions and locations of all utilities to be tapped or avoided before proceeding with the work. The contractor is also to have a set of approved plans on the job site at all times.

The contractor is to verify the requirements of all other trades and coordinate with those trades prior to the fabrication or installation of work.

The ideas and creations expressed through the representative drawings herein are the intellectual property of Johnson Volk Consulting. As such, these ideas, and by extension the drawings that they represent, may not be used without the express written permission of Johnson Volk Consulting for any other purpose than that of the specific project design for which they are intended.

This building to be a 'NON-SMOKING FACILITY'.

APPLICABLE CODES

2021 International Building Code w/ local amendments
2021 International Mechanical Code w/ local amendments
2021 International Plumbing Code w/ local amendments
2021 International Energy Conservation Code w/ local amendments
2021 International Fire Code w/ local amendments
2020 National Electric Code w/ local amendments

Texas Accessibility Standards
ADA Americans with Disabilities Act

1 **Project Notes**
SCALE:N.T.S. notes

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TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
PROJECT NOTES

REGISTERED ARCHITECT
JACOB P. VINSON
28541
STATE OF TEXAS
06/04/2026

SCALE:
REFER TO PLANS
One Inch
JVC No RAD001A

A2.00

842

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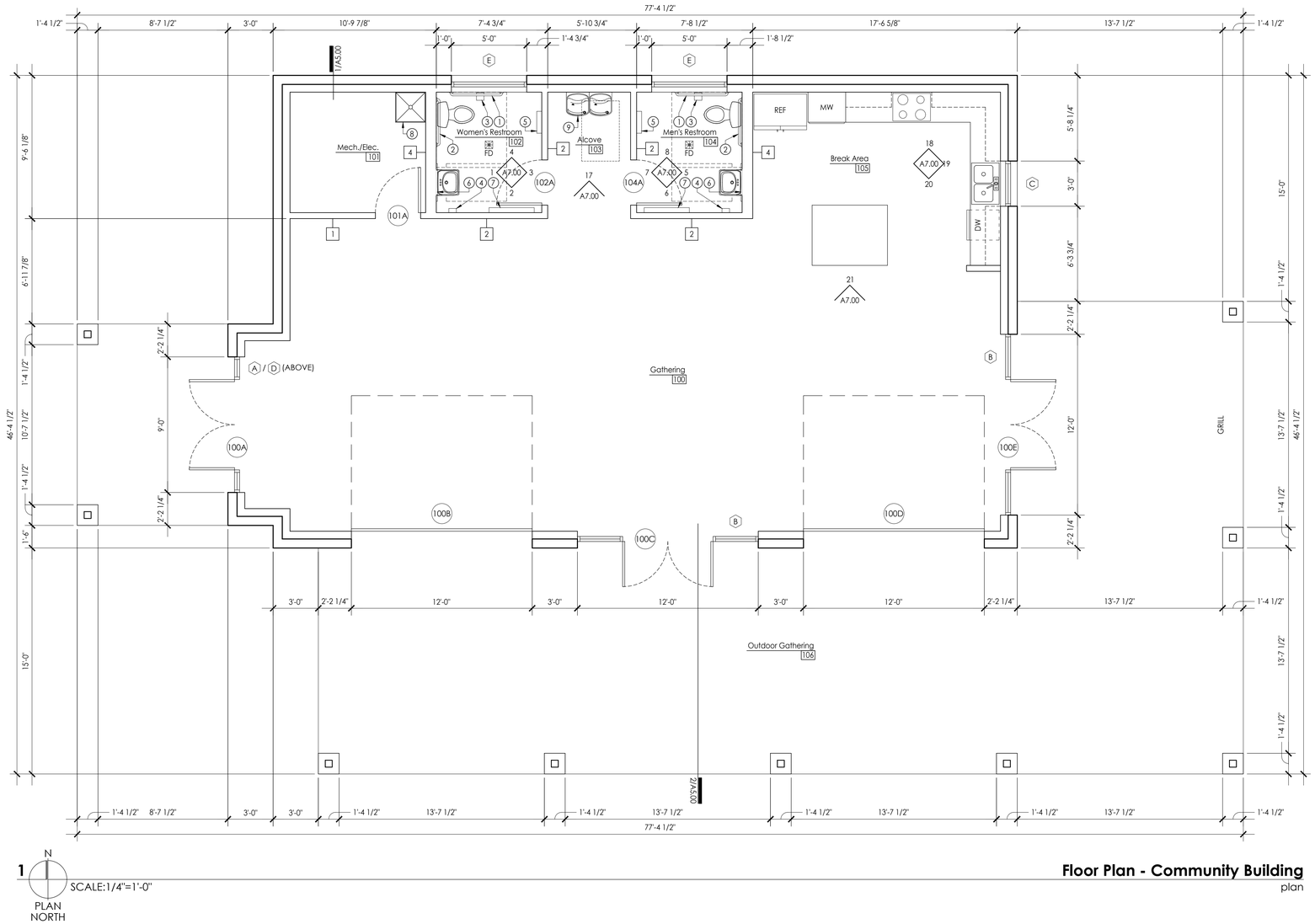
FLOOR PLAN GENERAL NOTES
1. REF. N1.00-N1.01 FOR ALL ACCESSIBILITY REQUIREMENTS
2. "FEC" DENOTES FIRE EXTINGUISHER AND CABINET LOCATIONS. ENSURE THAT ALL CABINET DIMENSIONS, MOUNTING HEIGHTS, ETC. COMPLY WITH ADA/TAS REQUIREMENTS.
TOILET ROOM ACCESSERY SCHEDULE
ACCESSERIES EQUAL TO BOBRICK
① B-5806X42 GRAB BAR 42"
② B-5806X36 GRAB BAR 36"
③ B-4288 SURFACE MOUNTED MULTI ROLL TOILET TISSUE DISPENSER
④ B- 818615 SURFACE MOUNTED SOAP DISPENSER
⑤ B-3944 RECESSED PAPER TOWEL/WASTE RECEPTACLE
⑥ MIRROR AS SPECIFIED
⑦ CHANGING STATION (KOALA KARE : KB300-SS)
MISCELLANEOUS PLUMBING SCHEDULE
⑧ MOP SINK, REF. PLUMBING
⑨ VRCTL8WSK VANDAL-RESISTANT BI-LEVEL DRINKING FOUNTAIN AND BOTTLE FILLING STATION BY ELKAY, W/ 98324C CANE APRON, OR APPROVED EQUAL



1 N SCALE:1/4"=1'-0"
PLAN NORTH

Floor Plan - Community Building
plan

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CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
FLOOR PLAN - COMMUNITY BUILDING

REGISTERED ARCHITECT
JACOB P. VINSON
28541
STATE OF TEXAS
06/04/2026

SCALE:
REFER TO PLANS
One Inch
JVC No RAD001A

A2.01

843

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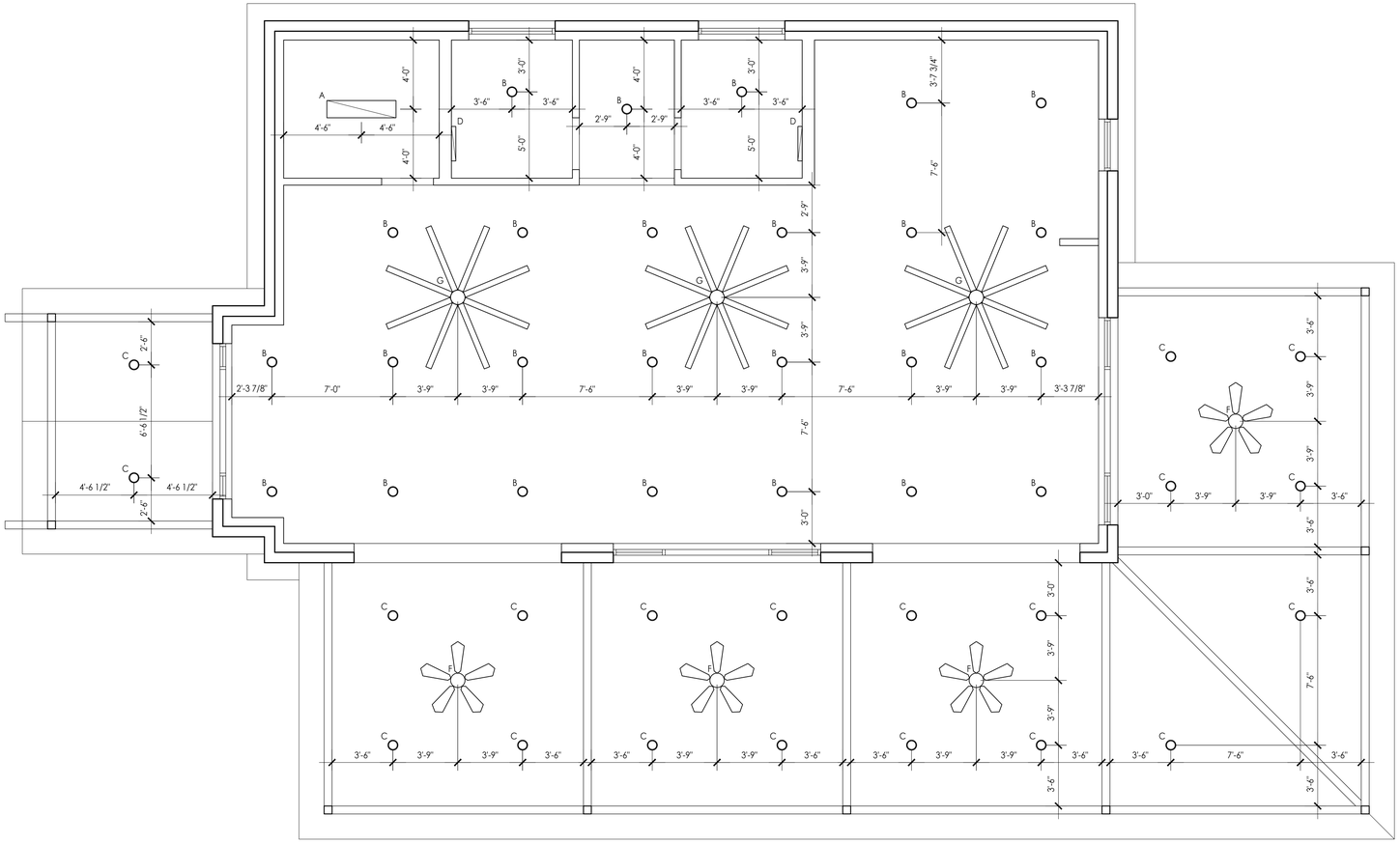
LIGHT FIXTURE LEGEND	
A	1x4 LED fixture
B	LED recessed down light
C	exterior grade LED recessed down light
D	2' wall mounted LED fixture
F	exterior grade ceiling fan
G	Big Ass fan, interior model (smaller)



1 N PLAN NORTH SCALE:1/4"=1'-0"

Reflected Ceiling Plan - Community Building
plan

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CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
REFLECTED CEILING PLAN - COMMUNITY BUILDING

REGISTERED ARCHITECT JACOB P. VINSON 28541 STATE OF TEXAS
06/04/2026

SCALE:
REFER TO PLANS
One Inch
JVC No RAD001A

A2.02

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1 PLAN NORTH
N
SCALE:1/4"=1'-0"

Roof Plan - Community Building
plan

A2.03

SCALE:
REFER TO PLANS
One Inch

JVC No: RAD001A

REGISTERED ARCHITECT
JACOB P. JOHNSON
STATE OF TEXAS
26962
06/04/2026

COMMUNITY PARK AND HOA SPACE

ROOF PLAN - COMMUNITY BUILDING

CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

FLOOR PLAN GENERAL NOTES
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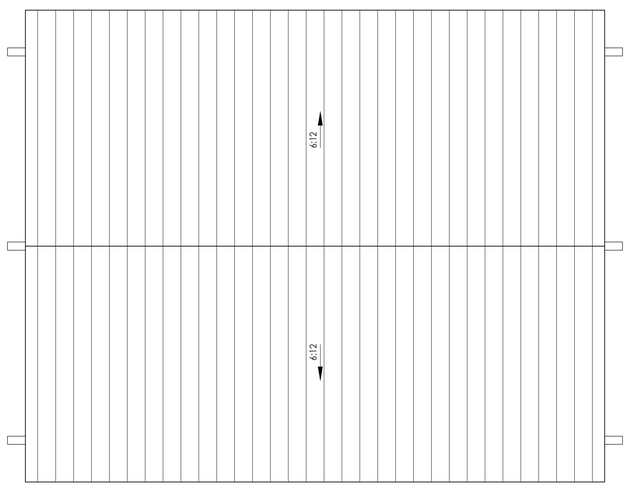
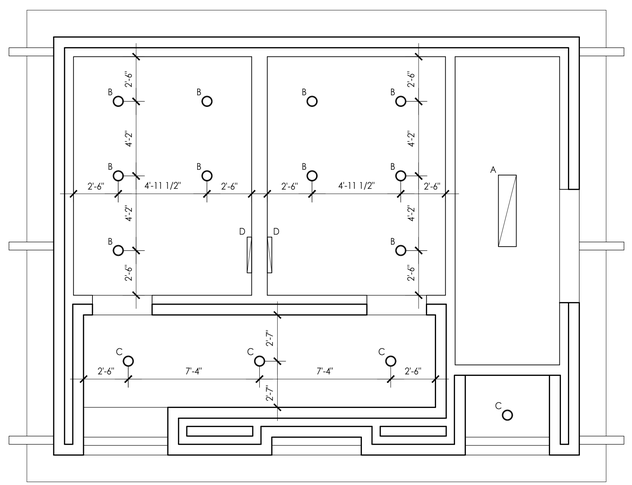
TOILET ROOM ACCESSERY SCHEDULE
ACCESSERIES EQUAL TO BOBRICK
① B-5806X42 GRAB BAR 42"
② B-5806X36 GRAB BAR 36"
③ B-4288 SURFACE MOUNTED MULTI ROLL TOILET TISSUE DISPENSER
④ B- 818615 SURFACE MOUNTED SOAP DISPENSER
⑤ B-3944 RECESSED PAPER TOWEL/WASTE RECEPTACLE
⑥ MIRROR AS SPECIFIED
⑦ CHANGING STATION (KOALA KARE : KB300-SS)
MISCELLANEOUS PLUMBING SCHEDULE
⑧ MOP SINK, REF. PLUMBING
⑨ VRCTL8WSK VANDAL-RESISTANT BI-LEVEL DRINKING FOUNTAIN AND BOTTLE FILLING STATION BY ELKAY, W/ 98324C CANE APRON, OR APPROVED EQUAL

LIGHT FIXTURE LEGEND		
	A	1x4 LED fixture
	B	LED recessed down light
	C	exterior grade LED recessed down light
	D	2' wall mounted LED fixture



N
3 SCALE:1/4"=1'-0"
PLAN NORTH

Roof Plan - Restroom Building
plan



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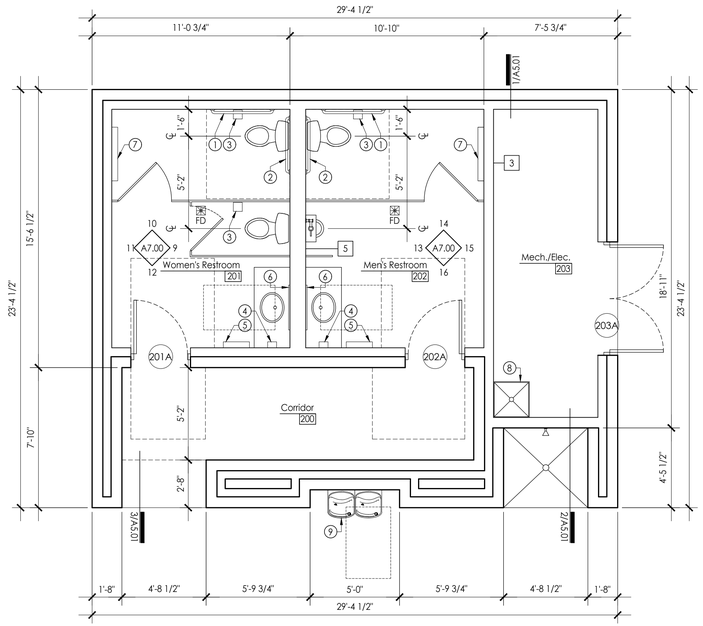
2 SCALE:1/4"=1'-0"
PLAN NORTH

Reflected Ceiling Plan - Restroom Building
plan



N
1 SCALE:1/4"=1'-0"
PLAN NORTH

Floor Plan - Restroom Building
plan

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CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
PLANS - RESTROOM BUILDING

REGISTERED ARCHITECT
JACOB P. VINSON
28541
STATE OF TEXAS
06/04/2026

SCALE:
REFER TO PLANS
One Inch
JVC No RAD001A

A2.04

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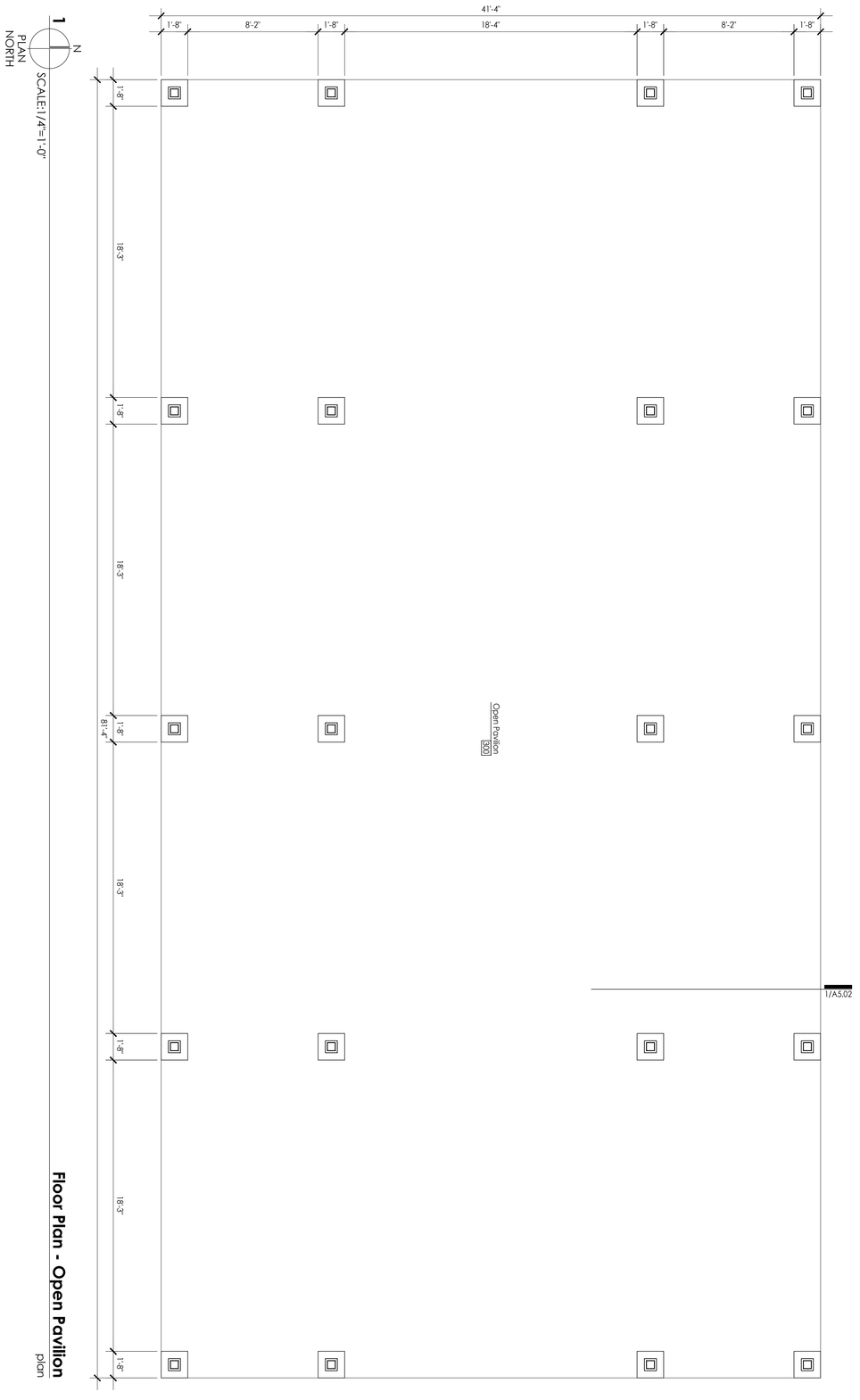

Floor Plan - Open Pavilion
plan

SCALE:
REFER TO PLANS
One Inch
JVC No: RAD001A

REGISTERED ARCHITECT
JACOB P. JOHNSON
29842
STATE OF TEXAS
06/04/2026

COMMUNITY PARK AND HOA SPACE

FLOOR PLAN - OPEN PAVILION

CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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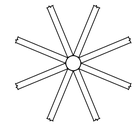
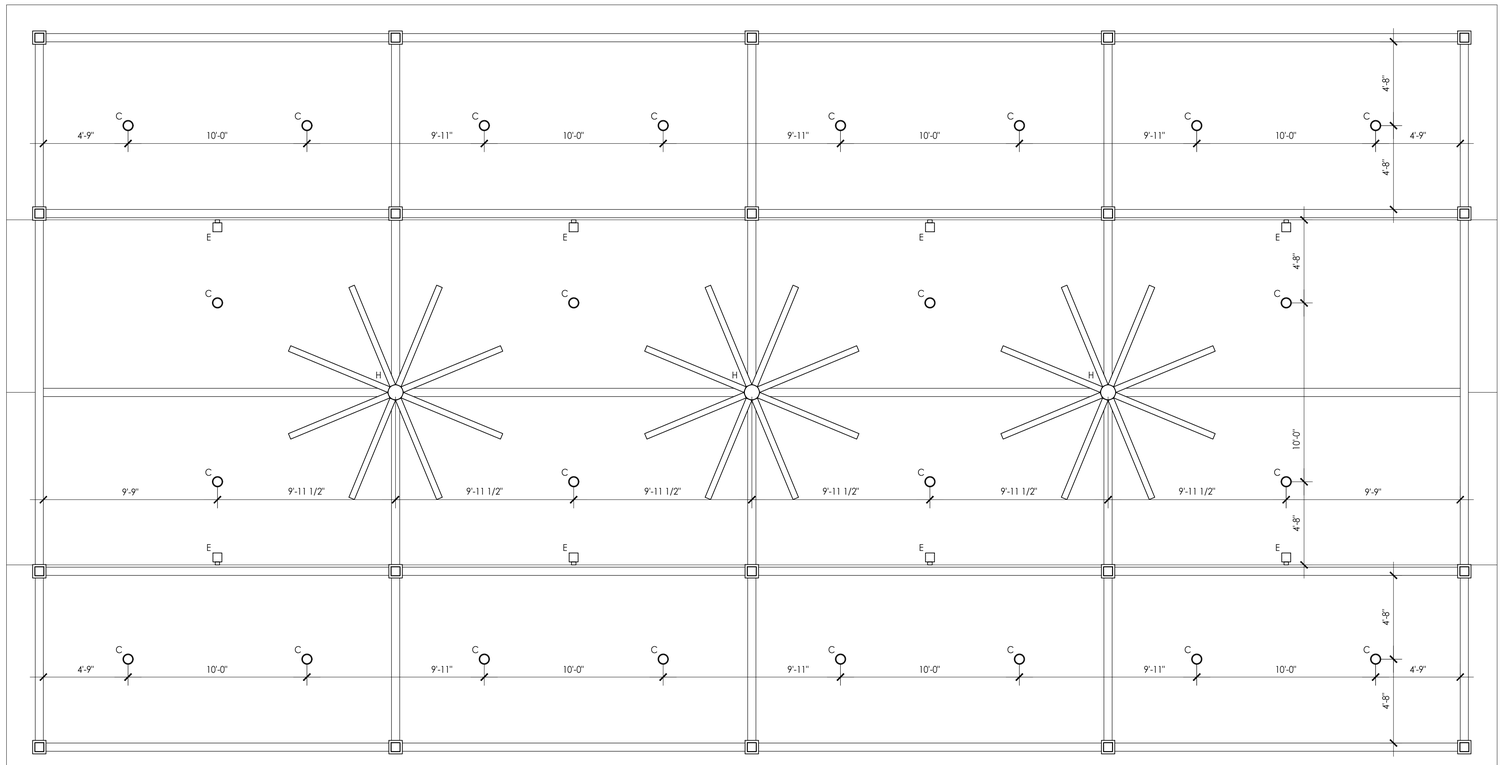
LIGHT FIXTURE LEGEND		
○	C	exterior grade LED recessed down light
▭	E	exterior grade LED up/down sconce
	H	Big Ass fan, exterior model (larger)



1 N PLAN NORTH SCALE:1/4"=1'-0"

Reflected Ceiling Plan - Open Pavilion
plan

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TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
7204 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE

REFLECTED CEILING PLAN - OPEN PAVILION

REGISTERED ARCHITECT
JACOB P. VINSON
28541
STATE OF TEXAS
06/04/2026

SCALE:
REFER TO PLANS
One Inch
JVC No RAD001A

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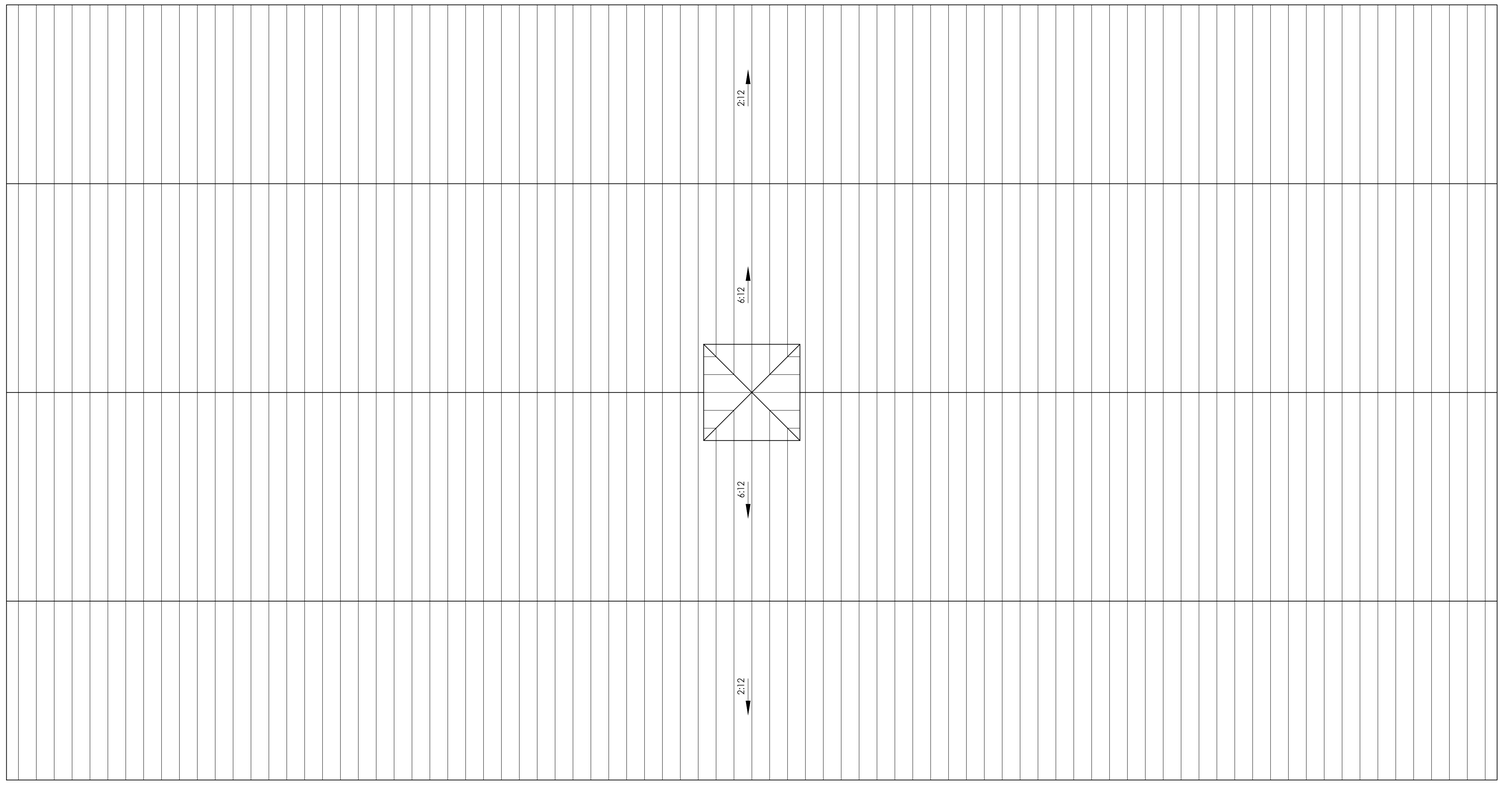

1 N PLAN NORTH SCALE:1/4"=1'-0"

Roof Plan - Open Pavilion
plan

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CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
ROOF PLAN - OPEN PAVILION

REGISTERED ARCHITECT
JACOB P. VINSON
28541
STATE OF TEXAS
06/04/2026

SCALE:
REFER TO PLANS
One Inch
JVC No RAD001A

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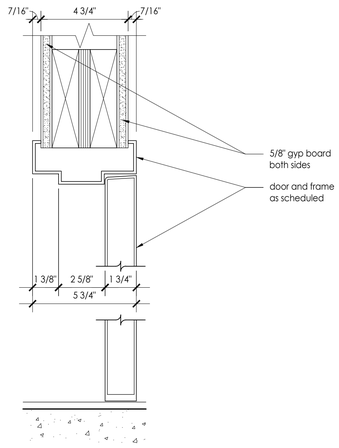
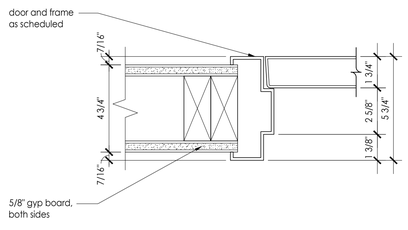
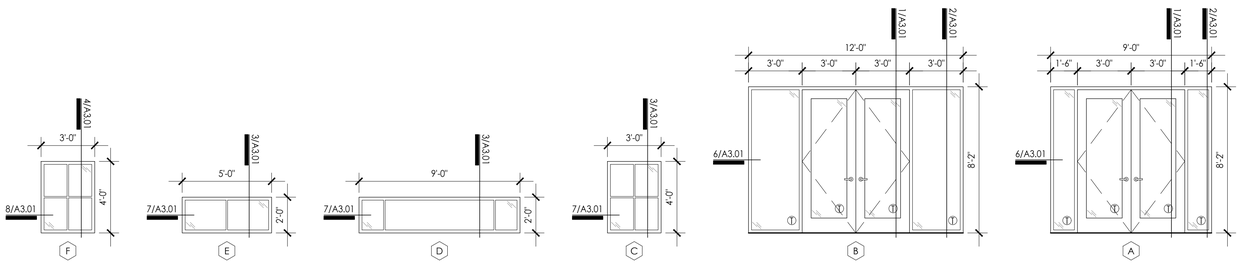


6 **Door Head/Threshold**
SCALE:3"=1'-0" details

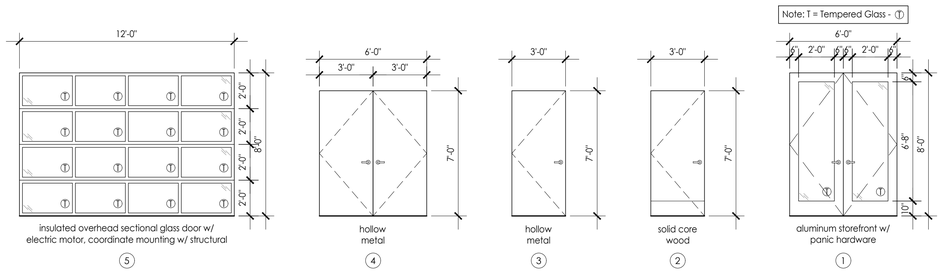


5 **Door Jamb**
SCALE:3"=1'-0" details

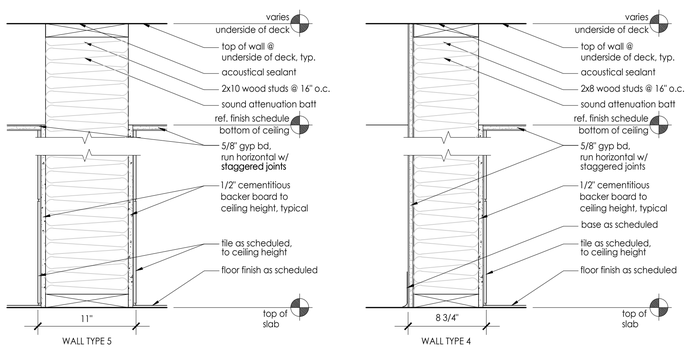
NOTE: CEMENTITIOUS BACKER BOARD TO BE USED AS BACKING FOR ALL TILE SURFACES

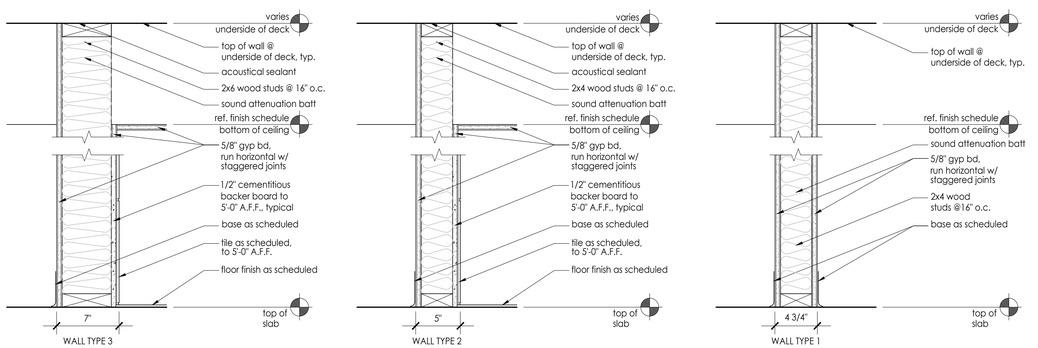


4 **Window Types**
SCALE:1/4"=1'-0" notes



3 **Door Types**
SCALE:1/4"=1'-0" notes





2 **Wall Types**
SCALE:1-1/2"=1'-0" notes

DOOR & FRAME SCHEDULE

Door							Frame	Details			
No.	Location	Type	Mat'l	Width	Height	Thk.	Type	Head	Jamb	Thresh.	Notes
100A	GATHERING	1	AS	(2)3'-0"	8'-0"	1-3/4"	AS	1,2/A3.01	6/A3.01	1,2/A3.01	
100B	GATHERING	5	OHR/G	12'-0"	8'-0"	-	OHR	-	-	-	PROVIDE AUTOMATIC SHUT OFF FOR HVAC WHEN DOOR IS OPEN
100C	GATHERING	1	AS	(2)3'-0"	8'-0"	1-3/4"	AS	1,2/A3.01	6/A3.01	1,2/A3.01	
100D	GATHERING	5	OHR/G	12'-0"	8'-0"	-	OHR	-	-	-	PROVIDE AUTOMATIC SHUT OFF FOR HVAC WHEN DOOR IS OPEN
100E	GATHERING	1	AS	(2)3'-0"	8'-0"	1-3/4"	AS	1,2/A3.01	6/A3.01	1,2/A3.01	
101A	MECHANICAL/ELECTRICAL	2	SCW	3'-0"	7'-0"	1-3/4"	SCW	6/A3.00	5/A3.00	6/A3.00	
102A	WOMEN'S RESTROOM	2	SCW	3'-0"	7'-0"	1-3/4"	SCW	6/A3.00	5/A3.00	6/A3.00	
104A	MEN'S RESTROOM	2	SCW	3'-0"	7'-0"	1-3/4"	SCW	6/A3.00	5/A3.00	6/A3.00	
201A	WOMEN'S RESTROOM	3	HM	3'-0"	7'-0"	1-3/4"	HM	5/A3.01	9/A3.01	5/A3.01	
202A	MEN'S RESTROOM	3	HM	3'-0"	7'-0"	1-3/4"	HM	5/A3.01	9/A3.01	5/A3.01	
203A	MECHANICAL/ELECTRICAL	4	HM	3'-0"	7'-0"	1-3/4"	HM	5/A3.01	9/A3.01	5/A3.01	

Door and Frame Notes:

AS - aluminum storefront w/ glass	Note: all stain and sealers to be low VOC.
SCW - solid core wood	Note: all hardware is to comply with the Texas Accessibility Standards.
HM - hollow metal	Note: all door and hardware selections to be approved by Owner prior to ordering and construction.
OHR/G - insulated overhead sectional glass door w/ electric motor	

ROOM FINISH SCHEDULE

Rm. No.	Name	Floor	Base				Walls				Ceiling		Notes
			North	South	East	West	North	South	East	West	Type	Height	
100	GATHERING	PC	RB	RB	RB	RB	PT	PT	PT	PT	GYP	14'-0"	
101	MECH./ELEC.	C	RB	RB	RB	RB	PT	PT	PT	PT	GYP	9'-0"	
102	WOMEN'S RESTROOM	T1	S	S	S	S	TI/PT	TI/PT	TI/PT	TI	GYP	9'-0"	
103	ALCOVE	PC	RB	-	RB	RB	T2	PT	PT	PT	GYP	9'-0"	
104	MEN'S RESTROOM	T1	S	S	S	S	TI/PT	TI/PT	TI	TI/PT	GYP	9'-0"	
105	BREAK AREA	PC	RB	-	RB	RB	PT	-	PT	PT	GYP	14'-0"	
106	OUTDOOR GATHERING	C	-	-	-	-	-	-	-	-	T&G	VARIES	
200	CORRIDOR	C	-	-	-	-	SV	SV	SV	SV	T&G	9'-0"	
201	WOMEN'S RESTROOM	TBD	S	S	S	S	TI/PT	TI/PT	TI	TI/PT	GYP	9'-0"	
202	MEN'S RESTROOM	TBD	S	S	S	S	TI/PT	TI/PT	TI/PT	TI	GYP	9'-0"	
203	MECH./ELEC.	C	RB	RB	RB	RB	PT	PT	PT	PT	GYP	9'-0"	
300	OPEN PAVILION	C	-	-	-	-	-	-	-	-	T&G	VARIES	

Notes:

Floor:	Base:	Walls:	Ceiling:
C - sealed concrete, broom finish	RB - 4" rubber base (T.B.D. BY OWNER)	PT - paint (T.B.D. BY OWNER)	GYP - gyp. board ceiling
PC - polished concrete (T.B.D. BY OWNER)	S - Schluter metal tile transition	TI - 12" x 24" porcelain wall tile (T.B.D. BY OWNER) - for restrooms	T&G - tongue and groove, stain typ.
TI - 12" x 24" porcelain floor tile (T.B.D. BY OWNER)		T2 - porcelain wall tile (T.B.D. BY OWNER) - at drinking fountains	
TBD- floor finish to be selected by Owner		SV - stone veneer to match exterior	

1 **Schedules**
SCALE:N.T.S. notes

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CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
SCHEDULES, WALL TYPES, DOOR TYPES, WINDOW TYPES

REGISTERED ARCHITECT
JACOB P. VINSON
28541
STATE OF TEXAS
06/04/2026

SCALE:
REFER TO PLANS
One Inch
JVC No RAD001A

A3.00

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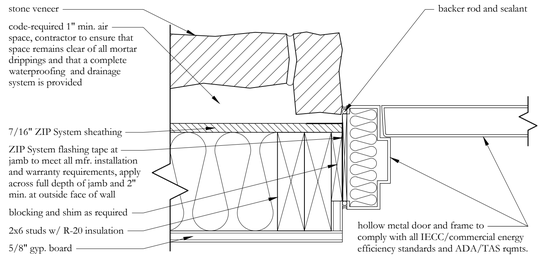
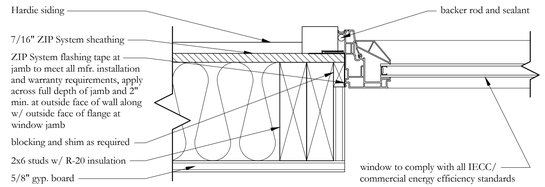
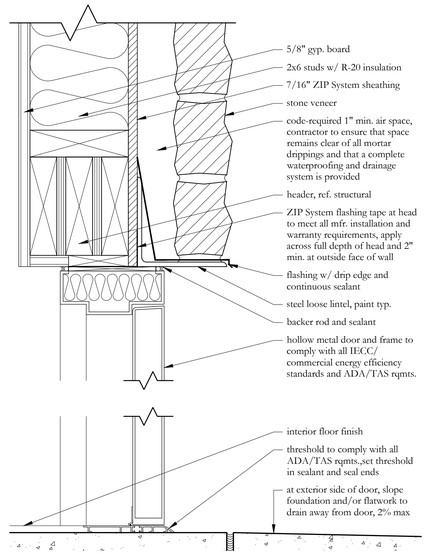


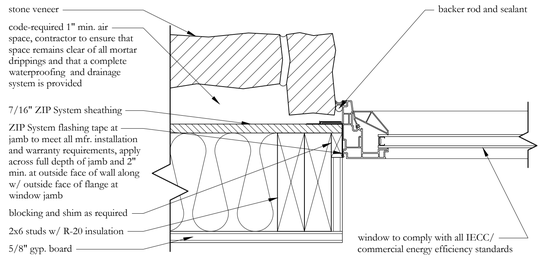
9 **Window Jamb**
SCALE:3"=1'-0" details



8 **Door Jamb**
SCALE:3"=1'-0" details



5 **Door Head/Threshold**
SCALE:3"=1'-0" details



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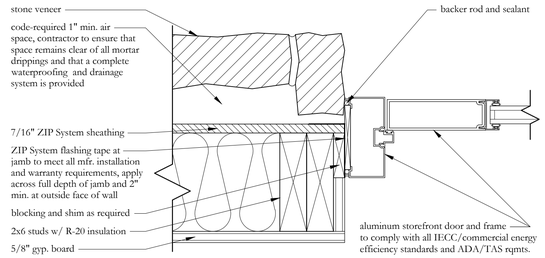
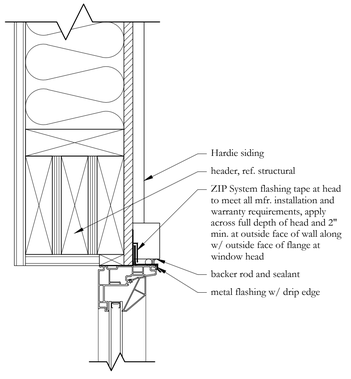
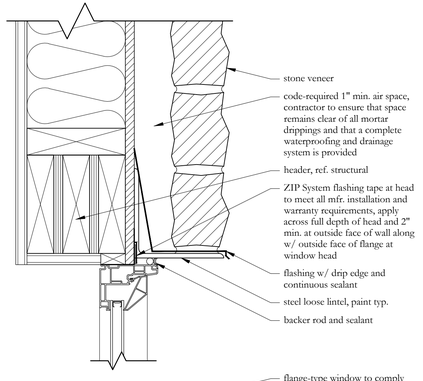
SCALE:3"=1'-0" details



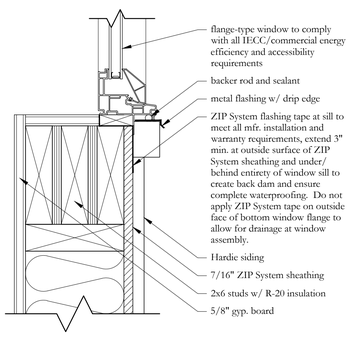
6 **Door Jamb**
SCALE:3"=1'-0" details



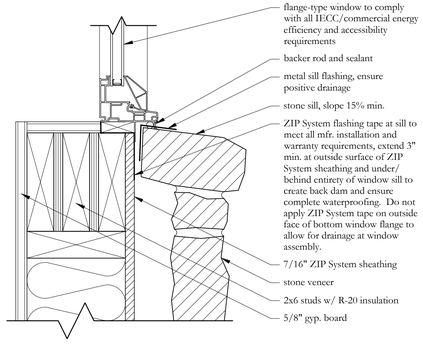
4 **Window Head/Sill**
SCALE:3"=1'-0" details



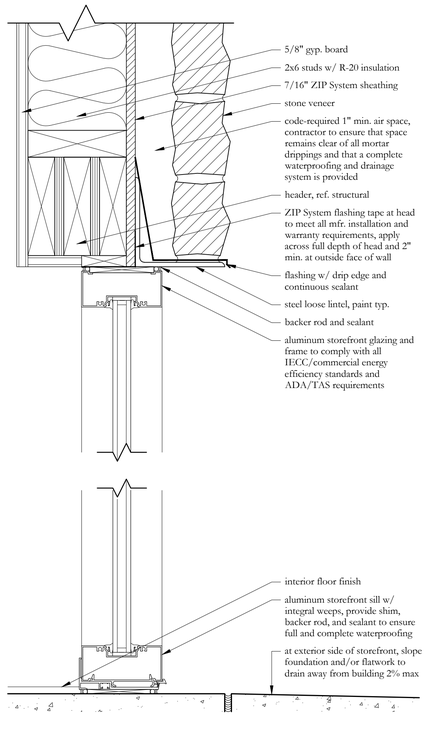
3 **Window Head/Sill**
SCALE:3"=1'-0" details



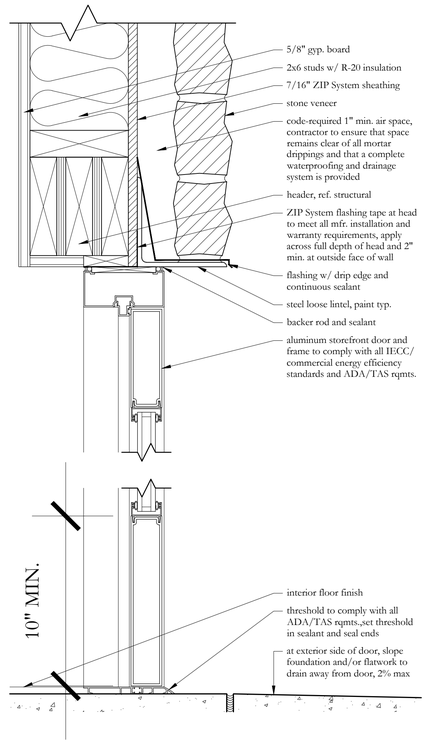
4 **Window Head/Sill**
SCALE:3"=1'-0" details



3 **Window Head/Sill**
SCALE:3"=1'-0" details



2 **Window Head/Sill**
SCALE:3"=1'-0" details



1 **Door Head/Threshold**
SCALE:3"=1'-0" details

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CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
DOOR AND WINDOW DETAILS

REGISTERED ARCHITECT
JACOB P. VINSON
28541
STATE OF TEXAS
06/04/2026

SCALE:
REFER TO PLANS
One Inch
JVC No RAD001A

A3.01

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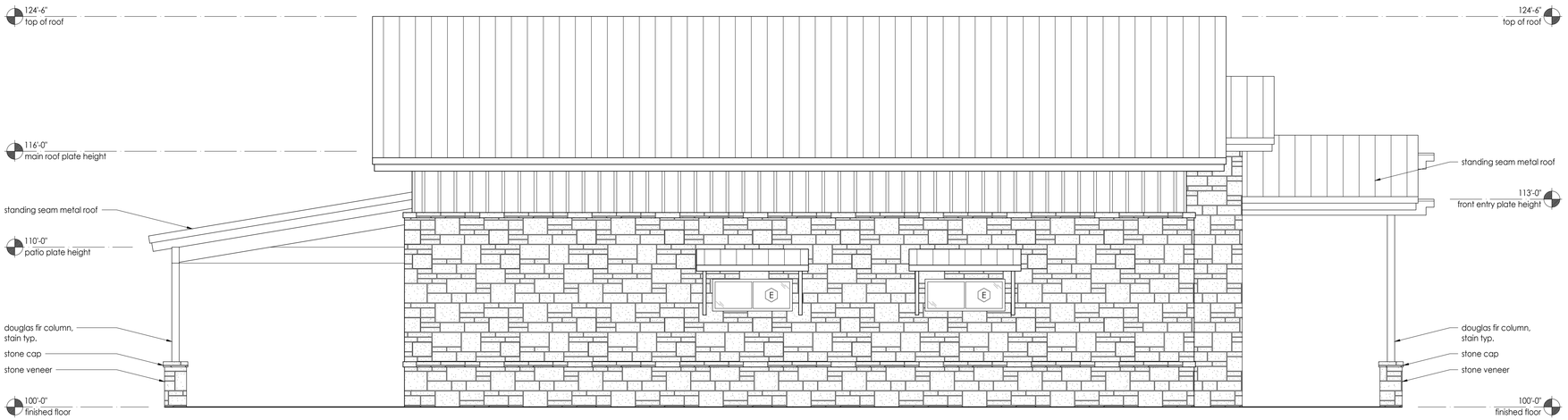
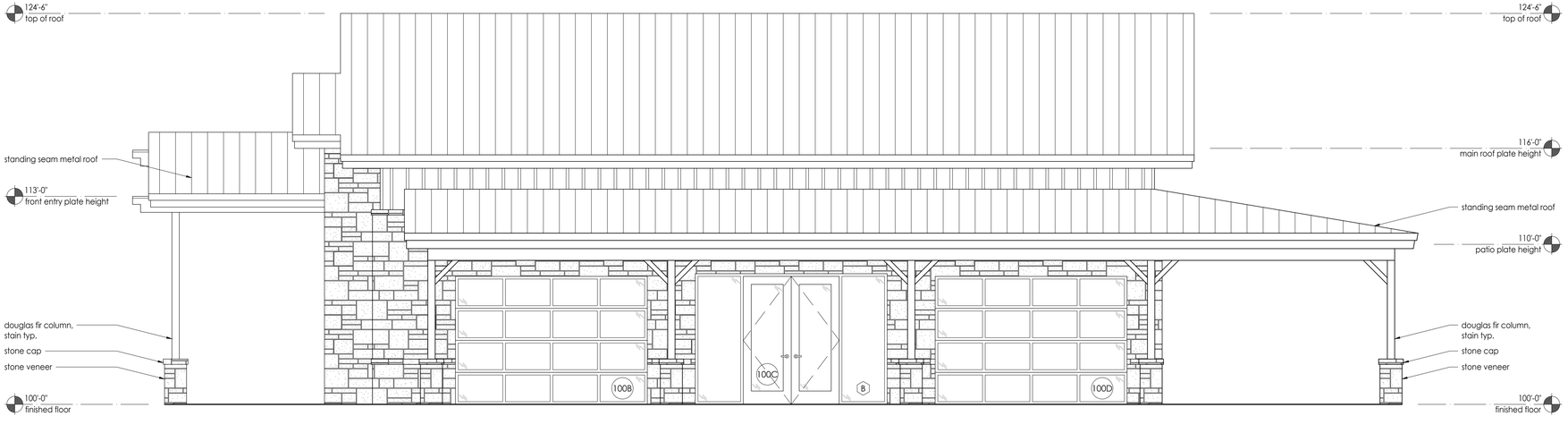


2 **North Elevation - Community Building**

SCALE:1/4"=1'-0" elevation



1 **South Elevation - Community Building**

SCALE:1/4"=1'-0" elevation

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CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
EXTERIOR ELEVATIONS - COMMUNITY BUILDING

REGISTERED ARCHITECT
JACOB P. VINSON
28541
STATE OF TEXAS
06/04/2026

SCALE:
REFER TO PLANS
One Inch
JVC No RAD001A

A4.00

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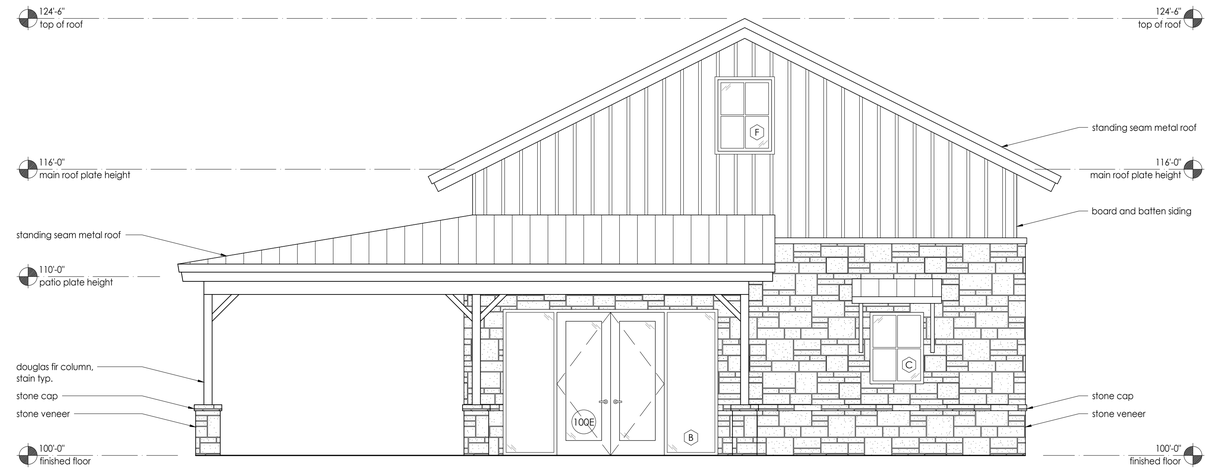
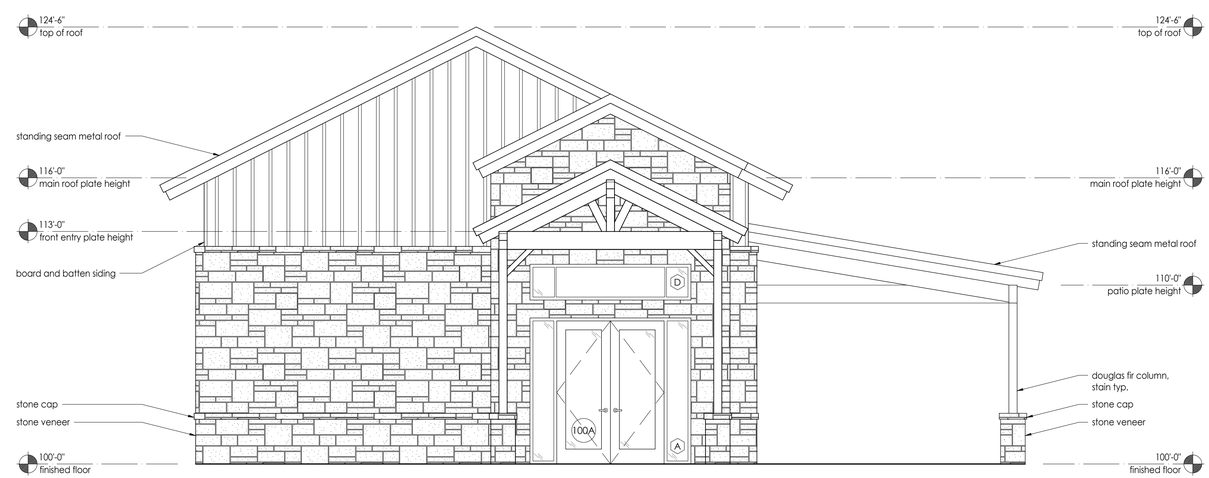


2 **East Elevation - Community Building**

SCALE:1/4"=1'-0" elevation



1 **West Elevation - Community Building**

SCALE:1/4"=1'-0" elevation

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CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
EXTERIOR ELEVATIONS - COMMUNITY BUILDING

REGISTERED ARCHITECT
JACOB P. VINSON
28541
STATE OF TEXAS
06/04/2026

SCALE:
REFER TO PLANS
One Inch
JVC No RAD001A

A4.01

853

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4 **West Elevation - Restroom Building**

SCALE:1/4"=1'-0" elevation

3 **East Elevation - Restroom Building**

SCALE:1/4"=1'-0" elevation

2 **North Elevation - Restroom Building**

SCALE:1/4"=1'-0" elevation

1 **South Elevation - Restroom Building**

SCALE:1/4"=1'-0" elevation

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COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
EXTERIOR ELEVATIONS - RESTROOM BUILDING

REGISTERED ARCHITECT
JACOB P. VINSON
29541
STATE OF TEXAS
06/04/2026

SCALE:
REFER TO PLANS
One Inch
JVC No RAD001A

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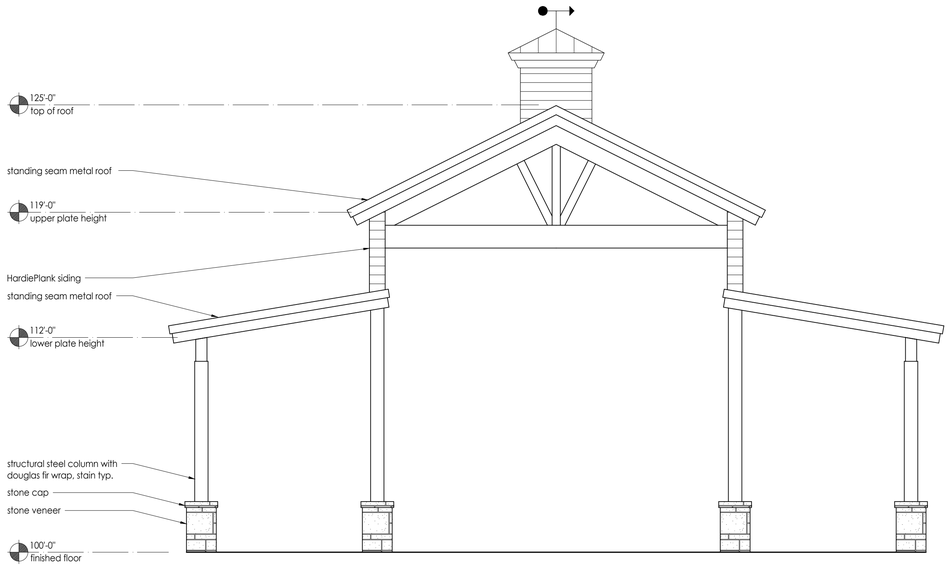

2 **Front/Back Elevations - Open Pavilion**

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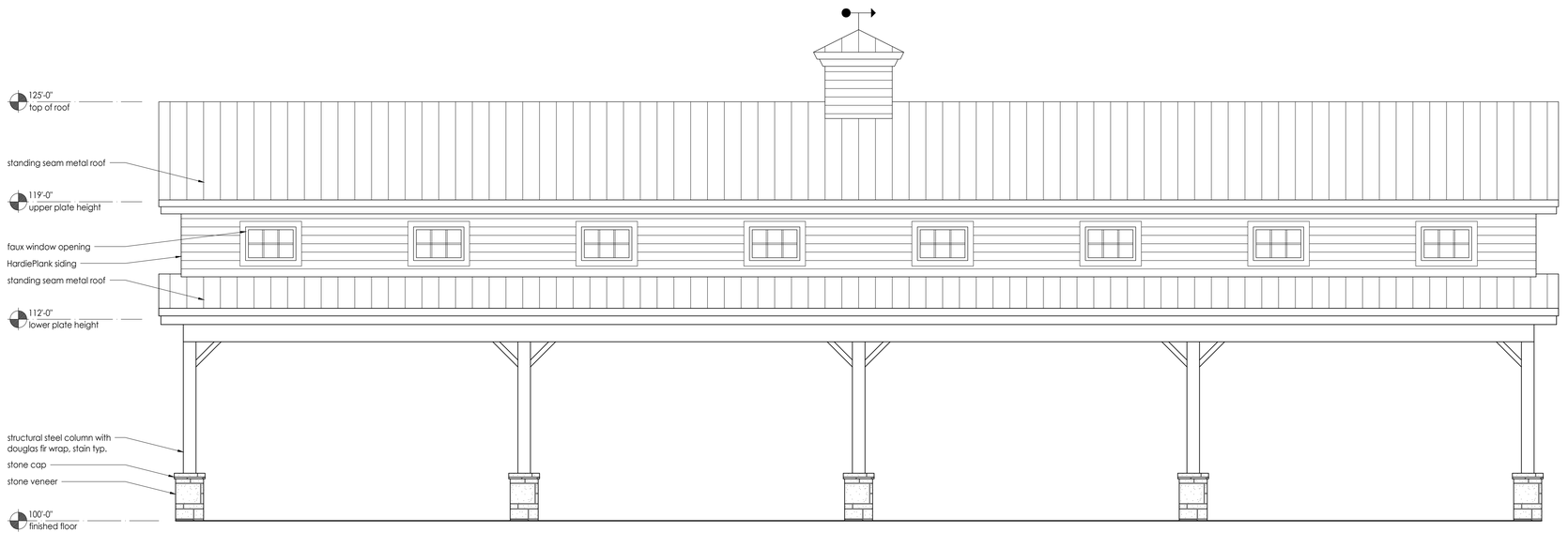

1 **Side Elevations - Open Pavilion**

SCALE:1/4"=1'-0" elevation

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CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
EXTERIOR ELEVATIONS - OPEN PAVILION

REGISTERED ARCHITECT
JACOB P. VINSON
28541
STATE OF TEXAS
06/04/2026

SCALE:
REFER TO PLANS
One Inch
JVC No RAD001A

A4.03

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3 Typical Column Base
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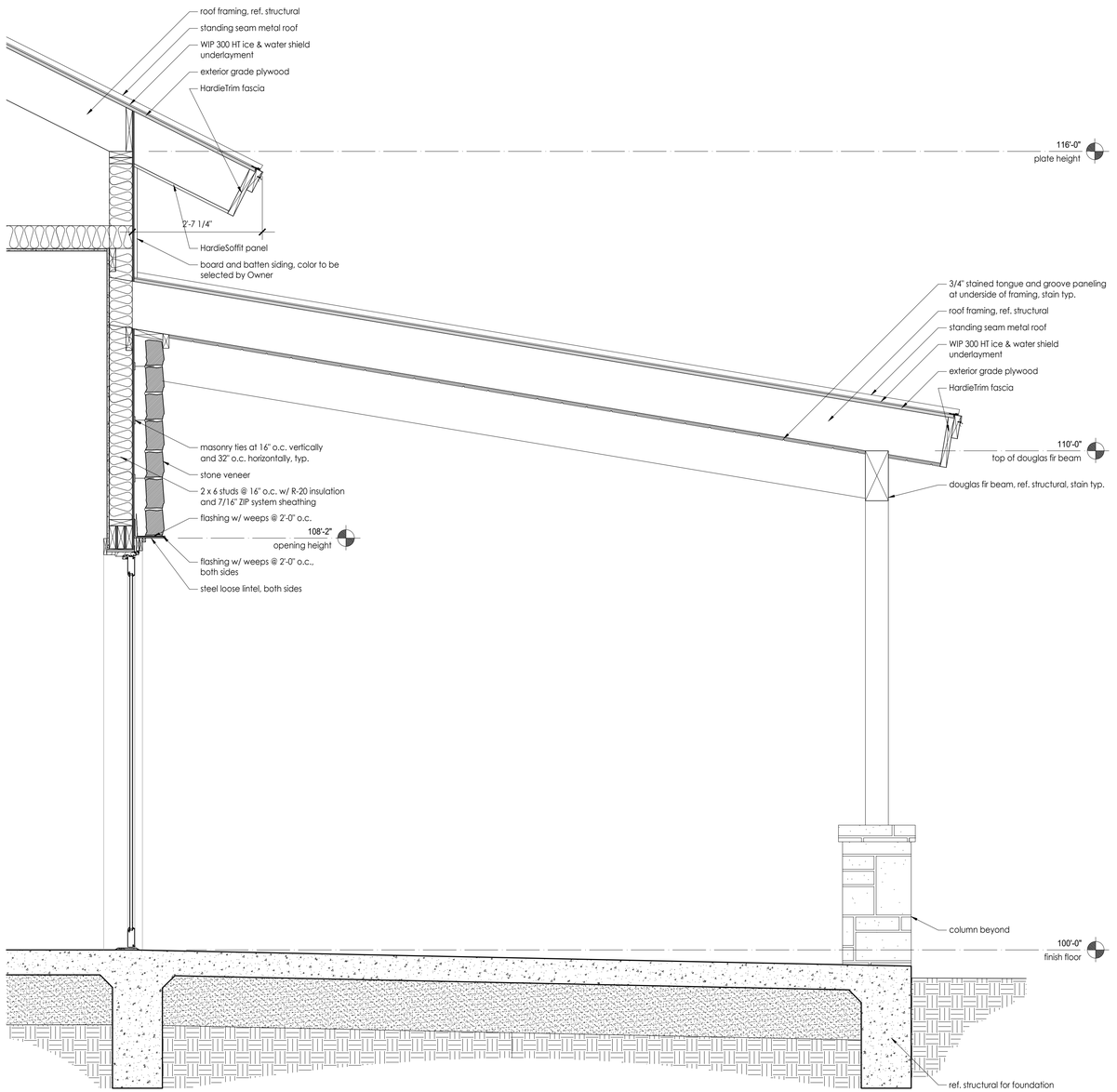
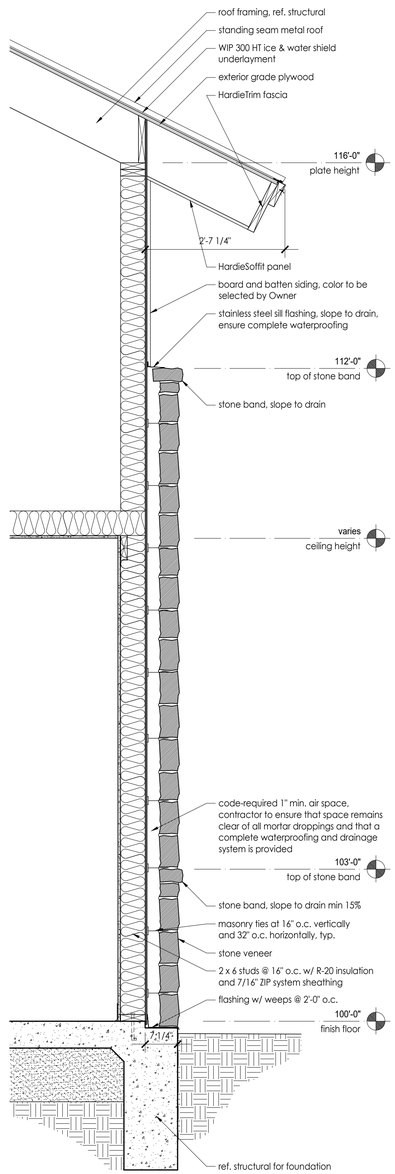


2 Wall Section at Outdoor Gathering
SCALE:3/4"=1'-0" detail



1 Typical Wall Section
SCALE:3/4"=1'-0" detail

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CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
WALL SECTIONS - COMMUNITY BUILDING

REGISTERED ARCHITECT
JACOB P. VINSON
28541
STATE OF TEXAS
06/04/2026

SCALE:
REFER TO PLANS
One Inch
JVC No RAD001A

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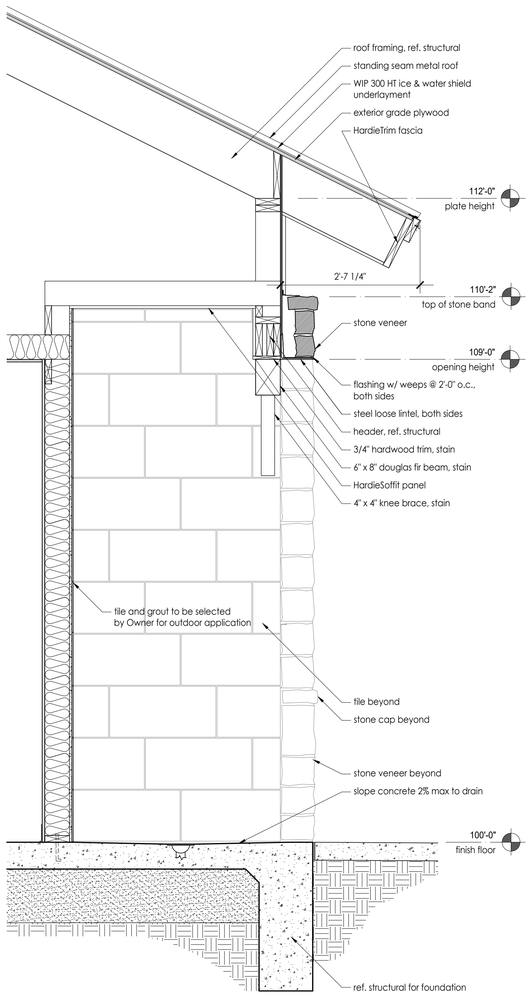
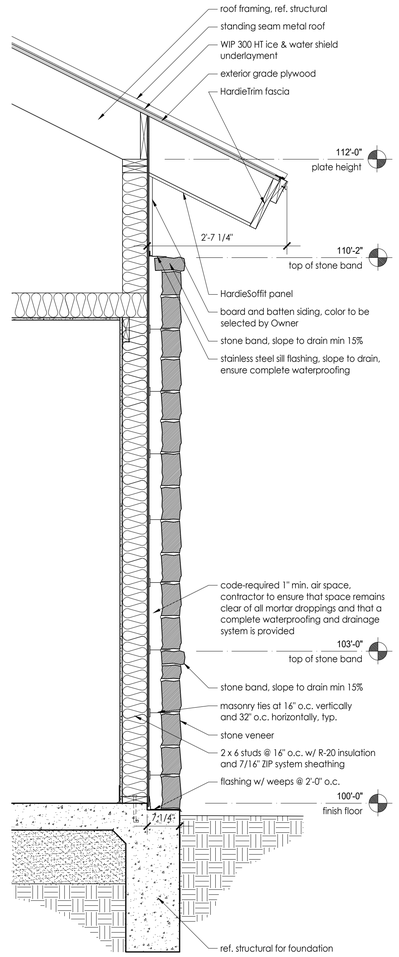


2 **Wall Section at Shower**

SCALE:3/4"=1'-0" detail



1 **Typical Wall Section**

SCALE:3/4"=1'-0" detail

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CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
WALL SECTIONS - RESTROOM BUILDING

REGISTERED ARCHITECT
JACOB P. VINSON
28541
STATE OF TEXAS
06/04/2026

SCALE:
REFER TO PLANS
One Inch
JVC No RAD001A

A5.01

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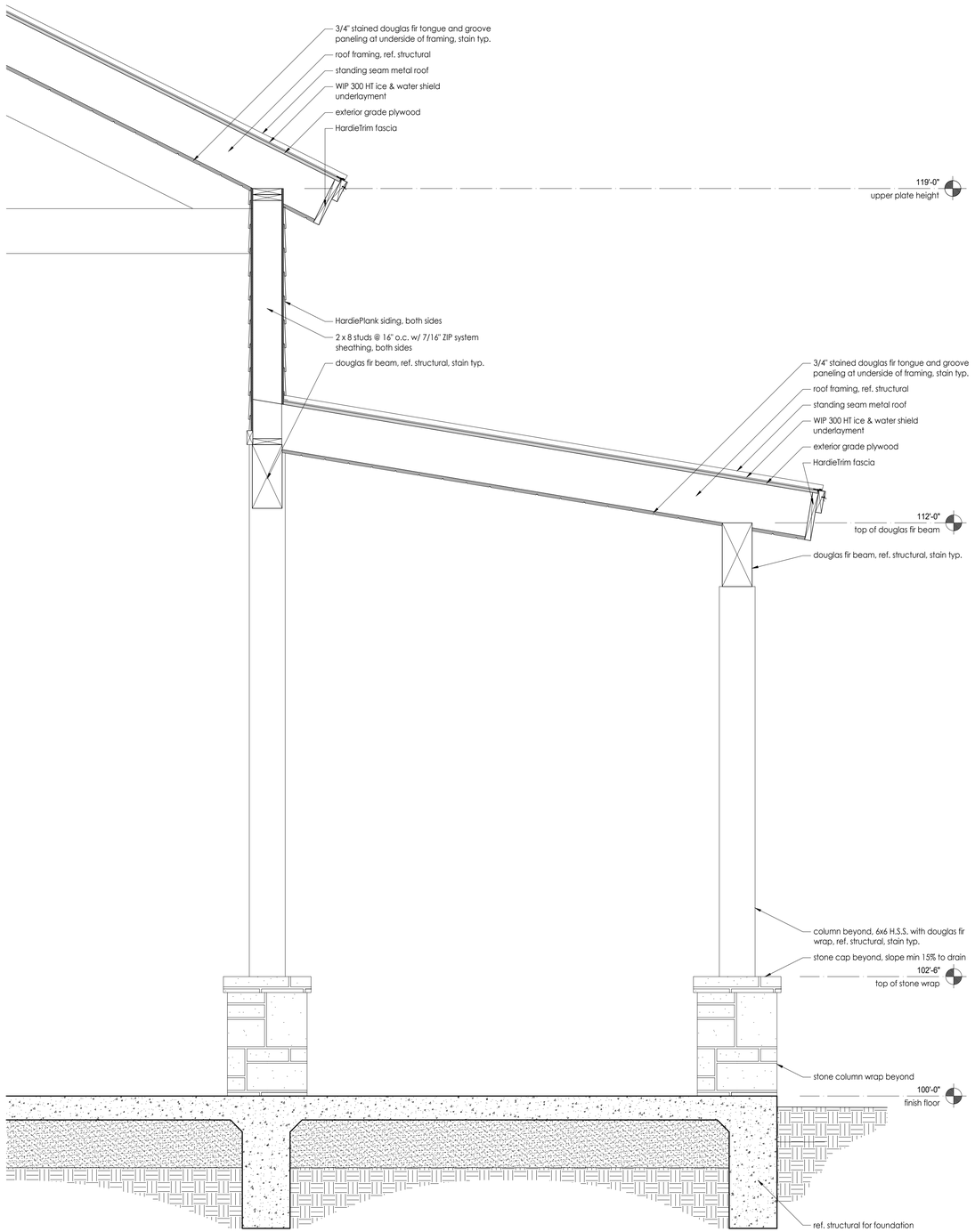

1 **Typical Section - Open Pavilion**

SCALE:3/4"=1'-0" detail

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CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
TYPICAL SECTION - OPEN PAVILION

REGISTERED ARCHITECT
JACOB P. VINSON
29541
STATE OF TEXAS
06/04/2026

SCALE:
REFER TO PLANS
One Inch
JVC No RAD001A

A5.02

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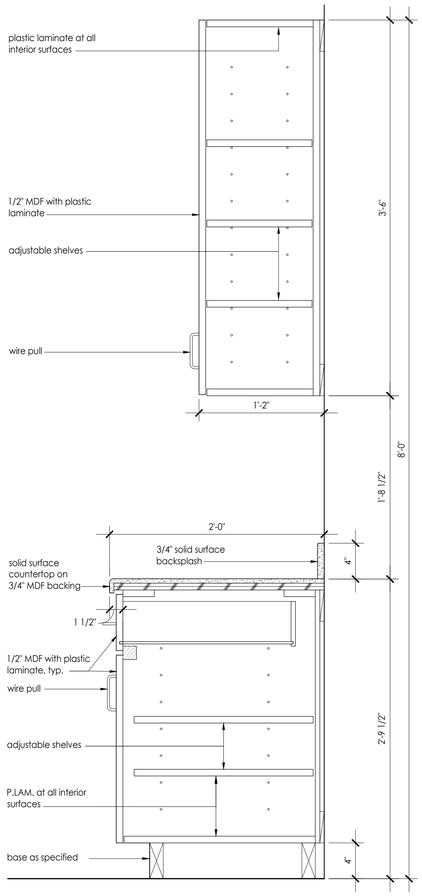
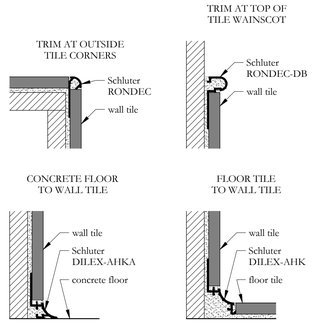
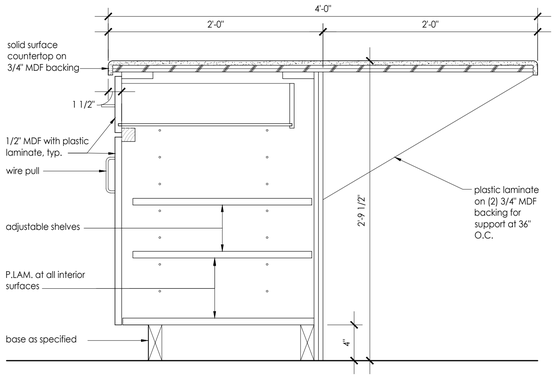


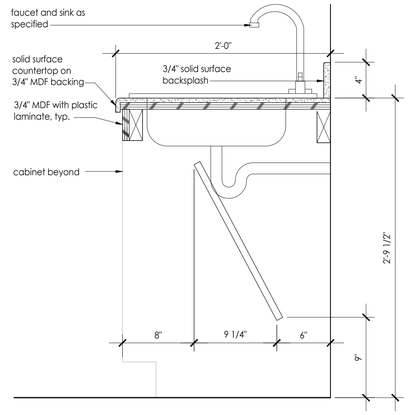
22 **Millwork**
SCALE:1-1/2"=1'-0" detail



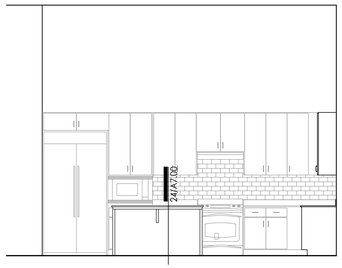
25 **Typical Tile Transitions**
SCALE:N.T.S. detail



24 **Millwork**
SCALE:1-1/2"=1'-0" detail



23 **Millwork**
SCALE:1-1/2"=1'-0" detail



21 **Break Area 105**
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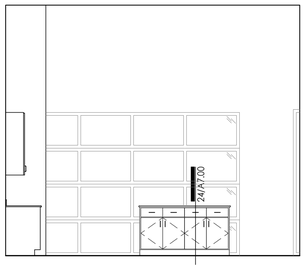

20 **Break Area 105**
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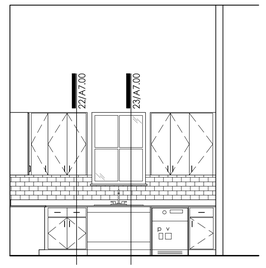
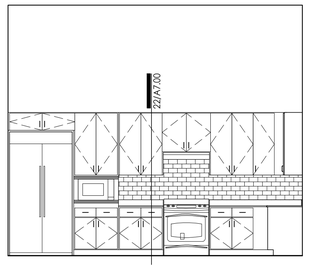


19 **Break Area 105**
SCALE:1/4"=1'-0" elevation



18 **Break Area 105**
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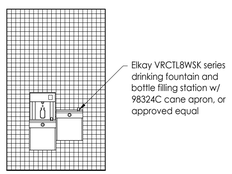

17 **Alcove 103**
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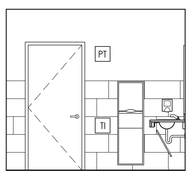

16 **Restroom 202**
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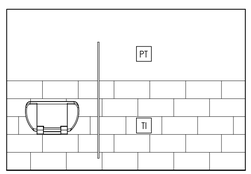

15 **Restroom 202**
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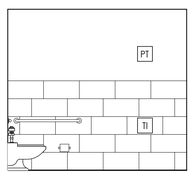

14 **Restroom 202**
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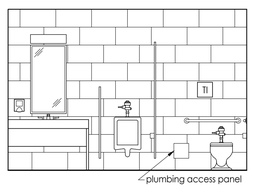

13 **Restroom 202**
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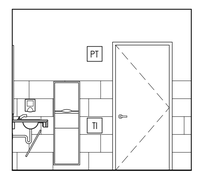

12 **Restroom 201**
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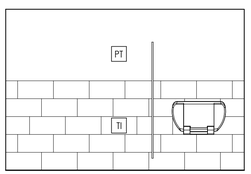
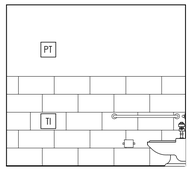


11 **Restroom 201**
SCALE:1/4"=1'-0" elevation



10 **Restroom 201**
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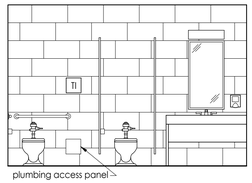
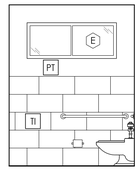
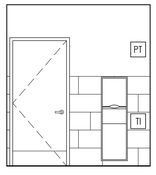


9 **Restroom 201**
SCALE:1/4"=1'-0" elevation



8 **Restroom 104**
SCALE:1/4"=1'-0" elevation



7 **Restroom 104**
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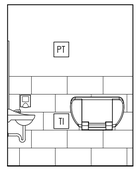

6 **Restroom 104**
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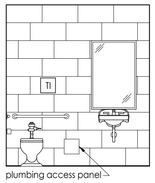

5 **Restroom 104**
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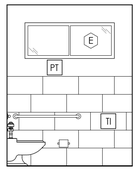

4 **Restroom 102**
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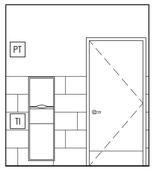

3 **Restroom 102**
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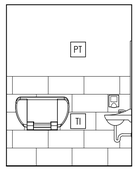

2 **Restroom 102**
SCALE:1/4"=1'-0" elevation



1 **Restroom 102**
SCALE:1/4"=1'-0" elevation

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
7204 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CHISHOLM SUMMIT
COMMUNITY PARK AND HOA SPACE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

COMMUNITY PARK AND HOA SPACE
INTERIOR ELEVATIONS AND MILLWORK

REGISTERED ARCHITECT JACOB P. VINSON 28541 STATE OF TEXAS
06/04/2026

SCALE:
REFER TO PLANS
One Inch
JVC No RAD001A

A7.00

J:\Jobs + docs\projects\Land\RAD001A\dwg\arch\A7.00 Interior Elevations.dwg

NO.	REVISION DATE
1	TRAIL REVISION
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CHISHOLM SUMMIT

PHASE 1

CITY OF BURLESON

JOHNSON COUNTY, TEXAS

CONSTRUCT 294 LF OF 10' CONCRETE TRAIL

CONSTRUCT 174 LF OF 10' CONCRETE TRAIL

LAKEWOOD DRIVE

PHASE 5

CONSTRUCT 879 LF OF 8' CONCRETE TRAIL

CONSTRUCT 845 LF OF 8' CONCRETE TRAIL

FOR INFORMATIONAL PURPOSES ONLY

HIGH TIDE ROAD

MARENGO COURT

FRANKEL COURT

VALEGRO COURT

KELSO COURT

COMANCHE COURT

LEXINGTON STREET

PHASE 1

KELSO STREET

CR 1016

EMMA COURT

PORTER CT

PROMENADE DRIVE

CONSTRUCT 1,058 LF OF 10' CONCRETE TRAIL

!!!WARNING!!!
APPROXIMATE LOCATION OF EXISTING OVERHEAD ELECTRIC & VARIOUS OVERHEAD UTILITIES. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

METAL PLATE NON-SKID FOR PEDESTRIAN CROSSING OVER 5' FLUME (SEE DETAIL ON THIS SHEET)

CONSTRUCT 144 LF OF 10' CONCRETE TRAIL

CONSTRUCT 1134 LF OF 10' CONCRETE TRAIL

PHASE 2

KINGSTON STREET

CONSTRUCT 120 LF OF 10' CONCRETE TRAIL

!!!WARNING!!!
APPROXIMATE LOCATION OF EXISTING OVERHEAD ELECTRIC & VARIOUS OVERHEAD UTILITIES. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

!!!WARNING!!!
APPROXIMATE LOCATION OF EXISTING UNDERGROUND GAS LINE & VARIOUS UNDERGROUND UTILITIES. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

STEEL PLATE OVER 5' CONCRETE FLUME w/ 6" CURB

INSERT "A"

N T S

3/8" GALVANIZED STEEL W/ DIAMOND TREAD

PROP. SIDEWALK

6"

4' F-F

6"

6"

#3 BARS @ 18" O.C.E.W.

5' CONCRETE FLUME

NTS

LEGEND

- SIDEWALK TO BE BUILT BY HOMEBUILDER (SEE PAVING PLANS)
- 4' SIDEWALK TO BE BUILT BY DEVELOPER (SEE PAVING PLANS)
- 5' SIDEWALK TO BE BUILT BY DEVELOPER (SEE PAVING PLANS)
- 8' SIDEWALK TO BE BUILT BY DEVELOPER (SEE PAVING PLANS)
- 10' TRAIL TO BE BUILT BY DEVELOPER
- 8/10' TRAIL TO BE BUILT BY HOMEBUILDER

NOTE:
SEE AMENITY CENTER PLANS FOR SIDEWALK & HARDSCAPE IMPROVEMENT WITHIN LOT CA-D, BLOCK 6.

ONLY TRAIL & SIDEWALK WITHIN THE LIMITS OF PHASE 1 IS TO BE CONSTRUCTED PER THESE PLANS.

GRAPHIC SCALE 1"=100"

0 100 200 300

CONTRACTOR NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

BENCH MARK ELEVATION : 852.36

CAPPED IRON ROD WITH CAP STAMPED "RDM" AT THE NORTHWEST CORNER OF THE INTERSECTION OF CR 1902 AND CR 1019, APPROXIMATELY 37 FEET NORTHWEST OF THE CENTERLINE OF CR 1019, APPROXIMATELY 45 FEET NORTHEAST OF THE CENTERLINE OF CR 1902, AND APPROXIMATELY 120 FEET SOUTHWEST OF A DRIVEWAY.

GMcivil
Engineering & Surveying
2329 SW Grapevine Pkwy, Grapevine, Texas 76051
817.416.1962
TxEng Firm # F-2944 | TxSurv Firm # 10021700

STATE OF TEXAS
BRENT A. CALDWELL
108515
LICENSED PROFESSIONAL ENGINEER
2/25/2026

JOB NO. :	10745
DATE :	3/13/25
DSGN/DRFT:	SAM/SP
REVIEW :	BAC

SHEET **102 of 128**

OVERALL TRAIL PLAN

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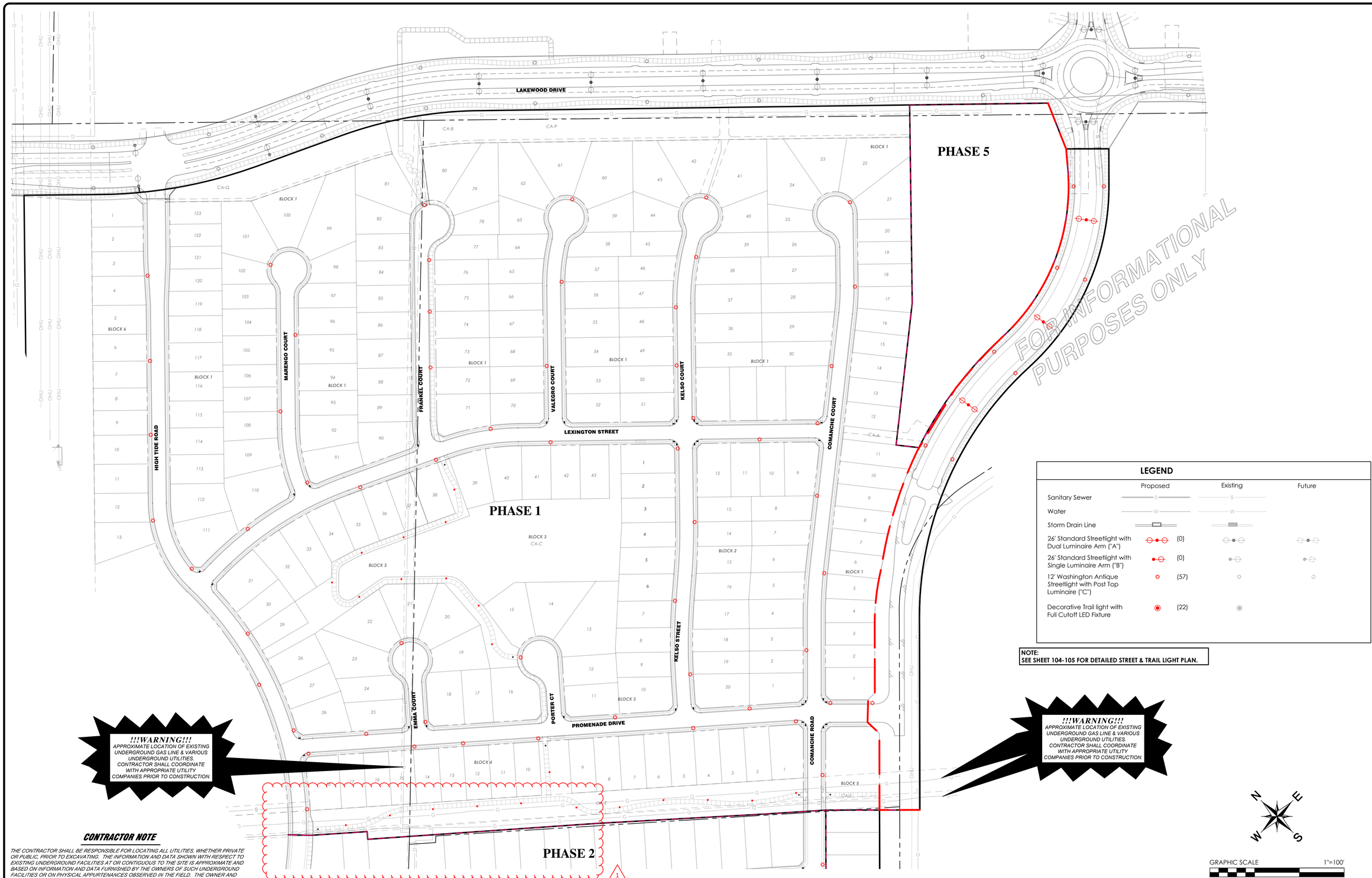

!!!WARNING!!!
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LEGEND

	Proposed	Existing	Future
Sanitary Sewer	S	S	
Water	W	W	
Storm Drain Line			
26' Standard Streetlight with Dual Luminaire Arm ("A")	(0)		
26' Standard Streetlight with Single Luminaire Arm ("B")	(0)		
12' Washington Antique Streetlight with Post Top Luminaire ("C")	(57)		
Decorative Trail light with Full Cutoff LED Fixture	(22)		

NOTE:
SEE SHEET 104-105 FOR DETAILED STREET & TRAIL LIGHT PLAN.

N E S W

GRAPHIC SCALE 1"=100'
0 100 200 300

CONTRACTOR NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

BENCH MARK ELEVATION : 852.36

CAPPED IRON ROD WITH CAP STAMPED "RDM" AT THE NORTHWEST CORNER OF THE INTERSECTION OF CR 1902 AND CR 1019. APPROXIMATELY 37 FEET NORTHWEST OF THE CENTERLINE OF CR 1019, APPROXIMATELY 45 FEET NORTHEAST OF THE CENTERLINE OF CR 1902, AND APPROXIMATELY 120 FEET SOUTHWEST OF A DRIVEWAY.

NO.	REVISION DATE
1	TRAIL REVISION
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CHISHOLM SUMMIT

CHISHOLM SUMMIT
PHASE 1
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

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

STATE OF TEXAS
BRENT A. CALDWELL
108515
LICENSED
PROFESSIONAL ENGINEER
2/25/2026

JOB NO. :	10745
DATE :	11/6/25
DSGN/DRFT:	SAM/SP
REVIEW :	BAC

SHEET 103 of 128

OVERALL STREET & TRAIL LIGHT PLAN

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e:\10745 – bransom estates\Plans\Phase 1\SHEETS\PHASE 1A\10745–STREET LIGHT–OVR–PH1.dwg Wed Feb 25 2026 1

861

CHAPTER 380 AND ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT BETWEEN THE CITY OF BURLESON, THE BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION, R.A. DEVELOPMENT, LTD., BURLESON DEVELOPMENT, INC., B & G SOUTH METRO, LP, ROCKY BRANSOM, ROCKY BRANSOM ET UX ANGELA, ROCKY AND ANGELA BRANSOM, ALTA BURL, LP, JANICE YVONNE JACKSON, AND THE JACKSON FAMILY TRUST FOR CHISHOLM SUMMIT

This Chapter 380 and Economic Development and Performance Agreement (the "Agreement") is entered into as of the 7th day of June, 2021 (the "Effective Date") by and between the City of Burleson, a Texas municipal corporation located in the Counties of Johnson and Tarrant, State of Texas ("City"), by and through its City Manager; the Burleson 4A Economic Development Corporation ("BEDC"), by and through its Board President; R.A. Development, Ltd., a Texas limited liability partnership ("Developer"), by and through Bransom Management, LLC, its general partner; Burleson Development, Inc., by and through its president/director; B & G South Metro, LP, by and through B.G.S.M Management Company, LLC, its general partner; Rocky Bransom, Rocky Bransom et ux Angela; Rocky and Angela Bransom, Alta Burl, LP by and through Eyesight Ventures, LLC, its general partner; Janice Yvonne Jackson; Jackson Family Trust by and through its authorized trustee (collectively, including Developer, the "Current Owners"). City, BEDC, Developer, and the Current Owners sometimes hereafter be referred to individually as a "Party" and collectively as the "Parties."

WHEREAS, on May 27, 1993, the City adopted Resolution No. 583 establishing an Economic Development Program (the "Program") pursuant to Chapter 380 of the Texas Local Government Code; and

WHEREAS, Developer desires to participate in the Program by entering into this Agreement; and

WHEREAS, the Developer, the Current Owners and/or their predecessor in title previously entered into development agreements for certain tracts on the Property under Chapter 43 and Section 212.172 of the Local Government Code; and

WHEREAS, the Parties intend that this Agreement shall supersede those agreements in all matters; and

WHEREAS, the Burleson City Council finds and determines that this Agreement will effectuate the purposes set forth in the Program, and that Developer's performance of its obligations herein will promote local economic development and stimulate business and commercial activity in the City; and

WHEREAS, the City is authorized by Article 52-a Texas Constitution, and Section 380 of the Texas Local Government Code to provide economic development grants to promote local economic development and to stimulate business and commercial activity in the City; and

WHEREAS, the BEDC has determined and found that the Reimbursements contemplated in this Agreement to be funded by the BEDC 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 necessary to promote business development; and

WHEREAS, Developer has acquired, or has under contract, approximately 823 acres on the west side of the City, currently within the extraterritorial jurisdiction ("ETJ") of the City, depicted on **Exhibit A**, and intends to develop a master planned community on the Property to include, among other things, over 3,000 high end residential units, ten miles of interconnecting trail system, over 90 acres of dedicated parkland, commercial areas, and other amenities, to be known as Chisholm Summit; and

WHEREAS, Burleson Development Inc. owns the real property depicted on **Exhibit A-1**, a portion of the Property that comprises Chisholm Summit; and

WHEREAS, Alta Burl LP owns the real property depicted on **Exhibit A-2**, a portion of the Property that comprises Chisholm Summit; and

WHEREAS, Jackson Family Trust owns the real property depicted on **Exhibit A-3**, a portion of the Property that comprises Chisholm Summit; and

WHEREAS, Janice Yvonne Jackson owns the real property depicted on **Exhibit A-4**, a portion of the Property that comprises Chisholm Summit; and

WHEREAS, B&G South Metro LP owns the real property depicted on **Exhibit A-5**, a portion of the Property that comprises Chisholm Summit; and

WHEREAS, Rocky Bransom owns the real property depicted on **Exhibit A-6**, a portion of the Property that comprises Chisholm Summit; and

WHEREAS, Rocky and Angela Bransom own the real property depicted on **Exhibit A-7**, a portion of the Property that comprises Chisholm Summit; and

WHEREAS, R.A. Development, Ltd., owns the real property depicted on **Exhibit A-8**, a portion of the Property that comprises Chisholm Summit; and

WHEREAS, the Current Owners have contractually committed to convey their tracts on the Property to Developer so that Chisholm Summit may be developed as set forth herein; and

WHEREAS, the Current Owners consent to annexation of their property located in Chisholm Summit and agree to the imposition of the Development Standards on any property they own within Chisholm Summit under the terms set forth in this Agreement; and

WHEREAS, the City desires to facilitate a master planned community with elements such as connectivity, a mixture of home types and sizes, preservation of natural areas, a sense of place and community, walkability, and uniqueness; and

WHEREAS, the development plan presented by the Developer for Chisholm Summit meets those criteria and the City Council desires to facilitate its development by providing the incentives set forth herein; and

WHEREAS, the Developer desires to annex the Property into the City in phases as Chisholm Summit is platted; and

WHEREAS, planned development zoning will occur concurrently with annexation; and

WHEREAS, while the west side of Burleson encompasses over 1,600 mostly vacant acres ("Burleson West") with tremendous potential for residential and commercial development, there is currently a lack of east/west and north/south transportation corridors, connection to Chisholm Trail Parkway is difficult, emergency response is hindered due to a poor roadway network, and sewer access is limited, thereby hindering development potential; and

WHEREAS, the City desires to provide for public infrastructure and improvements to allow Chisholm Summit to develop and to concurrently facilitate quality commercial development by providing Burleson West access to Chisholm Trail Parkway and connectivity with the rest of the City and to provide adequate sewer facilities; and

WHEREAS, Public Improvements contemplated in this Agreement will allow the BEDC to develop and market a national/regional office park located on the northern edge of Chisholm Summit (the "Hooper Tract"), a 92 acre tract depicted on **Exhibit A-9**; and

WHEREAS, Developer intends to dedicate all right-of-way for public infrastructure required for Chisholm Summit at no charge under the terms set forth in this Agreement; and

WHEREAS, Developer intends to dedicate a three acre tract for a public safety facility to provide fire and police service for the west side and other municipal purposes; and

WHEREAS, a public improvement district ("PID") is required to create and finance capital park improvements and the maintenance of parks and trails in Chisholm Summit; and

WHEREAS, Section 212.172 of the Texas Local Government Code authorizes a city to enter into an agreement with an owner of property located in the ETJ to, among other things, provide for terms of annexation, provide for infrastructure, and specify the uses and development standards after annexation.

NOW THEREFORE, in consideration of the mutual obligations of the Parties set forth in this Agreement, and other consideration, the receipt and adequacy of which are acknowledged, the Parties agree as follows:

ARTICLE 1.
RECITALS AND EXHIBITS

1.1 **Recitals.** The recitals set forth in the foregoing "WHEREAS" clauses are true and correct, constitute representations and warranties of the Parties, constitute legislative findings of the governing bodies of the Parties, form the basis upon which the Parties have entered into this Agreement, and establish the intent of the Parties in entering into this Agreement. If it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extend possible, given effect. The Parties have relied on the recitals as part of the consideration for entering into this Agreement and, but for the recitals, would not have entered into this Agreement.

1.2 **Exhibits.** The Exhibits to this Agreement, incorporated herein for all purposes, are as follows:

Exhibit A – Chisholm Summit Real Estate Location Map
Exhibit A-1 – Burleson Development Inc Parcel Location Map
Exhibit A-2 – Alta Burl LP Parcel Location Map
Exhibit A-3 – Jackson Family Trust Parcel Location Map
Exhibit A-4 – Janice Yvonne Jackson Parcel Location Map
Exhibit A-5 – B&G South Metro LP Parcel Location Map
Exhibit A-6 – Rocky Bransom Parcel Location Map
Exhibit A-7 – Rocky & Angela Bransom Parcel Location Map
Exhibit A-8 – RA Development Ltd Parcel Location Map
Exhibit A-9 – Hooper & Co Parcel Location Map
Exhibit B – Preliminary Concept Plan
Exhibit C – Development Standards
Exhibit D – Parks and Trails Plan
Exhibit E – Roadway Improvements
Exhibit F – Sewer Improvements
Exhibit G – Annexation Plan/Development Sections

ARTICLE 2.
AUTHORIZATION

The Burleson City Council finds and determines that this Agreement is authorized by Chapter 380 of the Texas Local Government Code, Chapters 501 and 504 of the Texas Local Government Code, and Section 212.172 of the Texas Local Government Code.

ARTICLE 3.
DEFINITIONS

"Agreement," "BEDC," "Burleson West," "City," "Current Owners," "Developer", "Effective Date," "ETJ," "Hooper Tract," "Parties," "Party," and "Program" shall have the meanings set forth in the recitals.

"Approved Plats" means all final plats for a portion of the Property approved from time to time by the City in accordance with this Agreement.

"Building Codes" means building plumbing, electrical, mechanical, and fire codes adopted by the City in effect as of the Effective Date for the eight-year period commencing on the Effective Date. Commencing on the eighth anniversary of the Effective Date, "Building Codes" means building, plumbing, electrical, mechanical, and fire codes and all amendments thereto in effect on the date of submittal of a permit application to the City pursuant to the Building Codes, except any amendments from which the Project is exempt pursuant to Chapter 245 of the Local Government Code.

"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.

"Chisholm Summit" means a 823 acre equestrian themed master planned community on the Property developed in substantial conformance with the Development Standards set forth on **Exhibit C** and the Governing Regulations comprised of at least 3,000 high end residential units, over ten (10) miles of interconnected trails, 102 acres of dedicated parkland, an equestrian center, and other amenities as set forth and depicted on the Preliminary Concept Plan attached hereto as **Exhibit B**, to be constructed in phases as set forth herein.

"Construction Costs" means the costs of all hard construction, construction equipment charges, the costs of construction materials, design fees (including landscape and architectural design) contractor fees, and subject to approval by the City, surveying and engineering costs and fees attributable to the construction of the Public Improvements and the Private Improvements, as applicable. Construction Costs does not include any acquisition costs of the Property, marketing, or applicable City fees related to the development of the Public Improvements and/or the Private Improvements, as applicable.

"Development Sections" has the meaning set forth in Section 5.1(a) of this Agreement.

"Development Standards" means those detailed development requirements set forth in **Exhibit C** for the Private Improvements.

"Equestrian Center" means the existing equestrian center located as shown on **Exhibit B**.

"Event of Bankruptcy or Insolvency" means the dissolution or termination of the Developer's existence as a going business, insolvency, appointment of receiver for any part of the Developer's property and such appointment is not terminated within sixty (60) 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 the Developer and such proceeding is not dismissed within sixty (60) days after the filing thereof.

"Final Concept Plan" has the meaning set forth in Section 5.3 of this Agreement.

"Final Parks and Trails Plan" has the meaning set forth in Section 9.2 of this Agreement.

"Governing Regulations" has the meaning set forth in Section 5.2 of this Agreement.

"Impositions" means all taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, and other charges by public or governmental authority, general and special, ordinary and extraordinary, foreseen and unforeseen, which are or may be assessed, charged, levied, or imposed by any public or governmental authority on the Developer or any property or any business owned by the Developer within the City.

"Parkland Improvements" means the open spaces, connecting trails, ponds, pocket parks, playground areas, amphitheater, and other park amenities depicted and described on The Parks and Trails Plan and dedicated to the public, **Exhibit D**.

"Preliminary Concept Plan" means the Concept Plan attached as **Exhibit C**, or as amended in the future.

"Private Improvements" means the residential units, connecting trails, Equestrian Center, amenity centers, Private Infrastructure, and commercial development in Chisholm Summit.

"Private Infrastructure" means any improvements required to be maintained on private property by the HOA including, but not limited to, open spaces, Chisholm Summit amenity centers, screening walls, or parks not dedicated to the public.

"Project" means the development of Chisholm Summit under the terms set forth in this Agreement.

"Property" means the 823 acres comprising Chisholm Summit, depicted on **Exhibit A**.

"Public Improvements" means the Roadway Improvements, Sewer Improvements, and Parkland Improvements.

"Reimbursement" means the funds paid to Developer for Construction Costs for the Roadway Improvements by the BEDC and Sewer Improvements by the City.

"Roadway Improvements" means Lakewood Blvd., FM 1902 to a transition point approximately 1,500 feet south of CR 1020, and sidewalks, median and landscape improvements as depicted on **Exhibit E**, to be funded by the BEDC.

"Sewer Improvements" means the sewer lines and lift stations set forth on **Exhibit F** to be funded by the BEDC.

"Subdivision Regulations" means the Subdivision and Development Ordinance and Design Standards manual or other regulations adopted in their place, as of the date a preliminary plat application is filed with the City, including any dormancy regulations effective on the date a preliminary plat application is filed with the City. Should a preliminary plat "expire" in accordance with the applicable dormancy regulations, a new application must be filed and the Subdivision Regulations for purposes of the new application shall be the Subdivision and Development Ordinance and Design Standards manual, or other regulations adopted in their place, as of the date the new application is filed with the City, including any dormancy regulations effective as of the date the new application is filed with the City.

"Substantially Complete" with regard to the Public Improvements means the date upon which the City issues a Letter of Substantial Acceptance to the Developer for any element or portion of the Public Improvements which will allow issuance of building permits; and with regard to the Private Improvements, the date upon which the City issues a Certificate of Occupancy for a Private Improvement.

"Zoning Ordinance" means Ordinance No. B-582 on the Effective Date of the Ordinance as it may be amended.

ARTICLE 4.
TERM

The Term of this Agreement shall commence on the Effective Date and terminate twenty-five (25) years thereafter, unless terminated sooner as provided in Article 12.

ARTICLE 5.
DEVELOPMENT OF THE PROPERTY

5.1 **Private Improvements.**

(a) Construction of the Private Improvements shall be in full conformance with the Governing Regulations as defined in Section 5.2 below and will be completed in Development Sections A through H by the Developer as depicted on **Exhibit G**. Construction of Development Section A Private Improvement shall commence no later than January 1, 2022 and be Substantially Complete no later than December 31, 2022. Substantial Completion of all Development Sections of Chisholm Summit shall be no later than the term of the agreement.

5.2 **Development.** Development of the Property shall be governed by the following regulations (collectively, the "Governing Regulations"):

(i) the Preliminary Concept Plan, which Preliminary Concept Plan is considered to be a development plan as provided for in Section 212.172 of the Texas Local Government Code;

(ii) the Final Concept Plan approved as part of the planned development sections for each phase;

(iii) the Development Standards;

(iv) the Subdivision and Development Ordinance and Design Standards Manual;

(v) the Building Codes;

(vi) the Approved Plats; and

(vii) all state and federal statutes, rules, regulations, as amended, and other political subdivisions and governmental entities, if any, having jurisdiction over the Property and all applicable ordinances, rules, and regulations as amended by the city.

5.3 **Preliminary Concept Plan.**

(a) The Preliminary Concept Plan is attached to this Agreement as **Exhibit B**.

(b) Developer may revise the Preliminary Concept Plan, from time to time, subject to the following conditions:

(i) the revised Preliminary Concept Plan is approved in writing by Developer; and

(ii) the revised Preliminary Concept Plan is approved by the City Council; and

(iii) the revised Preliminary Concept Plan is in compliance with subsection (c) of this Section 5.3 of this Agreement.

(c) The Preliminary Concept Plan must at all times:

(i) Include no less than 90 acres of parkland;

(ii) Maintain lot mix within allowable percentage ranges referenced in the Development Standards; and

(iii) Maintain the roadway alignments.

(d) If the Preliminary Concept Plan is revised as provided by this section, the revisions shall be considered an amendment to this Agreement. Developer must revise the Preliminary Concept Plan and submit same to the City for approval. Upon approval of the amendment, the City shall cause the revised Preliminary Concept Plan to be attached to the official version of this Agreement on file in the City Secretary's office and shall file the revised Preliminary Concept Plan in the Johnson County Real Property Records.

5.4 **Development Standards Revisions.** The Development Standards may be revised by two methods:

(i) the City Council may relieve Developer from strict compliance with the Development Standards on a case-by-case basis when Developer demonstrates, to the reasonable satisfaction of the City Council, that the requested exception:

(1) is not contrary to the public interest;

(2) does not cause injury to adjacent property;

(3) does not materially adversely affect the quality of development; and

(4) is not inconsistent with the Preliminary Concept Plan or the Final Concept Plan; or

(ii) Developer and the City may amend this Agreement to revise the Development Standards.

5.5 **State and Federal Requirements.** Development of the Property shall be subject to ordinances that the City is required to adopt, from time to time, by state or federal law.

5.6 **Homeowner's Association Required.**

(a) Developer shall create a single Homeowner's Association for the Property that requires membership by all of the owners of a lot within the Property, and is adequately funded to carry out its responsibilities.

(b) The Homeowner's Association shall own and be responsible for the maintenance of the Private Infrastructure.

(c) The Homeowner's Association shall have covenants and bylaws, which must submitted to the City for its records. The Homeowner's Association shall require the payment of dues and assessments to maintain the Private Infrastructure. The Homeowner's Association covenants shall provide for assessments and liens for nonpayment of dues or assessments. The approved covenants of the Homeowner's Association must be recorded with the County Clerk for Johnson County, Texas.

ARTICLE 6.
FULL PURPOSE ANNEXATION

The Parties agree that the Property shall have been annexed into the City prior to the construction of the Private Improvements for each phase. This Agreement constitutes a request by the Developer and the Current Owners, as owners of the Property, for annexation into the City of Burleson and serves as the written agreement for municipal services required by Section 43.0672 of the Texas Local Government Code. The request for annexation may not be revoked so long as the City remains compliant with the terms of this Agreement, and the right of the City to annex shall not be abrogated by amendment to any law affecting or establishing the right of a city to annex. The Parties agree that the Property shall be annexed in Development Sections A through H as depicted on **Exhibit G** concurrent with or prior to zoning each phase, with Development Section A annexed no later than December 31, 2022 or the commencement of the Lakewood portion of the Roadway Improvements, whichever is sooner. The Development Sections shall be annexed no later than the dates listed for each section in the Annexation Schedule in **Exhibit G.**

ARTICLE 7.
ROADWAY IMPROVEMENTS

7.1 **In General.** The City, the BEDC, and the Developer will work together to construct and fund the Roadway Improvements. The Developer will design and construct the Roadway Improvements subject to oversight and plan approval by the City. Subject to Article 13, the BEDC shall issue debt to fund the construction. The Developer will dedicate all right-of-way for the Roadway Improvements within its authority to do so and based on the final alignment and construct them according the Governing Regulations.

7.2 **Design of Roadway Improvements.**

(a) **Construction Plans.** The Developer shall retain a professional engineer to design the Roadway Improvements. The Developer shall retain a professional engineer to design a conceptual design of the Roadway Improvements at a cost not to exceed Two Hundred Fifty Thousand and no/100s Dollars ($250,000.00). Construction Plans be shall be in conformance with all state and local ordinances and regulations and the Development Standards set forth in **Exhibit C**.

(b) **Council Approval.** The City Council must approve the final design, construction schedule, and construction costs for the Roadway Improvements.

(c) **Reimbursement for Design Costs.** The BEDC shall reimburse Developer for design costs according to completion of the following milestones, with payment to be made in the amount of the costs of the milestone within twenty (20) days after Developer notifies the City that the milestone is met, and provides proof of expenditure satisfactory to the City:

(i) Completion of survey;

(ii) 30%/Conceptual design;

(iii) 60% design;

(iv) 90% design; and

(v) 100%/Final design.

Ten percent (10%) retainage will be held from all payments and returned at the time plans are released for construction. For Developer to be reimbursed for design costs at 60% design, 90% design, and Final/100% design, City must approve the submitted design as set forth in Section 7.2(f) of this Agreement.

(d) **Not to Exceed.** Reimbursement shall not exceed the design cost approved by the City Council.

(e) **Ownership.** The City shall own all design plans.

(f) **Approval and Review of Design.** The Developer shall cause the professional engineer retained by Developer to design the Roadway Improvements in accordance with Section 7.2(a) of this Agreement to provide a detailed design and construction schedule to the City. The Roadway Improvements design shall meet the approval of the City in its entirety and in the stages of design as detailed below. The Developer shall cause the professional engineer to submit the design of the Roadway Improvements to the City for approval at the following stages of completion, and the City shall have the amount of time specified to determine whether it approves the submitted design:

(i) 30% of Completion of Design on Roadway Improvements (which shall include the conceptual design referenced in Section 7.2(a) of this Agreement) – City shall have fourteen (14) calendar days to review and determine approval.

(ii) 60% of Completion of Design on Roadway Improvements – City shall have thirty (30) calendar days to review and determine approval.

(iii) 90% of Completion of Design on Roadway Improvements – City shall have twenty-one (21) calendar days to review and determine approval.

(iv) Final Design/100% of Completion of Design on Roadway Improvements – City shall have seven (7) calendar days to review and determine approval.

If the design plans submitted for a stage specified above are not completed in such a manner and to such a degree and detail that is standard and customary in the industry for the stage specified, the City shall have the ability to extend the amount of time to review the design and/or deny approval. Further, if the Developer does not cause the professional engineer to adequately respond to City comments on the design plans, the City shall have the ability to extend the amount of time to review the design and/or deny approval.

7.3 **Dedication of Right-of-Way.**

(a) **Developer Dedication.** The Developer and the Current Owners agree to donate all required right-of-way located on or through the Property at no cost to the City.

(b) **City Dedication.** The City will donate right-of-way for roadway located in the Hooper tract, and acquire right-of-way for areas outside of the Property.

(c) **Roadway Improvements Conveyance.** All Roadway Improvements and right-of-way shall be conveyed to the City free and clear of all liens, assessments, and restrictions other than provided in this Agreement.

7.4 **Fees.** Roadway impact fees shall be assessed according to the Burleson Roadway Impact Fee Ordinance. All other fees associated with the construction of the Roadway Improvements shall be waived.

7.5 **Community Facility Contract (CFC).** The Developer shall enter into a community facility contract with the City and Contractor in accordance with Article 4 of the Subdivision and Development Ordinance.

7.6 **Roadway Improvement Construction Schedule.**

The construction of the Roadway Improvements shall be according to the following schedule:

(a) **Survey of All Phases.** By September 1, 2021, the Developer shall complete a survey of all phases of the Roadway Improvements, such phases being as follows: (i) Phase One – FM 1902 to Existing CR 1016, (ii) Phase Two – Two-Lane Section CR 1016 to CR 1020, and (iii) Phase Three – Two-Lane Section CR 1016 to CR 1020, and (iv) Phase Four - Median Improvements and Sidewalks.

(b) **Start of Construction.** Developer shall begin construction of Phase One of the Roadway Improvements by June 30, 2022.

(c) **End of Construction.** Developer shall complete construction of the Roadway Improvements, other than landscaping, by December 31, 2023. Developer shall complete the landscaping portion of the Roadway Improvements by March 31, 2024.

7.7 **Reimbursement for Construction Costs of Roadway Improvements.**

(a) **Opinion of Cost.** The final design for the Roadway Improvements shall include an opinion of probable Construction Costs for the Roadway Improvements.

(b) **City Council Approval.** The City Council must approve the final design and all Construction Costs for the Roadway Improvements. If the City Council has not approved any cost before it is incurred, obligated or spent, the BEDC is not obligated to reimburse the Developer for that expense.

(c) **Developer Reimbursement Schedule for Construction of Roadway.** The BEDC shall reimburse the Developer for approved Construction Costs based on the Developer's bi-monthly request, with payment to be made by the City in the amount of the cost of the request within twenty (20) days after the Developer notifies the City of the work completed and provides evidence of the expenditure satisfactory to the City. Each phase of the construction of the Roadway Improvements shall be treated as individual projects as it relates to payments.

Ten percent (10%) retainage will be held from all payments and returned at Substantial Completion of each phase of the roadway as specified in Section 7.6(a) of this Agreement.

ARTICLE 8.
SEWER IMPROVEMENTS

8.1 **In General.** The City and the Developer will work together to construct and fund the Sewer Improvements. The Developer will be solely responsible for onsite and offsite waterline extensions and improvements. The Developer will design and construct the Sewer Improvements to include a lift station(s) and force main(s), subject to oversight and plan approval by the City, provided that the City will design a portion of sewer from Panchasarp Farms to CR 914A as set forth in **Exhibit F**. The Developer will dedicate all right-of-way for the Sewer Improvements and construct them according to the Governing Regulations.

8.2 **Design of Sewer Improvements.**

(a) **Construction Plans.** The Developer shall retain a professional engineer to design the Sewer Improvements. The Developer shall retain a professional engineer to design a conceptual design of the Sewer Improvements at a cost not to exceed Two Hundred Fifty Thousand and no/100s Dollars ($250,000.00). Construction Plans be shall be in conformance with all state and local ordinances and regulations and the Development Standards set forth in **Exhibit C**.

(b) **Council Approval.** The City Council must approve the final design and construction costs for the Sewer Improvements.

(c) **Reimbursement for Design Costs.** The City shall reimburse Developer for design costs according to completion of the following milestones, with payment to be made in the amount of the costs of the milestone within twenty (20) days after Developer notifies the City that the milestone is met, and provides proof of expenditure satisfactory to the City:

(i) Completion of survey;

(ii) 30%/Conceptual design;

(iii) 60% design;

(iv) 90% design; and

(v) 100%/Final design.

Ten percent (10%) retainage will be held from all payments and returned at the time plans are released for construction. For Developer to be reimbursed for design costs at 60% design, 90% design, and Final/100% design, City must approve the submitted design as set forth in Section 8.2(f) of this Agreement.

(d) **Not to Exceed.** Reimbursement shall not exceed the design cost approved by the City Council.

(e) **Ownership.** The City shall own all design plans.

(f) **Approval and Review of Design.** The Developer shall cause the professional engineer retained by Developer to design the Sewer Improvements in accordance with Section 8.2(a) of this Agreement to provide a detailed design and construction schedule to the City. The Sewer Improvements design shall meet the approval of the City in its entirety and in the stages of design as detailed below. The Developer shall cause the professional engineer to submit the design of the Sewer Improvements to the City for approval at the following stages of completion, and the City shall have the amount of time specified to determine whether it approves the submitted design:

(i) 30% of Completion of Design of Sewer Improvements (which shall include the conceptual design referenced in Section 8.2(a) of this Agreement) – City shall have fourteen (14) calendar days to review and determine approval.

(ii) 60% of Completion of Design of Sewer Improvements – City shall have thirty (30) calendar days to review and determine approval.

(iii) 90% of Completion of Design of Sewer Improvements – City shall have twenty-one (21) calendar days to review and determine approval.

(iv) Final Design/100% of Completion of Sewer Improvements – City shall have seven (7) calendar days to review and determine approval.

If the design plans submitted for a stage specified above are not completed in such a manner and to such a degree and detail that is standard and customary in the industry for the stage specified, the City shall have the ability to extend the amount of time to review the design and/or deny approval. Further, if the Developer does not cause the professional engineer to adequately respond to City comments on the design plans, the City shall have the ability to extend the amount of time to review the design and/or deny approval.

(g) **Design of Phase One.** City has a detailed design of the Sewer Improvements for Phase One (Panchasarp Farms to County Road 914A) of the Sewer Improvements, as depicted on **Exhibit F**. Such detailed designs were designed by a professional engineer retained by the City. City shall allow Developer, and Developer shall use, the detailed design of the Sewer Improvements for Phase One to design the remainder of the Sewer Improvements.

8.3 **Dedication of Right-of-Way.**

(a) **Developer Dedication.** The Developer and the Current Owners agree to donate all required right-of-way located on or through the Property at no cost to the City. The City will acquire offsite easements.

(b) **Sewer Improvements Conveyance.** All Sewer Improvements and right-of-way shall be conveyed to the City free and clear of all liens, assessments, and restrictions other than provided in this Agreement.

8.4 **Fees.** Sewer impact fees shall be assessed upon the Developer according to the Burleson Sewer Impact Fee Ordinance, and the Developer shall pay the pass through Fort Worth impact fees pursuant to the Agreement for Wastewater Service between the City of Fort Worth, Texas, and the City of Burleson, Texas, dated May 8, 2018, or as may be amended. All other fees associated with the construction of the Sewer Improvements shall be waived.

8.5 **Community Facility Contract (CFC).** The Developer shall enter into a CFC with the City and Contractor in accordance with Article 4 of the Subdivision and Development Ordinance for each phase of the sewer construction.

8.6 **Sewer Improvement Construction Schedule.** The construction of the Sewer Improvements shall be according to the following schedule:

(a) **Survey of All Phases.** By September 1, 2021, the Developer shall complete a survey of all phases of the Sewer Improvements, such phases being as follows:

(i) Phase One – Panchasarp Farms to County Road 914A,

(ii) Phase Two – County Road 1016 to FM 1902, including the lift station near FM 1902 and the force main from the lift station to CR 1016, and

(iii) Phase Three – County Road 1020 to County Road 1016, including the force main from CR 1016 to CR 914A.

(b) **Start of Construction.** Developer shall begin construction of Phase One of the Sewer Improvements by June 30, 2022.

(c) **End of Construction.** Developer shall complete construction of the Sewer Improvements by December 31, 2023.

8.7 **Reimbursement for Construction Costs of Sewer Improvement.**

(a) **Opinion of Cost.** The final design for the Sewer Improvements shall include an opinion of probable Construction Costs for the Sewer Improvements.

(b) **City Council Approval.** The City Council must approve the final design and all Construction Costs for the Sewer Improvements if the City Council has not approved any cost before it is incurred, obligated or spent, the City is not obligated to reimburse the Developer for that expense.

(c) **Developer Reimbursement Schedule for Construction of Sewer Improvements.** The City shall reimburse the Developer for approved costs based on the Developer's bi-monthly request, with payment to be made in the amount of the cost of the request within twenty business (20) days after the Developer notifies the City of the work completed and provides evidence of the expenditure satisfactory to the City. Each phase of the construction of the Sewer Improvements shall be treated as individual projects as it relates to payments.

Ten percent (10%) retainage will be held from all payments and returned at Substantial Completion of each phase of the sewer as specified in Section 8.6(a) of this Agreement.

(d) **Competitive Bidding.** All contracts for construction of the Sewer Improvements shall be competitively bid according to state law.

8.8 **Future Lift Station.** The future lift station, depicted on **Exhibit F**, will not be constructed concurrently with the other Sewer Improvements, and will serve the entire basin, including only a portion of Chisholm Summit. Provided the future lift station is constructed prior to December 31, 2025 and provided funds are available, the City agrees to participate in the cost of the future lift station by contributing up to fifty percent (50%) of the total cost, based on a calculation of how much of the lift station's capacity is needed to serve Chisholm Summit. The City will pay for the pro rata cost allocated to areas outside of Chisholm Summit capped at fifty percent (50%) of the total cost of the future lift station. By way of example, if the cost of the future lift station is one million dollars and 40% of the capacity is attributable to Chisholm Summit, the City would pay $500,000. If 70% of the capacity is attributable to Chisholm Summit, the City will pay $300,000.

ARTICLE 9.
PARKLAND IMPROVEMENTS

9.1 **Dedication.** The Developer proposes to dedicate 102 acres of parkland according to the Preliminary Park and Trails Plan attached as **Exhibit D** to this Agreement. In no instance shall the parkland dedication be less than 90 acres. All parkland dedication shall be made at the time of final platting of each phase and shall be conveyed to the City free and clear of all liens, encumbrances, assessments, and restrictions other than as provided in this Agreement. All public parkland needs to be so indicated on the plat. Any areas that will be private common space need to be delineated clearly on the plat.

9.2 **Park and Trail Plan.** The Preliminary Park and Trails Plan is a conceptual rendering of locations of a community park, and equestrian center, trails, and thirteen (13) neighborhood parks. These locations are conceptual, but in no case shall fewer park locations, area dedicated, or miles of trails be provided. A detailed Final Parks and Trails Plan shall be included with each Approved Plat for each phase, subject to approval by the City Council. The Final Parks and Trails Plan shall be in full conformance with the Development Standards attached as **Exhibit C** and shall be subject to approval by the City Council. Although the Final Parks and Trails Plan is submitted in conjunction with the plat, approval by the City Council is not ministerial, and when approved shall be considered an amendment to this Agreement.

9.3 **Construction of Parkland Improvements.** The Developer shall construct the Parkland Improvements in full compliance with the Final Parks and Trails Plan. The Developer shall complete construction of the Parkland Improvements by final acceptance of the Roadway Improvements, and Sewer Improvements of each phase. Parkland Infrastructure fees shall be waived for parks constructed by the Developer.

9.3 **Maintenance of Parks and Trails.** The Public Improvement District created pursuant to Section 10 below will fund park maintenance.

ARTICLE 10.
PUBLIC IMPROVEMENT DISTRICT

10.1 **Creation.** Within 180 days after the Effective Date, the City and the Developer shall cooperate to establish a Public Improvement District (PID) pursuant to Chapter 272 of the Texas Local Government Code.

10.2 **Purpose.** The primary purpose of the PID will be to reimburse Developer for capital expenditures to construct parks and trails and to provide maintenance for Chisholm Summit parks and trails dedicated to the public.

ARTICLE 11.
DEDICATION FOR PUBLIC SAFETY

Developer agrees to dedicate at least three (3) acres on the Property to the City for a public safety facility to be constructed by the City, and for other municipal purposes. The Parties will mutually agree on the location of the dedicated land which shall be conveyed no later than thirty-six (36) months after the Effective Date of this Agreement.

ARTICLE 12.
DEFAULT AND REMEDIES

12.1 In the event: (i) the Developer or the Current Owners fail to comply with the terms of this Agreement; (ii) the Developer or the Current Owners have delinquent ad valorem or sales taxes owed to the City (provided that the Developer or the Current Owners retain the right to timely and properly protest and/or contest any such taxes); (iii) upon the

occurrence of any Event of Bankruptcy or Insolvency by the Developer or the Current Owners prior to substantially completion of the Public Improvements; or (iv) the Developer the Current Owners materially breach any of the material terms and conditions of this Agreement, then the Developer the Current Owners, 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, City shall give the Developer or the Current Owners (and its assignees) written notice of such breach and/or default, and if the Developer or the Current Owners have not cured such breach or default within thirty (30) days after receipt of such notice, the City may terminate this Agreement by written notice to the Developer the Current Owners, and the City shall have no further obligation to the Developer the Current Owners.

12.2 If a default shall occur and continue, after thirty (30) days written notice to cure the default, the Party not in default shall have the right to exercise any and all rights available to such Party at law or in equity, including the right to seek equitable relief such as injunction or mandamus as to which the non-defaulting Party may be entitled.

12.3 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 City Council of Burleson.

ARTICLE 13.
DEBT ISSUANCE

The BEDC commits to issue debt to fund the Roadway Improvements and the City may deem it appropriate to fund the Sewer Improvements with debt issuance. Their obligation to fund the Reimbursement is contingent upon required state approval of the issuance. In the event debt is not approved, the Developer or the City may terminate this Agreement.

ARTICLE 14.
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 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 mode 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 City 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 15.
AUTHORITY; COMPLIANCE WITH LAW

15.01 Developer hereby represents and warrants to the City 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.

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

15.03 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 of such violation, plus interest at the rate Burleson is paying on the most recent issuance of bonded indebtedness prior to Developer's violation of this Article.

15.04 Developer shall remain current on all ad valorem taxes owed by him to the City and other taxing jurisdictions subject to his right to protest under the Tax Code.

ARTICLE 16.
RIGHT OF OFFSET

Developer agrees that, subject to the provision of Notice by City and 90-day period following receipt of Notice in which Developer may respond or act, City may offset the amount of any compensation due to Developer for any calendar year under this Agreement against unpaid Impositions 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 by Developer.

ARTICLE 17.
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 18.
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 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 19.
GIFT TO PUBLIC SERVANT OR TO DEVELOPER REPRESENTATIVE

16.01 **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 a contribution or expenditure made and reported in accordance with law.

16.02 **Right of Reimbursement.** Notwithstanding any other legal remedies, City 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.

ARTICLE 20.
ASSIGNMENT

Developer may not assign any part of this Agreement without consent or approval by the City Council, except to End Users, which are defined as purchasers of the individual platted lots.

ARTICLE 21.
INDEMNIFICATION

DEVELOPER EXPRESSLY AGREES TO FULLY AND COMPLETELY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, AND ITS OFFICERS, AND EMPLOYEES, AGAINST ANY AND ALL CLAIMS, LAWSUITS, LIABILITIES, JUDGMENTS, COSTS, AND EXPENSES FOR PERSONAL INJURY (INCLUDING DEATH), PROPERTY DAMAGE OR OTHER HARM, DAMAGES OR LIABILITY FOR WHICH RECOVERY OF DAMAGES IS SOUGHT, 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 IN THE PERFORMANCE OF THIS CONTRACT. 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 and the City and is not intended to create or grant any rights, contractual or otherwise, in or to any other person.

ARTICLE 22.
NO JOINT VENTURE

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 (including its past, present and future officers, elected officials, directors, employees and agents of the City) does not assume any responsibility to any third party in connection with Developer's construction of Chisholm Summit.

ARTICLE 23.
RECORDATION AND APPLICABILITY TO PROPERTY

Pursuant to the requirements of Section 212.172(c) of the Local Government Code, the Current Owners shall record this Agreement, and all amendments to this Agreement, in the real property records of Johnson County, Texas, and shall provide a file-marked copy of the recorded Agreement to the City within ten (10) days after its execution. This Agreement shall be binding upon the City, the BEDC, the Current Owners, any lender that has become an assignee, and any other assignee, and their respective successors and assigns. The Parties agree that this Agreement benefits and burdens the Property and touches and concerns the Property. The rights and obligations under this Agreement are intended to be covenants running with the Property. Notwithstanding the foregoing, this Agreement is not binding upon, and shall not constitute any encumbrance to title as to any End User except for land use and development regulations including building material requirements that apply to the lot in question.

ARTICLE 24.
CHANGES IN STATE OR FEDERAL LAWS

If any state or federal law changes so as to make it impossible for a Party to perform its obligations under this Agreement, the Parties will cooperate to amend this Agreement in such a manner that is most consistent with the original intent of this Agreement as legally possible.

ARTICLE 25.
ADDITIONAL DOCUMENTS AND ACTS

The Parties agree that at any time after execution of this Agreement, they will, upon request of the other Party, execute and/or exchange any other documents necessary to effectuate the terms of this Agreement and perform any further acts or things as the other Party may reasonably request to effectuate the terms of this Agreement. The City Council authorizes the City Manager or his designee to execute these documents.

ARTICLE 26.
INTERPRETATION

The Parties acknowledge that each Party and, if it so chooses, its counsel have reviewed and revised this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any amendments or exhibits hereto. As used in this Agreement, the term "including" means "including without limitation" and the term "days" means calendar days, not business days. Wherever required by the context, the singular shall include the plural, and the plural shall include the singular. Each defined term herein may be used in its singular or plural form whether or not so defined.

ARTICLE 27.
AUTHORITY TO EXECUTE

The City and the BEDC warrant that this Agreement has been approved by the City Council and the BEDC in accordance with all applicable public meeting and public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been authorized to do so. The Current Owners warrant that the execution of this Agreement is duly authorized in conformity with the articles of incorporation, bylaws, partnership agreement or other applicable organizational documents of Developer and that the individual executing this Agreement on behalf of Developer has been authorized to do so. Each assignee or lender who becomes a Party to this Agreement represents and warrants that this Agreement has been approved by appropriate action of such assignee or lender and that the individual executing this Agreement on behalf of such assignee or lender has been authorized to do so.

ARTICLE 28.
TAKINGS IMPACT ASSESSMENT

Current Owners expressly and unconditionally waives and releases the City from any obligation to perform a takings impact assessment under the Texas Private Real Property Rights Preservation Act, Texas Government Code Chapter 2007, as it may apply to this Agreement or the Project.

ARTICLE 29.
DETERMINATION OF ROUGH PROPORTIONALITY

As additional consideration for the Reimbursement received by Developer under this Agreement, Developer hereby agrees to donate the land necessary to construct the Public Improvements to the City and Developer further agrees that such land is roughly proportional to the need for such land and Developer hereby waives any claim therefor that it may have. Developer further acknowledges and agrees that all prerequisites to such a determination of rough proportionality have been met, and that any costs incurred relative to said donation are related both in nature and extent to the impact of the Private Improvements. Owner waives and releases all claims against the City related to any and all rough proportionality and individual determination requirements mandated by Subchapter Z of Chapter 212, Texas Local Government Code, as well as other requirements of a nexus between development conditions and the projected impact of the Improvements.

ARTICLE 30.
PRIOR DEVELOPMENT AGREEMENTS

The following listed development agreements entered into under Chapter 43 and Section 212.172 of the Texas Local Government Code are hereby terminated and of no further effect and the Parties agree that the Property may be annexed in its entirety:

(a) Development Agreement between the City of Burleson, Alta Burle, LP, and Burleson Development, Inc. dated August 6, 2018, approved by the City Council of the City of Burleson by Resolution No. CSO#869-08-2018;

(b) Development Agreement between the City of Burleson and the Jackson Family Trust dated October 29, 2014, recorded under Instrument Number 2014-24200, Johnson County Real Property Records, Johnson County, Texas;

(c) Development Agreement between the City of Burleson and Burleson Development, Inc. dated May 31, 2016, recorded under Instrument Number 2016-18200, Johnson County Real Property Records, Johnson County, Texas;

(d) Development Agreement between the City of Burleson and Rocky Bransom et ux Angela, dated October 29, 2014, recorded under Instrument Number 2014-24241, Johnson County Real Property Records, Johnson County, Texas; and

(e) Development Agreement between the City of Burleson and Jerry Donahew, dated October 29, 2014, recorded under Instrument Number 2014-24176, Johnson County Real Property Records, Johnson County, Texas.

Further, the Parties agree if any portion of the Property is subject to a development agreement with the City not listed above, such development agreement is hereby terminated and of no further effect, but only to the extent such development agreement includes real property included in the Property. In the event a development agreement also includes real property that is not included in the Property, the development agreement shall continue in full force and effect over the real property not included in the Property, but shall be terminated as to the real property included in the Property.

ARTICLE 31.
MISCELLANEOUS MATTERS

31.01 **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.

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

31.04 **Counterparts Deemed Original.** 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.

31.05 **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.

31.06 **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.

31.07 **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.

31.08 **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 mails, 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: R.A. Development, Ltd.
236 E. Ellison St.
Burleson, TX 76028

City: City Manager
City of Burleson, Texas
141 West Renfro
Burleson, Texas 76028

With a copy to: Betsy Elam
Taylor, Olson, Adkins, Sralla & Elam, L.L.P.
6000 Western Place, Suite 200
Fort Worth, Texas 76107

BEDC: Burleson EDC President
141 West Renfro
Burleson, Texas 76028

With a copy to: Betsy Elam
Taylor, Olson, Adkins, Sralla & Elam, L.L.P.
6000 Western Place, Suite 200
Fort Worth, Texas 76107

CURRENT OWNERS:

Burleson Development, Inc.
236 E. Ellison St.
Burleson, TX 76028

B & G South Metro, LP
236 E. Ellison St.
Burleson, TX 76028

Rocky Bransom
236 E. Ellison St.
Burleson, TX 76028

Rocky Bransom et ux Angela

236 E. Ellison St.
Burleson, TX 76028

Rocky and Angela Bransom
236 E. Ellison St.
Burleson, TX 76028

Alta Burl, LP
3000 Altamesa Blvd, Ste. 300
Fort Worth, TX 76133

Janice Yvonne Jackson
1517 CR 914
Burleson, TX 76028

The Jackson Family Trust
1517 CR 914
Burleson, TX 76028

31.09 **Amendment.** This Agreement may only be amended by the mutual written agreement of the parties.

31.10 **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.

[Signature pages to follow]

EXECUTED on the respective dates of acknowledgement, to be effective as of the date first set forth above.

CITY OF BURLESON

By: _____
Bryan Langley, City Manager

Date: 6/9/21

STATE OF TEXAS
COUNTY OF JOHNSON

This instrument was acknowledged before me on June 9, 2021 by Bryan Langley, known personally by me to be the City Manager of the City of Burleson, on behalf of said City.

[Notary Seal]

_____
Notary Public, State of Texas

KAREN E. GOODMAN
Notary Public, State of Texas
Comm. Expires 08-24-2021
Notary ID 125391700

BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION

By: _____

Name: Dan McClendon

Title: Board President

Date: June 9, 2021

STATE OF TEXAS
COUNTY OF Johnson / Tarrant

This instrument was acknowledged before me on 6/9, 2021 by Dan McClendon, 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

JESSE ELIZONDO
Notary Public, State of Texas
Comm. Expires 09-19-2021
Notary ID 129548426

R.A. Development, Ltd.
a Texas limited partnership

By: Bransom Management, LLC
Its general partner

By: _____
Rocky Bransom, its Member

Date: 6-9-21

STATE OF TEXAS
COUNTY OF Johnson

This instrument was acknowledged before me on June 9, 2021 by Rocky Bransom, known personally by me to be a member of Bransom Management, LLC the general partner of R.A. Development, Ltd, on behalf of said entity.

[Notary Seal]

KAREN E. GOODMAN
Notary Public, State of Texas
Comm. Expires 08-24-2021
Notary ID 125391700

Karen E. Goodman
Notary Public, State of Texas

BURLESON DEVELOPMENT, INC.
a Texas corporation

By: _____
Rocky Bransom
its President and Director

Date: 6-9-21

STATE OF TEXAS
COUNTY OF Johnson

This instrument was acknowledged before me on June 9, 2021 by Rocky Bransom, known personally by me to be the president and director of Burleson Development, Inc., on behalf of said entity.

[Notary Seal]

_____
Notary Public, State of Texas

KAREN E. GOODMAN
Notary Public, State of Texas
Comm. Expires 08-24-2021
Notary ID 125391700

B & G South Metro, LP
a Texas limited partnership

By: B.G.S.M. Management Company, LLC
Its general partner

By: _____
Rocky Bransom, its Member

Date: 6-9-21

STATE OF TEXAS
COUNTY OF Johnson

This instrument was acknowledged before me on June 9, 2021 by Rocky Bransom, known personally by me to be a member of B.G.S.M. Management Company, LLC the general partner of B & G South Metro, LP, on behalf of said entity.

[Notary Seal]

KAREN E. GOODMAN
Notary Public, State of Texas
Comm. Expires 08-24-2021
Notary ID 125391700

Karen E. Goodman
Notary Public, State of Texas

ROCKY BRANSOM

By: _____
Rocky Bransom

Date: 6-9-21

STATE OF TEXAS
COUNTY OF Johnson

This instrument was acknowledged before me on June 9, 2021 by Rocky Bransom, known personally by me.

[Notary Seal]

KAREN E. GOODMAN
Notary Public, State of Texas
Comm. Expires 08-24-2021
Notary ID 125391700

_____
Notary Public, State of Texas

et ux ANGELA

By: _____
Angela Bransom

Date: 6-9-21

STATE OF TEXAS
COUNTY OF JOHNSON

This instrument was acknowledged before me on 6-9-21, 2021 by Angela Bransom, known personally by me.

[Notary Seal]

DEBBIE COGBURN
MY COMMISSION EXPIRES
04/07/2025
NOTARY ID: 538891-1

_____
Notary Public, State of Texas

ROCKY and ANGELA BRANSOM

By: _____
Rocky Bransom

Date: 6-9-21

STATE OF TEXAS
COUNTY OF Johnson

This instrument was acknowledged before me on June 9, 2021 by Rocky Bransom, known personally by me.

[Notary Seal]

KAREN E. GOODMAN
Notary Public, State of Texas
Comm. Expires 08-24-2021
Notary ID 125391700

Karen E. Goodman
Notary Public, State of Texas

By: _____
Angela Bransom

Date: 6-9-21

STATE OF TEXAS
COUNTY OF JOHNSON

This instrument was acknowledged before me on 6-9-21, 2021 by Angela Bransom, known personally by me.

[Notary Seal]

DEBBIE COGBURN
MY COMMISSION EXPIRES
04/07/2025
NOTARY ID: 538891-1

Notary Public, State of Texas

Alta Burl, LP
a Texas limited partnership

By: Eyesight Ventures, LLC
Its general partner

By: _____
David C. Shanks, its Manager

Date: 6/10/2021

STATE OF ~~TEXAS~~ ALASKA
COUNTY OF 3rd Judicial district

This instrument was acknowledged before me on June 10, 2021 by David C. Shanks, known personally by me to be the manager of Eyesight Ventures, LLC the general partner of Alta Burl, LP, on behalf of said entity.

[Notary Seal]

Sharon Long
NOTARY PUBLIC
STATE OF ALASKA
My Commission Expires March 18, 2025

_____
Notary Public, State of ~~Texas~~ ALASKA

JANICE YVONNE JACKSON

By: _____
Janice Yvonne Jackson

Date: 6-10-2021

STATE OF TEXAS
COUNTY OF Johnson

This instrument was acknowledged before me on 6-10, 2021 by Janice Yvonne Jackson, known personally by me.

[Notary Seal]

AMIE J NELSON
Notary Public, State of Texas
Comm. Expires 01-25-2023
Notary ID 1070640-8

_____
Notary Public, State of Texas

JACKSON FAMILY TRUST

By: _____ TTE
Janice Yvonne Jackson, a Trustee

Date: 6-10-2021

STATE OF TEXAS
COUNTY OF Johnson

This instrument was acknowledged before me on 6-10, 2021 by Janice Yvonne Jackson, known personally by me to be a trustee of the Jackson Family Trust.

[Notary Seal]

_____
Notary Public, State of Texas

Jan

AMIE J NELSON
Notary Public, State of Texas
Comm. Expires 01-25-2023
Notary ID 1070640-8

Exhibit A

Chisholm Summit Real Estate Location Map

EXHIBIT A
CHISHOLM SUMMIT LOCATION MAP

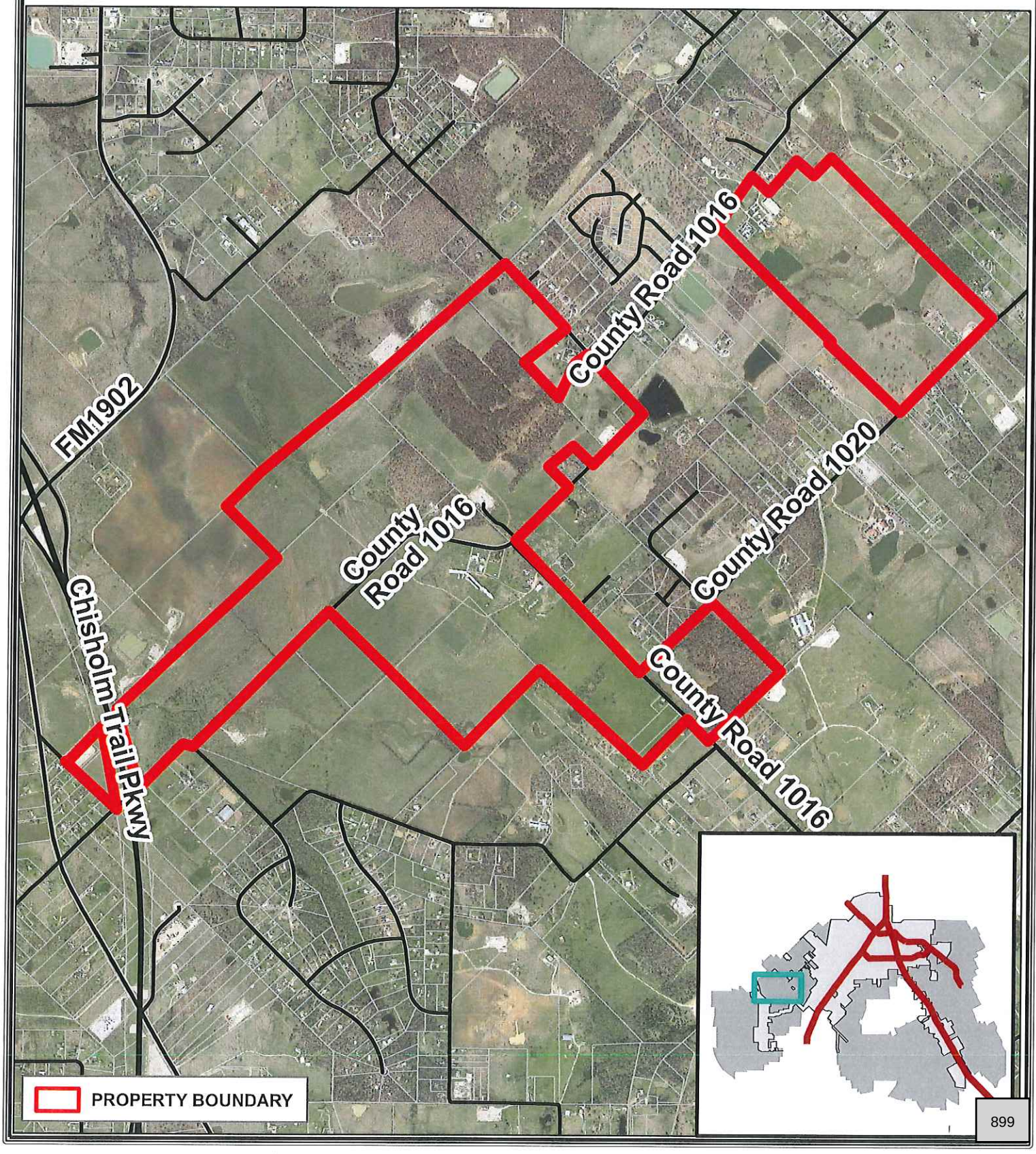


Exhibit A-1

Burleson Development Inc Parcel Location Map

EXHIBIT A - 1
BURLESON DEVELOPMENT INC. PARCEL
LOCATION MAP

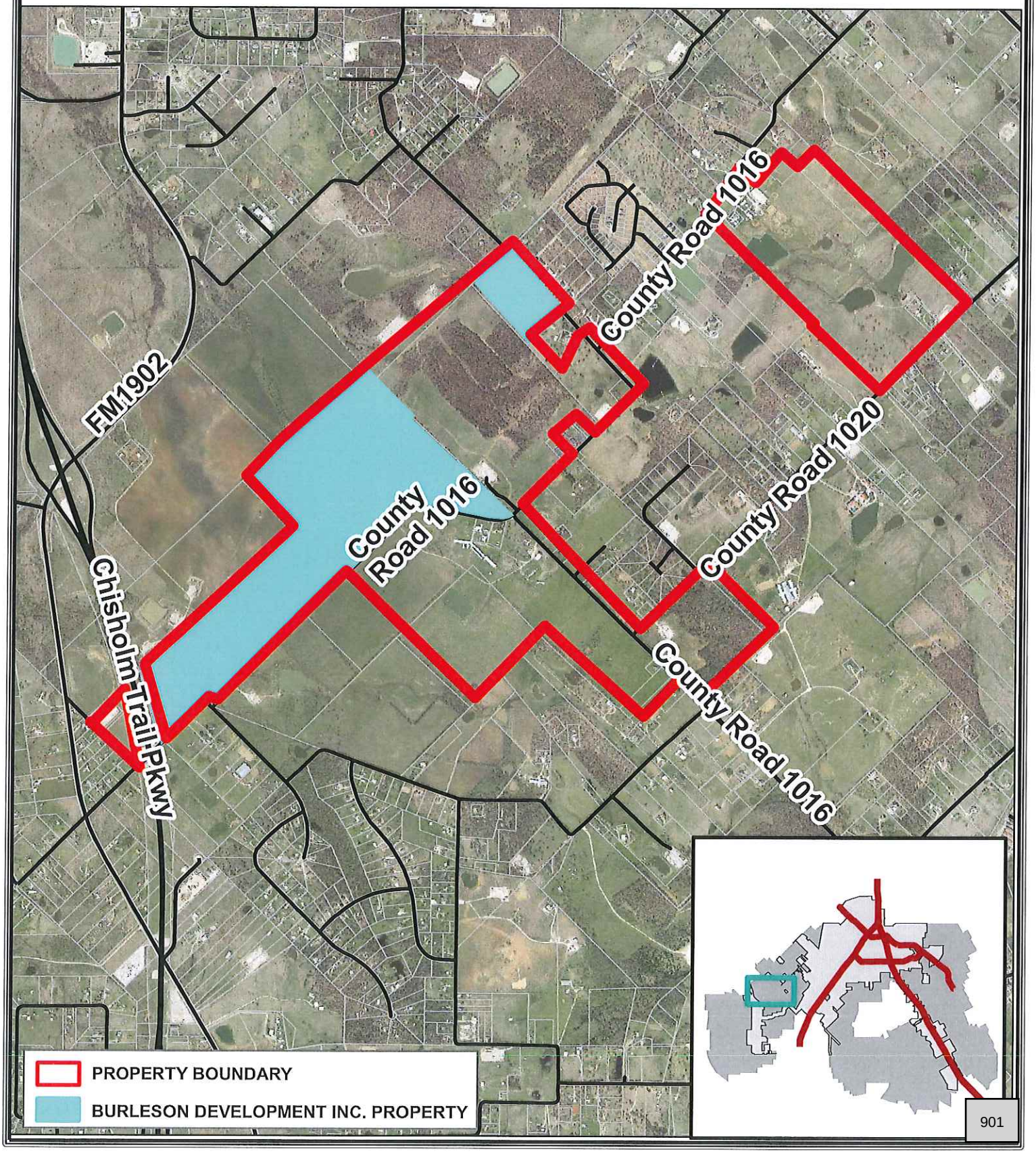


Exhibit A-2

Alta Burl LP Parcel Location Map

EXHIBIT A - 2
ALTA BURL LP PARCELS
LOCATION MAP

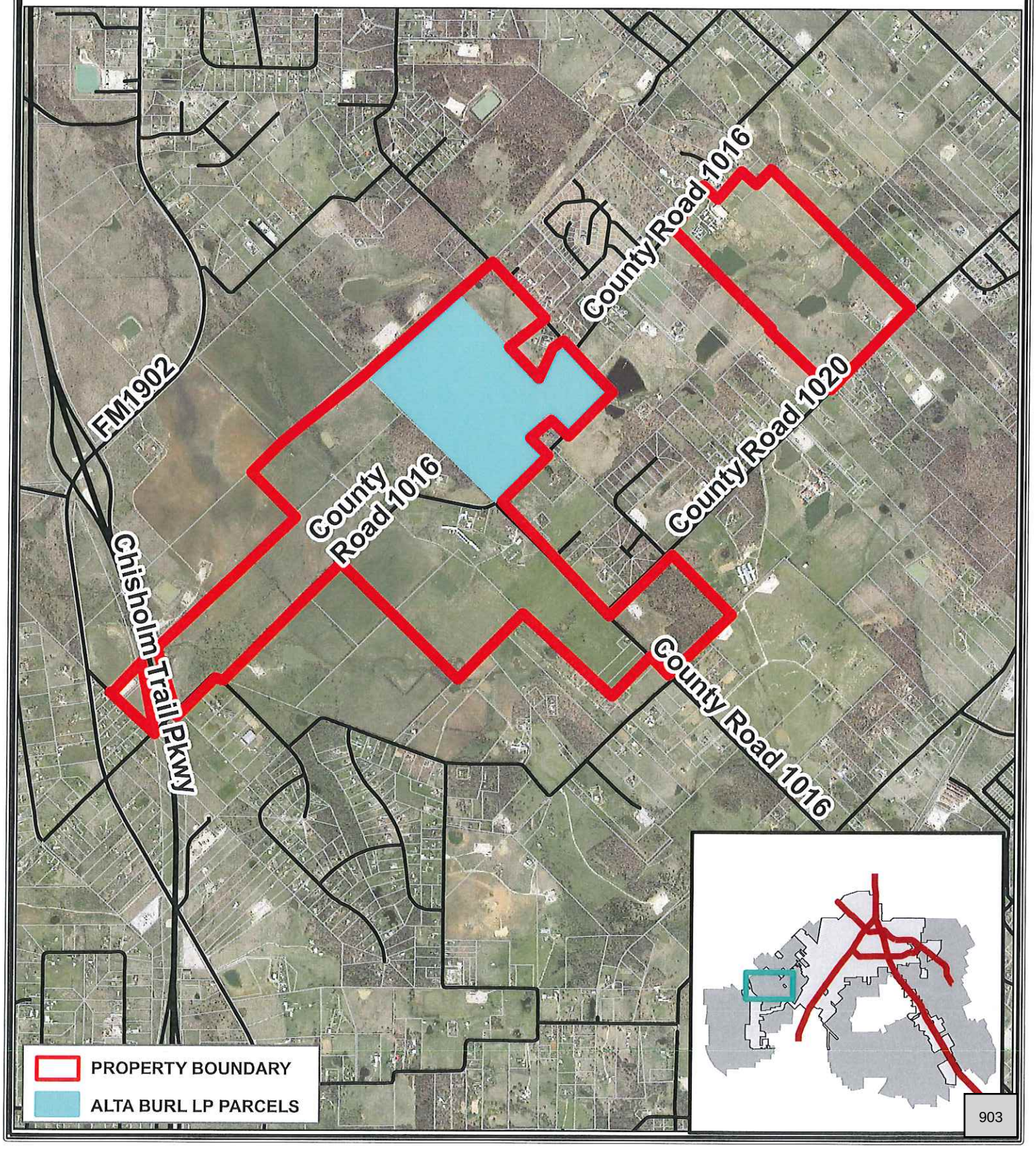


Exhibit A-3

Jackson Family Trust Parcel Location Map

EXHIBIT A - 3
JACKSON FAMILY TRUST PARCELS
LOCATION MAP

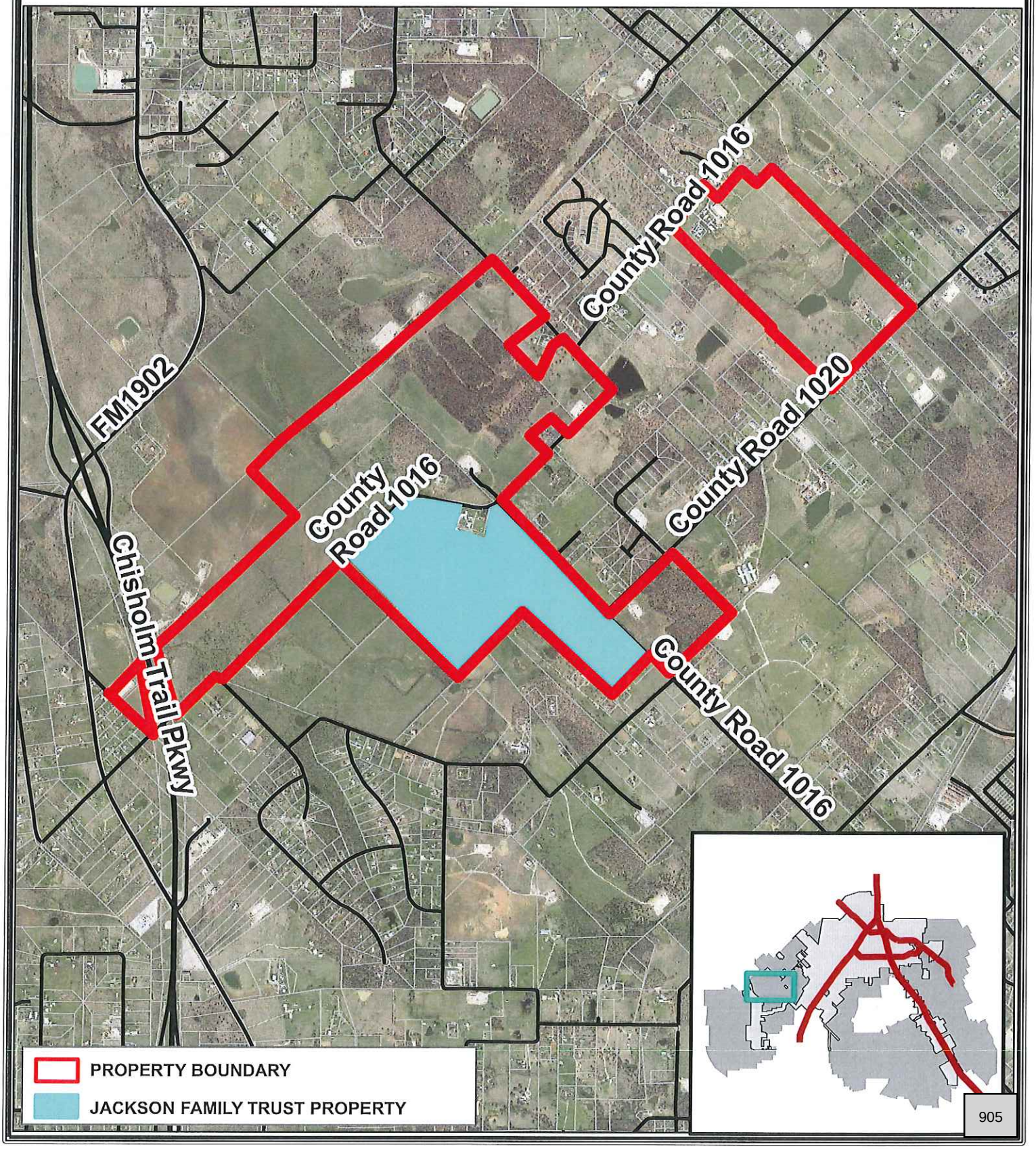


Exhibit A-4

Janice Yvonne Jackson Parcel Location Map

EXHIBIT A - 4
JANICE YVONNE JACKSON PARCELS
LOCATION MAP

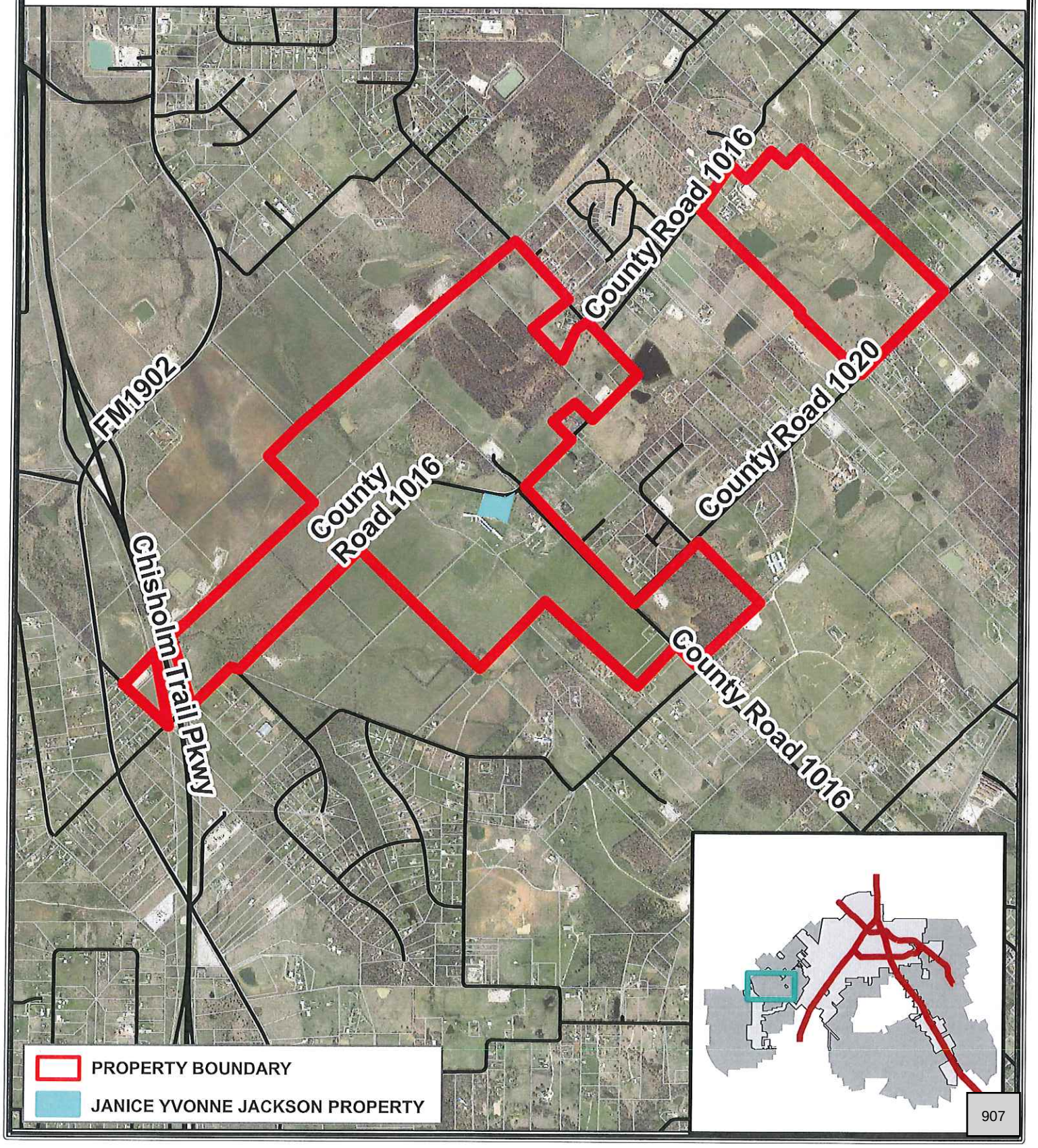


Exhibit A-5

B&G South Metro LP Parcel Location Map

EXHIBIT A - 5
B&G SOUTH METRO LP
LOCATION MAP

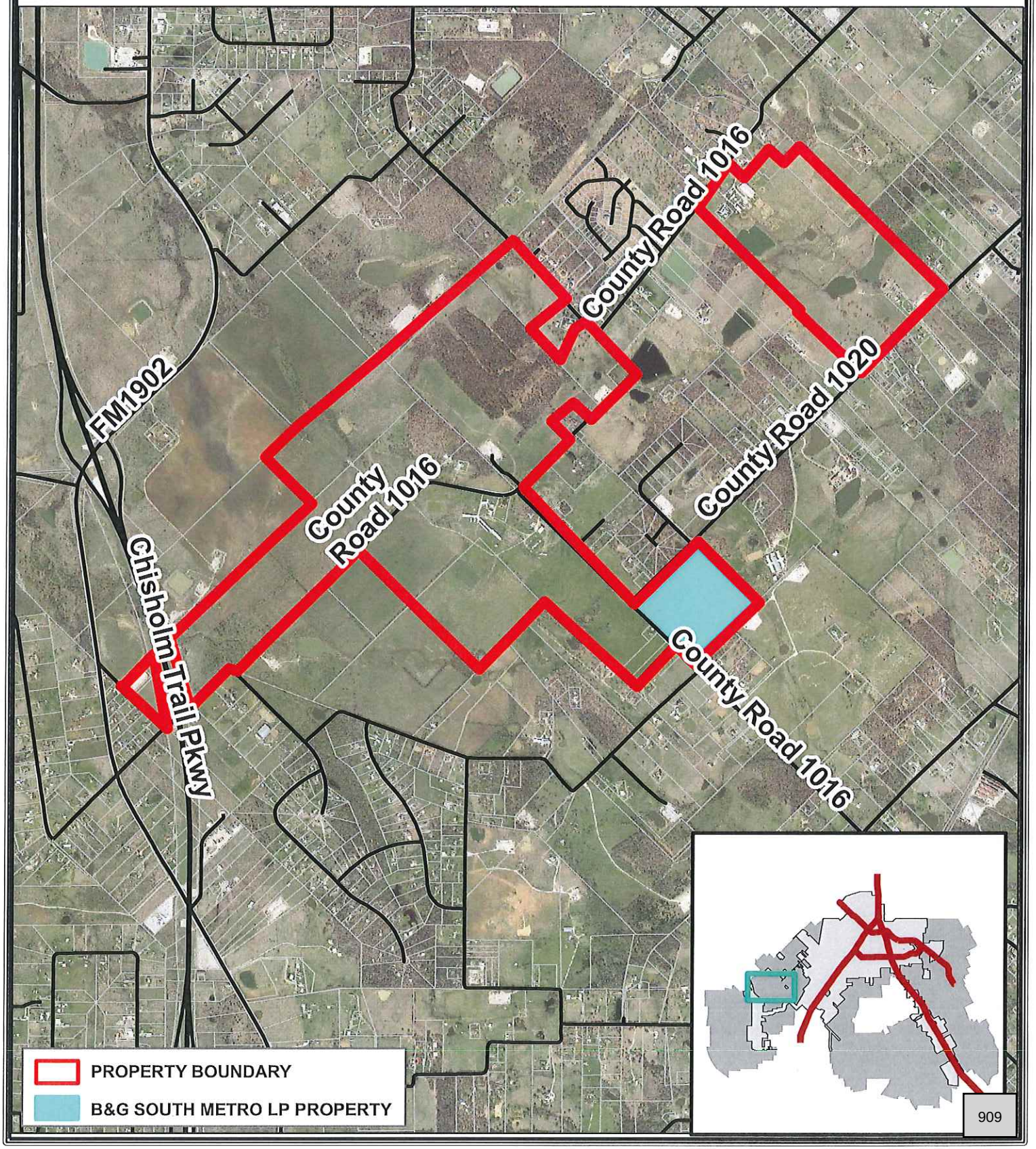


Exhibit A-6

Rocky Bransom Parcel Location Map

EXHIBIT A - 6
ROCKY BRANSOM PARCELS
LOCATION MAP

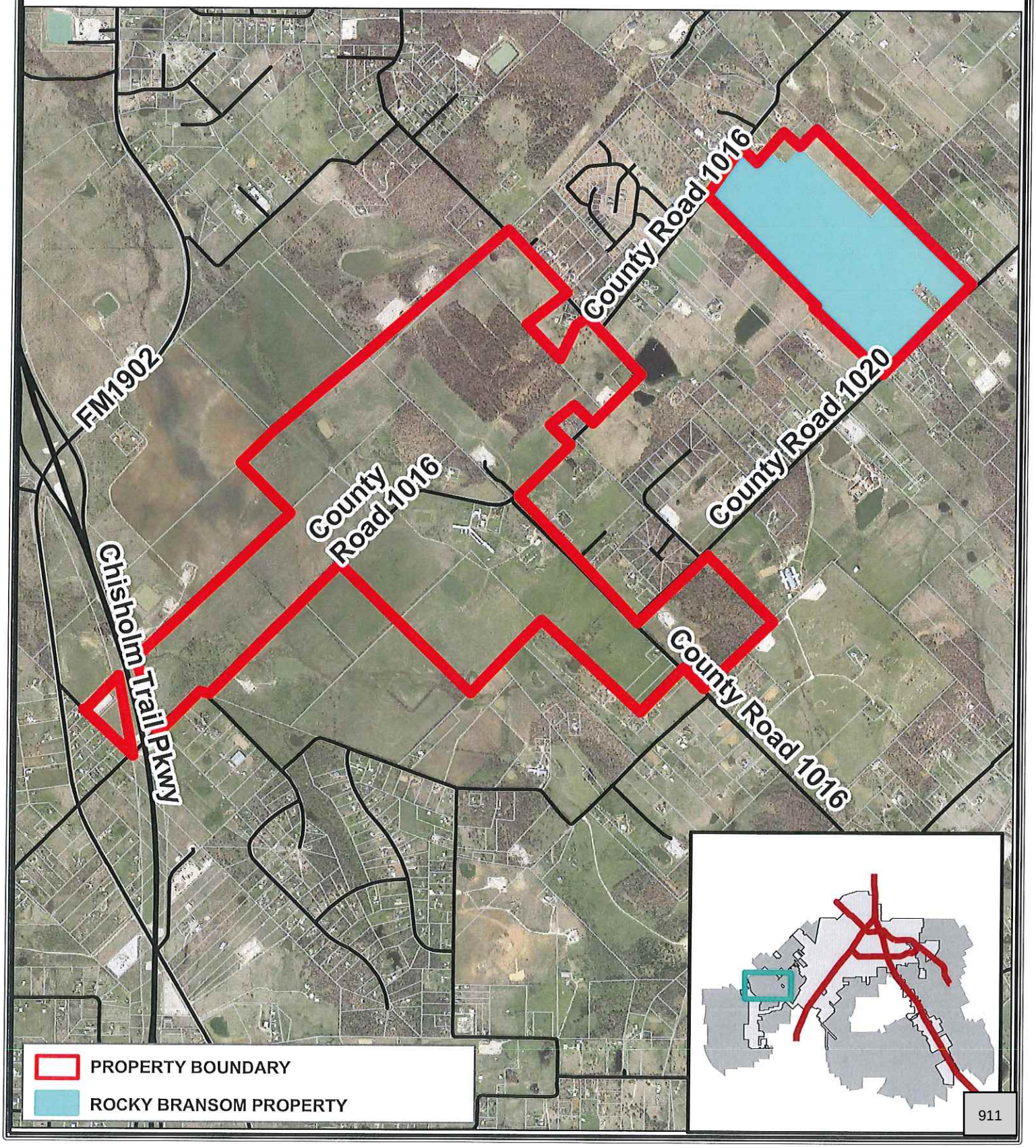


Exhibit A-7

Rocky & Angela Bransom Parcel Location Map

EXHIBIT A - 7
ROCKY AND ANGELA BRANSOM PARCELS
LOCATION MAP

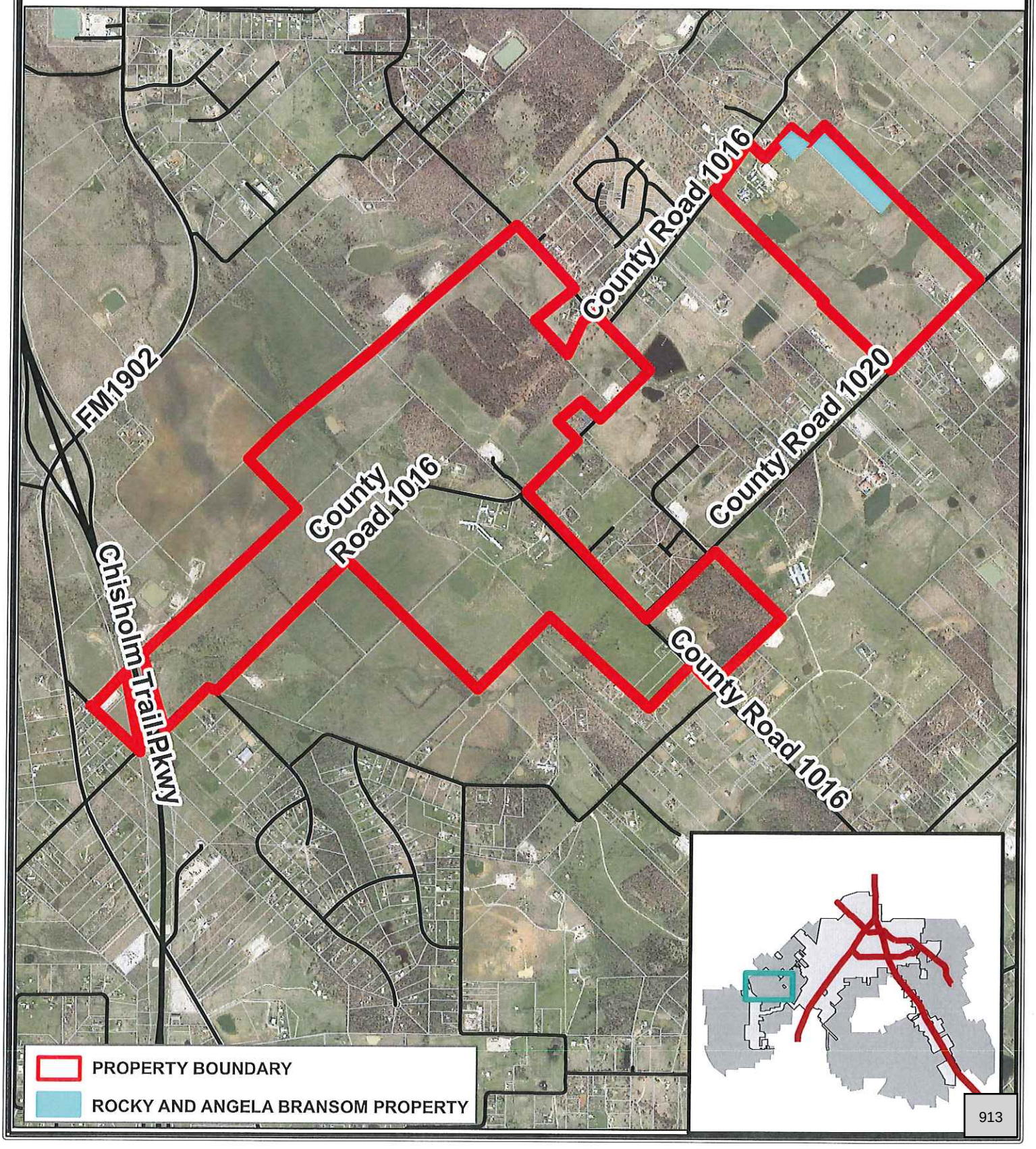


Exhibit A-8

RA Development Ltd Parcel Location Map

EXHIBIT A - 8
RA DEVELOPMENT LTD. PARCELS
LOCATION MAP

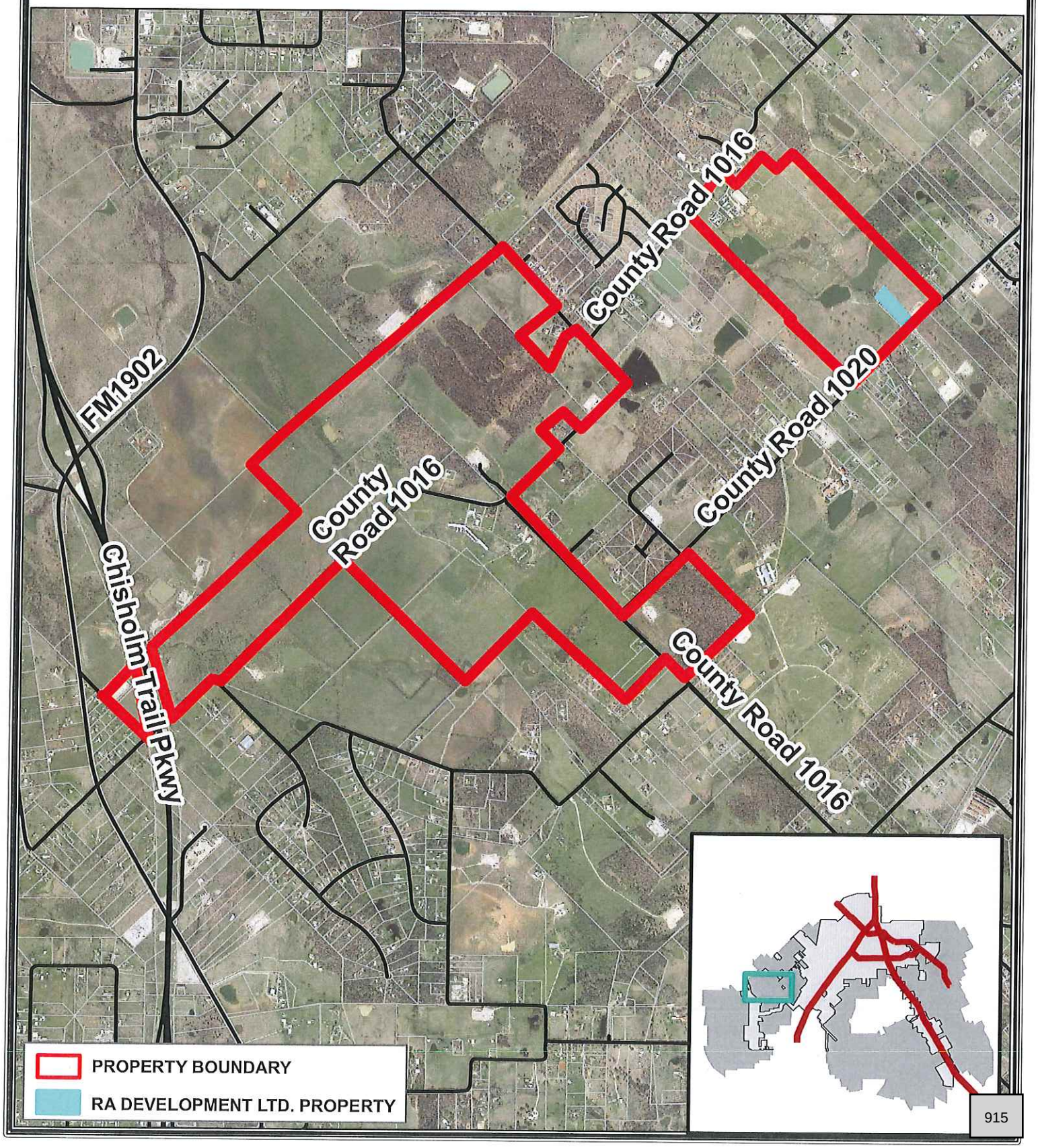


Exhibit A-9

Hooper & Co Parcel Location Map

EXHIBIT A - 9
HOOPER & CO PARCELS
(TO BE OWNED BY BEDC)
LOCATION MAP

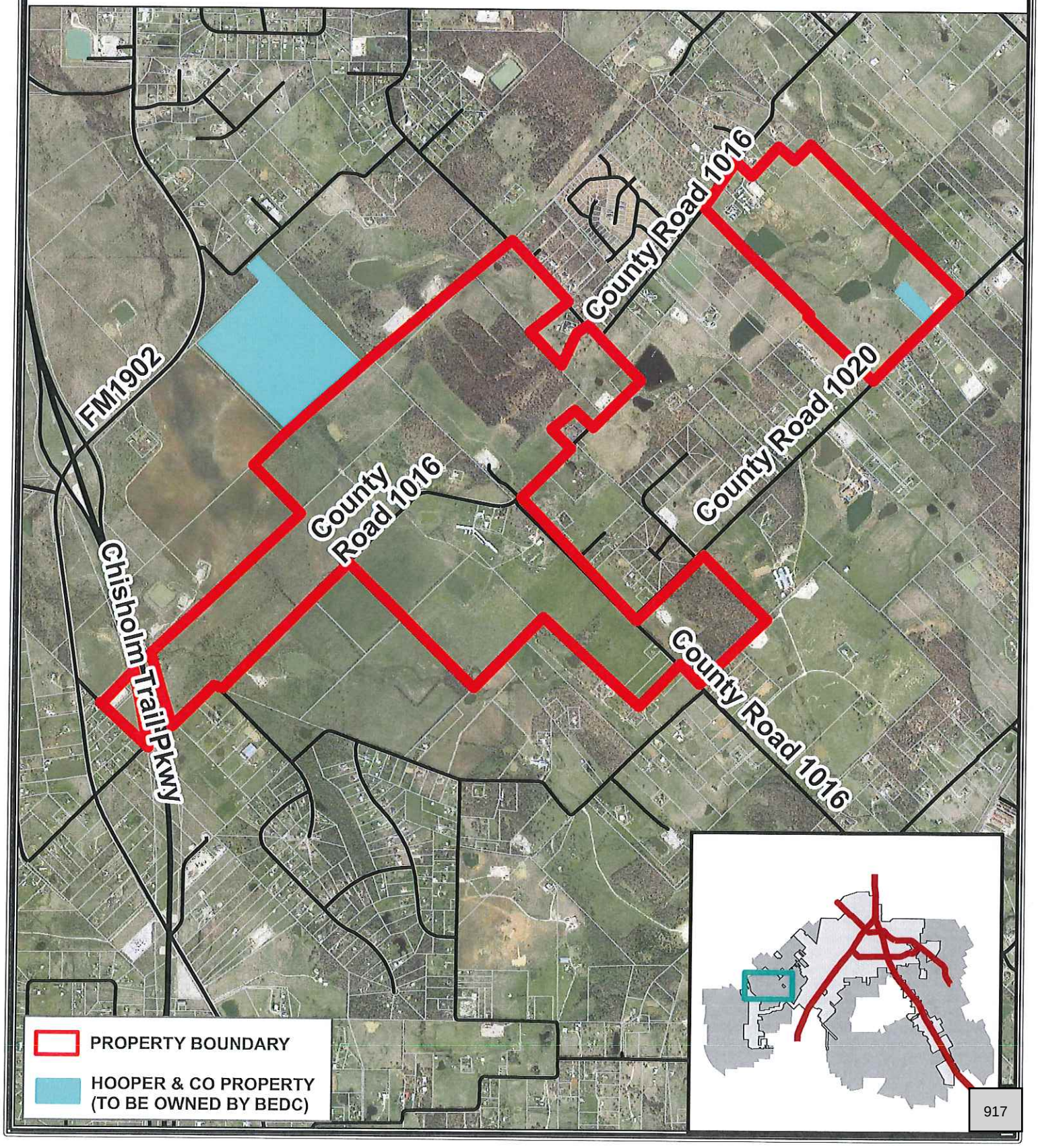
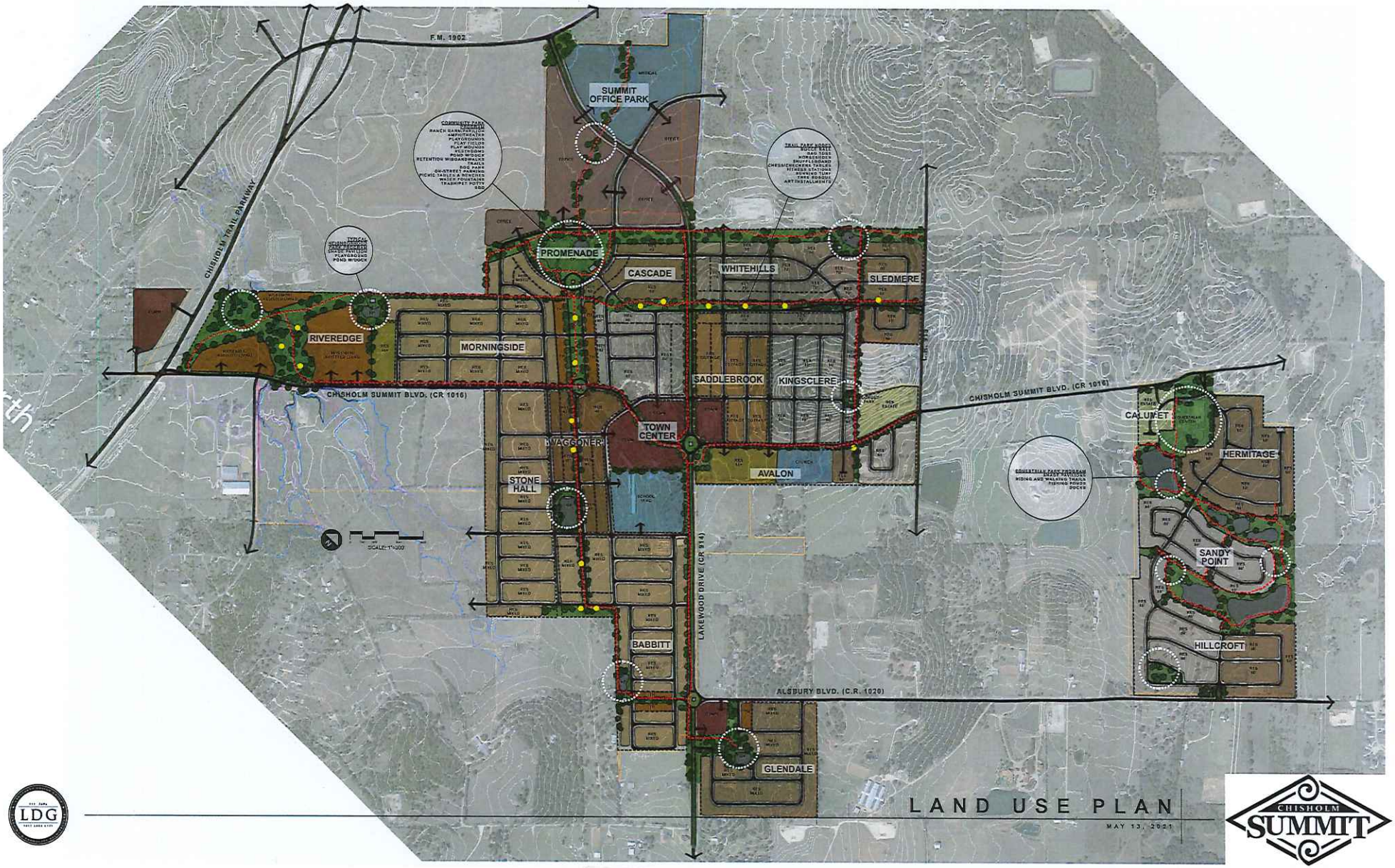


Exhibit B

Preliminary Concept Plan



LAND USE PLAN

MAY 13, 2021

CHISHOLM SUMMIT

Exhibit C

Development Standards

EXHIBIT C
DEVELOPMENT STANDARDS

SECTION 1: GENERAL

On July 6, 2020, the City adopted Guidelines and Criteria for City Participation or Incentives for Master Planned Communities. The Developer has submitted an application for Chisholm Summit in accordance with the Guidelines. The application was submitted in the form of a presentation and is included in this agreement as Attachment 1. The inclusion of the application provides additional visual context for the development and its themes and standards. The standards below are intended to reflect the standards included in the application and provide additional detail.

A Planned Development (PD) Zoning Ordinance will be developed for Chisholm Summit, subject to City Council approval. The standards below are intended to be the base of the PD Ordinance and will be enhanced and refined with the PD Ordinance.

Public parkland associated with the development will be constructed and maintained through a Public Improvement District (PID). Private common space and certain amenity centers (specifically the Community Building and Equestrian Center) will be maintained by a required Homeowners Association (HOA).

The terms and phrases used herein shall have the same definitions and meanings as provided in the Chapter 380 and Economic Development and Performance Agreement between the City of Burleson, the Burleson 4A Economic Development Corporation, R.A. Development, Ltd., Burleson Development, Inc., B & G South Metro, LP, Rocky Bransom, Rocky and Angela Bransom, Alta Burl, LP, Janice Yvonne Jackson, and the Jackson Family Trust (the "Agreement").

SECTION 2: ORDINANCE APPLICABILITY AND GOVERNING REGULATIONS

All City ordinances are applicable to this project unless otherwise specified in the Development Agreement or Planned Development Ordinance. This includes, but is not limited to, the Governing Regulations set forth in the Agreement, which are:

(i) the Preliminary Concept Plan, which Preliminary Concept Plan is considered to be a development plan as provided for in Section 212.172 of the Texas Local Government Code;
(ii) the Final Concept Plan approved as part of the planned development zoning for each phase;
(iii) the Development Standards;
(iv) the Subdivision and Development Ordinance and Design Standards Manual;
(v) the Building Codes;
(vi) the Approved Plats; and
(vii) all state and federal statutes, rules, regulations, as amended, and other political subdivisions and governmental entities, if any, having jurisdiction over the Property and all applicable ordinances, rules, and regulations as amended by the city.

All state and federal regulations will apply. Developer and City agree to consider application of updated City ordinances with updates to Planned Development Ordinances.

In the event a provision is not specified in this Agreement or the Planned Development Ordinance the City's ordinances apply. In the event of a conflict between this Agreement or the Planned Development Ordinance and the City's ordinances, this Agreement or the Planned Development Ordinance apply. In the event of a conflict between this Agreement and the Planned Development Ordinance, the Planned Development Ordinance will apply.

SECTION 3: PROCESS

1. The development will follow all standard City processes for platting, zoning, and plan review.

2. In addition to platting and zoning, the Developer will create phased development plans consistent with the Preliminary Concept Plan included on pages 7-8 of Attachment 1 and Exhibit B of the Agreement for staff, Planning and Zoning Commission and City Council review. The development plans will be comprised of multiple phases (known as "Development Sections") as depicted on Exhibit G of the Agreement and will be the basis for preliminary plats. The development plan for each Development Section is expected to communicate high-level items that can provide some context for upcoming zoning and plat requests. Each development plan must be approved by City Council prior to submission of the preliminary plat and shall include the following:

   (i) Land uses

   (ii) Unit Count/Lot Mix – both for the current development plan and cumulative of prior development plans

   (iii) Designated Open Space

   (iv) Park proximities

   (v) Landscape Plan

   (vi) Trail Plan

   (vii) Park acreage – both for the current development plan and cumulative of prior development plans.

3. The zoning of the development will be through a Planned Development Zoning District. The development standards included in this agreement will be the baseline for establishing the PD development standards.

SECTION 4: THEME

1. Chisholm Summit will have a cohesive theme through its building design, signage, colors, fonts, and general sense-of-place throughout the development.

2. The general components of the theme, including visual imagery and the conceptual color palette, shall conform to the pictorially representations in Attachment 1.

3. The general components of the theme can be described literally as:

   (i) "Western" focused around keyword concepts "rustic", "growth", "horses", "folk", "gateway", and "progress"

   (ii) "Active" focused around keyword concepts like "trails", "outdoors", "purpose", "movement", and "nature"

   (iii) "Family" focused around keyword concepts like "together", "community", "neighbors", "generational", and "care"

SECTION 5: LOT STANDARDS

1. This development is intended to provide a variety of lot and home sizes and types to serve a diverse community. The development plan included with this Agreement provides a general mix of lots and the Developer has provided percentages related to the differing residential uses. It is understood that the flexibility in the percentages is necessary since this development will occur over a period of years and market conditions and the needs of the community will change. The following table provides a summary of the densities in the current plan and allowable percentages ranges of various product types. These percentages are based on dwelling units and not land area.

Lot Type	Minimum Lot Frontage	Minimum Lot Size	Minimum Home Size	Planned Units	Planned Percentage	Allowable Percentage Range	Notes
Townhomes	25'	2500	1000	184	2.54%	0 – 5%	
40' Residential (Patio)	40'	4000	1200	389	8.61%	0 - 15%	These categories describe the predominant use of the mixed residential lot types. The total of these categories may not exceed 60%.
56' Residential (Cottage)	56'	6500	1400	361	12.96%	0 - 15%	
60' Residential (Traditional)	60'	7200	2000	881	35.06%	0 - 40%	
70' Residential (Traditional)	70'	8400	2200	154	7.13%	0 – 15%	

80' Residential (Traditional)	80'	9600	2500	415	22.02%	10% - Unlimited	
Estate	100'	12000	2800	42	2.78%	0% - Unlimited	
55+ Residential	50	5000	1100	112	3.08%	0 – 10%	
MF/Senior Residential	N/A	2000	n/a	527	5.82%	0 – 10%	Senior living components shall comprise at least 25% of this category.

2. Detailed lot standards (lot dimensions, setbacks, yard standards, height standards, etc.) will be identified through the Planned Development Ordinance.

3. Each development plan and preliminary plat will be submitted with a lot mix chart showing what is included in the current plan/phase and what the cumulative status of the lot mix is.

SECTION 6: ARCHITECTURAL STANDARDS

1. Masonry standards. All structures must meet the City's Masonry Construction Standards (Chapter 10, Article XVI) unless otherwise provided in the Planned Development Ordinance.

2. Unless otherwise provided in the Planned Development ordinance, the Developer shall follow the City's zoning ordinances to establish uses and design standards.

   (i) Traditional homes (60', 70' and 80' lots) are anticipated to follow zoning standards in effect at the time the Planned Development ordinance is considered.

   (ii) Other home types (patio, townhome, cottage, etc.) or those that do not match an existing zoning category to have exhibit outlining standards.

3. All single family detached dwellings shall utilize at least five (5) of the following design features to provide visual relief along the front of the residence and any side of the residence facing a street:

   (i) Carriage style garage door
   (ii) Garage door not facing the street
   (iii) Bay window, must project no more than 18" in the front or rear yard, and no more than 12" in the side yard.
   (iv) Eyebrow or arched front windows
   (v) Cast stone accents on the front elevation, minimum of 3% of front elevation

(vi) Covered front porches of a minimum of 50 square feet
(vii) Front porch railings of either wood or wrought iron
(viii) Front door with at least 20% area covered with decorative glass or wrought iron
(ix) Cupolas or turrets
(x) Dormers
(xi) Gable
(xii) Decorative attic or gables feature, minimum 2 square feet
(xiii) Two or more offsets in the front façade of at least 24" depth
(xiv) Metal roof accents
(xv) Recessed entry, an minimum of three (3') deep
(xvi) Variable roof pitch equal to or greater than 8:12
(xvii) Exterior shutters on at least 75% of the windows on the front façade
(xviii) Masonry arches
(xix) At least two types of masonry materials (stone, brick or stucco)

4. The Developer agrees to include all architectural standards established with the Planned Development into deed restrictions filed with the County with or prior to the filing of the final plat.

5. For homes on corner lots or where there is a direct line of sight to full side of home, additional architectural standards will be established.

6. The Planned Development Ordinance will establish anti-monotony standards.

7. The Developer agrees to establish an architectural review committee to assist with the review of all permits prior to submittal to the City.

SECTION 7: OPEN SPACE/PARKS

1. An overall plan with a description and distance of each open space and parks improvement is provided on pages 14-17 of Attachment 1 and Exhibit D of the Agreement.

2. A detailed park and trails plan will be required as part of the development plan for each Development Section. The exhibit shall show each home to be within 3,000 feet of a neighborhood or community park.

3. Per the City's Subdivision and Development Ordinance, parkland shall be dedicated at one acre per 100 residential units. This development proposes approximately 3,066 residential units which results in 30.66 acres of parkland dedication required. The Developer proposes to dedicate approximately 102 acres or parkland. Should the dedication proposed fall below 90 acres, the Agreement shall be amended.

4. The development plan will include parkland dedication amounts, which shall be a minimum cumulative rate of 1.5 times the City's current required dedication on a per phase basis (i.e. 200 residential units equals three acres of parkland dedication). Prior developed phases may be included in this cumulative count. Trails are included in the parkland dedication amount.

5. The City's parkland infrastructure fee shall be waived for this development due to construction of park improvements by the developer. The fees shall be considered through development of the PID Service and Assessment Plan (SAP).

6. All public parkland will be deeded to the City upon filing of the final plat for the developed phase and indicated as public parkland on the plats.

7. Neighborhood parks shall be given a specific focus while adhering to the overall theme and brand. Recommended focuses include but are not limited to park uses intended for young children, older adults, active lifestyle, passive space, inclusive of disabilities, etc.

8. Any areas that are proposed to be private common space need to be delineated clearly on the plats.

9. Where possible, stormwater management features (detention ponds, bioswales, etc.) shall be used as park amenities either by incorporating retention with an aeration fountain or as a dry playfield.

10. The Preliminary Concept Plan on pages 7-8 of Attachment 1 and Exhibit B of the Agreement shows conceptual locations of 13 planned park areas, which includes a Community Park and an Equestrian Center. These locations are conceptual, but in no case shall fewer park locations be provided. The City shall evaluate the placement and necessity of one of the planned park areas located and identified in Summit Office Park and may elect not to construct this park.

    (i) A concept plan for the Community Park on of page 14 of Attachment 1. The community park shall be a minimum of 10 acres. The Community Park shall generally conform to the Community Park concept on of page 14 of Attachment 1.

    (ii) A concept plan for the typical Neighborhood Park is included on page 15 of Attachment 1. Neighborhood Parks shall generally conform to the Neighborhood Park concept on of page 15 of Attachment 1.

    (iii) Parks shall generally be constructed in accordance with the following:

    - Community Park shall be constructed with the first phase of residential development and with a design that follows the description in these standards.

- Community Park shall include the Community Building that follows the description in these standards.

- At least one of the Neighborhood Parks will include a community pool of approximately 5,000 square feet. The neighborhood park with the pool will be easily accessible by pedestrians and vehicles. The specific pool size will be identified with the development plan for the section it is in. The pool amenity may be split between parks and may also include alternate water amenities/features.

- With each development plan, a summary of parkland dedication per phase and a cumulative total of prior parkland dedication must be provided

- The Preliminary Concept Plan shows a number of amenities. These are conceptual in nature. A more detailed description of the planned amenities shall be submitted with the development plan for that Development Section. A formal plan shall be submitted with the construction plans for the surrounding infrastructure in that phase. It is anticipated that the final plans will deviate from the concept plan, but the number and nature of the amenities will need to be comparable.

- The community park will also contain the Community Building. The Community Building will be private and will not be included in the PID funding unless an agreement is otherwise reached with the City for the access, operation, maintenance and/or funding of the facility. A separate lot for the amenity center shall be provided.

Park Amenities	**Community Park**	**Neighborhood Park**
Minimum acreage	10	3
Off Street Parking	R	O
Playground	R	R
Restroom	R	O
ADA Accessibility	R	R
Site Furnishings		
Benches	R	R
Picnic Tables	R	R
Trash Receptacles	R	R
Pet Waste Stations	R	R
Landscape Improvements	R	R
Signage	R	R

Drinking Fountains	R	R
Trails/Pathways	R	R
Shade over play features	R	R
Bike Racks	R	R
BBQ Pits	R	O
Lighting	R	R
Optional Amenities		
Primary		
Outdoor fitness equipment (min. 3 stations)	O	O
Sports Courts	O	O
Sports Fields	O	O
Ponds	O	O
Skate Park	O	O
Dog Park	O	O
Splash Pad	O	O
Fishing pier	O	O
Musical Play Features	O	O
Secondary		
Natural Area	O	O
Gardens	O	O
Public Access/Fencing	O	O
Shade Structures (other than over playground)	O	O
Shelters	O	O

R = Required | O = Optional

- Community parks shall have at least 5 of the primary optional amenities and 3 of the secondary optional amenities listed above.

- Neighborhood parks shall have at least 2 of the primary optional amenities and 2 of the secondary optional amenities listed above.

- Two of the neighborhood parks may have a reduction in the number of amenities in favor of high quality passive park space.

(iv) The Equestrian Center will be added to the development as an amenity for horse owners, enthusiasts and hobby riders. It is comprised of two separate buildings:

- Horse Facility - The existing horse facility is located at the eastern property shown on the Land Use Plan along County Road 1016. The facility is approximately 30,000 square feet, open-air and under-roof

and contains stalls and horse training equipment. The concept of the facility would be to make it available for private rental for those in Chisholm Summit interested in owning a horse. The HOA would manage the rentals as well as any community or public events to utilize the facility. Additional barns exist near the Facility that may be included in the programming as well.

- Visitor Center / Offices – The existing 3,000 square feet house southwest of the main facility may be converted to a facility for professional operations related to the Facility. The HOA would manage the building.

(v) The Equestrian Center and associated improvements are intended to be private and maintained by the HOA. The Developer will consider partnerships with the City for public events and programs.

SECTION 8: LANDSCAPING

1. A general landscaping plan will be required with the development plan for each Development Section, with call-outs and descriptions for specific landscape components throughout the Section. Care shall be taken to ensure adequate roadway and intersection sight visibility.

2. A detailed landscape plan will be required for the construction of each phase within the Development Section showing the landscape elements along the public roadways, parks and trails.

3. Street trees will be utilized primarily as an addition to the median rather than behind sidewalks. Major collectors and arterials will be required to have street trees, as well as those streets which function as minor collectors inside the development, connecting multiple neighborhood sections.

4. Landscaping will be required where ornamental metal fence is present adjacent to a major collector, minor arterial or major arterial. Landscaping along roadway-adjacent ornamental fencing shall be placed such that it provides opaque screening for the adjacent homes. This landscaping will be designed with the roadway plans for the adjacent roadway. Factors for consideration in design are housing type, location of parks, location of trails, location of street calming measures, specific theme in the neighborhood section, specific theme for neighborhood parks, etc.

5. All common landscaping shall be installed prior to final acceptance of the public infrastructure for each phase.

SECTION 9: ENHANCED WALLS AND FENCING

1. Fencing standards will vary based on the location of the property in the development and shall generally adhere to the following:

   (i) Properties with a rear yard adjacent to both Lakewood Drive (existing County Road 914 and its extension) and the existing east/west thoroughfare (existing County Road 1016 and its extension) will have a combination of ornamental metal fence and masonry screening wall of at least six (6) feet. The general mix of metal fence and masonry wall is between 40% and 60% for each. Screening will be provided with landscaping to follow the approval process described in the above section. Additionally, no residential lots shall have direct access to these roads. Fencing/screening shall be designed with the roadway plans for the adjacent roadway.

   (ii) Fencing will not be added in front of the Townhomes along the road leading to the Community Park.

   (iii) Where fencing is installed abutting open space areas, the fencing must be ornamental metal fence of at least six (6) feet.

   (iv) Care shall be taken to ensure adequate roadway and intersection sight visibility.

   (v) Where fencing is installed for the Community Building, the fencing must be ornamental metal fence of at least (6) feet.

   (vi) Fencing located on typical rear yards or between residential lots may be decorative metal or board-on-board with cap and shall meet the City's fencing and screening ordinance. The PD Ordinance for each development section will define specific fencing requirements.

   (vii) Any transitional fencing must meet City's fencing and screening ordinance.

   (viii) Undeveloped land fencing abutting major roadways will be pipe rail fence with linseed oil treatment similar to that shown near the Chisholm Summit Equestrian Center on page 31 of Attachment 1.

   (ix) Where additional fencing is installed for the Equestrian Center, the fencing may be pipe rail fence with linseed oil treatment.

2. Fencing exhibit must be provided with the Planned Development ordinance.

SECTION 10: BUFFERS

1. Buffers will be provided through adherence to the landscaping and fencing standards in the above sections.

SECTION 11: STREET LAYOUT

1. The Preliminary Concept Plan is intended to provide areas of general land use. Except for roadways shown on Exhibit E of the Agreement, the roadways shown in these areas are conceptual only.

2. Roadways shall meet the following general design guidelines:

   (i) Lakewood Blvd.
   - Minimum 4 lanes
   - minimum 120 foot ROW
   - Trail component
   - landscaped parkways and/or medians

   (ii) Final roadway sections shall be determined with either the development sections or the roadway plans, whichever comes first.

   (iii) All other roadways shall be designed in accordance with the city's updated Master Thoroughfare Plan to be adopted 2021.

3. Design shall incorporate methods to ensure that speeding and excessive cut through traffic is avoided. The following are examples of methods to be considered:

   (i) Integrated traffic calming methods, such as traffic circles, chicanes, bump outs with landscaping or other methods
   (ii) Neotraditional development with narrow streets, street trees, reduced front yard setbacks
   (iii) Cul de sacs
   (iv) Short block lengths
   (v) Curvilinear methods, if necessary

4. Alleys – This development proposes use of alleys to serve the townhomes and patio homes. Alley design must be carefully coordinated with the Fire Department for fire safety considerations and the Public Works Department for solid waste service considerations. Alleys shall be constructed per the design standards to be included in the Planned Development ordinance. A design for both one-way and two-way alleys should be shown to allow for the use of each where appropriate.

SECTION 12: TRAILS

1. Primary trail locations are shown on Exhibit D of the Agreement. The trail locations shall generally conform to the trail park location concept on Exhibit D. Primary trails shall be 10 feet wide and constructed to City standards. Trails will be lighted wherever possible. Additional benches and trash receptacles will be added

where a long distance exists between trail park nodes. Trail design may be modified based on mutually agreeable circumstances which may include but are not limited to pipeline location, tree preservation, accessibility, slope requirements, etc.

2. Secondary trails are not identified on the land use plan but may be established with individual phases. Secondary trails shall be a minimum of 5 feet wide and constructed to City standards

3. Equestrian trails will be specifically designed in the development plan for the Development Section including the equestrian center. Trails will be guided by a national standard such as the *Equestrian Design Guidebook* published by the U.S. Forest Service and the Federal Highway Administration. Trail type may vary based on the existing terrain and intended user experience. Trail design options may include:

   (i) 6-foot trail comprised of two 3-foot tread areas
   (ii) 4-foot trail comprised of two 2-foot tread areas
   (iii) Material of native soil with no road base plus wood chip in low drainage areas
   (iv) Material of native soil with mixed-in crushed rock aggregate where needed
   (v) Avoid hardened and smooth trail surfaces such as concrete, soil cement, asphalt, and non-permeable soil stabilizers.

4. Trail park nodes. Conceptual trail park nodes are shown on page 16 of Attachment 1. The trail park nodes shall generally conform to the trail park nodes concept on of page 16 of Attachment 1. These are conceptual and will be specifically identified with each phase. Each park node shall include a seating area or picnic area and shall have at least one of the following amenities.

   (i) Bocce Ball
   (ii) Bag Toss
   (iii) Horseshoes
   (iv) Shuffleboard
   (v) Chess/Checkers Tables
   (vi) Fitness Stations
   (vii) Art Installments
   (viii) Science/Engineering Installments

   A lighting plan for the trail park nodes will be established with the PD. Where reasonable, trail park nodes will also include a watering station.

5. Trails shall be coordinated with the most recent adopted bike and trail plan.

SECTION 13: LIGHTING

1. Lighting will be provided by United Cooperative Services, the electric provider that holds jurisdiction in this area.

2. Developer will require a lighting type that best matches the theme based on the available options provided by United Cooperative Services.

3. A lighting plan will be submitted with each phase and will include an example of the lighting type to ensure consistency with prior phases and adherence to the theme.

SECTION 14: SIGNS

1. Community signs will be utilized as a method of both wayfinding and branding throughout the development. Sign locations are shown throughout the conceptual plans included as exhibits to these standards. The sign design shall be included as part of the development plan for the first Development Section. Specific sign rules and regulations will be included in the Planned Development ordinance.

2. Entry signage for the main entry points in the Chisholm Summit development must generally match the theme as described in Section 4 and as illustrated in Attachment 1.

3. Wayfinding signage may be included throughout the community and used along the arterial roads, collector roads, and points of intersection to denote entries into individual neighborhoods.

4. All signs will be illuminated. Entry and wayfinding signage will resemble each other in such a way to identify both with the Chisholm Summit development.

SECTION 15: MULTI-FAMILY/SENIOR LIVING

1. Architectural features shall reflect the theme of the development.

2. The Multi-family portion shall meet the City's design standards for Multi-family. Article VIII of Appendix C (Urban Design Standards) at the time of this agreement adoption. Additional multi-family standards will be included with the Planned Development ordinance at the time of its adoption.

3. The area designated for Multifamily / Senior Living will be established with at least 25% focused on the "senior living" component, promoting a district in that serves the full life-cycle of a community.

4. The public trail in this area should be sufficiently connected to the buildings and with a design that is conducive to the senior population.

SECTION 16: COMMERCIAL ELEMENTS

The Preliminary Concept Plan envisions a centrally-located commercial node that would be a focal point for the Chisholm Summit community, connected in a way that allows for pedestrian and vehicular movement to and from the commercial and retail operations, and has a unique sense of place that complements the community.

1. Uses for the commercial area will be established with the Planned Development ordinance as this phase is developed. Generally, the uses will be Neighborhood Service to light General Retail, providing opportunities for shops and stores while limiting the uses found in a broader commercial category.

2. Architectural standards, signage, and any amenities will be aligned with the theme of the community. Branding of Chisholm Summit will be present throughout the commercial node.

3. Developer will evaluate a form-based code for inclusion in the Planned Development ordinance to place a focus on the building design.

SECTION 17: COMMUNITY BUILDING(S)

1. A main Community Building will be located in the Community Park. Refer to Exhibit D of the Agreement for additional information and a general depiction of the conceptual layout and design. This Community Building will include at a minimum:

   (i) Party rooms for HOA-member use
   (ii) Covered patio
   (iii) Fire pits
   (iv) Outdoor kitchen
   (v) Restrooms
   (vi) HOA office
   (vii) Pedestrian connections to Community Park amenities
   (viii) Dedicated parking for building use
   (ix) Strand light plaza

2. The building space will be privately-owned and maintained by the HOA.

3. A separate community building will be considered for a neighborhood park in the area shown on the Land Use Plan as Multifamily / Senior Living.

SECTION 18: NEIGHBORHOOD ACTIVITIES

1. Organized community activities shall be provided on a quarterly basis. The HOA will coordinate the activities, either under its own direction or through partnerships with local organizations like non-profit groups, volunteer organizations or community interest groups.

2. Community activities should enhance the living experience of the Chisholm Summit residents and be seen as a component of the active neighborhood atmosphere seen in master-planned communities.

3. Public amenities and park spaces should be utilized for activities like holiday light competitions, concerts, holiday parties, group horse rides, egg hunts, lawn game competitions, fun runs, etc.

4. Public activities should be actively promoted by the HOA or associated groups. A community website or social media accounts should be developed, maintained and regularly updated to establish community connections.

SECTION 19: ATTACHMENT DESCRIPTIONS

The Development Standards have been further illustrated through the use of attachments described and referenced in the above sections. The attachments to these development standards are as follows:

1. Master-Planned Community Presentation – Attachment 1

Exhibit C

Development Standards

Attachment 1

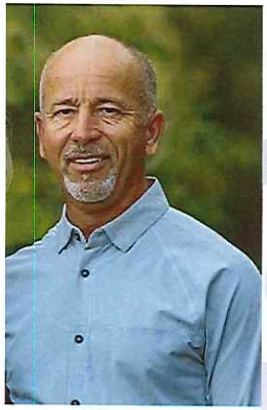
CHISHOLM SUMMIT

THE HEIGHT OF BURLESON LIVING

RA Development, Ltd.

February 22, 2021

BURLESON DEVELOPMENT, INC.



ROCKY BRANSOM

Mr. Bransom has delivered several thousand lots into the Burleson market over the last 30 years. His experience in real estate extends past property development to every trade throughout the process in home construction, utilities, excavation and paving. Rocky has been committed to positive growth in the Burleson area and considers his roots here to be something that drives the quality of the final product.

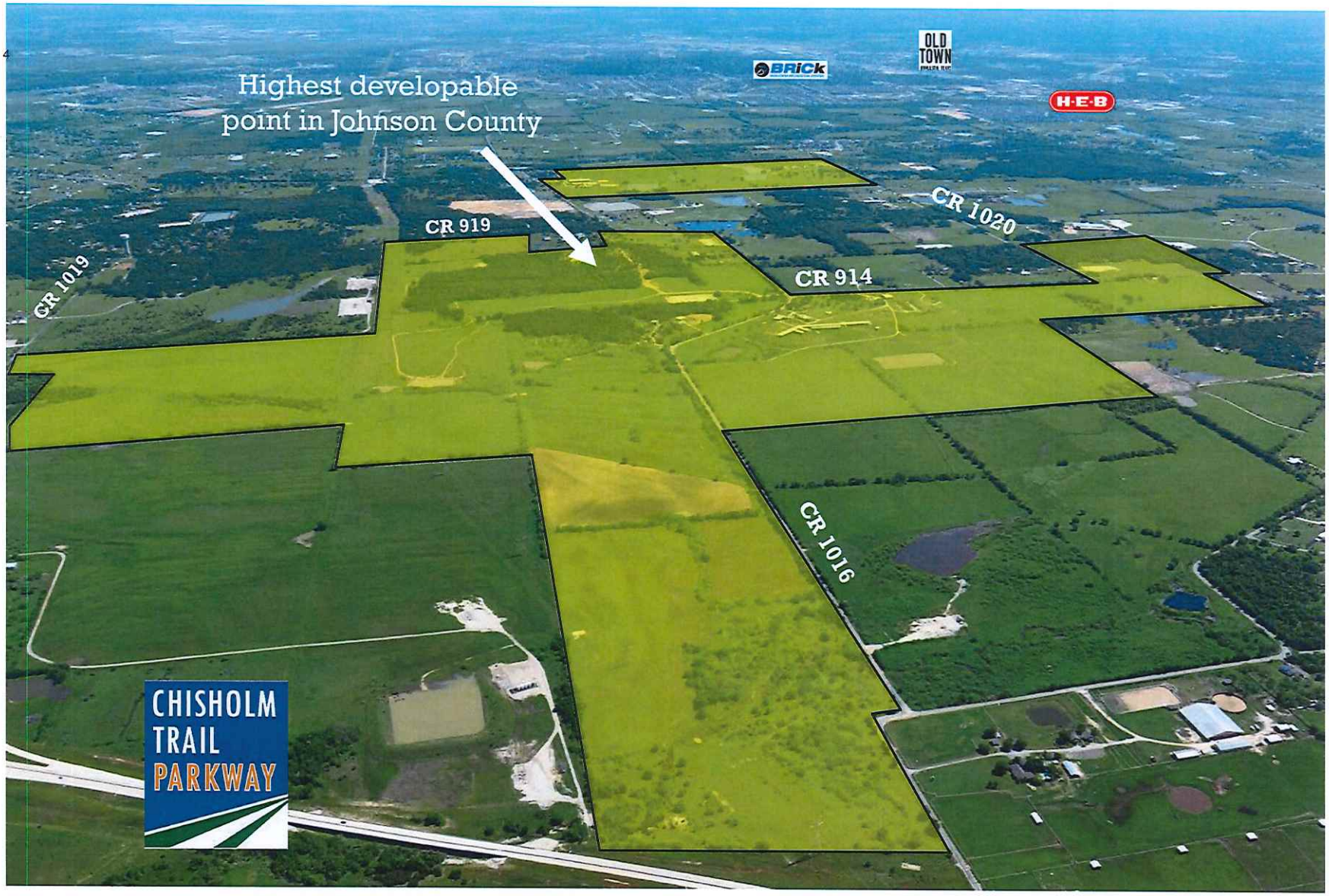


JUSTIN BOND

Mr. Bond has worked in land use development and construction for 15 years, from building schools to advocating for local natural gas development to promoting the growth of Burleson as a City director. Justin manages all development projects from design to construction for Rocky's companies. His family has proudly lived and worked in Burleson for nearly 60 years.

PROPERTY HISTORY

- 2005 – Annexations by City of Burleson to establish a western boundary at the Chisholm Trail Parkway (CTP)
- 2014 & 2016 – Development Agreements with CTP-area owners in Burleson extra-territorial jurisdiction to establish rules for future annexations
- 2016-2021 – Burleson Development, Inc. (Rocky Bransom) and affiliated partners coordinate acquisition of large parcels near the CTP
- 2018 – "Chisholm Summit", a residential community on the CTP, presented to the City for preliminary review but faced challenges related to sewer capacity
- 2019 – Wastewater Analysis for Chisholm Summit area conducted
- 2021 - Additional acquisitions and partnerships bring development of Chisholm Summit to approximately 915 acres


Highest developable
point in Johnson County
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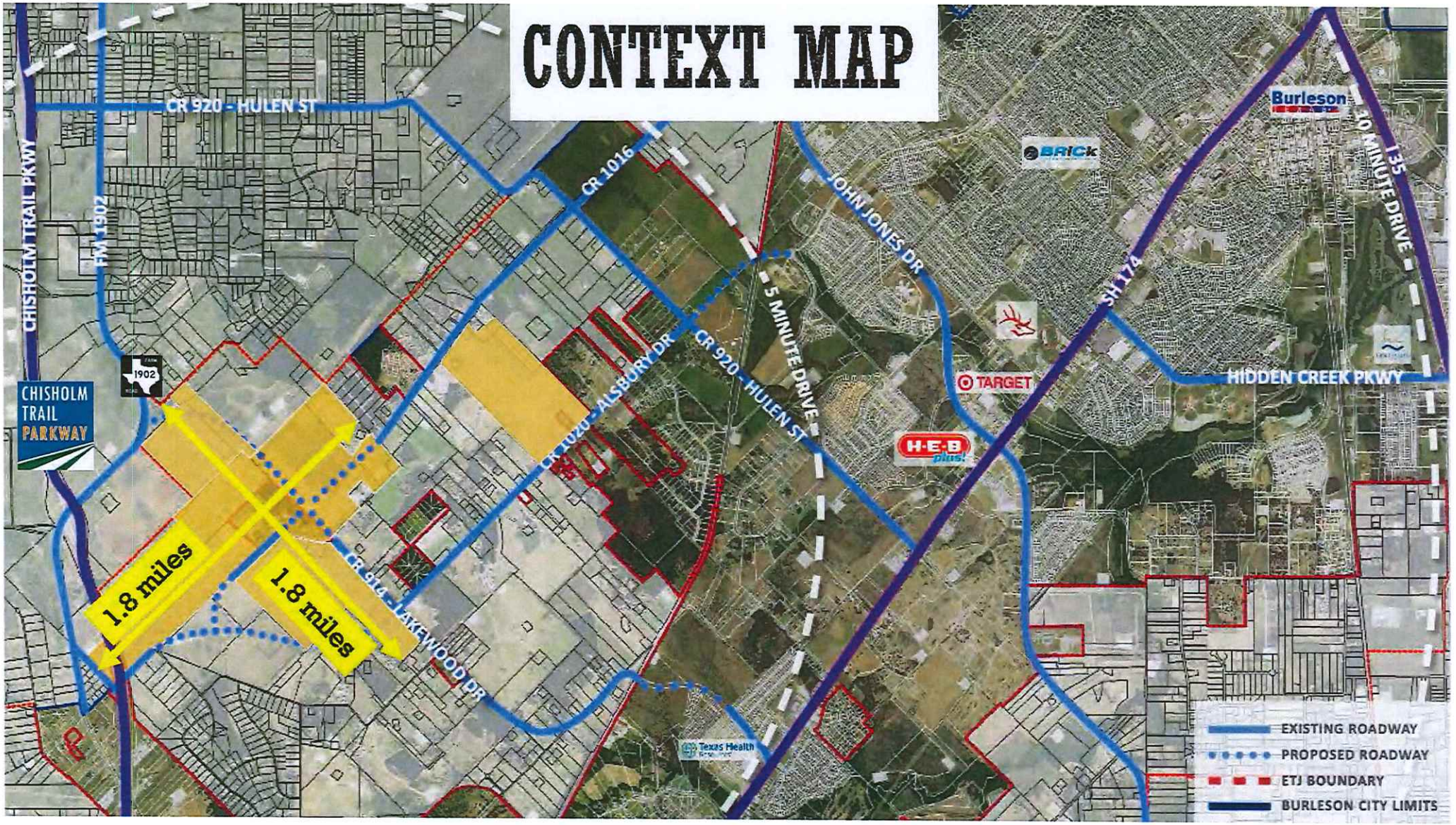
CR 1016
BRICK
OLD TOWN
H-E-B
CHISHOLM
TRAIL
PARKWAY

CONTEXT MAP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CHISHOLM TRAIL PKWY
FM 1902
CR 1016
JOHN JONES DR
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CR 920 - HULEN ST
CR 1020 - ALSBURY DR
CR 914 - LAKEWOOD DR
SH 174
30 MINUTE DRIVE
I 35
HIDDEN CREEK PKWY
Burleson
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TARGET
H-E-B plus!
Texas Health
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ETJ BOUNDARY
BURLESON CITY LIMITS

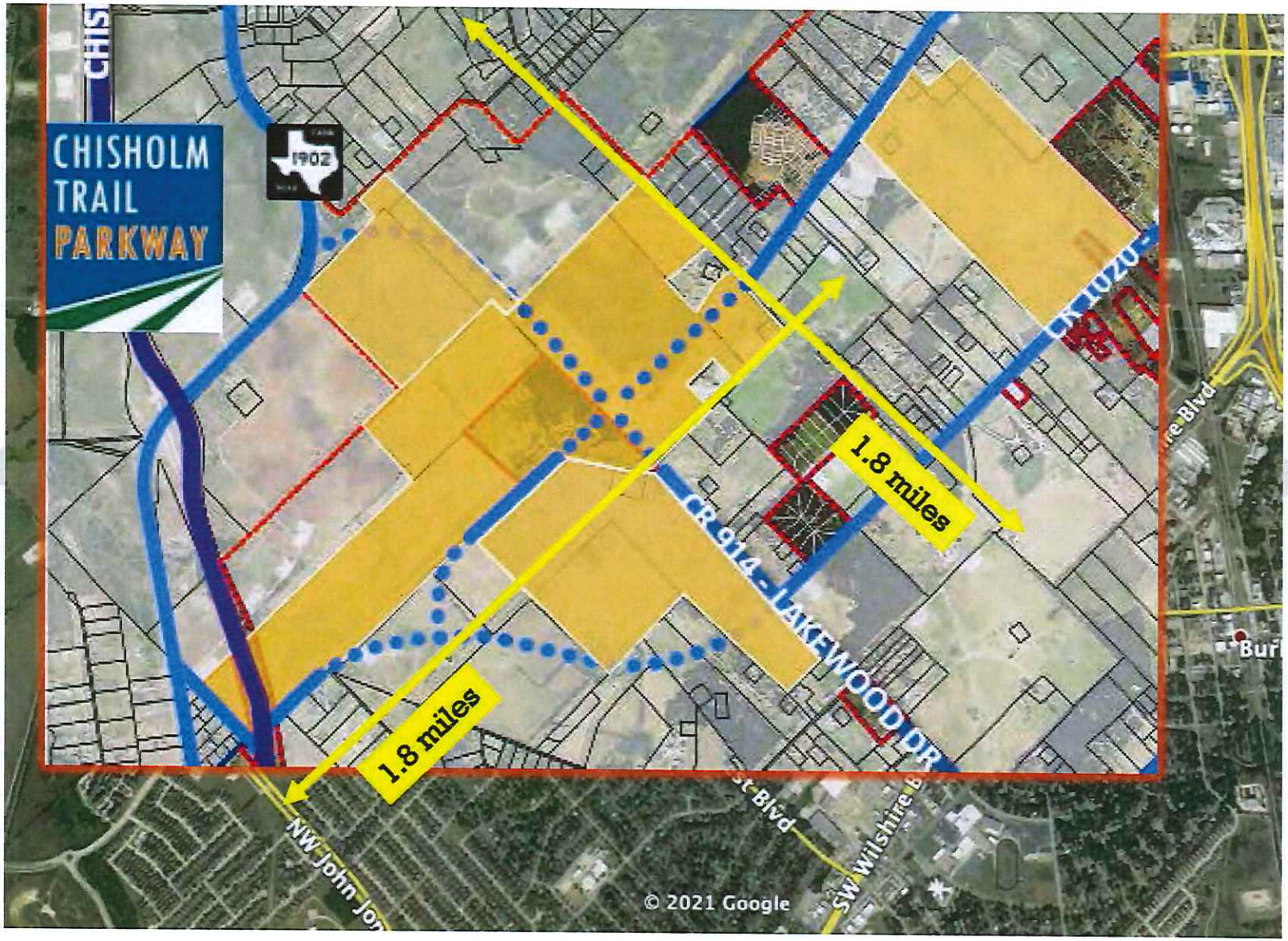

CHISHOLM TRAIL PARKWAY
1902
1.8 miles
1.8 miles
CR 914 - LAKEWOOD DR
CR 1020
NW John Jon
SW Wilshire B
© 2021 Google

EXHIBIT C
DEVELOPMENT STANDARDS

SECTION 1: GENERAL

On July 6, 2020, the City adopted Guidelines and Criteria for City Participation or Incentives for Master Planned Communities. The Developer has submitted an application for Chisholm Summit in accordance with the Guidelines. The application was submitted in the form of a presentation and is included in this agreement as Attachment 1. The inclusion of the application provides additional visual context for the development and its themes and standards. The standards below are intended to reflect the standards included in the application and provide additional detail.

A Planned Development (PD) Zoning Ordinance will be developed for Chisholm Summit, subject to City Council approval. The standards below are intended to be the base of the PD Ordinance and will be enhanced and refined with the PD Ordinance.

Public parkland associated with the development will be constructed and maintained through a Public Improvement District (PID). Private common space and certain amenity centers (specifically the Community Building and Equestrian Center) will be maintained by a required Homeowners Association (HOA).

The terms and phrases used herein shall have the same definitions and meanings as provided in the Chapter 380 and Economic Development and Performance Agreement between the City of Burleson, the Burleson 4A Economic Development Corporation, R.A. Development, Ltd., Burleson Development, Inc., B & G South Metro, LP, Rocky Bransom, Rocky and Angela Bransom, Alta Burl, LP, Janice Yvonne Jackson, and the Jackson Family Trust (the "Agreement").

SECTION 2: ORDINANCE APPLICABILITY AND GOVERNING REGULATIONS

All City ordinances are applicable to this project unless otherwise specified in the Development Agreement or Planned Development Ordinance. This includes, but is not limited to, the Governing Regulations set forth in the Agreement, which are:

(i) the Preliminary Concept Plan, which Preliminary Concept Plan is considered to be a development plan as provided for in Section 212.172 of the Texas Local Government Code;
(ii) the Final Concept Plan approved as part of the planned development zoning for each phase;
(iii) the Development Standards;
(iv) the Subdivision and Development Ordinance and Design Standards Manual;
(v) the Building Codes;
(vi) the Approved Plats; and
(vii) all state and federal statutes, rules, regulations, as amended, and other political subdivisions and governmental entities, if any, having jurisdiction over the Property and all applicable ordinances, rules, and regulations as amended by the city.

All state and federal regulations will apply. Developer and City agree to consider application of updated City ordinances with updates to Planned Development Ordinances.

In the event a provision is not specified in this Agreement or the Planned Development Ordinance the City's ordinances apply. In the event of a conflict between this Agreement or the Planned Development Ordinance and the City's ordinances, this Agreement or the Planned Development Ordinance apply. In the event of a conflict between this Agreement and the Planned Development Ordinance, the Planned Development Ordinance will apply.

SECTION 3: PROCESS

1. The development will follow all standard City processes for platting, zoning, and plan review.

2. In addition to platting and zoning, the Developer will create phased development plans consistent with the Preliminary Concept Plan included on pages 7-8 of Attachment 1 and Exhibit B of the Agreement for staff, Planning and Zoning Commission and City Council review. The development plans will be comprised of multiple phases (known as "Development Sections") as depicted on Exhibit G of the Agreement and will be the basis for preliminary plats. The development plan for each Development Section is expected to communicate high-level items that can provide some context for upcoming zoning and plat requests. Each development plan must be approved by City Council prior to submission of the preliminary plat and shall include the following:

   (i) Land uses

   (ii) Unit Count/Lot Mix – both for the current development plan and cumulative of prior development plans

   (iii) Designated Open Space

   (iv) Park proximities

   (v) Landscape Plan

   (vi) Trail Plan

   (vii) Park acreage – both for the current development plan and cumulative of prior development plans.

3. The zoning of the development will be through a Planned Development Zoning District. The development standards included in this agreement will be the baseline for establishing the PD development standards.

SECTION 4: THEME

1. Chisholm Summit will have a cohesive theme through its building design, signage, colors, fonts, and general sense-of-place throughout the development.

2. The general components of the theme, including visual imagery and the conceptual color palette, shall conform to the pictorially representations in Attachment 1.

3. The general components of the theme can be described literally as:

   (i) "Western" focused around keyword concepts "rustic", "growth", "horses", "folk", "gateway", and "progress"

   (ii) "Active" focused around keyword concepts like "trails", "outdoors", "purpose", "movement", and "nature"

   (iii) "Family" focused around keyword concepts like "together", "community", "neighbors", "generational", and "care"

SECTION 5: LOT STANDARDS

1. This development is intended to provide a variety of lot and home sizes and types to serve a diverse community. The development plan included with this Agreement provides a general mix of lots and the Developer has provided percentages related to the differing residential uses. It is understood that the flexibility in the percentages is necessary since this development will occur over a period of years and market conditions and the needs of the community will change. The following table provides a summary of the densities in the current plan and allowable percentages ranges of various product types. These percentages are based on dwelling units and not land area.

Lot Type	Minimum Lot Frontage	Minimum Lot Size	Minimum Home Size	Planned Units	Planned Percentage	Allowable Percentage Range	Notes
Townhomes	25'	2500	1000	184	2.54%	0 – 5%	
40' Residential (Patio)	40'	4000	1200	389	8.61%	0 - 15%	These categories describe the predominant use of the mixed residential lot types. The total of these categories may not exceed 60%.
56' Residential (Cottage)	56'	6500	1400	361	12.96%	0 - 15%	
60' Residential (Traditional)	60'	7200	2000	881	35.06%	0 - 40%	
70' Residential (Traditional)	70'	8400	2200	154	7.13%	0 – 15%	

80' Residential (Traditional)	80'	9600	2500	415	22.02%	10% - Unlimited	
Estate	100'	12000	2800	42	2.78%	0% - Unlimited	
55+ Residential	50	5000	1100	112	3.08%	0 – 10%	
MF/Senior Residential	N/A	2000	n/a	527	5.82%	0 – 10%	Senior living components shall comprise at least 25% of this category.

2. Detailed lot standards (lot dimensions, setbacks, yard standards, height standards, etc.) will be identified through the Planned Development Ordinance.

3. Each development plan and preliminary plat will be submitted with a lot mix chart showing what is included in the current plan/phase and what the cumulative status of the lot mix is.

SECTION 6: ARCHITECTURAL STANDARDS

1. Masonry standards. All structures must meet the City's Masonry Construction Standards (Chapter 10, Article XVI) unless otherwise provided in the Planned Development Ordinance.

2. Unless otherwise provided in the Planned Development ordinance, the Developer shall follow the City's zoning ordinances to establish uses and design standards.

(i) Traditional homes (60', 70' and 80' lots) are anticipated to follow zoning standards in effect at the time the Planned Development ordinance is considered.

(ii) Other home types (patio, townhome, cottage, etc.) or those that do not match an existing zoning category to have exhibit outlining standards.

3. All single family detached dwellings shall utilize at least five (5) of the following design features to provide visual relief along the front of the residence and any side of the residence facing a street:

(i) Carriage style garage door
(ii) Garage door not facing the street
(iii) Bay window, must project no more than 18" in the front or rear yard, and no more than 12" in the side yard.
(iv) Eyebrow or arched front windows
(v) Cast stone accents on the front elevation, minimum of 3% of front elevation

(vi) Covered front porches of a minimum of 50 square feet
(vii) Front porch railings of either wood or wrought iron
(viii) Front door with at least 20% area covered with decorative glass or wrought iron
(ix) Cupolas or turrets
(x) Dormers
(xi) Gable
(xii) Decorative attic or gables feature, minimum 2 square feet
(xiii) Two or more offsets in the front façade of at least 24" depth
(xiv) Metal roof accents
(xv) Recessed entry, an minimum of three (3') deep
(xvi) Variable roof pitch equal to or greater than 8:12
(xvii) Exterior shutters on at least 75% of the windows on the front façade
(xviii) Masonry arches
(xix) At least two types of masonry materials (stone, brick or stucco)

4. The Developer agrees to include all architectural standards established with the Planned Development into deed restrictions filed with the County with or prior to the filing of the final plat.

5. For homes on corner lots or where there is a direct line of sight to full side of home, additional architectural standards will be established.

6. The Planned Development Ordinance will establish anti-monotony standards.

7. The Developer agrees to establish an architectural review committee to assist with the review of all permits prior to submittal to the City.

SECTION 7: OPEN SPACE/PARKS

1. An overall plan with a description and distance of each open space and parks improvement is provided on pages 14-17 of Attachment 1 and Exhibit D of the Agreement.

2. A detailed park and trails plan will be required as part of the development plan for each Development Section. The exhibit shall show each home to be within 3,000 feet of a neighborhood or community park.

3. Per the City's Subdivision and Development Ordinance, parkland shall be dedicated at one acre per 100 residential units. This development proposes approximately 3,066 residential units which results in 30.66 acres of parkland dedication required. The Developer proposes to dedicate approximately 102 acres or parkland. Should the dedication proposed fall below 90 acres, the Agreement shall be amended.

4. The development plan will include parkland dedication amounts, which shall be a minimum cumulative rate of 1.5 times the City's current required dedication on a per phase basis (i.e. 200 residential units equals three acres of parkland dedication). Prior developed phases may be included in this cumulative count. Trails are included in the parkland dedication amount.

5. The City's parkland infrastructure fee shall be waived for this development due to construction of park improvements by the developer. The fees shall be considered through development of the PID Service and Assessment Plan (SAP).

6. All public parkland will be deeded to the City upon filing of the final plat for the developed phase and indicated as public parkland on the plats.

7. Neighborhood parks shall be given a specific focus while adhering to the overall theme and brand. Recommended focuses include but are not limited to park uses intended for young children, older adults, active lifestyle, passive space, inclusive of disabilities, etc.

8. Any areas that are proposed to be private common space need to be delineated clearly on the plats.

9. Where possible, stormwater management features (detention ponds, bioswales, etc.) shall be used as park amenities either by incorporating retention with an aeration fountain or as a dry playfield.

10. The Preliminary Concept Plan on pages 7-8 of Attachment 1 and Exhibit B of the Agreement shows conceptual locations of 13 planned park areas, which includes a Community Park and an Equestrian Center. These locations are conceptual, but in no case shall fewer park locations be provided. The City shall evaluate the placement and necessity of one of the planned park areas located and identified in Summit Office Park and may elect not to construct this park.

    (i) A concept plan for the Community Park on of page 14 of Attachment 1. The community park shall be a minimum of 10 acres. The Community Park shall generally conform to the Community Park concept on of page 14 of Attachment 1.

    (ii) A concept plan for the typical Neighborhood Park is included on page 15 of Attachment 1. Neighborhood Parks shall generally conform to the Neighborhood Park concept on of page 15 of Attachment 1.

    (iii) Parks shall generally be constructed in accordance with the following:

    - Community Park shall be constructed with the first phase of residential development and with a design that follows the description in these standards.

- Community Park shall include the Community Building that follows the description in these standards.

- At least one of the Neighborhood Parks will include a community pool of approximately 5,000 square feet. The neighborhood park with the pool will be easily accessible by pedestrians and vehicles. The specific pool size will be identified with the development plan for the section it is in. The pool amenity may be split between parks and may also include alternate water amenities/features.

- With each development plan, a summary of parkland dedication per phase and a cumulative total of prior parkland dedication must be provided

- The Preliminary Concept Plan shows a number of amenities. These are conceptual in nature. A more detailed description of the planned amenities shall be submitted with the development plan for that Development Section. A formal plan shall be submitted with the construction plans for the surrounding infrastructure in that phase. It is anticipated that the final plans will deviate from the concept plan, but the number and nature of the amenities will need to be comparable.

- The community park will also contain the Community Building. The Community Building will be private and will not be included in the PID funding unless an agreement is otherwise reached with the City for the access, operation, maintenance and/or funding of the facility. A separate lot for the amenity center shall be provided.

Park Amenities	**Community Park**	**Neighborhood Park**
Minimum acreage	10	3
Off Street Parking	R	O
Playground	R	R
Restroom	R	O
ADA Accessibility	R	R
Site Furnishings		
Benches	R	R
Picnic Tables	R	R
Trash Receptacles	R	R
Pet Waste Stations	R	R
Landscape Improvements	R	R
Signage	R	R

Drinking Fountains	R	R
Trails/Pathways	R	R
Shade over play features	R	R
Bike Racks	R	R
BBQ Pits	R	O
Lighting	R	R
Optional Amenities		
Primary		
Outdoor fitness equipment (min. 3 stations)	O	O
Sports Courts	O	O
Sports Fields	O	O
Ponds	O	O
Skate Park	O	O
Dog Park	O	O
Splash Pad	O	O
Fishing pier	O	O
Musical Play Features	O	O
Secondary		
Natural Area	O	O
Gardens	O	O
Public Access/Fencing	O	O
Shade Structures (other than over playground)	O	O
Shelters	O	O

R = Required | O = Optional

- Community parks shall have at least 5 of the primary optional amenities and 3 of the secondary optional amenities listed above.

- Neighborhood parks shall have at least 2 of the primary optional amenities and 2 of the secondary optional amenities listed above.

- Two of the neighborhood parks may have a reduction in the number of amenities in favor of high quality passive park space.

(iv) The Equestrian Center will be added to the development as an amenity for horse owners, enthusiasts and hobby riders. It is comprised of two separate buildings:

- Horse Facility - The existing horse facility is located at the eastern property shown on the Land Use Plan along County Road 1016. The facility is approximately 30,000 square feet, open-air and under-roof

and contains stalls and horse training equipment. The concept of the facility would be to make it available for private rental for those in Chisholm Summit interested in owning a horse. The HOA would manage the rentals as well as any community or public events to utilize the facility. Additional barns exist near the Facility that may be included in the programming as well.

- Visitor Center / Offices – The existing 3,000 square feet house southwest of the main facility may be converted to a facility for professional operations related to the Facility. The HOA would manage the building.

(v) The Equestrian Center and associated improvements are intended to be private and maintained by the HOA. The Developer will consider partnerships with the City for public events and programs.

SECTION 8: LANDSCAPING

1. A general landscaping plan will be required with the development plan for each Development Section, with call-outs and descriptions for specific landscape components throughout the Section. Care shall be taken to ensure adequate roadway and intersection sight visibility.

2. A detailed landscape plan will be required for the construction of each phase within the Development Section showing the landscape elements along the public roadways, parks and trails.

3. Street trees will be utilized primarily as an addition to the median rather than behind sidewalks. Major collectors and arterials will be required to have street trees, as well as those streets which function as minor collectors inside the development, connecting multiple neighborhood sections.

4. Landscaping will be required where ornamental metal fence is present adjacent to a major collector, minor arterial or major arterial. Landscaping along roadway-adjacent ornamental fencing shall be placed such that it provides opaque screening for the adjacent homes. This landscaping will be designed with the roadway plans for the adjacent roadway. Factors for consideration in design are housing type, location of parks, location of trails, location of street calming measures, specific theme in the neighborhood section, specific theme for neighborhood parks, etc.

5. All common landscaping shall be installed prior to final acceptance of the public infrastructure for each phase.

SECTION 9: ENHANCED WALLS AND FENCING

1. Fencing standards will vary based on the location of the property in the development and shall generally adhere to the following:

   (i) Properties with a rear yard adjacent to both Lakewood Drive (existing County Road 914 and its extension) and the existing east/west thoroughfare (existing County Road 1016 and its extension) will have a combination of ornamental metal fence and masonry screening wall of at least six (6) feet. The general mix of metal fence and masonry wall is between 40% and 60% for each. Screening will be provided with landscaping to follow the approval process described in the above section. Additionally, no residential lots shall have direct access to these roads. Fencing/screening shall be designed with the roadway plans for the adjacent roadway.

   (ii) Fencing will not be added in front of the Townhomes along the road leading to the Community Park.

   (iii) Where fencing is installed abutting open space areas, the fencing must be ornamental metal fence of at least six (6) feet.

   (iv) Care shall be taken to ensure adequate roadway and intersection sight visibility.

   (v) Where fencing is installed for the Community Building, the fencing must be ornamental metal fence of at least (6) feet.

   (vi) Fencing located on typical rear yards or between residential lots may be decorative metal or board-on-board with cap and shall meet the City's fencing and screening ordinance. The PD Ordinance for each development section will define specific fencing requirements.

   (vii) Any transitional fencing must meet City's fencing and screening ordinance.

   (viii) Undeveloped land fencing abutting major roadways will be pipe rail fence with linseed oil treatment similar to that shown near the Chisholm Summit Equestrian Center on page 31 of Attachment 1.

   (ix) Where additional fencing is installed for the Equestrian Center, the fencing may be pipe rail fence with linseed oil treatment.

2. Fencing exhibit must be provided with the Planned Development ordinance.

SECTION 10: BUFFERS

1. Buffers will be provided through adherence to the landscaping and fencing standards in the above sections.

SECTION 11: STREET LAYOUT

1. The Preliminary Concept Plan is intended to provide areas of general land use. Except for roadways shown on Exhibit E of the Agreement, the roadways shown in these areas are conceptual only.

2. Roadways shall meet the following general design guidelines:

   (i) Lakewood Blvd.
   - Minimum 4 lanes
   - minimum 120 foot ROW
   - Trail component
   - landscaped parkways and/or medians

   (ii) Final roadway sections shall be determined with either the development sections or the roadway plans, whichever comes first.

   (iii) All other roadways shall be designed in accordance with the city's updated Master Thoroughfare Plan to be adopted 2021.

3. Design shall incorporate methods to ensure that speeding and excessive cut through traffic is avoided. The following are examples of methods to be considered:

   (i) Integrated traffic calming methods, such as traffic circles, chicanes, bump outs with landscaping or other methods
   (ii) Neotraditional development with narrow streets, street trees, reduced front yard setbacks
   (iii) Cul de sacs
   (iv) Short block lengths
   (v) Curvilinear methods, if necessary

4. Alleys – This development proposes use of alleys to serve the townhomes and patio homes. Alley design must be carefully coordinated with the Fire Department for fire safety considerations and the Public Works Department for solid waste service considerations. Alleys shall be constructed per the design standards to be included in the Planned Development ordinance. A design for both one-way and two-way alleys should be shown to allow for the use of each where appropriate.

SECTION 12: TRAILS

1. Primary trail locations are shown on Exhibit D of the Agreement. The trail locations shall generally conform to the trail park location concept on Exhibit D. Primary trails shall be 10 feet wide and constructed to City standards. Trails will be lighted wherever possible. Additional benches and trash receptacles will be added

where a long distance exists between trail park nodes. Trail design may be modified based on mutually agreeable circumstances which may include but are not limited to pipeline location, tree preservation, accessibility, slope requirements, etc.

2. Secondary trails are not identified on the land use plan but may be established with individual phases. Secondary trails shall be a minimum of 5 feet wide and constructed to City standards

3. Equestrian trails will be specifically designed in the development plan for the Development Section including the equestrian center. Trails will be guided by a national standard such as the *Equestrian Design Guidebook* published by the U.S. Forest Service and the Federal Highway Administration. Trail type may vary based on the existing terrain and intended user experience. Trail design options may include:

   (i) 6-foot trail comprised of two 3-foot tread areas
   (ii) 4-foot trail comprised of two 2-foot tread areas
   (iii) Material of native soil with no road base plus wood chip in low drainage areas
   (iv) Material of native soil with mixed-in crushed rock aggregate where needed
   (v) Avoid hardened and smooth trail surfaces such as concrete, soil cement, asphalt, and non-permeable soil stabilizers.

4. Trail park nodes. Conceptual trail park nodes are shown on page 16 of Attachment 1. The trail park nodes shall generally conform to the trail park nodes concept on of page 16 of Attachment 1. These are conceptual and will be specifically identified with each phase. Each park node shall include a seating area or picnic area and shall have at least one of the following amenities.

   (i) Bocce Ball
   (ii) Bag Toss
   (iii) Horseshoes
   (iv) Shuffleboard
   (v) Chess/Checkers Tables
   (vi) Fitness Stations
   (vii) Art Installments
   (viii) Science/Engineering Installments

   A lighting plan for the trail park nodes will be established with the PD. Where reasonable, trail park nodes will also include a watering station.

5. Trails shall be coordinated with the most recent adopted bike and trail plan.

SECTION 13: LIGHTING

1. Lighting will be provided by United Cooperative Services, the electric provider that holds jurisdiction in this area.

2. Developer will require a lighting type that best matches the theme based on the available options provided by United Cooperative Services.

3. A lighting plan will be submitted with each phase and will include an example of the lighting type to ensure consistency with prior phases and adherence to the theme.

SECTION 14: SIGNS

1. Community signs will be utilized as a method of both wayfinding and branding throughout the development. Sign locations are shown throughout the conceptual plans included as exhibits to these standards. The sign design shall be included as part of the development plan for the first Development Section. Specific sign rules and regulations will be included in the Planned Development ordinance.

2. Entry signage for the main entry points in the Chisholm Summit development must generally match the theme as described in Section 4 and as illustrated in Attachment 1.

3. Wayfinding signage may be included throughout the community and used along the arterial roads, collector roads, and points of intersection to denote entries into individual neighborhoods.

4. All signs will be illuminated. Entry and wayfinding signage will resemble each other in such a way to identify both with the Chisholm Summit development.

SECTION 15: MULTI-FAMILY/SENIOR LIVING

1. Architectural features shall reflect the theme of the development.

2. The Multi-family portion shall meet the City's design standards for Multi-family. Article VIII of Appendix C (Urban Design Standards) at the time of this agreement adoption. Additional multi-family standards will be included with the Planned Development ordinance at the time of its adoption.

3. The area designated for Multifamily / Senior Living will be established with at least 25% focused on the "senior living" component, promoting a district in that serves the full life-cycle of a community.

4. The public trail in this area should be sufficiently connected to the buildings and with a design that is conducive to the senior population.

SECTION 16: COMMERCIAL ELEMENTS

The Preliminary Concept Plan envisions a centrally-located commercial node that would be a focal point for the Chisholm Summit community, connected in a way that allows for pedestrian and vehicular movement to and from the commercial and retail operations, and has a unique sense of place that complements the community.

1. Uses for the commercial area will be established with the Planned Development ordinance as this phase is developed. Generally, the uses will be Neighborhood Service to light General Retail, providing opportunities for shops and stores while limiting the uses found in a broader commercial category.

2. Architectural standards, signage, and any amenities will be aligned with the theme of the community. Branding of Chisholm Summit will be present throughout the commercial node.

3. Developer will evaluate a form-based code for inclusion in the Planned Development ordinance to place a focus on the building design.

SECTION 17: COMMUNITY BUILDING(S)

1. A main Community Building will be located in the Community Park. Refer to Exhibit D of the Agreement for additional information and a general depiction of the conceptual layout and design. This Community Building will include at a minimum:

   (i) Party rooms for HOA-member use
   (ii) Covered patio
   (iii) Fire pits
   (iv) Outdoor kitchen
   (v) Restrooms
   (vi) HOA office
   (vii) Pedestrian connections to Community Park amenities
   (viii) Dedicated parking for building use
   (ix) Strand light plaza

2. The building space will be privately-owned and maintained by the HOA.

3. A separate community building will be considered for a neighborhood park in the area shown on the Land Use Plan as Multifamily / Senior Living.

SECTION 18: NEIGHBORHOOD ACTIVITIES

1. Organized community activities shall be provided on a quarterly basis. The HOA will coordinate the activities, either under its own direction or through partnerships with local organizations like non-profit groups, volunteer organizations or community interest groups.

2. Community activities should enhance the living experience of the Chisholm Summit residents and be seen as a component of the active neighborhood atmosphere seen in master-planned communities.

3. Public amenities and park spaces should be utilized for activities like holiday light competitions, concerts, holiday parties, group horse rides, egg hunts, lawn game competitions, fun runs, etc.

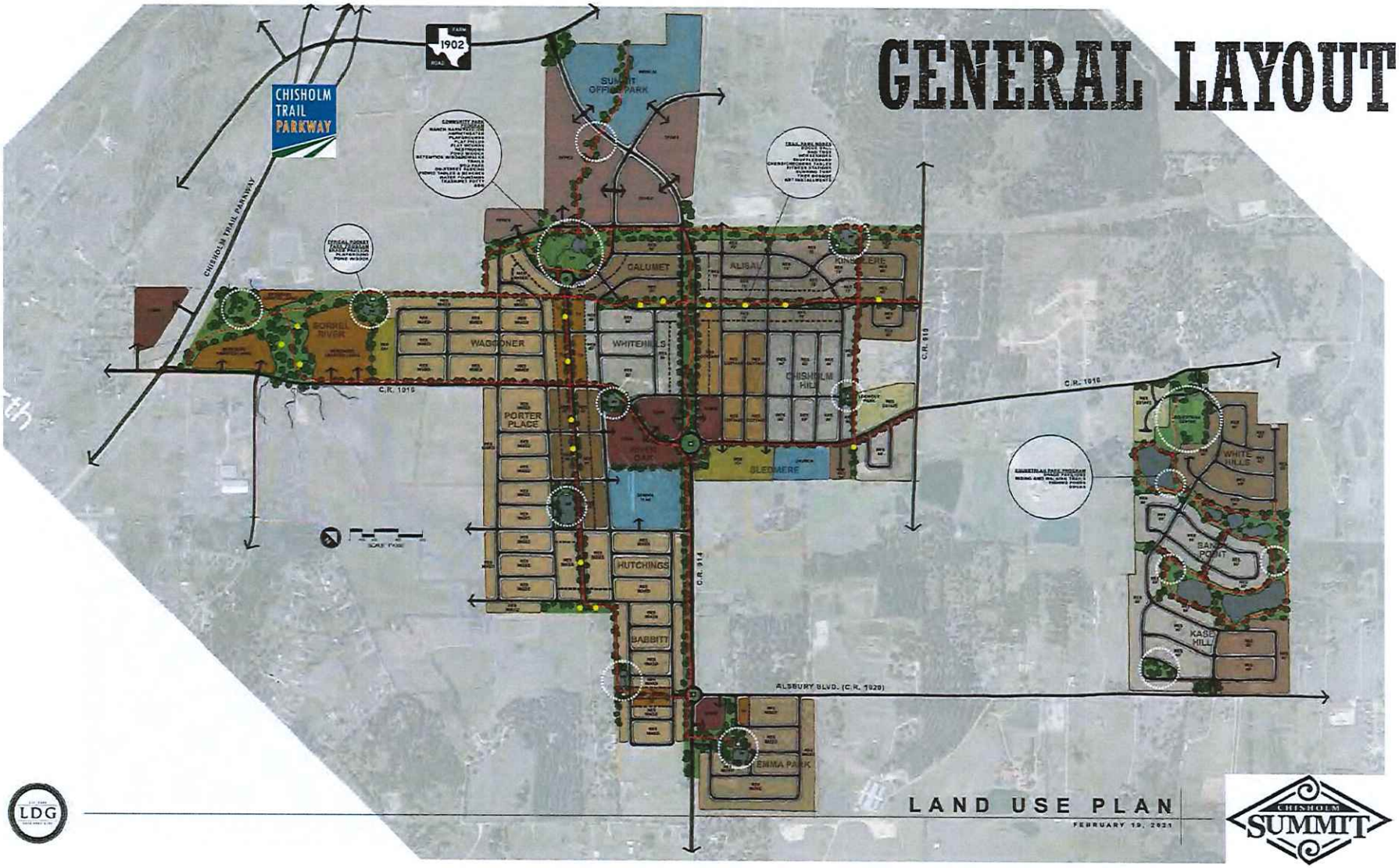
4. Public activities should be actively promoted by the HOA or associated groups. A community website or social media accounts should be developed, maintained and regularly updated to establish community connections.

SECTION 19: ATTACHMENT DESCRIPTIONS

The Development Standards have been further illustrated through the use of attachments described and referenced in the above sections. The attachments to these development standards are as follows:

1. Master-Planned Community Presentation – Attachment 1

GENERAL LAYOUT



LAND USE PLAN

FEBRUARY 19, 2021

BY THE NUMBERS

- Approx. 915 acres in Master-Planned Community
- 3066 Residential Units (projected)
  - 75% Single-family (ranging frontage 40' to 80')
  - 25% Townhome/Senior Living/Multifamily
- Over 10 miles interconnected Trail System
- 102 acres dedicated Park land
  - Community Park, Pocket Parks, Trail Parks
  - Equestrian Center
  - Passive & Natural Areas
- 28 acres – Commercial nodes
  - Neighborhood services at high-traffic corners
  - Central node - "Chisholm Square"
- 92 acres – Professional Office Park / Medical District

PROVIDERS

- Water – Johnson County SUD
- Sewer – City of Burleson
- Electric – United Cooperative
- School – Joshua ISD

CITY REQUIREMENTS FOR MASTER-PLANNED COMMUNITIES

- All Master-Planned Developments:
  - Enhanced Landscaping
  - Architectural Standards
  - Enhanced Walls and Fencing
  - Open Space over Minimum

+

- Larger Developments:
  - Connecting Trails
  - Lot Size Variety
  - Buffers
  - Amenity Centers
  - Themes & Sense of Place
  - Commercial Elements
  - Neighborhood Activities
  - Creative Additions

THEME & PLACEMAKING

11

WESTERN

RUSTIC
GROWTH
HORSES
FOLK
GATEWAY
PROGRESS

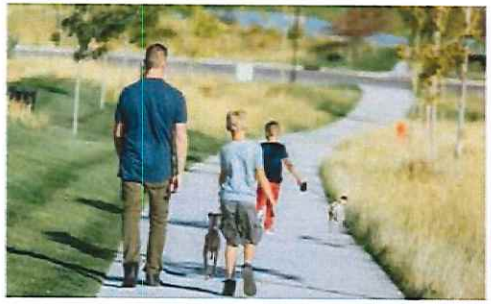
ACTIVE

TRAILS
OUTDOORS
PURPOSE
MOVEMENT
NATURE

FAMILY

TOGETHER
COMMUNITY
NEIGHBORS
GENERATIONA
CARE









CHISHOLM SUMMIT

CS







PIONEER
PARK









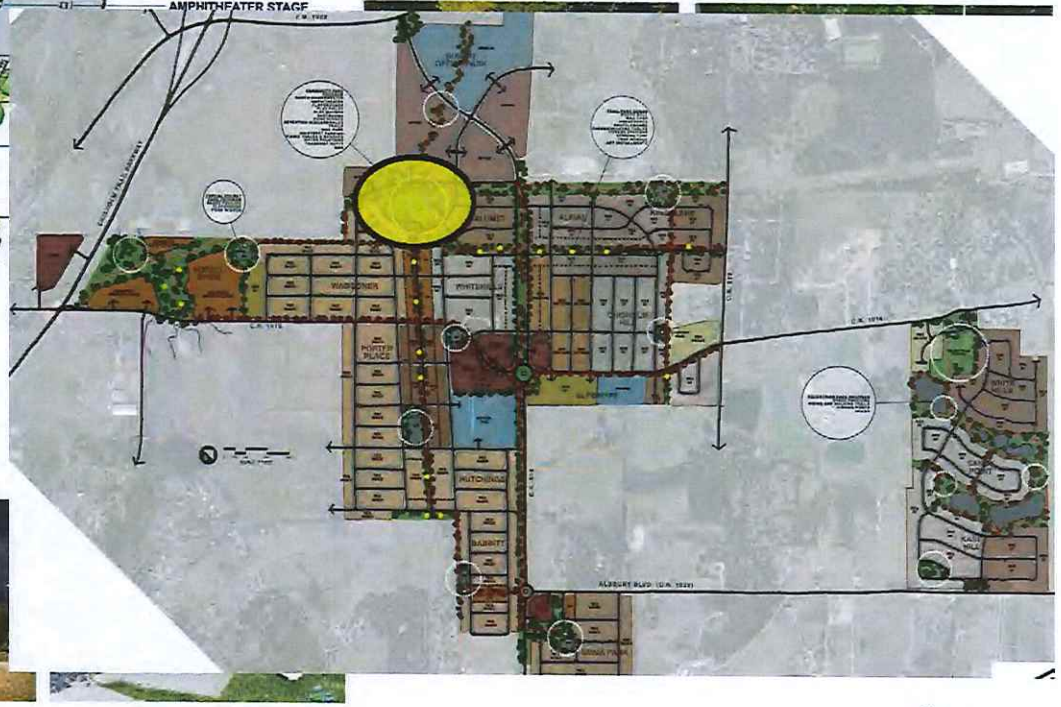



OPEN SPACE
AMENITY CENTERS
CONNECTING TRAILS
NEIGHBORHOOD ACTIVITIES















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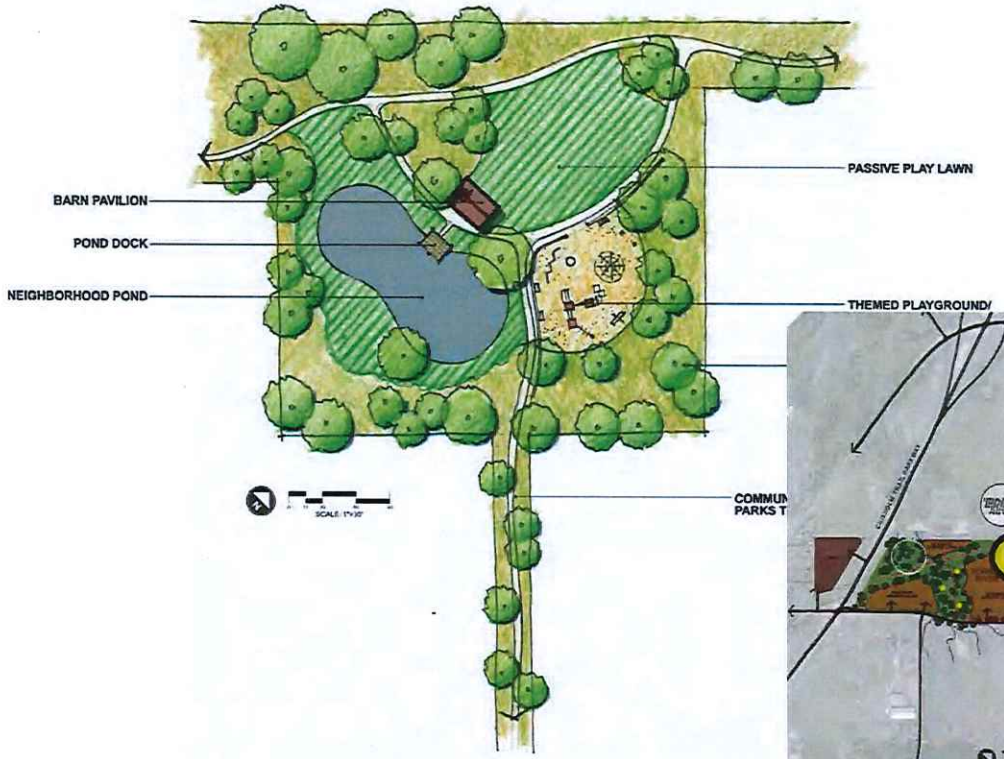
COMMUNITY PARK PLAN

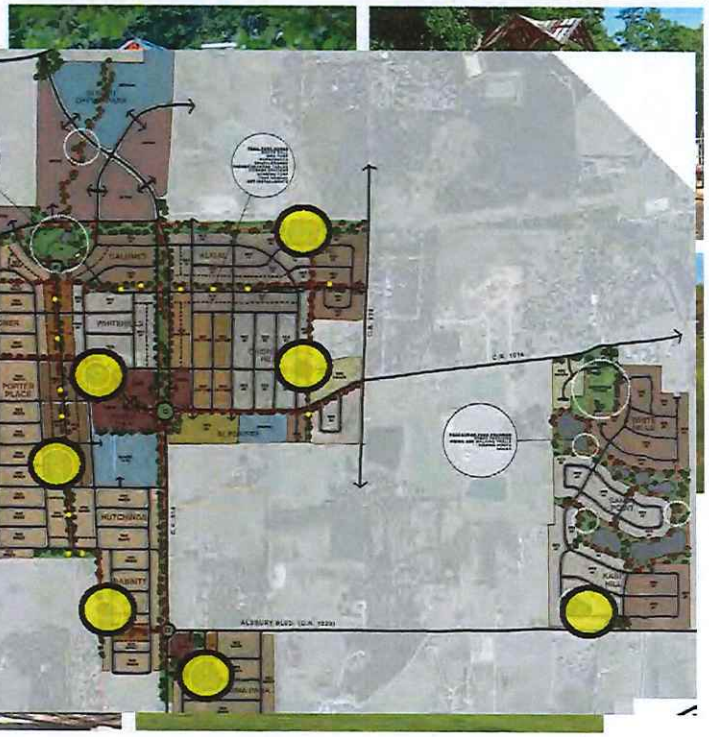
FEBRUARY 19, 2021

CHISHOLM SUMMIT







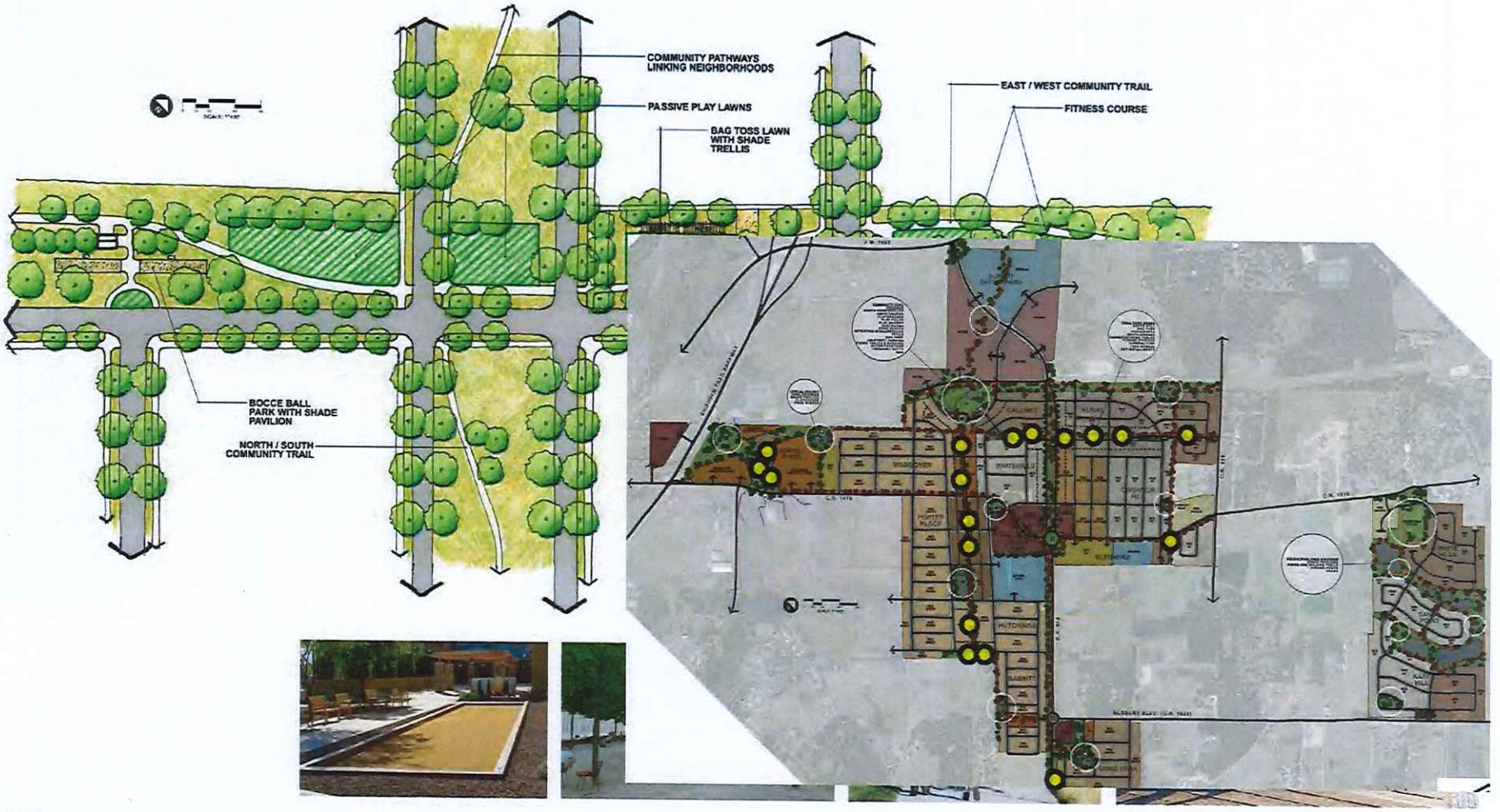






TYPICAL POCKET PARK PLAN

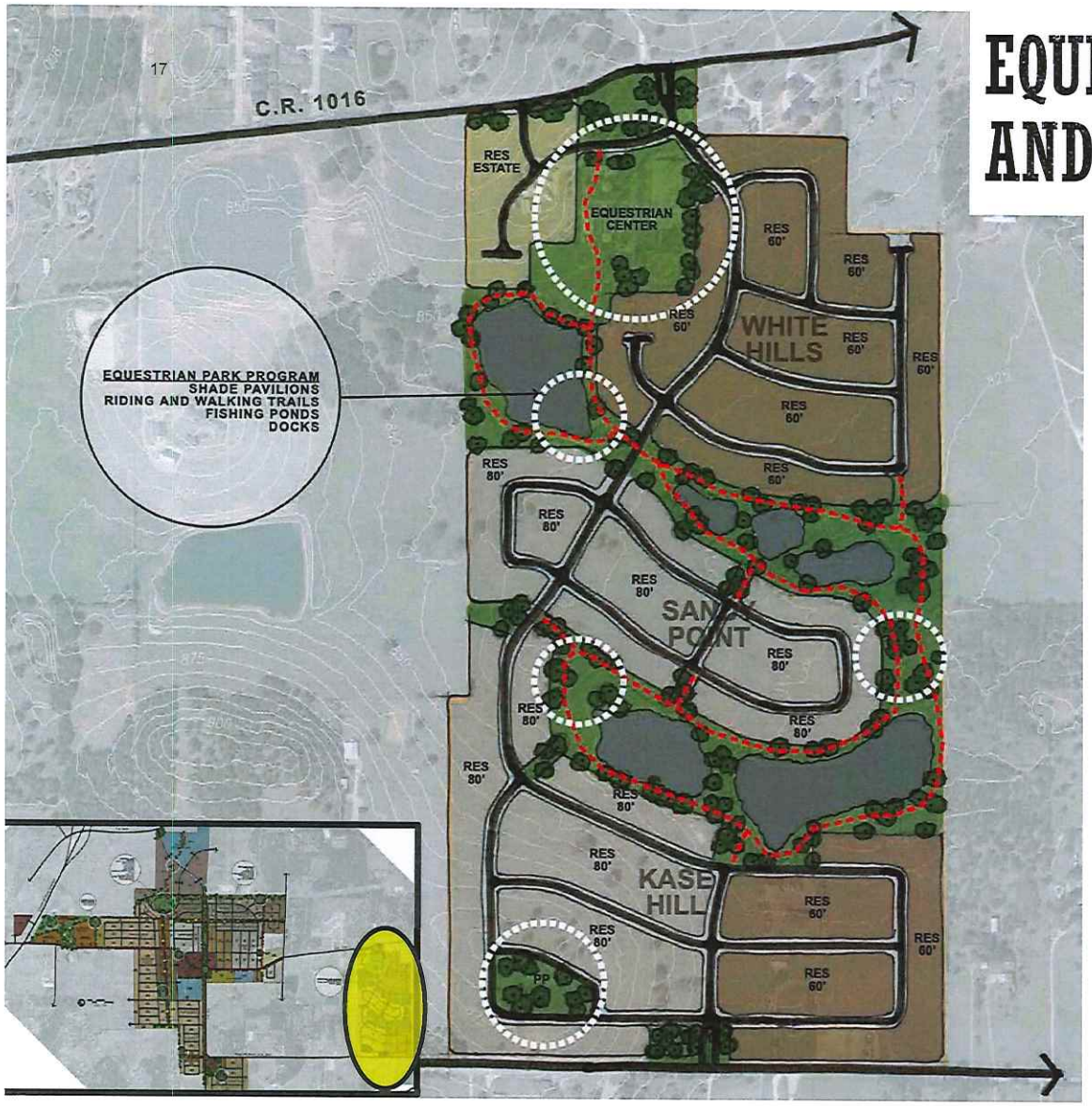
FEBRUARY 19, 2021



TYPICAL TRAIL PARK CORRIDOR

FEBRUARY 19, 2021

EQUESTRIAN CENTER AND TRAILS



- Trails for horseback riding
- Over 45 acres with large peaceful ponds for fishing and relaxing
  - Full property shown here is approximately 160 acres
- Equestrian Center currently on property will remain as an amenity for Chisholm Summit residents
- Shade pavilions and pocket park

LOT SIZE VARIETY
BUFFERS
COMMERCIAL ELEMENTS

LOT SIZE VARIETY

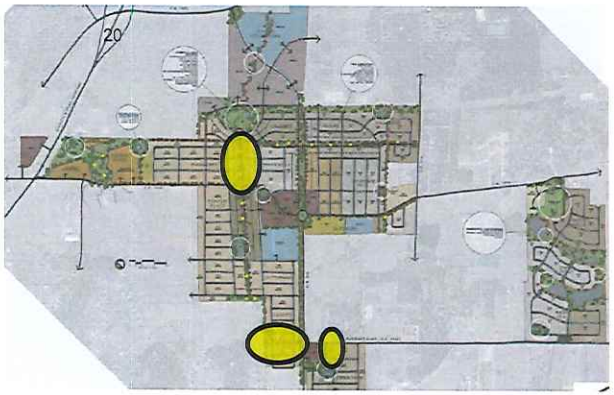




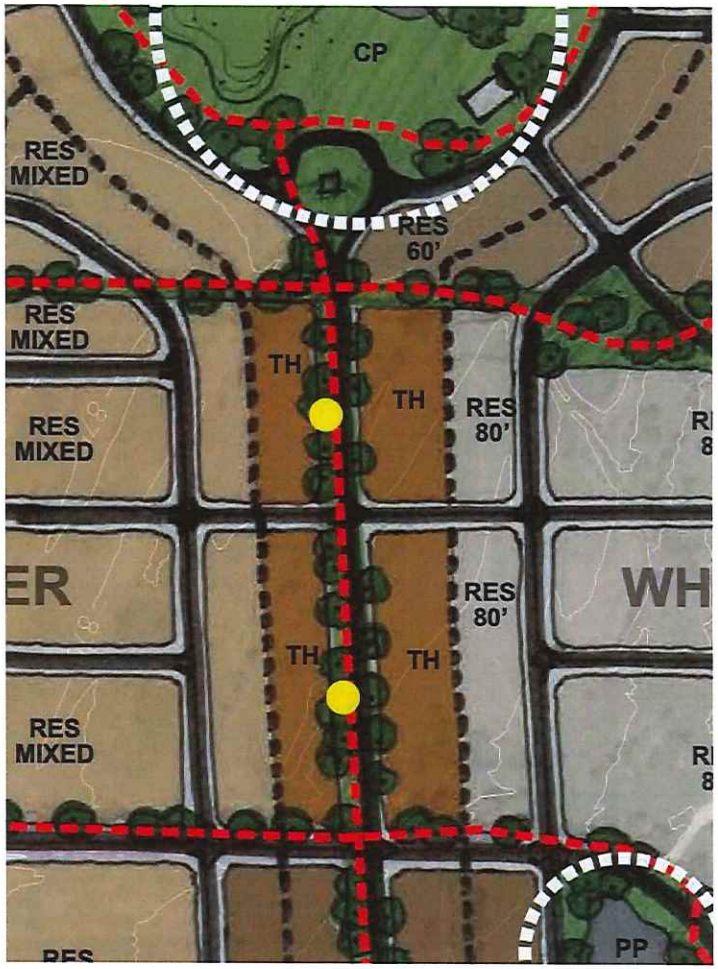


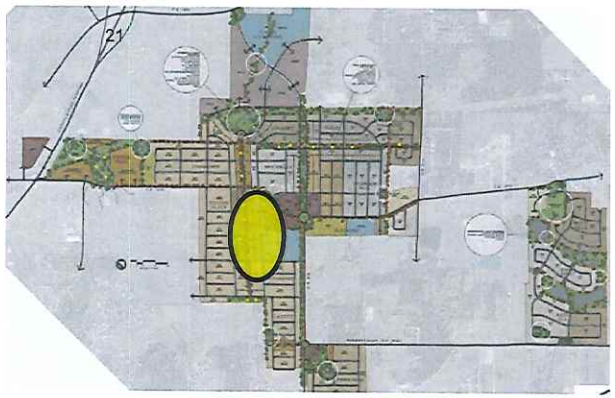
- Chisholm Summit has a range of lots to meet any resident's age, family status, or income
- Single-family homes include:
  - Cottages with detached garages
  - Traditional one- and two-story homes
  - Patio homes with shared front yards and alley access
  - Lots with a little more elbow room and existing trees
  - Estate lots with a view of Burleson
- Higher-density areas include:
  - Age-55+ homes under 1300 sqft
  - Two-story townhomes on zero-lot lines
  - Multifamily housing with facility amenities
  - Senior care centers with nearby greenspace

TOWNHOMES

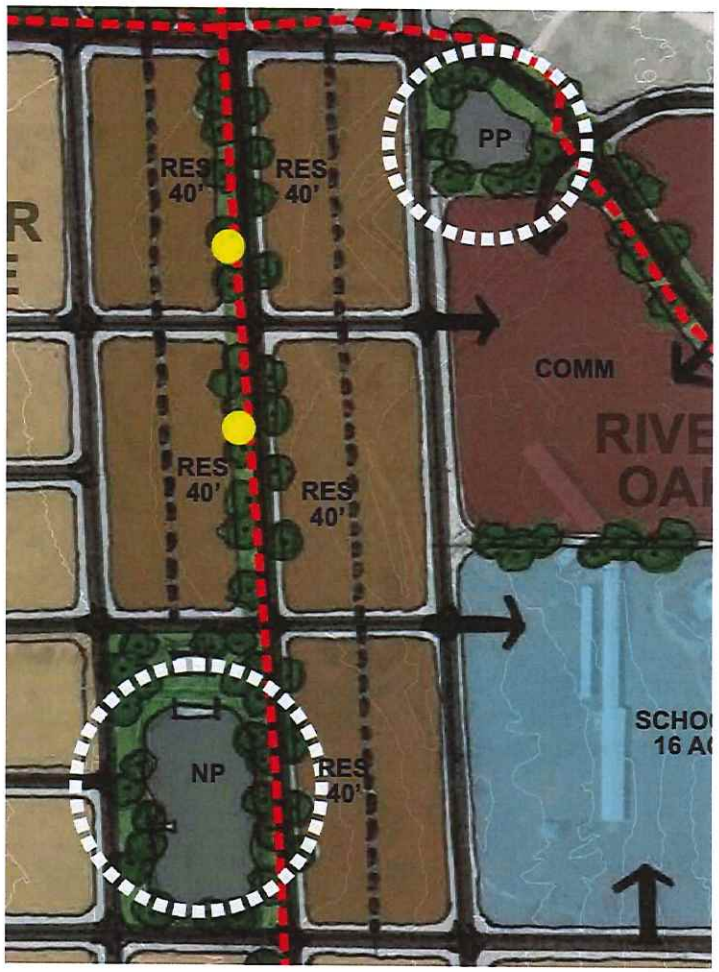


- Two-story townhomes
- Individual units for ownership
- Rear alley vehicular access
- Front lot line at street/sidewalk edge
- Adds scale to primary community corridor
- Located near public amenity areas
- Typical lot – 25' x 100'

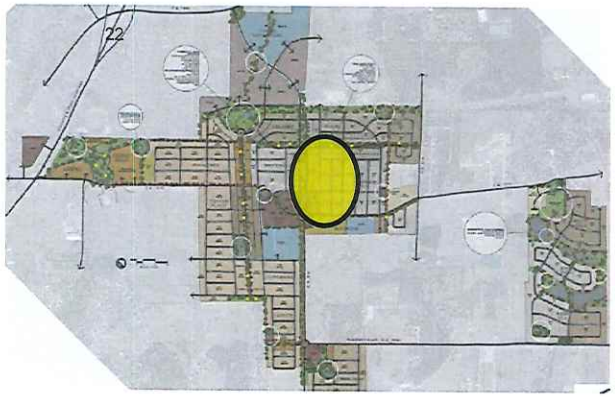




PATIO HOMES

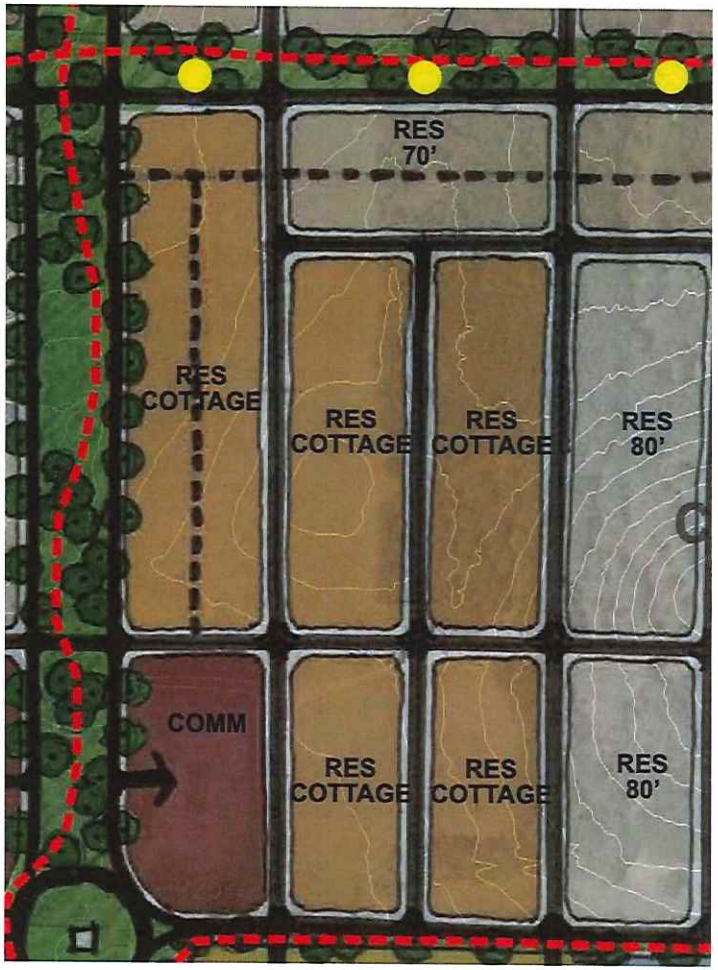


- Also known as a "bungalow court" or pocket neighborhood
- Front yards are shared with a block of neighbors
- Garage accessed by alley
- Typical lot – 40' x 100'

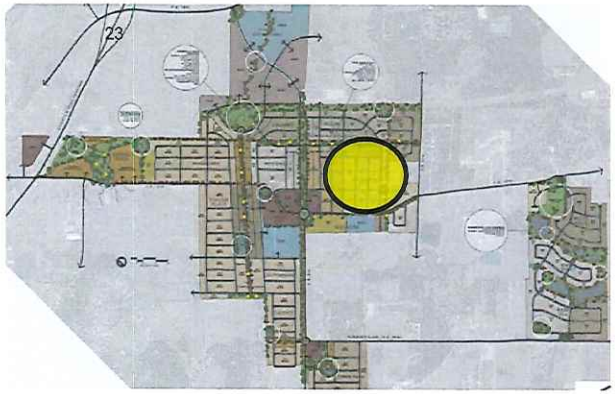


COTTAGES (HERITAGE)

CHISHOLM SUMMIT



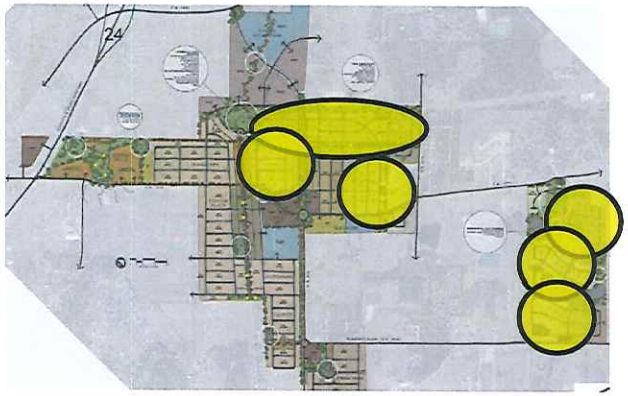
- Made popular in Heritage Village and Reverie
- Craftsman elevations provide great curb appeal
- Detached two-car garage
- Backyard large enough for party patio or pool
- Typical lot – 56' x 120'



ESTATES ON THE SUMMIT

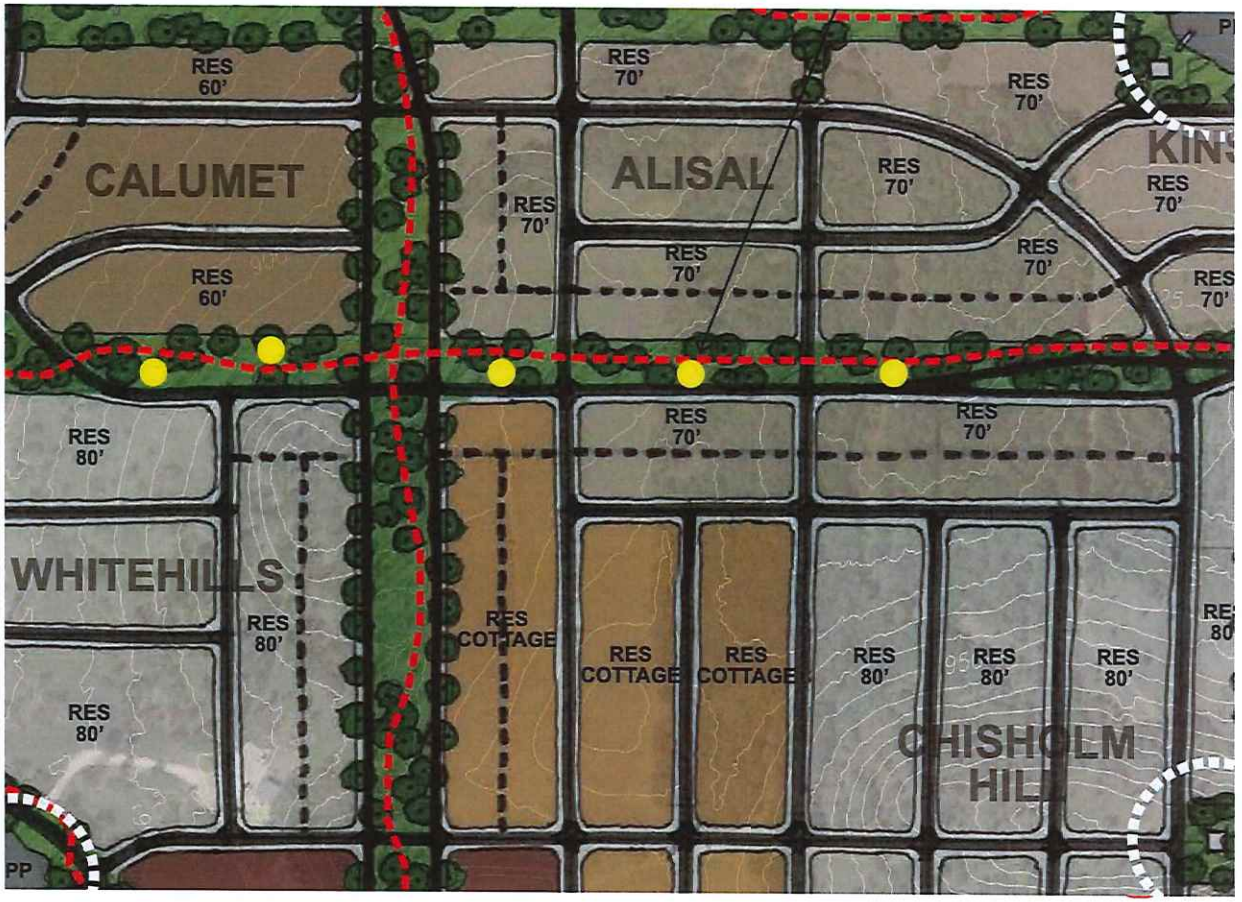
- Scenic overlook of all of Burleson
- Estate lots built with the grade of the hill
- Lookout Park accessible via trails to all CS residents
- Perfect for the executive or large family
- Typical lot – 80' x 140'

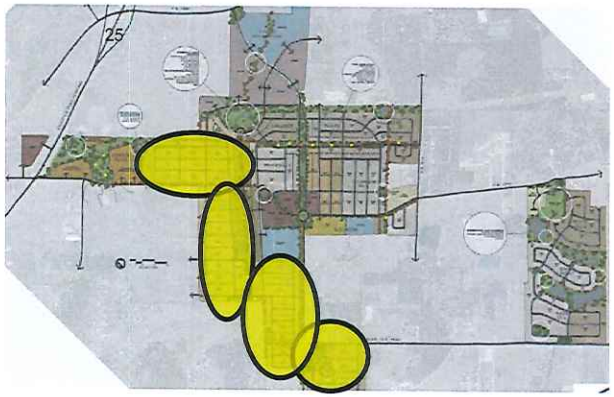




PLANNED SINGLE-FAMILY

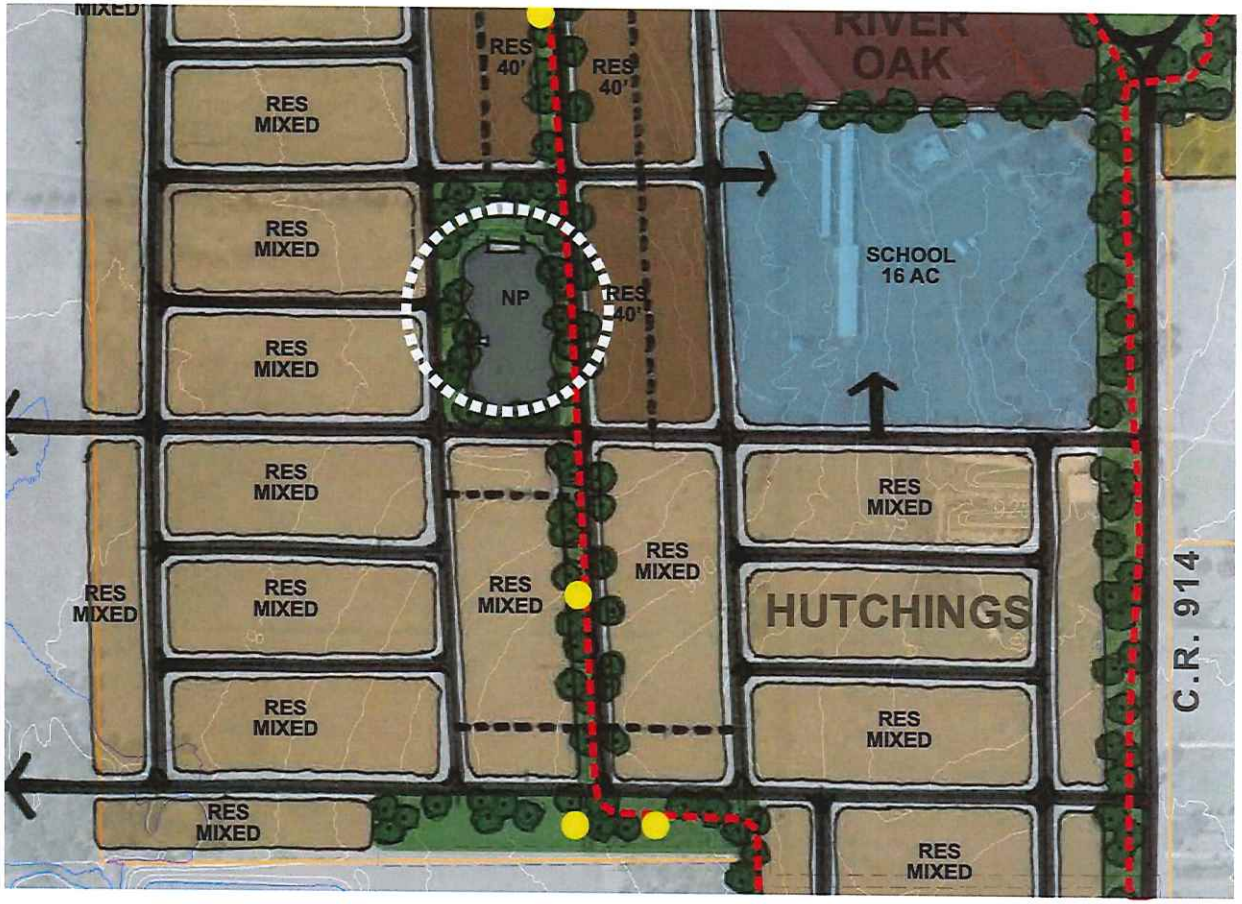
- Approx. 250 acres planned for clusters of specific lot type
- Traditional residential lots:
  - 60' x 120'
  - 70' x 130'
  - 80' x 140'
- Planned to specifically use the existing topography or complement overall land plan

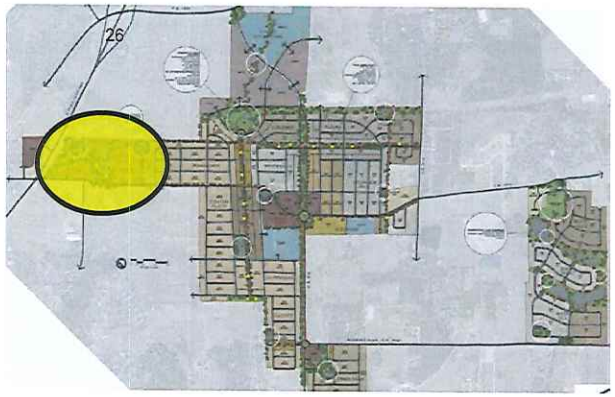




MIXED SINGLE-FAMILY

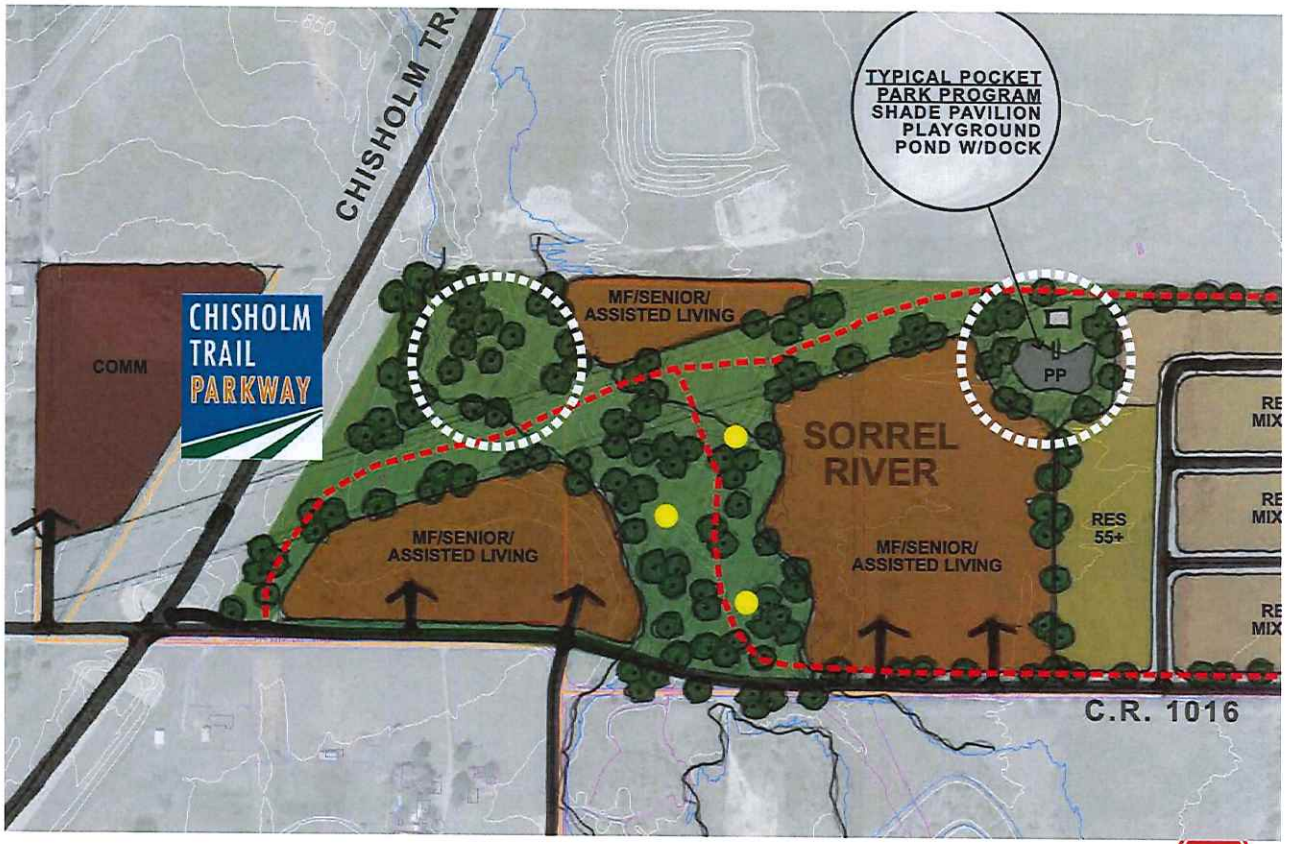
- Integrated mix of lot types to create variety and neighborhood character
- Pockets of single-family houses
- Lots will include:
  - 40' x 100'
  - 56' x 120'
  - 60' x 120'
- Each phase to be designed according to demand
- Approx. 150 acres shown as mixed



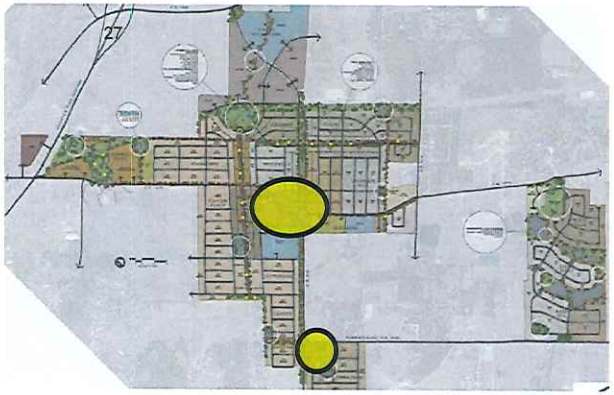


SENIOR CARE & MULTIFAMILY

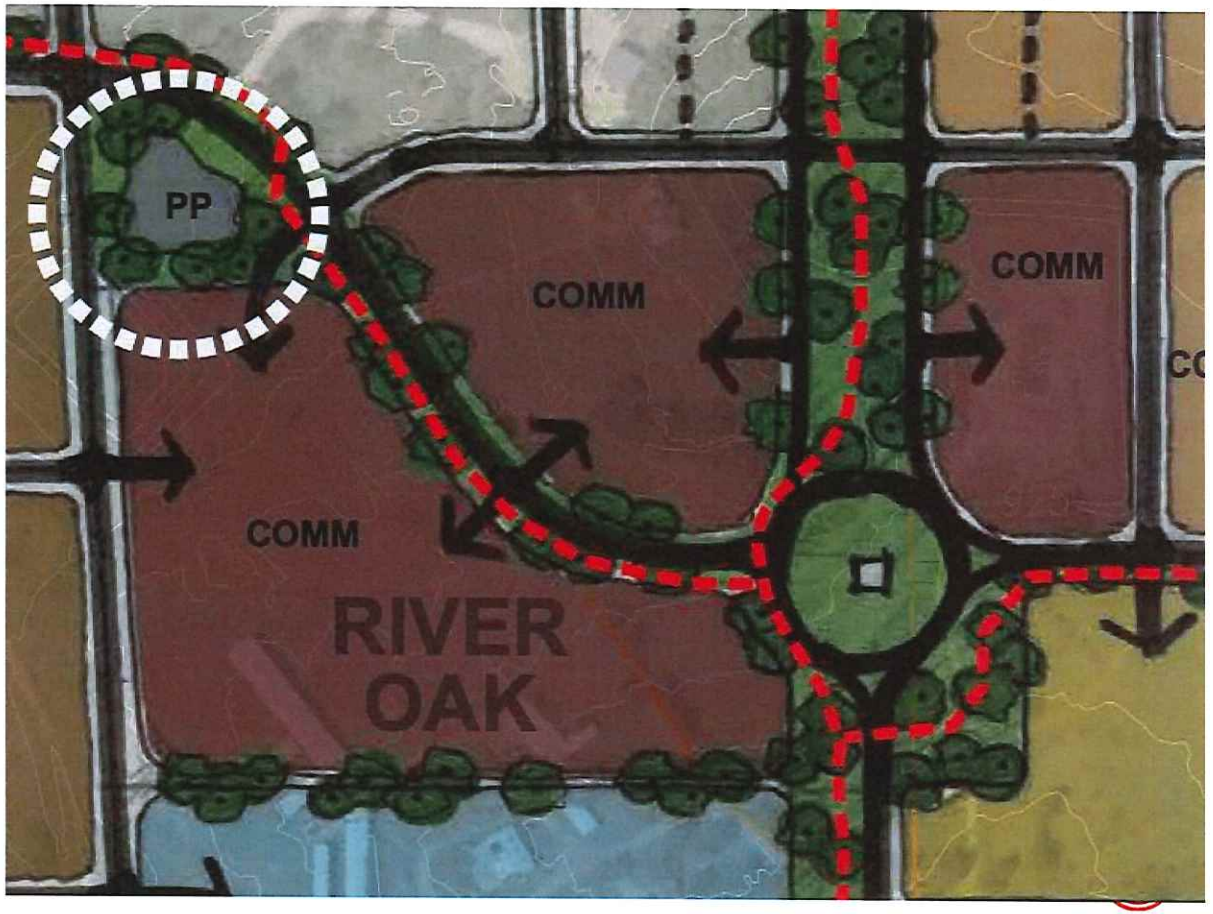
- Provides full life-cycle housing for community
- Envision a mixture of multistory high-density products
- Area shown is similar size to existing Arabella development near H-E-B
- Greenspace will have a pocket park and trail parks
- Buffered by block of age-55+ single-family units

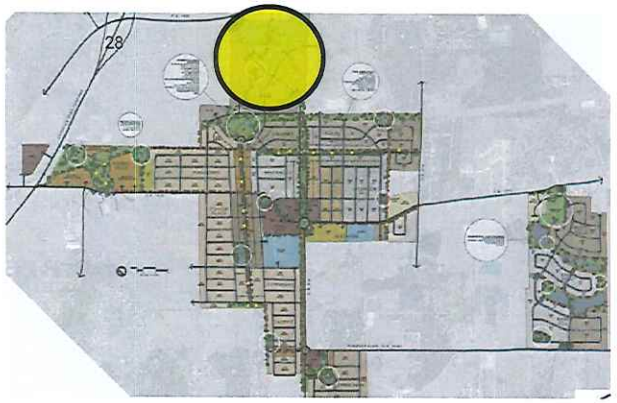


COMMERCIAL NODES

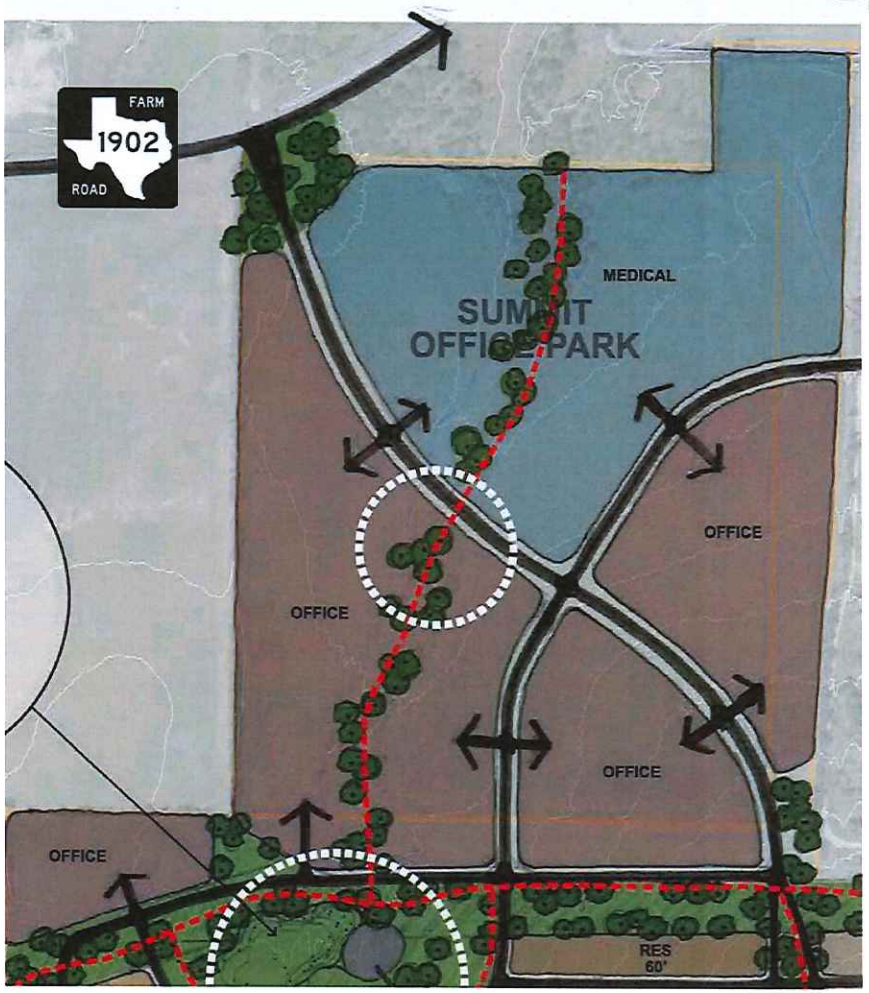


- Following rooftops, land is preserved for commercial and neighborhood services
- Community "downtown" node called Chisholm Square
  - Similar size to 9 square blocks of Old Town
- Commercial areas to be connected by trail system





SUMMIT OFFICE PARK



- Over 90 acres with convenient access to Chisholm Trail Parkway via FM 1902
- Professional office park with opportunity for medical
- Bisected by major boulevard
- Ideal live-work lifestyle for families in over 3000 units

ARCHITECTURAL STANDARDS
ENHANCED WALLS & FENCING
ENHANCED LANDSCAPING

STANDARDS

- Housing types proposed vary widely in style and form
- This is seen in other master-planned communities we have toured (Viridian, Windsong Ranch, etc.)
- Theme and brand in CS is established through parks, trails, signs and monuments rather than houses
- Developer is favorable to setting standards but recommends including this in the development agreement
  - Traditional homes to follow current zoning ordinance
  - Non-traditional home types (patio, townhome, cottage, etc.) to have exhibit outlining standards

WINDSONG RANCH HOUSING VARIETY





ENHANCEMENTS



ARBORLAWN AND CTP, FORT WORTH



- Undeveloped areas to be fenced with rust-colored railing
  - "CS" logo to be integrated throughout
  - Inside of railing used for neighborhood signage (i.e. Harvest)
- Developed areas to be fenced with wrought iron fencing and landscape buffers
  - In place of masonry wall requirement along arterials
  - Landscaping in common area maintained by community



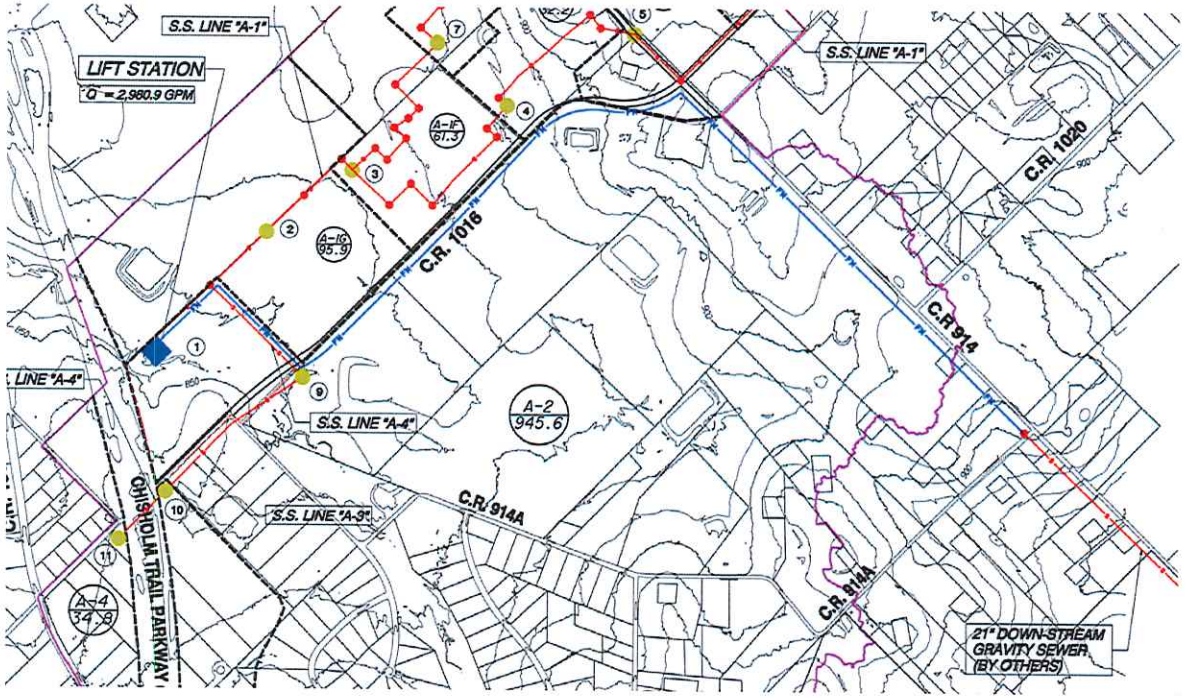
RAIL FENCE AT EQUESTRIAN FACILITY

PUBLIC INFRASTRUCTURE & PARTICIPATION

PUBLIC INFRASTRUCTURE

- Water – JCSUD completing evaluation of capacity to accommodate expanded land use plan
  - Elevated tower at CR 919 will serve this pressure plane
  - Expansion of 21" lines near CTP and 16" lines CR 919 anticipated
- Electric – United Coop indicates they have sufficient stations and will work closely as we identify phases of development
- Roads – Existing paving sections vary in sufficiency for development
  - CR 1016 will be realigned to avoid unsafe turns – and renamed
  - CR 914 should be tied with a major arterial of the City to carry traffic from FM 1902
- Sewer –
  - Trunk line built near CR 1020 was found to have insufficient capacity
  - Current plans would anticipate lift stations, a force main to the high point near CR 914A and CR 914
  - The sewer line planned from South Burleson down CR 914 will be critical for service

PARTICIPATION REQUESTED



- The "Burleson West" area encompasses over 1600 acres of future growth for the City
- Sewer expansion is necessary to take full advantage of the City's claim on the CTP
- Future growth for Burleson will depend on a sufficiently-funded sewer program
- Participation is requested to construct:
  - Downstream sewer lines
  - "Burleson West" lift stations and force main lines

PARTICIPATION REQUESTED



- Major park improvements will distinguish Burleson above its neighbors
- The scale of improvements as required for a master-plan community is over and above the standard subdivision
- Developer will seek a Public Improvement District to assist with the construction and maintenance/operation of the amenities, parks, trails, etc.

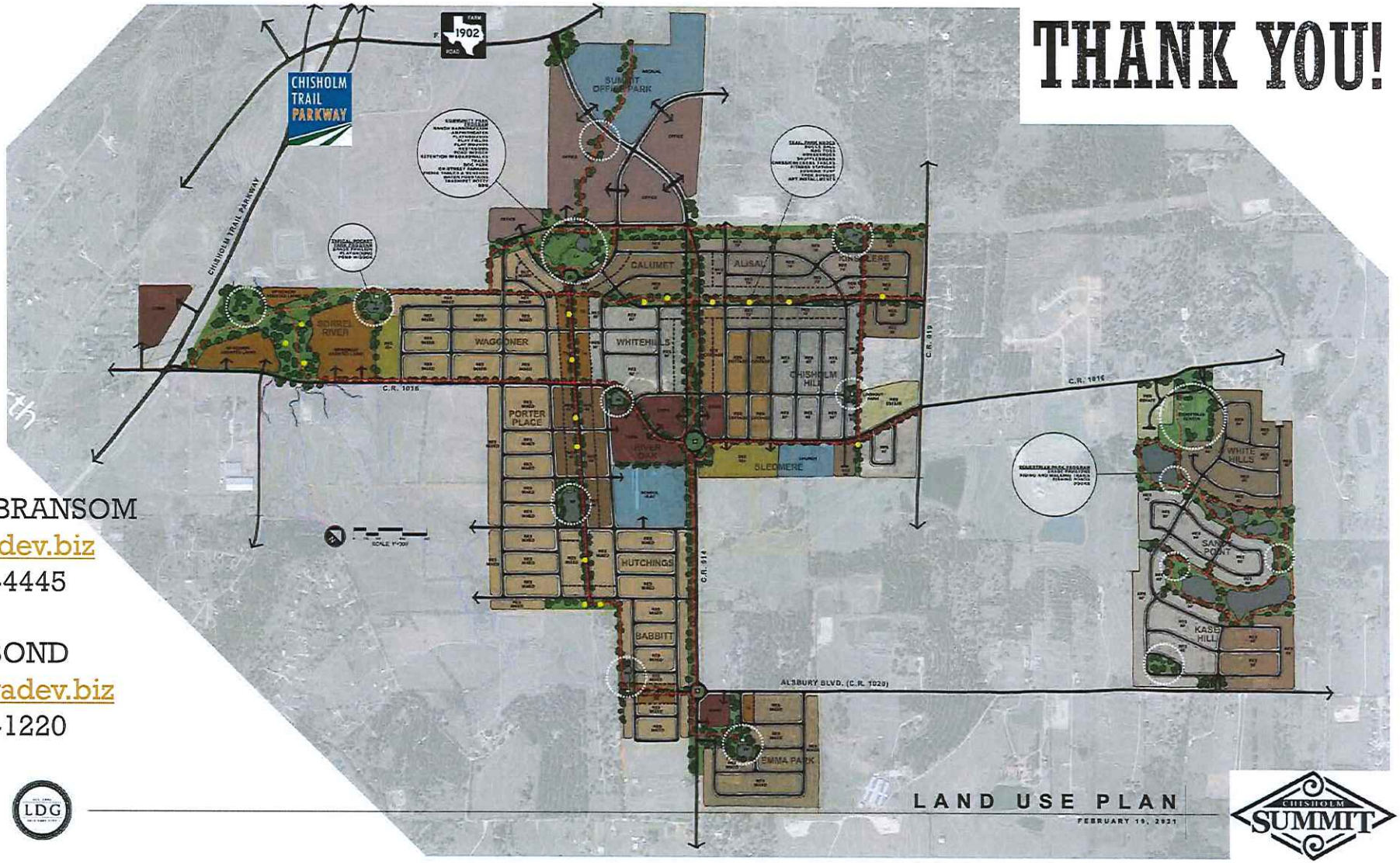
CLOSING



The development team is excited to be a part of the future growth of Burleson and appreciates the work of City staff to put together the best project possible.

We are grateful to continue working together toward all the necessary entitlements to see Chisholm Summit come to fruition.

THANK YOU!



ROCKY BRANSOM
rwb@radev.biz
817-480-4445

JUSTIN BOND
justin@radev.biz
817-880-1220

Exhibit D

Parks and Trails Plan

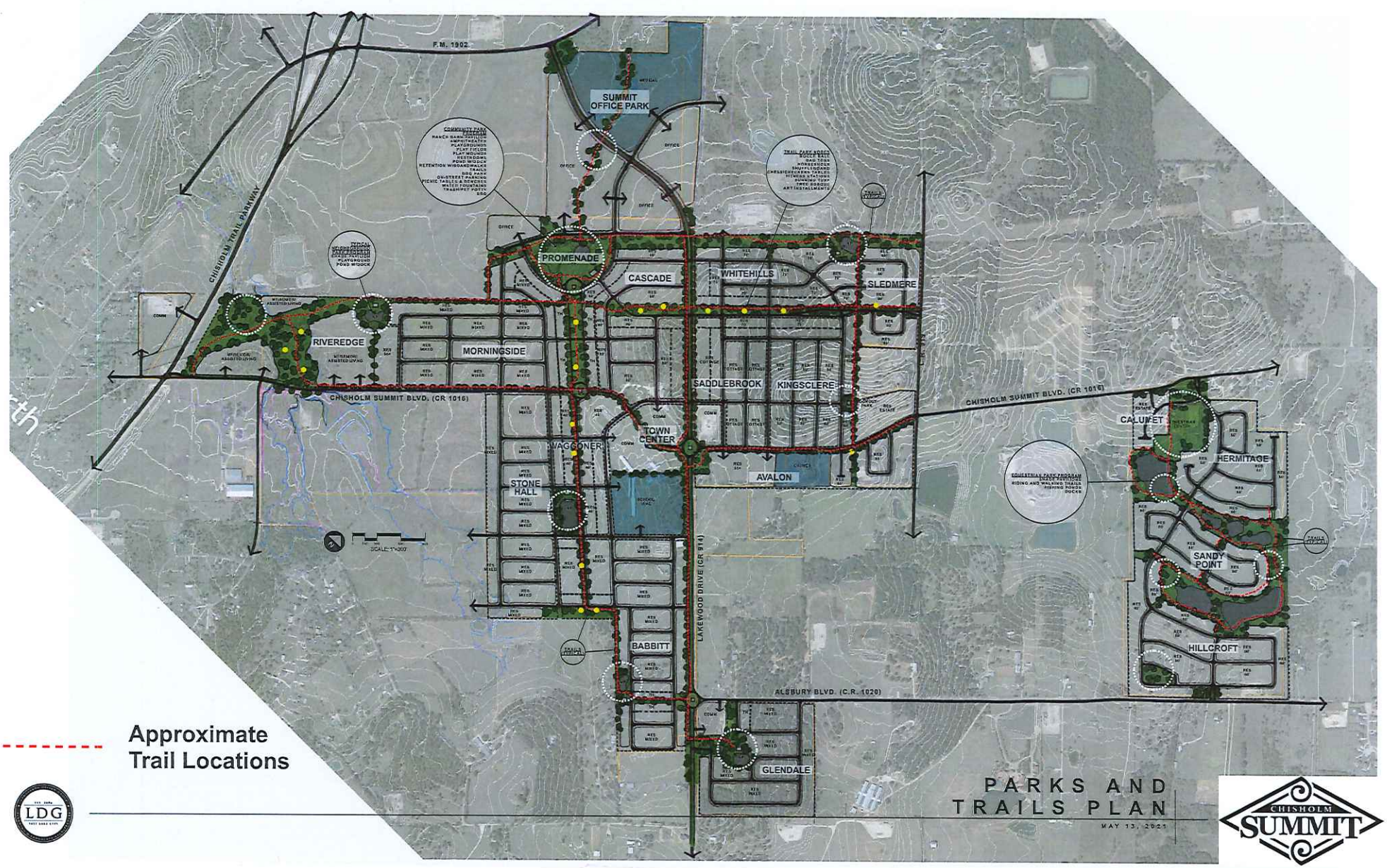

F.M. 1902
SUMMIT OFFICE PARK
CHISHOLM TRAIL PARKWAY
PROMENADE
CASCADE
WHITEHILLS
SLEDMERE
RIVEREDGE
MORNINGSIDE
SADDLEBROOK
KINGSCLERE
CHISHOLM SUMMIT BLVD. (CR 1016)
TOWN CENTER
WAGGONER
AVALON
CALUMET
HERMITAGE
STONE HALL
LAKEWOOD DRIVE (CR 914)
SANDY POINT
BABBITT
HILLCROFT
ALSBURY BLVD. (C.R. 1020)
GLENDALE
Approximate Trail Locations
PARKS AND TRAILS PLAN
MAY 13, 2021
CHISHOLM SUMMIT

Exhibit E

Roadway Improvements

EXHIBIT E
ROADWAY IMPROVEMENTS

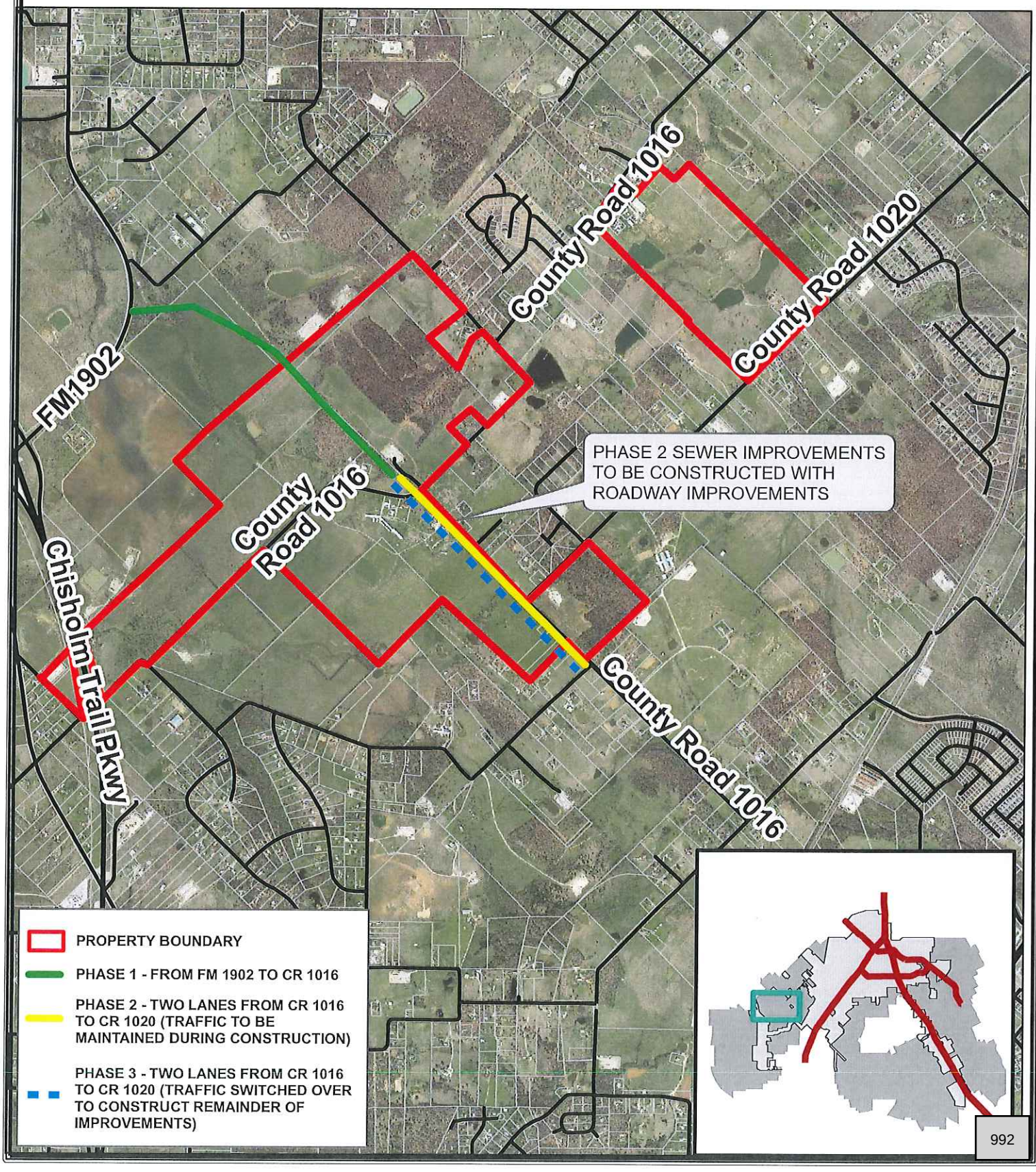


Exhibit F

Sewer Improvements

EXHIBIT F
SEWER IMPROVEMENTS

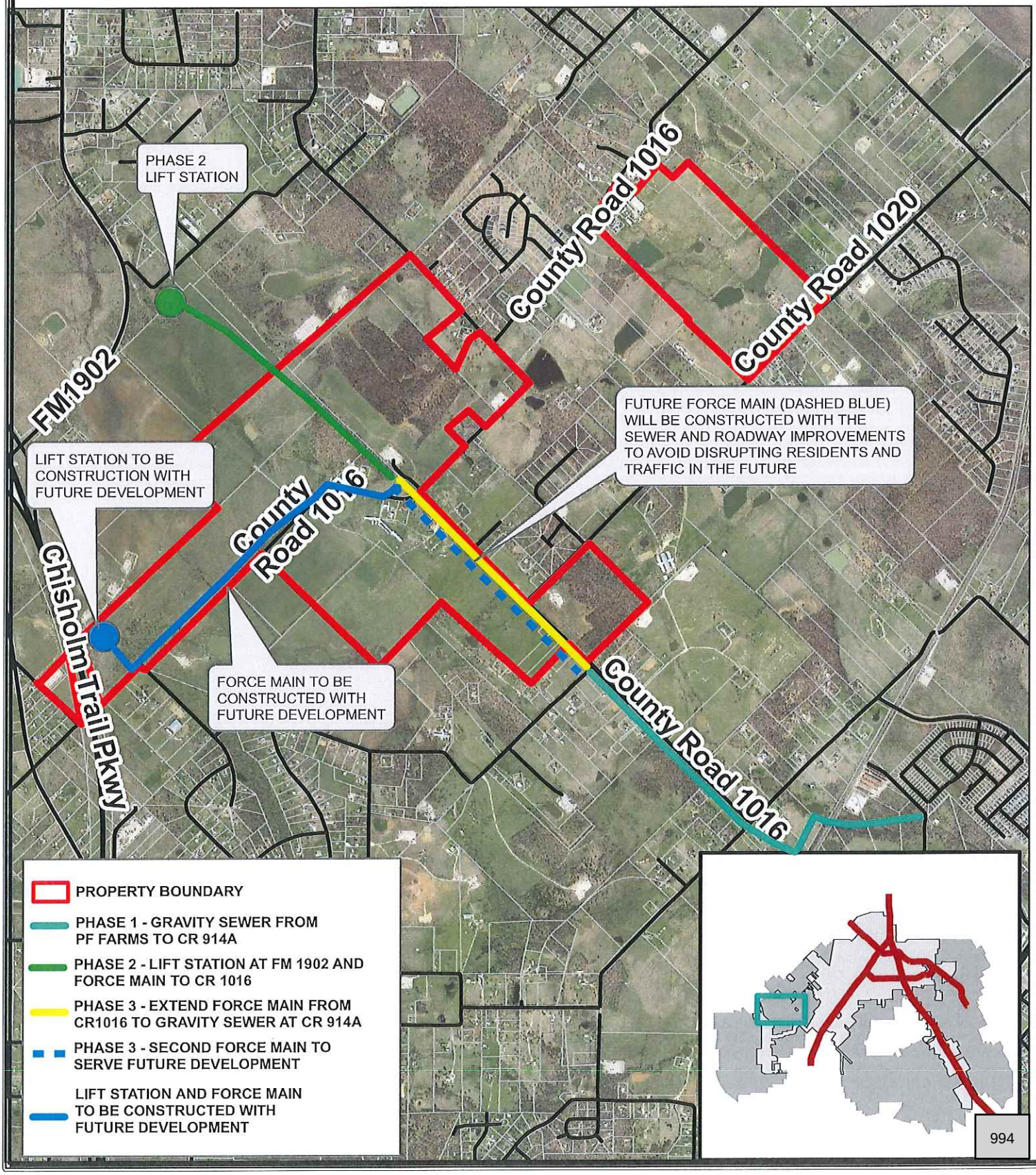
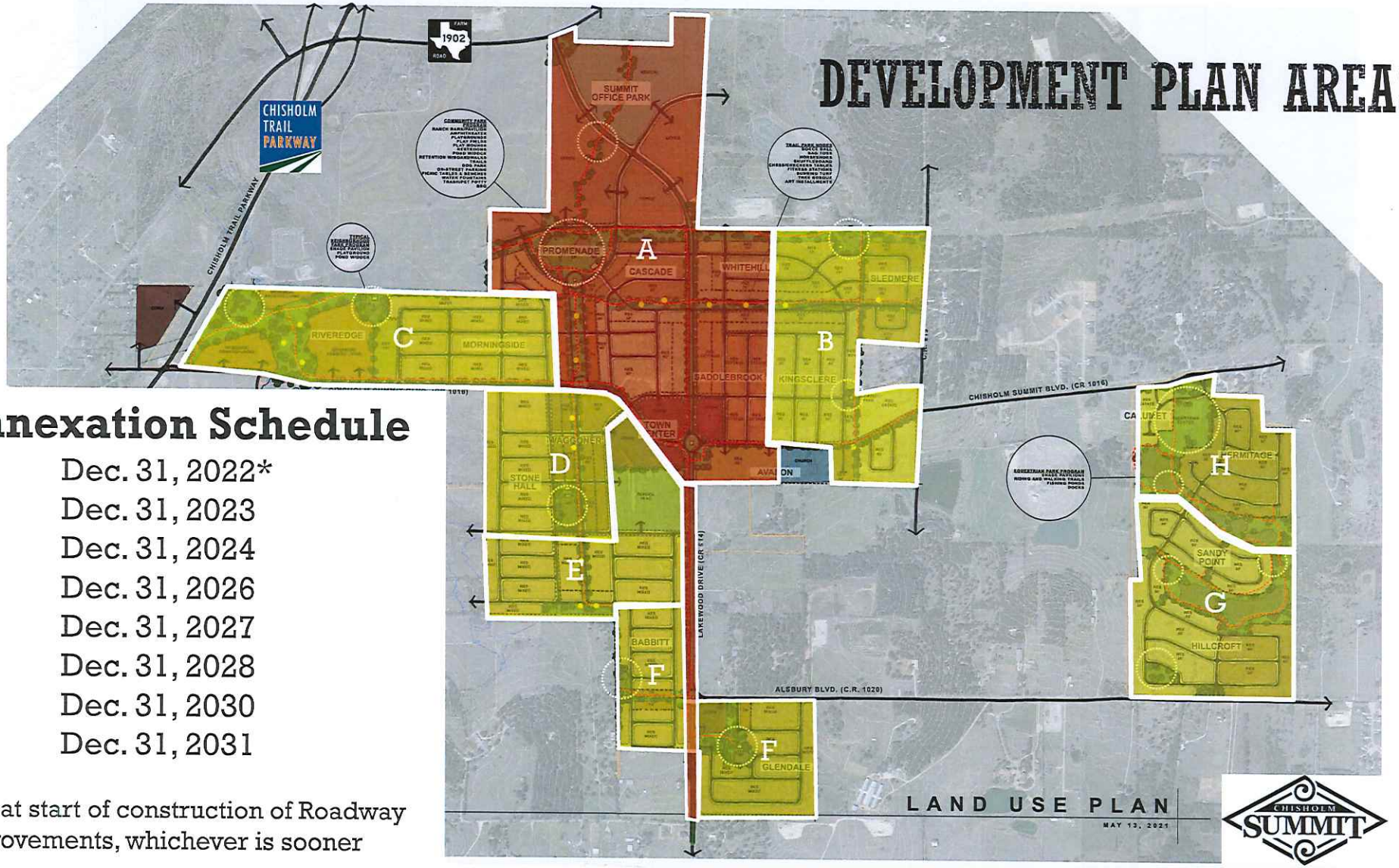


Exhibit G

Annexation Plan/Development Sections

DEVELOPMENT PLAN AREAS



Annexation Schedule

A – Dec. 31, 2022*
B – Dec. 31, 2023
C – Dec. 31, 2024
D – Dec. 31, 2026
E – Dec. 31, 2027
F – Dec. 31, 2028
G – Dec. 31, 2030
H – Dec. 31, 2031

*OR at start of construction of Roadway Improvements, whichever is sooner

City Council Regular Meeting

DEPARTMENT: **Finance**

FROM: **Harlan Jefferson, Deputy City Manager**

MEETING: **August 17, 2026**

SUBJECT:

Consider and take possible action on a resolution approving a resolution of the Burleson 4A Economic Development Corporation authorizing the issuance of the Corporation's Sales Tax Revenue Bonds; approving a Sales Tax Remittance Agreement; and enacting other provisions relating to the subject. *(Staff Contact: Harlan Jefferson, Deputy City Manager)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
High Performing City Organization Providing Exceptional, People Focused Services	1.4 Be a responsible steward of the city's financial resources by providing rates and fees that represent a strong value to our citizens; providing timely, accurate and transparent financial reporting; and utilizing long-range planning.

SUMMARY:

As part of the FY 2025-2026 Capital Improvement Program (CIP), projects approved by the City Council during the budget process and presented in reimbursement resolutions also approved by the City Council on September 8, 2025 and October 10, 2025, are being proposed by staff for the issuance of Sales Tax Revenue Bonds (Bonds). We have identified capital projects in the amount of $6,026,519 to be included in the proposed FY 2025-2026 Bond sale.

The proposed amounts for debt issuance will be rounded to the nearest $5,000. In addition, we are requesting authorization to issue Bonds in an amount not to exceed $6,760,000, in case market conditions change at the time of the sale of the Bonds, to cover debt issuance costs.

We began the Bond issuance and notification process when the City Council approved a resolution of the Notice of Intent to issue Certificates of Obligation on June 15, 2026. The City Council also directed staff to bring forward a parameters ordinance for consideration this year due to uncertainty in the marketplace. The parameters under which the Bonds can be sold are as follows:

- The aggregate principal amount of the Bonds shall not exceed $6,760,000;
- The true interest cost of the Bonds shall not exceed 6.5%;
- The final maturity of the Bonds shall not be later than September 1, 2046; and
- The delegation made hereby shall expire if not exercised by the Pricing Officer within ninety (90) days from the date of adoption hereof.

RECOMMENDATION:

Move approval of a resolution approving a resolution of the Burleson 4A Economic Development Corporation authorizing the issuance of the Corporation's Sales Tax Revenue Bonds; approving a Sales Tax Remittance Agreement; and enacting other provisions relating to the subject.

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

On September 8, 2025, the Council approved the final reading of the City's FY 2025-2026 annual budget with the five-year Capital Improvement Plan (CIP) (CSO#5910-09-2025).

On September 8, 2025, the Council approved a reimbursement resolution not to exceed $82,500,000 for certain capital expenditures with proceeds from debt.

On October 10, 2025, the Council approved a reimbursement resolution not to exceed $6,750,000 for certain capital expenditures with proceeds from debt.

On October 20, 2025, the Council adopted an ordinance to amend the City's FY 2026-2030 five-year Capital Improvement Plan (CIP) (CSO#5973-10-2025).

On December 15, 2025, the Council adopted a resolution to amend the City's FY 2026-2030 five-year Capital Improvement Plan (CIP) (CSO#6011-12-2025).

On March 23, 2026, the Council adopted an ordinance to amend the City's FY 2026-2030 five-year Capital Improvement Plan (CIP) (CSO#6109-04-2026).

On April 20, 2026, the Council adopted an ordinance to amend the City's FY 2026-2030 five-year Capital Improvement Plan (CIP) (CSO#6114-04-2026).

On May 4, 2026, the Council adopted an ordinance to amend the City's FY 2026-2030 five-year Capital Improvement Plan (CIP) (CSO#6126-05-2026).

On May 18, 2026, the Council approved a reimbursement resolution not to exceed $2,652,000 for certain capital expenditures with proceeds from debt.

On May 27, 2026, staff discussed with the Finance Committee refunding opportunities and the recommendation to refund the 2012 W&S Series. The committee gave staff feedback and directions to move forward with the refund.

On June 15, 2026, the Council approved a notice of intent resolution to issue combination tax and revenue Certificates of Obligation.

REFERENCE:

N/A

FISCAL IMPACT:

N/A

STAFF CONTACT:

Harlan Jefferson
Deputy City Manager
hjefferson@burlesontx.com
817-426-9651

4A Debt Parameters Resolution

PRESENTED TO THE CITY COUNCIL ON AUGUST 17, 2026

Debt Parameters Summary

- The total principal amount of Sales Tax Revenue Bonds shall not surpass $6,760,000;
- The true interest cost on the debt shall not exceed 6.5% for the Sales Tax Revenue Bonds;
- The refunding of the Refunded Obligations must produce a net present value debt service savings of at least 0.5%;
- The debt's final maturity date shall be no later than September 1, 2046; and
- This delegation will expire if the Pricing Officer does not exercise it within one year from the date of adoption.

- The proposed amounts for debt issuance will be rounded to the nearest $5,000

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BOND ISSUANCE SUMMARY

	2026	2027	2028	2029	2030	2031	2032	Total
General Government Bonds	$ 22,287,307	$ 40,460,841	$ 8,841,901	$ 7,883,497	$ 14,443,000	$ 1,000,000	$ -	$ 94,916,546
GO Bond	$ 17,210,778	$ 21,969,607	$ 4,439,901	$ 1,130,015	$ 13,443,000	$ -		$ 58,193,301
CO Bond	$ 5,076,529	$ 18,491,234	$ 4,402,000	$ 6,753,482	$ 1,000,000	$ 1,000,000		$ 36,723,245
Capital Equipment (Included in CO #)								
20-year	$ 800,000							
12-year	$ 325,000			$ 3,155,529				
5-year	$ 1,326,000		$ 2,652,000					
Water and Sewer Rate CO Bonds * Bond issuance 1 year after CIP appropriation	$ 23,333,837	$ 37,896,042	$ 41,587,081	$ 13,785,862	$ 13,142,671	$ 5,000,000	$ 5,000,000	$ 139,745,493
Water Bond *(CO Bond)* *	$ 22,153,267	$ 7,166,436	$ 23,051,985	$ 6,005,304	$ 7,832,671	$ 2,000,000	$ 2,000,000	$ 70,209,663
Sewer Bond *(CO Bond)* *	$ 1,180,570	$ 30,729,606	$ 18,535,096	$ 7,780,558	$ 5,310,000	$ 3,000,000	$ 3,000,000	$ 69,535,830
Special Revenue CO Bonds	$ 12,016,895	$ 3,389,412	$ 10,388,794	$ 16,870,440	$ 180,556	$ -	$ -	$ 42,846,097
4A Bond *(CO Bond)*	$ 5,000,000	$ -	$ 9,000,000	$ 15,000,000	$ -	$ -		$ 29,000,000
4A Bond *(Revenue Bond)*	$ 6,026,519							$ 6,026,519
4B Bond *(CO Bond)*	$ 990,376	$ 3,389,412	$ 1,388,794	$ 1,870,440	$ 180,556	$ -		$ 7,819,578
TIF 2 *(CO Bond)*	$ -	$ -	$ -	$ -	$ -	$ -		$ -
TOTAL	$ 57,638,039	$ 81,746,295	$ 60,817,776	$ 38,539,799	$ 27,766,227	$ 6,000,000	$ 5,000,000	$ 277,508,136

	2026	2027	2028	2029	2030	2031	2032	Total
GO Bond Total	$ 17,210,778	$ 21,969,607	$ 4,439,901	$ 1,130,015	$ 13,443,000	$ -	$ -	$ 58,193,301
CO Bond Total	$ 34,400,742	$ 59,776,688	$ 56,377,875	$ 37,409,784	$ 14,323,227	$ 6,000,000	$ 5,000,000	$ 213,288,316
Revenue Bond Total	$ 6,026,519							$ 6,026,519

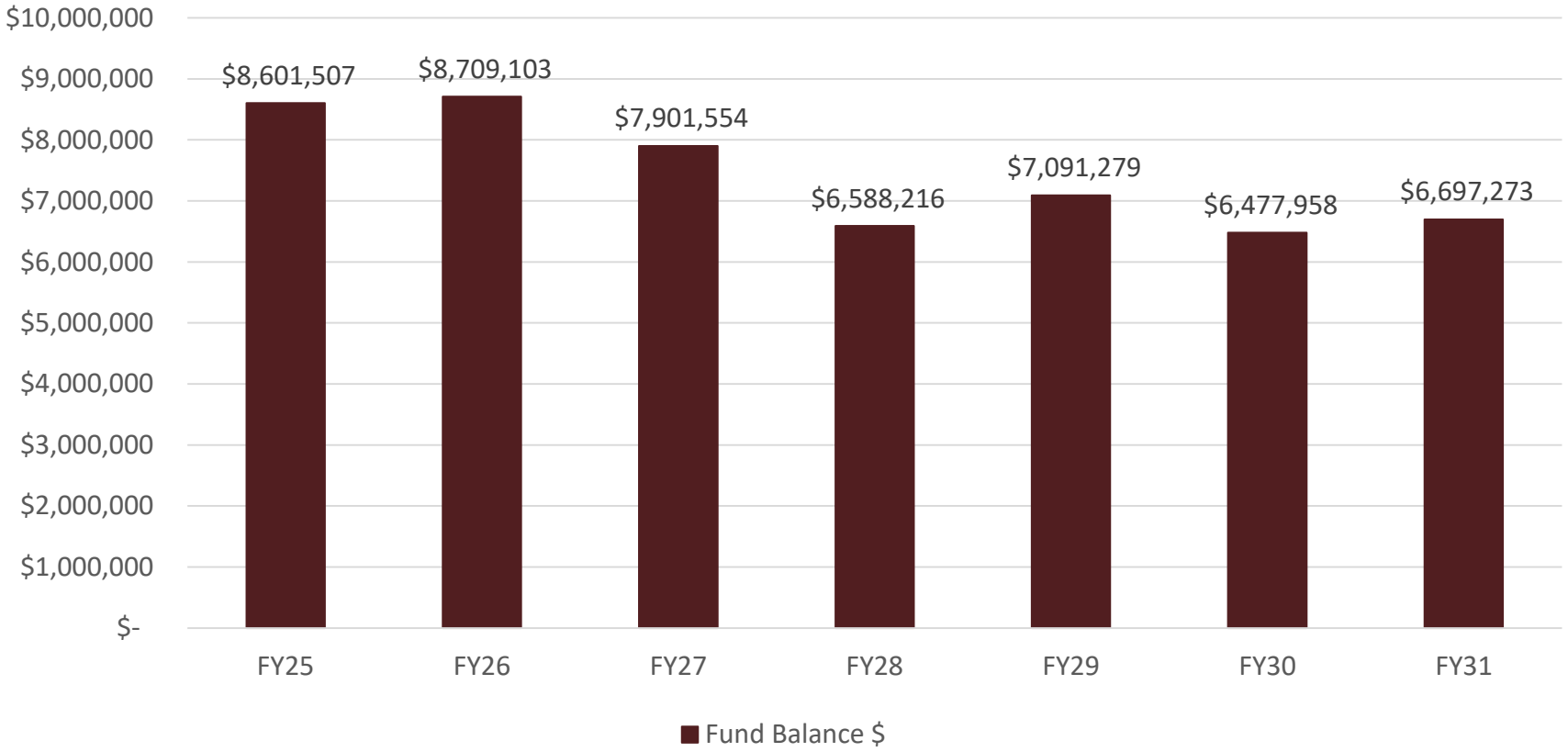
1002

4A CIP FY26

Project #	4A Projects Name	FY 2026
PK2311	West Side Infrastructure - Burleson Legacy Park	$5,000,000
DV2601	Land Bank at HCP and I35W	$6,026,519
	4A CO Bond Total	**$5,000,000**
	4A Revenue Bond Total	**$6,026,519**

1003

4A Corporation Fund



1004

Legal Authority in Texas Regarding a Parameters Resolution

- Chapters 1371 and 1207, Texas Government Code
- Applies to new money and refunding bonds, respectively
- Allows delegation of final bond terms for up to 1 year after the ordinance is adopted

Why Use a Parameters Resolution?

- **Market Responsiveness:** Time the sale to secure favorable rates
- **Efficiency:** Avoid repeated council meetings
- **Control:** The Governing body still sets firm boundaries
- **Delegated Expertise:** Utilizes staff and advisors to manage complex transactions

Example Scenario

- Council passes a parameters resolution:
  - Up to $10 million in bonds
  - Not to exceed 5% interest
  - Term not to exceed 20 years
  - The sale must occur within 180 days
- City Manager authorized to finalize sale within those parameters

Summary Parameters Resolution

- Parameters resolution provide flexibility without sacrificing oversight
- Useful for both refunding and new money issuances
- Empower cities to act strategically in a dynamic bond market

Specific Parameters for Revenue Bonds

- The total principal amount of Sales Tax Revenue Bonds shall not surpass $6,760,000;
- The true interest cost on the debt shall not exceed 6.5% for the Sales Tax Revenue Bonds;
- The refunding of the Refunded Obligations must produce a net present value debt service savings of at least 0.5%;
- The debt's final maturity date shall be no later than September 1, 2046; and
- This delegation will expire if the Pricing Officer does not exercise it within ninety (90) days from the date of adoption.

Debt Issuance Calendar

Complete By	Day	Event
10-Jun-26	Wednesday	HilltopSecurities requests information for preparation of the Official Statement
15-Jun-26	**Monday**	**Council meeting to approve Resolution directing staff to proceed with bond issuance process & approve publication of Notice of Intent for CO's**
17-Jun-26	Wednesday	HilltopSecurities receives requested information. HilltopSecurities begins preparation of the Official Statement
18-Jun-26	**Thursday**	**1st Notice of Intent published for CO's**
24-Jun-26	Wednesday	1st Draft Official Statement distributed to the City and Bond Counsel
25-Jun-26	**Thursday**	**2nd Notice of Intent published for CO's**
1-Jul-26	Wednesday	HilltopSecurities receives comments on 1st Draft of Official Statement
8-Jul-26	Wednesday	2nd Draft Official Statement distributed to the City and Bond Counsel

Debt Issuance Calendar Continued

Complete By	Day	Event
15-Jul-26	Wednesday	HilltopSecurities receives comments on 2nd Draft of Official Statement
20-Jul-26	Monday	Distribute POS to Rating Agencies
Week of July 27th -31st.		Rating Calls
17-Aug-26	Monday	Receive Ratings
17-Aug-26	**Monday**	**City Council passes Parameters Ordinance authorizing issuance of the Bonds and Certificates**
19-Aug-26	Wednesday	Electronically Post Official Statement to Potential Purchasers
26-Aug-26	Wednesday	Potential pricing date
24-Sep-26	Thursday	Bond and Certificate Closing and Delivery of Funds to the City

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Options

- Approve or Deny 4A Corporation Revenue Bonds Resolution
- Staff recommends approval of the Resolution

QUESTIONS/COMMENTS

CITY OF BURLESON, TEXAS **RESOLUTION NO. _____**

RESOLUTION APPROVING A RESOLUTION OF THE BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE ISSUANCE OF THE CORPORATION'S SALES TAX REVENUE BONDS; APPROVING A SALES TAX REMITTANCE AGREEMENT; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, Burleson 4A Economic Development Corporation (the "Corporation") is a non-profit industrial development corporation created, existing and governed by the Development Corporation Act, Chapters 501, 502 and 504, Texas Local Government Code, formerly Section 4A of Article 5190.6, Tex. Rev. Civ. Stat. Ann., as amended (the "Act").

WHEREAS, there has been presented to this City Council a resolution (the "Bond Resolution") adopted by the Board of Directors of the Corporation authorizing the issuance and sale of the Corporation's sales tax revenue bonds for the purpose of acquiring land for economic development as authorized by the Act, including manufacturing and industrial, distribution centers, small warehouse facilities, research and development facilities and office space that could be used for national or regional headquarter facilities;

WHEREAS, the Corporation and the City desire to enter into a Sales Tax Remittance Agreement, dated as of August 1, 2026, pursuant to which sales taxes collected by the City for the benefit of the Corporation pursuant to the Act are transferred and deposited into a fund for the use by the Corporation in the furtherance of its authorized powers and purposes; and

WHEREAS, this City Council finds and determines that it is necessary and appropriate to approve the Bond Resolution and to approve said Sales Tax Remittance Agreement for the purposes hereinabove provided.

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

Section 1. The recitals set forth in the preamble hereof are incorporated herein and shall have the same force and effect as if set forth in this Section. The Bond Resolution, attached hereto as Exhibit A, is hereby approved and the issuance by the Corporation of sales tax revenue bonds in the principal amount not to exceed $6,760,000 (the "Bonds"), for the purpose of providing funds to acquire approximately 11.027 acres of land for economic development as authorized by the Act, including manufacturing and industrial, distribution centers, small warehouse facilities, research and development facilities and office space that could be used for national or regional headquarter facilities, funding the reserve fund requirement for the Bonds and to pay costs of issuance of the Bonds, is hereby approved; and said Bond Resolution, the Bonds and the expenditure of funds of the Corporation in connection therewith are hereby approved.

Section 2. The Sales Tax Remittance Agreement by and between the City and the Corporation, dated as of August 1, 2026, is hereby approved and the Mayor of the City is hereby authorized and directed to execute said agreement in the name of and on behalf of the City. For so long as any of the Bonds or Parity Revenue Obligations (as defined in the Bond Resolution) remain outstanding, the City covenants, agrees and warrants, to the extent permitted by law, to cause no reduction, abatement or exemption in the sales tax below the rate voted at the election held by and within the City on May 5, 2001, and to cause such sales tax to be collected and deposited in accordance with the Sales Tax Remittance Agreement.

Section 3. This Resolution shall be effective immediately upon adoption.

PASSED, APPROVED AND SO RESOLVED by the City Council of the City of Burleson, Texas, on the 17th day of August, 2026.

ATTEST:

City Secretary

Mayor

[CITY SEAL]

Exhibit A
Corporation Bond Resolution

RESOLUTION AUTHORIZING THE ISSUANCE OF BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION SALES TAX REVENUE BONDS; ESTABLISHING PROCEDURES AND DELEGATING AUTHORITY FOR THE SALE AND DELIVERY OF THE BONDS; PROVIDING FOR THE SECURITY FOR AND PAYMENT OF SAID BONDS; PROVIDING AN EFFECTIVE DATE; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT

THE STATE OF TEXAS §

BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION §

WHEREAS, Burleson 4A Economic Development Corporation (the "Issuer") is a non-profit industrial development corporation created, existing and governed by V.T.C.A, Local Government Code, Title 12, Subtitle C1, as amended (the "Act") (formerly known as the Development Corporation Act of 1979, Tex. Rev. Civ. Stat. Ann. Article 5190.6), specifically Chapters 501, 502 and 504 thereof (the "Act").

WHEREAS, pursuant to the authority granted in the Act, the City of Burleson, Texas (the "City") has levied a one-half of one percent sales and use tax for the benefit of the Issuer (the "Sales Tax"), to be used exclusively for the purposes set forth in the Act;

WHEREAS, the Corporation is authorized by the Act to issue its revenue bonds, to be secured by and payable from the Sales Tax, in the manner and for the purposes hereinafter provided;

WHEREAS, the Corporation may undertake projects that are found by the Board of Directors (the "Board") of the Corporation to be required or suitable for the development, retention, or expansion of manufacturing and industrial facilities, research and development facilities, distribution centers and regional or national corporate headquarters facilities;

WHEREAS, proceeds of the bonds hereinafter authorized will be used to providing funds to acquire approximately 11.027 acres of land for economic development as authorized by the Act, including manufacturing and industrial, distribution centers, small warehouse facilities, research and development facilities and office space that could be used for national or regional headquarter facilities (the "Project"), and it is hereby found, determined and declared that the Project is necessary and suitable for the promotion and development of new and expanded business enterprises and is required for the development, retention, and expansion of manufacturing, research and development facilities, distribution centers and national corporate headquarters facilities and will aid in the accomplishment of creating and retaining primary jobs as authorized by the Act;

WHEREAS, the Issuer has previously issued, and there are presently outstanding, bonds of the Issuer payable from a pledge by the Issuer of the Sales Tax sufficient to pay principal of and interest on the obligations as they become due;

WHEREAS, the bonds hereafter authorized are being issued and delivered pursuant to the Act;

WHEREAS, there has been presented to this Board of Directors a Sales Tax Remittance Agreement, between the Issuer and the City, pursuant to which sales taxes collected by the City for the benefit of the Issuer pursuant to the Act shall be transferred and deposited into a fund for the use by the Issuer in the furtherance of its authorized powers and purposes; and

WHEREAS, It is officially found, determined, and declared that the meeting at which this Resolution has been adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered and acted upon at said meeting, including this Resolution, was given, all as required by the applicable provisions of Tex. Gov't Code Ann. ch. 551; Now, Therefore

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION:

Section 1. DEFINITIONS.

(a) Unless otherwise expressly provided or unless the context clearly requires otherwise, in this Resolution the following terms shall have the meanings specified below:

"Act" shall mean the Development Corporation Act, V.T.C.A, Local Government Code, Title 12, Subtitle C1, as amended (formerly known as the Development Corporation Act of 1979, Tex. Rev. Civ. Stat. Ann. Article 5190.6), specifically Chapters 501, 502 and 504 thereof.

"Additional Parity Obligations" means bonds, notes or other obligations the Corporation reserves the right to issue on a parity with the Parity Revenue Obligations in accordance with the terms and conditions prescribed in Section 16 hereof.

"Board" means the Board of Directors of the Corporation.

"Bonds" means the Corporation's Bonds entitled "Burleson 4A Economic Development Corporation Sales Tax Revenue Bonds, Taxable Series 2026" authorized to be issued by Section 2.

"Closing Date" means the date of the initial delivery of and payment for the Bonds.

"Comptroller" means the Comptroller of Public Accounts of the State of Texas and any successor officer or official that may be charged by law with the duty of collecting Gross Sales Tax Revenues for the account of, and remitting the same to, the City for the account of the Corporation.

"Debt Service Fund" means the interest and sinking fund established and confirmed by Section 8(a).

"Economic Development Fund" means the special fund established and confirmed by Section 8(a).

"Event of Default" means any Event of Default as defined in Section 30(a).

"Fiscal Year" means twelve months' period beginning October 1 of each year and ending September 30 of the succeeding year.

"Gross Sales Tax Revenue Fund" means the special fund established and confirmed by Section 8(a).

"Gross Sales Tax Revenues" means all of the revenues due or owing to, or collected or received by or on behalf of the Corporation, whether by the City or otherwise, pursuant to the Sales Tax Remittance Agreement or this Resolution, from or by reason of the levy of the Sales Tax, less any amounts due or owing to the Comptroller as charges for collection or retentions by the Comptroller for refunds and to redeem dishonored checks and drafts, to the extent such charges and retention are authorized or required by law.

"Interest Payment Date" means the date or dates upon which interest on the Bonds is scheduled to be paid until the maturity of the Bond, such dates being set forth in the Pricing Certificate (hereinafter defined).

"Parity Revenue Obligations" means the Bonds and any Additional Parity Obligations.

"Paying Agent/Registrar" means the entity designated in the Pricing Certificate, any successor thereto or an entity which is appointed as and assumes the duties of paying agent/registrar as provided in this Resolution.

"Pledged Revenues" means (a) the Gross Sales Tax Revenues and (b) such other money, income, revenues or other property which the Corporation may pledge expressly and specifically to the payment of Parity Revenue Obligations.

"Pricing Certificate" means the Pricing Certificate described in Section 3(a).

"Project Development Fund" means the fund so designated and established by Section 8(a).

"Purchaser" means the person, firm or entity initially purchasing the Bonds from the Corporation and which is designated in Section 26."Registered Owner" means the person who is the Registered Owner of a Bond, as shown in the Register.

"Registration Books" means the bond registration books specified in Section 4(b).

"Reserve Fund" means the reserve fund established and confirmed by Section 8(a).

"Reserve Requirement" has the meaning set forth in Section 12(a).

"Resolution" means this Resolution.

"Sales Tax" means the local sales and use tax authorized under the Act and heretofore authorized and levied by the City within its existing boundaries, and hereafter required to be levied and collected within any expanded areas included within the City pursuant to the Act, together with any increases in the rate thereof if provided and authorized by applicable law.

"Sales Tax Remittance Agreement" shall mean the Sales Tax Remittance Agreement dated as of August 1, 2026, between the City and the Issuer.

(b) This Resolution and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein to sustain the validity of this Resolution.

(c) Section references shall mean, unless otherwise designated, Sections of this Resolution.

Section 2. RECITALS, AMOUNT AND PURPOSE OF THE BONDS.

(a) The recitals set forth in the preamble hereof are incorporated herein and shall have the same force and effect as if set forth in this Section.

(b) The bonds of Burleson 4A Economic Development Corporation (the "Issuer") are hereby authorized to be issued and delivered, in one or more series, in the aggregate principal amount not to exceed $6,760,000 for the public purposes of (i) providing funds to acquire approximately 11.027 acres of land for economic development as authorized by the Act, including manufacturing and industrial, distribution centers, small warehouse facilities, research and development facilities and office space that could be used

for national or regional headquarter facilities, (ii) funding the reserve fund requirement for the Bonds (if so provided in the Pricing Certificate), and (iii) providing funds to pay the costs of issuance of the Bonds.

(c) Each Bond issued pursuant to this Resolution shall be designated: "BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION SALES TAX REVENUE BOND, TAXABLE SERIES 2026," and initially there shall be issued, sold, and delivered hereunder fully registered Bonds, without interest coupons, with Bonds issued in replacement thereof being in the denominations and principal amounts hereinafter stated and numbered consecutively from R-1 upward, payable to the respective Registered Owners thereof (with the initial Bond being made payable to the initial purchaser as described in Section 26 hereof), or to the registered assignee or assignees of said Bonds or any portion or portions thereof (in each case, the "Registered Owner"). The Bonds shall be in the respective denominations and principal amounts, shall be numbered, shall mature and be payable on the date or dates in each of the years and in the principal amounts, and shall bear interest to their respective dates of maturity or redemption prior to maturity at the rates per annum, as set forth in the Pricing Certificate.

Section 3. DELEGATION TO PRICING OFFICER.

(a) As authorized by the Act, the President and the Vice President of the Board, and the Director of the Issuer (the "Pricing Officer") are each hereby authorized to act on behalf of the Issuer in selling and delivering the Bonds, carrying out the other procedures specified in this Resolution, including, determining the date of the Bonds, any additional or different designation or title by which the Bonds shall be known, whether the Bond shall be sold and delivered in one or more series and the date and sale and delivery of each such series, the amount of Bonds to be issued, the price at which the Bonds will be sold, the years in which the Bonds will mature, the principal amount to mature in each of such years, the rate of interest to be borne by each such maturity, the interest payment and record dates, the price and terms upon and at which the Bonds shall be subject to redemption prior to maturity at the option of the Issuer, as well as any mandatory sinking fund redemption provisions, and approving modifications to this Resolution and executing such instruments, documents and agreements as may be necessary with respect thereto, and all other matters relating to the issuance, sale, and delivery of the Bonds and the refunding of the Refunded Obligations, including without limitation establishing the redemption date for and effecting the redemption of the Refunded Obligations, and obtaining municipal bond insurance for all or any portion of the Bonds (including the execution of any commitment agreements, membership agreements in mutual insurance companies, and other similar agreements) and providing for the terms and provisions thereof applicable to the Bonds, all of which shall be specified in the pricing certificate (the "Pricing Certificate") to be executed by the Pricing Officer; provided that:

(i) the aggregate principal amount of the Bonds issued to pay the costs of the Project shall not exceed $6,760,000;

(ii) the true interest cost of the Bonds shall not exceed 6.50% per annum and the net effective interest rate on the Bonds shall not exceed the maximum rate set forth in Chapter 1204, Texas Government Code, as amended;

(vi) the final maturity of the Bonds shall not be later than September 1, 2046; and

(vii) the delegation made hereby shall expire if not exercised by the Pricing Officer within ninety (90) days from the date of adoption of this Resolution.

(b) The Pricing Officer shall determine whether the Bonds will be sold by private placement or negotiated or competitive sale. The term "Bonds" as used in this Resolution shall mean and include collectively the bond initially issued and delivered pursuant to this Resolution and all definitive or substitute

bonds exchanged therefor, as well as all other substitute bonds and replacement bonds issued pursuant hereto, and the term "Bond" shall mean any of the Bonds, unless the context clearly indicates otherwise.

(c) In establishing the aggregate principal amount of the Bonds, the Pricing Officer shall establish an amount not exceeding the amount authorized in Subsection (a) hereof, which shall be sufficient in amount to provide for the purposes for which the Bonds are authorized and to pay costs of issuing the Bonds. The Bonds shall be sold with and subject to such terms as set forth in the Pricing Certificate.

Section 4. CHARACTERISTICS OF THE BONDS.

(a) Appointment of Paying Agent/Registrar. The selection and appointment of the paying agent/registrar for the Bonds (the "Paying Agent/Registrar") shall be as set forth in the Pricing Certificate. The Pricing Officer is authorized and directed to execute and deliver in the name on behalf of the Issuer a Paying Agent/Registrar Agreement with the Paying Agent/Registrar in substantially the form presented at this meeting.

(b) Registration, Transfer, Conversion and Exchange. The Issuer shall keep or cause to be kept at the corporate trust office of the Paying Agent/Registrar books or records for the registration of the transfer, conversion and exchange of the Bonds (the "Registration Books"), and the Issuer hereby appoints the Paying Agent/Registrar as its registrar and transfer agent to keep such books or records and make such registrations of transfers, conversions and exchanges under such reasonable regulations as the Issuer and Paying Agent/Registrar may prescribe; and the Paying Agent/Registrar shall make such registrations, transfers, conversions and exchanges as herein provided within three days of presentation in due and proper form. The Paying Agent/Registrar shall obtain and record in the Registration Books the address of the registered owner of each Bond to which payments with respect to the Bonds shall be mailed, as herein provided; but it shall be the duty of each registered owner to notify the Paying Agent/Registrar in writing of the address to which payments shall be mailed, and such interest payments shall not be mailed unless such notice has been given. The Issuer shall have the right to inspect the Registration Books during regular business hours of the Paying Agent/Registrar, but otherwise the Paying Agent/Registrar shall keep the Registration Books confidential and, unless otherwise required by law, shall not permit their inspection by any other entity. The Issuer shall pay the Paying Agent/Registrar's standard or customary fees and charges for making such registration, transfer, conversion, exchange and delivery of a substitute Bond or Bonds. Registration of assignments, transfers, conversions and exchanges of Bonds shall be made in the manner provided and with the effect stated in the FORM OF BOND set forth in this Resolution. Each substitute Bond shall bear a letter and/or number to distinguish it from each other Bond.

(c) Authentication. Except as provided in subsection (m) of this section, an authorized representative of the Paying Agent/Registrar shall, before the delivery of any such Bond, date and manually sign said Bond, and no such Bond shall be deemed to be issued or outstanding unless such Bond is so executed. The Paying Agent/Registrar promptly shall cancel all paid Bonds and Bonds surrendered for conversion and exchange. No additional ordinances, orders or resolutions need be passed or adopted by the governing body of the Issuer or any other body or person so as to accomplish the foregoing conversion and exchange of any Bond or portion thereof, and the Paying Agent/Registrar shall provide for the printing, execution and delivery of the substitute Bonds in the manner prescribed herein. Pursuant to Subchapter D, Chapter 1201, Texas Government Code, the duty of conversion and exchange of Bonds as aforesaid is hereby imposed upon the Paying Agent/Registrar, and, upon the execution of said Bond, the converted and exchanged Bond shall be valid, incontestable, and enforceable in the same manner and with the same effect as the Bonds which initially were issued and delivered pursuant to this Resolution, approved by the Attorney General, and registered by the Comptroller of Public Accounts.

(d) Payment of Principal and Interest. The Issuer hereby further appoints the Paying Agent/Registrar to act as the paying agent for paying the principal of and interest on the Bonds, all as

provided in this Resolution. The Paying Agent/Registrar shall keep proper records of all payments made by the Issuer and the Paying Agent/Registrar with respect to the Bonds, and of all conversions and exchanges of Bonds, and all replacements of Bonds, as provided in this Resolution. However, in the event of a nonpayment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Issuer. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be 15 days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first class postage prepaid, to the address of each registered owner appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

(e) Payment to Registered Owner. Notwithstanding any other provision of this Resolution to the contrary, the Issuer and the Paying Agent/Registrar shall be entitled to treat and consider the person in whose name each Bond is registered in the Registration Books as the absolute owner of such Bond for the purpose of payment of principal and interest with respect to such Bond, for the purpose of registering transfers with respect to such Bond, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of and interest on the Bonds only to or upon the order of the registered owners, as shown in the Registration Books as provided in this Resolution, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the Issuer's obligations with respect to payment of principal of and interest on the Bonds to the extent of the sum or sums so paid. No person other than a registered owner, as shown in the Registration Books, shall receive a Bond certificate evidencing the obligation of the Issuer to make payments of principal and interest pursuant to this Resolution.

(f) Paying Agent/Registrar. The Issuer covenants with the registered owners of the Bonds that at all times while the Bonds are outstanding the Issuer will provide a competent and legally qualified bank, trust company, financial institution or other agency to act as and perform the services of Paying Agent/Registrar for the Bonds under this Resolution, and that the Paying Agent/Registrar will be one entity. By accepting the position and performing as such, each Paying Agent/Registrar shall be deemed to have agreed to the provisions of this Resolution, and a certified copy of this Resolution shall be delivered to each Paying Agent/Registrar.

(g) Substitute Paying Agent/Registrar. The Issuer reserves the right to, and may, at its option, change the Paying Agent/Registrar upon not less than 120 days written notice to the Paying Agent/Registrar, to be effective not later than 60 days prior to the next principal or interest payment date after such notice. In the event that the entity at any time acting as Paying Agent/Registrar (or its successor by merger, acquisition, or other method) should resign or otherwise cease to act as such, the Issuer covenants that promptly it will appoint a competent and legally qualified bank, trust company, financial institution, or other agency to act as Paying Agent/Registrar under this Resolution. Upon any change in the Paying Agent/Registrar, the previous Paying Agent/Registrar promptly shall transfer and deliver the Registration Books (or a copy thereof), along with all other pertinent books and records relating to the Bonds, to the new Paying Agent/Registrar designated and appointed by the Issuer. Upon any change in the Paying Agent/Registrar, the Issuer promptly will cause a written notice thereof to be sent by the new Paying Agent/Registrar to each registered owner of the Bonds, by United States mail, first-class postage prepaid, which notice also shall give the address of the new Paying Agent/Registrar.

(g) Book-Entry Only System. Upon initial issuance, the ownership of the Bonds may, if so designated by the Pricing Officer, be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), pursuant to the Book-Entry Only System hereinafter described and the provisions of Subsections (h), (i), (j) and (k) of this Section shall apply to the Bonds, and

except as provided in subsections (i), (j) and (m) of this Section, all of the outstanding Bonds shall be registered in the name of Cede & Co., as nominee of DTC.

(h) Blanket Letter of Representations. The previous execution and delivery of the Blanket Letter of Representations with respect to obligations of the Issuer is hereby ratified and confirmed; and the provisions thereof shall be fully applicable to the Bonds. Notwithstanding anything to the contrary contained herein, while the Bonds are subject to DTC's Book-Entry Only System and to the extent permitted by law, the Letter of Representations is hereby incorporated herein and its provisions shall prevail over any other provisions of this Resolution in the event of conflict.

(i) Bonds Registered in the Name of Cede & Co. With respect to Bonds registered in the name of Cede & Co., as nominee of DTC, the Issuer and the Paying Agent/Registrar shall have no responsibility or obligation to any securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations on whose behalf DTC was created ("DTC Participant") to hold securities to facilitate the clearance and settlement of securities transactions among DTC Participants or to any person on behalf of whom such a DTC Participant holds an interest in the Bonds. Without limiting the immediately preceding sentence, the Issuer and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any DTC Participant or any other person, other than a registered owner of Bonds, as shown on the Registration Books, of any notice with respect to the Bonds, or (iii) the payment to any DTC Participant or any other person, other than a registered owner of Bonds, as shown in the Registration Books of any amount with respect to principal of or interest on the Bonds. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Resolution with respect to interest checks being mailed to the registered owner at the close of business on the Record date, the words "Cede & Co." in this Resolution shall refer to such new nominee of DTC.

(j) Successor Securities Depository; Transfers Outside Book-Entry Only System. In the event that the Issuer determines that DTC is incapable of discharging its responsibilities described herein and in the representation letter of the Issuer to DTC or that it is in the best interest of the beneficial owners of the Bonds that they be able to obtain certificated Bonds, the Issuer shall (i) appoint a successor securities depository, qualified to act as such under Section 17A of the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants of the appointment of such successor securities depository and transfer one or more separate Bonds to such successor securities depository or (ii) notify DTC and DTC Participants of the availability through DTC of Bonds and transfer one or more separate Bonds to DTC Participants having Bonds credited to their DTC accounts. In such event, the Bonds shall no longer be restricted to being registered in the Registration Books in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names registered owners transferring or exchanging Bonds shall designate, in accordance with the provisions of this Resolution.

(k) Payments to Cede & Co. Notwithstanding any other provision of this Resolution to the contrary, so long as any Bond is registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of and interest on such Bond and all notices with respect to such Bond shall be made and given, respectively, in the manner provided in the representation letter of the Issuer to DTC.

(l) General Characteristics of the Bonds. The Bonds (i) shall be issued in fully registered form, without interest coupons, with the principal of and interest on such Bonds to be payable only to the Registered Owners thereof, (ii) may and shall be redeemed prior to their scheduled maturities, (iii) may be transferred and assigned, (iv) may be converted and exchanged for other Bonds, (v) shall have the characteristics, (vi) shall be signed, sealed, executed and authenticated, (vii) the principal of and interest on

the Bonds shall be payable, and (viii) shall be administered and the Paying Agent/Registrar and the Issuer shall have certain duties and responsibilities with respect to the Bonds, all as provided, and in the manner and to the effect as required or indicated, in the FORM OF BOND set forth in this Resolution. The Bonds initially issued and delivered pursuant to this Resolution is not required to be, and shall not be, authenticated by the Paying Agent/Registrar, but on each substitute Bond issued in conversion of and exchange for any Bond or Bonds issued under this Resolution the Paying Agent/Registrar shall execute the Paying Agent/registrar's Authentication Bond, in the FORM OF BOND set forth in this Resolution.

(m) Cancellation of Initial Bond. On the closing date, one initial Bond representing the entire principal amount of the Bonds, payable in stated installments to the order of the initial purchaser of the Bonds or its designee, executed by manual or facsimile signature of the President and Secretary of the Board, approved by the Attorney General of Texas, and registered and manually signed by the Comptroller of Public Accounts of the State of Texas, will be delivered to such purchaser or its designee. Upon payment for the initial Bond, the Paying Agent/Registrar shall (i) if the Bonds are sold by private placement, insert the delivery date on the initial Bond and deliver the initial Bond to the Purchaser, with any Bonds transferred, exchanged or substituted therefor to be registered in the name of the Registered Owner thereof, or (ii) if the Bonds are sold by negotiated or competitive sale, the Paying Agent/Registrar shall cancel the initial Bond and insert the delivery date on Bond No. T-1, cancel the initial Bond and deliver to The Depository Trust Company ("DTC") on behalf of such purchaser one registered definitive Bond for each year of maturity of the Bonds, in the aggregate principal amount of all of the Bonds for such maturity, registered in the name of Cede & Co., as nominee of DTC. To the extent that the Paying Agent/Registrar is eligible to participate in DTC's FAST System, the Paying Agent/Registrar shall hold the definitive Bonds in safekeeping for DTC deliver to The Depository Trust Company on behalf of such purchaser one registered definitive Bond for each year of maturity of the Bonds, in the aggregate principal amount of all of the Bonds for such maturity.

Section 5. FORM OF BOND. The form of the Bonds, including the form of Paying Agent/Registrar's Authentication Certificate, the form of Assignment and the form of Registration Certificate of the Comptroller of Public Accounts of the State of Texas to be attached to the Bond initially issued and delivered pursuant to this Resolution, shall be, respectively, substantially as follows, with such appropriate variations, omissions or insertions as are permitted or required by this Resolution.

(a) Form of Bond.

NO. R-__ PRINCIPAL AMOUNT
$_____

UNITED STATES OF AMERICA
STATE OF TEXAS

BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION
SALES TAX REVENUE BOND
TAXABLE SERIES 2026

Interest Rate	Dated/Delivery Date	Maturity Date	CUSIP No.

REGISTERED OWNER:

PRINCIPAL AMOUNT:

BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION (the "Issuer"), being a nonstock, nonprofit industrial development corporation created, existing and governed by V.T.C.A, Local

Government Code, Title 12, Subtitle C1, as amended (the "Act") (formerly known as the Development Corporation Act of 1979, Tex. Rev. Civ. Stat. Ann. Article 5190.6), specifically Chapters 501, 502 and 504 thereof (the "Act"), and acting on behalf of the City of Burleson, Texas (the "City"), for value received, promises to pay, from the sources described herein, to the Registered Owner specified above, or registered assigns (hereinafter called the "Registered Owner"), on the Maturity Date specified above, the Principal Amount specified above. The Issuer promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from _____ at the Interest Rate per annum specified above. Interest is payable on _____ and semiannually on each _____ and _____ thereafter to the Maturity Date specified above, or the date of redemption prior to maturity; except, if this Bond is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such Principal Amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Bond or Bonds, if any, for which this Bond is being exchanged is due but has not been paid, then this Bond shall bear interest from the date to which such interest has been paid in full.

THE PRINCIPAL OF AND INTEREST ON this Bond are payable in lawful money of the United States of America, without exchange or collection charges. The principal of this Bond shall be paid to the registered owner hereof upon presentation and surrender of this Bond at maturity, or upon the date fixed for its redemption prior to maturity, at the principal corporate trust office of U.S. Bank Trust Company, National Association, Dallas, Texas, which is the "Paying Agent/Registrar" for this Bond. The payment of interest on this Bond shall be made by the Paying Agent/Registrar to the registered owner hereof on each interest payment date by check or draft, dated as of such interest payment date, drawn by the Paying Agent/Registrar on, and payable solely from, funds of the Issuer required by the resolution authorizing the issuance of this Bond (the "Bond Resolution") to be on deposit with the Paying Agent/Registrar for such purpose as hereinafter provided; and such check or draft shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, on each such interest payment date, to the registered owner hereof, at its address as it appeared on the 15th calendar day of the month preceding each such date (whether or not such day is a business day) (the "Record Date") on the Registration Books kept by the Paying Agent/Registrar, as hereinafter described. In addition, interest may be paid by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the registered owner. In the event of a non-payment of interest on a scheduled payment date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Issuer. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be 15 days after the Special Record Date) shall be sent at least five business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each owner of a Bond appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

ANY ACCRUED INTEREST due at maturity or upon the redemption of this Bond prior to maturity as provided herein shall be paid to the registered owner upon presentation and surrender of this Bond for redemption and payment at the principal corporate trust office of the Paying Agent/Registrar. The Issuer covenants with the registered owner of this Bond that on or before each principal payment date, interest payment date, and accrued interest payment date for this Bond it will make available to the Paying Agent/Registrar, from the "Debt Service Fund" created by the Bond Resolution, the amounts required to provide for the payment, in immediately available funds, of all principal of and interest on the Bonds, when due.

IF THE DATE for the payment of the principal of or interest on this Bond shall be a Saturday, Sunday, a legal holiday or a day on which banking institutions in the city where the principal corporate trust office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day that is not such a Saturday, Sunday, legal holiday or day on which banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due.

THIS BOND is one of a series of Bonds dated _____, authorized in accordance with the Constitution and laws of the State of Texas in the principal amount of $_____ for the public purposes of (i) providing funds to acquire approximately 11.027 acres of land for economic development as authorized by the Act, including manufacturing and industrial, distribution centers, small warehouse facilities, research and development facilities and office space that could be used for national or regional headquarter facilities, (ii) funding the reserve fund for the Bonds (if so provided in the Pricing Certificate), and (iii) providing funds to pay the costs of issuance of the Bonds.

ON _____, or on any date thereafter, the Bonds of this series may be redeemed prior to their scheduled maturities, at the option of the Issuer, with funds derived from any available and lawful source, as a whole, or in part, and, if in part, the particular Bonds, or portions thereof, to be redeemed shall be selected and designated by the Issuer (provided that a portion of a Bond may be redeemed only in an integral multiple of $5,000), at a redemption price equal to the principal amount to be redeemed plus accrued interest to the date fixed for redemption.

THE BONDS SCHEDULED TO MATURE on _____ in the years ____ and ____ (the "Term Bonds") are subject to scheduled mandatory redemption by the Paying Agent/Registrar by lot, or by any other customary method that results in a random selection, at a price equal to the principal amount thereof, plus accrued interest to the redemption date, out of moneys available for such purpose in the interest and sinking fund for the Bonds, on the dates and in the respective principal amounts, set forth in the following schedule:

Term Bond Maturity: _____, ____		Term Bond Maturity: _____, ____	
Mandatory Redemption Date	Principal Amount	Mandatory Redemption Date	Principal Amount
_____, ____	$ _____	_____, ____	$ _____
_____, ____	_____	_____, ____	_____
_____, ____ (maturity)	_____	_____, ____ (maturity)	_____

The principal amount of Term Bonds of a stated maturity required to be redeemed on any mandatory redemption date pursuant to the operation of the mandatory sinking fund redemption provisions shall be reduced, at the option of the Issuer, by the principal amount of any Term Bonds of the same maturity which, at least 45 days prior to a mandatory redemption date (1) shall have been acquired by the Issuer at a price not exceeding the principal amount of such Term Bonds plus accrued interest to the date of purchase thereof, and delivered to the Paying Agent/Registrar for cancellation, (2) shall have been purchased and canceled by the Paying Agent/Registrar at the request of the Issuer at a price not exceeding the principal amount of such Term Bonds plus accrued interest to the date of purchase, or (3) shall have been redeemed pursuant to the optional redemption provisions and not theretofore credited against a mandatory redemption requirement.

AT LEAST 30 days prior to the date fixed for any redemption of Bonds or portions thereof prior to maturity a written notice of such redemption shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, at least 30 days prior to the date fixed for any such redemption, to the

registered owner of each Bond to be redeemed at its address as it appeared on the 45th day prior to such redemption date; provided, however, that the failure of the registered owner to receive such notice, or any defect therein or in the sending or mailing thereof, shall not affect the validity or effectiveness of the proceedings for the redemption of any Bond. By the date fixed for any such redemption due provision shall be made with the Paying Agent/Registrar for the payment of the required redemption price for the Bonds or portions thereof that are to be so redeemed. If such written notice of redemption is sent and if due provision for such payment is made, all as provided above, the Bonds or portions thereof that are to be so redeemed thereby automatically shall be treated as redeemed prior to their scheduled maturities, and they shall not bear interest after the date fixed for redemption, and they shall not be regarded as being outstanding except for the right of the registered owner to receive the redemption price from the Paying Agent/Registrar out of the funds provided for such payment. If a portion of any Bond shall be redeemed, a substitute Bond or Bonds having the same maturity date, bearing interest at the same rate, in any denomination or denominations in any integral multiple of $5,000, at the written request of the registered owner, and in aggregate principal amount equal to the unredeemed portion thereof, will be issued to the registered owner upon the surrender thereof for cancellation, at the expense of the Issuer, all as provided in the Bond Resolution.

WITH RESPECT TO ANY OPTIONAL REDEMPTION OF THE BONDS, unless certain prerequisites to such redemption required by this Resolution have been met and moneys sufficient to pay the principal of and premium, if any, and interest on the Bonds to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice shall state that said redemption may, at the option of the Issuer, be conditional upon the satisfaction of such prerequisites and receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon any prerequisite set forth in such notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption and sufficient moneys are not received, such notice shall be of no force and effect, the Issuer shall not redeem such Bonds and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Bonds have not been redeemed.

ALL BONDS OF THIS SERIES are issuable solely as fully registered bonds, without interest coupons, in the denomination of any integral multiple of $5,000. As provided in the Bond Resolution, this Bond may, at the request of the registered owner or the assignee or assignees hereof, be assigned, transferred, converted into and exchanged for a like aggregate principal amount of fully registered Bonds, without interest coupons, payable to the appropriate registered owner, assignee or assignees, as the case may be, having the same denomination or denominations in any integral multiple of $5,000 as requested in writing by the appropriate registered owner, assignee or assignees, as the case may be, upon surrender of this Bond to the Paying Agent/Registrar for cancellation, all in accordance with the form and procedures set forth in the Bond Resolution. Among other requirements for such assignment and transfer, this Bond must be presented and surrendered to the Paying Agent/Registrar, together with proper instruments of assignment, in form and with guarantee of signatures satisfactory to the Paying Agent/Registrar, evidencing assignment of this Bond or any portion or portions hereof in any integral multiple of $5,000 to the assignee or assignees in whose name or names this Bond or any such portion or portions hereof is or are to be registered. The form of Assignment printed or endorsed on this Bond may be executed by the registered owner to evidence the assignment hereof, but such method is not exclusive, and other instruments of assignment satisfactory to the Paying Agent/Registrar may be used to evidence the assignment of this Bond or any portion or portions hereof from time to time by the registered owner. The Paying Agent/Registrar's reasonable standard or customary fees and charges for assigning, transferring, converting and exchanging any Bond or portion thereof will be paid by the Issuer. In any circumstance, any taxes or governmental charges required to be paid with respect thereto shall be paid by the one requesting such assignment, transfer, conversion or exchange, as a condition precedent to the exercise of such privilege. The Paying Agent/Registrar shall not be required to make any such transfer, conversion, or exchange (i) during the

period commencing with the close of business on any Record Date and ending with the opening of business on the next following principal or interest payment date, or (ii) with respect to any Bond or any portion thereof called for redemption prior to maturity, within 45 days prior to its redemption date.

IN THE EVENT any Paying Agent/Registrar for the Bonds is changed by the Issuer, resigns, or otherwise ceases to act as such, the Issuer has covenanted in the Bond Resolution that it promptly will appoint a competent and legally qualified substitute therefor, and cause written notice thereof to be mailed to the registered owners of the Bonds.

IT IS HEREBY certified, recited, and covenanted that this Bond has been duly and validly authorized, issued, sold, and delivered; that all acts, conditions, and things required or proper to be performed, exist, and be done precedent to or in the authorization, issuance, and delivery of this Bond have been performed, existed, and been done in accordance with law; that this Bond is a special obligation of the Issuer; that neither the State of Texas, the City, nor any political corporation, subdivision, or agency of the State of Texas, nor any member of the Board of Directors of the Issuer, either individually or collectively, shall be obligated to pay the principal of or the interest on this Bond and neither the faith and credit nor the taxing power (except as described below) of the State of Texas, the City, or any other political corporation, subdivision, or agency thereof is pledged to the payment of the principal of or the interest on this Bond; that the principal of and interest on this Bond are secured by and, together with certain outstanding bonds of the Issuer, payable from a first lien on and pledge of certain funds created under the Resolution and the revenues defined in the Resolution as the "Pledged Revenues", which include the proceeds of a one-half of one percent sales and use tax levied for the benefit of the Issuer by the City (the "Sales Tax") pursuant to the Development Corporation Act, Chapters 501, 502 and 504, Texas Local Government Code, as amended (the "Act"); and that the Registered Owner hereof shall not have the right to demand payment of the principal of or interest on this Bond from any tax proceeds other than the Sales Tax proceeds levied for the benefit of the Issuer by the City pursuant to the Act, or from any other source.

THE ISSUER HAS RESERVED the right in the Bond Resolution, subject to certain conditions set forth therein, to issue obligations or incur indebtedness from time to time in the future on a parity with the Bonds with respect to the pledge of and lien on the Pledged Revenues which secures the Bonds. The Issuer may also issue obligations or incur indebtedness which is secured on a junior and subordinate lien with respect to the Pledged Revenues. The Bond Resolution further provides that the Issuer may create a debt service reserve fund and fund it or provide for it to be funded in connection with the issuance of any obligations or the incurrence of any indebtedness which possesses a lien on and pledge of the Pledged Revenues on a parity with the Bonds, and that such reserve shall secure only the obligations or indebtedness for which it was funded or is to be funded. The Issuer has created a debt service reserve fund for the benefit of the Bonds, as provided in the Bond Resolution.

THE ISSUER HAS RESERVED THE RIGHT to amend the Bond Resolution as provided therein, and under some (but not all) circumstances amendments thereto must be approved by the registered owners of a majority in aggregate principal amount of the outstanding Bonds.

BY BECOMING the registered owner of this Bond, the registered owner thereby acknowledges all of the terms and provisions of the Bond Resolution, agrees to be bound by such terms and provisions, acknowledges that the Bond Resolution is duly recorded and available for inspection in the official minutes and records of the governing body of the Issuer, and agrees that the terms and provisions of this Bond and the Bond Resolution constitute a contract between each registered owner hereof and the Issuer.

IN WITNESS WHEREOF, the Issuer has caused this Bond to be signed with the manual or facsimile signature of the President of the Board of Directors of the Issuer and countersigned with the manual or facsimile signature of the Secretary of the Board of Directors of said Issuer, and has caused the official seal of the Issuer to be duly impressed, or placed in facsimile, on this Bond.

Secretary, Board of Directors

President, Board of Directors

(SEAL)

(b) Form of Paying Agent/Registrar's Authentication Certificate.

PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE
(To be executed if this Bond is not accompanied by an executed Registration Certificate of the Comptroller of Public Accounts of the State of Texas)

It is hereby certified that this Bond has been issued under the provisions of the Bond Resolution described in the text of this Bond; and that this Bond has been issued in conversion or replacement of, or in exchange for, a Bond, Bonds, or a portion of a Bond or Bonds of a series that originally was approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas.

Dated: .

_____

Paying Agent/Registrar
By:
Authorized Representative

(c) Form of Assignment.

ASSIGNMENT
(Please type or print clearly)

For value received, the undersigned hereby sells, assigns and transfers unto: _____

_____

Transferee's Social Security or Taxpayer Identification Number: _____

Transferee's name and address, including zip code: _____

_____

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____

_____, attorney, to register the transfer of the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____.

Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution participating in a securities transfer association recognized signature guarantee program.

NOTICE: The signature above must correspond with the name of the Registered Owner as it appears upon the front of this Bond in every particular, without alteration or enlargement or any change whatsoever.

(d) Form of Registration Certificate of the Comptroller of Public Accounts.

COMPTROLLER'S REGISTRATION CERTIFICATE: REGISTER NO. _____

I hereby certify that there is on file and of record in my office a true and correct copy of the opinion of the Attorney General of the State of Texas approving this Bond and that this Bond has been registered this day by me.

Witness my signature and seal this _____.

_____
Comptroller of Public Accounts of the State of Texas

(COMPTROLLER'S SEAL)

(e) Initial Bond Insertions.

(i) The initial Bond shall be in the form set forth is paragraph (a) of this Section, except that:

A. immediately under the name of the Bond, the headings "Interest Rate" and "Maturity Date" shall both be completed with the words "As shown below" and "CUSIP No. _____" shall be deleted.

B. the first paragraph shall be deleted and the following will be inserted:

"BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION (the "Issuer"), being a nonstock, nonprofit industrial development corporation created, existing and governed by V.T.C.A, Local Government Code, Title 12, Subtitle C1, as amended (the "Act") (formerly known as the Development Corporation Act of 1979, Tex. Rev. Civ. Stat. Ann. Article 5190.6), specifically Chapters 501, 502 and 504 thereof (the "Act"), and acting on behalf of the City of Burleson, Texas (the "City"), for value received, promises to pay to the Registered Owner specified above, or registered assigns (hereinafter called the "Registered Owner"), on _____ in each of the years, in the principal installments and bearing interest at the per annum rates set forth in the following schedule:

Years	Principal Installments	Interest Rates

(Information from the Pricing Certificate to be inserted)

The Issuer promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from _____, at the respective Interest Rate per annum specified above. Interest is payable on _____, and semiannually on each _____ and _____ thereafter to the date of payment of the principal installment specified above, or the date of redemption prior to maturity; except, that if this Bond is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such Principal Amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Bond or Bonds, if any, for which this Bond is being exchanged is due but has not been paid, then this Bond shall bear interest from the date to which such interest has been paid in full."

C. The Initial Bond shall be numbered "T-1."

Section 6. CONFIRMATION OF LEVY OF SALES TAX.

(a) The Corporation hereby confirms the earlier levy by the City of the Sales Tax at the rate voted at the election held by and within the City of May 5, 2001, and the Corporation hereby warrants and represents that the City has duly and lawfully ordered the imposition and collection of the Sales Tax upon all sales, uses and transactions as are permitted by and described in the Act throughout the boundaries of the City as such boundaries existed on the date of said election and as they may be expanded from time to time.

(b) For so long as any Parity Revenue Obligations are outstanding, the Corporation covenants, agrees and warrants to take and pursue all action permissible under applicable law to cause the Sales Tax, at said rate or at a higher rate if permitted by applicable law, to be levied and collected continuously, in the manner and to the maximum extent permitted by applicable law, and to cause no reduction, abatement or exemption in the Sales Tax or rate of tax below the rate stated, confirmed and ordered in Subsection (a) of this Section to be ordered or permitted so long as any Parity Revenue Obligations shall remain outstanding.

(c) If the City shall be authorized hereafter by applicable law to apply, impose and levy the Sales Tax on any taxable items or transactions that are not subject to the Sales Tax on the date of the adoption hereof, the Corporation, to the extent it legally may do so, hereby covenants and agrees to use its best efforts to cause the City to take such action as may be required by applicable law to subject such taxable items or transactions to the Sales Tax.

(d) The Corporation agrees to take and pursue all action permissible under applicable law to cause the Sales Tax to be collected and remitted and deposited as herein required and as required by the Act, at the earliest and most frequent times permitted by applicable law.

(e) The Corporation agrees and covenants at all times, and to use its best efforts to cause the City, to comply with the Sales Tax Remittance Agreement.

Section 7. PLEDGE.

(a) The Pledged Revenues (with the exception of those in excess of the amounts required to establish and maintain the Funds as hereinafter provided) are hereby pledged for the payment of the principal of and interest on all Parity Revenue Obligations which are or may be outstanding from time to time, including the establishment and maintenance of the Reserve Fund hereinafter provided.

(b) The provisions, covenants, pledge and lien on and against the Pledged Revenues, as herein set forth, are established and shall be for the equal benefit, protection and security of the Registered Owners of the Parity Revenue Obligations without distinction as to priority and rights; and such lien shall be valid and binding without any further action by the Corporation and without any filing or recording with respect thereto other than in the records of the Corporation.

(c) The Parity Revenue Obligations, including interest payable thereon, shall constitute special, limited obligations of the Corporation, payable solely from, and secured by a pledge of and lien on, the Pledged Revenues as provided in this Resolution and not from any other revenues, properties or income of the Corporation. Parity Revenue Obligations shall not constitute debts or obligations of the State or of the City or any other political subdivision of the State, and the Registered Owners of the Parity Revenue Obligations shall never have the right to demand payment out of any funds raised or to be raised by ad valorem taxation.

(d) Article 1208, Government Code, applies to the issuance of the Bonds and the pledge of the Pledged Revenues granted by the Issuer under this Section, and is therefore valid, effective, and perfected.

Should Texas law be amended at any time while the Bonds are outstanding and unpaid, the result of such amendment being that the pledge of the taxes granted by the Issuer under this Section is to be subject to the filing requirements of Chapter 9, Business & Commerce Code, in order to preserve to the Registered Owners of the Bonds a security interest in said pledge, the Issuer agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Chapter 9, Business & Commerce Code and enable a filing of a security interest in said pledge to occur.

Section 8. CREATION OF FUNDS.

(a) The Corporation hereby creates and establishes the following funds:

(i) Project Development Fund;

(ii) Economic Development Fund;

(iii) Gross Sales Tax Revenue Fund;

(iv) Debt Service Fund; and

(v) Reserve Fund.

(b) There is hereby created and established on the books of the Corporation, and accounted for separate and apart from all other funds of the Corporation, a special trust fund entitled the Project Development Fund, which fund shall be maintained for the purpose, and moneys on deposit therein shall be used for, paying costs of projects for which Parity Revenue Obligations from time to time are issued. The Project Development Fund at all times shall be free of any lien, pledge or trust created by this Resolution and the resolution or resolutions authorizing Additional Parity Revenue Obligations.

(c) There is hereby created and established on the books of the Corporation, and accounted for separate and apart from all other funds of the Corporation, a special trust fund entitled the Economic Development Fund, which fund shall be maintained as a fund of the Corporation to be used for the lawful purposes of the Corporation;

(d) There is hereby created and established on the books of the Corporation, and accounted for separate and apart from all other funds of the Corporation, a special trust fund entitled the Gross Sales Tax Revenue Fund, which fund shall be maintained as a special fund or account within the Economic Development Fund comprised of the Gross Sales Tax Revenues, together with all other revenues as from time to time may be determined for deposit therein by the Corporation, and shall be maintained for the benefit of the Registered Owners of the Parity Revenue Obligations, subject to the further provisions of this Resolution.

(e) There is hereby created and established on the books of the Corporation, and accounted for separate and apart from all other funds of the Corporation, a special trust fund entitled the Debt Service Fund, which fund shall be maintained for the benefit of the Registered Owners of the Parity Revenue Obligations. Money deposited in the Debt Service Fund shall be used to pay the principal of and interest on the Parity Revenue Obligations when and as the same shall become due and payable.

(f) There is hereby created and established on the books of the Corporation, and accounted for separate and apart from all other funds of the Corporation, a special trust fund entitled the Reserve Fund, which shall be maintained for the benefit of the Registered Owners of the Parity Revenue Obligations. Money deposited in the Reserve Fund shall be used to pay principal of and/or interest on Parity Revenue

Obligations becoming due and payable when there is not sufficient money available in the Debt Service Fund for such purpose.

Section 9. INITIAL DEPOSITS. On the Closing Date, the Corporation shall cause the proceeds of the Bond to be applied as follows:

(i) the amount necessary to pay the costs of the Project shall be deposited to the credit of a separate account within the Project Development Fund to be entitled "Series 2026 Project Development Account," to be used for funding the Project;

(ii) The amount required to fund the increase in the Reserve Requirement attributable to the Bond shall be deposited into the Reserve Fund, if so prescribed in the Pricing Certificate;

(iii) the amount necessary to pay costs of issuance of the Bonds shall be disbursed for such purpose; and

(iv) any proceeds of the Bonds not required for the purposes for which the Bonds are issued shall be deposited to the Debt Service Fund.

Section 10. GROSS SALES TAX REVENUE FUND.

(a) All Gross Sales Tax Revenues shall be deposited and transferred as received to the Gross Sales Tax Revenue Fund.

(b) Moneys deposited in the Gross Sales Tax Revenue Fund shall be pledged and appropriated to the following uses, in the order of priority shown:

(i) To the payment, without priority, of the amounts required to be deposited in the Debt Service Fund for the payment of Parity Revenue Obligations;

(ii) To the payment of the amounts required to be deposited in the Reserve Fund pursuant to this Resolution or any resolution relating to the issuance of Parity Revenue Obligations;

(iii) To any other fund or account required by any resolution authorizing Parity Revenue Obligations, the amounts required to be deposited therein;

(iv) To any fund or account, or to any payee, required by any other resolution of the Board which authorizes the issuance of obligations or the creation of debt of the Corporation having a lien on the Pledged Revenues subordinate to the lien and pledge created herein with respect to the Parity Revenue Obligations; and

(v) To any other purpose now or hereafter permitted by law.

Section 11. DEBT SERVICE FUND.

(a) The Corporation hereby covenants and agrees to make deposits to the Debt Service Fund from moneys in the Gross Sales Tax Revenue Fund to pay the principal of and interest on the Parity Revenue Obligations as follows:

(i) Such amounts, on deposit and received following the Closing Date, as will be sufficient, together with other amounts, if any, then on hand in the Debt Service Fund and available for such purpose, to pay the interest scheduled to accrue and become due and payable with respect to the Parity Revenue Obligations on the next succeeding Interest Payment Date;

(ii) Such amounts, on deposit and received following the Closing Date, as will be sufficient, together with other amounts, if any, on hand in the Debt Service Fund and available for such purpose, to pay the principal scheduled to mature and come due on the Parity Revenue Obligations on the next succeeding Interest Payment Date on which principal of the Bonds are to be payable.

(b) The deposits to the Debt Service Fund for the payment of principal of and interest on the Parity Revenue Obligations shall continue to be made as hereinabove provided until such time as (i) the total amount on deposit in the Debt Service Fund and Reserve Fund is equal to the amount required to pay all outstanding obligations (principal and/or interest) for which said Fund was created and established to pay or (ii) the Parity Revenue Obligations are no longer outstanding, i.e., fully paid as to principal and interest or all of the Parity Revenue Obligations have been refunded.

Section 12. RESERVE FUND.

(a) The Corporation hereby covenants and agrees with the holders of the Parity Revenue Obligations to accumulate and maintain in the Reserve Fund an amount (the "Reserve Requirement") equal to the lesser of (i) the average annual principal and interest requirements of the Parity Revenue Obligations to be outstanding after the issuance or incurring of such Additional Parity Obligations, calculated on a Fiscal Year basis as of the date the Additional Parity Obligations are issued or incurred or (ii) an amount in a reasonably required reserve fund that can be invested without restriction as to yield pursuant to Subsection (d) of Section 148 of the Internal Revenue Code of 1986, as amended, and regulations promulgated thereunder.

(b) Immediately following the delivery of each issue or series of Additional Parity Obligations, the Corporation shall cause the Reserve Requirement to be calculated after giving effect to the issuance of such Additional Parity Obligations. Any additional amount required to be deposited in the Reserve Fund shall be accumulated therein within five (5) calendar years of the delivery date of such Additional Parity Obligations. Should the amount on deposit in the Reserve Fund be reduced below the sum required to be maintained in said Fund, payments to said Fund shall be made from the first Pledged Revenues available for such purpose, until the total amount then required to be on deposit in the Reserve Fund has been fully restored. In the event money in the Reserve Fund is used for an authorized purpose while payments are being made to said Fund, the amount required to restore the sum then required to be on deposit therein shall be added to the payments then being made until the total amount then required to be on deposit in said Fund has been fully restored. Any funds on deposit in the Reserve Fund in excess of the Reserve Requirement may, at the option of the Corporation, be withdrawn and used for any lawful purpose for which said funds may be used.

(c) In connection with the issuance of the Bonds, the Reserve Fund shall be funded as provided in the Pricing Certificate.

Section 13. DEFICIENCIES IN FUNDS. If the Corporation shall, for any reason, fail to pay into the Debt Service Fund or Reserve Fund the full amounts above stipulated, amounts equivalent to such deficiencies shall be set apart and paid into said funds from the first available Pledged Revenues of the Corporation and such payments shall be in addition to the amounts hereinabove provided to be otherwise paid into said funds.

Section 14. SECURITY OF FUNDS. All moneys on deposit in the funds referred to in this Resolution shall be secured in the manner and to the fullest extent required by the laws of the State of Texas for the security of funds of the City, and moneys on deposit in such funds shall be used only for the purposes permitted by this Resolution.

Section 15. INVESTMENTS.

(a) Money in the funds established by this Resolution, at the option of the Corporation, may be invested in such securities or obligations as permitted under the laws of the State of Texas applicable to the City.

(b) Any securities or obligations in which money is so invested shall be sold and the proceeds of sale shall be timely applied to the making of all payments required to be made from the fund from which the investment was made.

Section 16. ISSUANCE OF ADDITIONAL PARITY OBLIGATIONS AUTHORIZED. In addition to the right to issue obligations of inferior lien, the Corporation reserves the right to issue Additional Parity Obligations which, when duly authorized and issued in compliance with law and the terms and conditions hereinafter appearing, shall be on a parity with the Parity Revenue Obligations, payable from and equally and ratably secured by a lien on and pledge of the Pledged Revenues; and the Parity Revenue Obligations and Additional Parity Obligations shall in all respects be of equal dignity. The Additional Parity Obligations may be issued in one or more installments, provided, however, that none shall be issued unless and until the following conditions have been met:

(a) The Corporation is not then in default as to any covenant, condition or obligation prescribed in a resolution authorizing the issuance of the outstanding Parity Revenue Obligations.

(b) Each of the funds created for the payment, security and benefit of the Parity Revenue Obligations contains the amount of money then required to be on deposit therein.

(c) The Corporation has secured from a Certified Public Accountant a certificate or report reflecting that for the Fiscal Year next preceding the date of the proposed Additional Parity Obligations or a consecutive twelve (12) month period out of the fifteen (15) month period next preceding the month in which the resolution authorizing the proposed Additional Parity Obligations is adopted, the Gross Sales Tax Revenues and interest earnings thereon were equal at least to (i) 1.25 times the average annual principal and interest requirements on all Parity Revenue Obligations to be outstanding after the issuance of the proposed Additional Parity Obligations and (ii) 1.10 times the maximum annual principal and interest requirements on all Parity Revenue Obligations to be outstanding after the issuance of the proposed Additional Parity Obligations; provided, however, that in the event an increase in the rate of the Sales Tax becomes effective prior to the date of a resolution authorizing the issuance of Additional Parity Obligations, such certificate or report shall calculate the Gross Sales Tax Revenues for the calculation period as if such increased rate were in effect during the calculation period.

(d) The Additional Parity Obligations are made to mature on March 1 or September 1, either or both, of each year in which they are scheduled to mature.

(e) The resolution authorizing the Additional Parity Obligations provides that (i) the Debt Service Fund be augmented by amounts adequate to accumulate the sum required to pay the principal and interest on such obligations as the same shall become due, (ii) the amount to be deposited and maintained in the Reserve Fund shall be increased to an amount equal to the Reserve Requirement in accordance with Section 13(b), and (iii) any deficiency in the Reserve Fund shall be remedied as provided in Section 12(b).

(f) Parity Revenue Obligations may be refunded upon such terms and conditions as the Board may deem to the best interest of the Corporation; and if less than all such outstanding Parity Revenue Obligations are refunded, the proposed refunding obligations shall be considered as "Additional Parity Obligations" under the provisions of this Section, and the report or certificate required by paragraph (c) shall give effect

to the issuance of the proposed refunding obligations and shall not give effect to the obligations being refunded.

Section 17. PLEDGED REVENUES.

(a) The Corporation represents and warrants that it is and will be authorized by applicable law and by its articles of incorporation and bylaws to authorize and issue the Bonds, to adopt this Resolution and to pledge the Pledged Revenues in the manner and to the extent provided in this Resolution, and that the Pledged Revenues so pledged are and will be and remain free and clear of any pledge, lien, charge or encumbrance thereon or with respect thereto prior to, or of equal rank with, the pledge and lien created in or authorized by this Resolution except as expressly provided herein for Parity Revenue Obligations.

(b) The Bonds and the provisions of this Resolution are and will be the valid and legally enforceable obligations of the Corporation in accordance with the terms of this Resolution, subject only to any applicable bankruptcy or insolvency laws or to any applicable law affecting creditors rights generally.

(c) The Corporation shall at all times, to the extent permitted by applicable law, defend, preserve and protect the pledge of the Pledged Revenues and all the rights of the Registered Owner under this Resolution against all claims and demands of all persons whomsoever.

(d) The Corporation will take, and use its best efforts to cause the City to take, all steps reasonably necessary and appropriate to collect all delinquencies in the collection of the Sales Tax to the fullest extent permitted by the Act and other applicable law.

(e) While the Bonds are outstanding, the Corporation will take all legal means and actions permissible to cause: the Sales Tax, at its current rate of ½ of 1% or at a higher rate if legally permitted, to be levied and collected continuously throughout the boundaries of the City, as such boundaries may be changed from time to time, in the manner and to the maximum extent legally permitted; and to cause no reduction, abatement or exemption in the Sales Tax until the Bonds has been paid in full or until they are lawfully defeased in accordance with this Resolution. If, subsequent to the issuance of the Bonds, the City is authorized by applicable law to impose and levy the Sales Tax on any items or transactions that are not subject to the Sales Tax on the date of adoption of this Resolution, the Corporation will use its best efforts to cause the City to take such action as may be required by applicable law to subject such items or transactions to the Sales Tax.

Section 18. ACCOUNTS, PERIODICAL REPORTS AND CERTIFICATES.

(a) The Corporation shall keep or cause to be kept proper books of record and account (separate from all other records and accounts) in which complete and correct entries shall be made of its transactions relating to the funds and accounts established by this Resolution and which, together with all other books and papers of the Corporation, shall at all times be subject to the inspection of, the Registered Owner of not less than 5% in principal amount of the Parity Revenue Obligations then outstanding or their representatives duly authorized in writing.

(b) The Corporation shall annually, within 120 days after the close of each Fiscal Year, mail or cause to be mailed to any Holder owning at least 25% of the outstanding Parity Revenue Obligations of a single series who so requests in writing, a copy of an annual report for said year containing the following statements in reasonable detail with respect to the Corporation: a balance sheet as of the end of said year and the preceding year, statements of revenue and expense and of changes in financial position for the year then ended and the preceding year setting forth revenues and expenses for such years in accordance with generally accepted accounting principles.

Section 19. OTHER REPRESENTATIONS AND COVENANTS.

(a) The Corporation shall do and perform or cause to be done and performed all acts and things required to be done or performed by or on behalf of the Corporation under the provisions of this Resolution.

(b) While the Bonds are outstanding and unpaid, there shall be made available to the Paying Agent/Registrar, out of the Debt Service Fund, money sufficient to pay the interest on and the principal of the Bonds, as applicable, as will accrue or mature on each applicable Interest Payment Date.

(c) The Corporation will faithfully perform at all times any and all covenants, undertakings, stipulations, and provisions contained in this Resolution and in each Bond; and the Corporation will, at the times and in the manner prescribed by this Resolution, deposit or cause to be deposited the amounts of money specified by this Resolution.

(d) The Corporation is duly authorized under the laws of the State of Texas to issue the Bonds; all action on its part for the authorization and issuance of the Bonds has been duly and effectively taken; and the Bonds in the hands of the Registered Owners thereof is and will be valid and enforceable obligations of the Corporation in accordance with its terms. All proceedings related the issuance of the Bonds, the election of officers of the Corporation and the adoption and amendments of the bylaws of the Corporation are hereby ratified, approved and confirmed.

Section 20. REFUNDING BONDS. The Issuer reserves the right to issue refunding bonds or other obligations to refund all or any part of the Parity Revenue Obligations (pursuant to any law then available) upon such terms and conditions as the Board may deem to be in the best interest of the Issuer, and if less than all such Parity Revenue Obligations then Outstanding are refunded, the conditions precedent prescribed (for the issuance of Additional Obligations) set forth in Section 17 hereof shall be satisfied, and shall give effect to the refunding.

Section 21. SUBORDINATE DEBT. Except as may be limited by a resolution authorizing the issuance of Parity Revenue Obligations, the Issuer shall have the right to issue or create any debt payable from or secured by a lien on all or any part of the Pledged Revenues for any lawful purpose without complying with the provisions of Section 16, provided the pledge and the lien securing such debt is subordinate to the pledge and lien established, made and created in Section 8 of this Resolution with respect to the Pledged Revenues to the payment and security of the Parity Revenue Obligations.

Section 22. DEFEASANCE OF BONDS.

(a) Any Bond and the interest thereon shall be deemed to be paid, retired and no longer outstanding (a "Defeased Bond") within the meaning of this Resolution, except to the extent provided in Subsection (d) of this Section, when payment of the principal of such Bond, plus interest thereon to the due date (whether such due date be by reason of maturity or otherwise) either (i) shall have been made or caused to be made in accordance with the terms thereof, or (ii) shall have been provided for on or before such due date by irrevocably depositing with or making available to the Paying Agent/Registrar in accordance with an escrow agreement or other instrument (the "Future Escrow Agreement") for such payment (1) lawful money of the United States of America sufficient to make such payment or (2) Defeasance Securities that mature as to principal and interest in such amounts and at such times as will insure the availability, without reinvestment, of sufficient money to provide for such payment, and when proper arrangements have been made by the Issuer with the Paying Agent/Registrar for the payment of its services until all Defeased Bonds shall have become due and payable, . At such time as a Bond shall be deemed to be a Defeased Bond hereunder, as aforesaid, such Bond and the interest thereon shall no longer be secured by, payable from, or entitled to the benefits of, the ad valorem taxes herein levied and pledged as provided in this Resolution, and such principal and interest shall be payable solely from such money or Defeasance Securities.

Notwithstanding any other provision of this Resolution to the contrary, it is hereby provided that any determination not to redeem Defeased Bonds that is made in conjunction with the payment arrangements specified in Subsection (a)(i) or (ii) of this Section shall not be irrevocable, provided that: (1) in the proceedings providing for such payment arrangements, the Issuer expressly reserves the right to call the Defeased Bonds for redemption; (2) gives notice of the reservation of that right to the owners of the Defeased Bonds immediately following the making of the payment arrangements; and (3) directs that notice of the reservation be included in any redemption notices that it authorizes.

(b) Any moneys so deposited with the Paying Agent/Registrar may at the written direction of the Issuer be invested in Defeasance Securities, maturing in the amounts and times as hereinbefore set forth, and all income from such Defeasance Securities received by the Paying Agent/Registrar that is not required for the payment of the Bonds and interest thereon, with respect to which such money has been so deposited, shall be turned over to the Issuer, or deposited as directed in writing by the Issuer. Any Future Escrow Agreement pursuant to which the money and/or Defeasance Securities are held for the payment of Defeased Bonds may contain provisions permitting the investment or reinvestment of such moneys in Defeasance Securities or the substitution of other Defeasance Securities upon the satisfaction of the requirements specified in Subsection (a)(i) or (ii) of this Section. All income from such Defeasance Securities received by the Paying Agent/Registrar which is not required for the payment of the Defeased Bonds, with respect to which such money has been so deposited, shall be remitted to the Issuer or deposited as directed in writing by the Issuer.

(c) The term "Defeasance Securities" means any securities and obligations now or hereafter authorized by State law that are eligible to refund, retire or otherwise discharge obligations such as the Bonds.

(d) Until all Defeased Bonds shall have become due and payable, the Paying Agent/Registrar shall perform the services of Paying Agent/Registrar for such Defeased Bonds the same as if they had not been defeased, and the Issuer shall make proper arrangements to provide and pay for such services as required by this Resolution.

(e) In the event that the Issuer elects to defease less than all of the principal amount of Bonds of a maturity, the Paying Agent/Registrar shall select, or cause to be selected, such amount of Bonds by such random method as it deems fair and appropriate.

Section 23. DAMAGED, MUTILATED, LOST, STOLEN, OR DESTROYED BOND.

(a) Replacement Bonds. In the event any outstanding Bond is damaged, mutilated, lost, stolen or destroyed, the Paying Agent/Registrar shall cause to be printed, executed and delivered, a new Bond of the same principal amount, maturity and interest rate, as the damaged, mutilated, lost, stolen or destroyed Bond, in replacement for such Bond in the manner hereinafter provided.

(b) Application for Replacement Bonds. Application for replacement of a damaged, mutilated, lost, stolen or destroyed Bond shall be made by the Registered Owner thereof to the Paying Agent/Registrar. In every case of loss, theft or destruction of a Bond, the Registered Owner applying for a replacement Bond shall furnish to the Issuer and to the Paying Agent/Registrar such security or indemnity as may be required by them to save each of them harmless from any loss or damage with respect thereto. Also, in every case of loss, theft or destruction of a Bond, the Registered Owner shall furnish to the Issuer and to the Paying Agent/Registrar evidence to their satisfaction of the loss, theft or destruction of such Bond, as the case may be. In every case of damage or mutilation of a Bond, the Registered Owner shall surrender to the Paying Agent/Registrar for cancellation the Bond so damaged or mutilated.

(c) No Default Occurred. Notwithstanding the foregoing provisions of this Section, in the event any such Bond shall have matured, and no default has occurred that is then continuing in the payment of the principal of or interest on the Bond, the Issuer may authorize the payment of the same (without surrender thereof except in the case of a damaged or mutilated Bond) instead of issuing a replacement Bond, provided security or indemnity is furnished as above provided in this Section.

(d) Charge for Issuing Replacement Bonds. Prior to the issuance of any replacement Bond, the Paying Agent/Registrar shall charge the Registered Owner of such Bond with all legal, printing, and other expenses in connection therewith. Every replacement Bond issued pursuant to the provisions of this Section by virtue of the fact that any Bond is lost, stolen or destroyed shall constitute a contractual obligation of the Issuer whether or not the lost, stolen or destroyed Bond shall be found at any time, or be enforceable by anyone, and shall be entitled to all the benefits of this Resolution.

(e) Authority for Issuing Replacement Bonds. In accordance with Sec. 1206.022, Government Code, this Section shall constitute authority for the issuance of any such replacement Bonds without necessity of further action by the governing body of the Issuer or any other body or person, and the duty of the replacement of such Bonds is hereby authorized and imposed upon the Paying Agent/Registrar, and the Paying Agent/Registrar shall authenticate and deliver such Bonds in the form and manner and with the effect, as provided in Section 3(a) of this Resolution for a Bond issued in exchange for another Bond.

Section 24. CUSTODY, APPROVAL, AND REGISTRATION OF BONDS; BOND COUNSEL'S OPINION; CUSIP NUMBERS AND CONTINGENT INSURANCE PROVISION, IF OBTAINED; ENGAGEMENT OF BOND COUNSEL.

(a) The President of the Board is hereby authorized to have control of the Bond initially issued and delivered hereunder and all necessary records and proceedings pertaining to the Initial Bond pending its delivery and their investigation, examination, and approval by the Attorney General of the State of Texas, and their registration by the Comptroller of Public Accounts of the State of Texas. Upon registration of the Initial Bond said Comptroller of Public Accounts (or a deputy designated in writing to act for said Comptroller) shall manually sign the Comptroller's Registration Certificate attached to such Initial Bond, and the seal of said Comptroller shall be impressed, or placed in facsimile, on such Initial Bond. The approving legal opinion of the Issuer's Bond Counsel and the assigned CUSIP numbers (if obtained) may, at the option of the Issuer, be printed on the Bonds issued and delivered under this Resolution, but neither shall have any legal effect, and shall be solely for the convenience and information of the Registered Owners of the Bonds. In addition, if bond insurance is obtained, the Bonds may bear an appropriate legend as provided by the insurer.

(b) The obligation of the initial purchaser to accept delivery of the Bonds are subject to the initial purchaser being furnished with the final, approving opinion of McCall, Parkhurst & Horton L.L.P., bond counsel to the Issuer, which opinion shall be dated as of and delivered on the date of initial delivery of the Bonds to the initial purchaser. The engagement of such firm as bond counsel to the Issuer in connection with issuance, sale and delivery of the Bonds are hereby approved and confirmed. The execution and delivery of an engagement letter between the Issuer and such firm, with respect to such services as bond counsel, is hereby authorized in such form as may be approved by the President of the Board, and the President of the Board is hereby authorized to execute such engagement letter.

Section 25. TAX EXEMPTION. The Corporation does not intend to issue the Bonds in a manner such that the Bonds would constitute obligations described in section 103(a) of the Internal Revenue Code of 1986 (the "Code") and all applicable temporary, proposed and final regulations and procedures promulgated thereunder or promulgated under the Internal Revenue Code of 1954, to the extent applicable to the Code (the "Regulations").

Section 26. SALE OF BONDS AND APPROVAL OF OFFICIAL STATEMENT.

(a) The Bonds shall be sold and delivered subject to the provisions of Sections 2 and 3 and pursuant to the terms and provisions of a bond purchase agreement or purchase letter (the "Purchase Agreement") which the Pricing Officer is hereby authorized to execute and deliver and in which the purchaser or purchasers (the "Purchaser") of the Bonds shall be designated. The Bonds shall initially be registered in the name set forth in the Pricing Certificate.

(b) The President and Secretary of the Board are further authorized and directed to execute and deliver for and on behalf of the Issuer copies of a Preliminary Official Statement and Official Statement, prepared in connection with the offering of the Bonds by the Purchasers, in final form as may be required by the Purchasers, and such final Official Statement in the form and content as approved by the Pricing Officer or as manually executed by said officials shall be deemed to be approved by the Board of Directors of the Issuer and constitute the Official Statement authorized for distribution and use by the Purchasers. The form and substance of the Preliminary Official Statement for the Bonds and any addenda, supplement or amendment thereto, all as approved by the Pricing Officer, are hereby deemed to be approved in all respects by the Board of Directors of the Issuer, and the Preliminary Official Statement is hereby deemed final as of its date (except for the omission of pricing and related information) within the meaning and for the purpose of paragraph (b)(1) of the Rule (hereinafter defined).

(c) The Pricing Officer is authorized, in connection with effecting the sale of the Bonds, to obtain from a municipal bond insurance company so designated in the Pricing Certificate (the "Insurer") a municipal bond insurance policy (the "Insurance Policy") in support of the Bonds. To that end, should the Pricing Officer exercise such authority and commit the Issuer to obtain a municipal bond insurance policy, for so long as the Insurance Policy is in effect, the requirements of the Insurer relating to the issuance of the Insurance Policy as set forth in the Pricing Certificate are incorporated by reference into this Resolution and made a part hereof for all purposes, notwithstanding any other provision of this Resolution to the contrary. The Pricing Officer shall have the authority to execute any documents to effect the issuance of the Insurance Policy by the Insurer.

Section 27. FURTHER PROCEDURES. The President, the Vice President and the Secretary of the Board, and the Director of the Issuer, and each of them, shall be and they are hereby expressly authorized, empowered and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge and deliver on behalf of the Issuer all such instruments, whether or not herein mentioned, as may be necessary or desirable in order to carry out the terms and provisions of this Resolution, the Bonds, the sale of the Bonds and the Official Statement. In case any officer whose signature shall appear on any Bond shall cease to be such officer before the delivery of such Bond, such signature shall nevertheless be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

Section 28. COMPLIANCE WITH RULE 15c2-12.

(a) Applicability of Provisions. The provisions of this Section shall apply to the Bonds if so designated in the Pricing Certificate.

(b) Definitions. As used in this Section, the following terms have the meanings ascribed to such terms below:

"MSRB" means the Municipal Securities Rulemaking Board.

"Rule" means SEC Rule 15c2-12, as amended from time to time.

"SEC" means the United States Securities and Exchange Commission.

(c) Annual Reports.

(i) The Issuer shall provide annually to the MSRB, in an electronic format as prescribed by the MSRB, within six months after the end of each fiscal year, financial information and operating data with respect to the Issuer of the general type described in the Pricing Certificate. The Issuer will additionally provide audited financial statements when and if available, and in any event, within 12 months after the end of each fiscal year. If the audit of such financial statements is not complete within 12 months after any such fiscal year end, then the Issuer will file unaudited financial statements within such 12 month period and audited financial statements for the applicable fiscal year, when and if the audit report on such statements becomes available. Any financial statements so to be provided shall be the Pricing Certificate, or such other accounting principles as the Issuer may be required to employ from time to time pursuant to state law or regulation.

(ii) If the Issuer changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the Issuer otherwise would be required to provide financial information and operating data pursuant to this Section. The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific reference to any document that is available to the public on the MSRB's internet website or filed with the SEC. All documents provided to the MSRB pursuant to this Section shall be accompanied by identifying information as prescribed by the MSRB.

(d) Event Notices.

(i) The Issuer shall notify the MSRB in an electronic format as prescribed by the MSRB, in a timely manner (but not in excess of ten (10) business days after the occurrence of the event) of any of the following events with respect to the Bonds:

1. Principal and interest payment delinquencies;
2. Non-payment related defaults, if material;
3. Unscheduled draws on debt service reserves reflecting financial difficulties;
4. Unscheduled draws on credit enhancements reflecting financial difficulties;
5. Substitution of credit or liquidity providers, or their failure to perform;
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other events affecting the tax status of the Bonds;
7. Modifications to rights of holders of the Bonds, if material;
8. Certificate calls, if material, and tender offers;
9. Defeasances;
10. Release, substitution, or sale of property securing repayment of the Bonds, if material;
11. Rating changes;
12. Bankruptcy, insolvency, receivership or similar event of the Issuer;
13. The consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; and
14. Appointment of a successor trustee or change in the name of the trustee, if material;

15. Incurrence of a financial obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of any such financial obligation of the Issuer, any of which affect security holders, if material; and
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of any such financial obligation of the Issuer, any of which reflect financial difficulties.

As used in clause 12 above, the phrase "bankruptcy, insolvency, receivership or similar event" means the appointment of a receiver, fiscal agent or similar officer for the Issuer in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets of the Issuer, or if jurisdiction has been assumed by leaving the existing City Council and officials or officers of the Issuer in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer. For the purposes of the above describe event notices 15 and 16, the term "financial obligation" means a (i) debt obligation, (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (iii) a guarantee of (i) or (ii); provided however, that a "financial obligation" shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

(ii) The Issuer shall notify the MSRB, in a timely manner, of any failure by the Issuer to provide financial information or operating data in accordance with subsection (c) of this Section by the time required by such subsection.

(e) Limitations, Disclaimers, and Amendments.

(i) The Issuer shall be obligated to observe and perform the covenants specified in this Section for so long as, but only for so long as, the Issuer remains an "obligated person" with respect to the Bonds within the meaning of the Rule, except that the Issuer in any event will give notice of any deposit made in accordance with this Resolution or applicable law that causes Bonds no longer to be outstanding.

(ii) The provisions of this Section are for the sole benefit of the registered owners and beneficial owners of the Bonds, and nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The Issuer undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the Issuer's financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Section or otherwise, except as expressly provided herein. The Issuer does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Bonds at any future date.

(iii) UNDER NO CIRCUMSTANCES SHALL THE ISSUER BE LIABLE TO THE REGISTERED OWNER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE ISSUER, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT

AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

(iv) No default by the Issuer in observing or performing its obligations under this Section shall comprise a breach of or default under this Resolution for purposes of any other provision of this Resolution. Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the Issuer under federal and state securities laws.

(v) Should the Rule be amended to obligate the Issuer to make filings with or provide notices to entities other than the MSRB, the Issuer hereby agrees to undertake such obligation with respect to the Bonds in accordance with the Rule as amended. The provisions of this Section may be amended by the Issuer from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the Issuer, but only if (1) the provisions of this Section, as so amended, would have permitted an underwriter to purchase or sell Bonds in the primary offering of the Bonds in compliance with the Rule, taking into account any amendments or interpretations of the Rule since such offering as well as such changed circumstances and (2) either (a) the registered owners of a majority in aggregate principal amount (or any greater amount required by any other provision of this Resolution that authorizes such an amendment) of the outstanding Bonds consent to such amendment or (b) a person that is unaffiliated with the Issuer (such as nationally recognized bond counsel) determined that such amendment will not materially impair the interest of the registered owners and beneficial owners of the Bonds. The Issuer may also amend or repeal the provisions of this continuing disclosure agreement if the SEC amends or repeals the applicable provision of the Rule or a court of final jurisdiction enters judgment that such provisions of the Rule are invalid, but only if and to the extent that the provisions of this sentence would not prevent an underwriter from lawfully purchasing or selling Bonds in the primary offering of the Bonds. If the Issuer so amends the provisions of this Section, it shall include with any amended financial information or operating data next provided in accordance with subsection (b) of this Section an explanation, in narrative form, of the reason for the amendment and of the impact of any change in the type of financial information or operating data so provided.

Section 29. METHOD OF AMENDMENT. The Issuer hereby reserves the right to amend this Resolution subject to the following terms and conditions, to-wit:

(a) The Issuer may from time to time, without the consent of any holder, except as otherwise required by paragraph (b) below, amend or supplement this Resolution in order to (i) cure any ambiguity, defect or omission in this Resolution that does not materially adversely affect the interests of the holders, (ii) grant additional rights or security for the benefit of the holders, (iii) add events of default as shall not be inconsistent with the provisions of this Resolution and that shall not materially adversely affect the interests of the holders, (iv) qualify this Resolution under the Trust Indenture Act of 1939, as amended, or corresponding provisions of federal laws from time to time in effect, or (v) make such other provisions in regard to matters or questions arising under this Resolution as shall not be inconsistent with the provisions of this Resolution and that shall not in the opinion of nationally recognized bond counsel materially adversely affect the interests of the holders.

(b) Except as provided in paragraph (a) above, the holders of Bonds aggregating in principal amount 51% of the aggregate principal amount of then outstanding Bonds that are the subject of a proposed amendment shall have the right from time to time to approve any amendment hereto that may be deemed necessary or desirable by the Issuer; provided, however, that without the consent of 100% of the holders in aggregate principal amount of the then outstanding Bonds, nothing herein contained shall permit or be

construed to permit amendment of the terms and conditions of this Resolution or in any of the Bonds so as to:

(1) Make any change in the maturity of any of the outstanding Bonds;

(2) Reduce the rate of interest borne by any of the outstanding Bonds;

(3) Reduce the amount of the principal of, or redemption premium, if any, payable on any outstanding Bonds;

(4) Modify the terms of payment of principal or of interest or redemption premium on outstanding Bonds or any of them or impose any condition with respect to such payment; or

(5) Change the minimum percentage of the principal amount of the Bonds necessary for consent to such amendment.

(c) If at any time the Issuer shall desire to amend this Resolution under this Section, the Issuer shall send by U.S. mail to the Registered Owners of the Bonds a copy of the proposed amendment.

(d) Whenever at any time within one year from the date of mailing of such notice the Issuer shall receive an instrument or instruments executed by the Registered Owners of the Bonds, which instrument or instruments shall refer to the proposed amendment and that shall specifically consent to and approve such amendment, the Issuer may adopt the amendment in substantially the same form.

(e) Upon the adoption of any amendatory Resolution pursuant to the provisions of this Section, this Resolution shall be deemed to be modified and amended in accordance with such amendatory Resolution, and the respective rights, duties, and obligations of the Issuer and the Registered Owners of the Bonds shall thereafter be determined, exercised, and enforced, subject in all respects to such amendment.

(f) Any consent given by the Registered Owners of the Bonds pursuant to the provisions of this Section shall be irrevocable for a period of six months from the date of the ailing of the notice provided for in this Section, and shall be conclusive and binding upon all future holders of the same Bonds during such period. Such consent may be revoked at any time after six months from the date of the mailing of said notice by the Registered Owners, or by a successor in title, by filing notice with the Issuer.

(g) For the purposes of establishing ownership of the Bonds, the Issuer shall rely solely upon the registration of the ownership of such Bonds on the registration books kept by the Paying Agent/Registrar.

Section 30. DEFAULT AND REMEDIES.

(a) Events of Default. Each of the following occurrences or events for the purpose of this Resolution is hereby declared to be an Event of Default:

(i) the failure to make payment of the principal of or interest on any of the Bonds when the same becomes due and payable; or

(ii) default in the performance or observance of any other covenant, agreement or obligation of the Issuer, the failure to perform which materially, adversely affects the rights of the Registered Owners of the Bonds, including, but not limited to, their prospect or ability to be repaid in accordance with this Resolution, and the continuation thereof for a period of 60 days after notice of such default is given by any Registered Owner to the Issuer.

(b) Remedies for Default.

(i) Upon the happening of any Event of Default, then and in every case, any Registered Owner or an authorized representative thereof, including, but not limited to, a trustee or trustees therefor, may proceed against the Issuer for the purpose of protecting and enforcing the rights of the Registered Owners under this Resolution, by mandamus or other suit, action or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief permitted by law, including the specific performance of any covenant or agreement contained herein, or thereby to enjoin any act or thing that may be unlawful or in violation of any right of the Registered Owners hereunder or any combination of such remedies.

(ii) It is provided that all such proceedings shall be instituted and maintained for the equal benefit of all Registered Owners of Bonds then outstanding.

(c) Remedies Not Exclusive.

(i) No remedy herein conferred or reserved is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or under the Bonds or now or hereafter existing at law or in equity; provided, however, that notwithstanding any other provision of this Resolution, the right to accelerate the debt evidenced by the Bonds shall not be available as a remedy under this Resolution.

(ii) The exercise of any remedy herein conferred or reserved shall not be deemed a waiver of any other available remedy.

(iii) By accepting the delivery of a Bond authorized under this Resolution, such Registered Owner agrees that the certifications required to effectuate any covenants or representations contained in this Resolution do not and shall never constitute or give rise to a personal or pecuniary liability or charge against the officers, employees or the Board of Directors of the Issuer.

Section 31. APPROVAL OF SALES TAX REMITTANCE AGREEMENT. The Sales Tax Remittance Agreement is hereby approved, and the President of the Board of Directors of the Issuer is hereby authorized and directed to execute and deliver such agreement in the name of and on behalf of the Issuer. The Issuer hereby confirms the City's depository bank as the Issuer's depository bank for the Sales Tax Fund established pursuant to the Sales Tax Remittance Agreement.

Section 32. TRANSFER.

(a) Pursuant to the provisions of the Sales Tax Remittance Agreement, the City has agreed to do any and all things necessary to accomplish the transfer of the Sales Tax, at the higher rate of one-half of one percent, collected for the benefit of the Issuer to the Pledged Revenue Fund on a monthly basis. The Sales Tax Remittance Agreement shall continue to govern matters with respect to the collection of sales and use taxes from the Comptroller, credits and refunds due and owing to the Comptroller, and other matters with respect to the collection and transfer of the Sales Tax.

(b) The President and the Treasurer of the Board and the Director of the Issuer are hereby ordered to do any and all things necessary to accomplish the transfer of money to the Funds established hereby in ample time to pay the principal of and interest on the Bonds.

Section 33. SEVERABILITY. If any section, article, paragraph, sentence, clause, phrase or word in this Resolution, or application thereof to any persons or circumstances is held invalid or unconstitutional

by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portion of this Resolution, despite such invalidity, which remaining portions shall remain in full force and effect.

Section 34. EFFECTIVE DATE. In accordance with the provisions of V.T.C.A., Government Code Section 1201.028, this Resolution shall be effective immediately upon its adoption by the Board.

(execution page follows)

PASSED, APPROVED AND EFFECTIVE this 17th day of August, 2026.

President, Board of Directors

ATTEST:

Secretary, Board of Directors

[CORPORATION SEAL]

City Council Regular Meeting

DEPARTMENT: **Finance**

FROM: **Harlan Jefferson, Deputy City Manager**

MEETING: **August 17, 2026**

SUBJECT:

Consider and take possible action on an ordinance authorizing the issuance of City of Burleson, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2026; establishing procedures and delegating authority for the sale and delivery of the Certificates; providing an effective date; and enacting other provisions relating to the subject. (First and Final Reading) *(Staff Contact: Harlan Jefferson, Deputy City Manager)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
High Performing City Organization Providing Exceptional, People Focused Services	1.4 Be a responsible steward of the city's financial resources by providing rates and fees that represent a strong value to our citizens; providing timely, accurate and transparent financial reporting; and utilizing long-range planning.

SUMMARY:

As part of the FY 2025-2026 Capital Improvement Program (CIP), projects approved by the City Council during the budget process and presented in reimbursement resolutions also approved by the City Council on September 8, 2025 and October 10, 2025, are being proposed by staff for the issuance of Certificates of Obligation (COs). We have identified capital projects in the amount of $34,400,742 to be included in the proposed FY 2025-2026 Certificates of Obligation sale. The debt issuance by each Fund is as follows:

- $ 5,076,529 General Government (General Fund)
- $ 23,333,837 Water and Sewer (Self-Supported)
- $ 5,000,000 4A Economic Development Corporation (Self-Supported)
- $ 990,376 4B Community Service Corporation (Self-Supported)
- $ 0 TIF #2 (Self-Supported)

$ 34,400,742 Total

The proposed amounts for debt issuance will be rounded to the nearest $5,000. In addition, we are requesting authorization to issue certificates in an amount not to exceed $34,400,742, in case market conditions change at the time of the sale of the Certificates of Obligation, to cover debt issuance costs.

We began the bond issuance and notification process when the City Council approved a resolution of the Notice of Intent to issue Certificates of Obligation on June 15, 2026. The City Council also directed staff to bring forward a parameters ordinance for consideration this year due to uncertainty in the marketplace. The parameters under which the certificates can be sold are as follows:

- The aggregate principal amount of the Certificates shall not exceed $34,400,742;
- The true interest cost of the Certificates shall not exceed 5%;
- The final maturity of the Certificates shall not be later than March 1, 2046; and
- The delegation made hereby shall expire if not exercised by the Pricing Officer within ninety (90) days from the date of adoption hereof.

RECOMMENDATION:

Move approval of the ordinance authorizing the issuance of City of Burleson, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2026; establishing procedures and delegating authority for the sale and delivery of the Certificates; providing an effective date; and enacting other provisions relating to the subject.

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

On September 8, 2025, the Council approved the final reading of the City's FY 2025-2026 annual budget with the five-year Capital Improvement Plan (CIP) (CSO#5910-09-2025).

On September 8, 2025, the Council approved a reimbursement resolution not to exceed $82,500,000 for certain capital expenditures with proceeds from debt.

On October 10, 2025, the Council approved a reimbursement resolution not to exceed $6,750,000 for certain capital expenditures with proceeds from debt.

On October 20, 2025, the Council adopted an ordinance to amend the City's FY 2026-2030 five-year Capital Improvement Plan (CIP) (CSO#5973-10-2025).

On December 15, 2025, the Council adopted a resolution to amend the City's FY 2026-2030 five-year Capital Improvement Plan (CIP) (CSO#6011-12-2025).

On March 23, 2026, the Council adopted an ordinance to amend the City's FY 2026-2030 five-year Capital Improvement Plan (CIP) (CSO#6109-04-2026).

On April 20, 2026, the Council adopted an ordinance to amend the City's FY 2026-2030 five-year Capital Improvement Plan (CIP) (CSO#6114-04-2026).

On May 4, 2026, the Council adopted an ordinance to amend the City's FY 2026-2030 five-year Capital Improvement Plan (CIP) (CSO#6126-05-2026).

On May 18, 2026, the Council approved a reimbursement resolution not to exceed $2,652,000 for certain capital expenditures with proceeds from debt.

On May 27, 2026, staff discussed with the Finance Committee refunding opportunities and the recommendation to refund the 2012 W&S Series. The committee gave staff feedback and directions to move forward with the refund.

On June 15, 2026, the Council approved a notice of intent resolution to issue combination tax and revenue certificates of obligation.

REFERENCE:

N/A

FISCAL IMPACT:

N/A

STAFF CONTACT:

Harlan Jefferson
Deputy City Manager
hjefferson@burlesontx.com
817-426-9651

THE CITY OF BURLESON TEXAS

Debt Parameters Ordinances

PRESENTED TO THE CITY COUNCIL ON AUGUST 17, 2026

Debt Parameters Summary

- Certificates of Obligation not to exceed $34,400,742
  - $ 5,076,529 General Government COs
  - $23,333,837 Water and Sewer COs
  - $ 5,000,000 4A Economic Development Corporation COs
  - $ 990,376 4B Community Service Corporation COs
  - $ 0 TIF #2 COs

- General Obligation Bonds for $17,210,778
- Sales Tax Revenue Bonds for $6,026,519 for the 4A Economic Development Corporation
- Additionally, staff plans to issue debt to refund the 2012 W&S Series (currently outstanding in the principal amount of $1,605,000) as discussed and endorsed by the Finance Committee on May 27, 2026, and Council on June 15, 2026
- The General Obligation Bond program was approved by voters on May 7, 2022
- The proposed amounts for debt issuance will be rounded to the nearest $5,000

NOTE: For water and sewer COs, the City assumes it will issue reimbursement resolution in year 1 of CIP, issue debt in year 2, and begin payments in year 3

BOND ISSUANCE SUMMARY

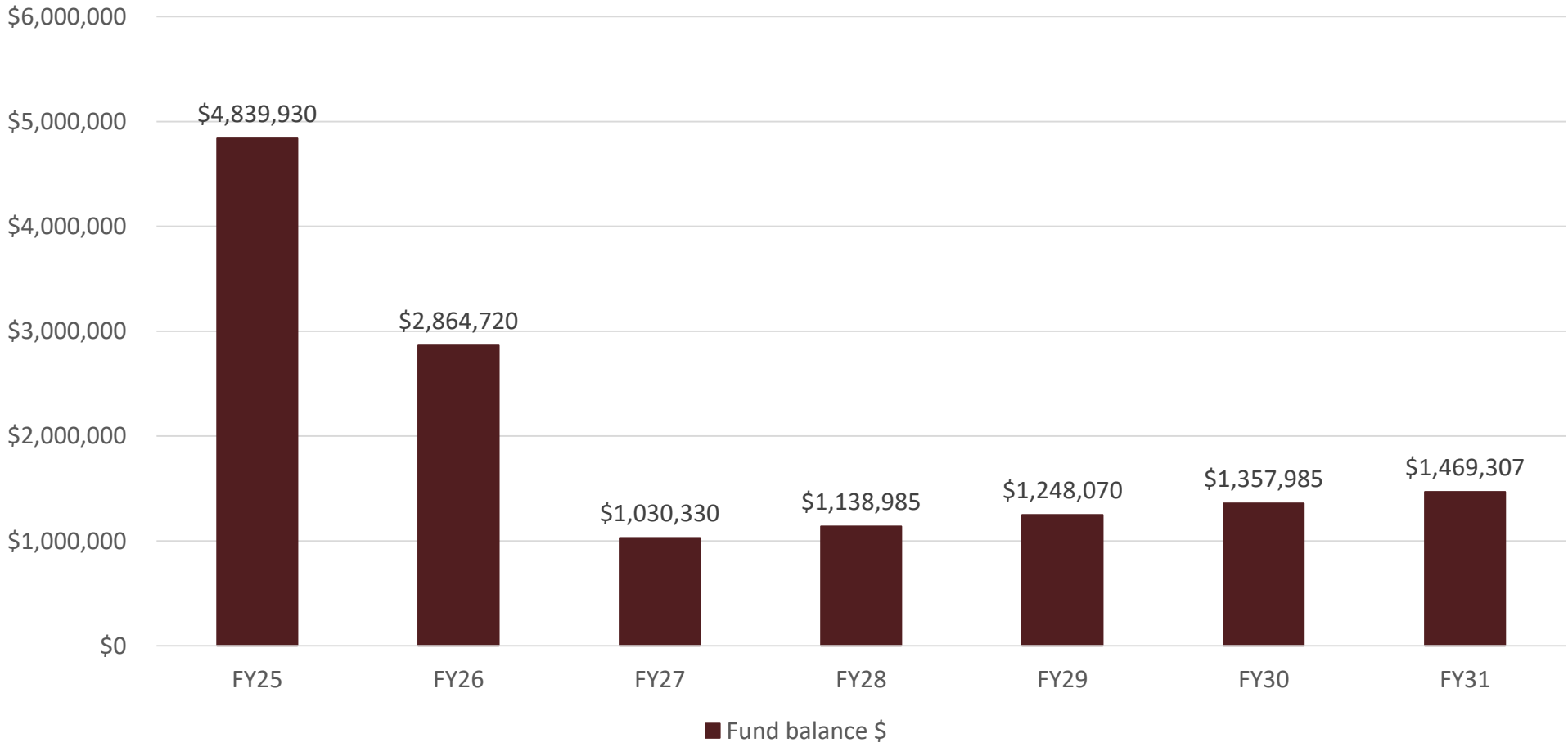
	2026	2027	2028	2029	2030	2031	2032	Total
General Government Bonds	$ 22,287,307	$ 40,460,841	$ 8,841,901	$ 7,883,497	$ 14,443,000	$ 1,000,000	$ -	$ 94,916,546
GO Bond	$ 17,210,778	$ 21,969,607	$ 4,439,901	$ 1,130,015	$ 13,443,000	$ -		$ 58,193,301
CO Bond	$ 5,076,529	$ 18,491,234	$ 4,402,000	$ 6,753,482	$ 1,000,000	$ 1,000,000		$ 36,723,245
Capital Equipment (Included in CO #)								
20-year	$ 800,000							
12-year	$ 325,000			$ 3,155,529				
5-year	$ 1,326,000		$ 2,652,000					
Water and Sewer Rate CO Bonds * Bond issuance 1 year after CIP appropriation	$ 23,333,837	$ 37,896,042	$ 41,587,081	$ 13,785,862	$ 13,142,671	$ 5,000,000	$ 5,000,000	$ 139,745,493
Water Bond *(CO Bond)* *	$ 22,153,267	$ 7,166,436	$ 23,051,985	$ 6,005,304	$ 7,832,671	$ 2,000,000	$ 2,000,000	$ 70,209,663
Sewer Bond *(CO Bond)* *	$ 1,180,570	$ 30,729,606	$ 18,535,096	$ 7,780,558	$ 5,310,000	$ 3,000,000	$ 3,000,000	$ 69,535,830
Special Revenue CO Bonds	$ 12,016,895	$ 3,389,412	$ 10,388,794	$ 16,870,440	$ 180,556	$ -	$ -	$ 42,846,097
4A Bond *(CO Bond)*	$ 5,000,000	$ -	$ 9,000,000	$ 15,000,000	$ -	$ -		$ 29,000,000
4A Bond *(Revenue Bond)*	$ 6,026,519							$ 6,026,519
4B Bond *(CO Bond)*	$ 990,376	$ 3,389,412	$ 1,388,794	$ 1,870,440	$ 180,556	$ -		$ 7,819,578
TIF 2 *(CO Bond)*	$ -	$ -	$ -	$ -	$ -	$ -		$ -
TOTAL	$ 57,638,039	$ 81,746,295	$ 60,817,776	$ 38,539,799	$ 27,766,227	$ 6,000,000	$ 5,000,000	$ 277,508,136

	2026	2027	2028	2029	2030	2031	2032	Total
GO Bond Total	$ 17,210,778	$ 21,969,607	$ 4,439,901	$ 1,130,015	$ 13,443,000	$ -	$ -	$ 58,193,301
CO Bond Total	$ 34,400,742	$ 59,776,688	$ 56,377,875	$ 37,409,784	$ 14,323,227	$ 6,000,000	$ 5,000,000	$ 213,288,316
Revenue Bond Total	$ 6,026,519							$ 6,026,519

General Government CIP FY26

	Project #	Project Name	FY 2026
GO BOND PROJECTS	ST2_50	Neighborhood Street Rebuilds	$750,000
	FA2301	Police Expansion	$15,955,907
	ST2503	Elk, Hillside, & FM731- Ped. & Int. Improvements - Phase 1	$15,275
	ST2704	Elk, Hillside, & FM731- Ped. & Int. Improvements - Phase 2	$189,596
	ST2601	FM 1902 and CR 910 Pedestrian Mobility	$300,000
	ST2306	Hulen Widening (SH174 to Candler) (Design 4 Lanes; Build 2 Lanes) *	$4,446,009
	FA2301	Police Expansion *	$1,116,274
	ST2309	Village Creek Parkway Expansion (Tarrant Co. Bond 50% Match) *	$3,289,059
	ST2603	Wicker Hill and Greenridge Reconstruction	$1,200,000
	ST2651	CR 914 Reconstruction from CR 914A to CR1021	$1,000,000
	ST2604	Hulen St. & BNSF RR Grade Separation *	$5,140,000
	FA2601	City Hall EV Charger *	$332,476
	CE2601	Two New Ambulances	$1,326,000
	CE2602	One Replacement Street Sweeper	$325,000
	CE2603	CAD Replacement Consoles	$800,000
		GO Bond Total	**$17,210,778**
		CO Bond Total	**$5,076,529**
		Cash/Other Total (*)	**$13,898,289**

General Debt Service Fund



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Water and Sewer CIP FY25

Project #	Water Projects Name	2025
WA2301	Industrial Blvd Pump Station Expansion & Alsbury Pump Station Decommission	$18,246,376
WA2302	12" Willow Creek Waterline Looping	$59,390
WA2403	8" Village Creek and 8" CR 715 Water Line Looping	$33,617
ST2306	16" Hulen Street Waterline	$464,889
WA2306	Offsite Water Supply from Fort Worth	$2,193,995
WA2308	PLC Upgrade Project	$1,155,000
	Water Bond Total	**$22,153,267**

Project #	Sewer Projects Name	2025
WW2301	Trunk Relief Line (Town Creek Basin Parallel Buildout Interceptors)	$344,794
WW2601	12" Wastewater line Replacement in Village Creek Basin (Golf Course)	$317,776
	Sewer Vacuum Truck	$518,000
	Sewer Bond Total	**$1,180,570**

	Water & Sewer Bond Total	**$23,333,837**

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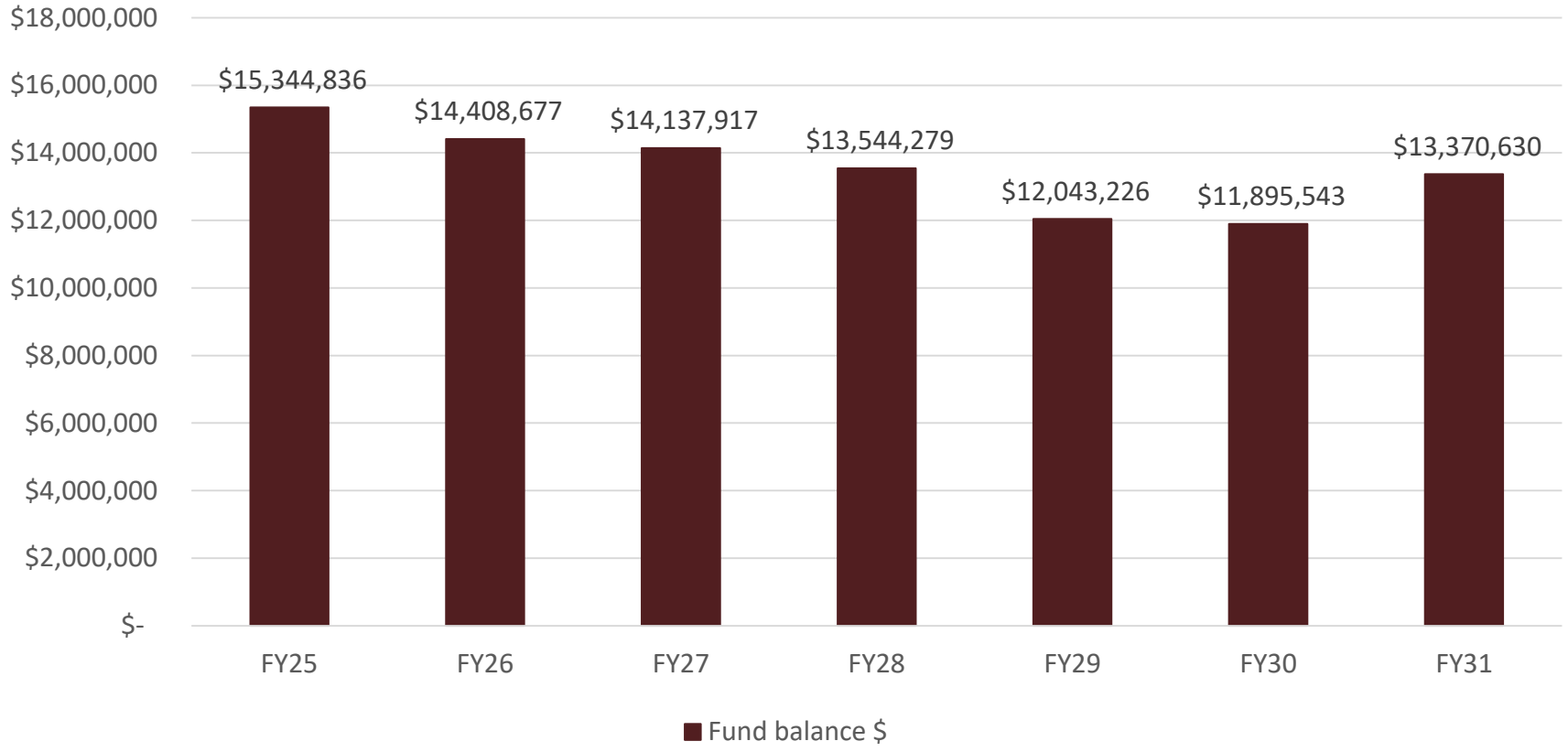
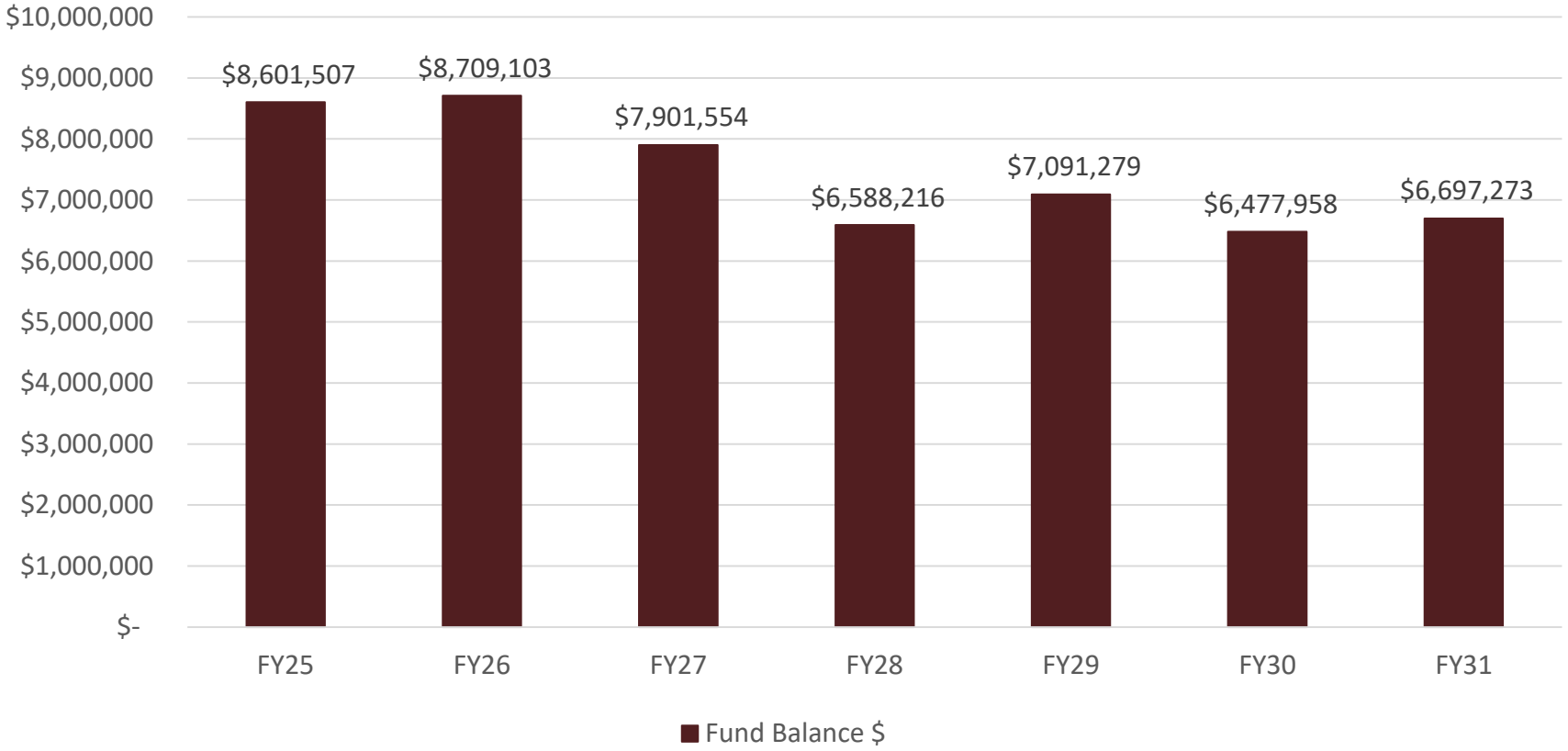
Water and Wastewater Fund



4A CIP FY26

Project #	4A Projects Name	FY 2026
PK2311	West Side Infrastructure - Burleson Legacy Park	$5,000,000
DV2601	Land Bank at HCP and I35W	$6,026,519
	4A CO Bond Total	**$5,000,000**
	4A Revenue Bond Total	**$6,026,519**

4A Corporation Fund



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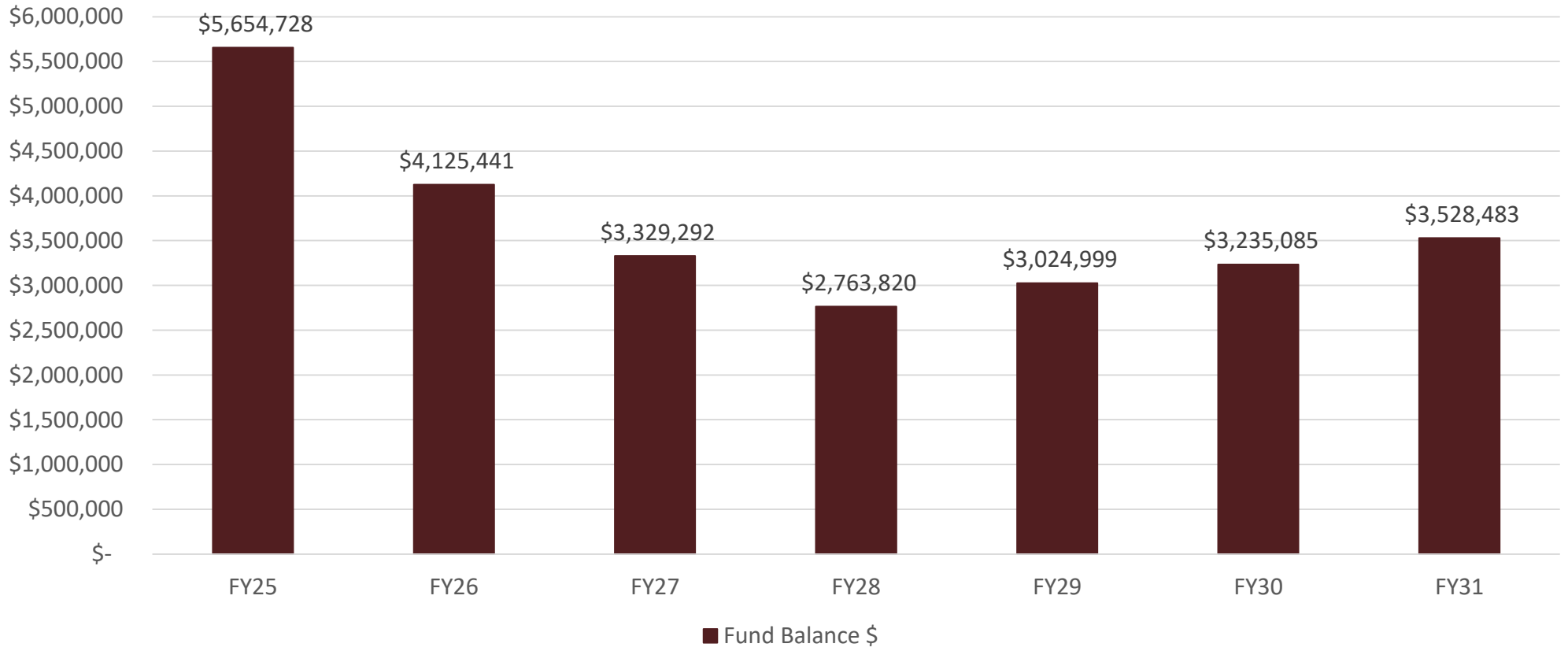
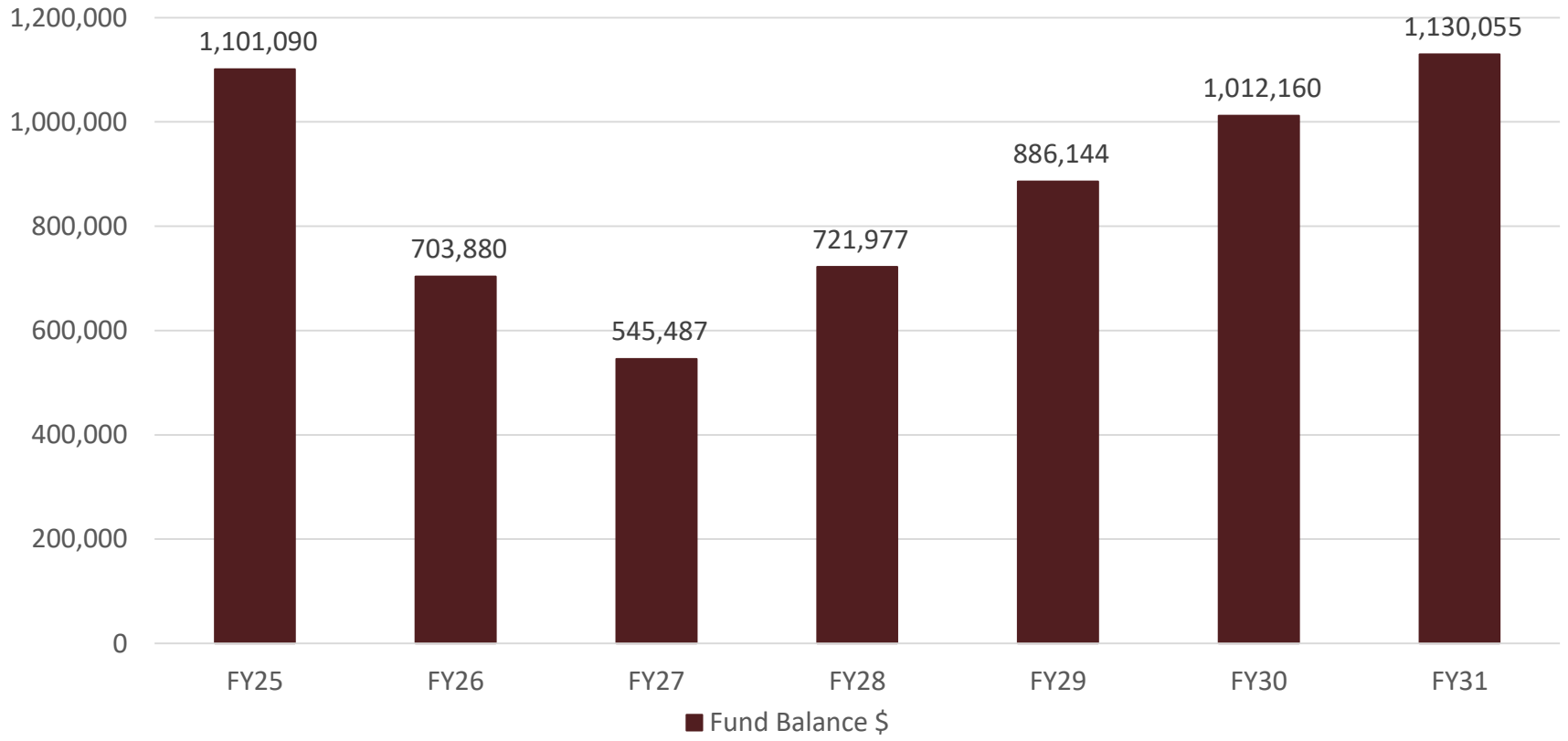
4B CIP FY26

Project #	4B Projects Name	FY 2026
PK2601	Warren Park-Study	$75,075
PK2502	Green Ribbon Phase 1 *	$400,000
PC2601	Green Ribbon Phase 2	$120,750
PK2602	Russell Farm - Master Plan	$32,051
PC2605	Hidden Creek Softball Fields Demo	$500,000
PC2651	Golf	$262,500
	4B CO Bond Total	**$990,376**
	Cash/Other Total (*)	**$400,000**

4B Corporation Fund



TIF2 Fund


1,200,000
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545,487
721,977
886,144
1,012,160
1,130,055
FY25
FY26
FY27
FY28
FY29
FY30
FY31
Fund Balance $

Refunding Opportunities

- Debt refunding allows the City to refinance existing debt obligations, typically when market interest rates decline or when restructuring debt service payments may better align with the City's long-term financial objectives.
- By pursuing refunding opportunities, the city may reduce total interest costs, generate budgetary savings, improve cash flow flexibility, or mitigate future financial risk.
- Regular monitoring of refunding potential also demonstrates sound fiscal stewardship and prudent financial management to taxpayers, credit rating agencies, investors, and other stakeholders.
- While not every refunding opportunity will result in sufficient savings to justify issuance costs, maintaining an ongoing review process will help position the City of Burleson to respond strategically to favorable market conditions and optimize its overall debt portfolio.

Refunding Recommendation

On November 13, 2025, S&P Global Ratings revised its outlook for Burleson’s outstanding utility revenue bonds to negative from stable. While they affirmed the 'AA-' rating at that time, the shift to a negative outlook serves as a formal notice that there is a "one-in-three chance" of a downgrade over the next two years.

Refunding Recommendation

- The city no longer issue's revenue bonds and the age of the existing utility revenue debt is approximately 14 years old.
- The city issues COs for water/sewer bonds and pays the debt through the revenue from the utility fund.

Refunding Recommendation - Series 2012 W&S

- The City recommends to transition a portion of our outstanding utility revenue debt into General Obligation Refunding Bonds. This shift is a proactive measure designed to address the recent negative outlook from S&P Global Ratings by leveraging the City's stronger 'AA' General Obligation credit rating.
- It will strengthen our debt service coverage ratios and directly mitigates the risk of a rating downgrade.

Legal Authority in Texas Regarding a Parameters Ordinance

- Chapters 1371 and 1207, Texas Government Code
- Applies to new money and refunding bonds, respectively
- Allows delegation of final bond terms for up to 1 year after the ordinance is adopted

Why Use a Parameters Ordinance?

- **Market Responsiveness:** Time the sale to secure favorable rates
- **Efficiency:** Avoid repeated council meetings
- **Control:** The Governing body still sets firm boundaries
- **Delegated Expertise:** Utilizes staff and advisors to manage complex transactions

Example Scenario

- Council passes a parameters ordinance:
  - Up to $10 million in bonds
  - Not to exceed 5% interest
  - Term not to exceed 20 years
  - The sale must occur within 180 days
- City Manager authorized to finalize sale within those parameters

Summary Parameters Ordinances

- Parameters ordinances provide flexibility without sacrificing oversight
- Useful for both refunding and new money issuances
- Empower cities to act strategically in a dynamic bond market

Specific Parameters for GOs, COs, and Revenue Bonds

- The total principal amount of the COs shall not surpass $34,400,742;
- The total principal amount of the GOs shall not surpass $19,000,000; (This includes the new money issue and the refunding bonds)
- The total principal amount of Sales Tax Revenue Bonds shall not surpass $6,760,000;
- The true interest cost on the debt shall not exceed 5% and 6.5% for the Sales Tax Revenue Bonds;
- The refunding of the Refunded Obligations must produce a net present value debt service savings of at least 0.5%;
- The debt's final maturity date shall be no later than March 1, 2046; and
- This delegation will expire if the Pricing Officer does not exercise it within ninety (90) days from the date of adoption.

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Debt Issuance Calendar

Complete By	Day	Event
10-Jun-26	Wednesday	HilltopSecurities requests information for preparation of the Official Statement
15-Jun-26	**Monday**	**Council meeting to approve Resolution directing staff to proceed with bond issuance process & approve publication of Notice of Intent for CO's**
17-Jun-26	Wednesday	HilltopSecurities receives requested information. HilltopSecurities begins preparation of the Official Statement
18-Jun-26	**Thursday**	**1st Notice of Intent published for CO's**
24-Jun-26	Wednesday	1st Draft Official Statement distributed to the City and Bond Counsel
25-Jun-26	**Thursday**	**2nd Notice of Intent published for CO's**
1-Jul-26	Wednesday	HilltopSecurities receives comments on 1st Draft of Official Statement
8-Jul-26	Wednesday	2nd Draft Official Statement distributed to the City and Bond Counsel

Debt Issuance Calendar Continued

Complete By	Day	Event
15-Jul-26	Wednesday	HilltopSecurities receives comments on 2nd Draft of Official Statement
20-Jul-26	Monday	Distribute POS to Rating Agencies
Week of July 27th -31st.		Rating Calls
17-Aug-26	Monday	Receive Ratings
17-Aug-26	**Monday**	**City Council passes Parameters Ordinance authorizing issuance of the Bonds and Certificates**
19-Aug-26	Wednesday	Electronically Post Official Statement to Potential Purchasers
26-Aug-26	Wednesday	Potential pricing date
24-Sep-26	Thursday	Bond and Certificate Closing and Delivery of Funds to the City

Options

- Approve or Deny GO, CO, and 4A Corporation Revenue Bonds Ordinances/Resolution
- Staff recommends approval of the Ordinances/Resolution

QUESTIONS/COMMENTS

CSO# [_____]

ORDINANCE AUTHORIZING THE ISSUANCE OF CITY OF BURLESON, TEXAS, COMBINATION TAX AND LIMITED SURPLUS REVENUE CERTIFICATES OF OBLIGATION, SERIES 2026; ESTABLISHING PROCEDURES AND DELEGATING AUTHORITY FOR THE SALE AND DELIVERY OF THE CERTIFICATES; PROVIDING AN EFFECTIVE DATE; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT

THE STATE OF TEXAS §
COUNTIES OF JOHNSON AND TARRANT §
CITY OF BURLESON §

WHEREAS, the City Council of the City of Burleson, Texas (the "Issuer"), deems it advisable to issue Certificates of Obligation for the purposes hereinafter set forth; and

WHEREAS, the Certificates of Obligation hereinafter authorized and designated are to be issued and delivered for cash pursuant to Subchapter C of Chapter 271, Texas Local Government Code, Subchapter B, Chapter 1502, Texas Government Code; and

WHEREAS, this City Council further finds and determines that it is in the best interest of the Issuer and its residents to include in the proposed issue of certificates of obligation funds for the public improvements hereinafter described, rather than fund such projects with the issuance of other debt instruments, in order to reduce the costs of such transactions; and

WHEREAS, the City Council has heretofore passed a resolution authorizing and directing the City Secretary to give notice of intention to issue certificates of obligation, and said notice has been duly published in a newspaper of general circulation in said City, said newspaper being a "newspaper" as defined in §2051.044, Texas Government Code; and

WHEREAS, the Issuer received no petition from the qualified electors of the City protesting the issuance of such certificates of obligation; and

WHEREAS, no bond proposition to authorize the issuance of bonds for the same purpose as any of the projects being financed with the proceeds of the certificates of obligation was submitted to the voters of the Issuer during the preceding three years and failed to be approved; and

WHEREAS, it is considered to be to the best interest of the Issuer that said interest-bearing certificates of obligation be issued; and

WHEREAS, the Issuer is an "Issuer" under Section 1371.001(4)(P), Texas Government Code, having (i) a principal amount of at least $100 million in outstanding long-term indebtedness, in long-term indebtedness proposed to be issued, or a combination of outstanding or proposed long-term indebtedness and (ii) some amount of long-term indebtedness outstanding or proposed to be issued that is rated in one of the four highest rating categories for long-term debt instruments by a nationally recognized rating agency for municipal securities, without regard to the effect of any credit agreement or other form of credit enhancement entered into in connection with the obligation; and

WHEREAS, it is officially found, determined, and declared that the meeting at which this Ordinance has been adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered and acted upon at said meeting, including this Ordinance, was given, all as required by the applicable provisions of Chapter 551 Texas Government Code; Now, Therefore

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

Section 1. RECITALS, AMOUNT AND PURPOSE OF THE CERTIFICATES.

(a) The recitals set forth in the preamble hereof are incorporated herein and shall have the same force and effect as if set forth in this Section.

(b) The certificates of the City of Burleson, Texas (the "Issuer") are hereby authorized to be issued and delivered, in one or more series, in the aggregate principal amount not to exceed the amount set forth below for paying all or a portion of the Issuer's contractual obligations incurred in connection with (i) designing, acquiring, equipping, constructing, and improving the Issuer's waterworks and sewer system; (ii) designing, acquiring, equipping, constructing, and improving Issuer parks, including trails, sports and recreational facilities, parking, and related infrastructure; (iii) designing, acquiring, equipping, constructing, and improving public safety facilities, vehicles and equipment; (iv) designing, acquiring, equipping, constructing, and improving streets, drainage, and public mobility infrastructure improvements, including traffic lighting and signalization and median improvements; (v) acquiring vehicles and equipment for Issuer's public works department; (vi) acquiring land and rights-of-way throughout the Issuer for the above described projects; and (vii) paying legal, fiscal, engineering and architectural fees in connection with these projects (collectively, the "Project").

(c) Each certificate issued pursuant to this Ordinance shall be designated: "CITY OF BURLESON, TEXAS, COMBINATION TAX AND LIMITED SURPLUS REVENUE CERTIFICATE OF OBLIGATION, SERIES 2026," or such other designation as set forth in the Pricing Certificate (defined below) and initially there shall be issued, sold, and delivered hereunder one fully registered certificate, without interest coupons, with certificates issued in replacement thereof being in the denominations and principal amounts hereinafter stated and numbered consecutively from R-1 upward, payable to the respective Registered Owners thereof (with the initial certificate being made payable to the initial purchaser as described in Section 10 hereof), or to the registered assignee or assignees of said certificates or any portion or portions thereof (in each case, the "Registered Owner"). The Certificates shall be in the respective denominations and principal amounts, shall be numbered, shall mature and be payable on the date or dates in each of the years and in the principal amounts, and shall bear interest to their respective dates of maturity or redemption prior to maturity at the rates per annum, as set forth in the Pricing Certificate (defined below).

Section 2. DELEGATION TO PRICING OFFICER.

(a) As authorized by Chapter 1371, Texas Government Code, as amended, the Mayor, City Manager and any Deputy City Manager of the Issuer (each a "Pricing Officer") are each hereby authorized to act on behalf of the Issuer in selling and delivering the Certificates, carrying out the other procedures specified in this Ordinance, including, determining the date of the Certificates, any additional or different designation or title by which the Certificates shall be known, whether the Certificate shall be sold and delivered in one or more series and the date and sale and delivery of each such series, the amount of Certificates to be sold and the authorized purposes set forth in Section 1 for which such Certificates are issued, the price at which the Certificates will be sold, the years in which the Certificates will mature, the

principal amount to mature in each of such years, the rate of interest to be borne by each such maturity, the interest payment and record dates, the price and terms upon and at which the Certificates shall be subject to redemption prior to maturity at the option of the Issuer, as well as any mandatory sinking fund redemption provisions, and all other matters relating to the issuance, sale, and delivery of the Certificates and obtaining municipal bond insurance for all or any portion of the Certificates and providing for the terms and provisions thereof applicable to the Certificates (including the execution of any commitment agreements, membership agreements in mutual insurance companies, and other similar agreements), all of which shall be specified in the Pricing Certificate executed by the Pricing Officer (the "Pricing Certificate"); provided that:

(i) the aggregate principal amount of the Certificates shall not exceed $34,400,742;

(ii) the true interest cost of the Certificates shall not exceed 5.00% per annum; provided that the net effective interest rate on the Certificates shall not exceed the maximum rate set forth in Chapter 1204, Texas Government Code, as amended;

(iii) the final maturity of the Certificates shall not be later than March 1, 2046; and

(iv) the delegation made hereby shall expire if not exercised by the Pricing Officer within ninety (90) days from the date of adoption hereof.

(b) In establishing the aggregate principal amount of the Certificates, the Pricing Officer shall establish an amount not exceeding the amount authorized in Subsection (a) hereof, which shall be sufficient in amount to provide for the purposes for which the Certificates are authorized and to pay costs of issuing the Certificates. The Certificates shall be sold with and subject to such terms as set forth in the Pricing Certificate.

(c) The Pricing Officer shall determine whether the Certificates will be sold by private placement or negotiated or competitive sale.

Section 3. CHARACTERISTICS OF THE CERTIFICATES.

(a) Appointment of Paying Agent/Registrar. The selection and appointment of the paying agent/registrar for the Certificates (the "Paying Agent/Registrar") shall be as provided in the Pricing Certificate. The Pricing Officer is authorized and directed to execute and deliver in the name and on behalf of the Issuer a Paying Agent/Registrar Agreement with the Paying Agent/Registrar in substantially the form presented at this meeting.

(b) Registration, Transfer, Conversion and Exchange. The Issuer shall keep or cause to be kept at the corporate trust office of the Paying Agent/Registrar books or records for the registration of the transfer, conversion and exchange of the Certificates (the "Registration Books"), and the Issuer hereby appoints the Paying Agent/Registrar as its registrar and transfer agent to keep such books or records and make such registrations of transfers, conversions and exchanges under such reasonable regulations as the Issuer and Paying Agent/Registrar may prescribe; and the Paying Agent/Registrar shall make such registrations, transfers, conversions and exchanges as herein provided within three (3) days of presentation in due and proper form. The Paying Agent/Registrar shall obtain and record in the Registration Books the address of the registered owner of each Certificate to which payments with respect to the Certificates shall be mailed, as herein provided; but it shall be the duty of each registered owner to notify the Paying Agent/Registrar in writing of the address to which payments shall be mailed, and such interest payments shall not be mailed

unless such notice has been given. The Issuer shall have the right to inspect the Registration Books during regular business hours of the Paying Agent/Registrar, but otherwise the Paying Agent/Registrar shall keep the Registration Books confidential and, unless otherwise required by law, shall not permit their inspection by any other entity. The Issuer shall pay the Paying Agent/Registrar's standard or customary fees and charges for making such registration, transfer, conversion, exchange and delivery of a substitute Certificate or Certificates. Registration of assignments, transfers, conversions and exchanges of Certificates shall be made in the manner provided and with the effect stated in the FORM OF CERTIFICATE set forth in this Ordinance. Each substitute Certificate shall bear a letter and/or number to distinguish it from each other Certificate.

(c) Authentication. Except as provided in subsection (j) of this section, an authorized representative of the Paying Agent/Registrar shall, before the delivery of any such Certificate, date and manually sign said Certificate, and no such Certificate shall be deemed to be issued or outstanding unless such Certificate is so executed. The Paying Agent/Registrar promptly shall cancel all paid Certificates and Certificates surrendered for conversion and exchange. No additional ordinances, orders or resolutions need be passed or adopted by the governing body of the Issuer or any other body or person so as to accomplish the foregoing conversion and exchange of any Certificate or portion thereof, and the Paying Agent/Registrar shall provide for the printing, execution and delivery of the substitute Certificates in the manner prescribed herein. Pursuant to Subchapter D, Chapter 1201, Texas Government Code, the duty of conversion and exchange of Certificates as aforesaid is hereby imposed upon the Paying Agent/Registrar, and, upon the execution of said Certificate, the converted and exchanged Certificate shall be valid, incontestable, and enforceable in the same manner and with the same effect as the Certificates which initially were issued and delivered pursuant to this Ordinance, approved by the Attorney General, and registered by the Comptroller of Public Accounts.

(d) Payment of Principal and Interest. The Issuer hereby further appoints the Paying Agent/Registrar to act as the paying agent for paying the principal of and interest on the Certificates, all as provided in this Ordinance. The Paying Agent/Registrar shall keep proper records of all payments made by the Issuer and the Paying Agent/Registrar with respect to the Certificates, and of all conversions and exchanges of Certificates, and all replacements of Certificates, as provided in this Ordinance. However, in the event of a nonpayment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Issuer. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be fifteen (15) days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first class postage prepaid, to the address of each registered owner appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

(e) Payment to Registered Owner. Notwithstanding any other provision of this Ordinance to the contrary, the Issuer and the Paying Agent/Registrar shall be entitled to treat and consider the person in whose name each Certificate is registered in the Registration Books as the absolute owner of such Certificate for the purpose of payment of principal and interest with respect to such Certificate, for the purpose of registering transfers with respect to such Certificate, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of and interest on the Certificates only to or upon the order of the registered owners, as shown in the Registration Books as provided in this Ordinance, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the Issuer's obligations with respect to payment of principal of and interest on the Certificates to the extent of the sum or sums so paid. No person other than a registered owner, as shown in

the Registration Books, shall receive a certificate evidencing the obligation of the Issuer to make payments of principal and interest pursuant to this Ordinance.

(f) Paying Agent/Registrar. The Issuer covenants with the registered owners of the Certificates that at all times while the Certificates are outstanding the Issuer will provide a competent and legally qualified bank, trust company, financial institution or other agency to act as and perform the services of Paying Agent/Registrar for the Certificates under this Ordinance, and that the Paying Agent/Registrar will be one entity. By accepting the position and performing as such, each Paying Agent/Registrar shall be deemed to have agreed to the provisions of this Ordinance, and a certified copy of this Ordinance shall be delivered to each Paying Agent/Registrar.

(g) Substitute Paying Agent/Registrar. The Issuer reserves the right to, and may, at its option, change the Paying Agent/Registrar upon not less than one hundred-twenty (120) days written notice to the Paying Agent/Registrar, to be effective not later than sixty (60) days prior to the next principal or interest payment date after such notice. In the event that the entity at any time acting as Paying Agent/Registrar (or its successor by merger, acquisition, or other method) should resign or otherwise cease to act as such, the Issuer covenants that promptly it will appoint a competent and legally qualified bank, trust company, financial institution, or other agency to act as Paying Agent/Registrar under this Ordinance. Upon any change in the Paying Agent/Registrar, the previous Paying Agent/Registrar promptly shall transfer and deliver the Registration Books (or a copy thereof), along with all other pertinent books and records relating to the Certificates, to the new Paying Agent/Registrar designated and appointed by the Issuer. Upon any change in the Paying Agent/Registrar, the Issuer promptly will cause a written notice thereof to be sent by the new Paying Agent/Registrar to each registered owner of the Certificates, by United States mail, first-class postage prepaid, which notice also shall give the address of the new Paying Agent/Registrar.

(h) Book-Entry Only System. The Certificates issued in exchange for the Certificates initially issued to the purchaser or purchasers specified herein shall be initially issued in the form of a separate single fully registered Certificate for each of the maturities thereof and the ownership of each such Certificate shall be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), and except as otherwise provided in this Section, all of the outstanding Certificates shall be registered in the name of Cede & Co., as nominee of DTC.

(i) Blanket Letter of Representations. The previous execution and delivery of the Blanket Letter of Representations with respect to obligations of the Issuer is hereby ratified and confirmed; and the provisions thereof shall be fully applicable to the Certificates. Notwithstanding anything to the contrary contained herein, while the Certificates are subject to DTC's Book-Entry Only System and to the extent permitted by law, the Letter of Representations is hereby incorporated herein and its provisions shall prevail over any other provisions of this Ordinance in the event of conflict.

(j) Certificates Registered in the Name of Cede & Co. With respect to Certificates registered in the name of Cede & Co., as nominee of DTC, the Issuer and the Paying Agent/Registrar shall have no responsibility or obligation to any securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations on whose behalf DTC was created ("DTC Participant") to hold securities to facilitate the clearance and settlement of securities transactions among DTC Participants or to any person on behalf of whom such a DTC Participant holds an interest in the Certificates. Without limiting the immediately preceding sentence, the Issuer and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Certificates, (ii) the delivery to any DTC Participant or any other person, other than a registered owner of Certificates, as shown on the Registration Books, of any

notice with respect to the Certificates, or (iii) the payment to any DTC Participant or any other person, other than a registered owner of Certificates, as shown in the Registration Books of any amount with respect to principal of or interest on the Certificates. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Ordinance with respect to interest checks being mailed to the registered owner at the close of business on the Record date, the words "Cede & Co." in this Ordinance shall refer to such new nominee of DTC.

(k) Successor Securities Depository; Transfers Outside Book-Entry Only System. In the event that the Issuer determines that DTC is incapable of discharging its responsibilities described herein and in the representation letter of the Issuer to DTC or that it is in the best interest of the beneficial owners of the Certificates that they be able to obtain certificated Certificates, the Issuer shall (i) appoint a successor securities depository, qualified to act as such under Section 17A of the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants of the appointment of such successor securities depository and transfer one or more separate Certificates to such successor securities depository or (ii) notify DTC and DTC Participants of the availability through DTC of Certificates and transfer one or more separate Certificates to DTC Participants having Certificates credited to their DTC accounts. In such event, the Certificates shall no longer be restricted to being registered in the Registration Books in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names registered owners transferring or exchanging Certificates shall designate, in accordance with the provisions of this Ordinance.

(l) Payments to Cede & Co. Notwithstanding any other provision of this Ordinance to the contrary, so long as any Certificate is registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of and interest on such Certificate and all notices with respect to such Certificate shall be made and given, respectively, in the manner provided in the representation letter of the Issuer to DTC.

(m) General Characteristics of the Certificates. The Certificates (i) shall be issued in fully registered form, without interest coupons, with the principal of and interest on such Certificates to be payable only to the Registered Owners thereof, (ii) may and shall be redeemed prior to their scheduled maturities, (iii) may be transferred and assigned, (iv) may be converted and exchanged for other Certificates, (v) shall have the characteristics, (vi) shall be signed, sealed, executed and authenticated, (vii) the principal of and interest on the Certificates shall be payable, and (viii) shall be administered and the Paying Agent/Registrar and the Issuer shall have certain duties and responsibilities with respect to the Certificates, all as provided, and in the manner and to the effect as required or indicated, in the FORM OF CERTIFICATE set forth in this Ordinance. The Certificates initially issued and delivered pursuant to this Ordinance is not required to be, and shall not be, authenticated by the Paying Agent/Registrar, but on each substitute Certificate issued in conversion of and exchange for any Certificate or Certificates issued under this Ordinance the Paying Agent/Registrar shall execute the Paying Agent/Registrar's Authentication Certificate, in the FORM OF CERTIFICATE set forth in this Ordinance.

(n) Cancellation of Initial Certificate. On the closing date, one initial Certificate representing the entire principal amount of the Certificates, payable in stated installments to the purchaser designated in the Pricing Certificate, executed by manual or facsimile signature of the Mayor and City Secretary of the Issuer, approved by the Attorney General of Texas, and registered and manually signed by the Comptroller of Public Accounts of the State of Texas, will be delivered to such purchaser or its designee. Upon payment for such initial Certificate, the Paying Agent/Registrar shall cancel such initial Certificate and deliver to the DTC on behalf of such purchaser one registered definitive Certificate for each year of maturity of such Certificates, in the aggregate principal amount of all of the Certificates for such maturity, registered in the

name of Cede & Co., as nominee of DTC. To the extent that the Paying Agent/Registrar is eligible to participate in DTC's FAST System, pursuant to an agreement between the Paying Agent/Registrar and DTC, the Paying Agent/Registrar shall hold the definitive Certificates in safekeeping for DTC.

Section 4. FORM OF CERTIFICATES. The form of the Certificates, including the form of Paying Agent/Registrar's Authentication Certificate, the form of Assignment and the form of Registration Certificate of the Comptroller of Public Accounts of the State of Texas to be attached to the Certificates initially issued and delivered pursuant to this Ordinance, shall be, respectively, substantially as follows, with such appropriate variations, omissions or insertions as are permitted or required by this Ordinance.

(a) Form of Certificate.

NO. R-

PRINCIPAL AMOUNT
$_____

UNITED STATES OF AMERICA
STATE OF TEXAS

CITY OF BURLESON, TEXAS
COMBINATION TAX AND LIMITED SURPLUS REVENUE CERTIFICATES OF OBLIGATION
SERIES 2026

INTEREST RATE		DATE OF CERTIFICATES		MATURITY DATE		CUSIP NO.
_____		_____		_____		_____

REGISTERED OWNER:

PRINCIPAL AMOUNT: DOLLARS

ON THE MATURITY DATE specified above, the City of Burleson, in Johnson and Tarrant Counties, Texas, (the "Issuer"), being a political subdivision and municipal corporation of the State of Texas, hereby promises to pay to the Registered Owner specified above, or registered assigns (hereinafter called the "Registered Owner"), on the Maturity Date specified above, the Principal Amount specified above. The Issuer promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from _____, _____ at the Interest Rate per annum specified above. Interest is payable on _____, ____ and semiannually on each _____ and _____ thereafter to the Maturity Date specified above, or the date of redemption prior to maturity; except, if this Certificate is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such principal amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Certificate or Certificates, if any, for which this Certificate is being exchanged is due but has not been paid, then this Certificate shall bear interest from the date to which such interest has been paid in full.

THE PRINCIPAL OF AND INTEREST ON this Certificate are payable in lawful money of the United States of America, without exchange or collection charges. The principal of this Certificate shall

be paid to the registered owner hereof upon presentation and surrender of this Certificate at maturity, or upon the date fixed for its redemption prior to maturity, at the principal corporate trust office of _____, _____, _____, which is the "Paying Agent/Registrar" for this Certificate. The payment of interest on this Certificate shall be made by the Paying Agent/Registrar to the registered owner hereof on each interest payment date by check or draft, dated as of such interest payment date, drawn by the Paying Agent/Registrar on, and payable solely from, funds of the Issuer required by the ordinance authorizing the issuance of this Certificate (the "Certificate Ordinance") to be on deposit with the Paying Agent/Registrar for such purpose as hereinafter provided; and such check or draft shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, on each such interest payment date, to the registered owner hereof, at its address as it appeared on the _____ day of the month preceding each such interest payment date, regardless of whether such day is a business day (the "Record Date") on the Registration Books kept by the Paying Agent/Registrar, as hereinafter described. In addition, interest may be paid by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the registered owner. In the event of a non-payment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Issuer. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be fifteen (15) days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each owner of a Certificate appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

ANY ACCRUED INTEREST due at maturity or upon the redemption of this Certificate prior to maturity as provided herein shall be paid to the registered owner upon presentation and surrender of this Certificate for payment or redemption at the principal corporate trust office of the Paying Agent/Registrar. The Issuer covenants with the registered owner of this Certificate that on or before each principal payment date and interest payment date for this Certificate it will make available to the Paying Agent/Registrar, from the "Interest and Sinking Fund" created by the Certificate Ordinance, the amounts required to provide for the payment, in immediately available funds, of all principal of and interest on the Certificates, when due.

IF THE DATE for any payment of the principal of or interest on this Certificate shall be a Saturday, Sunday, a legal holiday or a day on which banking institutions in the city where the principal corporate trust office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day that is not such a Saturday, Sunday, legal holiday or day on which banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due.

THIS CERTIFICATE is one of a series of Certificates dated _____, _____, authorized in accordance with the Constitution and laws of the State of Texas in the principal amount of $_____ for the public purposes of (i) designing, acquiring, equipping, constructing, and improving the Issuer's waterworks and sewer system; (ii) designing, acquiring, equipping, constructing, and improving Issuer parks, including trails, sports and recreational facilities, parking, and related infrastructure; (iii) designing, acquiring, equipping, constructing, and improving public safety facilities, vehicles and equipment; (iv) designing, acquiring, equipping, constructing, and improving streets, drainage, and public mobility infrastructure improvements, including traffic lighting and signalization and median improvements; (v) acquiring vehicles and equipment for Issuer's public works department; (vi) acquiring land and rights-of-way throughout the Issuer for the above described projects; and (vii) paying legal, fiscal, engineering and architectural fees in connection with these projects (collectively, the "Project").

ON _____, or on any date thereafter, the Certificates of this series may be redeemed prior to their scheduled maturities, at the option of the Issuer, with funds derived from any available and lawful source, as a whole, or in part, and, if in part, the particular Certificates, or portions thereof, to be redeemed shall be selected and designated by the Issuer (provided that a portion of a Certificate may be redeemed only in an integral multiple of $5,000), at a redemption price equal to the principal amount to be redeemed plus accrued interest to the date fixed for redemption.

THE CERTIFICATES scheduled to mature on _____ in the years ____ and ____ (the "Term Certificates") are subject to scheduled mandatory redemption by the Paying Agent/Registrar by lot, or by any other customary method that results in a random selection, at a price equal to the principal amount thereof, plus accrued interest to the redemption date, out of moneys available for such purpose in the interest and sinking fund for the Certificates, on the dates and in the respective principal amounts, set forth in the following schedule:

Term Certificate
Maturity: _____, ____

Mandatory Redemption Date	Principal Amount
_____, ____	$_____
_____, ____	_____
_____, ____(maturity)	_____

The principal amount of Term Certificates of a stated maturity required to be redeemed on any mandatory redemption date pursuant to the operation of the mandatory sinking fund redemption provisions shall be reduced, at the option of the Issuer, by the principal amount of any Term Certificates of the same maturity which, at least 50 days prior to a mandatory redemption date (1) shall have been acquired by the Issuer at a price not exceeding the principal amount of such Term Certificates plus accrued interest to the date of purchase thereof, and delivered to the Paying Agent/Registrar for cancellation, (2) shall have been purchased and canceled by the Paying Agent/Registrar at the request of the Issuer at a price not exceeding the principal amount of such Term Certificates plus accrued interest to the date of purchase, or (3) shall have been redeemed pursuant to the optional redemption provisions and not theretofore credited against a mandatory redemption requirement.

IF AT THE TIME OF MAILING of notice of optional redemption there shall not have either been deposited with the Paying Agent/Registrar or legally authorized escrow agent immediately available funds sufficient to redeem all the Certificates called for redemption, such notice may state that it is conditional, and is subject to the deposit of the redemption moneys with the Paying Agent/Registrar or legally authorized escrow agent at or prior to the redemption date. If such redemption is not effectuated, the Paying Agent/Registrar shall, within five days thereafter, give notice in the manner in which the notice of redemption was given that such moneys were not so received and shall rescind the redemption.

AT LEAST THIRTY (30) DAYS prior to the date fixed for any redemption of Certificates or portions thereof prior to maturity a written notice of such redemption shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, at least thirty (30) days prior to the date fixed for any such redemption, to the registered owner of each Certificate to be redeemed at its address as it appeared on the business day prior the mailing of such redemption notice; provided, however, that the failure of the registered owner to receive such notice, or any defect therein or in the sending or mailing thereof, shall not affect the validity or effectiveness of the proceedings for the redemption of any Certificate.

By the date fixed for any such redemption due provision shall be made with the Paying Agent/Registrar for the payment of the required redemption price for the Certificates or portions thereof that are to be so redeemed. If such written notice of redemption is sent and if due provision for such payment is made, all as provided above, the Certificates or portions thereof that are to be so redeemed thereby automatically shall be treated as redeemed prior to their scheduled maturities, and they shall not bear interest after the date fixed for redemption, and they shall not be regarded as being outstanding except for the right of the registered owner to receive the redemption price from the Paying Agent/Registrar out of the funds provided for such payment. If a portion of any Certificate shall be redeemed, a substitute Certificate or Certificates having the same maturity date, bearing interest at the same rate, in any denomination or denominations in any integral multiple of $5,000, at the written request of the registered owner, and in aggregate principal amount equal to the unredeemed portion thereof, will be issued to the registered owner upon the surrender thereof for cancellation, at the expense of the Issuer, all as provided in the Certificate Ordinance.

WITH RESPECT TO ANY OPTIONAL REDEMPTION OF THE CERTIFICATES, unless certain prerequisites to such redemption required by this Ordinance have been met and moneys sufficient to pay the principal of and premium, if any, and interest on the Certificates to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice shall state that said redemption may, at the option of the Issuer, be conditional upon the satisfaction of such prerequisites and receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon any prerequisite set forth in such notice of redemption. If a notice of conditional redemption is given and such prerequisites to the redemption and sufficient moneys are not received, such notice shall be of no force and effect, the Issuer shall not redeem such Certificates and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Certificates have not been redeemed.

ALL CERTIFICATES OF THIS SERIES are issuable solely as fully registered certificates, without interest coupons, in the denomination of any integral multiple of $5,000. As provided in the Certificate Ordinance, this Certificate may, at the request of the registered owner or the assignee or assignees hereof, be assigned, transferred, converted into and exchanged for a like aggregate principal amount of fully registered Certificates, without interest coupons, payable to the appropriate registered owner, assignee or assignees, as the case may be, having the same denomination or denominations in any integral multiple of $5,000 as requested in writing by the appropriate registered owner, assignee or assignees, as the case may be, upon surrender of this Certificate to the Paying Agent/Registrar for cancellation, all in accordance with the form and procedures set forth in the Certificate Ordinance. Among other requirements for such assignment and transfer, this Certificate must be presented and surrendered to the Paying Agent/Registrar, together with proper instruments of assignment, in form and with guarantee of signatures satisfactory to the Paying Agent/Registrar, evidencing assignment of this Certificate or any portion or portions hereof in any integral multiple of $5,000 to the assignee or assignees in whose name or names this Certificate or any such portion or portions hereof is or are to be registered. The form of Assignment printed or endorsed on this Certificate may be executed by the registered owner to evidence the assignment hereof, but such method is not exclusive, and other instruments of assignment satisfactory to the Paying Agent/Registrar may be used to evidence the assignment of this Certificate or any portion or portions hereof from time to time by the registered owner. The Paying Agent/Registrar's reasonable standard or customary fees and charges for assigning, transferring, converting and exchanging any Certificate or portion thereof will be paid by the Issuer. In any circumstance, any taxes or governmental charges required to be paid with respect thereto shall be paid by the one requesting such assignment, transfer, conversion or exchange, as a condition precedent to the exercise of such privilege. The Paying Agent/Registrar shall not be required to make any such transfer, conversion, or exchange (i) during the period commencing with the close of business on any Record Date and ending with the opening of business on the next following principal or interest payment

date, or (ii) with respect to any Certificate or any portion thereof called for redemption prior to maturity, within forty-five (45) days prior to its redemption date.

IN THE EVENT any Paying Agent/Registrar for the Certificates is changed by the Issuer, resigns, or otherwise ceases to act as such, the Issuer has covenanted in the Certificate Ordinance that it promptly will appoint a competent and legally qualified substitute therefor, and cause written notice thereof to be mailed to the registered owners of the Certificates.

IT IS HEREBY certified, recited and covenanted that this Certificate has been duly and validly authorized, issued and delivered; that all acts, conditions and things required or proper to be performed, exist and be done precedent to or in the authorization, issuance and delivery of this Certificate have been performed, existed and been done in accordance with law; that this Certificate is a general obligation of said Issuer, issued on the full faith and credit thereof; and that annual ad valorem taxes sufficient to provide for the payment of the interest on and principal of this Certificate, as such interest comes due and such principal matures, have been levied and ordered to be levied against all taxable property in said Issuer, and have been pledged for such payment, within the limit prescribed by law, and that this Certificate is additionally secured by and payable from a limited pledge of the Surplus Revenues of the Issuer's waterworks and sewer system remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve and other requirements in connection with all of the Issuer's revenue obligations (now or hereafter outstanding) that are payable from all or part of said revenues, all as provided in the Certificate Ordinance.

THE ISSUER HAS RESERVED THE RIGHT to amend the Certificate Ordinance as provided therein, and under some (but not all) circumstances amendments thereto must be approved by the registered owners of a majority in aggregate principal amount of the outstanding Certificates.

BY BECOMING the registered owner of this Certificate, the registered owner thereby acknowledges all of the terms and provisions of the Certificate Ordinance, agrees to be bound by such terms and provisions, acknowledges that the Certificate Ordinance is duly recorded and available for inspection in the official minutes and records of the governing body of the Issuer, and agrees that the terms and provisions of this Certificate and the Certificate Ordinance constitute a contract between each registered owner hereof and the Issuer.

IN WITNESS WHEREOF, the Issuer has caused this Certificate to be signed with the manual or facsimile signature of the Mayor of the Issuer (or in his absence, the Mayor Pro Tem) and countersigned with the manual or facsimile signature of the City Secretary of said Issuer, and has caused the official seal of the Issuer to be duly impressed, or placed in facsimile, on this Certificate.

(signature)	(signature)
City Secretary	Mayor

(SEAL)

(b) Form of Paying Agent/Registrar's Authentication Certificate.

PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE
(To be executed if this Certificate is not accompanied by an executed Registration Certificate of the Comptroller of Public Accounts of the State of Texas)

It is hereby certified that this Certificate has been issued under the provisions of the Certificate Ordinance described in the text of this Certificate; and that this Certificate has been issued in conversion or replacement of, or in exchange for, a certificate, certificates, or a portion of a certificate or certificates of a series that originally was approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas.

Dated: _____

_____
Paying Agent/Registrar

By: _____
Authorized Representative

(c) Form of Assignment.

ASSIGNMENT
(Please print or type clearly)

For value received, the undersigned hereby sells, assigns and transfers unto: _____

_____

Transferee's Social Security or Taxpayer Identification Number: _____

Transferee's name and address, including zip code: _____

_____

the within Certificate and all rights thereunder, and hereby irrevocably constitutes and appoints

_____, attorney, to register the transfer of the within Certificate on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____.

Signature Guaranteed:

_____	_____
NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution participating in a securities transfer association recognized signature guarantee program.	NOTICE: The signature above must correspond with the name of the registered owner as it appears upon the front of this Certificate in every particular, without alteration or enlargement or any change whatsoever.

(d) Form of Registration Certificate of the Comptroller of Public Accounts.

COMPTROLLER'S REGISTRATION CERTIFICATE: REGISTER NO.

I hereby certify that there is on file and of record in my office a true and correct copy of the opinion of the Attorney General of the State of Texas approving this Certificate and that this Certificate has been registered this day by me.

Witness my signature and seal this _____.

_____
Comptroller of Public Accounts of the State of Texas

(COMPTROLLER'S SEAL)

(e) Initial Certificate Insertions.

(i) The initial Certificate shall be in the form set forth is paragraph (a) of this Section, except that:

A. immediately under the name of the Certificate, the headings "Interest Rate" and "Maturity Date" shall both be completed with the words "As shown below" and "CUSIP No. _____" shall be deleted.

B. the first paragraph shall be deleted and the following will be inserted:

"THE CITY OF BURLESON, TEXAS, in Johnson and Tarrant Counties, Texas (the "Issuer"), being a political subdivision and municipal corporation of the State of Texas, hereby promises to pay to the Registered Owner specified above, or registered assigns (hereinafter called the "Registered Owner"), on _____ in each of the years, in the principal installments and bearing interest at the per annum rates set forth in the following schedule:

Years(_/_)	Principal Installments($)	Interest Rates($)

(Information from Section 2 to be inserted)

The Issuer promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from _____ at the respective Interest Rate per annum specified above. Interest is payable on _____, and semiannually on each _____ and _____ thereafter to the date of payment of the principal installment specified above, or the date of redemption prior to maturity; except, that if this Certificate is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such Principal Amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Certificate or Certificates, if any, for which this Certificate is being exchanged is due but has not been paid, then this Certificate shall bear interest from the date to which such interest has been paid in full."

C. The Initial Certificate shall be numbered "T-1."

Section 5. INTEREST AND SINKING FUND; SURPLUS REVENUES.

(a) A special "Interest and Sinking Fund" is hereby created and shall be established and maintained by the Issuer as a separate fund or account and the funds therein shall be deposited into and held in an account at an official depository bank of said Issuer. Said Interest and Sinking Fund shall be kept separate and apart from all other funds and accounts of said Issuer, and shall be used only for paying the interest on and principal of said Certificates. All amounts received from the sale of the Certificates as accrued interest shall be deposited upon receipt to the Interest and Sinking Fund, and all ad valorem taxes levied and collected for and on account of said Certificates shall be deposited, as collected, to the credit of said Interest and Sinking Fund. During each year while any of said Certificates are outstanding and unpaid, the governing body of said Issuer shall compute and ascertain a rate and amount of ad valorem tax that will be sufficient to raise and produce the money required to pay the interest on said Certificates as such interest comes due, and to provide and maintain a sinking fund adequate to pay the principal of said Certificates as such principal matures (but never less than 2% of the original amount of said Certificates as a sinking fund each year); and said tax shall be based on the latest approved tax rolls of said Issuer, with full allowances being made for tax delinquencies and the cost of tax collection. Said rate and amount of ad valorem tax is hereby levied, and is hereby ordered to be levied, against all taxable property in said Issuer, for each year while any of said Certificates are outstanding and unpaid, and said tax shall be assessed and collected each such year and deposited to the credit of the aforesaid Interest and Sinking Fund. Said ad valorem taxes sufficient to provide for the payment of the interest on and principal of said Certificates, as such interest comes due and such principal matures, are hereby pledged for such payment, within the limit prescribed by law.

(b) The Certificates are additionally secured by a limited pledge, not to exceed $1,000 of revenues of the Issuer's waterworks and sewer system that remain after the payment of all maintenance and operation expenses thereof, and all debt service, reserve and other requirements in connection with all of the Issuer's revenue obligations (now or hereafter outstanding) that are secured by a lien on all or any part of the net revenues of the Issuer's waterworks and sewer system, constituting "Surplus Revenues." The Issuer shall deposit such Surplus Revenues to the credit of the Interest and Sinking Fund created pursuant to this section, to the extent necessary to pay the principal of and interest on the Certificates. Notwithstanding the requirements of this section, if Surplus Revenues or other lawfully available moneys of the Issuer are actually on deposit in the Interest and Sinking Fund in advance of the time when ad valorem taxes are scheduled to be levied for any year, then the amount of taxes that otherwise would have been required to be levied pursuant to this Section may be reduced to the extent and by the amount of the Surplus Revenues or other lawfully available funds then on deposit in the Interest and Sinking Fund.

(c) Chapter 1208, Texas Government Code, applies to the issuance of the Certificates of Obligation and the pledge of the taxes and Surplus Revenues granted by the Issuer under this Section, and is therefore valid, effective, and perfected. Should Texas law be amended at any time while the Certificates of Obligation are outstanding and unpaid, the result of such amendment being that the pledge of the taxes and Surplus Revenues granted by the Issuer under this Section is to be subject to the filing requirements of Chapter 9, Texas Business & Commerce Code, in order to preserve to the registered owners of the Certificates of Obligation a security interest in said pledge, the Issuer agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Chapter 9, Texas Business & Commerce Code and enable a filing of a security interest in said pledge to occur.

Section 6. DEFEASANCE OF CERTIFICATES.

(a) Any Certificate and the interest thereon shall be deemed to be paid, retired and no longer outstanding (a "Defeased Certificate") within the meaning of this Ordinance, except to the extent provided in subsection (d) of this Section, when payment of the principal of such Certificate, plus interest thereon to the due date (whether such due date be by reason of maturity or otherwise) either (i) shall have been made or caused to be made in accordance with the terms thereof, or (ii) shall have been provided for on or before such due date by irrevocably depositing with or making available to the Paying Agent/Registrar in accordance with an escrow agreement or other instrument (the "Future Escrow Agreement") for such payment (1) lawful money of the United States of America sufficient to make such payment or (2) Defeasance Securities that mature as to principal and interest in such amounts and at such times as will insure the availability, without reinvestment, of sufficient money to provide for such payment, and when proper arrangements have been made by the Issuer with the Paying Agent/Registrar for the payment of its services until all Defeased Certificates shall have become due and payable. At such time as a Certificate shall be deemed to be a Defeased Certificate hereunder, as aforesaid, such Certificate and the interest thereon shall no longer be secured by, payable from, or entitled to the benefits of, the ad valorem taxes herein levied and pledged or the limited pledge of Surplus Revenues as provided in this Ordinance, and such principal and interest shall be payable solely from such money or Defeasance Securities, and thereafter the Issuer will have no further responsibility with respect to amounts available to such paying agent (or other financial institution permitted by applicable law) for the payment of such Defeased Certificates, including any insufficiency therein caused by the failure of such paying agent (or other financial institution permitted by applicable law) to receive payment when due on the Defeasance Securities.. Notwithstanding any other provision of this Ordinance to the contrary, it is hereby provided that any determination not to redeem Defeased Certificates that is made in conjunction with the payment arrangements specified in subsections (a)(i) or (ii) of this Section shall not be irrevocable, provided that: (1) in the proceedings providing for such payment arrangements, the Issuer expressly reserves the right to call the Defeased Certificates for redemption; (2) gives notice of the reservation of that right to the owners of the Defeased Certificates immediately following the making of the payment arrangements; and (3) directs that notice of the reservation be included in any redemption notices that it authorizes.

(b) Any moneys so deposited with the Paying Agent/Registrar may at the written direction of the Issuer be invested in Defeasance Securities, maturing in the amounts and times as hereinbefore set forth, and all income from such Defeasance Securities received by the Paying Agent/Registrar that is not required for the payment of the Certificates and interest thereon, with respect to which such money has been so deposited, shall be turned over to the Issuer, or deposited as directed in writing by the Issuer. Any Future Escrow Agreement pursuant to which the money and/or Defeasance Securities are held for the payment of Defeased Certificates may contain provisions permitting the investment or reinvestment of such moneys in Defeasance Securities or the substitution of other Defeasance Securities upon the satisfaction of the requirements specified in subsections (a)(i) or (ii) of this Section. All income from such Defeasance Securities received by the Paying Agent/Registrar which is not required for the payment of the Defeased Certificates, with respect to which such money has been so deposited, shall be remitted to the Issuer or deposited as directed in writing by the Issuer.

(c) The term "Defeasance Securities" means any securities and obligations now or hereafter authorized by State law that are eligible to refund, retire or otherwise discharge obligations such as Certificates. The Pricing Officer may restrict Defeasance Securities as deemed necessary.

(d) Until all Defeased Certificates shall have become due and payable, the Paying Agent/Registrar shall perform the services of Paying Agent/Registrar for such Defeased Certificates the same as if they had

not been defeased, and the Issuer shall make proper arrangements to provide and pay for such services as required by this Ordinance.

(e) In the event that the Issuer elects to defease less than all of the principal amount of Certificates of a maturity, the Paying Agent/Registrar shall select, or cause to be selected, such amount of Certificates by such random method as it deems fair and appropriate.

Section 7. DAMAGED, MUTILATED, LOST, STOLEN, OR DESTROYED CERTIFICATES.

(a) Replacement Certificates. In the event any outstanding Certificate is damaged, mutilated, lost, stolen or destroyed, the Paying Agent/Registrar shall cause to be printed, executed and delivered, a new certificate of the same principal amount, maturity and interest rate, as the damaged, mutilated, lost, stolen or destroyed Certificate, in replacement for such Certificate in the manner hereinafter provided.

(b) Application for Replacement Certificates. Application for replacement of damaged, mutilated, lost, stolen or destroyed Certificates shall be made by the registered owner thereof to the Paying Agent/Registrar. In every case of loss, theft or destruction of a Certificate, the registered owner applying for a replacement certificate shall furnish to the Issuer and to the Paying Agent/Registrar such security or indemnity as may be required by them to save each of them harmless from any loss or damage with respect thereto. Also, in every case of loss, theft or destruction of a Certificate, the registered owner shall furnish to the Issuer and to the Paying Agent/Registrar evidence to their satisfaction of the loss, theft or destruction of such Certificate, as the case may be. In every case of damage or mutilation of a Certificate, the registered owner shall surrender to the Paying Agent/Registrar for cancellation the Certificate so damaged or mutilated.

(c) No Default Occurred. Notwithstanding the foregoing provisions of this Section, in the event any such Certificate shall have matured, and no default has occurred that is then continuing in the payment of the principal of, redemption premium, if any, or interest on the Certificate, the Issuer may authorize the payment of the same (without surrender thereof except in the case of a damaged or mutilated Certificate) instead of issuing a replacement Certificate, provided security or indemnity is furnished as above provided in this Section.

(d) Charge for Issuing Replacement Certificates. Prior to the issuance of any replacement certificate, the Paying Agent/Registrar shall charge the registered owner of such Certificate with all legal, printing, and other expenses in connection therewith. Every replacement certificate issued pursuant to the provisions of this Section by virtue of the fact that any Certificate is lost, stolen or destroyed shall constitute a contractual obligation of the Issuer whether or not the lost, stolen or destroyed Certificate shall be found at any time, or be enforceable by anyone, and shall be entitled to all the benefits of this Ordinance equally and proportionately with any and all other Certificates duly issued under this Ordinance.

(e) Authority for Issuing Replacement Certificates. In accordance with Section 1206.022, Texas Government Code, this Section 7 of this Ordinance shall constitute authority for the issuance of any such replacement certificate without necessity of further action by the governing body of the Issuer or any other body or person, and the duty of the replacement of such certificates is hereby authorized and imposed upon the Paying Agent/Registrar, and the Paying Agent/Registrar shall authenticate and deliver such Certificates in the form and manner and with the effect, as provided in Section 3(a) of this Ordinance for Certificates issued in conversion and exchange for other Certificates.

Section 8. CUSTODY, APPROVAL, AND REGISTRATION OF CERTIFICATES; BOND COUNSEL'S OPINION; CUSIP NUMBERS AND CONTINGENT INSURANCE PROVISION, IF OBTAINED; ENGAGEMENT OF BOND COUNSEL.

(a) The Mayor of the Issuer is hereby authorized to have control of the Certificates initially issued and delivered hereunder and all necessary records and proceedings pertaining to the Certificates pending their delivery and their investigation, examination, and approval by the Attorney General of the State of Texas, and their registration by the Comptroller of Public Accounts of the State of Texas. Upon registration of the Certificates said Comptroller of Public Accounts (or a deputy designated in writing to act for said Comptroller) shall sign manually, by facsimile, electronically or otherwise the Comptroller's Registration Certificate attached to such Certificates, and the seal of said Comptroller shall be impressed, or placed in facsimile, on such Certificate. The approving legal opinion of the Issuer's Bond Counsel and the assigned CUSIP numbers may, at the option of the Issuer, be printed on the Certificates issued and delivered under this Ordinance, but neither shall have any legal effect, and shall be solely for the convenience and information of the registered owners of the Certificates. In addition, if bond insurance is obtained, the Certificates may bear an appropriate legend as provided by the insurer.

(b) The obligation of the initial purchaser to accept delivery of the Certificates is subject to the initial purchaser being furnished with the final, approving opinion of McCall, Parkhurst & Horton L.L.P., bond counsel to the Issuer, which opinion shall be dated as of and delivered on the date of initial delivery of the Certificates to the initial purchaser. The engagement of such firm as bond counsel to the Issuer in connection with issuance, sale and delivery of the Certificates is hereby approved and confirmed.

Section 9. COVENANTS REGARDING TAX EXEMPTION OF INTEREST ON THE CERTIFICATES.

(a) Covenants. The Issuer covenants to take any action necessary to assure, or refrain from any action that would adversely affect, the treatment of the Certificates as obligations described in section 103 of the Code, the interest on which is not includable in the "gross income" of the holder for purposes of federal income taxation. In furtherance thereof, the Issuer covenants as follows:

(1) to take any action to assure that no more than 10 percent of the proceeds of the Certificates (less amounts deposited to a reserve fund, if any) are used for any "private business use," as defined in section 141(b)(6) of the Code or, if more than 10 percent of the proceeds or the projects financed therewith are so used, such amounts, whether or not received by the Issuer, with respect to such private business use, do not, under the terms of this Ordinance or any underlying arrangement, directly or indirectly, secure or provide for the payment of more than 10 percent of the debt service on the Certificates, in contravention of section 141(b)(2) of the Code;

(2) to take any action to assure that in the event that the "private business use" described in subsection (1) hereof exceeds 5 percent of the proceeds of the Certificates or the projects financed therewith (less amounts deposited into a reserve fund, if any) then the amount in excess of 5 percent is used for a "private business use" that is "related" and not "disproportionate," within the meaning of section 141(b)(3) of the Code, to the governmental use;

(3) to take any action to assure that no amount that is greater than the lesser of $5,000,000, or 5 percent of the proceeds of the Certificates (less amounts deposited into a reserve fund, if any) is directly or indirectly used to finance loans to persons, other than state or local governmental units, in contravention of section 141(c) of the Code;

(4) to refrain from taking any action that would otherwise result in the Certificates being treated as "private activity bonds" within the meaning of section 141(b) of the Code;

(5) to refrain from taking any action that would result in the Certificates being "federally guaranteed" within the meaning of section 149(b) of the Code;

(6) to refrain from using any portion of the proceeds of the Certificates, directly or indirectly, to acquire or to replace funds that were used, directly or indirectly, to acquire investment property (as defined in section 148(b)(2) of the Code) that produces a materially higher yield over the term of the Certificates, other than investment property acquired with –

(A) proceeds of the Certificates invested for a reasonable temporary period of 3 years or less or, in the case of a refunding bond, for a period of 30 days or less until such proceeds are needed for the purpose for which the Certificates are issued,

(B) amounts invested in a bona fide debt service fund, within the meaning of section 1.148-1(b) of the Treasury Regulations, and

(C) amounts deposited in any reasonably required reserve or replacement fund to the extent such amounts do not exceed 10 percent of the proceeds of the Certificates;

(7) to otherwise restrict the use of the proceeds of the Certificates or amounts treated as proceeds of the Certificates, as may be necessary, so that the Certificates do not otherwise contravene the requirements of section 148 of the Code (relating to arbitrage);

(8) to refrain from using proceeds of the Certificates or the proceeds of any prior bonds to pay debt services on another issue more than ninety (90) days after the issuance of the Certificates in contravention of section 149(d) of the Code (relating to advance refundings);

(9) to pay to the United States of America at least once during each five-year period (beginning on the date of delivery of the Certificates) an amount that is at least equal to 90 percent of the "Excess Earnings," within the meaning of section 148(f) of the Code and to pay to the United States of America, not later than 60 days after the Certificates have been paid in full, 100 percent of the amount then required to be paid as a result of Excess Earnings under section 148(f) of the Code; and

(10) use the proceeds of the Certificates solely for new money purposes.

(b) Rebate Fund. In order to facilitate compliance with the above covenant (a)(8), a "Rebate Fund" is hereby established by the Issuer for the sole benefit of the United States of America, and such Fund shall not be subject to the claim of any other person, including without limitation the certificateholders. The Rebate Fund is established for the additional purpose of compliance with section 148 of the Code.

(c) Use of Proceeds. For purposes of the foregoing covenants (a)(1) and (a)(2), the Issuer understands that the term "proceeds" includes "disposition proceeds" as defined in the Treasury Regulations and, in the case of refunding bonds, transferred proceeds (if any) and proceeds of the refunded bonds expended prior to the date of issuance of the Certificates. It is the understanding of the Issuer that the

covenants contained herein are intended to assure compliance with the Code and any regulations or rulings promulgated by the U.S. Department of the Treasury pursuant thereto. In the event that regulations or rulings are hereafter promulgated that modify or expand provisions of the Code, as applicable to the Certificates, the Issuer will not be required to comply with any covenant contained herein to the extent that such failure to comply, in the opinion of nationally recognized bond counsel, will not adversely affect the exemption from federal income taxation of interest on the Certificates under section 103 of the Code. In the event that regulations or rulings are hereafter promulgated that impose additional requirements applicable to the Certificates, the Issuer agrees to comply with the additional requirements to the extent necessary, in the opinion of nationally recognized bond counsel, to preserve the exemption from federal income taxation of interest on the Certificates under section 103 of the Code. In furtherance of such intention, the Issuer hereby authorizes and directs the Mayor and each Pricing Officer, or any one of them, to execute any documents, certificates or reports required by the Code and to make such elections, on behalf of the Issuer, that may be permitted by the Code as are consistent with the purpose for the issuance of the Certificates.

(d) Allocation of, and Limitation on, Expenditures for the Project. The Issuer covenants to account for the expenditure of sale proceeds and investment earnings to be used for the construction and acquisition of the Project on its books and records by allocating proceeds to expenditures within eighteen (18) months of the later of the date that (1) the expenditure is made, or (2) the Project is completed. The foregoing notwithstanding, the Issuer shall not expend proceeds of the sale of the Certificates or investment earnings thereon more than sixty (60) days after the earlier of (1) the fifth anniversary of the delivery of the Certificates, or (2) the date the Certificates are retired, unless the Issuer obtains an opinion of nationally-recognized bond counsel that such expenditure will not adversely affect the status, for federal income tax purposes, of the Certificates or the interest thereon. For purposes hereof, the Issuer shall not be obligated to comply with this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

(e) Disposition of Project. The Issuer covenants that the property constituting the Project will not be sold or otherwise disposed in a transaction resulting in the receipt by the Issuer of cash or other compensation, unless any action taken in connection with such disposition will not adversely affect the tax-exempt status of the Certificates. For purpose of the foregoing, the Issuer may rely on an opinion of nationally-recognized bond counsel that the action taken in connection with such sale or other disposition will not adversely affect the tax-exempt status of the Certificates. For purposes of the foregoing, the portion of the property comprising personal property and disposed in the ordinary course shall not be treated as a transaction resulting in the receipt of cash or other compensation. For purposes hereof, the Issuer shall not be obligated to comply with this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

Section 10. SALE OF CERTIFICATES AND APPROVAL OF OFFICIAL STATEMENT; FURTHER PROCEDURES.

(a) Each series of Certificates shall be sold and delivered subject to the provisions of Section 1 and Section 2 and pursuant to the terms and provisions of a purchase agreement or purchase letter (the "Purchase Agreement") which the Pricing Officer is hereby authorized to execute and deliver and in which the purchaser or purchasers (the "Underwriters") of the Certificates shall be designated. The Certificates shall initially be registered in the name of the purchaser thereof as set forth in the Pricing Certificate.

(b) The Mayor and City Secretary and any Pricing Officer are further authorized and directed to execute and deliver for and on behalf of the Issuer copies of a Preliminary Official Statement and Official

Statement, if prepared in connection with the offering of Certificates by the Underwriters, in final form as may be required by the Underwriters, and such final Official Statement in the form and content as approved by the Pricing Officer or as manually executed by said officials shall be deemed to be approved by the City Council and constitute the Official Statement authorized for distribution and use by the Underwriters. The form and substance of the Preliminary Official Statement for the Certificates and any addenda, supplement or amendment thereto, all as approved by the Pricing Officer, are hereby deemed to be approved in all respects by the City Council, and the Preliminary Official Statement is hereby deemed final as of its date (except for the omission of pricing and related information) within the meaning and for the purpose of paragraph (b)(1) of the Rule (hereinafter defined).

(c) The Pricing Officer is authorized, in connection with effecting the sale of each series of the Certificates, to obtain from a municipal bond insurance company so designated in the Pricing Certificate (the "Insurer") a municipal bond insurance policy (the "Insurance Policy") in support of the Certificates. To that end, should the Pricing Officer exercise such authority and commit the Issuer to obtain a municipal bond insurance policy, for so long as the Insurance Policy is in effect, the requirements of the Insurer relating to the issuance of the Insurance Policy as set forth in the Pricing Certificate are incorporated by reference into this Ordinance and made a part hereof for all purposes, notwithstanding any other provision of this Ordinance to the contrary. The Pricing Officer shall have the authority to execute any documents to effect the issuance of the Insurance Policy by the Insurer.

(d) The Mayor and Mayor Pro Tem, the City Secretary and the Pricing Officers of the Issuer, and each of them, shall be and they are hereby expressly authorized, empowered and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge and deliver in the name and on behalf of the Issuer such documents, certificates and other instruments, whether or not herein mentioned, as may be necessary or desirable in order to carry out the terms and provisions of this Ordinance, the Certificates, the sale of the Certificates and the Official Statement. In case any officer whose signature shall appear on any Certificate shall cease to be such officer before the delivery of such Certificate, such signature shall nevertheless be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

Section 11. INTEREST EARNINGS ON CERTIFICATE PROCEEDS. Interest earnings derived from the investment of proceeds from the sale of the Certificates shall be used along with other certificate proceeds for the Project; provided that after completion of such purpose, if any of such interest earnings remain on hand, such interest earnings shall be deposited in the Interest and Sinking Fund. It is further provided, however, that any interest earnings on certificate proceeds that are required to be rebated to the United States of America pursuant to Section 9 hereof in order to prevent the Certificates from being arbitrage bonds shall be so rebated and not considered as interest earnings for the purposes of this Section.

Section 12. CONSTRUCTION FUND.

(a) The Issuer hereby creates and establishes and shall maintain on the books of the Issuer a separate fund to be entitled the "Series 2026 Combination Tax and Limited Surplus Revenue Certificate of Obligation Construction Fund" for use by the Issuer for payment of all lawful costs associated with the acquisition and construction of the Project as hereinbefore provided. Upon payment of all such costs, any moneys remaining on deposit in said fund shall be transferred to the Interest and Sinking Fund. Amounts so deposited to the Interest and Sinking Fund shall be used in the manner described in Section 5 of this Ordinance.

(b) The Issuer may invest proceeds of the Certificates (including investment earnings thereon) and amounts deposited into the Interest and Sinking Fund in investments authorized by the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended; provided, however, that the Issuer hereby covenants that the proceeds of the sale of the Certificates will be used as soon as practicable for the purposes for which the Certificates are issued.

(c) All deposits authorized or required by this Ordinance shall be secured to the fullest extent required by law for the security of public funds.

Section 13. COMPLIANCE WITH RULE 15c2-12.

(a) Definitions. As used in this Section, the following terms have the meanings ascribed to such terms below:

"MSRB" means the Municipal Securities Rulemaking Board or any successor to its functions under the Rule.

"Rule" means SEC Rule 15c2-12, as amended from time to time.

"SEC" means the United States Securities and Exchange Commission.

(b) Annual Reports.

(i) The Issuer shall provide annually to the MSRB, in an electronic format as prescribed by the MSRB, within six (6) months after the end of each fiscal year ending in or after 2026, financial information and operating data with respect to the Issuer of the general type included in the final Official Statement authorized by Section 10 of this Ordinance, being the information described in the Pricing Certificate. The Issuer will additionally provide audited financial statements when and if available, and in any event, within twelve (12) months after the end of each fiscal year ending in or after 2026. If the audit of such financial statements is not complete within twelve (12) months after any such fiscal year end, then the Issuer will file unaudited financial statements within such twelve (12) month period and audited financial statements for the applicable fiscal year, when and if the audit report on such statements becomes available. Any financial statements so to be provided shall be prepared in accordance with the accounting principles described in the appropriate appendix to the Official Statement, or such other accounting principles as the Issuer may be required to employ from time to time pursuant to state law or regulation.

(ii) If the Issuer changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the Issuer otherwise would be required to provide financial information and operating data pursuant to this Section. The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific reference to any document (including an official statement or other offering document, if it is available from the MSRB) that theretofore has been provided to the MSRB or filed with the SEC.

(c) Event Notices.

(i) The Issuer shall notify the MSRB in an electronic format as prescribed by the MSRB, in a timely manner (but not in excess of ten (10) business days after the occurrence of the event) of any of the following events with respect to the Certificates:

1. Principal and interest payment delinquencies;
2. Non-payment related defaults, if material;
3. Unscheduled draws on debt service reserves reflecting financial difficulties;
4. Unscheduled draws on credit enhancements reflecting financial difficulties;
5. Substitution of credit or liquidity providers, or their failure to perform;
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Certificates, or other material events affecting the tax status of the Certificates;
7. Modifications to rights of holders of the Certificates, if material;
8. Certificate calls, if material, and tender offers;
9. Defeasances;
10. Release, substitution, or sale of property securing repayment of the Certificates, if material;
11. Rating changes;
12. Bankruptcy, insolvency, receivership or similar event of the Issuer;
13. The consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
14. Appointment of a successor trustee or change in the name of the trustee, if material;
15. Incurrence of a financial obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of any such financial obligation of the Issuer, any of which affect security holders, if material; and
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of any such financial obligation of the Issuer, any of which reflect financial difficulties.

As used in clause 12 above, the phrase "bankruptcy, insolvency, receivership or similar event" means the appointment of a receiver, fiscal agent or similar officer for the Issuer in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets of the Issuer, or if jurisdiction has been assumed by leaving the existing City Council and officials or officers of the Issuer in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer. For the purposes of the above describe event notices 15 and 16, the term "financial obligation" means a (i) debt obligation, (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (iii) a guarantee of (i) or (ii); provided however, that a "financial obligation" shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

(ii) The Issuer shall notify the MSRB, in a timely manner, of any failure by the Issuer to provide financial information or operating data in accordance with subsection (b) of this Section by the time required by such subsection.

(d) Limitations, Disclaimers, and Amendments.

(i) The Issuer shall be obligated to observe and perform the covenants specified in this Section for so long as, but only for so long as, the Issuer remains an "obligated person" with respect to the Certificates within the meaning of the Rule, except that the Issuer in any event will give the notice required by Subsection (c) hereof of any Certificate calls and defeasance that cause the Issuer to no longer be such an "obligated person".

(ii) The provisions of this Section are for the sole benefit of the registered owners and beneficial owners of the Certificates, and nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The Issuer undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the Issuer's financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Section or otherwise, except as expressly provided herein. The Issuer does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Certificates at any future date.

(iii) UNDER NO CIRCUMSTANCES SHALL THE ISSUER BE LIABLE TO THE REGISTERED OWNER OR BENEFICIAL OWNER OF ANY CERTIFICATE OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE ISSUER, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

(iv) No default by the Issuer in observing or performing its obligations under this Section shall comprise a breach of or default under the Ordinance for purposes of any other provision of this Ordinance. Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the Issuer under federal and state securities laws.

(v) Should the Rule be amended to obligate the Issuer to make filings with or provide notices to entities other than the MSRB, the Issuer hereby agrees to undertake such obligation with respect to the Certificates in accordance with the Rule as amended. The provisions of this Section may be amended by the Issuer from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the Issuer, but only if (1) the provisions of this Section, as so amended, would have permitted an underwriter to purchase or sell Certificates in the primary offering of the Certificates in compliance with the Rule, taking into account any amendments or interpretations of the Rule since such offering as well as such changed circumstances and (2) either (a) the registered owners of a majority in aggregate principal amount (or any greater amount required by any other provision of this Ordinance that authorizes such an amendment) of the outstanding Certificates consent to such amendment or (b) a qualified person that is unaffiliated with the Issuer (such as nationally

recognized bond counsel) determined that such amendment will not materially impair the interest of the registered owners and beneficial owners of the Certificates. If the Issuer so amends the provisions of this Section, it shall include with any amended financial information or operating data next provided in accordance with subsection (a) of this Section an explanation, in narrative form, of the reason for the amendment and of the impact of any change in the type of financial information or operating data so provided. The Issuer may also amend or repeal the provisions of this continuing disclosure agreement if the SEC amends or repeals the applicable provision of the Rule or a court of final jurisdiction enters judgment that such provisions of the Rule are invalid, but only if and to the extent that the provisions of this sentence would not prevent an underwriter from lawfully purchasing or selling Certificates in the primary offering of the Certificates.

Section 14. METHOD OF AMENDMENT. The Issuer hereby reserves the right to amend this Ordinance subject to the following terms and conditions, to-wit:

(a) The Issuer may from time to time, without the consent of any holder, except as otherwise required by paragraph (b) below, amend or supplement this Ordinance in order to (i) cure any ambiguity, defect or omission in this Ordinance that does not materially adversely affect the interests of the holders, (ii) grant additional rights or security for the benefit of the holders, (iii) add events of default as shall not be inconsistent with the provisions of this Ordinance and that shall not materially adversely affect the interests of the holders, (iv) qualify this Ordinance under the Trust Indenture Act of 1939, as amended, or corresponding provisions of federal laws from time to time in effect, or (v) make such other provisions in regard to matters or questions arising under this Ordinance as shall not be inconsistent with the provisions of this Ordinance and that shall not in the opinion of the Issuer's Bond Counsel materially adversely affect the interests of the holders.

(b) Except as provided in paragraph (a) above, the holders of Certificates aggregating in principal amount 51% of the aggregate principal amount of then outstanding Certificates that are the subject of a proposed amendment shall have the right from time to time to approve any amendment hereto that may be deemed necessary or desirable by the Issuer; provided, however, that without the consent of 100% of the holders in aggregate principal amount of the then outstanding Certificates, nothing herein contained shall permit or be construed to permit amendment of the terms and conditions of this Ordinance or in any of the Certificates so as to:

(1) Make any change in the maturity of any of the outstanding Certificates;

(2) Reduce the rate of interest borne by any of the outstanding Certificates;

(3) Reduce the amount of the principal of, or redemption premium, if any, payable on any outstanding Certificates;

(4) Modify the terms of payment of principal or of interest or redemption premium on outstanding Certificates or any of them or impose any condition with respect to such payment; or

(5) Change the minimum percentage of the principal amount of the Certificates necessary for consent to such amendment.

(c) If at any time the Issuer shall desire to amend this Ordinance under this Section, the Issuer shall send by U.S. mail or other appropriate means to each registered owner of the affected Certificates a copy of the proposed amendment. Such notice shall briefly set forth the nature of the proposed amendment and

shall state that a copy thereof is on file at the office of the Issuer for inspection by all holders of such Certificates.

(d) Whenever at any time within one year from the date of mailing of such notice the Issuer shall receive an instrument or instruments executed by the holders of at least 51% in aggregate principal amount of all of the Certificates then outstanding that are required for the amendment, which instrument or instruments shall refer to the proposed amendment and that shall specifically consent to and approve such amendment, the Issuer may adopt the amendment in substantially the same form.

(e) Upon the adoption of any amendatory Ordinance pursuant to the provisions of this Section, this Ordinance shall be deemed to be modified and amended in accordance with such amendatory Ordinance, and the respective rights, duties, and obligations of the Issuer and all holders of such affected Certificates shall thereafter be determined, exercised, and enforced, subject in all respects to such amendment.

(f) Any consent given by the holder of a Certificate pursuant to the provisions of this Section shall be irrevocable for a period of six (6) months from the date of such consent, and shall be conclusive and binding upon all future holders of the same Certificate during such period. Such consent may be revoked at any time after six (6) months from the date of such consent by the holder who gave such consent, or by a successor in title, by filing notice with the Issuer, but such revocation shall not be effective if the holders of 51% in aggregate principal amount of the affected Certificates then outstanding, have, prior to the attempted revocation, consented to and approved the amendment.

For the purposes of establishing ownership of the Certificates, the Issuer shall rely solely upon the registration of the ownership of such Certificates on the registration books kept by the Paying Agent/Registrar.

Section 15. DEFAULT AND REMEDIES

(a) Events of Default. Each of the following occurrences or events for the purpose of this Ordinance is hereby declared to be an Event of Default:

(i) the failure to make payment of the principal of or interest on any of the Certificates when the same becomes due and payable; or

(ii) default in the performance or observance of any other covenant, agreement or obligation of the Issuer, the failure to perform which materially, adversely affects the rights of the registered owners of the Certificates, including, but not limited to, their prospect or ability to be repaid in accordance with this Ordinance, and the continuation thereof for a period of sixty (60) days after notice of such default is given by any Registered Owner to the Issuer.

(b) Remedies for Default.

(i) Upon the happening of any Event of Default, then and in every case, any Registered Owner or an authorized representative thereof, including, but not limited to, a trustee or trustees therefor, may proceed against the Issuer for the purpose of protecting and enforcing the rights of the Registered Owners under this Ordinance, by mandamus or other suit, action or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief permitted by law, including the specific performance of any covenant or agreement contained herein, or thereby to enjoin any act or thing

that may be unlawful or in violation of any right of the Registered Owners hereunder or any combination of such remedies.

(ii) It is provided that all such proceedings shall be instituted and maintained for the equal benefit of all Registered Owners of Certificates then outstanding.

(c) Remedies Not Exclusive.

(i) No remedy herein conferred or reserved is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or under the Certificates or now or hereafter existing at law or in equity; provided, however, that notwithstanding any other provision of this Ordinance, the right to accelerate the debt evidenced by the Certificates shall not be available as a remedy under this Ordinance.

(ii) The exercise of any remedy herein conferred or reserved shall not be deemed a waiver of any other available remedy.

(iii) By accepting the delivery of a Certificate authorized under this Ordinance, such Registered Owner agrees that the certifications required to effectuate any covenants or representations contained in this Ordinance do not and shall never constitute or give rise to a personal or pecuniary liability or charge against the officers, employees or trustees of the Issuer or the City Council.

Section 16. APPROPRIATION. To pay the debt service coming due on the Certificates, if any (as determined by the Pricing Officer) prior to receipt of the taxes levied to pay such debt service, there is hereby appropriated from current funds on hand, which are hereby certified to be on hand and available for such purpose, an amount sufficient to pay such debt service, and such amount shall be used for no other purpose.

Section 17. EFFECTIVE DATE. In accordance with the provisions of V.T.C.A., Government Code, Section 1201.028, this Ordinance shall be effective immediately upon its adoption by the City Council.

Section 18. SEVERABILITY. If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any persons or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portion of this Ordinance, despite such invalidity, which remaining portions shall remain in full force and effect.

[Execution Page Follows]

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, this 17th day of August, 2026.

ATTEST: _____
Mayor, City of Burleson, Texas

_____
City Secretary, City of Burleson, Texas

[CITY SEAL]

City Council Regular Meeting

DEPARTMENT: **Finance**

FROM: **Harlan Jefferson, Deputy City Manager**

MEETING: **August 17, 2026**

SUBJECT:

Consider and take possible action on an ordinance authorizing the issuance of City of Burleson, Texas, General Obligation Refunding and Improvement Bonds, Series 2026; establishing procedures and delegating authority for the sale and delivery of the Bonds; providing an effective date; and enacting other provisions relating to the subject. (First and Final Reading) *(Staff Contact: Harlan Jefferson, Deputy City Manager)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
High Performing City Organization Providing Exceptional, People Focused Services	1.4 Be a responsible steward of the city's financial resources by providing rates and fees that represent a strong value to our citizens; providing timely, accurate and transparent financial reporting; and utilizing long-range planning.

SUMMARY:

As part of the FY 2025-2026 Capital Improvement Program (CIP), projects approved by the City Council during the budget process and presented in reimbursement resolutions also approved by the City Council on September 8, 2025 and October 10, 2025, are being proposed by staff for the issuance of General Obligation Refunding and Improvement Bonds (GOs). We have identified capital projects in the amount of $17,210,778 to be included in the proposed FY 2025-2026 General Obligation Refunding and Improvement Bond sale.

The proposed amounts for debt issuance will be rounded to the nearest $5,000. In addition, we are requesting authorization to issue Bonds in an amount not to exceed $19,000,000, in case market conditions change at the time of the sale of the Bonds, to cover debt issuance costs.

We began the Bond issuance and notification process when the City Council approved a resolution of the Notice of Intent to issue Certificates of Obligation on June 15, 2026. The City Council also directed staff to bring forward a parameters ordinance for consideration this year

due to uncertainty in the marketplace. The parameters under which the Bonds can be sold are as follows:

- The aggregate principal amount of the Bonds shall not exceed $19,000,000;
- The true interest cost of the Bonds shall not exceed 5%;
- The refunding of the Refunded Obligations must produce a net present value debt service savings of at least 0.5%;
- The final maturity of the Bonds shall not be later than March 1, 2046; and
- The delegation made hereby shall expire if not exercised by the Pricing Officer within ninety (90) days from the date of adoption hereof.

RECOMMENDATION:

Move approval of the ordinance authorizing the issuance of City of Burleson, Texas, General Obligation Refunding and Improvement Bonds, Series 2026; establishing procedures and delegating authority for the sale and delivery of the Bonds; providing an effective date; and enacting other provisions relating to the subject.

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

On September 8, 2025, the Council approved the final reading of the City's FY 2025-2026 annual budget with the five-year Capital Improvement Plan (CIP) (CSO#5910-09-2025).

On September 8, 2025, the Council approved a reimbursement resolution not to exceed $82,500,000 for certain capital expenditures with proceeds from debt.

On October 10, 2025, the Council approved a reimbursement resolution not to exceed $6,750,000 for certain capital expenditures with proceeds from debt.

On October 20, 2025, the Council adopted an ordinance to amend the City's FY 2026-2030 five-year Capital Improvement Plan (CIP) (CSO#5973-10-2025).

On December 15, 2025, the Council adopted a resolution to amend the City's FY 2026-2030 five-year Capital Improvement Plan (CIP) (CSO#6011-12-2025).

On March 23, 2026, the Council adopted an ordinance to amend the City's FY 2026-2030 five-year Capital Improvement Plan (CIP) (CSO#6109-04-2026).

On April 20, 2026, the Council adopted an ordinance to amend the City's FY 2026-2030 five-year Capital Improvement Plan (CIP) (CSO#6114-04-2026).

On May 4, 2026, the Council adopted an ordinance to amend the City's FY 2026-2030 five-year Capital Improvement Plan (CIP) (CSO#6126-05-2026).

On May 18, 2026, the Council approved a reimbursement resolution not to exceed $2,652,000 for certain capital expenditures with proceeds from debt.

On May 27, 2026, staff discussed with the Finance Committee refunding opportunities and the recommendation to refund the 2012 W&S Series. The committee gave staff feedback and directions to move forward with the refund.

On June 15, 2026, the Council approved a notice of intent resolution to issue combination tax and revenue Certificates of Obligation.

REFERENCE:

N/A

FISCAL IMPACT:

N/A

STAFF CONTACT:

Harlan Jefferson
Deputy City Manager
hjefferson@burlesontx.com
817-426-9651

THE CITY OF BURLESON TEXAS

Debt Parameters Ordinances

PRESENTED TO THE CITY COUNCIL ON AUGUST 17, 2026

Debt Parameters Summary

- Certificates of Obligation not to exceed $34,400,742
  - $ 5,076,529 General Government COs
  - $23,333,837 Water and Sewer COs
  - $ 5,000,000 4A Economic Development Corporation COs
  - $ 990,376 4B Community Service Corporation COs
  - $ 0 TIF #2 COs

- General Obligation Bonds for $17,210,778
- Sales Tax Revenue Bonds for $6,026,519 for the 4A Economic Development Corporation
- Additionally, staff plans to issue debt to refund the 2012 W&S Series (currently outstanding in the principal amount of $1,605,000) as discussed and endorsed by the Finance Committee on May 27, 2026, and Council on June 15, 2026
- The General Obligation Bond program was approved by voters on May 7, 2022
- The proposed amounts for debt issuance will be rounded to the nearest $5,000

NOTE: For water and sewer COs, the City assumes it will issue reimbursement resolution in year 1 of CIP, issue debt in year 2, and begin payments in year 3

BOND ISSUANCE SUMMARY

	2026	2027	2028	2029	2030	2031	2032	Total
General Government Bonds	$ 22,287,307	$ 40,460,841	$ 8,841,901	$ 7,883,497	$ 14,443,000	$ 1,000,000	$ -	$ 94,916,546
GO Bond	$ 17,210,778	$ 21,969,607	$ 4,439,901	$ 1,130,015	$ 13,443,000	$ -		$ 58,193,301
CO Bond	$ 5,076,529	$ 18,491,234	$ 4,402,000	$ 6,753,482	$ 1,000,000	$ 1,000,000		$ 36,723,245
Capital Equipment (Included in CO #)								
20-year	$ 800,000							
12-year	$ 325,000			$ 3,155,529				
5-year	$ 1,326,000		$ 2,652,000					
Water and Sewer Rate CO Bonds * Bond issuance 1 year after CIP appropriation	$ 23,333,837	$ 37,896,042	$ 41,587,081	$ 13,785,862	$ 13,142,671	$ 5,000,000	$ 5,000,000	$ 139,745,493
Water Bond *(CO Bond)* *	$ 22,153,267	$ 7,166,436	$ 23,051,985	$ 6,005,304	$ 7,832,671	$ 2,000,000	$ 2,000,000	$ 70,209,663
Sewer Bond *(CO Bond)* *	$ 1,180,570	$ 30,729,606	$ 18,535,096	$ 7,780,558	$ 5,310,000	$ 3,000,000	$ 3,000,000	$ 69,535,830
Special Revenue CO Bonds	$ 12,016,895	$ 3,389,412	$ 10,388,794	$ 16,870,440	$ 180,556	$ -	$ -	$ 42,846,097
4A Bond *(CO Bond)*	$ 5,000,000	$ -	$ 9,000,000	$ 15,000,000	$ -	$ -		$ 29,000,000
4A Bond *(Revenue Bond)*	$ 6,026,519							$ 6,026,519
4B Bond *(CO Bond)*	$ 990,376	$ 3,389,412	$ 1,388,794	$ 1,870,440	$ 180,556	$ -		$ 7,819,578
TIF 2 *(CO Bond)*	$ -	$ -	$ -	$ -	$ -	$ -		$ -
TOTAL	$ 57,638,039	$ 81,746,295	$ 60,817,776	$ 38,539,799	$ 27,766,227	$ 6,000,000	$ 5,000,000	$ 277,508,136

	2026	2027	2028	2029	2030	2031	2032	Total
GO Bond Total	$ 17,210,778	$ 21,969,607	$ 4,439,901	$ 1,130,015	$ 13,443,000	$ -	$ -	$ 58,193,301
CO Bond Total	$ 34,400,742	$ 59,776,688	$ 56,377,875	$ 37,409,784	$ 14,323,227	$ 6,000,000	$ 5,000,000	$ 213,288,316
Revenue Bond Total	$ 6,026,519							$ 6,026,519

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General Government CIP FY26

	Project #	Project Name	FY 2026
GO BOND PROJECTS	ST2_50	Neighborhood Street Rebuilds	$750,000
	FA2301	Police Expansion	$15,955,907
	ST2503	Elk, Hillside, & FM731- Ped. & Int. Improvements - Phase 1	$15,275
	ST2704	Elk, Hillside, & FM731- Ped. & Int. Improvements - Phase 2	$189,596
	ST2601	FM 1902 and CR 910 Pedestrian Mobility	$300,000
	ST2306	Hulen Widening (SH174 to Candler) (Design 4 Lanes; Build 2 Lanes) *	$4,446,009
	FA2301	Police Expansion *	$1,116,274
	ST2309	Village Creek Parkway Expansion (Tarrant Co. Bond 50% Match) *	$3,289,059
	ST2603	Wicker Hill and Greenridge Reconstruction	$1,200,000
	ST2651	CR 914 Reconstruction from CR 914A to CR1021	$1,000,000
	ST2604	Hulen St. & BNSF RR Grade Separation *	$5,140,000
	FA2601	City Hall EV Charger *	$332,476
	CE2601	Two New Ambulances	$1,326,000
	CE2602	One Replacement Street Sweeper	$325,000
	CE2603	CAD Replacement Consoles	$800,000
		GO Bond Total	**$17,210,778**
		CO Bond Total	**$5,076,529**
		Cash/Other Total (*)	**$13,898,289**

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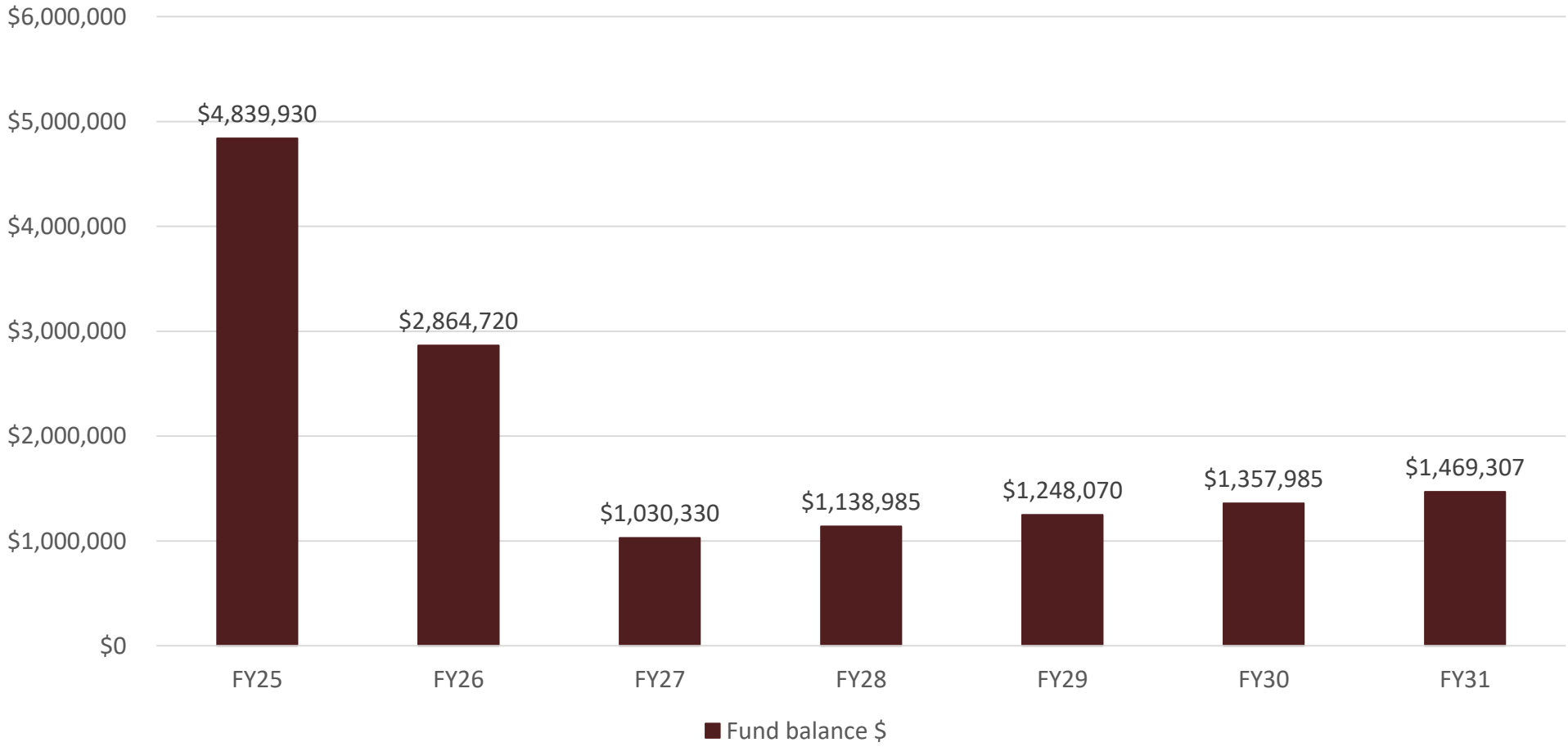
General Debt Service Fund



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Water and Sewer CIP FY25

Project #	Water Projects Name	2025
WA2301	Industrial Blvd Pump Station Expansion & Alsbury Pump Station Decommission	$18,246,376
WA2302	12" Willow Creek Waterline Looping	$59,390
WA2403	8" Village Creek and 8" CR 715 Water Line Looping	$33,617
ST2306	16" Hulen Street Waterline	$464,889
WA2306	Offsite Water Supply from Fort Worth	$2,193,995
WA2308	PLC Upgrade Project	$1,155,000
	Water Bond Total	**$22,153,267**

Project #	Sewer Projects Name	2025
WW2301	Trunk Relief Line (Town Creek Basin Parallel Buildout Interceptors)	$344,794
WW2601	12" Wastewater line Replacement in Village Creek Basin (Golf Course)	$317,776
	Sewer Vacuum Truck	$518,000
	Sewer Bond Total	**$1,180,570**

	Water & Sewer Bond Total	**$23,333,837**

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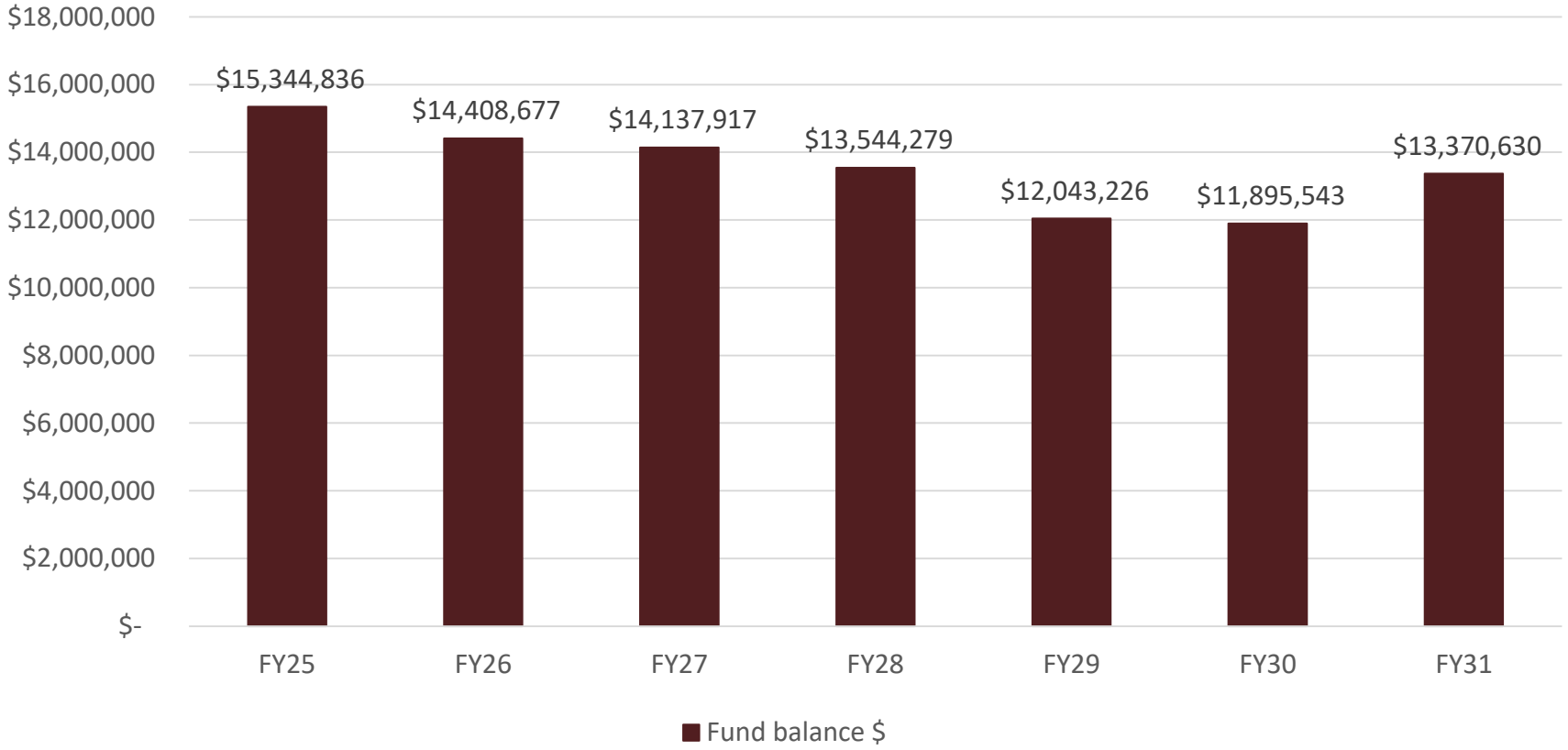
Water and Wastewater Fund



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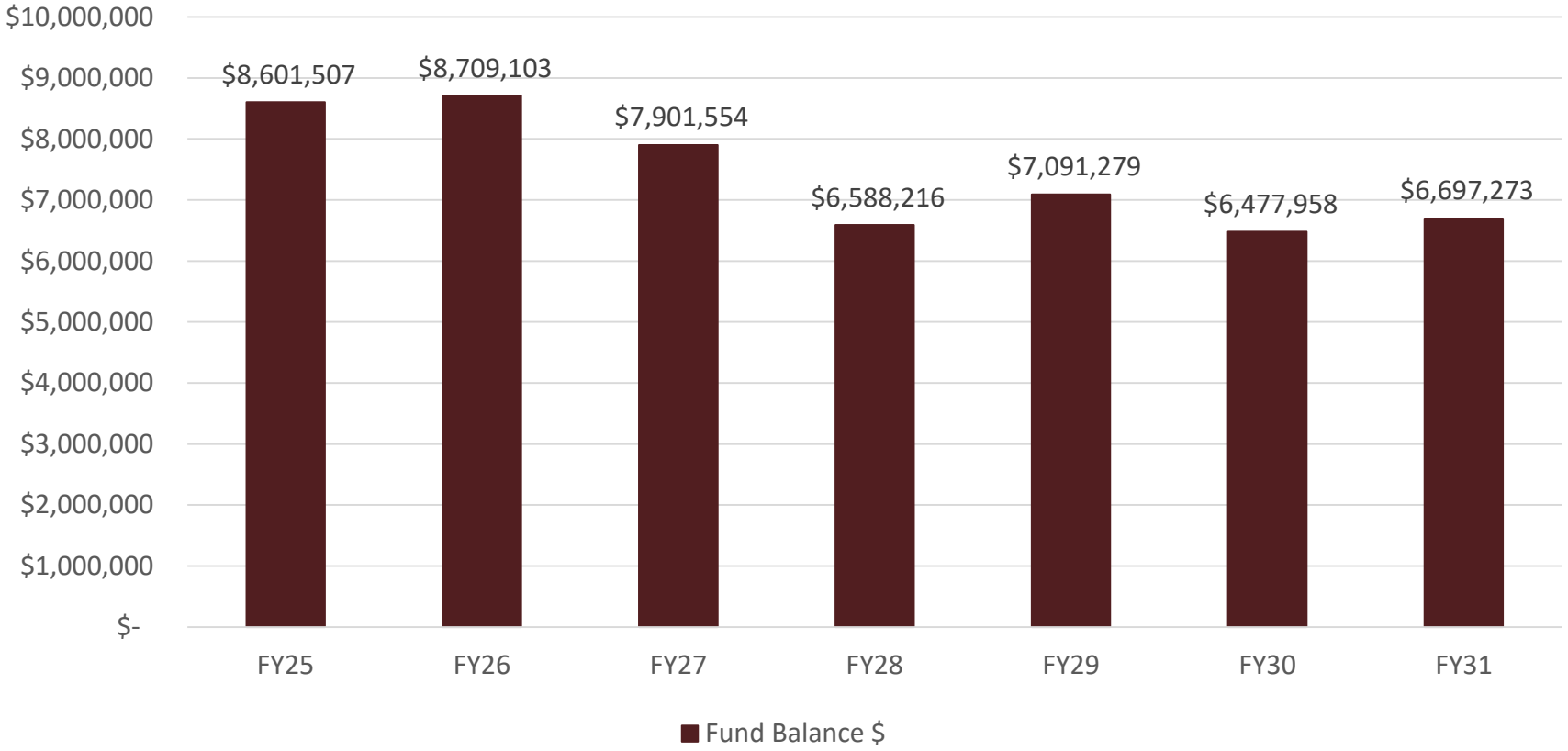
4A CIP FY26

Project #	4A Projects Name	FY 2026
PK2311	West Side Infrastructure - Burleson Legacy Park	$5,000,000
DV2601	Land Bank at HCP and I35W	$6,026,519
	4A CO Bond Total	**$5,000,000**
	4A Revenue Bond Total	**$6,026,519**

4A Corporation Fund



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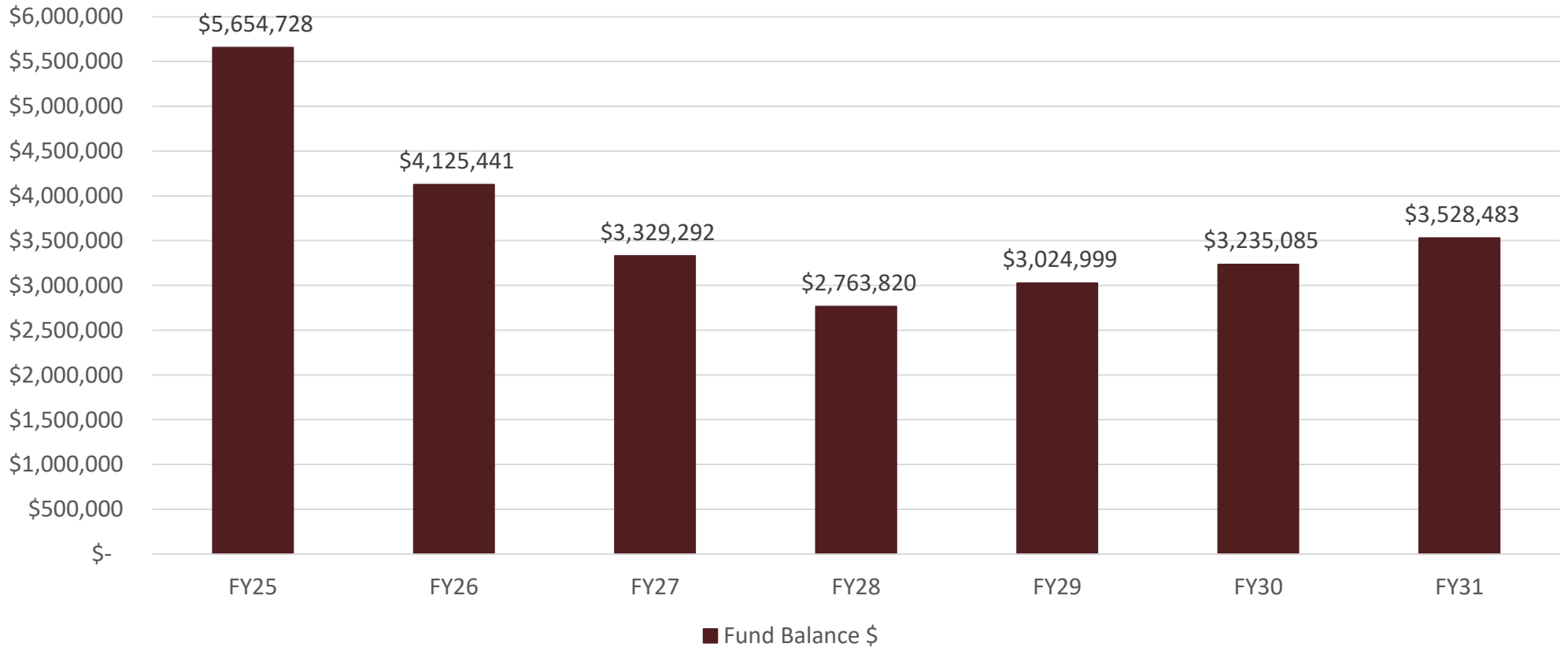
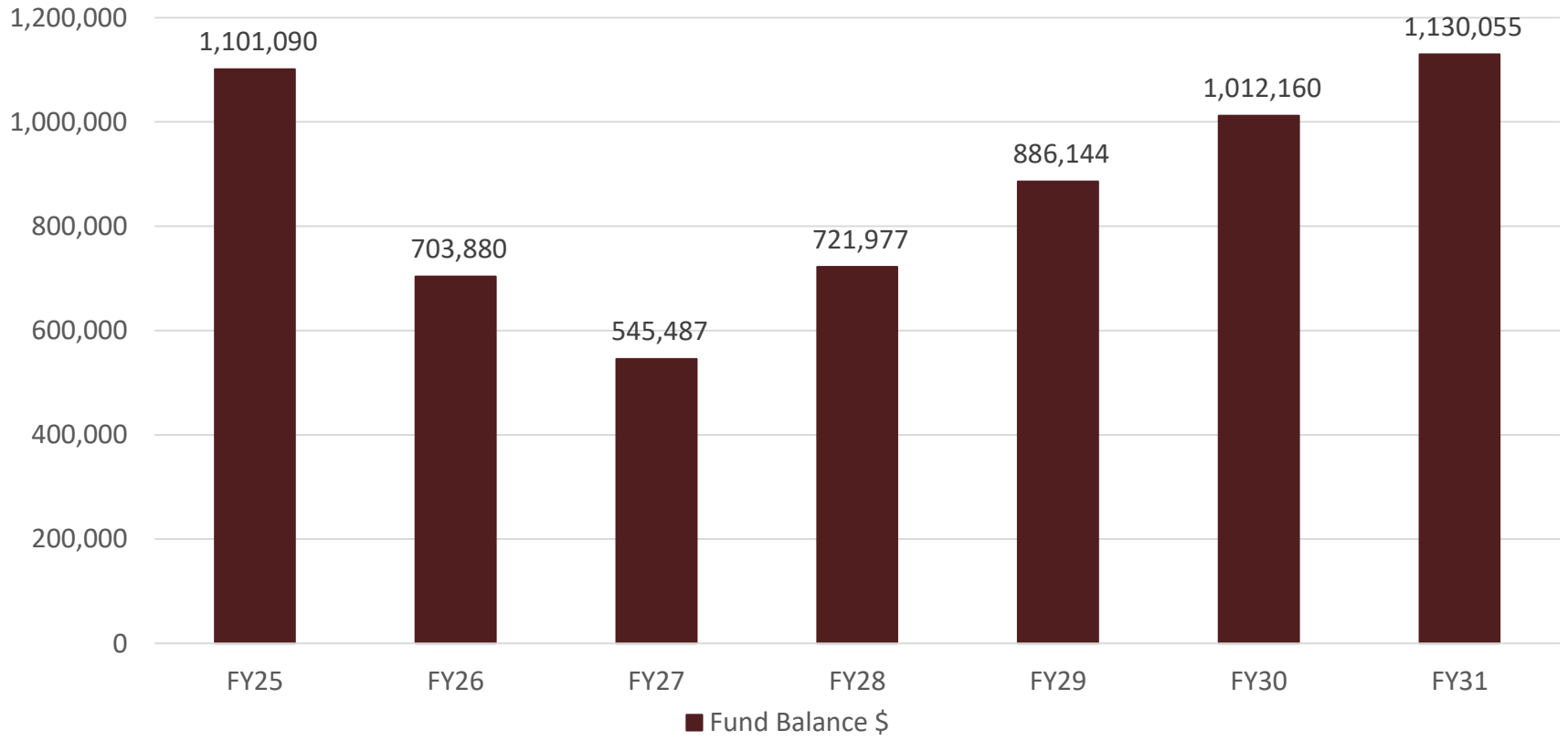
4B CIP FY26

Project #	4B Projects Name	FY 2026
PK2601	Warren Park-Study	$75,075
PK2502	Green Ribbon Phase 1 *	$400,000
PC2601	Green Ribbon Phase 2	$120,750
PK2602	Russell Farm - Master Plan	$32,051
PC2605	Hidden Creek Softball Fields Demo	$500,000
PC2651	Golf	$262,500
	4B CO Bond Total	**$990,376**
	Cash/Other Total (*)	**$400,000**

4B Corporation Fund



TIF2 Fund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1,012,160
1,130,055
FY25
FY26
FY27
FY28
FY29
FY30
FY31
Fund Balance $

Refunding Opportunities

- Debt refunding allows the City to refinance existing debt obligations, typically when market interest rates decline or when restructuring debt service payments may better align with the City's long-term financial objectives.
- By pursuing refunding opportunities, the city may reduce total interest costs, generate budgetary savings, improve cash flow flexibility, or mitigate future financial risk.
- Regular monitoring of refunding potential also demonstrates sound fiscal stewardship and prudent financial management to taxpayers, credit rating agencies, investors, and other stakeholders.
- While not every refunding opportunity will result in sufficient savings to justify issuance costs, maintaining an ongoing review process will help position the City of Burleson to respond strategically to favorable market conditions and optimize its overall debt portfolio.

Refunding Recommendation

On November 13, 2025, S&P Global Ratings revised its outlook for Burleson’s outstanding utility revenue bonds to negative from stable. While they affirmed the 'AA-' rating at that time, the shift to a negative outlook serves as a formal notice that there is a "one-in-three chance" of a downgrade over the next two years.

Refunding Recommendation

- The city no longer issue's revenue bonds and the age of the existing utility revenue debt is approximately 14 years old.
- The city issues COs for water/sewer bonds and pays the debt through the revenue from the utility fund.

Refunding Recommendation - Series 2012 W&S

- The City recommends to transition a portion of our outstanding utility revenue debt into General Obligation Refunding Bonds. This shift is a proactive measure designed to address the recent negative outlook from S&P Global Ratings by leveraging the City's stronger 'AA' General Obligation credit rating.
- It will strengthen our debt service coverage ratios and directly mitigates the risk of a rating downgrade.

Legal Authority in Texas Regarding a Parameters Ordinance

- Chapters 1371 and 1207, Texas Government Code
- Applies to new money and refunding bonds, respectively
- Allows delegation of final bond terms for up to 1 year after the ordinance is adopted

Why Use a Parameters Ordinance?

- **Market Responsiveness:** Time the sale to secure favorable rates
- **Efficiency:** Avoid repeated council meetings
- **Control:** The Governing body still sets firm boundaries
- **Delegated Expertise:** Utilizes staff and advisors to manage complex transactions

Example Scenario

- Council passes a parameters ordinance:
  - Up to $10 million in bonds
  - Not to exceed 5% interest
  - Term not to exceed 20 years
  - The sale must occur within 180 days
- City Manager authorized to finalize sale within those parameters

Summary Parameters Ordinances

- Parameters ordinances provide flexibility without sacrificing oversight
- Useful for both refunding and new money issuances
- Empower cities to act strategically in a dynamic bond market

Specific Parameters for GOs, COs, and Revenue Bonds

- The total principal amount of the COs shall not surpass $34,400,742;
- The total principal amount of the GOs shall not surpass $19,000,000; (This includes the new money issue and the refunding bonds)
- The total principal amount of Sales Tax Revenue Bonds shall not surpass $6,760,000;
- The true interest cost on the debt shall not exceed 5% and 6.5% for the Sales Tax Revenue Bonds;
- The refunding of the Refunded Obligations must produce a net present value debt service savings of at least 0.5%;
- The debt's final maturity date shall be no later than March 1, 2046; and
- This delegation will expire if the Pricing Officer does not exercise it within ninety (90) days from the date of adoption.

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Debt Issuance Calendar

Complete By	Day	Event
10-Jun-26	Wednesday	HilltopSecurities requests information for preparation of the Official Statement
15-Jun-26	**Monday**	**Council meeting to approve Resolution directing staff to proceed with bond issuance process & approve publication of Notice of Intent for CO's**
17-Jun-26	Wednesday	HilltopSecurities receives requested information. HilltopSecurities begins preparation of the Official Statement
18-Jun-26	**Thursday**	**1st Notice of Intent published for CO's**
24-Jun-26	Wednesday	1st Draft Official Statement distributed to the City and Bond Counsel
25-Jun-26	**Thursday**	**2nd Notice of Intent published for CO's**
1-Jul-26	Wednesday	HilltopSecurities receives comments on 1st Draft of Official Statement
8-Jul-26	Wednesday	2nd Draft Official Statement distributed to the City and Bond Counsel

Debt Issuance Calendar Continued

Complete By	Day	Event
15-Jul-26	Wednesday	HilltopSecurities receives comments on 2nd Draft of Official Statement
20-Jul-26	Monday	Distribute POS to Rating Agencies
Week of July 27th -31st.		Rating Calls
17-Aug-26	Monday	Receive Ratings
17-Aug-26	**Monday**	**City Council passes Parameters Ordinance authorizing issuance of the Bonds and Certificates**
19-Aug-26	Wednesday	Electronically Post Official Statement to Potential Purchasers
26-Aug-26	Wednesday	Potential pricing date
24-Sep-26	Thursday	Bond and Certificate Closing and Delivery of Funds to the City

Options

- Approve or Deny GO, CO, and 4A Corporation Revenue Bonds Ordinances/Resolution
- Staff recommends approval of the Ordinances/Resolution

QUESTIONS/COMMENTS

CSO# [_____]

ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF CITY OF BURLESON, TEXAS GENERAL OBLIGATION REFUNDING AND IMPROVEMENT BONDS, SERIES 2026; ESTABLISHING PROCEDURES AND DELEGATING AUTHORITY FOR THE SALE AND DELIVERY OF THE BONDS; PROVIDING AN EFFECTIVE DATE; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT

THE STATE OF TEXAS §
COUNTIES OF JOHNSON AND TARRANT §
CITY OF BURLESON §

WHEREAS, by virtue of an election held within the City of Burleson, Texas (the "Issuer") on May 7, 2022 (the "Election"), this City Council became authorized to issue, sell and deliver the general obligation bonds of the Issuer, of which there have been issued heretofore, are authorized to be issued by this Ordinance, and will remain authorized but unissued hereafter, as described in the Pricing Certificate (hereinafter defined);

WHEREAS, this City Council finds and determines that it is necessary and proper to order the issuance, sale and delivery of such voted bonds;

WHEREAS, there are presently the outstanding obligations of the Issuer described in Schedule I attached hereto, collectively, the "Refunded Obligations";

WHEREAS, the Issuer now desires to refund all or a portion of the Refunded Obligations;

WHEREAS, the Issuer is an "Issuer" under Section 1371.001(4)(P), Texas Government Code, having (i) a principal amount of at least $100 million in outstanding long-term indebtedness, in long-term indebtedness proposed to be issued, or a combination of outstanding or proposed long-term indebtedness and (ii) some amount of long-term indebtedness outstanding or proposed to be issued that is rated in one of the four highest rating categories for long-term debt instruments by a nationally recognized rating agency for municipal securities, without regard to the effect of any credit agreement or other form of credit enhancement entered into in connection with the obligation; and

WHEREAS, Chapter 1207, Texas Government Code ("Chapter 1207") authorizes the Issuer to issue refunding bonds and to deposit the proceeds from the sale thereof, together with any other available funds or resources, directly with a paying agent for the Refunded Obligations or a trust company or commercial bank that does not act as a depository for the Issuer and is named in these proceedings, and such deposit, if made before the payment dates of the Refunded Obligations, shall constitute the making of firm banking and financial arrangements for the discharge and final payment of the Refunded Obligations;

WHEREAS, Chapter 1207 further authorizes the Issuer to enter into an escrow agreement with such paying agent for the Refunded Obligations or trust company or commercial bank with respect to the safekeeping, investment, reinvestment, administration and disposition of any such deposit, upon such terms and conditions as the Issuer and such paying agent or trust company or commercial bank may agree;

WHEREAS, the Escrow Agreement, hereinafter authorized constitutes an escrow agreement of the kind authorized and permitted by Chapter 1207;

WHEREAS, the City Council hereby finds and declares a public purpose and it is in the best interests of the Issuer to refund the Refunded Obligations in order to achieve a debt service savings, and that such refunding will result in a net present value debt service savings to the Issuer;

WHEREAS, all the Refunded Obligations mature or are subject to redemption prior to maturity within 20 years of the date of the Bonds hereinafter authorized;

WHEREAS, the Bonds hereinafter authorized to be issued were voted and are to be issued, sold and delivered pursuant to the general laws of the State of Texas, including Chapters 1207, 1331 and 1371 Texas Government Code, as amended; and

WHEREAS, it is officially found, determined, and declared that the meeting at which this Ordinance has been adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered and acted upon at said meeting, including this Ordinance, was given, all as required by the applicable provisions of Texas Government Code, Chapter 551; Now, Therefore

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

Section 1. RECITALS, AMOUNT AND PURPOSE OF THE BONDS.

(a) The recitals set forth in the preamble hereof are incorporated herein and shall have the same force and effect as if set forth in this Section.

(b) The bonds of the City of Burleson, Texas (the "Issuer") are hereby authorized to be issued and delivered in the aggregate principal amount set forth herein for the public purposes of (i) designing, constructing, improving, extending, expanding, upgrading and developing streets, roads, bridges, thoroughfares and related improvements in the City, including utility relocation, landscaping, sidewalks and pedestrian walkways, lighting, signalization, drainage, and the purchase of any necessary land or right-of-way, (ii) constructing, improving, renovating and equipping public safety facilities consisting of new fire department facilities, renovation and expansion of existing police facilities, acquisition of fire apparatuses and public safety equipment and vehicles, and the acquisition of land and interest in land necessary therefore, (together, the "Improvement Projects"), (iii) refunding the Refunded Obligations, and (iv) paying costs of issuance of the Bonds (collectively, the "Projects").

(c) Each bond issued pursuant to this Ordinance shall be designated: "CITY OF BURLESON, TEXAS, GENERAL OBLIGATION REFUNDING AND IMPROVEMENT BOND, SERIES 2026," or such other designation as set forth in the Pricing Certificate (defined below) and initially there shall be issued, sold, and delivered hereunder one fully registered bond, without interest coupons, with bonds issued in replacement thereof being in the denominations and principal amounts hereinafter stated and numbered consecutively from R-1 upward, payable to the respective Registered Owners thereof (with the initial bond being made payable to the initial purchaser as described in Section 10 hereof), or to the registered assignee or assignees of said bonds or any portion or portions thereof (in each case, the "Registered Owner"). The Bonds shall be in the respective denominations and principal amounts, shall be numbered, shall mature and be payable on the date or dates in each of the years and in the principal amounts, and shall bear interest to their respective dates of maturity or redemption prior to maturity at the rates per annum, as set forth in the Pricing Certificate (defined below).

Section 2. DELEGATION TO PRICING OFFICER.

(a) As authorized by Chapter 1371, Texas Government Code, as amended, the Mayor, City Manager and any Deputy City Manager of the Issuer (each a "Pricing Officer") are each hereby authorized to act on behalf of the Issuer in selling and delivering the Bonds, carrying out the other procedures specified in this Ordinance, including, determining the date of the Bonds, any additional or different designation or title by which the Bonds shall be known, whether the Bond shall be sold and delivered in one or more series and the date and sale and delivery of each such series, the amount of Bonds to be sold and the authorized purposes set forth in Section 1 for which such Bonds are issued, the price at which the Bonds will be sold, the years in which the Bonds will mature, the principal amount to mature in each of such years, the rate of interest to be borne by each such maturity, the interest payment and record dates, the price and terms upon and at which the Bonds shall be subject to redemption prior to maturity at the option of the Issuer, as well as any mandatory sinking fund redemption provisions, and all other matters relating to the issuance, sale, and delivery of the Bonds and obtaining municipal bond insurance for all or any portion of the Bonds and providing for the terms and provisions thereof applicable to the Bonds (including the execution of any commitment agreements, membership agreements in mutual insurance companies, and other similar agreements), all of which shall be specified in the Pricing Certificate executed by the Pricing Officer (the "Pricing Certificate"); provided that:

(i) the aggregate principal amount of the Bonds authorized pursuant to this Ordinance shall not exceed $19,000,000;

(ii) the refunding of the Refunded Obligations must produce a net present value debt service savings of at least 0.5%;

(iii) the true interest cost of the Bonds shall not exceed 5.00% per annum;

(iv) the final maturity of the Bonds shall not be later than March 1, 2046; and

(v) the delegation made hereby shall expire if not exercised by the Pricing Officer within ninety (90) days from of the date of adoption of the Ordinance.

(b) In establishing the aggregate principal amount of the Bonds, the Pricing Officer shall establish an amount not exceeding the amount authorized in Subsection (a) hereof, which shall be sufficient in amount to provide for the purposes for which the Bonds are authorized and to pay costs of issuing the Bonds. The Bonds shall be sold with and subject to such terms as set forth in the Pricing Certificate.

(c) The Pricing Officer shall determine whether the Bonds will be sold by private placement or negotiated or competitive sale.

(d) The Pricing Officer shall select the Eligible Refunded Obligations to be refunded in accordance with the limitations set forth above.

Section 3. CHARACTERISTICS OF THE BONDS.

(a) Appointment of Paying Agent/Registrar. The selection and appointment of the paying agent/registrar for the Bonds (the "Paying Agent/Registrar") shall be as provided in the Pricing Certificate. The Pricing Officer is authorized and directed to execute and deliver in the name and on behalf of the Issuer a Paying Agent/Registrar Agreement with the Paying Agent/Registrar.

(b) Registration, Transfer, Conversion and Exchange. The Issuer shall keep or cause to be kept at the corporate trust office of the Paying Agent/Registrar books or records for the registration of the transfer, conversion and exchange of the Bonds (the "Registration Books"), and the Issuer hereby appoints the Paying Agent/Registrar as its registrar and transfer agent to keep such books or records and make such registrations of transfers, conversions and exchanges under such reasonable regulations as the Issuer and Paying Agent/Registrar may prescribe; and the Paying Agent/Registrar shall make such registrations, transfers, conversions and exchanges as herein provided within three (3) days of presentation in due and proper form. The Paying Agent/Registrar shall obtain and record in the Registration Books the address of the registered owner of each Bond to which payments with respect to the Bonds shall be mailed, as herein provided; but it shall be the duty of each registered owner to notify the Paying Agent/Registrar in writing of the address to which payments shall be mailed, and such interest payments shall not be mailed unless such notice has been given. The Issuer shall have the right to inspect the Registration Books during regular business hours of the Paying Agent/Registrar, but otherwise the Paying Agent/Registrar shall keep the Registration Books confidential and, unless otherwise required by law, shall not permit their inspection by any other entity. The Issuer shall pay the Paying Agent/Registrar's standard or customary fees and charges for making such registration, transfer, conversion, exchange and delivery of a substitute Bond or Bonds. Registration of assignments, transfers, conversions and exchanges of Bonds shall be made in the manner provided and with the effect stated in the FORM OF BOND set forth in this Ordinance. Each substitute Bond shall bear a letter and/or number to distinguish it from each other Bond.

(c) Authentication. Except as provided in this Section, an authorized representative of the Paying Agent/Registrar shall, before the delivery of any such Bond, date and manually sign said Bond, and no such Bond shall be deemed to be issued or outstanding unless such Bond is so executed. The Paying Agent/Registrar promptly shall cancel all paid Bonds and Bonds surrendered for conversion and exchange. No additional ordinances, orders or resolutions need be passed or adopted by the governing body of the Issuer or any other body or person so as to accomplish the foregoing conversion and exchange of any Bond or portion thereof, and the Paying Agent/Registrar shall provide for the printing, execution and delivery of the substitute Bonds in the manner prescribed herein. Pursuant to Subchapter D, Chapter 1201, Texas Government Code, the duty of conversion and exchange of Bonds as aforesaid is hereby imposed upon the Paying Agent/Registrar, and, upon the execution of said Bond, the converted and exchanged Bond shall be valid, incontestable, and enforceable in the same manner and with the same effect as the Bonds which initially were issued and delivered pursuant to this Ordinance, approved by the Attorney General, and registered by the Comptroller of Public Accounts.

(d) Payment of Principal and Interest. The Issuer hereby further appoints the Paying Agent/Registrar to act as the paying agent for paying the principal of and interest on the Bonds, all as provided in this Ordinance. The Paying Agent/Registrar shall keep proper records of all payments made by the Issuer and the Paying Agent/Registrar with respect to the Bonds, and of all conversions and exchanges of Bonds, and all replacements of Bonds, as provided in this Ordinance. However, in the event of a nonpayment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Issuer. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be fifteen (15) days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first class postage prepaid, to the address of each registered owner appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

(e) Payment to Registered Owner. Notwithstanding any other provision of this Ordinance to the contrary, the Issuer and the Paying Agent/Registrar shall be entitled to treat and consider the person in

whose name each Bond is registered in the Registration Books as the absolute owner of such Bond for the purpose of payment of principal and interest with respect to such Bond, for the purpose of registering transfers with respect to such Bond, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of and interest on the Bonds only to or upon the order of the registered owners, as shown in the Registration Books as provided in this Ordinance, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the Issuer's obligations with respect to payment of principal of and interest on the Bonds to the extent of the sum or sums so paid. No person other than a registered owner, as shown in the Registration Books, shall receive a Bond certificate evidencing the obligation of the Issuer to make payments of principal and interest pursuant to this Ordinance.

(f) Paying Agent/Registrar. The Issuer covenants with the registered owners of the Bonds that at all times while the Bonds are outstanding the Issuer will provide a competent and legally qualified bank, trust company, financial institution or other agency to act as and perform the services of Paying Agent/Registrar for the Bonds under this Ordinance, and that the Paying Agent/Registrar will be one entity. By accepting the position and performing as such, each Paying Agent/Registrar shall be deemed to have agreed to the provisions of this Ordinance, and a certified copy of this Ordinance shall be delivered to each Paying Agent/Registrar.

(g) Substitute Paying Agent/Registrar. The Issuer reserves the right to, and may, at its option, change the Paying Agent/Registrar upon not less than one hundred-twenty (120) days written notice to the Paying Agent/Registrar, to be effective not later than sixty (60) days prior to the next principal or interest payment date after such notice. In the event that the entity at any time acting as Paying Agent/Registrar (or its successor by merger, acquisition, or other method) should resign or otherwise cease to act as such, the Issuer covenants that promptly it will appoint a competent and legally qualified bank, trust company, financial institution, or other agency to act as Paying Agent/Registrar under this Ordinance. Upon any change in the Paying Agent/Registrar, the previous Paying Agent/Registrar promptly shall transfer and deliver the Registration Books (or a copy thereof), along with all other pertinent books and records relating to the Bonds, to the new Paying Agent/Registrar designated and appointed by the Issuer. Upon any change in the Paying Agent/Registrar, the Issuer promptly will cause a written notice thereof to be sent by the new Paying Agent/Registrar to each registered owner of the Bonds, by United States mail, first-class postage prepaid, which notice also shall give the address of the new Paying Agent/Registrar.

(h) Book-Entry Only System. The Bonds issued in exchange for the Bonds initially issued to the purchaser or purchasers specified herein shall be initially issued in the form of a separate single fully registered Bond for each of the maturities thereof and the ownership of each such Bond shall be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), and except as otherwise provided in this Section, all of the outstanding Bonds shall be registered in the name of Cede & Co., as nominee of DTC.

(i) Blanket Letter of Representations. The previous execution and delivery of the Blanket Letter of Representations with respect to obligations of the Issuer is hereby ratified and confirmed; and the provisions thereof shall be fully applicable to the Bonds. Notwithstanding anything to the contrary contained herein, while the Bonds are subject to DTC's Book-Entry Only System and to the extent permitted by law, the Letter of Representations is hereby incorporated herein and its provisions shall prevail over any other provisions of this Ordinance in the event of conflict.

(j) Bonds Registered in the Name of Cede & Co. With respect to Bonds registered in the name of Cede & Co., as nominee of DTC, the Issuer and the Paying Agent/Registrar shall have no responsibility or obligation to any securities brokers and dealers, banks, trust companies, clearing corporations and certain

other organizations on whose behalf DTC was created ("DTC Participant") to hold securities to facilitate the clearance and settlement of securities transactions among DTC Participants or to any person on behalf of whom such a DTC Participant holds an interest in the Bonds. Without limiting the immediately preceding sentence, the Issuer and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any DTC Participant or any other person, other than a registered owner of Bonds, as shown on the Registration Books, of any notice with respect to the Bonds, or (iii) the payment to any DTC Participant or any other person, other than a registered owner of Bonds, as shown in the Registration Books of any amount with respect to principal of or interest on the Bonds. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Ordinance with respect to interest checks being mailed to the registered owner at the close of business on the Record date, the words "Cede & Co." in this Ordinance shall refer to such new nominee of DTC.

(k) Successor Securities Depository; Transfers Outside Book-Entry Only System. In the event that the Issuer determines that DTC is incapable of discharging its responsibilities described herein and in the representation letter of the Issuer to DTC or that it is in the best interest of the beneficial owners of the Bonds that they be able to obtain certificated Bonds, the Issuer shall (i) appoint a successor securities depository, qualified to act as such under Section 17A of the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants of the appointment of such successor securities depository and transfer one or more separate Bonds to such successor securities depository or (ii) notify DTC and DTC Participants of the availability through DTC of Bonds and transfer one or more separate Bonds to DTC Participants having Bonds credited to their DTC accounts. In such event, the Bonds shall no longer be restricted to being registered in the Registration Books in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names registered owners transferring or exchanging Bonds shall designate, in accordance with the provisions of this Ordinance.

(l) Payments to Cede & Co. Notwithstanding any other provision of this Ordinance to the contrary, so long as any Bond is registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of and interest on such Bond and all notices with respect to such Bond shall be made and given, respectively, in the manner provided in the representation letter of the Issuer to DTC.

(m) General Characteristics of the Bonds. The Bonds (i) shall be issued in fully registered form, without interest coupons, with the principal of and interest on such Bonds to be payable only to the Registered Owners thereof, (ii) may and shall be redeemed prior to their scheduled maturities, (iii) may be transferred and assigned, (iv) may be converted and exchanged for other Bonds, (v) shall have the characteristics, (vi) shall be signed, sealed, executed and authenticated, (vii) the principal of and interest on the Bonds shall be payable, and (viii) shall be administered and the Paying Agent/Registrar and the Issuer shall have certain duties and responsibilities with respect to the Bonds, all as provided, and in the manner and to the effect as required or indicated, in the FORM OF BOND set forth in this Ordinance. The Bonds initially issued and delivered pursuant to this Ordinance is not required to be, and shall not be, authenticated by the Paying Agent/Registrar, but on each substitute Bond issued in conversion of and exchange for any Bond or Bonds issued under this Ordinance the Paying Agent/Registrar shall execute the Paying Agent/Registrar's Authentication Certificate, in the FORM OF BOND set forth in this Ordinance.

(n) Cancellation of Initial Bond. On the closing date, one initial Bond representing the entire principal amount of the Bonds, payable in stated amounts to the purchaser designated in the Pricing Certificate, executed by manual or facsimile signature of the Mayor and City Secretary, approved by the Attorney General of Texas, and registered and manually signed by the Comptroller of Public Accounts of

the State of Texas, will be delivered to such purchaser or its designee. Upon payment for the initial Bond, the Paying Agent/Registrar shall cancel the initial Bond and deliver to DTC on behalf of such purchaser one registered definitive Bond for each year of maturity of the Bonds, in the aggregate principal amount of all of the Bonds for such maturity, registered in the name of Cede & Co., as nominee of DTC. To the extent that the Paying Agent/Registrar is eligible to participate in DTC's FAST System, pursuant to an agreement between the Paying Agent/Registrar and DTC, the Paying Agent/Registrar shall hold the definitive Bonds in safekeeping for DTC.

Section 4. FORM OF BONDS. The form of the Bonds, including the form of Paying Agent/Registrar's Authentication Certificate, the form of Assignment and the form of Registration Certificate of the Comptroller of Public Accounts of the State of Texas to be attached to the Bonds initially issued and delivered pursuant to this Ordinance, shall be, respectively, substantially as follows, with such appropriate variations, omissions or insertions as are permitted or required by this Ordinance, and with the Bonds to be completed with information set forth in the Pricing Certificate.

(a) Form of Bond.

NO. R-

PRINCIPAL AMOUNT
$_____

UNITED STATES OF AMERICA
STATE OF TEXAS

CITY OF BURLESON, TEXAS
GENERAL OBLIGATION REFUNDING AND IMPROVEMENT BOND
SERIES 2026

Interest Rate	Delivery Date	Maturity Date	CUSIP No.

REGISTERED OWNER:

PRINCIPAL AMOUNT: DOLLARS

ON THE MATURITY DATE specified above, the City of Burleson, in Johnson and Tarrant Counties, Texas (the "Issuer"), being a political subdivision and municipal corporation of the State of Texas, hereby promises to pay to the Registered Owner specified above, or registered assigns (hereinafter called the "Registered Owner"), on the Maturity Date specified above, the Principal Amount specified above. The Issuer promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from the Delivery Date specified above at the Interest Rate per annum specified above. Interest is payable on _____, and semiannually on each _____ and _____ thereafter to the Maturity Date specified above, or the date of redemption prior to maturity; except, if this Bond is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such Principal Amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Bond or Bonds, if any, for which this Bond is being exchanged is due but has not been paid, then this Bond shall bear interest from the date to which such interest has been paid in full.

THE PRINCIPAL OF AND INTEREST ON this Bond are payable in lawful money of the United States of America, without exchange or collection charges. The principal of this Bond shall be paid to the registered owner hereof upon presentation and surrender of this Bond at maturity, or upon the date fixed for its redemption prior to maturity, at the principal corporate trust office of _____, _____, _____, which is the "Paying Agent/Registrar" for this Bond. The payment of interest on this Bond shall be made by the Paying Agent/Registrar to the registered owner hereof on each interest payment date by check or draft, dated as of such interest payment date, drawn by the Paying Agent/Registrar on, and payable solely from, funds of the Issuer required by the ordinance authorizing the issuance of this Bond (the "Bond Ordinance") to be on deposit with the Paying Agent/Registrar for such purpose as hereinafter provided; and such check or draft shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, on each such interest payment date, to the registered owner hereof, at its address as it appeared at the close of business on the _____ day of the month preceding each such date, regardless of whether such day is a business day (the "Record Date") on the Registration Books kept by the Paying Agent/Registrar, as hereinafter described. In addition, interest may be paid by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the registered owner. In the event of a non-payment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Issuer. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be fifteen (15) days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each owner of a Bond appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

ANY ACCRUED INTEREST due at maturity or upon the redemption of this Bond prior to maturity as provided herein shall be paid to the registered owner upon presentation and surrender of this Bond for payment or redemption at the principal corporate trust office of the Paying Agent/Registrar. The Issuer covenants with the registered owner of this Bond that on or before each principal payment date and interest payment date for this Bond it will make available to the Paying Agent/Registrar, from the "Interest and Sinking Fund" created by the Bond Ordinance, the amounts required to provide for the payment, in immediately available funds, of all principal of and interest on the Bonds, when due.

IF THE DATE for the payment of the principal of or interest on this Bond shall be a Saturday, Sunday, a legal holiday or a day on which banking institutions in the city where the principal corporate trust office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day that is not such a Saturday, Sunday, legal holiday or day on which banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due.

THIS BOND is one of a series of Bonds dated ___, 2026, authorized in accordance with the Constitution and laws of the State of Texas in the principal amount of $___ (i) refunding certain outstanding obligations of the Issuer; (ii) designing, constructing, improving, extending, expanding, upgrading and developing streets, roads, bridges, thoroughfares and related improvements in the Issuer, including utility relocation, landscaping, sidewalks and pedestrian walkways, lighting, signalization, drainage, and the purchase of any necessary land or right-of-way as authorized at the bond election held on May 7, 2022; (iii) constructing, improving, renovating and equipping public safety facilities consisting of new fire department facilities, renovation and expansion of existing police facilities, acquisition of fire apparatuses and public safety equipment and vehicles, and the acquisition of land and interest in land necessary therefore as authorized at the bond election held on May 7, 2022; and (iv) paying costs of issuance of the Bonds.

ON _____, ____, or on any date thereafter, the Bonds of this series may be redeemed prior to their scheduled maturities, at the option of the Issuer, with funds derived from any available and lawful source, as a whole, or in part, and, if in part, the particular Bonds, or portions thereof, to be redeemed shall be selected and designated by the Issuer (provided that a portion of a Bond may be redeemed only in an integral multiple of $5,000), at a redemption price equal to the principal amount to be redeemed plus accrued interest to the date fixed for redemption.

WITH RESPECT TO ANY OPTIONAL REDEMPTION OF THE BONDS, unless certain prerequisites to such redemption required by this Ordinance have been met and moneys sufficient to pay the principal of and premium, if any, and interest on the Bonds to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice shall state that said redemption may, at the option of the Issuer, be conditional upon the satisfaction of such prerequisites and receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon any prerequisite set forth in such notice of redemption. If a notice of conditional redemption is given and such prerequisites to the redemption and sufficient moneys are not received, such notice shall be of no force and effect, the Issuer shall not redeem such Bonds and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Bonds have not been redeemed.

THE BONDS scheduled to mature on _____ in the years ____ and ____ (the "Term Bonds") are subject to scheduled mandatory redemption by the Paying Agent/Registrar by lot, or by any other customary method that results in a random selection, at a price equal to the principal amount thereof, plus accrued interest to the redemption date, out of moneys available for such purpose in the interest and sinking fund for the Bonds, on the dates and in the respective principal amounts, set forth in the following schedule:

Mandatory Redemption Dates (3/1)	Principal Amount($)
*	
* Stated Maturity.	

The principal amount of Term Bonds of a stated maturity required to be redeemed on any mandatory redemption date pursuant to the operation of the mandatory sinking fund redemption provisions shall be reduced, at the option of the Issuer, by the principal amount of any Term Bonds of the same maturity which, at least 50 days prior to a mandatory redemption date (1) shall have been acquired by the Issuer at a price not exceeding the principal amount of such Term Bonds plus accrued interest to the date of purchase thereof, and delivered to the Paying Agent/Registrar for cancellation, (2) shall have been purchased and canceled by the Paying Agent/Registrar at the request of the Issuer at a price not exceeding the principal amount of such Term Bonds plus accrued interest to the date of purchase, or (3) shall have been redeemed pursuant to the optional redemption provisions and not theretofore credited against a mandatory redemption requirement.

IF AT THE TIME OF MAILING of notice of optional redemption there shall not have either been deposited with the Paying Agent/Registrar or legally authorized escrow agent immediately available funds sufficient to redeem all the Bonds called for redemption, such notice may state that it is conditional, and is subject to the deposit of the redemption moneys with the Paying Agent/Registrar or legally authorized escrow agent at or prior to the redemption date. If such redemption is not effectuated, the Paying

Agent/Registrar shall, within five days thereafter, give notice in the manner in which the notice of redemption was given that such moneys were not so received and shall rescind the redemption.

AT LEAST THIRTY (30) days prior to the date fixed for any redemption of Bonds or portions thereof prior to maturity a written notice of such redemption shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, at least thirty (30) days prior to the date fixed for any such redemption, to the registered owner of each Bond to be redeemed at its address as it appeared on the business day prior to the mailing of such redemption notice; provided, however, that the failure of the registered owner to receive such notice, or any defect therein or in the sending or mailing thereof, shall not affect the validity or effectiveness of the proceedings for the redemption of any Bond. By the date fixed for any such redemption due provision shall be made with the Paying Agent/Registrar for the payment of the required redemption price for the Bonds or portions thereof that are to be so redeemed. If such written notice of redemption is sent and if due provision for such payment is made, all as provided above, the Bonds or portions thereof that are to be so redeemed thereby automatically shall be treated as redeemed prior to their scheduled maturities, and they shall not bear interest after the date fixed for redemption, and they shall not be regarded as being outstanding except for the right of the registered owner to receive the redemption price from the Paying Agent/Registrar out of the funds provided for such payment. If a portion of any Bond shall be redeemed, a substitute Bond or Bonds having the same maturity date, bearing interest at the same rate, in any denomination or denominations in any integral multiple of $5,000, at the written request of the registered owner, and in aggregate principal amount equal to the unredeemed portion thereof, will be issued to the registered owner upon the surrender thereof for cancellation, at the expense of the Issuer, all as provided in the Bond Ordinance.

ALL BONDS OF THIS SERIES are issuable solely as fully registered bonds, without interest coupons, in the denomination of any integral multiple of $5,000. As provided in the Bond Ordinance, this Bond may, at the request of the registered owner or the assignee or assignees hereof, be assigned, transferred, converted into and exchanged for a like aggregate principal amount of fully registered Bonds, without interest coupons, payable to the appropriate registered owner, assignee or assignees, as the case may be, having the same denomination or denominations in any integral multiple of $5,000 as requested in writing by the appropriate registered owner, assignee or assignees, as the case may be, upon surrender of this Bond to the Paying Agent/Registrar for cancellation, all in accordance with the form and procedures set forth in the Bond Ordinance. Among other requirements for such assignment and transfer, this Bond must be presented and surrendered to the Paying Agent/Registrar, together with proper instruments of assignment, in form and with guarantee of signatures satisfactory to the Paying Agent/Registrar, evidencing assignment of this Bond or any portion or portions hereof in any integral multiple of $5,000 to the assignee or assignees in whose name or names this Bond or any such portion or portions hereof is or are to be registered. The form of Assignment printed or endorsed on this Bond may be executed by the registered owner to evidence the assignment hereof, but such method is not exclusive, and other instruments of assignment satisfactory to the Paying Agent/Registrar may be used to evidence the assignment of this Bond or any portion or portions hereof from time to time by the registered owner. The Paying Agent/Registrar's reasonable standard or customary fees and charges for assigning, transferring, converting and exchanging any Bond or portion thereof will be paid by the Issuer. In any circumstance, any taxes or governmental charges required to be paid with respect thereto shall be paid by the one requesting such assignment, transfer, conversion or exchange, as a condition precedent to the exercise of such privilege. The Paying Agent/Registrar shall not be required to make any such transfer, conversion, or exchange (i) during the period commencing with the close of business on any Record Date and ending with the opening of business on the next following principal or interest payment date, or (ii) with respect to any Bond or any portion thereof called for redemption prior to maturity, within forty-five (45) days prior to its redemption date.

IN THE EVENT any Paying Agent/Registrar for the Bonds is changed by the Issuer, resigns, or otherwise ceases to act as such, the Issuer has covenanted in the Bond Ordinance that it promptly will appoint a competent and legally qualified substitute therefor, and cause written notice thereof to be mailed to the registered owners of the Bonds.

IT IS HEREBY certified, recited and covenanted that this Bond has been duly and validly authorized, issued and delivered; that all acts, conditions and things required or proper to be performed, exist and be done precedent to or in the authorization, issuance and delivery of this Bond have been performed, existed and been done in accordance with law; and that annual ad valorem taxes sufficient to provide for the payment of the interest on and principal of this Bond, as such interest comes due and such principal matures, have been levied and ordered to be levied against all taxable property in said Issuer, and have been pledged for such payment, within the limit prescribed by law.

THE ISSUER HAS RESERVED THE RIGHT to amend the Bond Ordinance as provided therein, and under some (but not all) circumstances amendments thereto must be approved by the registered owners of a majority in aggregate principal amount of the outstanding Bonds.

BY BECOMING the registered owner of this Bond, the registered owner thereby acknowledges all of the terms and provisions of the Bond Ordinance, agrees to be bound by such terms and provisions, acknowledges that the Bond Ordinance is duly recorded and available for inspection in the official minutes and records of the governing body of the Issuer, and agrees that the terms and provisions of this Bond and the Bond Ordinance constitute a contract between each registered owner hereof and the Issuer.

IN WITNESS WHEREOF, the Issuer has caused this Bond to be signed with the manual or facsimile signature of the Mayor of the Issuer (or in the Mayor's absence, by the Mayor Pro Tem) and countersigned with the manual or facsimile signature of the City Secretary of the Issuer (or in the City Secretary's absence, by the Assistant City Secretary), and has caused the official seal of the Issuer to be duly impressed, or placed in facsimile, on this Bond.

(signature)	(signature)
City Secretary	Mayor

(SEAL)

(b) Form of Paying Agent/Registrar's Authentication Certificate.

PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE
(To be executed if this Bond is not accompanied by an executed Registration Certificate of the Comptroller of Public Accounts of the State of Texas)

It is hereby certified that this Bond has been issued under the provisions of the Bond Ordinance described in the text of this Bond; and that this Bond has been issued in conversion or replacement of, or in exchange for, a Bond, Bonds, or a portion of a Bond or Bonds of a series that originally was approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas.

Dated: _____.

_____
Paying Agent/Registrar

By: _____
Authorized Representative

(c) Form of Assignment.

ASSIGNMENT
(Please print or type clearly)

For value received, the undersigned hereby sells, assigns and transfers unto: _____

_____

Transferee's Social Security or Taxpayer Identification Number: _____

Transferee's name and address, including zip code: _____

_____

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

_____, attorney, to register the transfer of the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____.

Signature Guaranteed:

_____
NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution participating in a securities transfer association recognized signature guarantee program.

_____
NOTICE: The signature above must correspond with the name of the registered owner as it appears upon the front of this Bond in every particular, without alteration or enlargement or any change whatsoever.

(d) Form of Registration Certificate of the Comptroller of Public Accounts.

COMPTROLLER'S REGISTRATION CERTIFICATE: REGISTER NO. _____

I hereby certify that there is on file and of record in my office a true and correct copy of the opinion of the Attorney General of the State of Texas approving this Bond and that this Bond has been registered this day by me.

Witness my signature and seal this _____.

_____
Comptroller of Public Accounts of the State of Texas

(COMPTROLLER'S SEAL)

(e) Initial Bond Insertions.

(i) The initial Bond shall be in the form set forth is paragraph (a) of this Section, except that:

A. immediately under the name of the Bond, the headings "Interest Rate" and "Maturity Date" shall both be completed with the words "As shown below" and "CUSIP No. _____" shall be deleted.

B. the first paragraph shall be deleted and the following will be inserted:

"THE CITY OF BURLESON, TEXAS, in Johnson and Tarrant Counties, Texas (the "Issuer"), being a political subdivision and municipal corporation of the State of Texas, hereby promises to pay to the Registered Owner specified above, or registered assigns (hereinafter called the "Registered Owner"), on _____ in each of the years, in the principal amounts and bearing interest at the per annum rates set forth in the following schedule:

Maturity Dates (3/1)	Principal Amounts ($)	Interest Rates (%)

(Information from Pricing Certificate to be inserted)

The Issuer promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from the [Delivery Date specified above] at the respective Interest Rate per annum specified above. Interest is payable on _____, and semiannually on each _____ and _____ thereafter to the date of payment of the principal installment specified above, or the date of redemption prior to maturity; except, that if this Bond is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such Principal Amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Bond or Bonds, if any, for which this Bond is being exchanged is due but has not been paid, then this Bond shall bear interest from the date to which such interest has been paid in full."

C. The Initial Bond shall be numbered "T-1."

Section 5. INTEREST AND SINKING FUND.

(a) A special "Interest and Sinking Fund" is hereby created and shall be established and maintained by the Issuer as a separate fund or account and the funds therein shall be deposited into and held in an account at an official depository bank of said Issuer. Said Interest and Sinking Fund shall be kept separate and apart from all other funds and accounts of said Issuer, and shall be used only for paying the interest on and principal of said Bonds. All amounts received from the sale of the Bonds as accrued interest shall be deposited upon receipt to the Interest and Sinking Fund, and all ad valorem taxes levied and collected for and on account of said Bonds shall be deposited, as collected, to the credit of said Interest and Sinking Fund. During each year while any of said Bonds are outstanding and unpaid, the governing body of said Issuer shall compute and ascertain a rate and amount of ad valorem tax that will be sufficient to raise and produce the money required to pay the interest on said Bonds as such interest comes due, and to provide and maintain a sinking fund adequate to pay the principal of said Bonds as such principal matures (but never less than 2% of the original amount of said Bonds as a sinking fund each year); and said tax shall be based on the latest approved tax rolls of said Issuer, with full allowances being made for tax delinquencies and the cost of tax collection. Said rate and amount of ad valorem tax is hereby levied, and is hereby ordered to be levied, against all taxable property in said Issuer, for each year while any of said Bonds are outstanding and unpaid, and said tax shall be assessed and collected each such year and deposited to the

credit of the aforesaid Interest and Sinking Fund. Said ad valorem taxes sufficient to provide for the payment of the interest on and principal of said Bonds, as such interest comes due and such principal matures, are hereby pledged for such payment, within the limit prescribed by law.

(b) Notwithstanding the requirements of this subsection, if lawfully available moneys of the Issuer are actually on deposit in the Interest and Sinking Fund in advance of the time when ad valorem taxes are scheduled to be levied for any year, then the amount of taxes that otherwise would have been required to be levied pursuant to this subsection may be reduced to the extent and by the amount of lawfully available funds then on deposit in the Interest and Sinking Fund.

(c) Chapter 1208, Texas Government Code, applies to the issuance of the Bonds and the pledge of the taxes granted by the Issuer under this Section and is therefore valid, effective, and perfected. Should Texas law be amended at any time while the Bonds are outstanding and unpaid, the result of such amendment being that the pledge of the taxes granted by the Issuer under this Section is to be subject to the filing requirements of Chapter 9, Business & Commerce Code, in order to preserve to the registered owners of the Bonds a security interest in said pledge, the Issuer agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Chapter 9, Business & Commerce Code and enable a filing of a security interest in said pledge to occur.

Section 6. DEFEASANCE OF BONDS.

(a) Any Bond and the interest thereon shall be deemed to be paid, retired and no longer outstanding (a "Defeased Bond") within the meaning of this Ordinance, except to the extent provided in subsection (d) of this Section, when payment of the principal of such Bond, plus interest thereon to the due date (whether such due date be by reason of maturity or otherwise) either (i) shall have been made or caused to be made in accordance with the terms thereof, or (ii) shall have been provided for on or before such due date by irrevocably depositing with or making available to the Paying Agent/Registrar in accordance with an escrow agreement or other instrument (the "Future Escrow Agreement") for such payment (1) lawful money of the United States of America sufficient to make such payment or (2) Defeasance Securities that mature as to principal and interest in such amounts and at such times as will ensure the availability, without reinvestment, of sufficient money to provide for such payment, and when proper arrangements have been made by the Issuer with the Paying Agent/Registrar for the payment of its services until all Defeased Bonds shall have become due and payable. At such time as a Bond shall be deemed to be a Defeased Bond hereunder, as aforesaid, such Bond and the interest thereon shall no longer be secured by, payable from, or entitled to the benefits of, the ad valorem taxes herein levied and pledged as provided in this Ordinance, and such principal and interest shall be payable solely from such money or Defeasance Securities, and thereafter the Issuer will have no further responsibility with respect to amounts available to such paying agent (or other financial institution permitted by applicable law) for the payment of such Defeased Bonds, including any insufficiency therein caused by the failure of such paying agent (or other financial institution permitted by applicable law) to receive payment when due on the Defeasance Securities. Notwithstanding any other provision of this Ordinance to the contrary, it is hereby provided that any determination not to redeem Defeased Bonds that is made in conjunction with the payment arrangements specified in 6(a)(i) or (ii) of this Section shall not be irrevocable, provided that: (1) in the proceedings providing for such payment arrangements, the Issuer expressly reserves the right to call the Defeased Bonds for redemption; (2) gives notice of the reservation of that right to the owners of the Defeased Bonds immediately following the making of the payment arrangements; and (3) directs that notice of the reservation be included in any redemption notices that it authorizes.

(b) Any moneys so deposited with the Paying Agent/Registrar may at the written direction of the Issuer be invested in Defeasance Securities, maturing in the amounts and times as hereinbefore set forth, and all income from such Defeasance Securities received by the Paying Agent/Registrar that is not required

for the payment of the Bonds and interest thereon, with respect to which such money has been so deposited, shall be turned over to the Issuer, or deposited as directed in writing by the Issuer. Any Future Escrow Agreement pursuant to which the money and/or Defeasance Securities are held for the payment of Defeased Bonds may contain provisions permitting the investment or reinvestment of such moneys in Defeasance Securities or the substitution of other Defeasance Securities upon the satisfaction of the requirements specified in 6(a)(i) or (ii) of this Section. All income from such Defeasance Securities which is not required for the payment of the Defeased Bonds, with respect to which such money has been so deposited, shall be remitted to the Issuer or deposited as directed in writing by the Issuer.

(c) The term "Defeasance Securities" means any securities and obligations now or hereafter authorized by State law that are eligible to refund, retire or otherwise discharge obligations such as the Bonds. The Pricing Officer may restrict Defeasance Securities as deemed necessary.

(d) Until all Defeased Bonds shall have become due and payable, the Paying Agent/Registrar shall perform the services of Paying Agent/Registrar for such Defeased Bonds the same as if they had not been defeased, and the Issuer shall make proper arrangements to provide and pay for such services as required by this Ordinance.

(e) In the event that the Issuer elects to defease less than all of the principal amount of Bonds of a maturity, the Paying Agent/Registrar shall select, or cause to be selected, such amount of Bonds by such random method as it deems fair and appropriate.

Section 7. DAMAGED, MUTILATED, LOST, STOLEN, OR DESTROYED BONDS.

(a) Replacement Bonds. In the event any outstanding Bond is damaged, mutilated, lost, stolen or destroyed, the Paying Agent/Registrar shall cause to be printed, executed and delivered, a new Bond of the same principal amount, maturity and interest rate, as the damaged, mutilated, lost, stolen or destroyed Bond, in replacement for such Bond in the manner hereinafter provided.

(b) Application for Replacement Bonds. Application for replacement of damaged, mutilated, lost, stolen or destroyed Bonds shall be made by the registered owner thereof to the Paying Agent/Registrar. In every case of loss, theft or destruction of a Bond, the registered owner applying for a replacement Bond shall furnish to the Issuer and to the Paying Agent/Registrar such security or indemnity as may be required by them to save each of them harmless from any loss or damage with respect thereto. Also, in every case of loss, theft or destruction of a Bond, the registered owner shall furnish to the Issuer and to the Paying Agent/Registrar evidence to their satisfaction of the loss, theft or destruction of such Bond, as the case may be. In every case of damage or mutilation of a Bond, the registered owner shall surrender to the Paying Agent/Registrar for cancellation the Bond so damaged or mutilated.

(c) No Default Occurred. Notwithstanding the foregoing provisions of this Section, in the event any such Bond shall have matured, and no default has occurred that is then continuing in the payment of the principal of, redemption premium, if any, or interest on the Bond, the Issuer may authorize the payment of the same (without surrender thereof except in the case of a damaged or mutilated Bond) instead of issuing a replacement Bond, provided security or indemnity is furnished as above provided in this Section.

(d) Charge for Issuing Replacement Bonds. Prior to the issuance of any replacement Bond, the Paying Agent/Registrar shall charge the registered owner of such Bond with all legal, printing, and other expenses in connection therewith. Every replacement Bond issued pursuant to the provisions of this Section by virtue of the fact that any Bond is lost, stolen or destroyed shall constitute a contractual obligation of the Issuer whether or not the lost, stolen or destroyed Bond shall be found at any time, or be enforceable by

anyone, and shall be entitled to all the benefits of this Ordinance equally and proportionately with any and all other Bonds duly issued under this Ordinance.

(e) Authority for Issuing Replacement Bonds. In accordance with Section 1206.022, Texas Government Code, this Section 7 of this Ordinance shall constitute authority for the issuance of any such replacement Bond without necessity of further action by the governing body of the Issuer or any other body or person, and the duty of the replacement of such Bonds is hereby authorized and imposed upon the Paying Agent/Registrar, and the Paying Agent/Registrar shall authenticate and deliver such Bonds in the form and manner and with the effect, as provided in Section 3 of this Ordinance for Bonds issued in conversion and exchange for other Bonds.

Section 8. COVENANTS REGARDING TAX EXEMPTION OF INTEREST ON THE BONDS.

(a) Covenants. The Issuer covenants to take any action necessary to assure, or refrain from any action that would adversely affect, the treatment of the Bonds as obligations described in section 103 of the Code, the interest on which is not includable in the "gross income" of the holder for purposes of federal income taxation. In furtherance thereof, the Issuer covenants as follows:

(1) to take any action to assure that no more than 10 percent of the proceeds of the Bonds (less amounts deposited to a reserve fund, if any) are used for any "private business use," as defined in section 141(b)(6) of the Code or, if more than 10 percent of the proceeds or the projects financed or refinanced therewith are so used, such amounts, whether or not received by the Issuer, with respect to such private business use, do not, under the terms of this Ordinance or any underlying arrangement, directly or indirectly, secure or provide for the payment of more than 10 percent of the debt service on the Bonds, in contravention of section 141(b)(2) of the Code;

(2) to take any action to assure that in the event that the "private business use" described in subsection (1) hereof exceeds 5 percent of the proceeds of the Bonds or the projects financed or refinanced therewith (less amounts deposited into a reserve fund, if any) then the amount in excess of 5 percent is used for a "private business use" that is "related" and not "disproportionate," within the meaning of section 141(b)(3) of the Code, to the governmental use;

(3) to take any action to assure that no amount that is greater than the lesser of $5,000,000, or 5 percent of the proceeds of the Bonds (less amounts deposited into a reserve fund, if any) is directly or indirectly used to finance loans to persons, other than state or local governmental units, in contravention of section 141(c) of the Code;

(4) to refrain from taking any action that would otherwise result in the Bonds being treated as "private activity bonds" within the meaning of section 141(b) of the Code;

(5) to refrain from taking any action that would result in the Bonds being "federally guaranteed" within the meaning of section 149(b) of the Code;

(6) to refrain from using any portion of the proceeds of the Bonds, directly or indirectly, to acquire or to replace funds that were used, directly or indirectly, to acquire investment property (as defined in section 148(b)(2) of the Code) that produces a materially higher yield over the term of the Bonds, other than investment property acquired with –

(A) proceeds of the Bonds invested for a reasonable temporary period until such proceeds are needed for the purpose for which the Bonds are issued,

(B) amounts invested in a bona fide debt service fund, within the meaning of section 1.148-1(b) of the Treasury Regulations, and

(C) amounts deposited in any reasonably required reserve or replacement fund to the extent such amounts do not exceed 10 percent of the proceeds of the Bonds;

(7) to otherwise restrict the use of the proceeds of the Bonds or amounts treated as proceeds of the Bonds, as may be necessary, so that the Bonds do not otherwise contravene the requirements of section 148 of the Code (relating to arbitrage);

(8) to refrain from using the proceeds of the Bonds or proceeds of any prior bonds to pay debt service on another issue more than 90 days after the date of issue of the Bonds in contravention of the requirements of section 149(d) of the Code (relating to advance refundings);

(9) to pay to the United States of America at least once during each five-year period (beginning on the date of delivery of the Bonds) an amount that is at least equal to 90 percent of the "Excess Earnings," within the meaning of section 148(f) of the Code and to pay to the United States of America, not later than 60 days after the Bonds have been paid in full, 100 percent of the amount then required to be paid as a result of Excess Earnings under section 148(f) of the Code;

(10) to file or cause to be filed with the Secretary of the Treasury, not later than the 15th day of the second calendar month after the close of the calendar quarter in which the Bonds are issued, an information statement concerning the Bonds, all under and in accordance with section 149(e) of the Code and the applicable Treasury Regulations promulgated thereunder; and

(11) to assure that the proceeds of the Bonds allocable to the Improvement Projects will be used solely for new money projects.

(b) Rebate Fund. In order to facilitate compliance with the above covenant (a)(9), a "Rebate Fund" is hereby established by the Issuer for the sole benefit of the United States of America, and such Fund shall not be subject to the claim of any other person, including without limitation the Bondholders. The Rebate Fund is established for the additional purpose of compliance with section 148 of the Code.

(c) Use of Proceeds. For purposes of the foregoing covenants (a)(1) and (a)(2), the Issuer understands that the term "proceeds" includes "disposition proceeds" as defined in the Treasury Regulations and, in the case of the Bonds, transferred proceeds (if any) and proceeds of the Refunded Obligations expended prior to the date of issuance of the Bonds. It is the understanding of the Issuer that the covenants contained herein are intended to assure compliance with the Code and any regulations or rulings promulgated by the U.S. Department of the Treasury pursuant thereto. In the event that regulations or rulings are hereafter promulgated that modify or expand provisions of the Code, as applicable to the Bonds, the Issuer will not be required to comply with any covenant contained herein to the extent that such failure to comply, in the opinion of nationally recognized bond counsel, will not adversely affect the exemption from federal income taxation of interest on the Bonds under section 103 of the Code. In the event that regulations or rulings are hereafter promulgated that impose additional requirements applicable to the Bonds, the Issuer agrees to comply with the additional requirements to the extent necessary, in the opinion of nationally recognized bond counsel, to preserve the exemption from federal income taxation of interest on the Bonds under section 103 of the Code. In furtherance of such intention, the Issuer hereby authorizes and directs the Mayor, City Attorney, and each Pricing Officer or any other officer or agent of the Issuer to execute any documents, certificates or reports required by the Code and to make such elections, on behalf

of the Issuer, that may be permitted by the Code as are consistent with the purpose for the issuance of the Bonds.

(d) Allocation of, and Limitation on, Expenditures for the Improvement Projects. The Issuer covenants to account for the expenditure of sale proceeds and investment earnings to be used for the construction and acquisition of the Improvement Projects on its books and records by allocating proceeds to expenditures within 18 months of the later of the date that (1) the expenditure is made, or (2) the Improvement Projects are completed. The foregoing notwithstanding, the Issuer shall not expend proceeds of the sale of the Bonds or investment earnings thereon more than 60 days after the earlier of (1) the fifth anniversary of the delivery of the Bonds, or (2) the date the Bonds are retired, unless the Issuer obtains an opinion of nationally-recognized bond counsel that such expenditure will not adversely affect the status, for federal income tax purposes, of the Bonds or the interest thereon. For purposes hereof, the Issuer shall not be obligated to comply with this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

(e) Disposition of Projects. The Issuer covenants that the property constituting the Projects will not be sold or otherwise disposed in a transaction resulting in the receipt by the Issuer of cash or other compensation, unless any action taken in connection with such disposition will not adversely affect the tax-exempt status of the Bonds. For purpose of the foregoing, the Issuer may rely on an opinion of nationally-recognized bond counsel that the action taken in connection with such sale or other disposition will not adversely affect the tax-exempt status of the Bonds. For purposes of the foregoing, the portion of the property comprising personal property and disposed in the ordinary course shall not be treated as a transaction resulting in the receipt of cash or other compensation. For purposes hereof, the Issuer shall not be obligated to comply with this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

Section 9. SALE OF BONDS AND APPROVAL OF OFFICIAL STATEMENT; FURTHER PROCEDURES.

(a) Each series of Bonds shall be sold and delivered subject to the provisions of Section 1 and Section 2 and pursuant to the terms and provisions of a purchase agreement or purchase letter (the "Purchase Agreement") which the Pricing Officer is hereby authorized to execute and deliver and in which the initial purchaser or purchasers (the "Underwriters") of the Bonds shall be designated. The Bonds shall initially be registered in the name of the Underwriters thereof as set forth in the Pricing Certificate.

(b) The Mayor and City Secretary and any Pricing Officer are further authorized and directed to execute and deliver for and on behalf of the Issuer copies of a Preliminary Official Statement and Official Statement, if prepared in connection with the offering of Bonds by the Underwriters, in final form as may be required by the Underwriters, and such final Official Statement in the form and content as approved by the Pricing Officer or as manually executed by said officials shall be deemed to be approved by the City Council and constitute the Official Statement authorized for distribution and use by the Underwriters. The form and substance of the Preliminary Official Statement for the Bonds and any addenda, supplement or amendment thereto, all as approved by the Pricing Officer, are hereby deemed to be approved in all respects by the City Council, and the Preliminary Official Statement is hereby deemed final as of its date (except for the omission of pricing and related information) within the meaning and for the purpose of paragraph (b)(1) of the Rule (hereinafter defined).

(c) The Pricing Officer is authorized, in connection with effecting the sale of each series of the Bonds, to obtain from a municipal bond insurance company so designated in the Pricing Certificate (the "Insurer") a municipal bond insurance policy (the "Insurance Policy") in support of the Bonds. To that

end, should the Pricing Officer exercise such authority and commit the Issuer to obtain a municipal bond insurance policy, for so long as the Insurance Policy is in effect, the requirements of the Insurer relating to the issuance of the Insurance Policy as set forth in the Pricing Certificate are incorporated by reference into this Ordinance and made a part hereof for all purposes, notwithstanding any other provision of this Ordinance to the contrary. The Pricing Officer shall have the authority to execute any documents to effect the issuance of the Insurance Policy by the Insurer.

(d) The Mayor and Mayor Pro Tem, the City Secretary and the Pricing Officers of the Issuer, and each of them, shall be and they are hereby expressly authorized, empowered and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge and deliver in the name and on behalf of the Issuer all other such documents, certificates and other instruments, whether or not herein mentioned, as may be necessary or desirable in order to carry out the terms and provisions of this Ordinance, the Bonds, the sale of the Bonds and the Official Statement. In case any officer whose signature shall appear on any Bond shall cease to be such officer before the delivery of such Bond, such signature shall nevertheless be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

Section 10. CUSTODY, APPROVAL, AND REGISTRATION OF BONDS; BOND COUNSEL'S OPINION; CUSIP NUMBERS AND CONTINGENT INSURANCE PROVISION, IF OBTAINED; ENGAGEMENT OF BOND COUNSEL.

(a) The Mayor, and each Pricing Officer is hereby authorized to have control of the Bonds initially issued and delivered hereunder and all necessary records and proceedings pertaining to the Bonds pending their delivery and their investigation, examination, and approval by the Attorney General of the State of Texas, and their registration by the Comptroller of Public Accounts of the State of Texas. Upon registration of the Bonds said Comptroller of Public Accounts (or a deputy designated in writing to act for said Comptroller) shall manually sign the Comptroller's Registration Certificate attached to such Bonds, and the seal of said Comptroller shall be impressed, or placed in facsimile, on such Bond. The approving legal opinion of the Issuer's Bond Counsel and the assigned CUSIP numbers may, at the option of the Issuer, be printed on the Bonds issued and delivered under this Ordinance, but neither shall have any legal effect, and shall be solely for the convenience and information of the registered owners of the Bonds. In addition, if bond insurance is obtained, the Bonds may bear an appropriate legend as provided by the insurer.

(b) The obligation of the initial purchaser to accept delivery of each series of the Bonds is subject to the initial purchaser being furnished with the final, approving opinion of McCall, Parkhurst & Horton L.L.P., bond counsel to the Issuer, which opinion shall be dated as of and delivered on the date of initial delivery of the Bonds to the initial purchaser. The engagement of such firm as bond counsel to the Issuer in connection with issuance, sale and delivery of the Bonds is hereby approved and confirmed.

Section 11. INTEREST EARNINGS ON BOND PROCEEDS. Interest earnings derived from the investment of proceeds from the sale of the Bonds issued for the Improvement Projects shall be used along with other Bond proceeds for the Improvement Projects; provided that after completion of such purpose, if any of such interest earnings remain on hand, such interest earnings shall be deposited in the Interest and Sinking Fund. It is further provided, however, that any interest earnings on Bond proceeds that are required to be rebated to the United States of America pursuant to Section 9 hereof in order to prevent the Bonds from being arbitrage bonds shall be so rebated and not considered as interest earnings for the purposes of this Section.

Section 12. CONSTRUCTION FUND.

(a) The Issuer hereby creates and establishes and shall maintain on the books of the Issuer a separate fund to be entitled the "Series 2026 General Obligation Refunding and Improvement Bonds Construction Fund" (the "Construction Fund") for use by the Issuer for payment of all lawful costs associated with the acquisition and construction of the Improvement Projects as hereinbefore provided. Upon payment of all such costs, any moneys remaining on deposit in the Construction Fund shall be transferred to the Interest and Sinking Fund. Amounts so deposited to the Interest and Sinking Fund shall be used in the manner described in Section 5 of this Ordinance.

(b) The Issuer may invest proceeds of the Bonds (including investment earnings thereon) and amounts deposited into the Interest and Sinking Fund in investments authorized by the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended; provided, however, that the Issuer hereby covenants that the proceeds of the sale of the Bonds will be used as soon as practicable for the purposes for which the Bonds are issued.

(c) All deposits authorized or required by this Ordinance shall be secured to the fullest extent required by law for the security of public funds.

Section 13. COMPLIANCE WITH RULE 15c2-12.

(a) Definitions. As used in this Section, the following terms have the meanings ascribed to such terms below:

"MSRB" means the Municipal Securities Rulemaking Board.
"Rule" means SEC Rule 15c2-12, as amended from time to time.
"SEC" means the United States Securities and Exchange Commission.

(b) Annual Reports.

(i) The Issuer shall provide annually to the MSRB, in an electronic format as prescribed by the MSRB, within six (6) months after the end of each fiscal year ending in or after 2026, financial information and operating data with respect to the Issuer of the general type included in the final Official Statement authorized by this Ordinance, being the information set forth in the Pricing Certificate. The Issuer will additionally provide audited financial statements when and if available, and in any event, within twelve (12) months after the end of each fiscal year ending in or after 2026. If the audit of such financial statements is not complete within twelve (12) months after any such fiscal year end, then the Issuer will file unaudited financial statements within such twelve (12) month period and audited financial statements for the applicable fiscal year, when and if the audit report on such statements becomes available. Any financial statements so to be provided shall be prepared in accordance with the accounting principles described in Appendix A to the Official Statement, or such other accounting principles as the Issuer may be required to employ from time to time pursuant to state law or regulation.

(ii) If the Issuer changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the Issuer otherwise would be required to provide financial information and operating data pursuant to this Section. The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific reference to any document that is available to the public on the MSRB's internet website or filed with the SEC. All documents provided to the MSRB pursuant to this Section shall be accompanied by identifying information as prescribed by the MSRB.

(c) Event Notices.

(i) The Issuer shall notify the MSRB in an electronic format as prescribed by the MSRB, in a timely manner (but not in excess of ten (10) business days after the occurrence of the event) of any of the following events with respect to the Bonds:

1. Principal and interest payment delinquencies;
2. Non-payment related defaults, if material;
3. Unscheduled draws on debt service reserves reflecting financial difficulties;
4. Unscheduled draws on credit enhancements reflecting financial difficulties;
5. Substitution of credit or liquidity providers, or their failure to perform;
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
7. Modifications to rights of holders of the Bonds, if material;
8. Bond calls, if material, and tender offers;
9. Defeasances;
10. Release, substitution, or sale of property securing repayment of the Bonds, if material;
11. Rating changes;
12. Bankruptcy, insolvency, receivership or similar event of the Issuer;
13. The consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
14. Appointment of a successor trustee or change in the name of the trustee, if material;
15. Incurrence of a financial obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of any such financial obligation of the Issuer, any of which affect security holders, if material; and
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of any such financial obligation of the Issuer, any of which reflect financial difficulties.

As used in clause 12 above, the phrase "bankruptcy, insolvency, receivership or similar event" means the appointment of a receiver, fiscal agent or similar officer for the Issuer in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets of the Issuer, or if jurisdiction has been assumed by leaving the existing City Council and officials or officers of the Issuer in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer. For the purposes of the above describe event notices 15 and 16, the term "financial obligation" means a (i) debt obligation, (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (iii) a guarantee of (i) or (ii); provided however, that a "financial obligation" shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

(ii) The Issuer shall notify the MSRB, in a timely manner, of any failure by the Issuer to provide financial information or operating data in accordance with subsection (b) of this Section by the time required by such subsection.

(d) Limitations, Disclaimers, and Amendments.

(i) The Issuer shall be obligated to observe and perform the covenants specified in this Section for so long as, but only for so long as, the Issuer remains an "obligated person" with respect to the Bonds within the meaning of the Rule, except that the Issuer in any event will give notice of any deposit made in accordance with this Ordinance or applicable law that causes Bonds no longer to be outstanding.

(ii) The provisions of this Section are for the sole benefit of the registered owners and beneficial owners of the Bonds, and nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The Issuer undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the Issuer's financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Section or otherwise, except as expressly provided herein. The Issuer does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Bonds at any future date.

(iii) UNDER NO CIRCUMSTANCES SHALL THE ISSUER BE LIABLE TO THE REGISTERED OWNER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE ISSUER, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

(iv) No default by the Issuer in observing or performing its obligations under this Section shall comprise a breach of or default under this Ordinance for purposes of any other provision of this Ordinance. Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the Issuer under federal and state securities laws.

(v) Should the Rule be amended to obligate the Issuer to make filings with or provide notices to entities other than the MSRB, the Issuer hereby agrees to undertake such obligation with respect to the Bonds in accordance with the Rule as amended. The provisions of this Section may be amended by the Issuer from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the Issuer, but only if (1) the provisions of this Section, as so amended, would have permitted an underwriter to purchase or sell Bonds in the primary offering of the Bonds in compliance with the Rule, taking into account any amendments or interpretations of the Rule since such offering as well as such changed circumstances and (2) either (a) the registered owners of a majority in aggregate principal amount (or any greater amount required by any other provision of this Ordinance that authorizes such an amendment) of the outstanding Bonds consent to such amendment or (b) a qualified person that is unaffiliated with the Issuer (such as nationally recognized bond counsel) determined that such amendment will not materially impair the interest of the registered owners

and beneficial owners of the Bonds. The Issuer may also amend or repeal the provisions of this continuing disclosure agreement if the SEC amends or repeals the applicable provision of the Rule or a court of final jurisdiction enters judgment that such provisions of the Rule are invalid, but only if and to the extent that the provisions of this sentence would not prevent an underwriter from lawfully purchasing or selling Bonds in the primary offering of the Bonds. If the Issuer so amends the provisions of this Section, it shall include with any amended financial information or operating data next provided in accordance with subsection (b) of this Section an explanation, in narrative form, of the reason for the amendment and of the impact of any change in the type of financial information or operating data so provided.

Section 14. METHOD OF AMENDMENT. The Issuer hereby reserves the right to amend this Ordinance subject to the following terms and conditions, to-wit:

(a) The Issuer may from time to time, without the consent of any holder, except as otherwise required by paragraph (b) below, amend or supplement this Ordinance in order to (i) cure any ambiguity, defect or omission in this Ordinance that does not materially adversely affect the interests of the holders, (ii) grant additional rights or security for the benefit of the holders, (iii) add events of default as shall not be inconsistent with the provisions of this Ordinance and that shall not materially adversely affect the interests of the holders, (iv) qualify this Ordinance under the Trust Indenture Act of 1939, as amended, or corresponding provisions of federal laws from time to time in effect, or (v) make such other provisions in regard to matters or questions arising under this Ordinance as shall not be inconsistent with the provisions of this Ordinance and that shall not in the opinion of the Issuer's Bond Counsel materially adversely affect the interests of the holders.

(b) Except as provided in paragraph (a) above, the holders of Bonds aggregating in principal amount 51% of the aggregate principal amount of then outstanding Bonds that are the subject of a proposed amendment shall have the right from time to time to approve any amendment hereto that may be deemed necessary or desirable by the Issuer; provided, however, that without the consent of 100% of the holders in aggregate principal amount of the then outstanding Bonds, nothing herein contained shall permit or be construed to permit amendment of the terms and conditions of this Ordinance or in any of the Bonds so as to:

(1) Make any change in the maturity of any of the outstanding Bonds;

(2) Reduce the rate of interest borne by any of the outstanding Bonds;

(3) Reduce the amount of the principal of, or redemption premium, if any, payable on any outstanding Bonds;

(4) Modify the terms of payment of principal or of interest or redemption premium on outstanding Bonds or any of them or impose any condition with respect to such payment; or

(5) Change the minimum percentage of the principal amount of any series of Bonds necessary for consent to such amendment.

(c) If at any time the Issuer shall desire to amend this Ordinance under this Section, the Issuer shall send by U.S. mail or other appropriate means to each registered owner of the affected Bonds a copy of the proposed amendment. Such notice shall briefly set forth the nature of the proposed amendment and shall state that a copy thereof is on file at the office of the Issuer for inspection by all holders of such Bonds.

(d) Whenever at any time within one year from the date of mailing of such notice the Issuer shall receive an instrument or instruments executed by the holders of at least 51% in aggregate principal amount of all of the Bonds then outstanding that are required for the amendment, which instrument or instruments shall refer to the proposed amendment and shall specifically consent to and approve such amendment, the Issuer may adopt the amendment in substantially the same form.

(e) Upon the adoption of any amendatory Ordinance pursuant to the provisions of this Section, this Ordinance shall be deemed to be modified and amended in accordance with such amendatory Ordinance, and the respective rights, duties, and obligations of the Issuer and all holders of such affected Bonds shall thereafter be determined, exercised, and enforced, subject in all respects to such amendment.

(f) Any consent given by the holder of a Bond pursuant to the provisions of this Section shall be irrevocable for a period of six (6) months from the date of such consent, and shall be conclusive and binding upon all future holders of the same Bond during such period. Such consent may be revoked at any time after six (6) months from the date of such consent by the holder who gave such consent, or by a successor in title, by filing notice with the Issuer, but such revocation shall not be effective if the holders of 51% in aggregate principal amount of the affected Bonds then outstanding, have, prior to the attempted revocation, consented to and approved the amendment.

(g) For the purposes of establishing ownership of the Bonds, the Issuer shall rely solely upon the registration of the ownership of such Bonds on the registration books kept by the Paying Agent/Registrar.

Section 15. DEFAULT AND REMEDIES.

(a) Events of Default. Each of the following occurrences or events for the purpose of this Ordinance is hereby declared to be an Event of Default:

(i) the failure to make payment of the principal of or interest on any of the Bonds when the same becomes due and payable; or

(ii) default in the performance or observance of any other covenant, agreement or obligation of the Issuer, the failure to perform which materially, adversely affects the rights of the registered owners of the Bonds, including, but not limited to, their prospect or ability to be repaid in accordance with this Ordinance, and the continuation thereof for a period of sixty (60) days after notice of such default is given by any Registered Owner to the Issuer.

(b) Remedies for Default.

(i) Upon the happening of any Event of Default, then and in every case, any Registered Owner or an authorized representative thereof, including, but not limited to, a trustee or trustees therefor, may proceed against the Issuer for the purpose of protecting and enforcing the rights of the Registered Owners under this Ordinance, by mandamus or other suit, action or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief permitted by law, including the specific performance of any covenant or agreement contained herein, or thereby to enjoin any act or thing that may be unlawful or in violation of any right of the Registered Owners hereunder or any combination of such remedies.

(ii) It is provided that all such proceedings shall be instituted and maintained for the equal benefit of all Registered Owners of Bonds then outstanding.

(c) Remedies Not Exclusive.

(i) No remedy herein conferred or reserved is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or under the Bonds or now or hereafter existing at law or in equity; provided, however, that notwithstanding any other provision of this Ordinance, the right to accelerate the debt evidenced by the Bonds shall not be available as a remedy under this Ordinance.

(ii) The exercise of any remedy herein conferred or reserved shall not be deemed a waiver of any other available remedy.

(iii) By accepting the delivery of a Bond authorized under this Ordinance, such Registered Owner agrees that the certifications required to effectuate any covenants or representations contained in this Ordinance do not and shall never constitute or give rise to a personal or pecuniary liability or charge against the officers or employees of the Issuer or the City Council.

(iv) None of the members of the City Council, nor any other official or officer, agent, or employee of the Issuer, shall be charged personally by the registered owners with any liability, or be held personally liable to the registered owners under any term or provision of this Ordinance, or because of any Event of Default or alleged Event of Default under this Ordinance.

Section 16. APPROVAL OF ESCROW AGREEMENT AND TRANSFER OF FUNDS. In furtherance of authority granted by Section 1207.007(b), Texas Government Code, the Mayor or the Pricing Officer are further authorized to enter into and execute on behalf of the Issuer with the escrow agent selected and appointed in the Pricing Certificate, an escrow or similar agreement, in the form and substance as shall be approved by the Pricing Officer, which agreement will provide for the payment in full of the Refunded Obligations. In addition, the Mayor or the Pricing Officer is authorized to purchase such securities, to execute such subscriptions for the purchase of the Escrowed Securities (as defined in the agreement), if any, and to authorize such contributions for the escrow fund as provided in the agreement.

Section 17. REDEMPTION OF REFUNDED OBLIGATIONS.

(a) Subject to execution and delivery of the Purchase Agreement with the Underwriters, the Issuer hereby directs that the Refunded Obligations be called for redemption on the dates and at such prices as set forth in the Escrow Agreement. The Pricing Officer is hereby authorized and directed to issue or cause to be issued the requisite notices of redemption and defeasance of the Refunded Obligations to the paying agent for the Refunded Obligations.

(b) In addition, the paying agent for the Refunded Obligations is hereby directed to provide the appropriate notices of redemption and defeasance as specified by the ordinances authorizing the issuance of Refunded Obligations and is hereby directed to make appropriate arrangements so that the Refunded Obligations may be redeemed on their redemption date. The Refunded Obligations shall be presented for redemption at the paying agents therefor, and shall not bear interest after the date fixed for redemption.

(c) If the redemption of the Refunded Obligations results in the partial refunding of any maturity of the Refunded Obligations, the paying agent/registrar for the Refunded Obligations is directed to designate at random and by lot which of the Refunded Obligations will be payable from and secured solely from ad valorem taxes of the Issuer pursuant to the ordinances of the Issuer authorizing the issuance of such Refunded Obligations (the "Refunded Bond Ordinances"). The paying agent/registrar shall notify

by first-class mail all registered owners of all affected bonds of such maturities that: (i) a portion of such bonds have been refunded and are secured until final maturity solely with cash and investments maintained by the Escrow Agent in the Escrow Fund, (ii) the principal amount of all affected bonds of such maturities registered in the name of such registered owner that have been refunded and are payable solely from cash and investments in the Escrow Fund and the remaining principal amount of all affected bonds of such maturities registered in the name of such registered owner, if any, have not been refunded and are payable and secured solely from ad valorem taxes of the Issuer described in the Refunded Obligation Ordinances, (iii) the registered owner is required to submit his or her Refunded Obligations to the paying agent/registrar, for the purposes of re-registering such registered owner's bonds and assigning new CUSIP numbers in order to distinguish the source of payment for the principal and interest on such bonds, and (iv) payment of principal of and interest on such bonds may, in some circumstances, be delayed until such bonds have been re-registered and new CUSIP numbers have been assigned as required by (iii) above.

(d) The source of funds for payment of the principal of and interest on the Refunded Obligations on their respective maturity or redemption dates shall be from the funds deposited with the Escrow Agent pursuant to the Escrow Agreement.

Section 18. APPROPRIATION. To pay the debt service coming due on the Bonds, if any, prior to receipt of the taxes levied to pay such debt service, there is hereby appropriated from current funds on hand, which are hereby certified to be on hand and available for such purpose, an amount sufficient to pay such debt service, and such amount shall be used for no other purpose.

Section 19. NO PERSONAL LIABILITY. No recourse shall be had for payment of the principal of or interest on any Bonds or for any claim based thereon, or on this Ordinance, against any official or employee of the Issuer or any person executing any Bond.

Section 20. EFFECTIVE DATE. In accordance with the provisions of Texas Government Code, Section 1201.028, this Ordinance shall be effective immediately upon its adoption by the City Council.

Section 21. SEVERABILITY. If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any persons or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portion of this Ordinance, despite such invalidity, which remaining portions shall remain in full force and effect.

(Execution Page Follows)

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS this 17th day of August, 2026.

ATTEST: _____
Mayor, City of Burleson, Texas

_____
City Secretary, City of Burleson, Texas

[CITY SEAL]

SCHEDULE I

SCHEDULE OF AVAILABLE REFUNDED OBLIGATIONS

City of Burleson, Texas Waterworks and Sewer System Revenue Bonds, Series 2012

Schedule I

City Council Regular Meeting

DEPARTMENT: **Capital Engineering**

FROM: **Randy Morrison, PE, Director of Capital Engineering**

MEETING: **August 17, 2026**

SUBJECT:

Consider and take possible action on a contract with Millis Development and Construction - Dallas, LLC for construction services on Burleson Legacy Park - Phase 1 (RFCSP 2026-022) for the base bid plus all add alternates in the amount of $9,370,172.20, with a project contingency of $937,017.22, for a total amount of $10,307,189.42 (Project PK2311). (Staff Contact: Randy Morrison, PE, Director of Capital Engineering)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 **Dynamic & Preferred City** Through Managed Growth	2.3 Enhance connectivity and improve mobility 2.4 Implement the city's Capital Improvement Program 2.5 Develop and maintain facilities and utility services

SUMMARY:

Phase 1 of Burleson Legacy Park is located approximately 900 feet east of the Alsbury Blvd and SW Hulen St intersection. The facility includes public roadway access with on-street parking, three softball fields, a drop-off loop for food trucks, a 188-space parking lot, a north-side sidewalk along the roadway, roadway lighting, athletic field lighting, and a six-foot-wide path that loops around the ballpark.

This contract was procured through a Request for Competitive Sealed Proposals in accordance with Texas Local Government Code Chapter 252. Request for Competitive Sealed Proposal No. RFCSP 2026-022 was advertised on May 30, 2026 and June 6, 2026 and posted on the City's electronic bidding platform, Euna, from May 30, 2026 to July 9, 2026. The opportunity was distributed to 1,421 vendors under 11 applicable commodity codes, and the City received 4 responsive submittals. Bids were evaluated in accordance with the published criteria, and Millis Development and Construction - Dallas, LLC. was determined to provide the best value to the City.

The project was procured with a base bid and five add alternatives and the City has chosen to award the base bid along with all five of the add alternates for a total cost of $10,307,189.42, including project contingency.

RECOMMENDATION:

Consider and take possible action on a contract with Millis Development and Construction - Dallas, LLC for construction services on Burleson Legacy Park - Phase 1 (RFCSP 2026-022) for the base bid plus all add alternates in the amount of $9,370,172.20, with a project contingency of $937,017.22, for a total amount of $10,307,189.42 (Project PK2311).

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

N/A

REFERENCE:

N/A

FISCAL IMPACT:

Proposed Expenditure: $10,307,189.42

Account Number(s): 4403101-70020, 4055003-70020, 4055003-70020, 4015003-70020

Fund: 4A Bond, 4B Bond, Park Dev Fee Zone 1, Park Zone 1, NBCPF, Mineral CIP Fd, 4A Bond Interest Income, 4B Bond Interest Income

Account Description: 4A Bond Construction, 4B Bond Construction, Park Dev Fee Zone 1 Construction, Park Zone 1 Construction, NBCPF Construction, Mineral CIP Fd,Construction, 4A Bond BondInt, 4B Bond BondInt

Procurement Method: Request for Competitive Sealed Proposal

STAFF CONTACT:

Randall Morrison, PE
Director of Capital Engineering
rmorrison@burlesontx.com
817-426-9612

BURLESON LEGACY PARK – PHASE 1

CONSTRUCTION CONTRACT AWARD

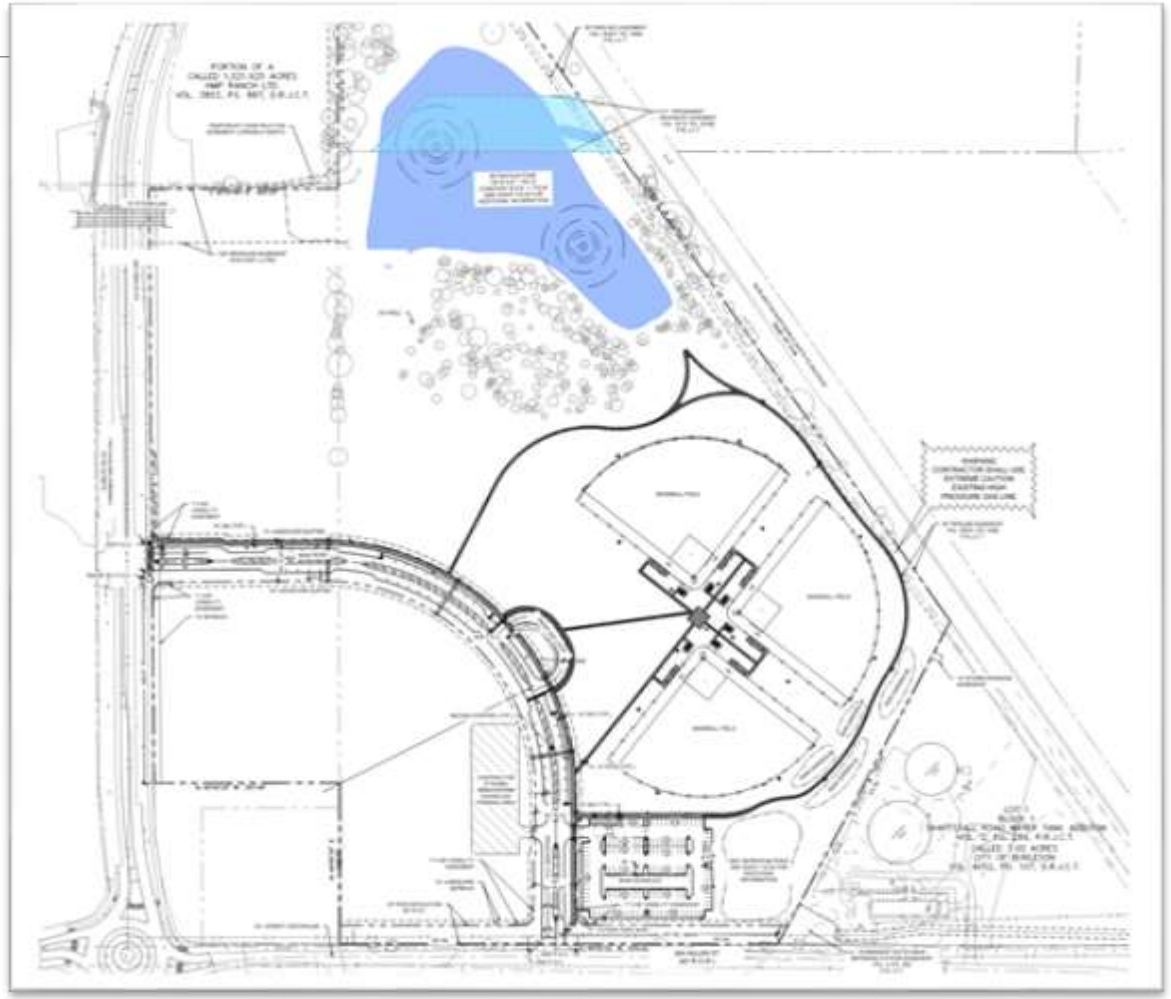
PRESENTED TO THE CITY COUNCIL

AUGUST 17, 2026

1162

BACKGROUND

- Design Started April 7, 2025
- Located approximately 900’ east of the Alsbury Blvd and SW Hulen intersection
- Project scope includes:
  - Public roadway access
  - On-street parking
  - Three softball fields
  - Drop-off loop for food trucks
  - 188-space parking lot
  - North-side sidewalk along the roadway
  - Roadway lighting (United Cooperative Services)
  - Athletic field lighting
  - Six-foot-wide path that loops around the ballpark
  - Drainage improvements
  - Rain Gardens





Maintenance and Operations Overview

Preparing for Long-Term Operations

As Legacy Park comes online, additional maintenance resources will be necessary to maintain the park at the level of service expected by the community while preserving service levels across the existing park system.

Long-Term Additional Operational Needs:

- Parks Maintenance Worker I positions
- Dedicated maintenance vehicle
- Utility vehicle (UTV)
- Commercial mowing equipment
- Storage
- Tools / Supplies

Goal: Build maintenance capacity proactively to protect the City's investment and sustain service levels citywide.

Year	Focus
Year 1-2	Contractor maintains mowing and landscape services, reducing the City's initial operating burden; Parks staff focuses on inspections, athletic field support, irrigation oversight, and quality control.
Year 3	Parks assumes full responsibility for landscape and mowing operations, requiring additional operational funding. This would be in addition to the parks staff related items above.
Year 4-5	Fully integrated maintenance program with established replacement cycle.

Future Phases 3+ Consideration:
Phase 3 improvements are not currently funded and are not included operating forecast. Future operational impacts will be evaluated and incorporated as funding and project scope are established.

Operational Growth Strategy

Benefits

- Protects capital investment
- Maintains current park service levels
- Reduces deferred maintenance
- Minimizes emergency repairs

Estimated Five -Year Maintenance Plan

Fiscal Year	Project Phase / Facilities Maintained	Personnel – 3% Escalation Assumption	Operations – 3% Escalation Assumption	Total
FY 2027 (Year 1)	**Phase 1** Anticipated opening October 2027 *Operational Focus: Athletic field operations and maintenance*	**$84,507**	**$150,000 (Operations); $164,800 (One-Time Expenses)** **Startup equipment, supplies, fleet, utilities, athletic field operations, and maintenance.*	**$399,307**
FY 2028 (Year 2)	**Phase 1 + Phase 2:** *Operational Focus: Continued maintenance of all Phase 1 improvements plus the destination playground and restroom facility or portable restrooms (subject to available funding).*	**$87,042**	**$205,000** **Utilities, playground, restrooms, athletic field operations, supplies, and maintenance.*	**$292,042**
FY 2029 (Year 3)	**Continued maintenance of Phase 1 + Phase 2 improvements** *Operational Focus: Full park operations, including mowing, landscape, irrigation, and facility maintenance.*	**$268,959** ****Increase to a full three-person crew***	**$293,157** **Full landscape and mowing services, irrigation, grounds maintenance, utilities, and athletic field maintenance.*	**$562,116**
FY 2030 (Year 4)	**Continued maintenance of Phase 1 + Phase 2 improvements.** *Operational Focus: Full park operations, including mowing, landscape, irrigation, and facility maintenance.*	**$277,029**	**$301,952** **Utilities, fleet, supplies, athletic field operations, landscape maintenance, and maintenance.*	**$578,981**
FY 2031 (Year 5)	**Continued maintenance of Phase 1 + Phase 2 improvements:** *Operational Focus: Full park operations, including mowing, landscape, irrigation, and facility maintenance.*	**$285,339**	**$311,011** **Utilities, fleet, supplies, athletic field operations, landscape maintenance, and maintenance.*	**$596,350**

CONSTRUCTION PROCUREMENT

- Request for Competitive Sealed Proposal issued May 30, 2026
- Evaluation Criteria:
  - Qualifications = 50 points
    - Firm Profile, Financial Capability and Project History = 15 points
    - Key Staff and Subcontractors' Qualifications and Comparable Experience = 15 points
    - Project Approach= 15 points
    - Compliance with RFCSP = 5 points
  - Proposal Price = 50 points
  - Interview = 15 points
  - **Total = 115 max points**
- Proposals Opened July 9th, 2026
- Proposal Evaluation completed July 24th, 2026



1167

CONSTRUCTION PROCUREMENT

RANKING	CONTRACTOR/ PROPOSER	TOTAL - /115 pts	B-5 - PROPOSAL PRICE
1	Millis Development and Construction - Dallas, LLC	108.01	$9,221,616.28*
2	Green Scaping, LP	98.19	$10,557,083.67
3	Ratcliff Constructors, LPC	95.36	$9,256,377.19
4	The Fain Group, Inc.	92.34	$11,395,606.64

- Recommended Award: $9,370,172.20 *After Negotiation Phase
- Construction Contingency (10%): $937,017.22
- **Total Construction Contract Cost:** $10,307,189.42
- Budgeted Resources: $11,550,616



1168

TOTAL ESTIMATED CONSTRUCTION COST

Millis Development and Construction - Dallas, LLC
- Construction Contract - $10,307,189.42

BNSF Railroad Coordination Estimate - $8,558.00
- Application Fee, Permit Fee, Insurance
- Flagger (3 days)
- Culvert Cleaning, Clearing and Grubbing

UCS Construction Estimate - $250,000
- Roadway Lighting and Pedestrian Lighting

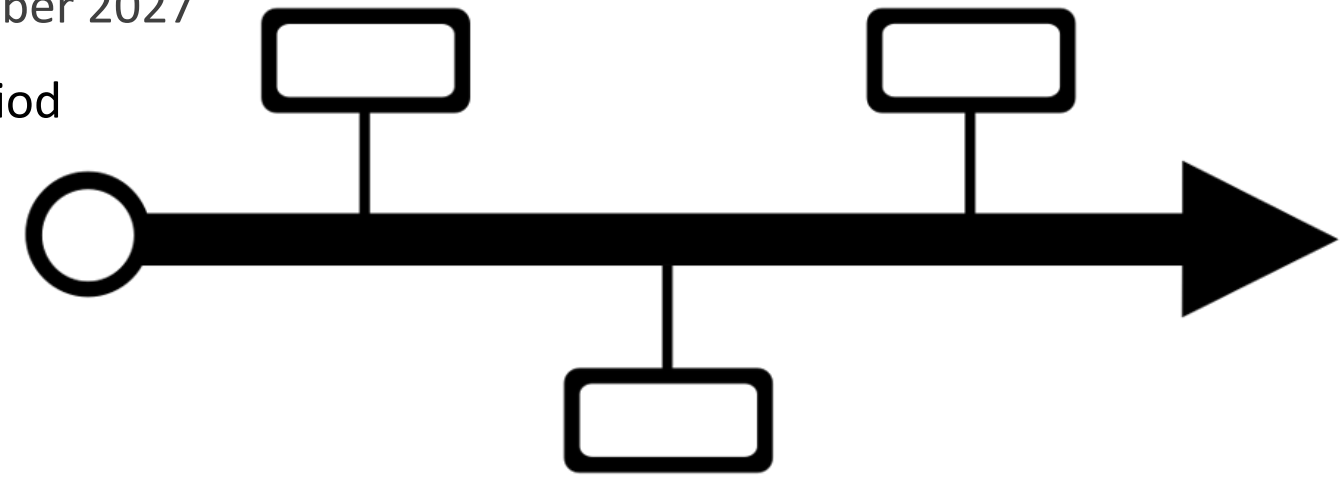
Materials Testing - $200,000

Total - $10,765,747.42
Budget - $11,550,616

1169

TIMELINE

- Contract Award: August 17, 2026
- Notice to Proceed: September 2026*
  *Estimated contract execution, preliminary submittals and Precon = 31 days estimated
- Contract Time: 365 calendar days
- Estimated Completion: September 2027
- 2-year plant establishment period



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ACTION REQUESTED

Consider and take possible action on a contract with Millis Development and Construction - Dallas, LLC for construction services on Burleson Legacy Park - Phase 1 (RFCSP 2026-022) for the base bid plus all add alternates in the amount of $9,370,172.20, with a project contingency of $937,017.22, for a total amount of $10,307,189.42 (Project PK2311).

Questions/Comments

Randy Morrison, PE

Director of Capital Engineering

rmorrison@burlesontx.com

817-426-9612

City Council Regular Meeting

DEPARTMENT: **Capital Engineering**

FROM: **Eric Oscarson, Deputy City Manager**

MEETING: **August 17, 2026**

SUBJECT:

Consider and take possible action on an amendment to a Guaranteed Maximum Price (GMP) contract (CSO#6127-05-2026) with Byrne Construction Services for the Police Headquarters Expansion and Remodel in the amount of $1,073,829. (FA2301) (*Staff Contact: Eric Oscarson, Deputy City Manager)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 **Dynamic & Preferred City** Through Managed Growth	2.4 Implement the city's Capital Improvement Program 2.5 Develop and maintain facilities and utility services
 **Beautiful, Safe, & Vibrant Community**	3.3 Enhance emergency response services 3.4 Ensure public safety equipment and personnel needs are being met 3.5 Continue community policing and risk reduction programs

SUMMARY:

On May 7, 2022, Burleson voters approved Proposition B for public safety facility improvements, including the Police Headquarters Expansion project. In January 2023, City Council approved the selection of Brinkley Sargent Wiginton (BSW) as the architect. In June 2023, Byrne Construction Services was selected as the Construction Manager at Risk (CMAR).

Since that time, the project has progressed through schematic design, design development, and completion of construction documents. In August and October 2025, & May 2026, City Council approved the initial Guaranteed Maximum Price (GMP) contract and two amendments.

As the project advances, additional funding is required to address the roof and HVAC of the existing facility.

The project has funding available in the amount of $882,359 for those repairs, but after analysis of the existing roof and rebidding the repairs, the total cost is estimated $1,073,829.

Additional funding of $207,404 is available in fund balance in the Public Safety fund is being allocated to this project in FY27.

The GMP contract amendment with Byrne Construction Services in the amount of $1,073,829 reflects a portion of these necessary adjustments, including security enhancements, mechanical/electrical/plumbing updates, and owner contingency allocations.

RECOMMENDATION:

Approve an amendment to a Guaranteed Maximum Price (GMP) contract (CSO#5871-08-2025) with Byrne Construction Services for the Police Headquarters Expansion and Remodel in the amount of $1,073,829.

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

- May 7, 2022 – Voters approved Proposition B
- January 2023 – Council approved architect selection
- June 2023 – CMAR selection (Byrne Construction Services)
- □ August, October 2025, and May 2026 – Council approved initial GMP and project budget increase

REFERENCE:

CSO#571-08-2025

CSO#6127-05-2026

FISCAL IMPACT:

Proposed Expenditure/Revenue: $1,073,829
Project Number: FA2301
Account Description: Police Expansion
Procurement Method: CMAR

STAFF CONTACT:

Eric Oscarson
Deputy City Manager
eoscarson@burlesontx.com

817-426-9837

Burleson Police Headquarters Expansion Project

City Council
August 17, 2026

Background

- May 7, 2022 – Burleson voters approved Proposition B for the public safety facility improvements and construction, which included the Police Headquarters Expansion.
- January 2023 – Council approved the selection of Brinkley Sargent Wiginton (BSW) as the architecture firm for the design of the Police Expansion project.
- June 2023 – Staff completed an evaluation of Construction Manager at Risk (CMAR) proposals, completed interviews, and selected Byrne Construction as the CMAR for the project.
- June 2023 – May 2024 – BSW completed comprehensive reviews of previous studies and schematic design.

Background

- May 2024 – October 2024– BSW completed the design development phase.
- October 2024 – July 2025 – BSW completed construction documents.
- August/October 2025 – Council approved the Guaranteed Maximum Price (GMP) Contract ($39,769,129) and amended the total project budget ($46,216,232)
- May 2026 – City Council approved budget amendment and change order
  - Increased budget by $3,925,992 utilizing royalty funds and interest income/Account reconciliation
  - Approved amendment for $1,490,166 for Byrne Construction Services.



1179



1180



1181



Current Project Allocations

Budget Item	Costs
Professional Services	$4,105,611.00
Construction	$45,790,934.50
Material Testing	$211,974.50
Survey/Platting	$37,248.00
Total	**$50,145,768**

Available Funding

Bond Issuance Year	Amount
FY22	$1,200,000
FY23	$2,402,020
FY24	$4,960,503
FY25	$8,101,564
FY26	$17,072,181
FY27	$16,409,500
Total	$50,145,768



Current Items for Consideration

Funding Available

Roof/HVAC Replacement - $882,359

Actual Quotes

Roof/HVAC Replacement & Structural Improvements - $1,073,829



Funding Availability

FY27 CIP Funding

- Account Reconciliation/Interest Income for PS Funds- $207,404

Total CIP Impact - $207,404

No additional debt issuance

Next Steps

- August 17, 2026: Consider amendment for existing building roof and HVAC.
- September 2026: Furniture Purchase
- Spring 2027: Equipment Purchase for Council Consideration

Recommendation

Approval of an amendment to the Guaranteed Maximum Price (GMP) contract with Byrne Construction Services for the Police Headquarters Expansion and Remodel in the amount of $1,073,829.



Questions / Discussion

Burleson Police Headquarters Expansion Project

City Council
May 4, 2026

Background

- May 7, 2022 – Burleson voters approved Proposition B for the public safety facility improvements and construction, which included the Police Headquarters Expansion.
- January 2023 – Council approved the selection of Brinkley Sargent Wiginton (BSW) as the architecture firm for the design of the Police Expansion project.
- June 2023 – Staff completed an evaluation of Construction Manager at Risk (CMAR) proposals, completed interviews, and selected Byrne Construction as the CMAR for the project.

Background

- June 2023 – May 2024 – BSW completed comprehensive reviews of previous studies and schematic design.
- May 2024 – October 2024– BSW completed the design development phase.
- October 2024 – July 2025 – BSW completed construction documents.
- August/October 2025 – Council approved the Guaranteed Maximum Price (GMP) Contract ($39,769,129) and amended the total project budget ($46,216,232)
  - Increase to cover add alts, design services, testing services, owner's representative, permit fees
  - Included information regarding necessity for future funding allocation for furniture, exercise equipment, and existing building roof and RTU replacement


BURLESON POLICE


BURLESON POLICE


POLICE




BURLESON



1198




1200


1201

Current Project Allocations

Budget Item	Costs
Professional Services	$4,105,611.00
Construction	$41,864,942.50
Material Testing	$211,974.50
Survey/Platting	$37,248.00
Total	**$46,219,776**

Available Funding

Bond Issuance Year	Amount
FY22	$1,200,000
FY23*	$2,402,020
FY24*	$4,960,503
FY25*	$7,640,253
FY26	$13,607,500
FY27	$16,409,500
Total	$46,219,776



*Increased Funding $993,087 in October 2025 from savings from other projects.

1203

Current Unfunded Items

Previously Projected (October 2025)

FFE

- Furniture – $993,467
- Exercise Equipment - $500,000

Moving/Relocation

- IT Infrastructure Relocation - $60,000

Roof/HVAC Replacement

- New Roof/HVAC- $754,741*
- Cleaning of Duct Work - $127,618*

Total - $2,435,826



*Costs TBD with inspection of roof in the near future

Current Change Orders

Change Order 1 - $109,261

- Roof changes for drones
- Security Upgrades in Lobby
- Equipment/Door/Frame Changes in Dispatch

Change Order 2 - 260,742

- Security Cameras/Access Control
- Price fluctuations in technology
- Door Frame/Hardware

Change Order 3 - $91,409

- SWAT Panels
- Storm/Water Changes
- Roof Investigation

Change Order 4 - $28,882

- Casings
- Budgeted 25%- $60,000
- Actual – $88,882

Change Order 5 - 199,872

- AV Updates

Change Order 6 - $800,000

- Owner Contingency

Total - $1,490,166

Total Allocations Necessary

Unfunded - $2,435,826

- FFE
- Moving/Relocation
- Roof/HVAC Replacement

Change Orders - $1,490,166

- Roof/Drones/Doors
- Technology
- Casings
- Contingency

Total $3,925,992



1206

Funding Availability

FY26 CIP Amendment

- Royalty Funds - $427,216.26
- Account Reconciliation/Interest Income - $3,498,775.74
- **Total - $3,925,992**

Total CIP Impact - $3,925,992

No additional debt issuance

Proposed CIP Amendment FY26 – FY30

CIP Changes

THE CITY OF BURLESON TEXAS

5-YEAR CAPITAL IMPROVEMENT CHANGE SUMMARY			
Project #	**Project Title**	**Change Summary**	**Priority Ranking**
FA2301	Police HQ Expansion	The PD Expansion has a number of proposed changes to fully fund the project, with a **total increase of $3,464,681 in FY26**. The GO Bond allocation increased by **$2,348,407**, which is a transfer from ST2306 Hulen Street Widening. The CO Bond allocation increased by **$425,529**, which is a transfer from ST2306 Hulen Street Widening. The Non-Bond/Cash allocation increased by **$690,745**, which includes the accrued interest from General Government CO's and GO's and the available funds in Gas Royalty.	Mandatory
ST2306	Hulen Widening (SH174 to Candler)	The Hulen Street Widening project includes a number of allocation changes but results in a **net change of $0**. The FY26 GO Bond allocation decresed by $2,348,407, but was backfilled with $2,348,407 in GO Bond Interest Income. The FY26 CO Bond allocation decreased by $425,529, but was backfilled with $425,529 in CO Bond and TIF interest income.	Mandatory
ST2309	Village Creek Parkway Expansion (Tarrant Co. Bond 50% Match)	The Village Creek Parkway Expansion project **increased by $3,030,000** in FY26 to capture the appropriations for the Tarrant County Funding Interlocal Agreement reimbursement. The funding is non-bond reimbursement funds.	Mandatory

General Government CIP FY26-30

THE CITY OF BURLESON TEXAS

	Project #	Project Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
GO BOND PROJECTS	ST2_50	Neighborhood Street Rebuilds		$750,000					$750,000
	FA2301	Police Expansion	$5,200,000	~~$13,607,500~~ $15,955,907	$16,409,500				~~$30,017,000~~ $32,365,407
	ST2306	Hulen at Wilshire Intersection	$200,000	$1,501,027					$1,501,027
		Hulen Widening (SH174 to Candler) (Design 4 Lanes; Build 2 Lanes)	$1,800,000	~~$6,003,653~~ $3,655,246					~~$6,003,653~~ $3,655,246
	ST2503	Elk, Hillside, & FM731- Ped. & Int. Improvements - Phase 1	$427,804	$15,275					$15,275
	ST2704	Elk, Hillside, & FM731- Ped. & Int. Improvements - Phase 2		$189,596	$403,834				$593,430
	FA2601	Fire Station #4				$2,500,000		$13,443,000	$15,943,000
	ST2601	FM 1902 and CR 910 Pedestrian Mobility		$300,000	$1,189,901				$1,489,901
	ST2801	Wilshire Blvd. (SH174) Construction Documents (Wicker Hill to City Limits)				$750,000	$1,130,015		$1,880,015
	ST2306	Hulen Widening (SH174 to Candler) (Design 4 Lanes; Build 2 Lanes)	$3,887,711	~~$11,770,242~~ $14,118,649					~~$11,770,242~~ $14,118,649
	FA2301	Police Expansion	~~$9,465,600~~ $9,926,911	$1,116,274					$1,116,274
	ST2704	Elk, Hillside, & FM731- Ped. & Int. Improvements - Phase 2			$705,749				$705,749
	ST2_50	Neighborhood Street Rebuilds	$1,000,000		$1,261,876	$1,750,000	$3,597,953	$1,000,000	$7,609,829
	167361	Quiet Zone at Dobson Street and County Road 714			$1,045,541				$1,045,541
	ST2309	Village Creek Parkway Expansion (Tarrant Co. Bond 50% Match)	$3,725,410	~~$259,059~~ $3,289,059					~~$259,059~~ $3,289,059
	ST2603	Wicker Hill and Greenridge Reconstruction		$1,200,000	$5,700,000				$6,900,000
	ST2651	CR 914 Reconstruction from CR 914A to CR1021		$1,000,000					$1,000,000
	ST2604	Hulen St. & BNSF RR Grade Separation		$5,140,000					$5,140,000
	FA2601	City Hall EV Charger		$332,476	$92,000				$424,476
	CE2601	Two New Ambulances		$1,326,000					$1,326,000
	CE2602	One Replacement Street Sweeper		$325,000					$325,000
	CE2801	Four Replacement Ambulances				$2,652,000			$2,652,000
	CE2901	One New Ladder Truck					$2,438,197		$2,438,197
	CE2902	One New Brush Truck					$367,332		$367,332
	CE2903	One Replacement BearCat					$350,000		$350,000
		Total	~~$25,706,525~~ $26,167,836	~~$43,719,828~~ $50,214,509	$26,808,401	$7,652,000	$7,883,497	$14,443,000	~~$100,506,726~~ $107,001,407

1210

Note: Additional allocation for ST2309 Village Creek Parkway ($3,030,000) captures the reimbursement amount in approved Funding ILA with Tarrant County, as executed in 2023 and amended in 2025.

Proposed CIP Amended Fund Summary

FUND SUMMARY	2026	2027	2028	2029	2030	FY26-30 TOTAL
General Government Bonds	$36,316,220	$26,716,401	$7,652,000	$7,883,497	$14,443,000	**$93,011,118**
Water Bonds	$7,166,436	$22,871,368	$6,005,204	$7,832,671	$2,000,000	**$45,875,679**
Sewer Bonds	$30,729,606	$18,741,654	$10,245,000	$5,310,000	$7,462,500	**$72,488,760**
TIF 2 Bonds	$0	$0	$0	$0	$0	**$0**
4A Bonds	$11,026,519	$0	$9,000,000	$15,000,000	$0	**$35,026,519**
4B Bonds	$990,376	$1,301,312	$1,751,636	$1,806,000	$180,556	**$6,029,881**
Cash / Other Funding	$14,298,289	$742,000	$0	$0	$0	**$15,040,289**
Total	**$100,527,446**	**$70,372,735**	**$34,653,840**	**$37,832,168**	**$24,086,056**	**$267,472,246**

Next Steps

- May 4: Consideration of a CIP amendment
- May 4: Consideration of amendment to GMP with Byrne Construction
- Summer 2026: Furniture Purchase for Council Consideration
- Fall 2026: Roof Analysis Complete, Updated Costs, Council Consideration
- Spring 2027: Equipment Purchase for Council Consideration

Questions / Discussion

Recommendation

Approve an ordinance amending the FY26-30 CIP.



Recommendation

Approval of an amendment to the Guaranteed Maximum Price (GMP) contract with Byrne Construction Services for the Police Headquarters Expansion and Remodel in the amount of $1,490,166.



City Council Regular Meeting

DEPARTMENT: **Finance**

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

MEETING: **August 17, 2026**

SUBJECT:

Receive a report, hold a discussion, and provide staff direction regarding results from the 2026 City of Burleson Resident Satisfaction Survey. *(Staff Contact: Kevin Hennessey, Director of Finance)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
Beautiful, Safe, & Vibrant Community	1.2 Encourage a clean and healthy community 1.3 Encourage placemaking and a sense of belonging 1.4 Enhance emergency response services 1.5 Ensure public safety equipment and personnel needs are being met 1.6 Continue community policing and risk reduction programs

SUMMARY:

The City has partnered with ETC Institute since 2022 to develop, promote, administer, analyze, and report on a citywide resident satisfaction survey. This year's survey, conducted in the spring of 2026, is the third, following surveys completed in 2022 and 2024.

The survey was finalized in April with input from City leadership and staff, distributed by ETC in May, and remained open through June 22, 2026. The survey, cover letter, and postage-paid return envelope were mailed to a random sample of Burleson households, with residents given the option to respond by mail or online. A total of 475 surveys were completed, allowing ETC to reach the benchmarks necessary to establish their defined statistically significant sample size.

ETC Institute representatives will present the full findings report to City Council. The full report, along with the geographic mapping of responses and the supplemental non-random survey data, is attached for more detailed analysis.

Key Findings

- Overall satisfaction remains strong: 93% of residents rated Burleson a good/excellent place to live, and the City outperformed the Texas average in 55 of 58 benchmarked service areas.
- The Importance-Satisfaction analysis identifies traffic flow on TxDOT roadways (SH174/Wilshire, FM731/John Jones, I-25W) as the City's top priority for next year, followed by street & sidewalk maintenance, city roadway congestion, and value received for tax dollars/fees.
- Ratings improved in 77 of 112 areas that were assessed in both 2024 and 2026 with 26 of those areas showing significant improvement (5% or more).
- Ratings have improved or held steady in most categories since 2022, with the strongest gains in parks and recreation, solid waste collection, and safety.

RECOMMENDATION:

To present the 2026 citywide citizen satisfaction survey results to City Council, providing a thorough analysis of all data, a summary of the results, and inviting discussion and feedback.

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

N/A

REFERENCE:

CON#199-03-2026

FISCAL IMPACT:
N/A

STAFF CONTACT:

Kevin Hennessey
Director of Finance
khennessey@burlesontx.com
817-426-9648

2026 City of Burleson Resident Satisfaction Survey Findings



Presented by ETC Institute

August 2026

ETC Institute is the Nation's leading provider of market research for local governments



Since 2002, ETC Institute has surveyed more than 4,000,000 people in more than 1,200 communities around the world

Our Mission

For more than 40 years, our mission has been to help local governments gather and use survey data to make better decisions

Our Goal

To provide an objective assessment that community leaders can depend on to make data-driven decisions to improve the lives of residents

ETC INSTITUTE

Agenda

01. Perceptions
02. Trends
03. Benchmarks
04. Opportunities
05. Additional Findings
06. Summary & Questions

2026 Resident Satisfaction Survey

Purpose

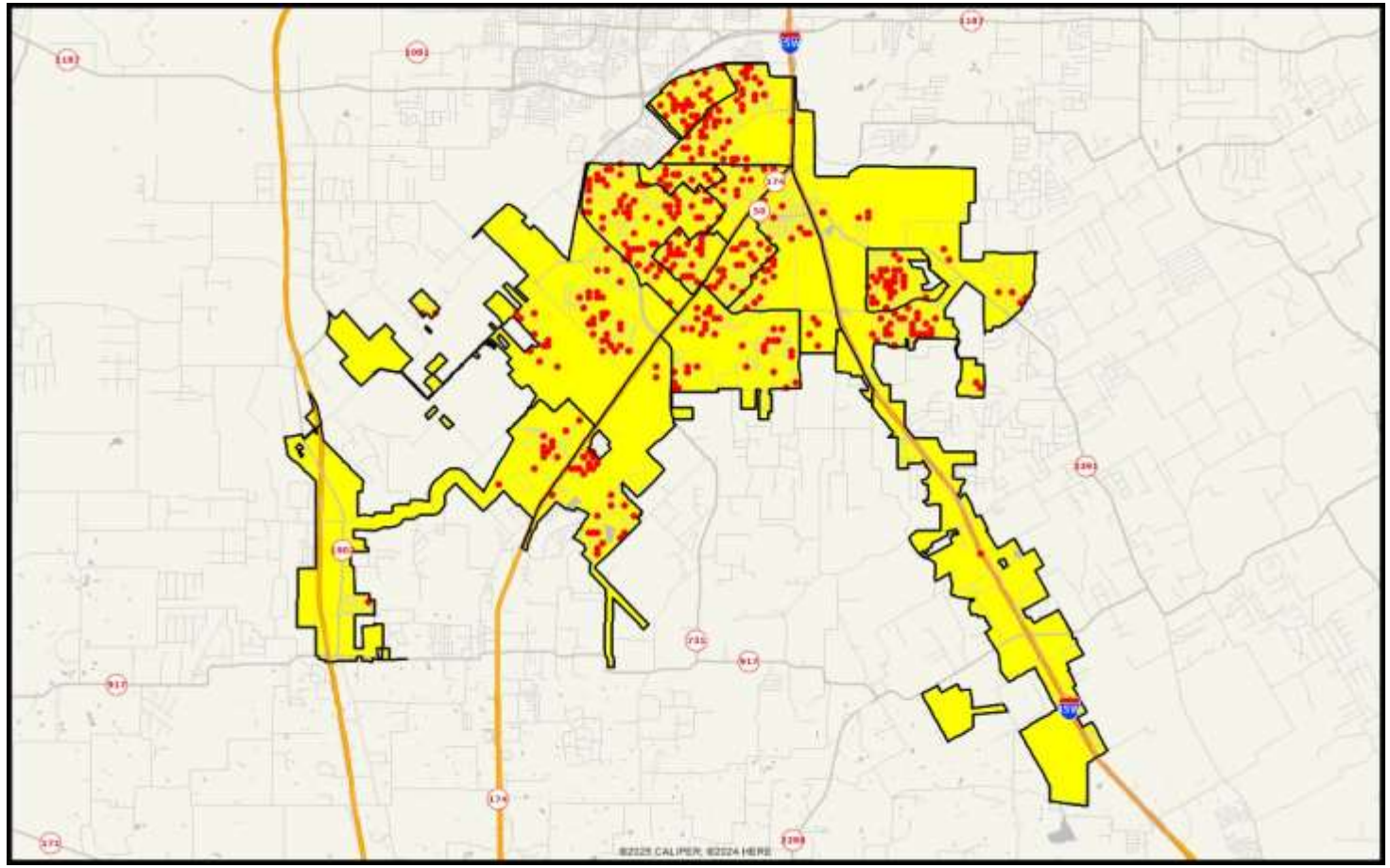
- To objectively assess resident satisfaction with the delivery of City services
- To gather input from residents to help City leaders set priorities for the City
- To track the City's performance against itself and other communities over time

Methodology

- Like prior surveys by ETC Institute, last survey was conducted in 2024
- Administered by mail, phone, and online with follow-ups by text, email, and social media
- Sample designed to ensure results are statistically valid of the City's population
- 475 completed surveys were collected, MOE: +/-4.5% at 95% level of confidence

Location of Survey Respondents

Boundaries are by Census Block Group (CBG)



- Good representation of responses throughout the City
- Home address of all respondents are geocoded to the block level to ensure anonymity
- In addition to geographic representation, ETC Institute also achieved a good demographic representation in the results including ethnicity/race, age, and gender.

What to Know

475

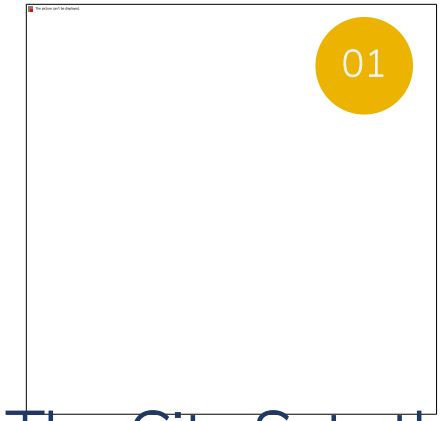
Total number of completed surveys collected. 433 total surveys were collected in 2024.

+/-4.5%

Margin of error at the 95% level of confidence.

93%

Percentage of respondents who provided a "excellent" or "good" response when rating the City as a place to live – consistent with 2024 and 2022 ratings - both at 93%

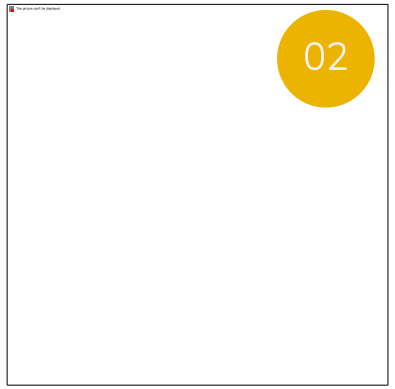


The City Sets the Standard for Services

Benchmarking

93% of respondents rated the City as an "Excellent" or "Good" place to live – compared to the National Average of 55% and the Texas Average of 50%.

Burleson rates almost 40 pts. above both comparisons!

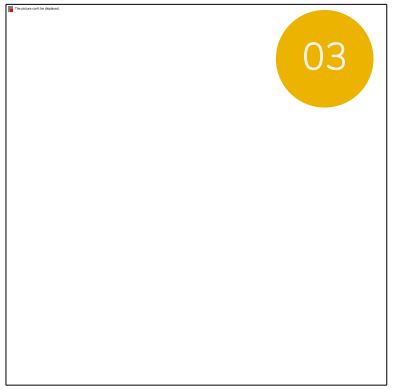


Perceptions of the City Remain High

Perceptions

Of the six quality of life items that were comparable from 2024 to 2026, the City saw consistent levels of "excellent" and "good" ratings.

None of the areas rated saw significant changes between 2026 and 2024



Opportunities for Improvement

Priorities for Improvement

1. Flow of traffic/congestion on TxDOT roadways
2. Maintenance of City streets and sidewalks
3. Flow of traffic/congestion on City roadways

These are common priorities for high performing organizations like Burleson

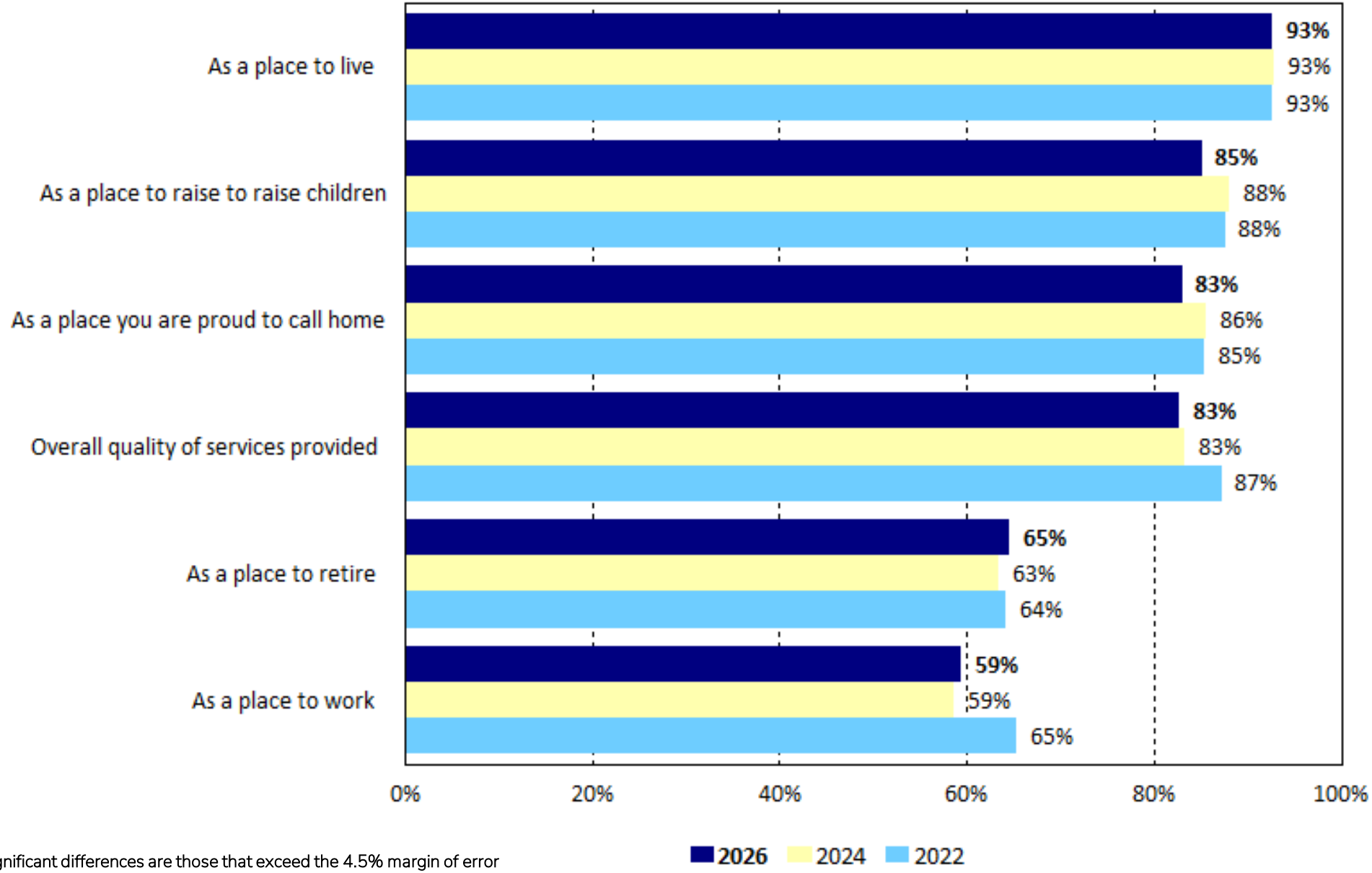
Perceptions

How respondents rated their perceptions of the City of Burleson



Overall Ratings of the City of Burleson

by the sum percentage of respondents who gave a rating of either excellent or good (excluding don't know responses)



While ratings nationally have dropped in some communities, Burleson's ratings have remained consistent over time

Significant differences are those that exceed the 4.5% margin of error

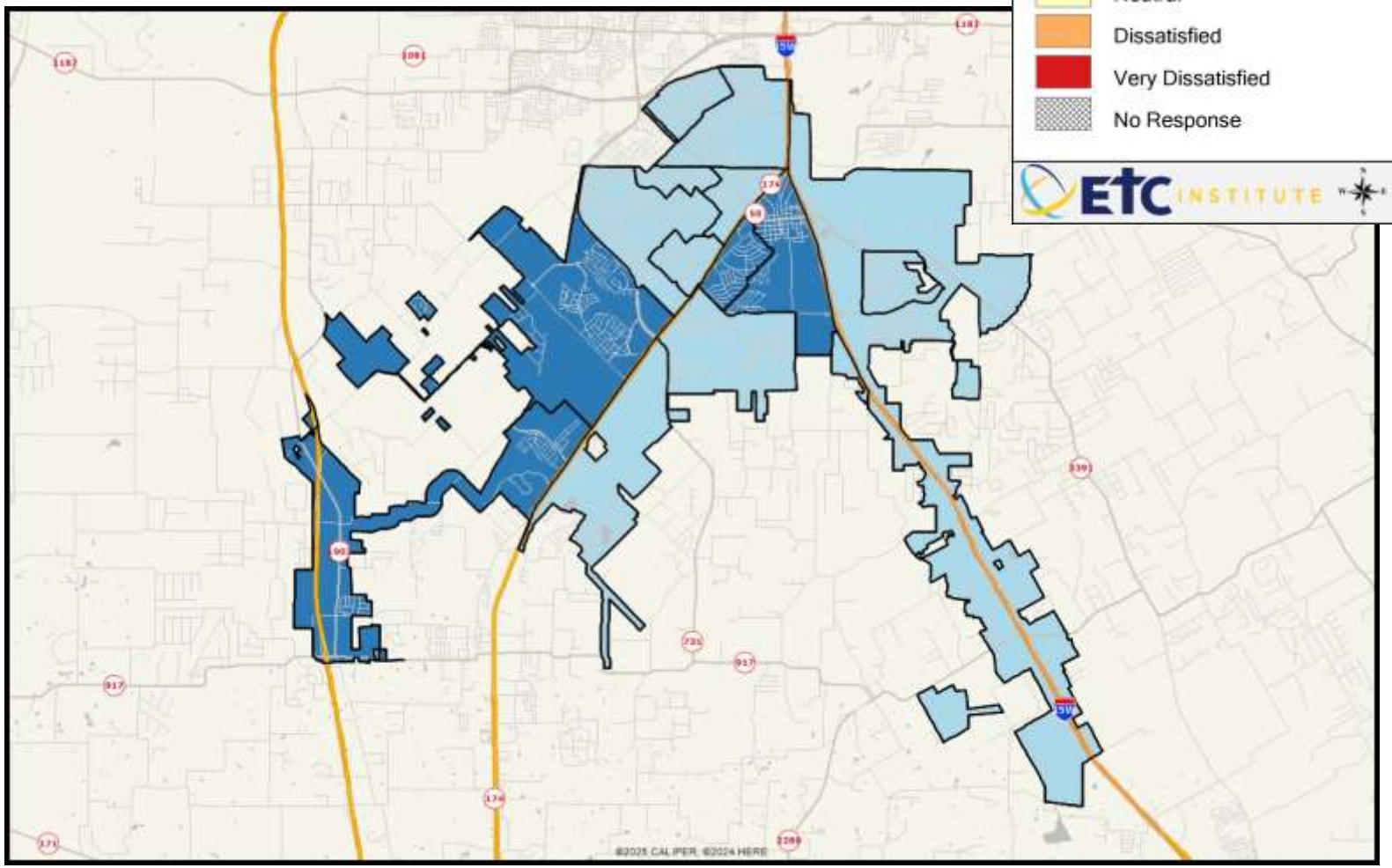
Overall Quality of Services Provided by the City of Burleson

The map shows the City of Burleson is equitably providing services throughout the City with no areas shaded below a 'satisfied' rating based on the mean rating within each Census Block Group.

Shades of blue generally indicate satisfaction with a service, ratings of very satisfied, satisfied, excellent, good, very safe, or safe

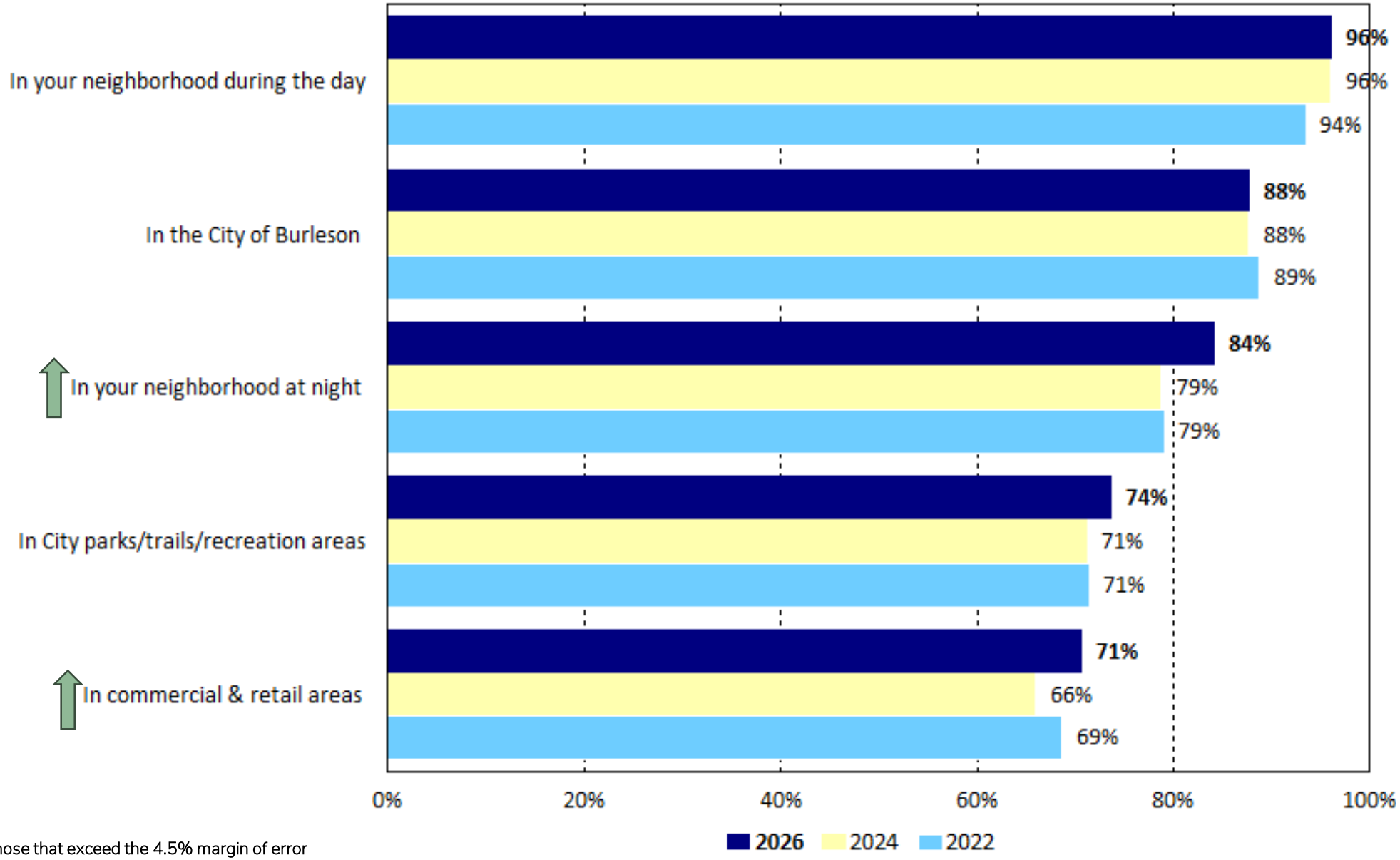
Shades of off-white/yellow indicate neutral ratings

Shades of orange or red indicate negative ratings where general dissatisfaction is higher



Feelings of Safety in the City of Burleson

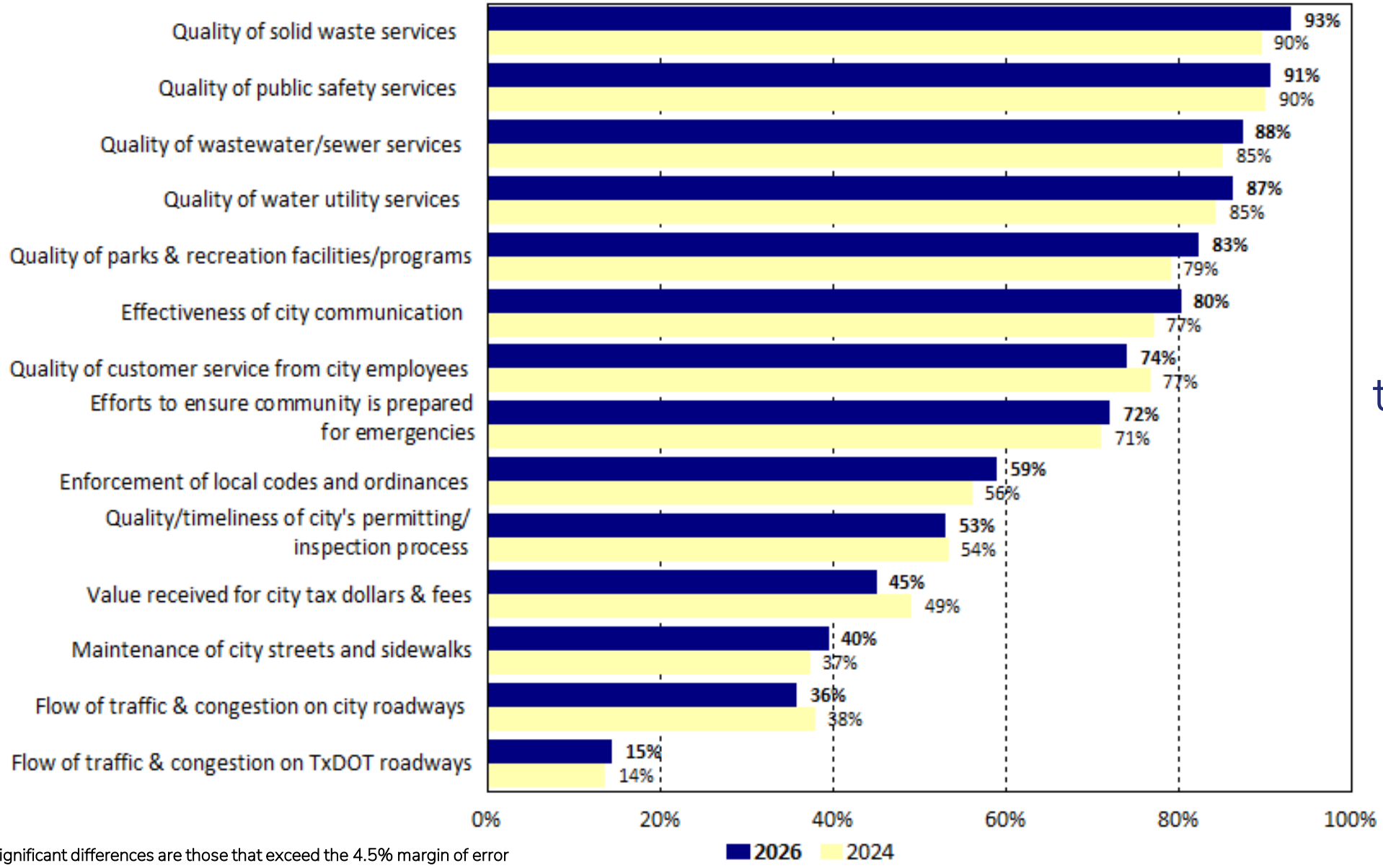
by the sum percentage of respondents who gave a rating of either very safe or safe (excluding don't know responses)



Significant differences are those that exceed the 4.5% margin of error

Overall Ratings of the City of Burleson

by the sum percentage of respondents who gave a rating of either very satisfied or satisfied (excluding don't know responses)



Although there were no statistically significant changes from 2024 to 2026, the consistency of the results demonstrates that Burleson continues to perform at a high level

Significant differences are those that exceed the 4.5% margin of error

Trends

How do the 2026 survey results compare to 2024



Comparing the 2026 Results to 2024

- There were a total of 112 areas that were comparable between the 2026 and 2024 surveys
- Of the areas that were directly comparable, the City saw an increase in positive responses in 77 of the 112 areas (69%)
- Of the areas that saw increases, 31 of the areas saw significant increases that exceeded the survey's margin of error of +/-4.5% at the 95% level of confidence (28%)

This type of success has been uncommon since 2020, but the consistency in the results shows how well Burleson is performing in the eyes of respondents despite national or local pressures

Positive Trends from 2024

112 areas were comparable between the 2026 and 2024 surveys. 77 of the 112 areas (69%) saw a positive increase in satisfaction

Significant differences are those that exceed the 4.5% margin of error

Largest INCREASES in Satisfaction Since 2024

1. Quality of city senior citizen programs, (+21.9%)
2. Number/connectivity of walking/biking trails, (+10.2%)
3. Quality of City adult athletic programs, (+10%)
4. Quality of police community outreach programs, (+9.9%)
5. Quality of city parks, (+9.9%)
6. Availability of information on city services & programs, (+8.8%)
7. Quality of city's household hazardous waste disposal service, (+8.7%)
8. Quality of city recreation facilities, (+8.6%)
9. Efforts of the city's fire dept. to communicate via social media, (+8.5%)
10. Quality of recreation programs, (+8.4%)
11. Number of parks, (+8.3%)
12. Timeliness of information provided by the city, (+7.8%)

Negative Trends from 2024

112 areas were comparable between the 2026 and 2024 surveys. 35 of the 112 areas (31%) saw a decrease in satisfaction, NONE were significant

Significant differences are those that exceed the 4.5% margin of error

Largest Decreases in Satisfaction Since 2024

1. Value received for city tax dollars & fees, (-4%)
2. Timeliness of water/sewer line break repairs, (-3.4%)
3. Maintenance of major TxDOT roadways, (-3%)
4. They made it easy for me to handle my request, (-3%)
5. As a place to raise to raise children, (-2.9%)
6. They helped me resolve an issue to my satisfaction, (-2.8%)
7. Quality of customer service from city employees, (-2.7%)
8. As a place you are proud to call home, (-2.6%)
9. Fees charged for trash/recycling collection , (-2%)
10. How easy it is to receive information calling the City, (-2%)
11. Flow of traffic & congestion on city roadways, (-2%)

NONE OF THE DECREASES WERE SIGNIFICANT BECAUSE THEY DID NOT EXCEED THE SURVEY'S MARGIN OF ERROR of +/-4.5%

Benchmarks



How does Burleson compare to national and regional benchmarking?

National and Regional Benchmarking

A total of 58 items were directly comparable to National and Regional Averages.

Burleson rated ABOVE both the National Average and Texas Average in 55 of the 58 areas assessed (95%) – 49 items were significantly higher (84%)

ETC Institute maintains national and regional benchmarking

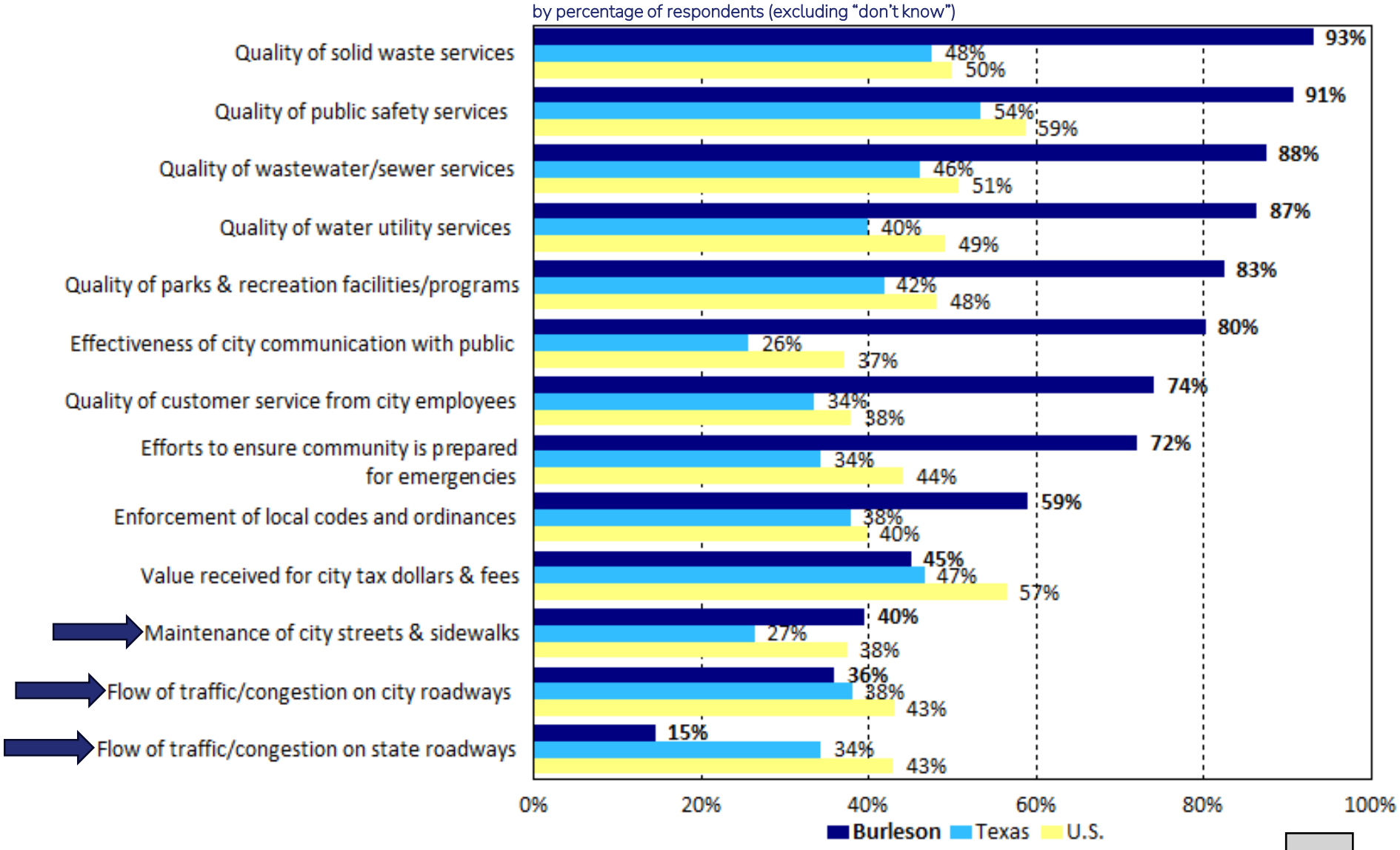
In 2025, Burleson's results were compared to two different sources:

- National Average: a national survey administered during the summer of 2025
- Regional Survey: a survey administered during the summer of 2025 to residents in Texas

Significant differences are those that exceed the 4.5% margin of error

Overall Satisfaction with Major Categories of City Services

Items that were determined to be top priorities in the Importance-Satisfaction Analysis are highlighted with arrows



National Benchmarking

Significantly Higher

- Quality of city bulk trash/leaf/brush collection, (+44.2%)
- Effectiveness of city communication with public, (+43.2%)
- Quality of solid waste services, (+43.1%)
- Quality of curbside recycling collection, (+42%)
- Overall quality of services provided by the City of Burleson, (+39.9%)
- As a place to live, (+38%)
- Quality of water utility services, (+37.2%)
- Quality of wastewater/sewer services, (+36.7%)
- Quality of customer service from city employees, (+36.2%)
- Quality of parks & recreation facilities/programs, (+34.2%)
- Quality of curbside trash/garbage collection, (+33.5%)

Significantly Lower

- Flow of traffic/congestion on city roadways , (-7.2%)
- Value received for city tax dollars & fees, (-11.4%)
- Flow of traffic/congestion on state roadways, (-28.5%)

Texas Benchmarking

Significantly Higher

- Effectiveness of city communication with public, (+54.6%)
- Quality of water utility services, (+46.5%)
- Quality of solid waste services, (+45.5%)
- Quality of city bulk trash/leaf/brush collection, (+45%)
- As a place to live, (+43%)
- Quality of wastewater/sewer services, (+41.3%)
- Quality of curbside recycling collection, (+40.7%)
- Quality of parks & recreation facilities/programs, (+40.6%)
- Quality of customer service from city employees, (+40.6%)
- Overall quality of services provided by the City of Burleson, (+39.2%)
- Quality of police services, (+38.3%)

Significantly Lower

- Flow of traffic/congestion on state roadways, (-19.8%)

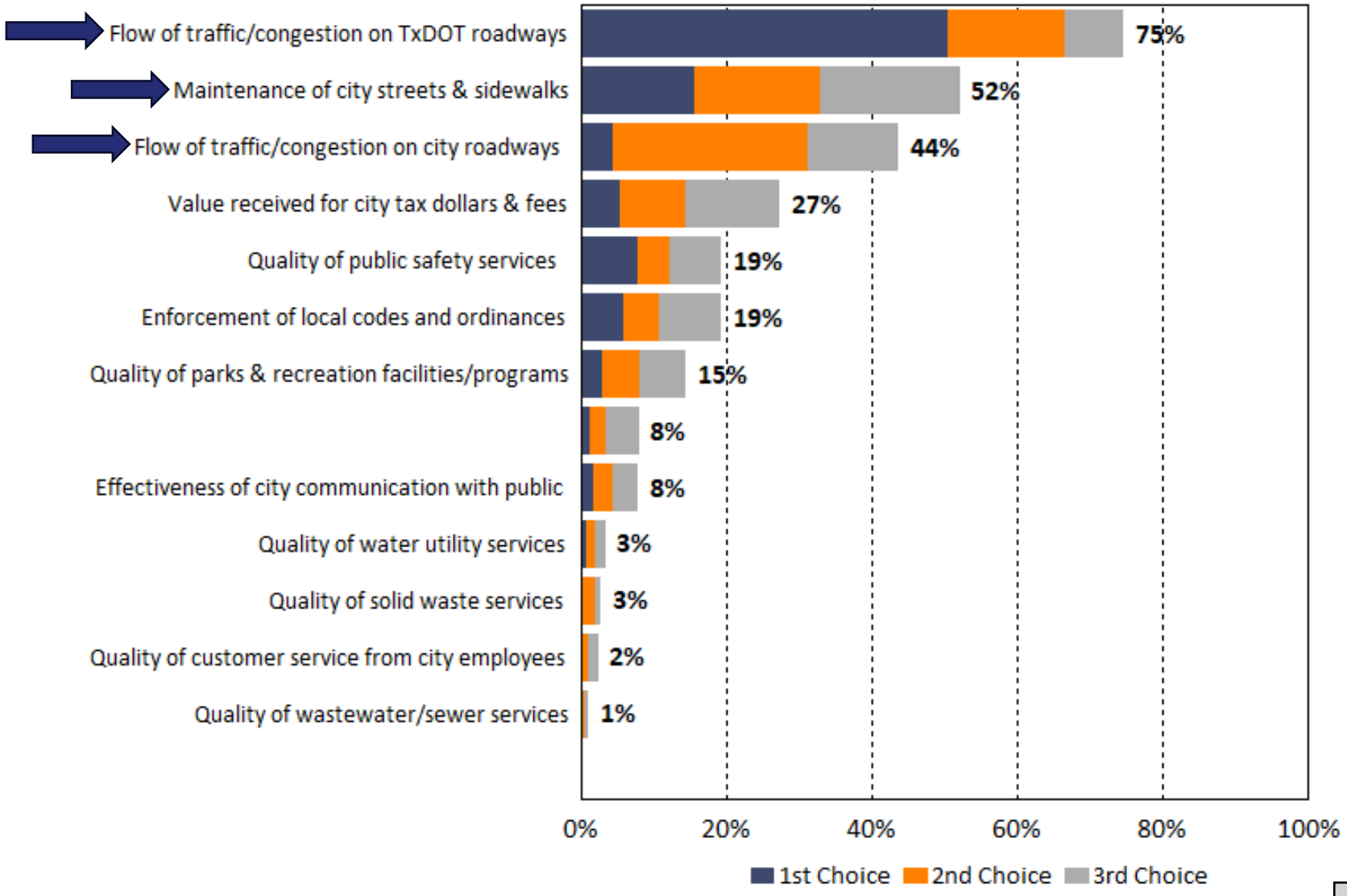
Opportunities

Opportunities for improvement based on the Importance-Satisfaction Analysis



City Services That Should Receive the Most Emphasis Over the Next Two Years

by percentage of respondents who selected the item as one of their top three choices



The areas with the lowest levels of satisfaction are also among the most important to respondents

2026 Importance-Satisfaction Rating
Burleson, TX
Overall City Services

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Flow of traffic/congestion on TxDOT roadways	75%	1	15%	14	0.6379	1
Maintenance of city streets & sidewalks	52%	2	40%	12	0.3147	2
Flow of traffic/congestion on city roadways	44%	3	36%	13	0.2797	3
Value received for city tax dollars & fees	27%	4	45%	11	0.1502	4
Enforcement of local codes and ordinances	19%	6	59%	9	0.0789	5
Quality of parks & recreation facilities/programs	15%	7	83%	5	0.0254	6
Efforts to ensure community is prepared for emergencies	8%	8	72%	8	0.0222	7
Quality of public safety services	19%	5	91%	2	0.0178	8
Effectiveness of city communication with public	8%	9	80%	6	0.0153	9
Quality of customer service from city employees	2%	12	74%	7	0.0062	10
Quality of water utility services	3%	10	87%	4	0.0046	11
Quality of solid waste services	3%	11	93%	1	0.0018	12
Quality of wastewater/sewer services	1%	13	88%	3	0.0012	13
Quality/timeliness of city's permitting & inspection process	0.2%	14	53%	10	0.0009	14

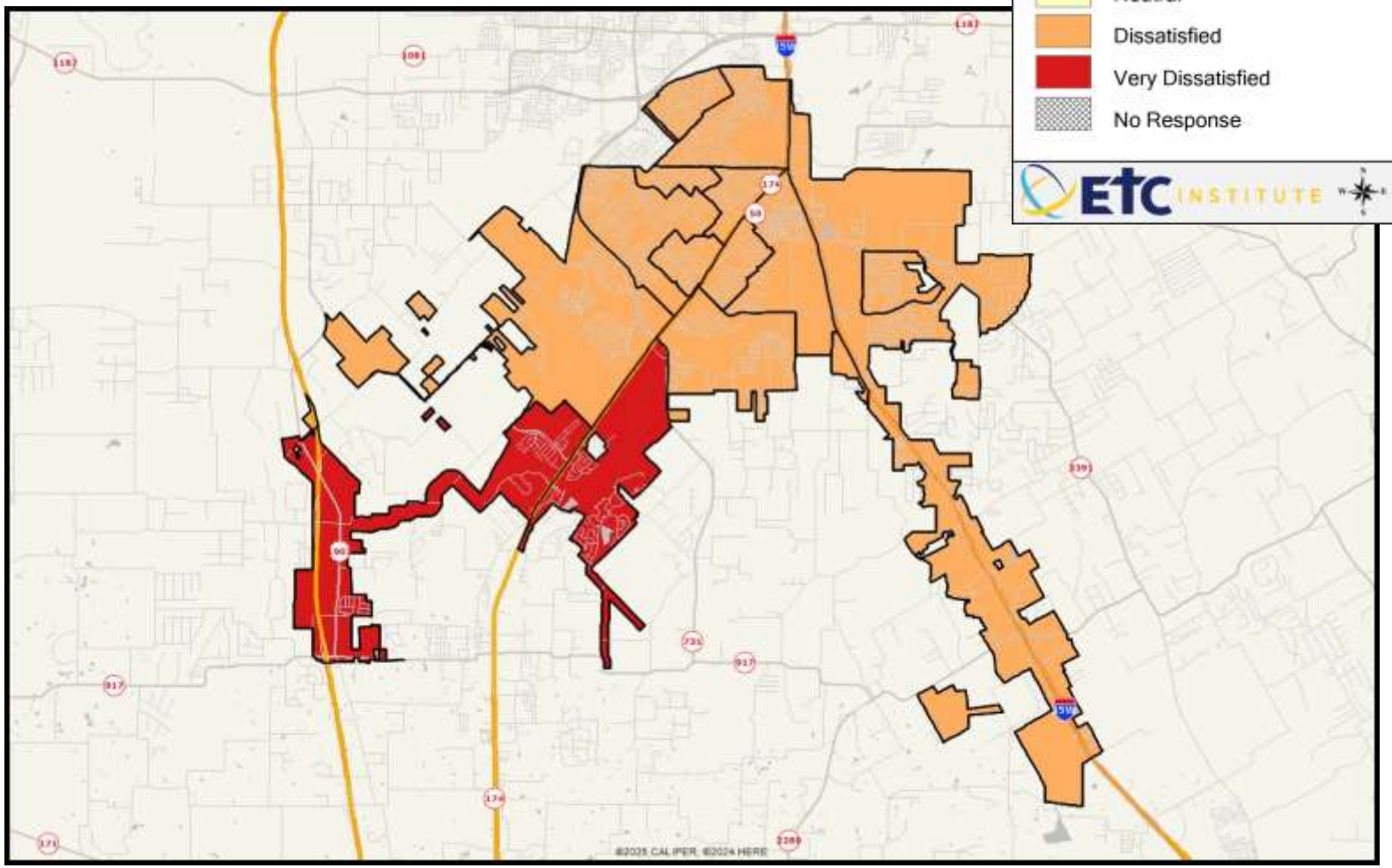
Flow of Traffic and Congestion on TxDOT Roadways

This item was determined to be the top priority for improvement based on the Importance-Satisfaction Analysis.

Shades of blue generally indicate satisfaction with a service, ratings of very satisfied, satisfied, excellent, good, very safe, or safe

Shades of off-white/yellow indicate neutral ratings

Shades of orange or red indicate negative ratings where general dissatisfaction is higher



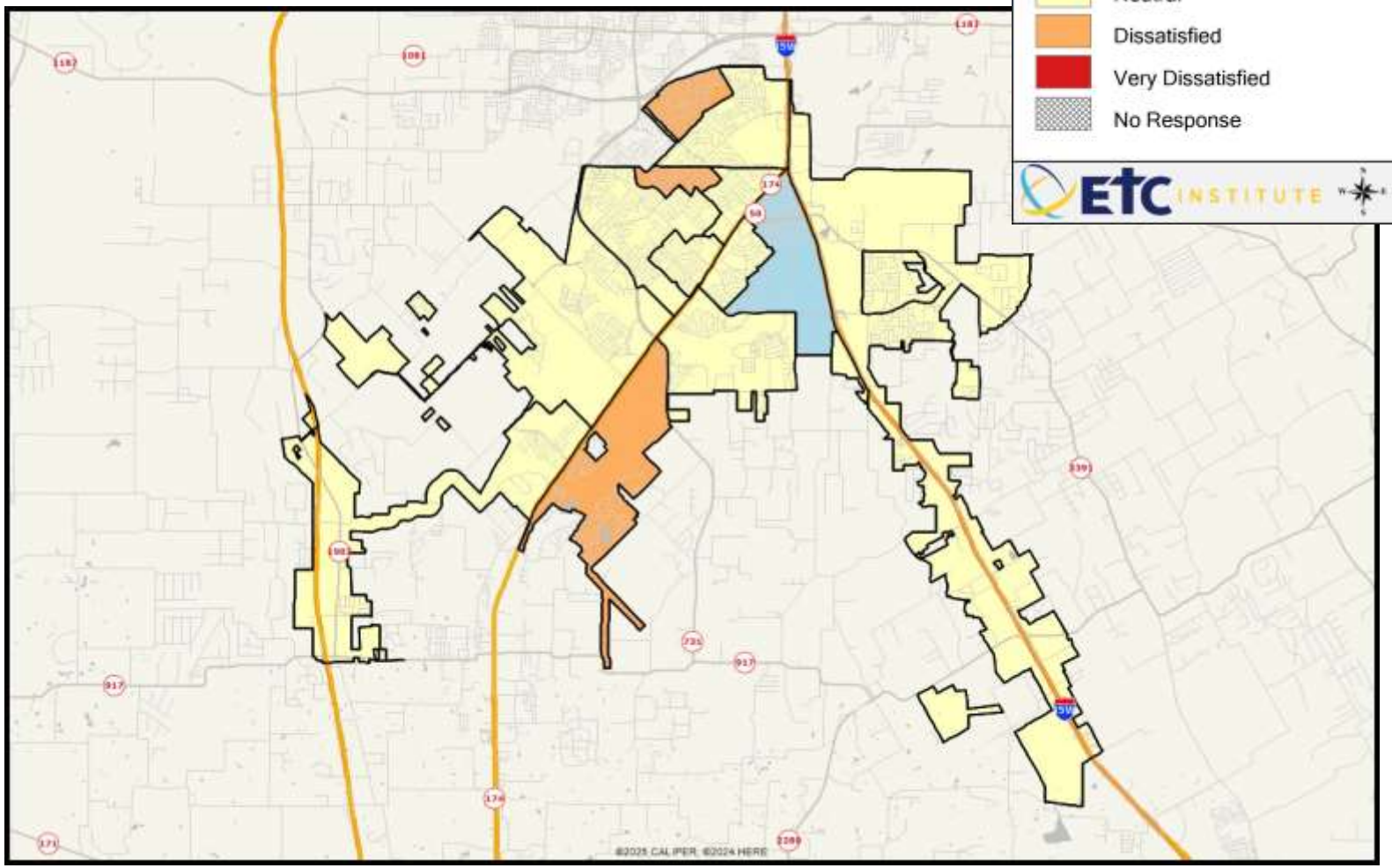
Maintenance of City Streets and Sidewalks

This item was determined to be the second highest priority for improvement based on the Importance-Satisfaction Analysis.

Shades of blue generally indicate satisfaction with a service, ratings of very satisfied, satisfied, excellent, good, very safe, or safe

Shades of off-white/yellow indicate neutral ratings

Shades of orange or red indicate negative ratings where general dissatisfaction is higher



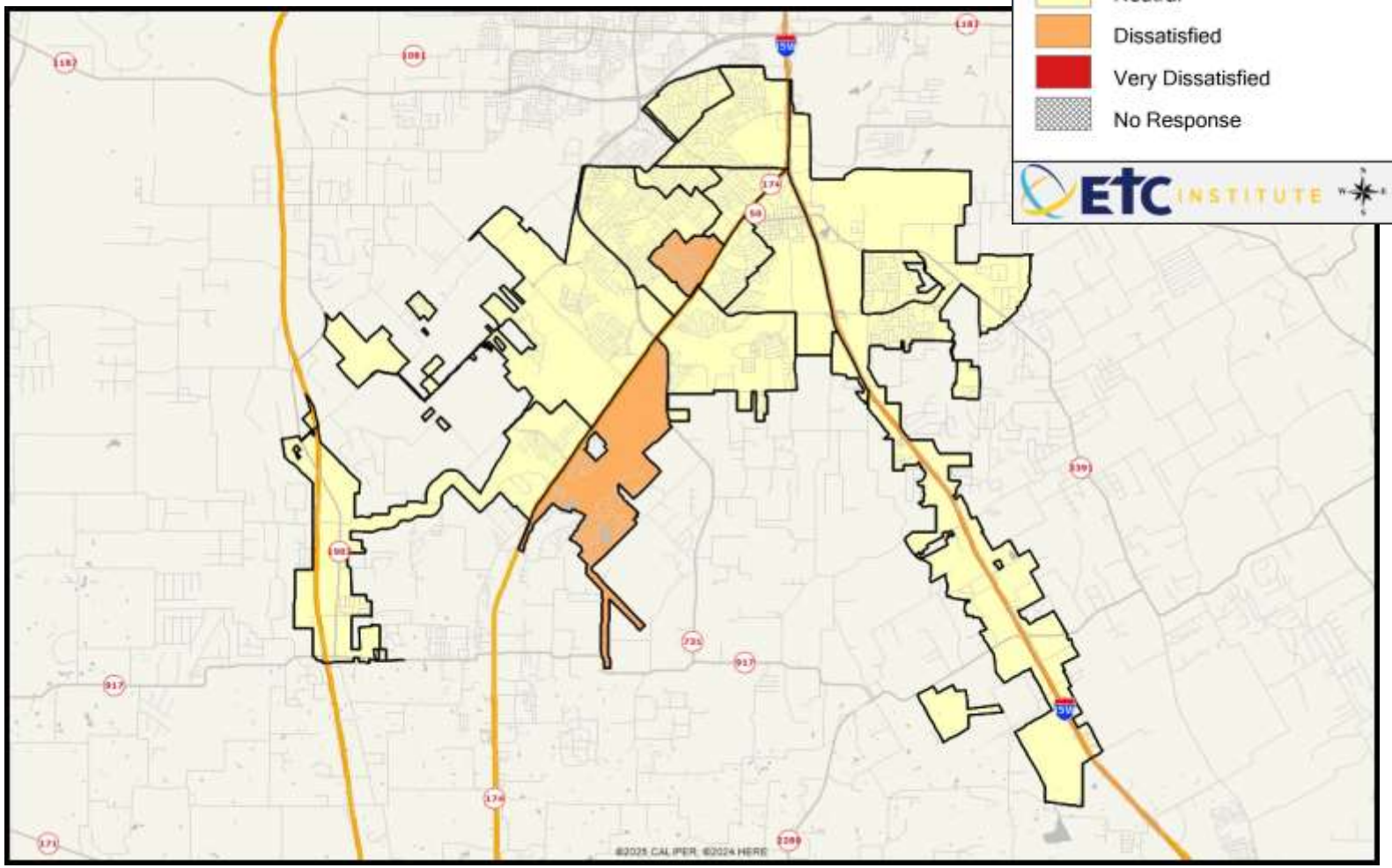
Flow of Traffic and Congestion on City Roadways

This item was determined to be the third highest priority for improvement based on the Importance-Satisfaction Analysis.

Shades of blue generally indicate satisfaction with a service, ratings of very satisfied, satisfied, excellent, good, very safe, or safe

Shades of off-white/yellow indicate neutral ratings

Shades of orange or red indicate negative ratings where general dissatisfaction is higher



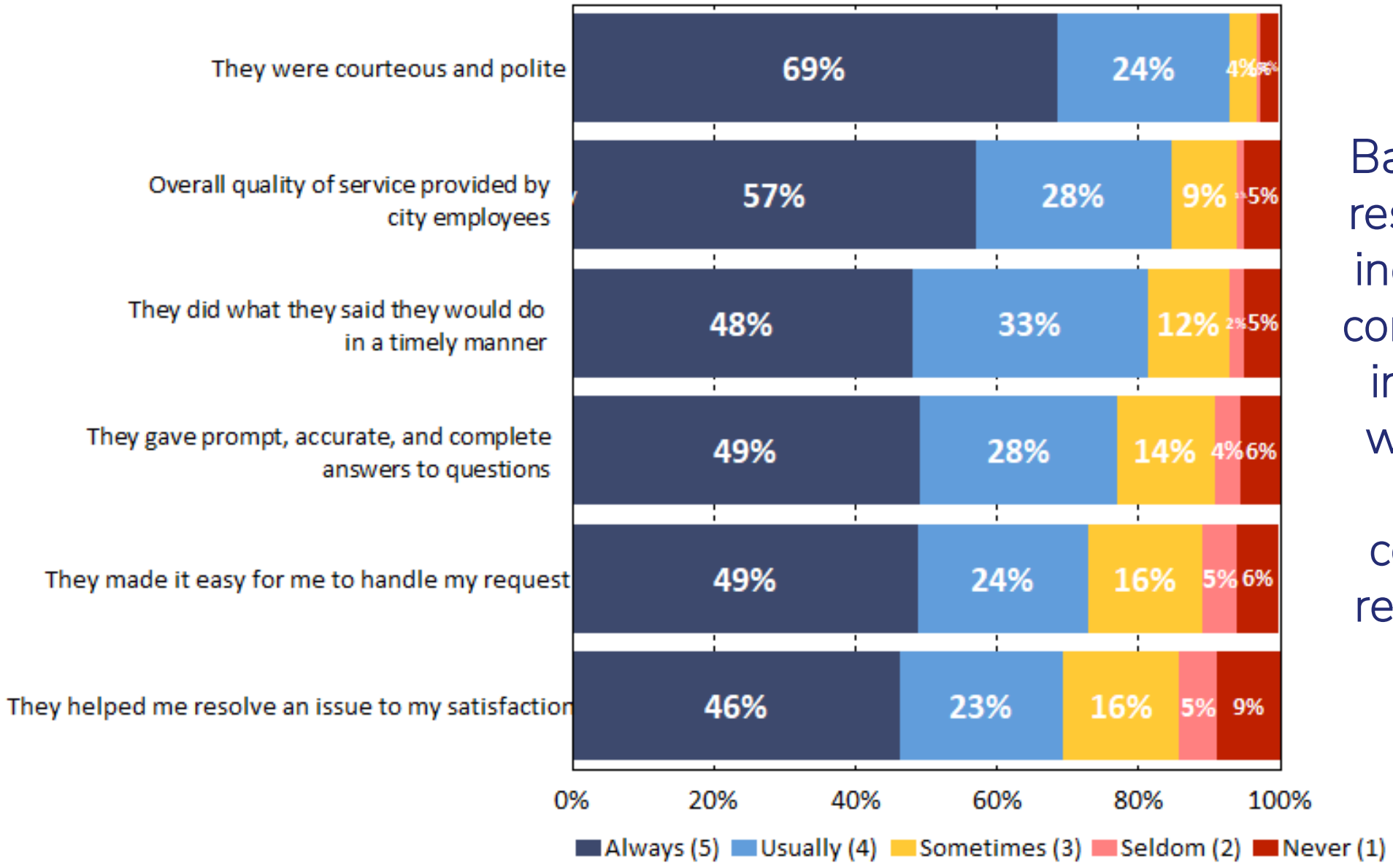
Additional Findings

What else did we learn?



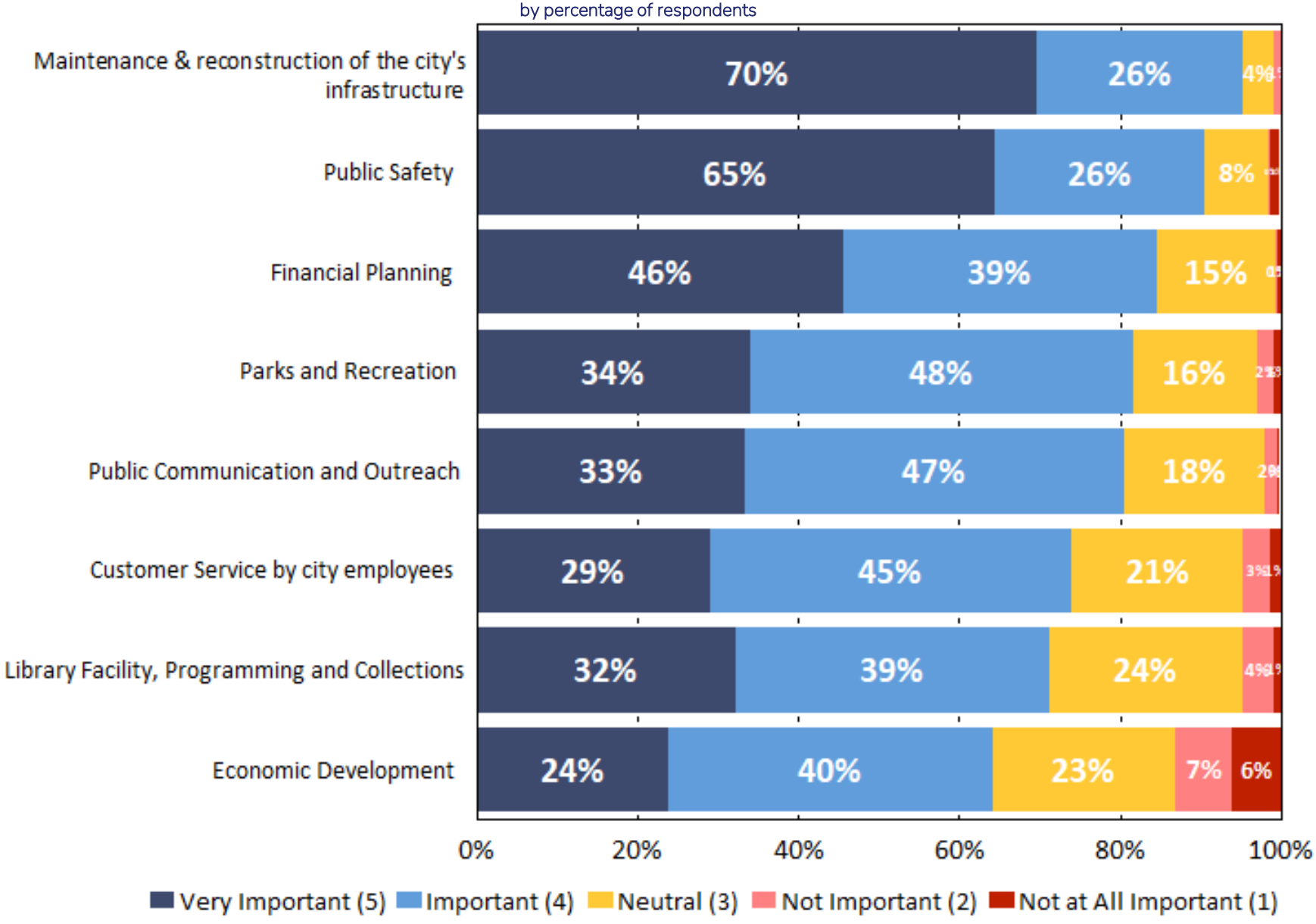
Customer Service Ratings

by percentage of respondents who rated the item as a 5 to 1 on a 5-point scale (excluding "don't know")



Based on 43% of respondents who indicated they've contacted the City in the past year with a question, problem, complaint, or to request a service

Funding the Following Areas with City Tax Dollars



Respondents doubled down in one of the last survey questions indicating infrastructure is most important areas to invest in, followed by public safety

Summary

- Overall perceptions of Burleson remain positive: 93% of respondents rating the City as an “excellent” or “good” place to live - nearly 40 percentage points above national and Texas averages
- Resident satisfaction generally improved from 2024: positive ratings increasing in 77 of the 112 comparable areas; 31 of those increases were statistically significant, while none of the decreases were significant
- Burleson continues to outperform other communities: Burleson rates above both the national and Texas averages in 55 of the 58 comparable areas
- Traffic and infrastructure represent the clearest opportunities for improvement: particularly congestion on TxDOT roadways, maintenance of City streets and sidewalks, and congestion on City roadways
- Residents continue to prioritize investment in core community needs, with infrastructure identified as the most important area for City funding, followed by public safety



Questions?

Thank you!

Get In Touch

725 W Frontier Lane, Olathe, KS

913–829-1215

ETCinstitute.com

Ryan.Murray@etcinstitute.com



2026 City of Burleson Resident Satisfaction Survey Findings Report

Presented to the City of Burleson, Texas

July 2026

ETC INSTITUTE

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Executive Summary

2026 City of Burleson Resident Satisfaction Survey
Executive Summary

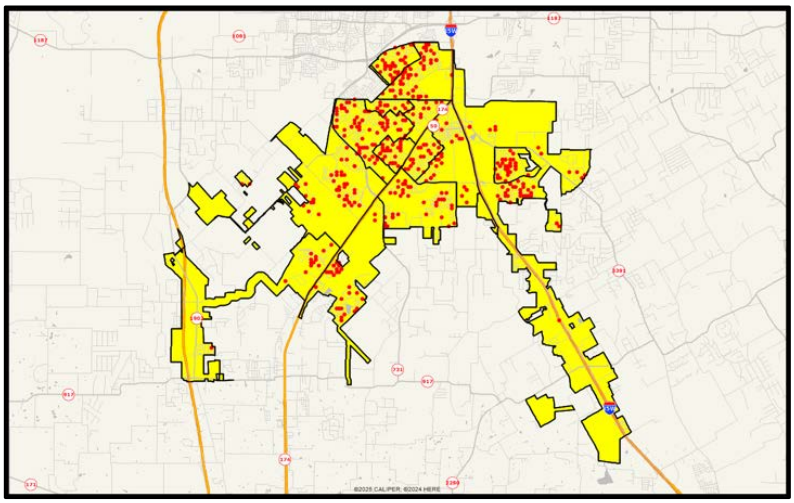
Purpose

ETC Institute administered a survey to residents of the City of Burleson in the spring of 2026. The purpose of the survey was to help the city gather citizen input and feedback on programs and services. The survey results will be used to improve City services and to help identify and address challenges facing the community. This is the third resident survey ETC Institute has administered for the City of Burleson; the first was conducted in February and March of 2022.

Methodology

The six-page survey, cover letter and postage-paid return envelope were mailed to a random sample of households in the City of Burleson. The cover letter explained the purpose of the survey and encouraged residents to either return their survey by mail or complete the survey online. At the end of the online survey, residents were asked to enter their home address; this was done to ensure that only responses from residents who were part of the random sample were included in the final survey database. Approximately ten days after the surveys were mailed, residents who received the survey were contacted by e-mail to encourage participation.

The goal was to obtain completed surveys from at least 400 residents. This goal was met, with a total of 475 households completing the survey. The overall results for the sample of 475 households have a precision of at least +/-4.5% at the 95% level of confidence.



To better understand how well services are being delivered by the City, ETC Institute geocoded the home address of respondents to the survey. The map to the right shows the physical distribution of respondents to the survey based on the location of their home.

The percentage of "don't know" responses has been excluded from many of the graphs shown in this report to facilitate valid comparisons of the results from Burleson with the results from other communities in ETC Institute's *DirectionFinder®* database. Since the number of "don't know" responses often reflect the utilization and awareness of city services, the percentage of "don't know" responses has been provided in the tabular data section of this report. When the "don't know" responses have been excluded, the text of this report will indicate that the responses have been excluded with the phrase "*who had an opinion.*"

2026 City of Burleson Resident Satisfaction Survey
Executive Summary

This report contains:

- an executive summary of the methodology for administering the survey and major findings,
- charts showing the overall results for all questions on the survey,
- trend charts comparing the 2026 survey results to the results from 2022 and 2024,
- benchmarking data that show how the results for Burleson compare to other communities,
- Importance-Satisfaction analysis; this analysis was done to determine priority actions for the City to address based upon the survey results,
- tables that show the results of the random sample for each question on the survey,
- a copy of the survey instrument.

Overall Ratings of the City

Ninety-three percent (93%) of the residents surveyed, *who had an opinion,* rated the City of Burleson as an "excellent" or "good" place to live. Other areas in which the City received ratings of "excellent" or "good" include: as a place to raise children (85%), as a place residents are proud to call home (83%), and overall quality of services provided (83%)

Overall Satisfaction with City Services

The major categories of City services that had the highest levels of satisfaction, based upon the combined percentage of "very satisfied" and "satisfied" responses among residents *who had an opinion*, were: the quality of solid waste services (93%), the quality of public safety services (91%), the quality of wastewater/sewer services (88%), the quality of water utility services (87%), and the quality of parks & recreation facilities and programs (83%)

Based on the sum of their top three choices, the categories of City services that are most important for the city to focus on over the next year are: 1) flow of traffic and congestion on TxDOT roadways, 2), maintenance of city streets and sidewalks, and 3) flow of traffic and congestion on city roadways.

Police Services

The police services that had the highest levels of satisfaction, based upon the combined percentage of "very satisfied" and "satisfied" responses among residents *who had an opinion*, were: efforts of the city's police department to communicate via social media (83%), 911 services provided by dispatch (83%), quality of police services (82%), and how quickly police respond to emergencies (81%).

Based on the sum of their top three choices, the police services that are most important for the city to focus on over the next year are: 1) visibility of police in neighborhoods, 2) efforts by city government to prevent crime, and 3) visibility of police in commercial and retail areas.

2026 City of Burleson Resident Satisfaction Survey
Executive Summary

Fire Services

The fire services that had the highest levels of satisfaction, based upon the combined percentage of "very satisfied" and "satisfied" responses among residents *who had an opinion*, were: how quickly fire & rescue personnel respond to emergencies (91%), emergency medical services (90%), and emergency fire services (89%).

Based on the sum of their top three choices, the fire services that are most important for the city to focus on over the next year are: 1) emergency medical services, 2) how quickly fire and rescue personnel respond to emergencies, and 3) emergency fire services.

Perceptions of Safety

The perceptions of safety that rated the highest, based upon the combined percentage of "very safe" and "safe" responses among residents *who had an opinion*, were: in neighborhoods during the day (96%), overall in the City of Burleson (88%), and in neighborhoods at night (84%).

City Communication

The communication services that had the highest levels of satisfaction, based upon the combined percentage of "very satisfied" and "satisfied" responses among residents *who had an opinion*, were: the quality of the city's social media (75%), the quality of the city's newsletter (74%), and the availability of information on city services and programs (72%).

Based on the sum of their top three choices, the communication services that are most important for the city to focus on over the next year are: 1) level of public involvement in local decision making, 2) how easy it is to find information when visiting the city's website, and 3) availability of information on city services/programs.

Customer Service

Forty-three percent (43%) of respondents indicated they had contacted the City of Burleson with a question, problem, complaint, or to request a service during the past year. Of those who contacted the City, 83% *who had an opinion* felt it was "very easy" or "somewhat easy" to contact the person they needed to reach.

When asked about the frequency of various behaviors from City employees who were contacted, 93% *who had an opinion* indicated the employees were "always" or "usually" courteous and polite; 85% felt City employees "always" or "usually" overall quality of service provided by city employees, and 81% thought employees "always" or "usually" "did what they said they would do in a timely manner".

2026 City of Burleson Resident Satisfaction Survey
Executive Summary

Parks & Recreation

The Parks & Recreational services that had the highest levels of satisfaction, based upon the combined percentage of "very satisfied" and "satisfied" responses among residents *who had an opinion*, were: maintenance of city parks (90%), quality of city parks (88%), quality of produced special events (85%), and quality of city recreation facilities (83%).

Based on the sum of their top three choices, the parks and recreation services that are most important for the city to focus on over the next year are: 1) maintenance of city parks, 2) number/connectivity of walking and biking trails, and 3) quality of city parks.

Refuse Collection

The refuse collection services that had the highest levels of satisfaction, based upon the combined percentage of "very satisfied" and "satisfied" responses among residents *who had an opinion*, were: the quality of curbside recycling collection (95%), the quality of curbside trash/garbage collection (94%), and the quality of city bulk trash/ leaf/ brush collection (93%).

Utilities

The utility services that had the highest levels of satisfaction, based upon the combined percentage of "very satisfied" and "satisfied" responses among residents *who had an opinion*, were: utility reliability (91%), quality of drinking water (76%), and utility billing customer service (75%).

Court Services

The court services that had the highest levels of satisfaction, based upon the combined percentage of "very satisfied" and "satisfied" responses among residents *who had an opinion*, were: quality and accessibility of municipal court services (68%) and overall quality of municipal court services (65%).

Infrastructure

The infrastructure services that had the highest levels of satisfaction, based upon the combined percentage of "very satisfied" and "satisfied" responses among residents *who had an opinion*, were: condition of street signs and traffic signs (75%), appearance and condition of city medians, right of ways, and public areas (67%), mowing and tree trimming along streets and public areas (66%), and adequacy of street lighting (59%).

Based on the sum of their top three choices, the infrastructure services that are most important for the City to focus on over the next year are: 1) maintenance of major TxDOT roadways, 2) maintenance of major city streets, and 3) maintenance of neighborhood streets.

2026 City of Burleson Resident Satisfaction Survey
Executive Summary

Economic Development and Development Services

The economic development and development services that received the highest levels of support, based upon the combined percentage of "very supportive" and "supportive" responses among residents *who had an opinion*, were: food/restaurant/entertainment (67%), single-family housing (65%), and commercial/retail (62%).

City Codes

The city code services that had the highest levels of satisfaction, based upon the combined percentage of "very satisfied" and "satisfied" responses among residents *who had an opinion*, were: efforts to enforce restaurant/food service cleanliness (68%), efforts to enforce sign regulations (59%), the quality of the city's code compliance operations (54%), and efforts to enforce clean-up of trash/debris on private property (53%).

Based on the sum of their top two choices, the code services that are most important for the City to focus on over the next year are: 1) efforts to enforce the clean-up of trash and debris on private property and 2) efforts to enforce upkeep of residential property.

Community Services

The community services that had the highest levels of satisfaction, based upon the combined percentage of "very satisfied" and "satisfied" responses among residents *who had an opinion*, were: quality of the Burleson Public Library facility (86%), quality of library programming (85%), and quality of the city's animal adoption services (81%).

Additional Findings

- When residents were asked to indicate how they get news and information about the city, 67% percent selected social media sites, while 57% percent chose the city's website. When asked which information delivery options were their top two *preferred* sources, residents selected social media and the city's website as their choices.

- Eighty-two percent (82%) of survey respondents indicated they had visited the city's website in the past 6 months. When they were asked the reason for their last visit to the website, 40% selected "other" and 29% selected "paying a bill." Eighty-five percent (85%) indicated it was "very easy" or "somewhat easy" to find information on the website.

- When asked how the city should allocate/focus funding with city tax dollars, based on the combined ratings of "very important" and "important" among those who had an opinion, the top three selections were: maintenance and reconstruction of the city's infrastructure (95%), public safety (91%), and financial planning (85%).

2026 City of Burleson Resident Satisfaction Survey
Executive Summary

Trends Since 2024

Ratings for the City of Burleson **improved in 77 of the 112 areas** that were assessed in both 2024 and 2026**.** The City showed significant improvement (5% or more) in 26 of these areas. The most significant increases and decreases since the 2024 survey are listed below:

Most Significant Increases Since 2024

- Quality of senior citizen programs (+21.9%)
- Number/connectivity of walking/biking trails (+10.2%)
- Quality of City adult athletic programs (+10%)
- Quality of police community outreach programs (+9.9%)
- Quality of city parks (+9.9%)
- Availability of information on city services and programs (+8.8%)
- Quality of the city's household hazardous waste disposal service (+8.7%)
- Quality of city recreation facilities (+8.6%)
- Efforts of the city's fire department to communicate via social media (+8.5%)

Most Significant Decreases Since 2024

- City employee helped me resolve an issue to my satisfaction (-2.8%)
- As a place to raise children (-2.9%)
- Support for multi-family housing (-3%)
- City employee made it easy for me to handle my request (-3%)
- Maintenance of major TxDOT roadway (-3%)
- Timeliness of water/sewer line break repairs (-3.4%)
- Value received for city tax dollars and fees (-4%)
- Importance of funding economic development (-4.3%)

2026 City of Burleson Resident Satisfaction Survey
Executive Summary

How the City of Burleson Compares to Texas Communities

Satisfaction ratings for the City of Burleson **rated above the Texas average in 55 of the 58 areas** that were assessed. The City of Burleson rated significantly higher than this average (difference of 5% or more) in 49 of these areas. Listed below and on the following page are the comparisons between the City of Burleson and the Texas average:

Service	Burleson	Texas	Difference	Category
Effectiveness of city communication with public	80.4%	25.8%	54.6%	Major Categories of Services
Quality of water utility services	86.5%	40.0%	46.5%	Major Categories of Services
Quality of solid waste services	93.2%	47.7%	45.5%	Major Categories of Services
Quality of city bulk trash/leaf/brush collection	92.7%	47.7%	45.0%	Refuse Collection
As a place to live	92.7%	49.7%	43.0%	Overall Ratings of the City
Quality of wastewater/sewer services	87.6%	46.3%	41.3%	Major Categories of Services
Quality of curbside recycling collection	94.6%	53.9%	40.7%	Refuse Collection
Quality of parks & recreation facilities/programs	82.5%	41.9%	40.6%	Major Categories of Services
Quality of customer service from city employees	74.2%	33.6%	40.6%	Major Categories of Services
Overall quality of services provided by the City of Burleson	82.8%	43.6%	39.2%	Overall Ratings of the City
Quality of police services	82.1%	43.8%	38.3%	Police Services
Efforts to ensure community is prepared for emergencies	72.2%	34.4%	37.8%	Major Categories of Services
Quality of public safety services	90.8%	53.5%	37.3%	Major Categories of Services
As a place to raise to raise children	85.1%	50.6%	34.5%	Overall Ratings of the City
Emergency medical services	90.3%	55.9%	34.4%	Fire Services
Overall in the City	87.8%	53.7%	34.1%	Perceptions of Safety in the City
In your neighborhood at night	84.2%	50.2%	34.0%	Perceptions of Safety in the City
Emergency fire services	88.7%	56.0%	32.7%	Fire Services
Quality of the city's household hazardous waste disposal service	73.4%	41.2%	32.2%	Refuse Collection
Overall quality of drinking water	76.4%	45.0%	31.4%	Utilities Services
How quickly police respond to emergencies	80.8%	50.0%	30.8%	Police Services
Quality of curbside trash/garbage collection	94.3%	64.7%	29.6%	Refuse Collection
In your neighborhood during the day	96.2%	67.4%	28.8%	Perceptions of Safety in the City
Overall quality of the city's social media	75.3%	46.9%	28.4%	City Communication
Efforts by city government to prevent crime	65.3%	37.1%	28.2%	Police Services

2026 City of Burleson Resident Satisfaction Survey
Executive Summary

How the City of Burleson Compares to Texas Communities (Cont.)

Service	Burleson	Texas	Difference	Category
In City parks, trails, & recreation areas	73.7%	46.5%	27.2%	Perceptions of Safety in the City
How quickly fire & rescue personnel respond to emergencies	90.6%	63.6%	27.0%	Fire Services
Animal control services	76.5%	50.3%	26.2%	Community Services
Availability of information on city services & programs	72.1%	46.4%	25.7%	City Communication
Timeliness of information provided by the city	71.2%	49.1%	22.1%	City Communication
Enforcement of traffic laws	67.2%	45.2%	22.0%	Police Services
Quality of fire safety education programs	67.0%	45.6%	21.4%	Fire Services
Enforcement of local codes and ordinances	59.1%	37.9%	21.2%	Major Categories of Services
Condition of street signs and traffic signs	75.2%	54.3%	20.9%	Infrastructure Services
How easy it is to find information when visiting city's website	65.9%	45.8%	20.1%	City Communication
Mowing & tree trimming along streets/other public areas	65.7%	47.7%	18.0%	Infrastructure Services
Condition of pavement markings	58.1%	40.2%	17.9%	Infrastructure Services
As a place to retire	64.6%	47.0%	17.6%	Overall Ratings of the City
Adequacy of drainage systems in rainfall events	54.2%	37.4%	16.8%	Infrastructure Services
On-street bicycle infrastructure	52.3%	36.4%	15.9%	Infrastructure Services
Maintenance of city streets & sidewalks	39.6%	26.5%	13.1%	Major Categories of Services
In commercial & retail areas	70.7%	59.1%	11.6%	Perceptions of Safety in the City
Efforts to enforce clean-up of trash/debris on private property	53.4%	42.4%	11.0%	City Codes
As a place to work	59.4%	50.2%	9.2%	Overall Ratings of the City
Adequacy of street lighting	59.1%	50.1%	9.0%	Infrastructure Services
Visibility of police in commercial & retail areas	57.3%	48.4%	8.9%	Police Services
Efforts to enforce sign regulations	59.3%	52.4%	6.9%	City Codes
Visibility of police in neighborhoods	51.8%	45.5%	6.3%	Police Services
Maintenance of neighborhood streets	46.4%	41.0%	5.4%	Infrastructure Services
Quantity & quality of city sidewalks including accessibility	46.7%	43.0%	3.7%	Infrastructure Services
Efforts to enforce upkeep of residential property	49.9%	46.3%	3.6%	City Codes
Overall fees charged for water/wastewater services	46.7%	43.4%	3.3%	Utilities Services
Efforts to enforce mowing/cutting of weeds on private property	48.5%	45.2%	3.3%	City Codes
Level of public involvement in local decision making	39.1%	36.9%	2.2%	City Communication
Maintenance of major city streets	45.1%	43.5%	1.6%	Infrastructure Services
Value received for city tax dollars & fees	45.2%	46.8%	-1.6%	Major Categories of Services
Flow of traffic/congestion on city roadways	36.0%	38.1%	-2.1%	Major Categories of Services
Flow of traffic/congestion on state roadways	14.6%	34.4%	-19.8%	Major Categories of Services

2026 City of Burleson Resident Satisfaction Survey
Executive Summary

How the City of Burleson Compares to Other Communities Nationally

Satisfaction ratings for the City of Burleson **rated above the U.S. average in 55 of the 58 areas** that were assessed. The City of Burleson rated significantly higher than the U.S. average (difference of 5% or more) in 49 of these areas. Listed below and on the following page are the comparisons between the City of Burleson and the U.S. average:

Service	Burleson	U.S.	Difference	Category
Quality of city bulk trash/leaf/brush collection	92.7%	48.5%	44.2%	Refuse Collection
Effectiveness of city communication with public	80.4%	37.2%	43.2%	Major Categories of Services
Quality of solid waste services	93.2%	50.1%	43.1%	Major Categories of Services
Quality of curbside recycling collection	94.6%	52.6%	42.0%	Refuse Collection
Overall quality of services provided by the City of Burleson	82.8%	42.9%	39.9%	Overall Ratings of the City
As a place to live	92.7%	54.7%	38.0%	Overall Ratings of the City
Quality of water utility services	86.5%	49.3%	37.2%	Major Categories of Services
Quality of wastewater/sewer services	87.6%	50.9%	36.7%	Major Categories of Services
Quality of customer service from city employees	74.2%	38.0%	36.2%	Major Categories of Services
Quality of parks & recreation facilities/programs	82.5%	48.3%	34.2%	Major Categories of Services
Quality of curbside trash/garbage collection	94.3%	60.8%	33.5%	Refuse Collection
Overall quality of the city's social media	75.3%	42.0%	33.3%	City Communication
Quality of police services	82.1%	49.0%	33.1%	Police Services
Quality of public safety services	90.8%	58.8%	32.0%	Major Categories of Services
Quality of the city's household hazardous waste disposal service	73.4%	41.6%	31.8%	Refuse Collection
Animal control services	76.5%	45.7%	30.8%	Community Services
Overall in the City	87.8%	57.3%	30.5%	Perceptions of Safety in the City
How quickly police respond to emergencies	80.8%	51.7%	29.1%	Police Services
Timeliness of information provided by the city	71.2%	42.3%	28.9%	City Communication
As a place to raise to raise children	85.1%	56.7%	28.4%	Overall Ratings of the City
Availability of information on city services & programs	72.1%	44.1%	28.0%	City Communication
In your neighborhood at night	84.2%	56.2%	28.0%	Perceptions of Safety in the City
Efforts to ensure community is prepared for emergencies	72.2%	44.3%	27.9%	Major Categories of Services
Emergency medical services	90.3%	65.2%	25.1%	Fire Services

2026 City of Burleson Resident Satisfaction Survey
Executive Summary

How the City of Burleson Compares to Other Communities Nationally (Cont.)

Service	Burleson	U.S.	Difference	Category
How quickly fire & rescue personnel respond to emergencies	90.6%	66.4%	24.2%	Fire Services
In your neighborhood during the day	96.2%	72.3%	23.9%	Perceptions of Safety in the City
Overall quality of drinking water	76.4%	52.7%	23.7%	Utilities Services
How easy it is to find information when visiting city's website	65.9%	42.4%	23.5%	City Communication
In City parks, trails, & recreation areas	73.7%	52.4%	21.3%	Perceptions of Safety in the City
Condition of street signs and traffic signs	75.2%	54.4%	20.8%	Infrastructure Services
Emergency fire services	88.7%	68.0%	20.7%	Fire Services
Enforcement of traffic laws	67.2%	46.6%	20.6%	Police Services
Efforts by city govrnment to prevent crime	65.3%	46.0%	19.3%	Police Services
Enforcement of local codes and ordinances	59.1%	39.9%	19.2%	Major Categories of Services
As a place to retire	64.6%	47.3%	17.3%	Overall Ratings of the City
Mowing & tree trimming along streets/other public areas	65.7%	49.3%	16.4%	Infrastructure Services
Quality of fire safety education programs	67.0%	51.9%	15.1%	Fire Services
Efforts to enforce sign regulations	59.3%	44.9%	14.4%	City Codes
In commercial & retail areas	70.7%	57.2%	13.5%	Perceptions of Safety in the City
As a place to work	59.4%	46.7%	12.7%	Overall Ratings of the City
Condition of pavement markings	58.1%	45.7%	12.4%	Infrastructure Services
On-street bicycle infrastructure	52.3%	40.2%	12.1%	Infrastructure Services
Efforts to enforce clean-up of trash/debris on private property	53.4%	42.5%	10.9%	City Codes
Visibility of police in commercial & retail areas	57.3%	48.7%	8.6%	Police Services
Overall fees charged for water/wastewater services	46.7%	38.6%	8.1%	Utilities Services
Efforts to enforce upkeep of residential property	49.9%	42.1%	7.8%	City Codes
Adequacy of street lighting	59.1%	52.4%	6.7%	Infrastructure Services
Adequacy of drainage systems in rainfall events	54.2%	48.5%	5.7%	Infrastructure Services
Efforts to enforce mowing/cutting of weeds on private property	48.5%	43.1%	5.4%	City Codes
Level of public involvement in local decision making	39.1%	34.7%	4.4%	City Communication
Quantity & quality of city sidewalks including accessibility	46.7%	42.8%	3.9%	Infrastructure Services
Maintenance of neighborhood streets	46.4%	43.2%	3.2%	Infrastructure Services
Maintenance of city streets & sidewalks	39.6%	37.5%	2.1%	Major Categories of Services
Maintenance of major city streets	45.1%	43.5%	1.6%	Infrastructure Services
Visibility of police in neighborhoods	51.8%	50.3%	1.5%	Police Services
Flow of traffic/congestion on city roadways	36.0%	43.2%	-7.2%	Major Categories of Services
Value received for city tax dollars & fees	45.2%	56.6%	-11.4%	Major Categories of Services
Flow of traffic/congestion on state roadways	14.6%	43.1%	-28.5%	Major Categories of Services

2026 City of Burleson Resident Satisfaction Survey
Executive Summary

Investment Priorities

Recommended Priorities for the Next Year. In order to help the city identify investment priorities for the next year, ETC Institute conducted an Importance-Satisfaction (I-S) analysis. This analysis examined the importance residents placed on each City service and the level of satisfaction with each service. By identifying services of high importance and low satisfaction, the analysis identified which services will have the most impact on overall satisfaction with City services over the next year. If the City wants to improve its overall satisfaction rating, the city should prioritize investments in services with the highest Importance Satisfaction (I-S) ratings. Details regarding the methodology for the analysis are provided in Section 3 of this report.

Overall Priorities for the City by Major Category. This analysis reviewed the importance of and satisfaction with major categories of City services. This analysis was conducted to help set the overall priorities for the city. Based on the results of this analysis, the major services that are recommended as the top priorities for investment over the next year to raise the city's overall satisfaction rating are listed below:

- Flow of traffic and congestion on TxDOT roadways (I-S Rating = 0.6379)
- Maintenance of city streets and sidewalks (I-S Rating = 0.3147)
- Flow of traffic and congestion on city roadways (I-S Rating = 0.2797)
- Value received for city tax dollars and fees (I-S Rating = 0.1502)

The table on the following page shows the Importance-Satisfaction rating for all 14 major categories of City services that were rated.

2026 City of Burleson Resident Satisfaction Survey
Executive Summary

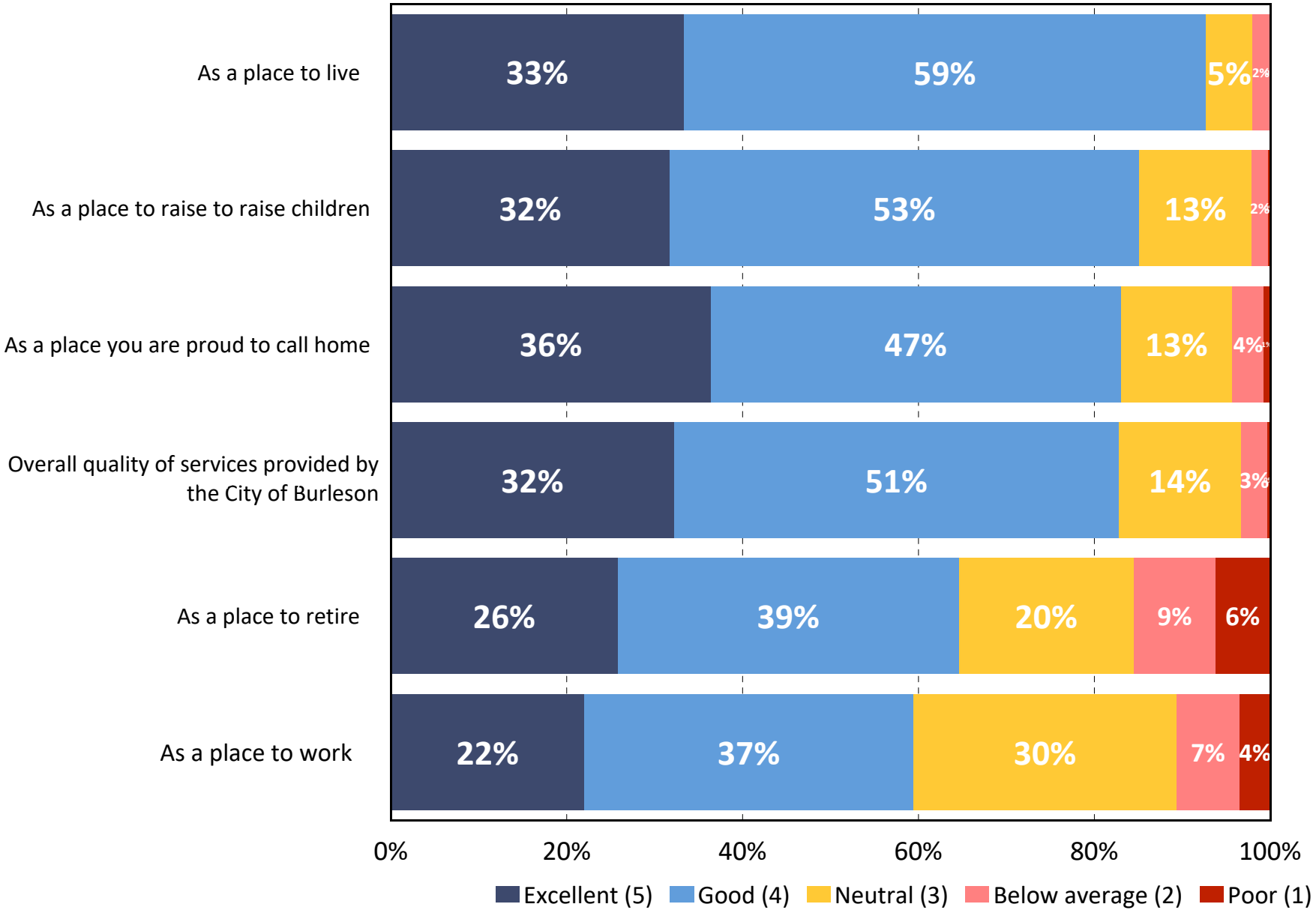
2026 Importance-Satisfaction Rating
Burleson, TX
Overall City Services

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Very High Priority (IS >.20)						
Flow of traffic/congestion on TxDOT roadways	75%	1	15%	14	0.6379	1
Maintenance of city streets & sidewalks	52%	2	40%	12	0.3147	2
Flow of traffic/congestion on city roadways	44%	3	36%	13	0.2797	3
High Priority (IS .10-.20)						
Value received for city tax dollars & fees	27%	4	45%	11	0.1502	4
Medium Priority (IS <.10)						
Enforcement of local codes and ordinances	19%	6	59%	9	0.0789	5
Quality of parks & recreation facilities/programs	15%	7	83%	5	0.0254	6
Efforts to ensure community is prepared for emergencies	8%	8	72%	8	0.0222	7
Quality of public safety services	19%	5	91%	2	0.0178	8
Effectiveness of city communication with public	8%	9	80%	6	0.0153	9
Quality of customer service from city employees	2%	12	74%	7	0.0062	10
Quality of water utility services	3%	10	87%	4	0.0046	11
Quality of solid waste services	3%	11	93%	1	0.0018	12
Quality of wastewater/sewer services	1%	13	88%	3	0.0012	13
Quality/timeliness of city's permitting & inspection process	0.2%	14	53%	10	0.0009	14

1 Charts and Graphs

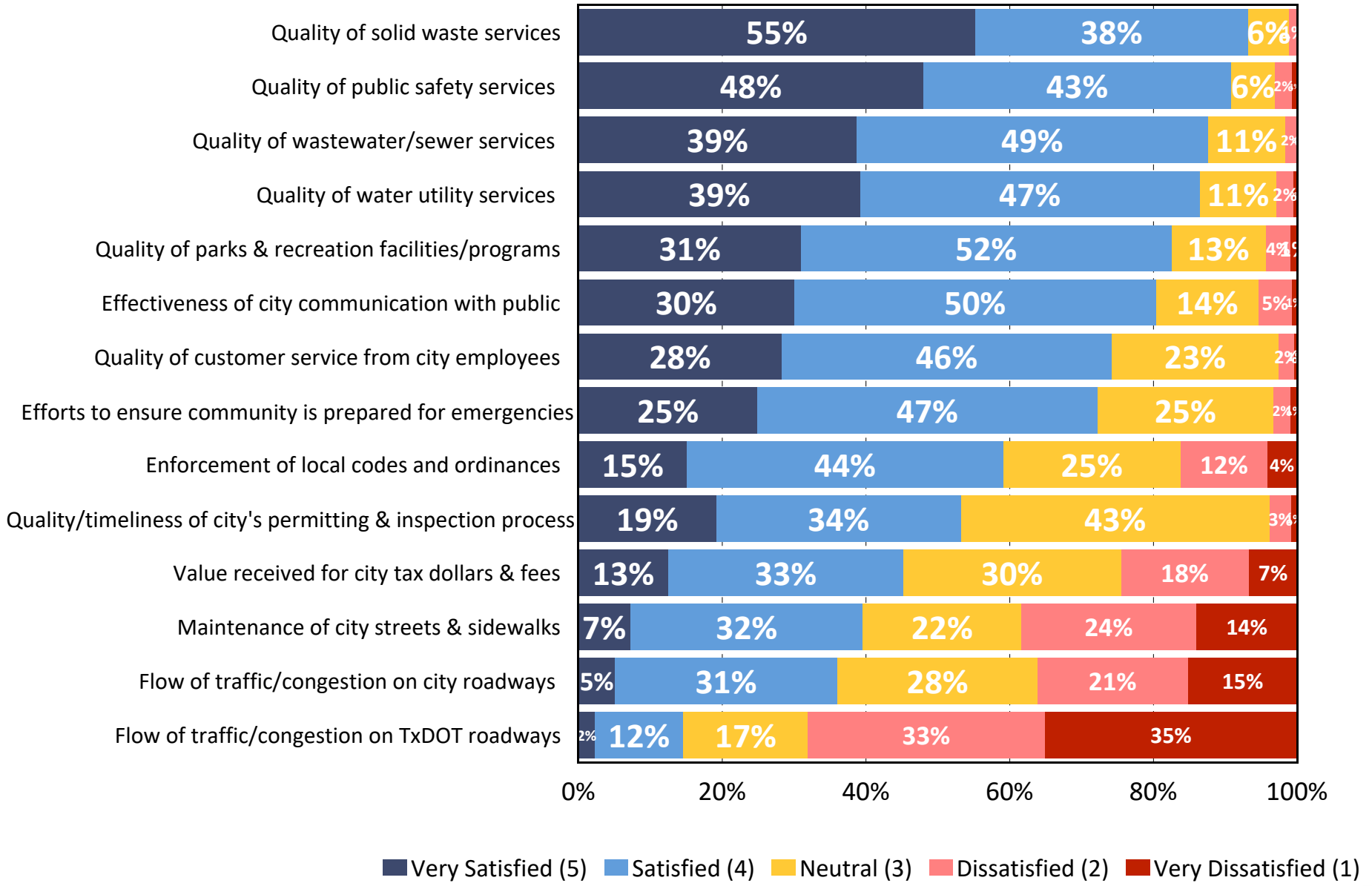
Q1. Overall Ratings of Burleson

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



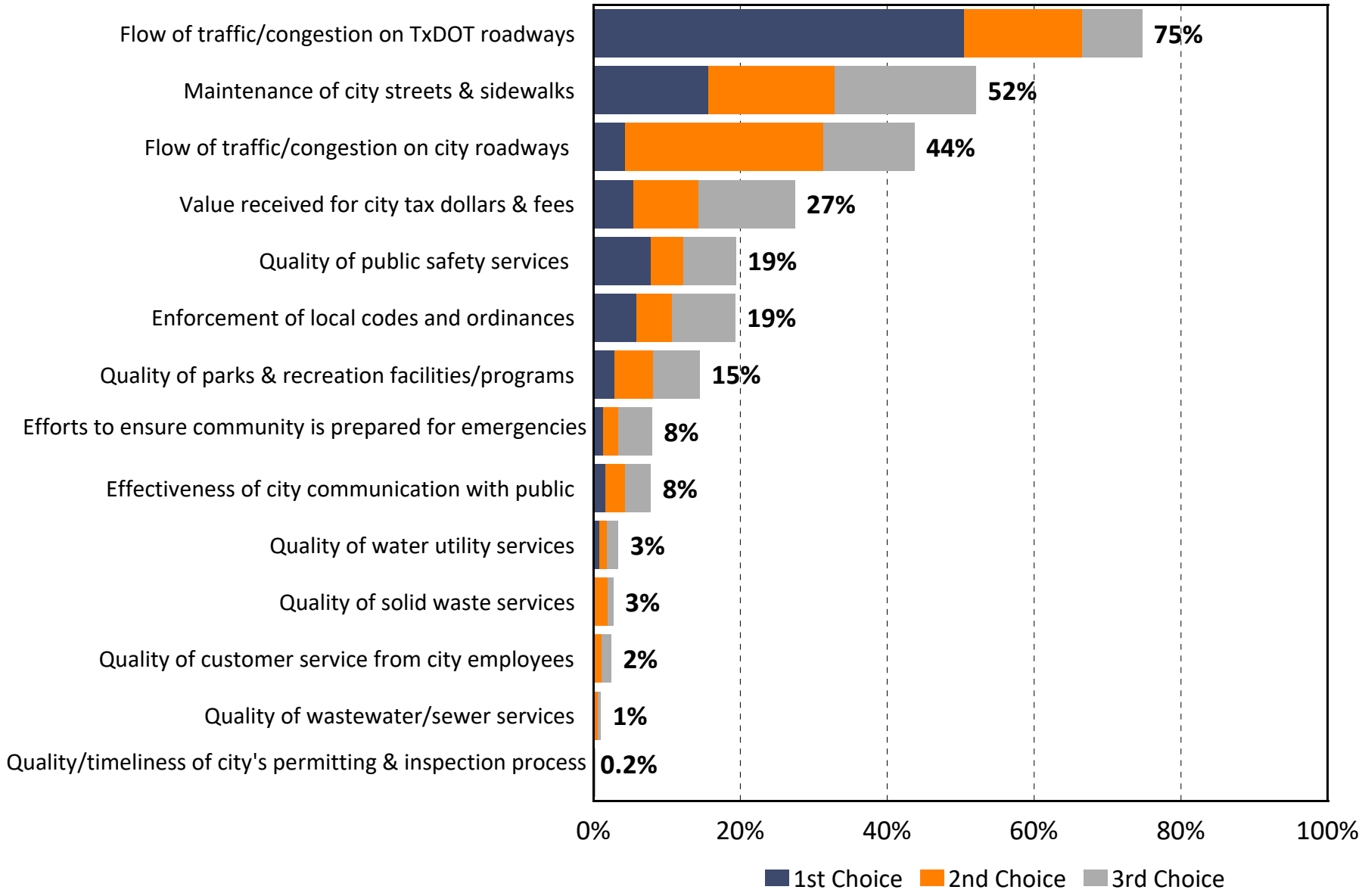
Q2. Satisfaction with Major Categories of City Services

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



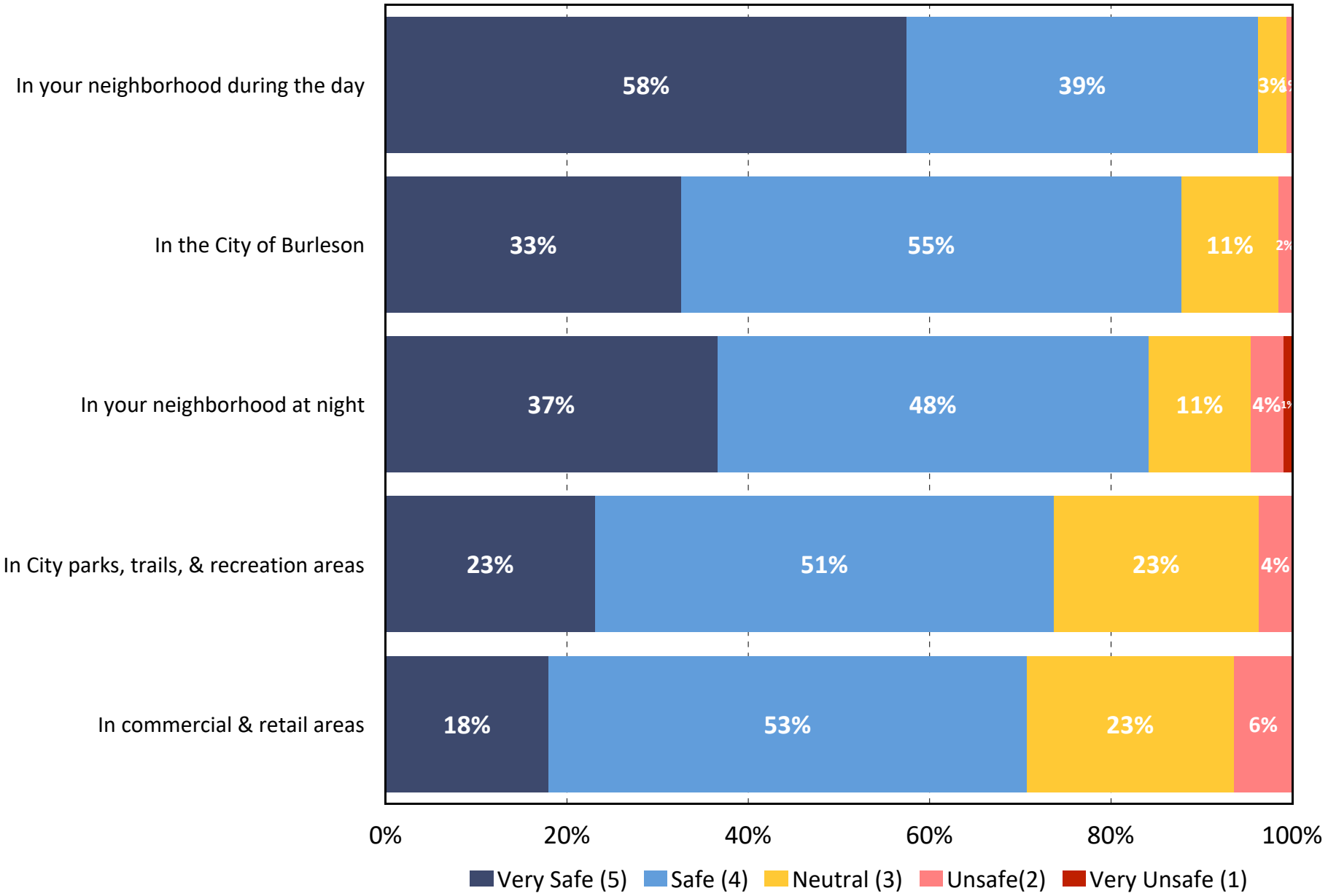
Q3. Services That Are Most Important for the City to Focus on Over the Next Year

by percentage of respondents who selected the item as one of their top three choices



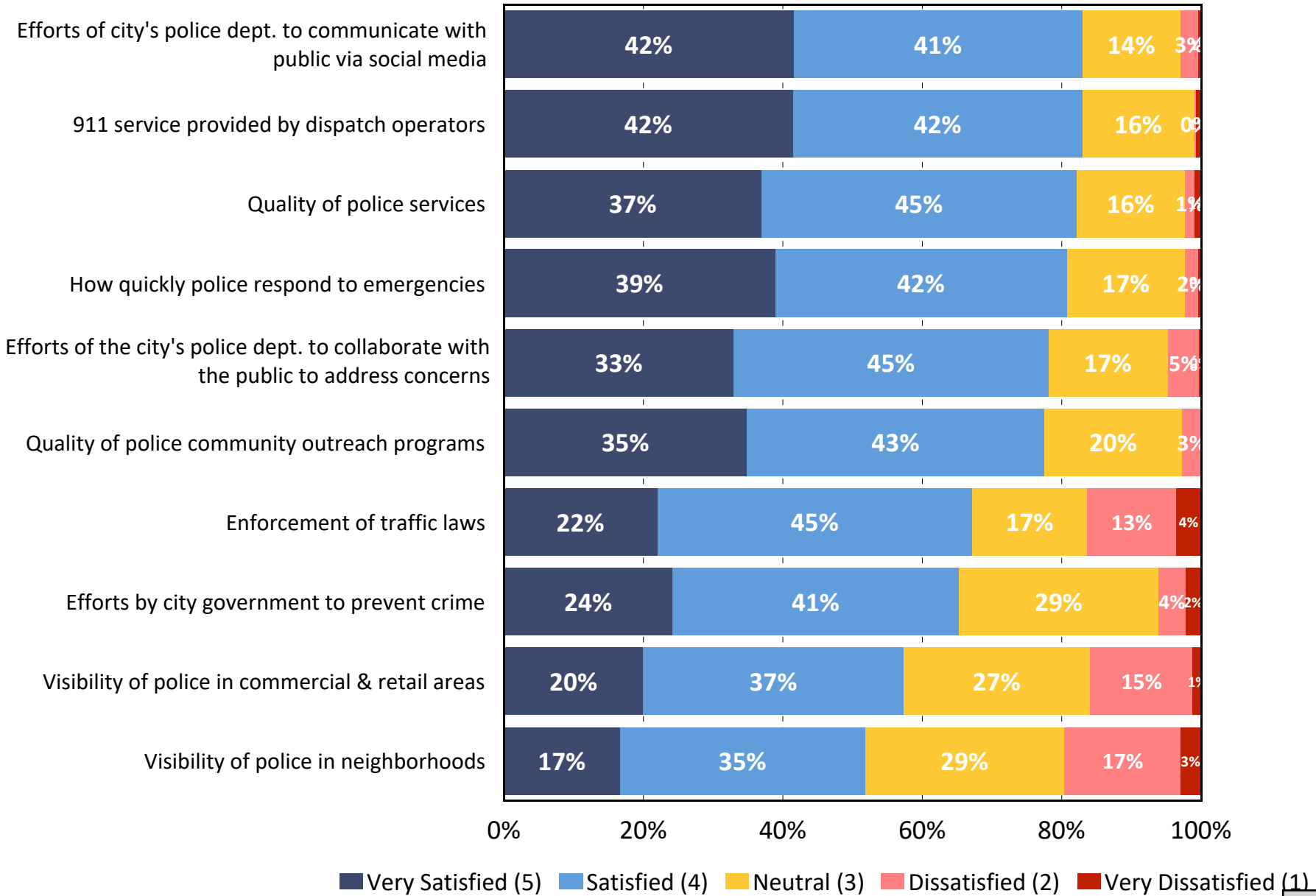
Q4. Feeling of Safety in Burleson

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



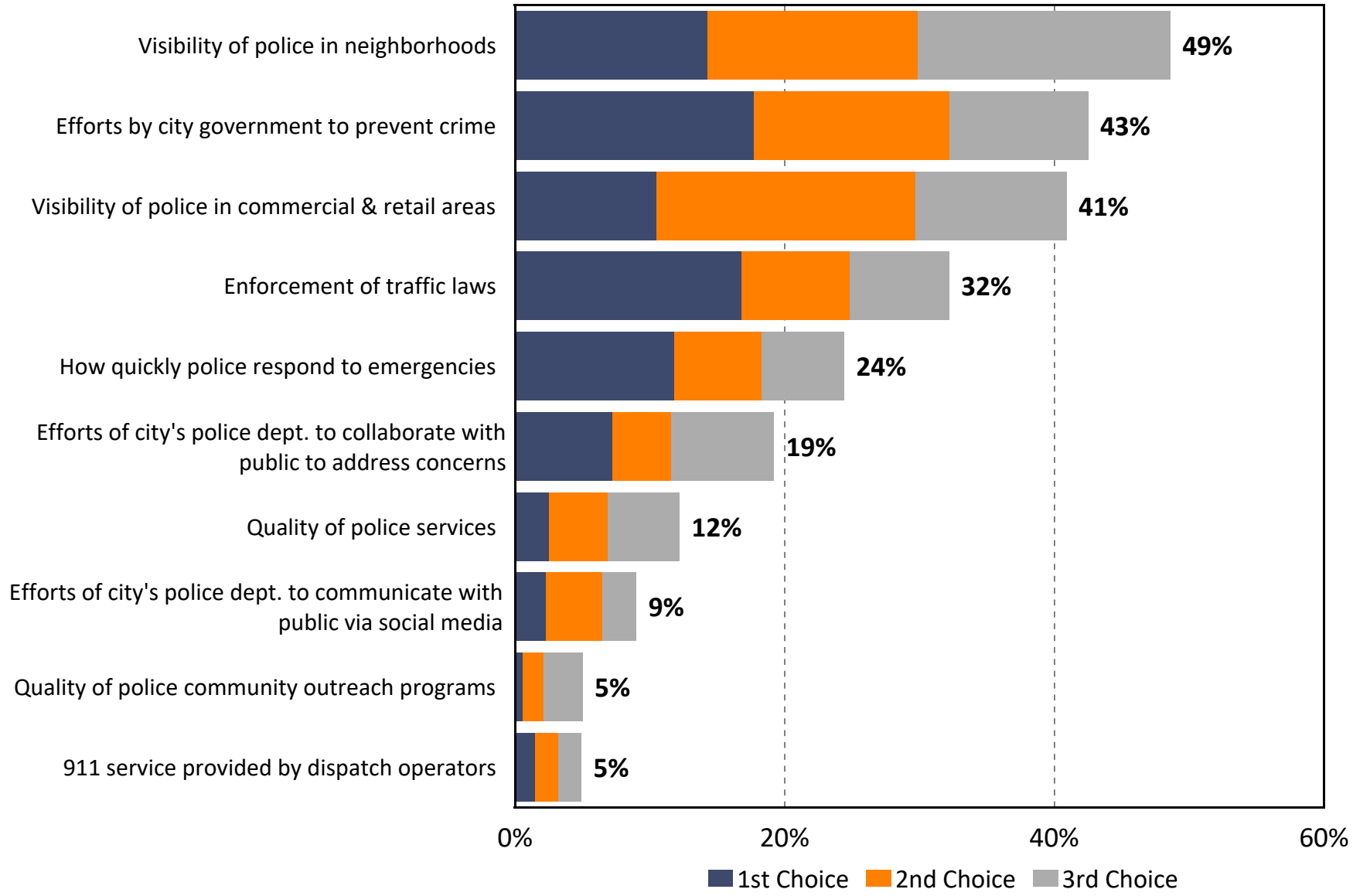
Q5. Satisfaction with City Police Services

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



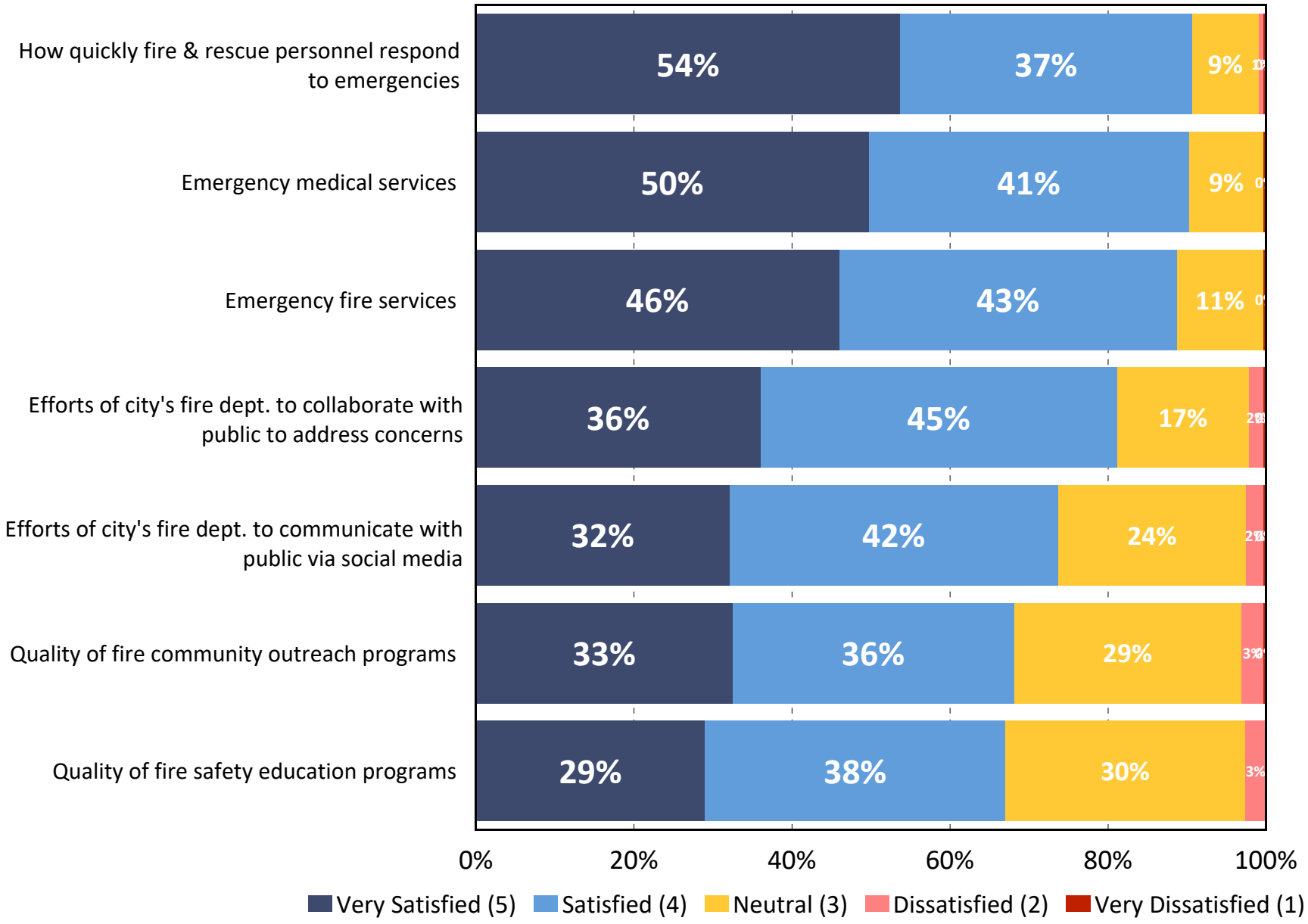
Q6. Police Services That Are Most Important for the City to Focus on Over the Next Year

by percentage of respondents who selected the item as one of their top three choices



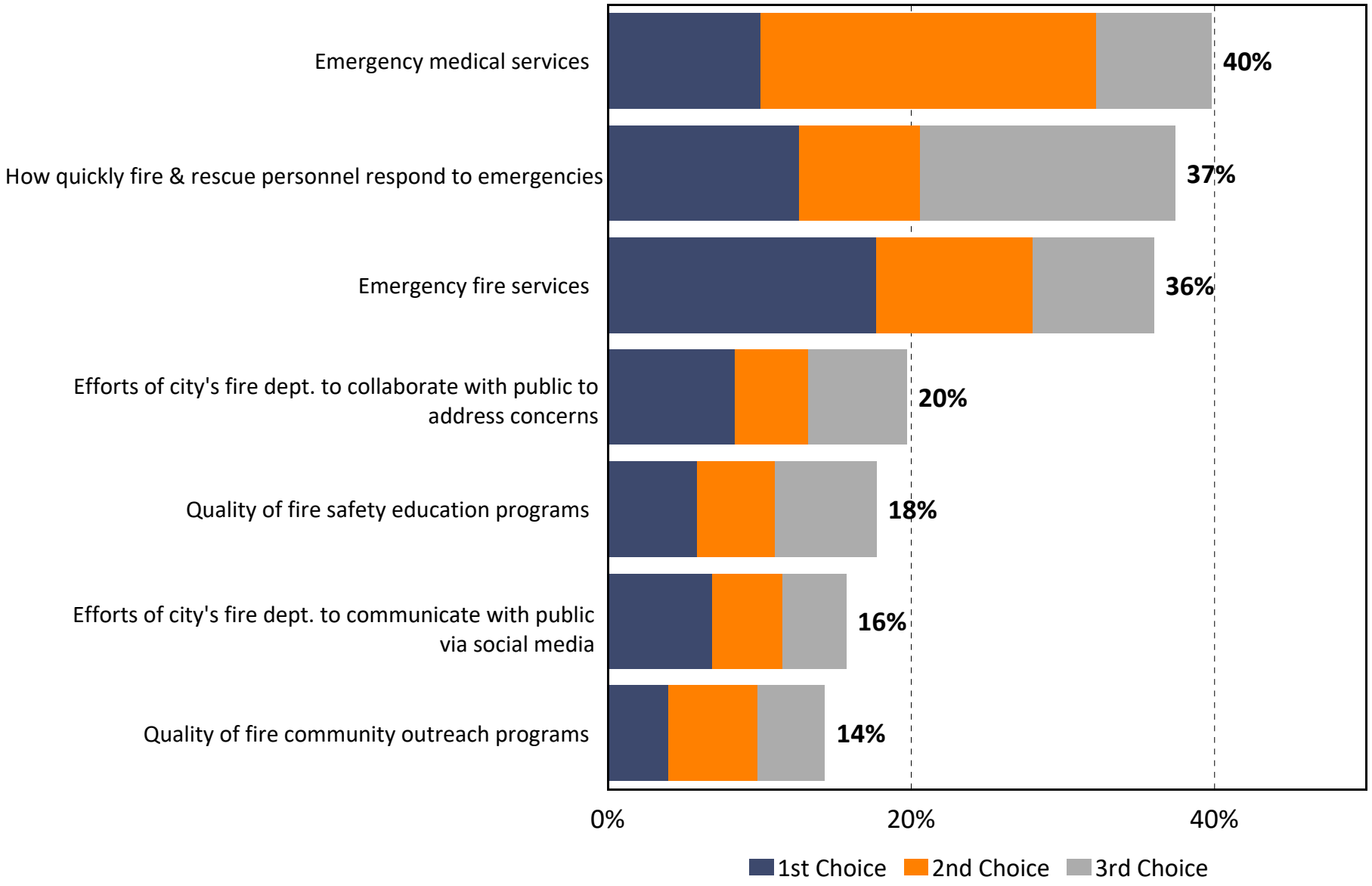
Q7. Satisfaction with the City's Fire Services

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



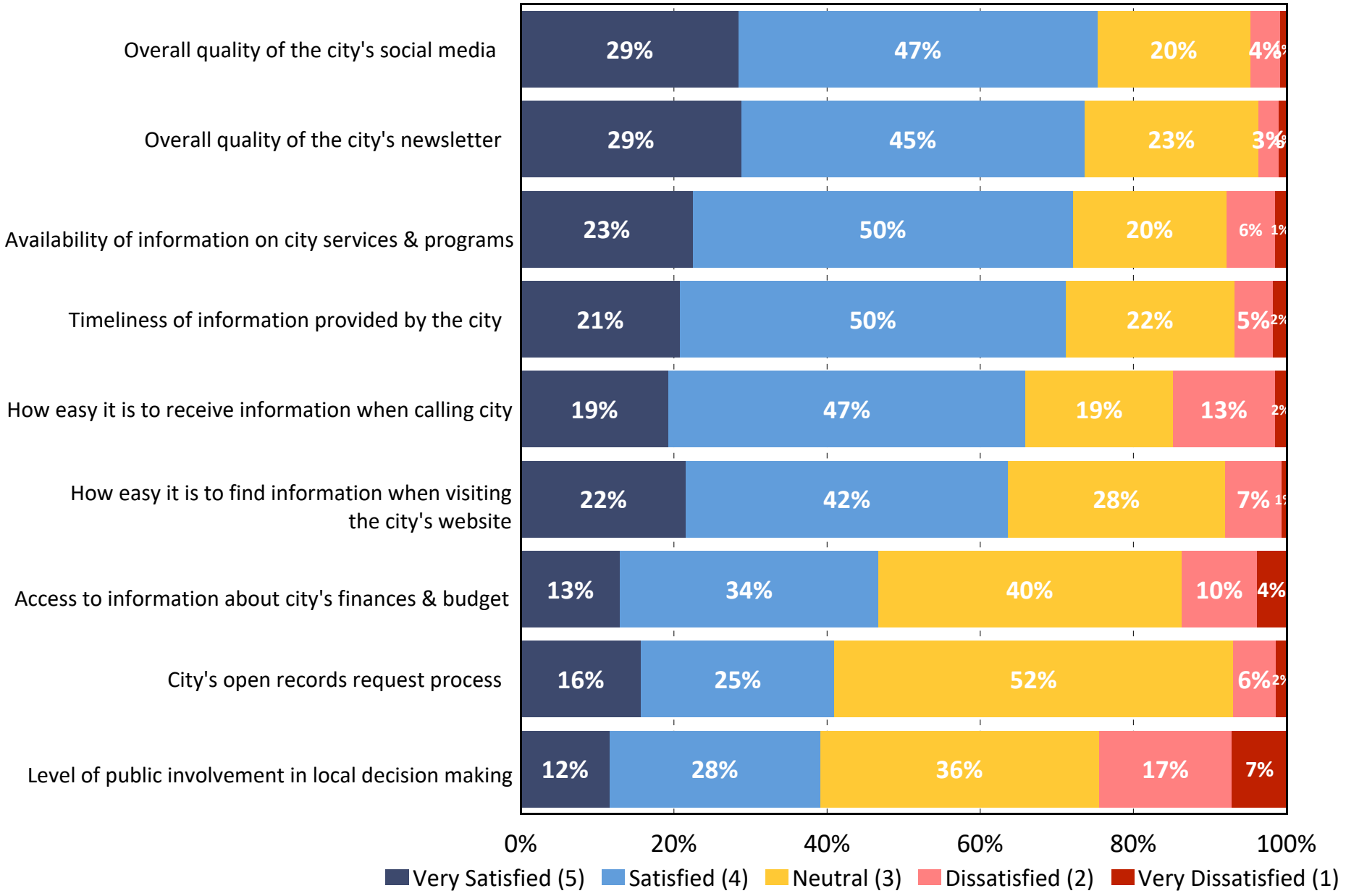
Q8. Fire Services That Are Most Important for the City to Focus on Over the Next Year

by percentage of respondents who selected the item as one of their top three choices



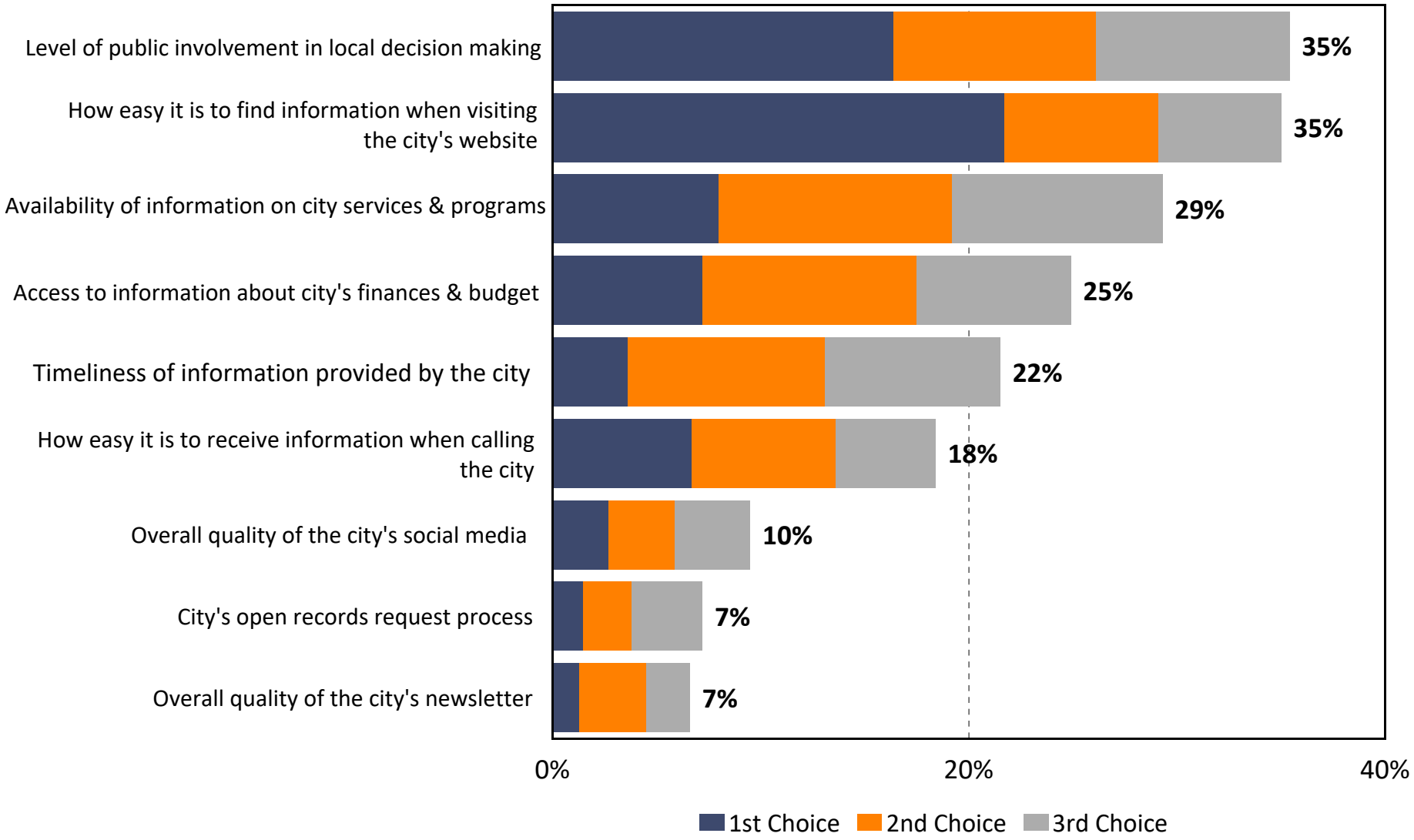
Q9. Satisfaction with the City's Communication

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



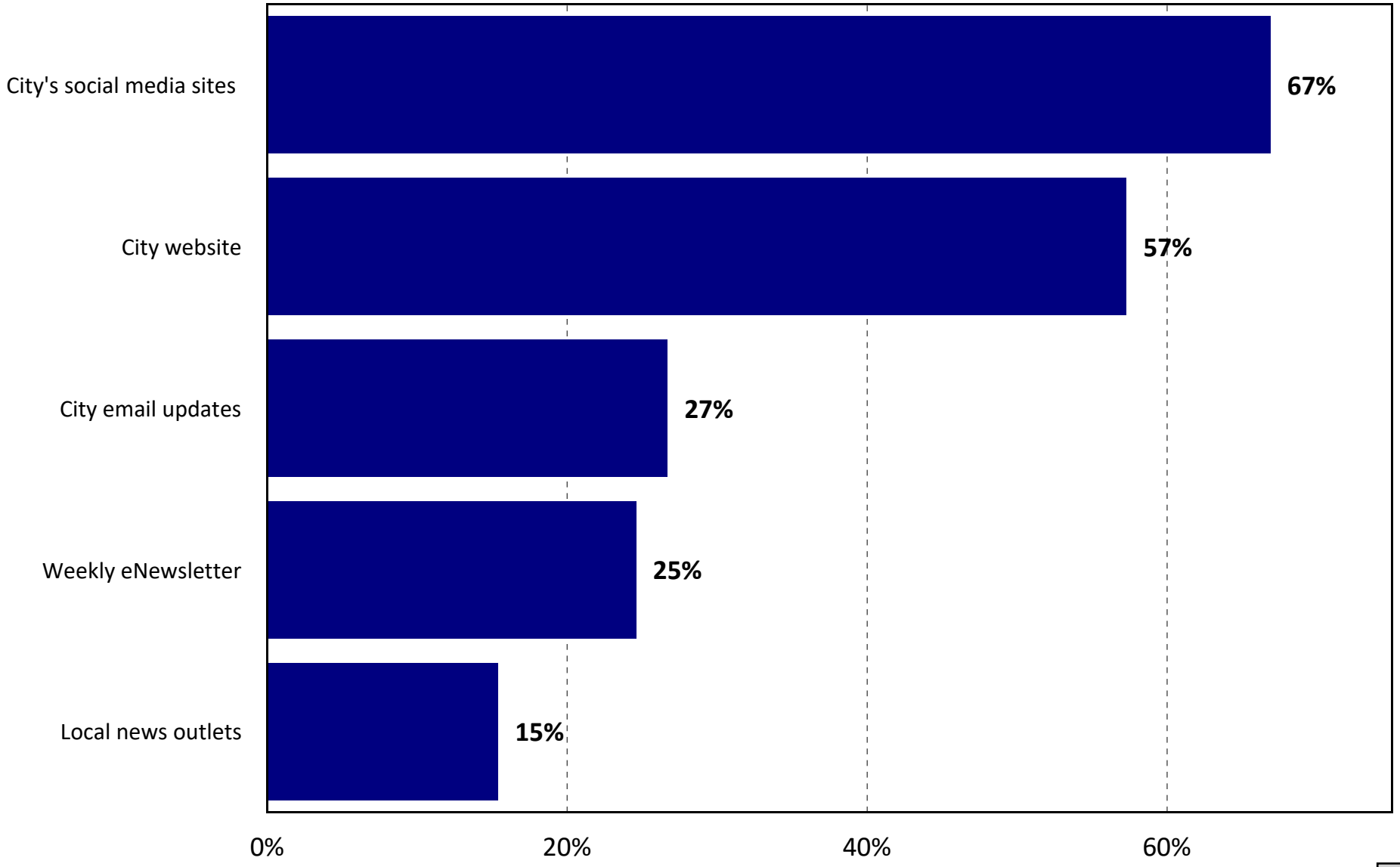
Q10. Communication Services That Are Most Important for the City to Focus on Over the Next Year

by percentage of respondents who selected the item as one of their top three choices



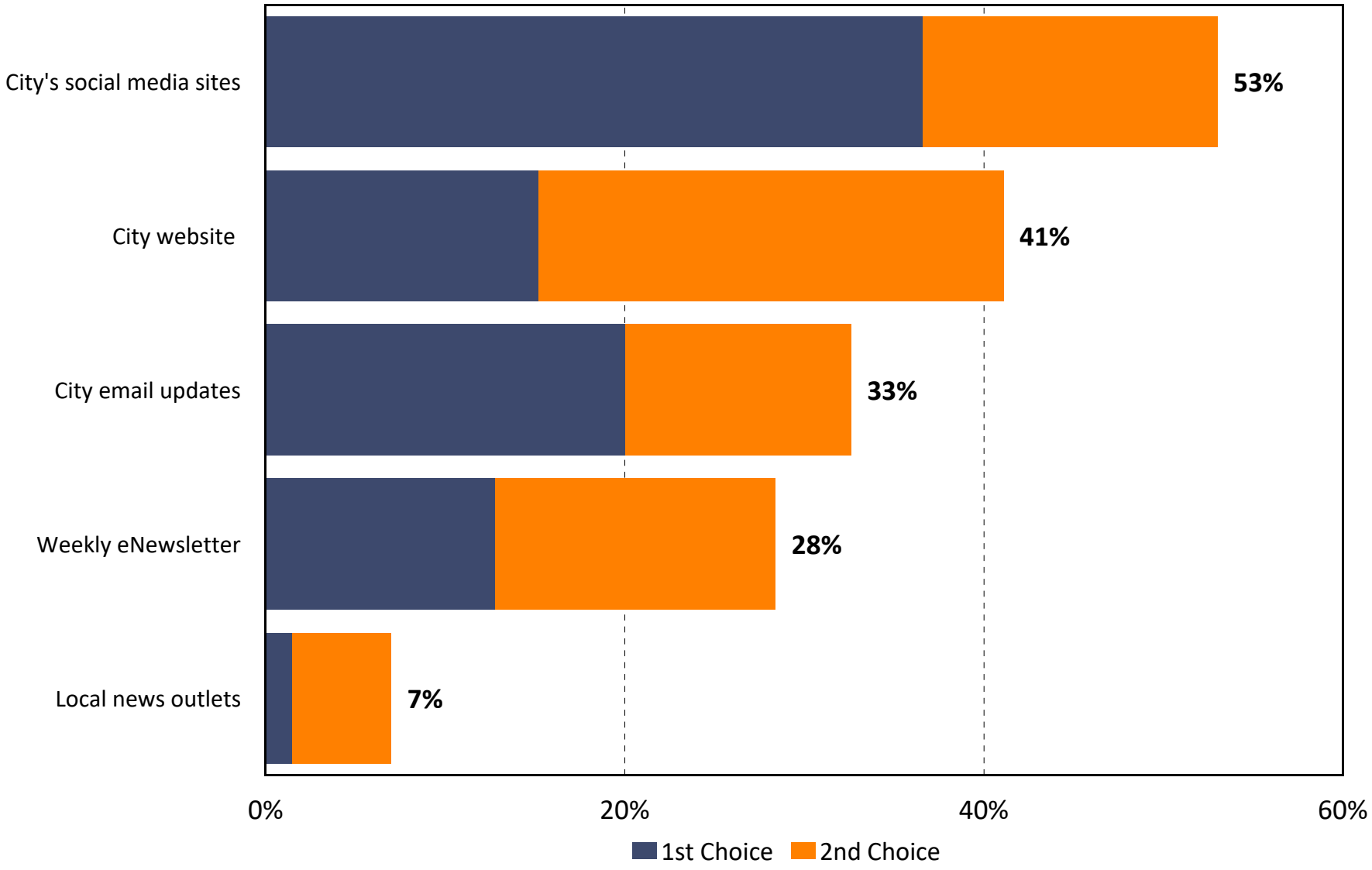
Q11. Where do you currently get news and information about the City of Burleson?

by percentage of respondents (multiple selections could be made)



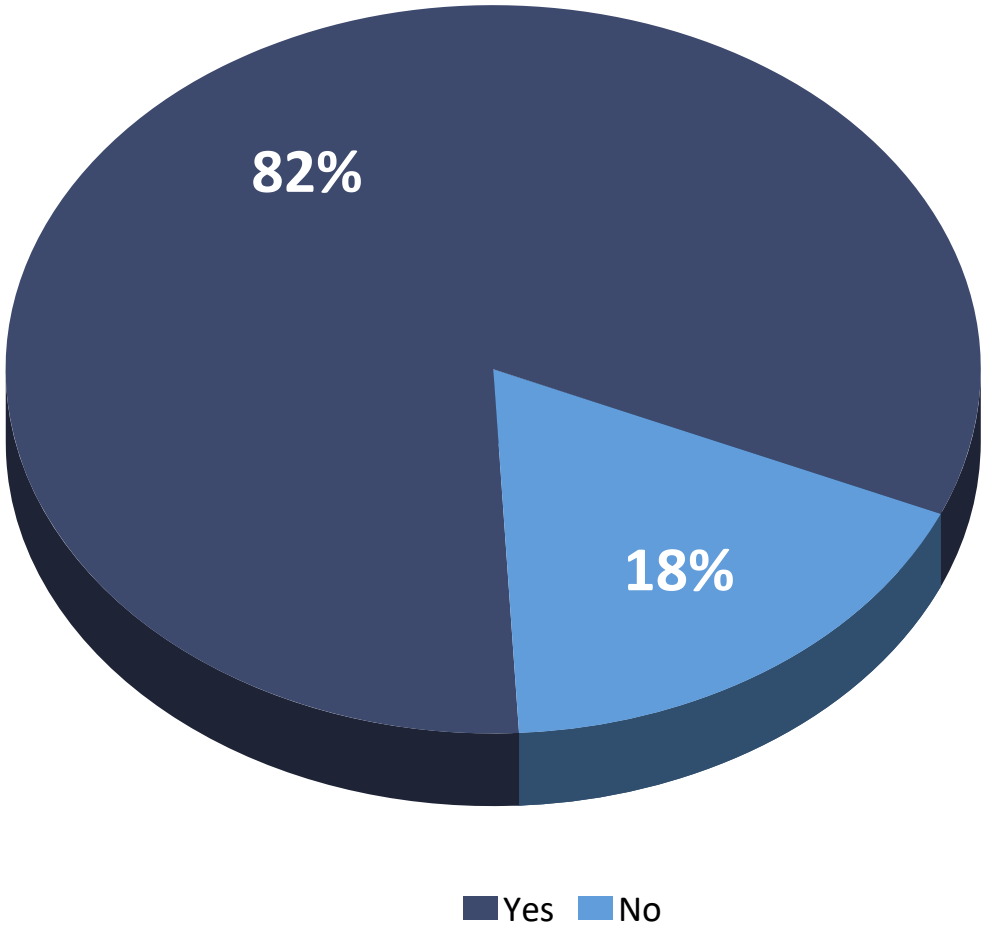
Q12. From which TWO sources would you prefer to get information from the City?

by percentage of respondents who selected the item as one of their top two choices



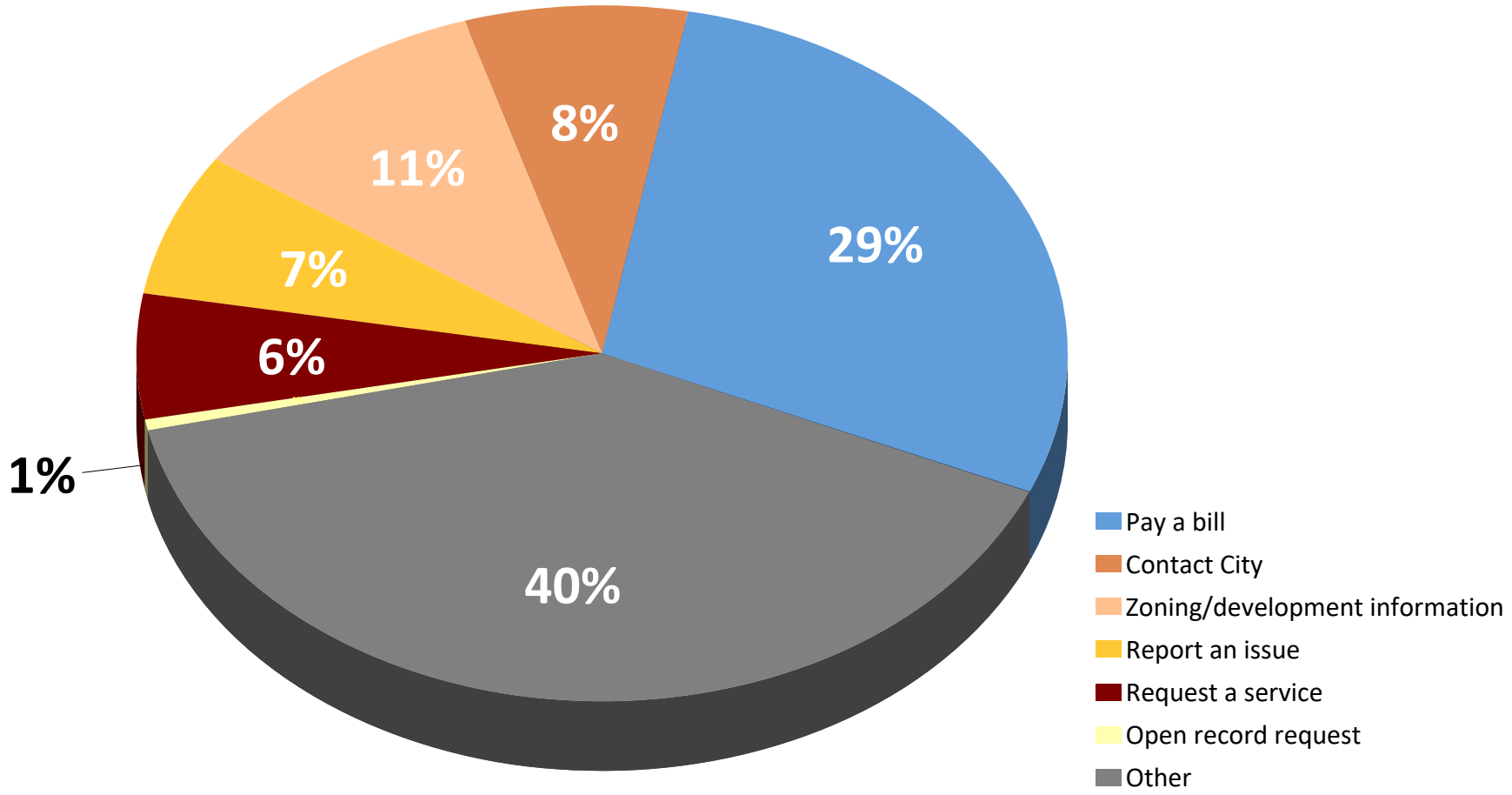
Q13. Have you visited the City's website during the past 6 months?

by percentage of respondents (excluding "not provided")



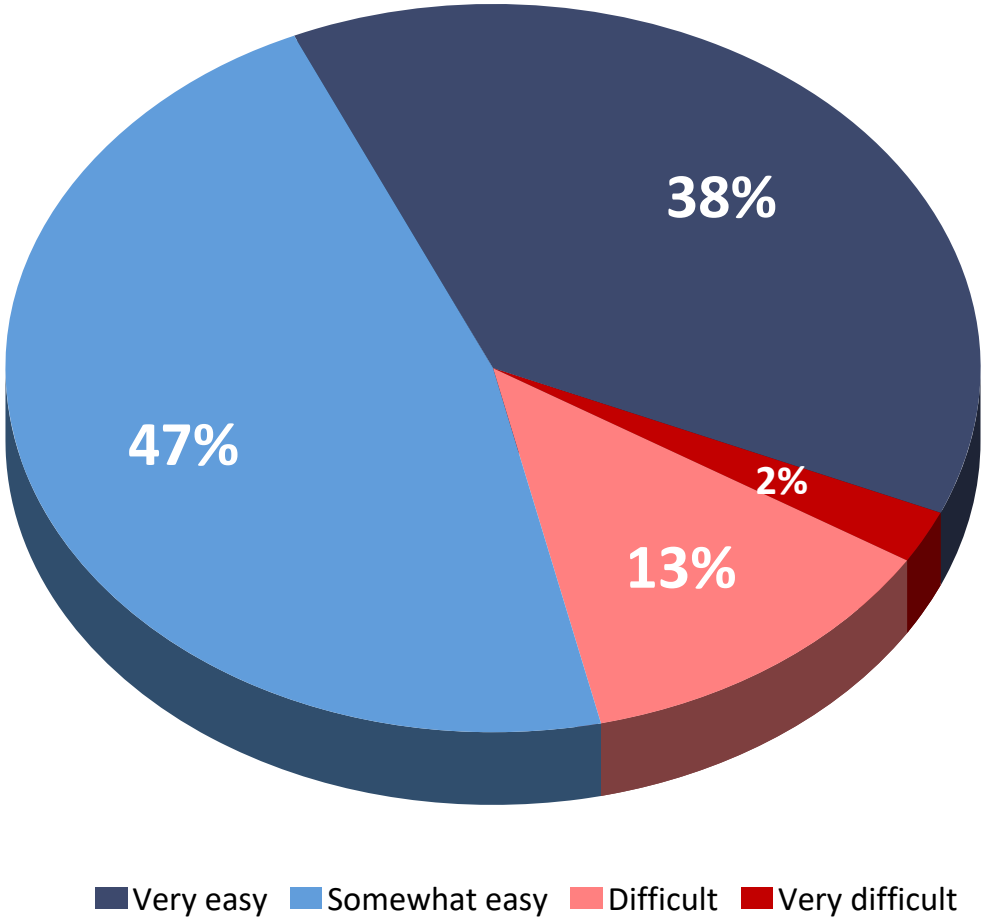
Q13a. What was the reason for your most recent visit to the City's website?

by percentage of respondents who visited the City's website in the past 6 months (excluding "not provided")



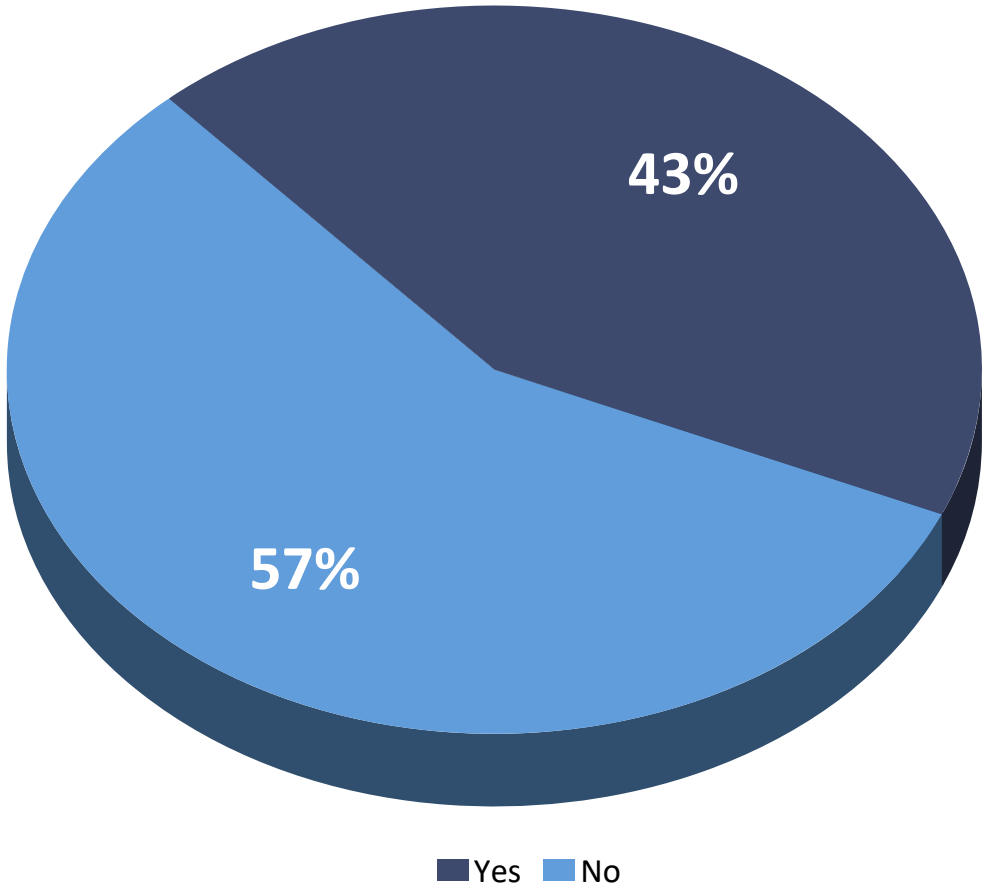
Q13b. How easy was it to find the information you needed on the City's website?

by percentage of respondents who visited the City's website in the past 6 months (excluding "not provided")



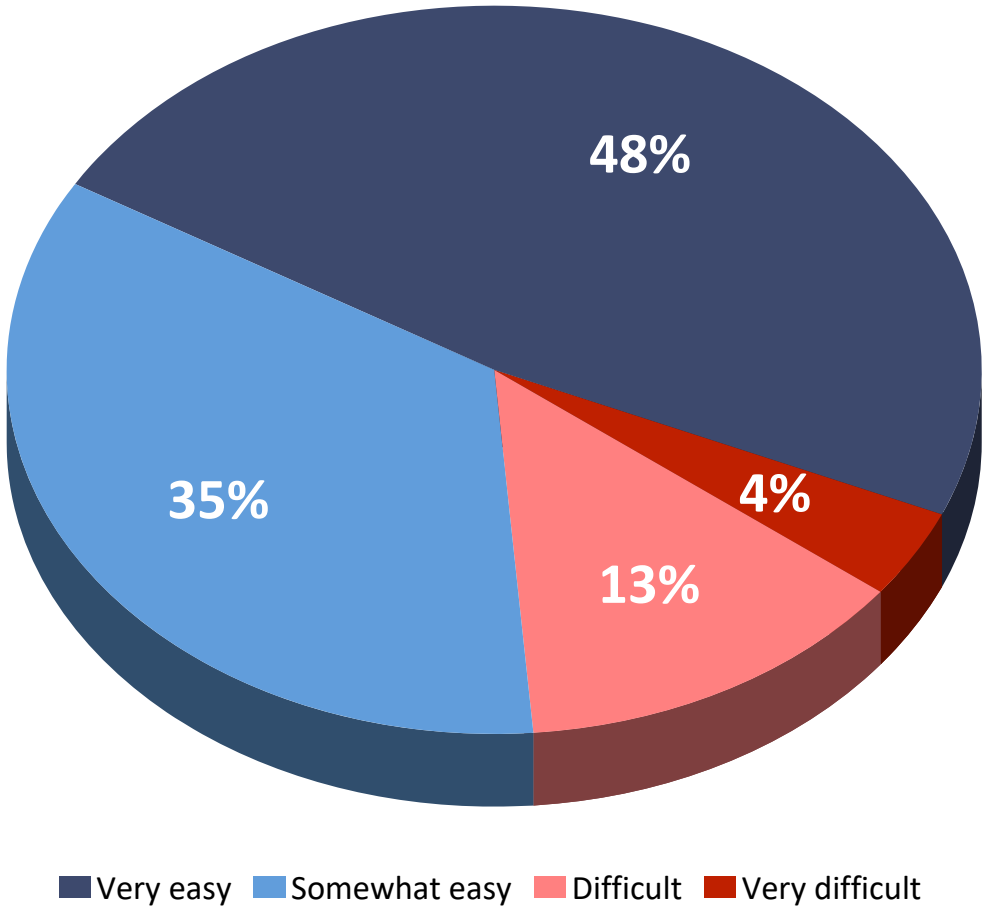
Q14. Have you contacted the City of Burleson with a question, problem complaint, or to request a service during the past year?

by percentage of respondents (excluding "not provided")



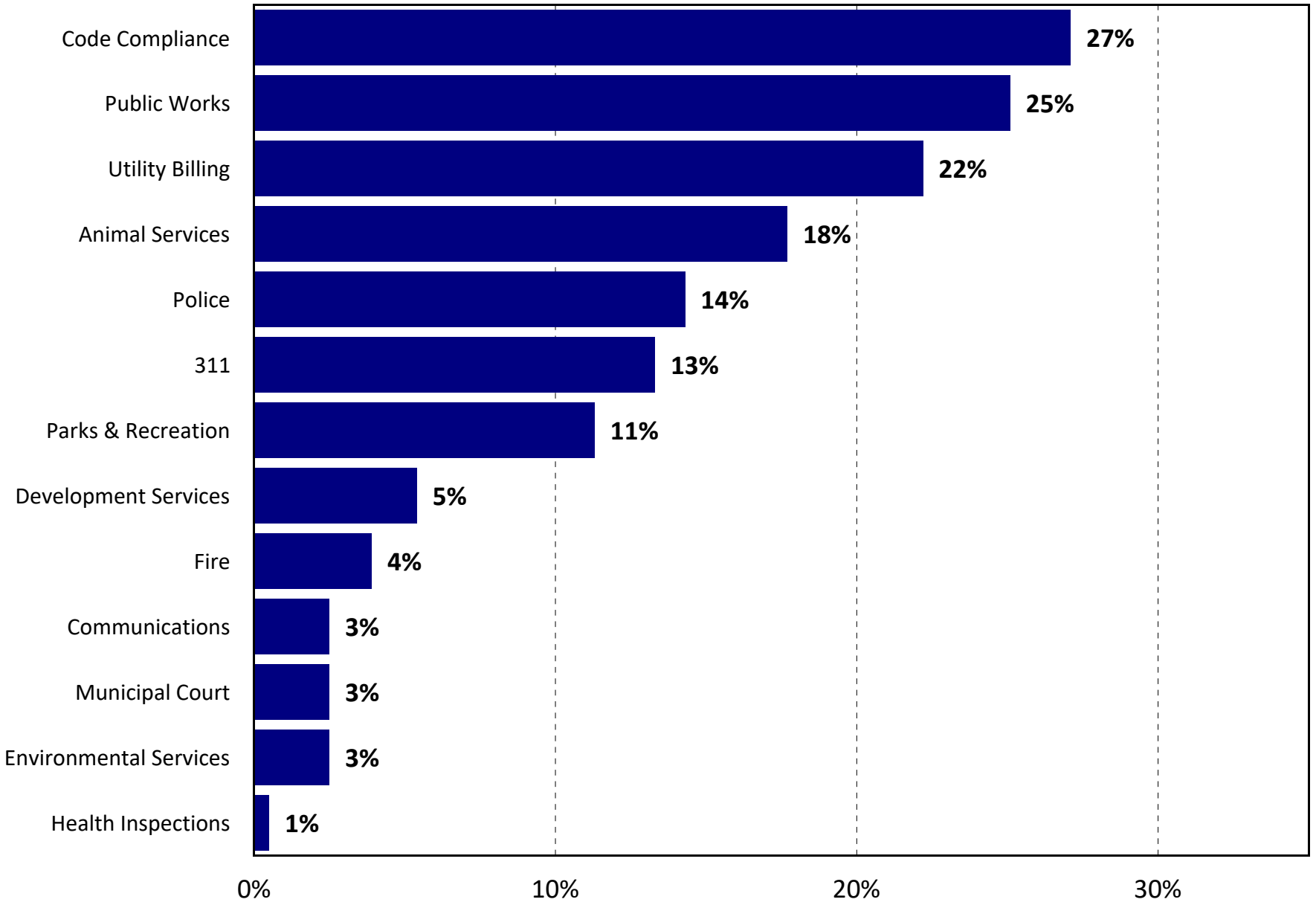
Q14a. How easy was it to contact the person you needed to reach?

by percentage of respondents who contacted the City during the past year (excluding "not provided")



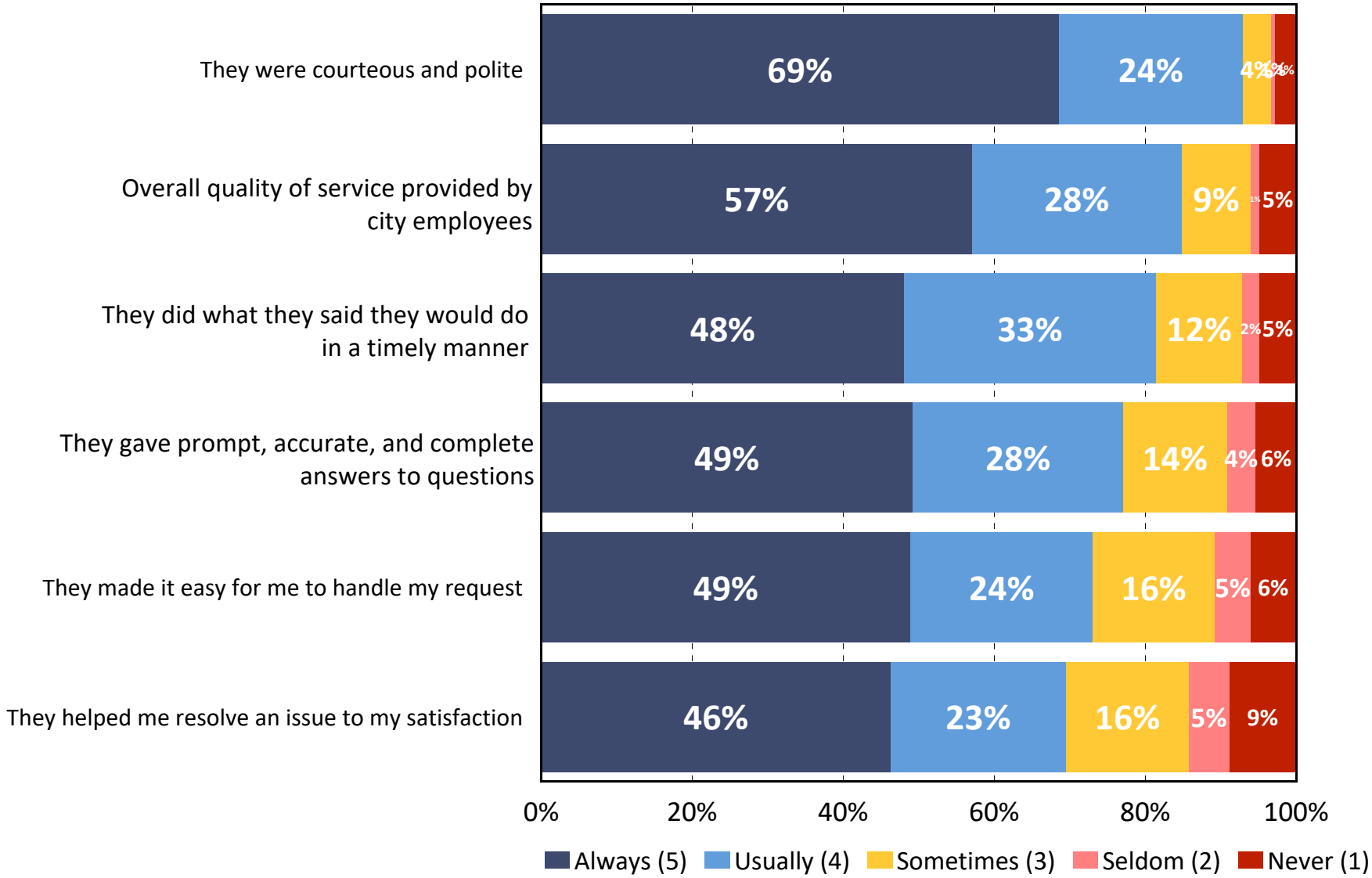
Q14b. What department did you contact?

by percentage of respondents who contacted the City during the past year (multiple selections could be made)



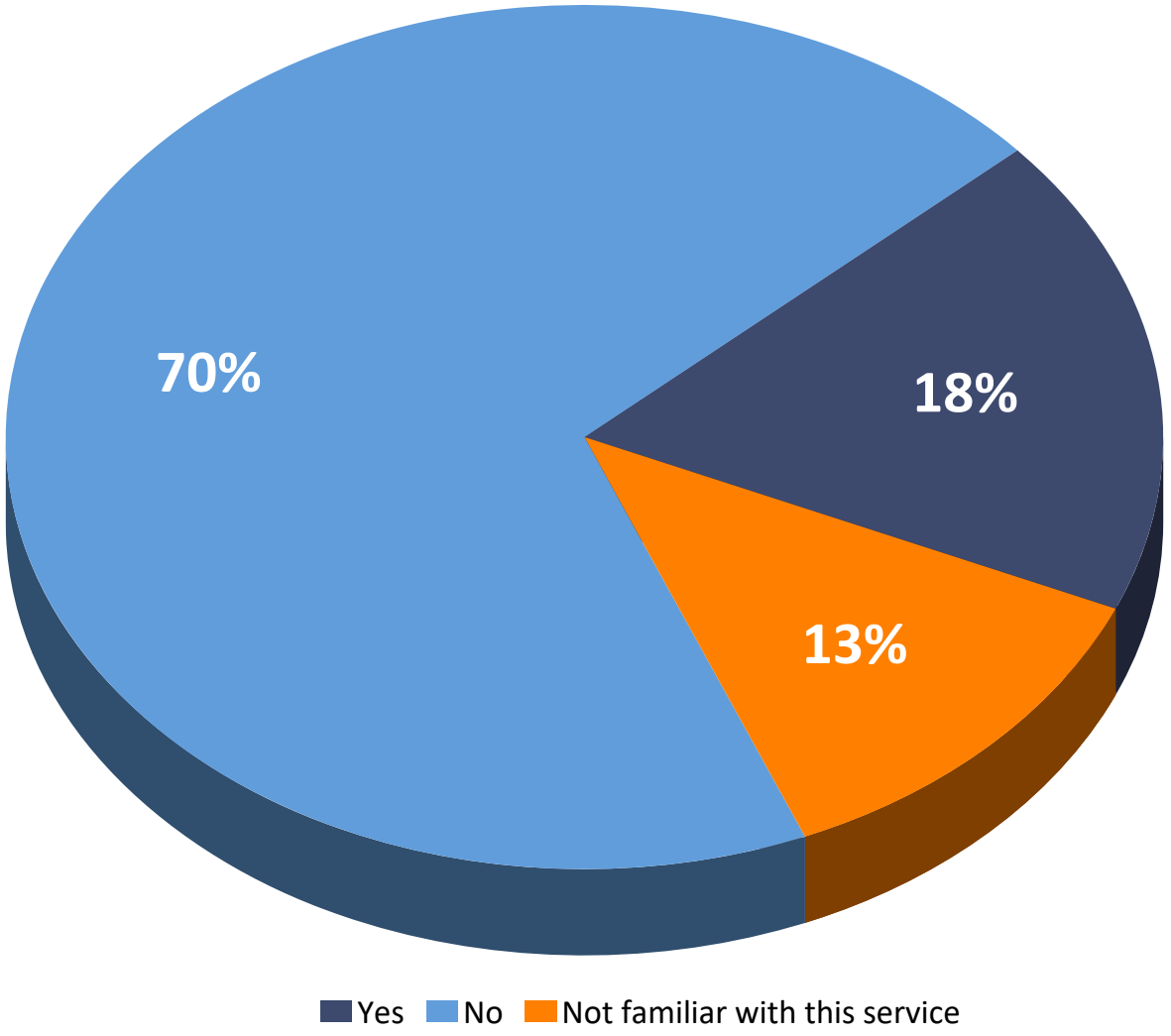
Q14c. Rate the frequency that the employees you contacted displayed the following:

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



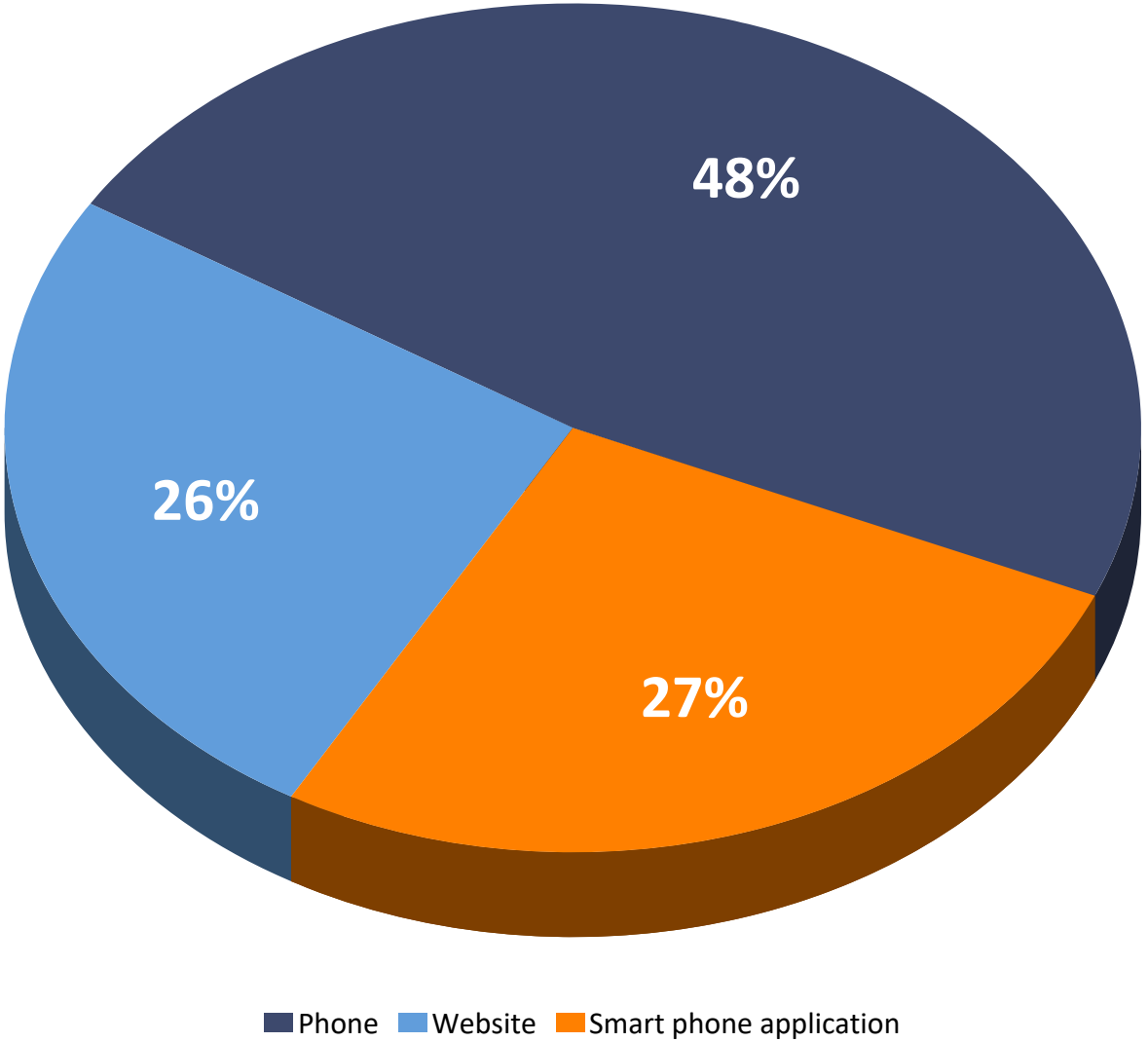
Q15. Have you contacted the City of Burleson 311 with a question, problem complaint, or to request a service during the past year?

by percentage of respondents (excluding "not provided")



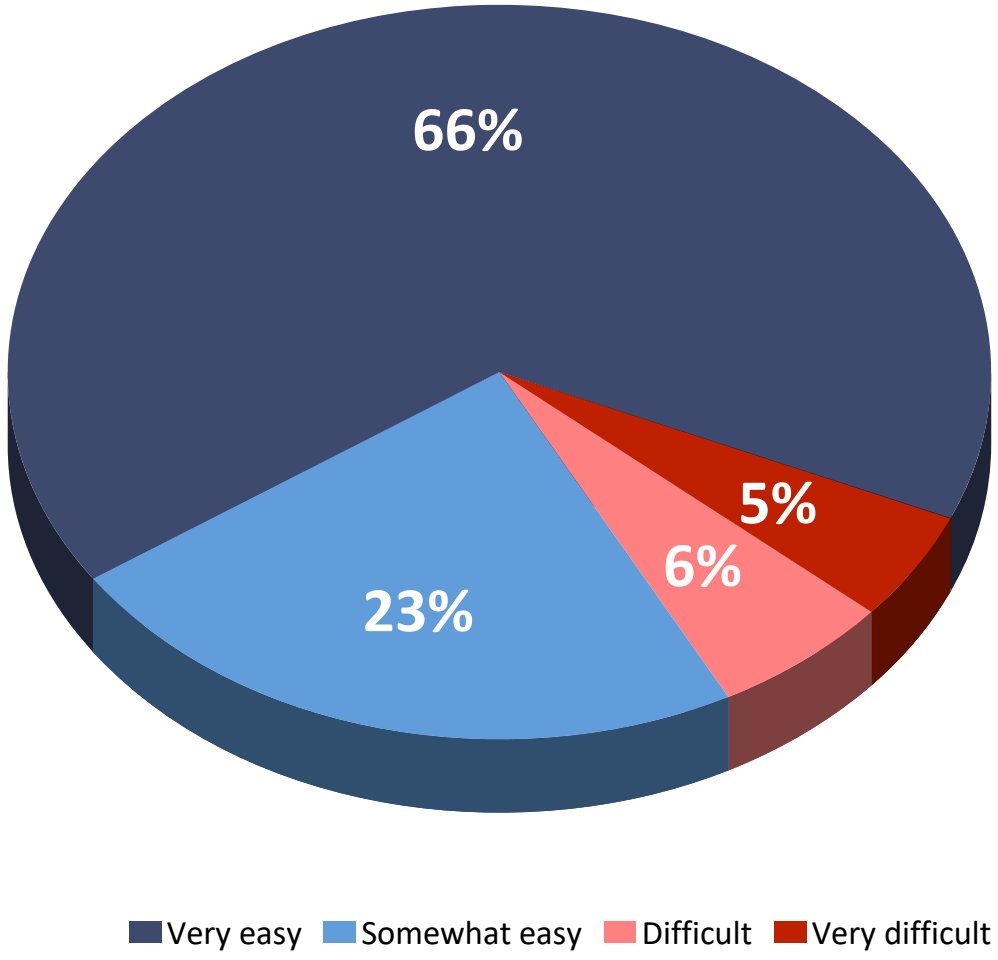
Q15a. How did you contact 311?

by percentage of respondents who contacted the City's 311 during the past year (excluding "not provided")



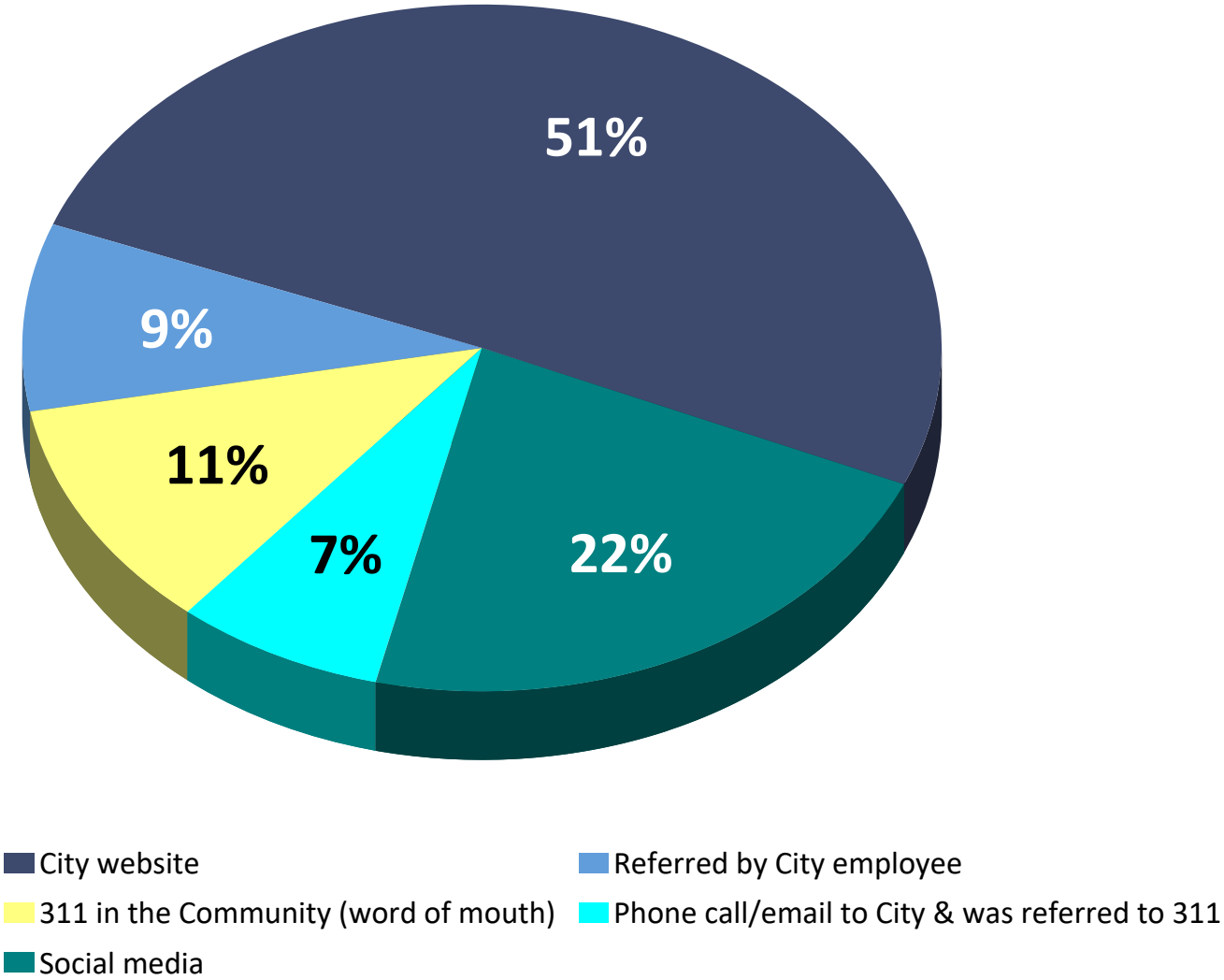
Q15b. How easy was it to contact 311?

by percentage of respondents who contacted the City's 311 during the past year (excluding "not provided")



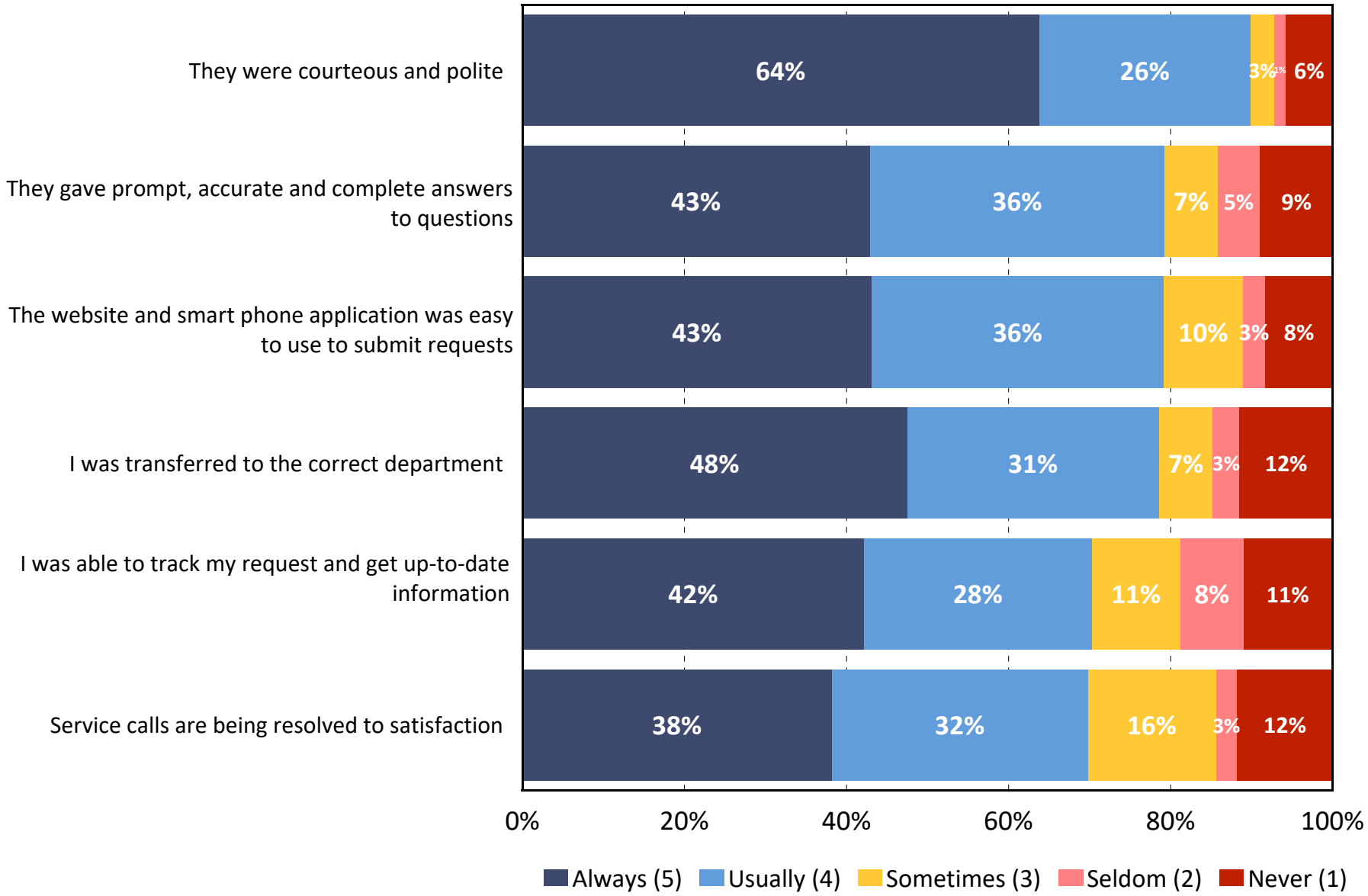
Q15c. How did you hear about the City of Burleson 311?

by percentage of respondents who contacted the City's 311 during the past year (excluding "not provided")



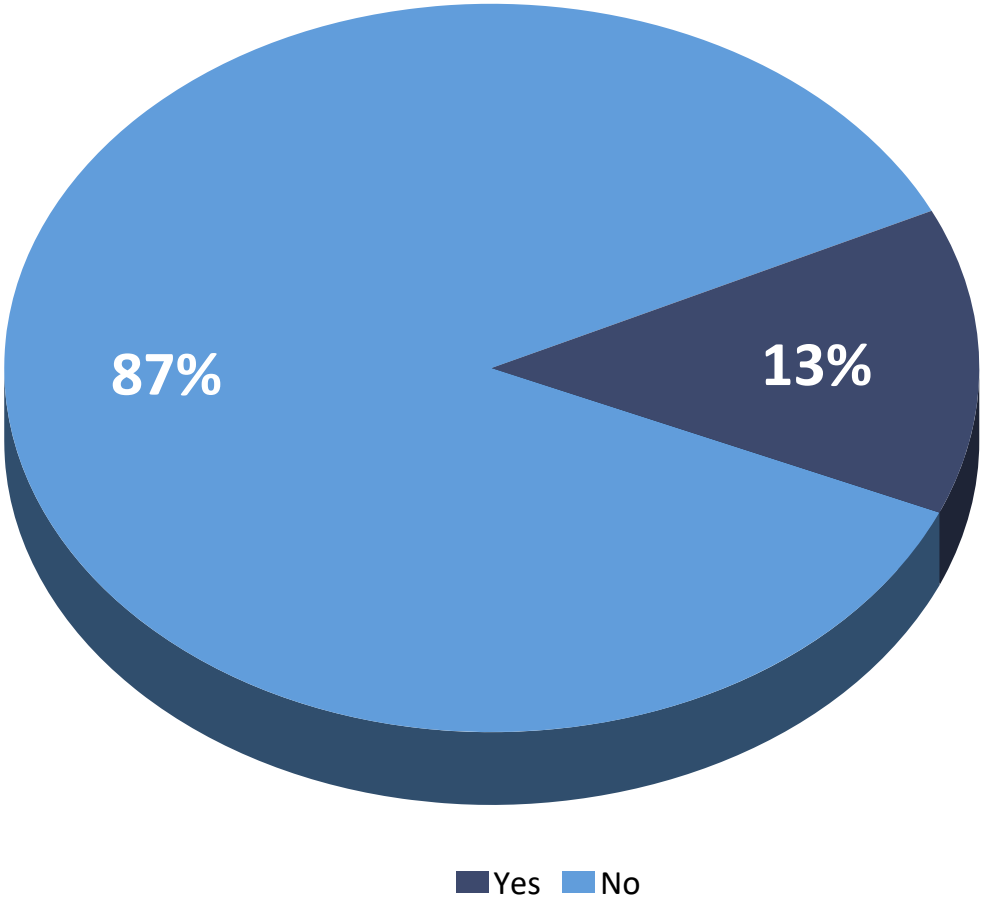
Q15d. Rate your experience with 311 in the past year:

by percentage of respondents who contacted the City's 311 during the past year and rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



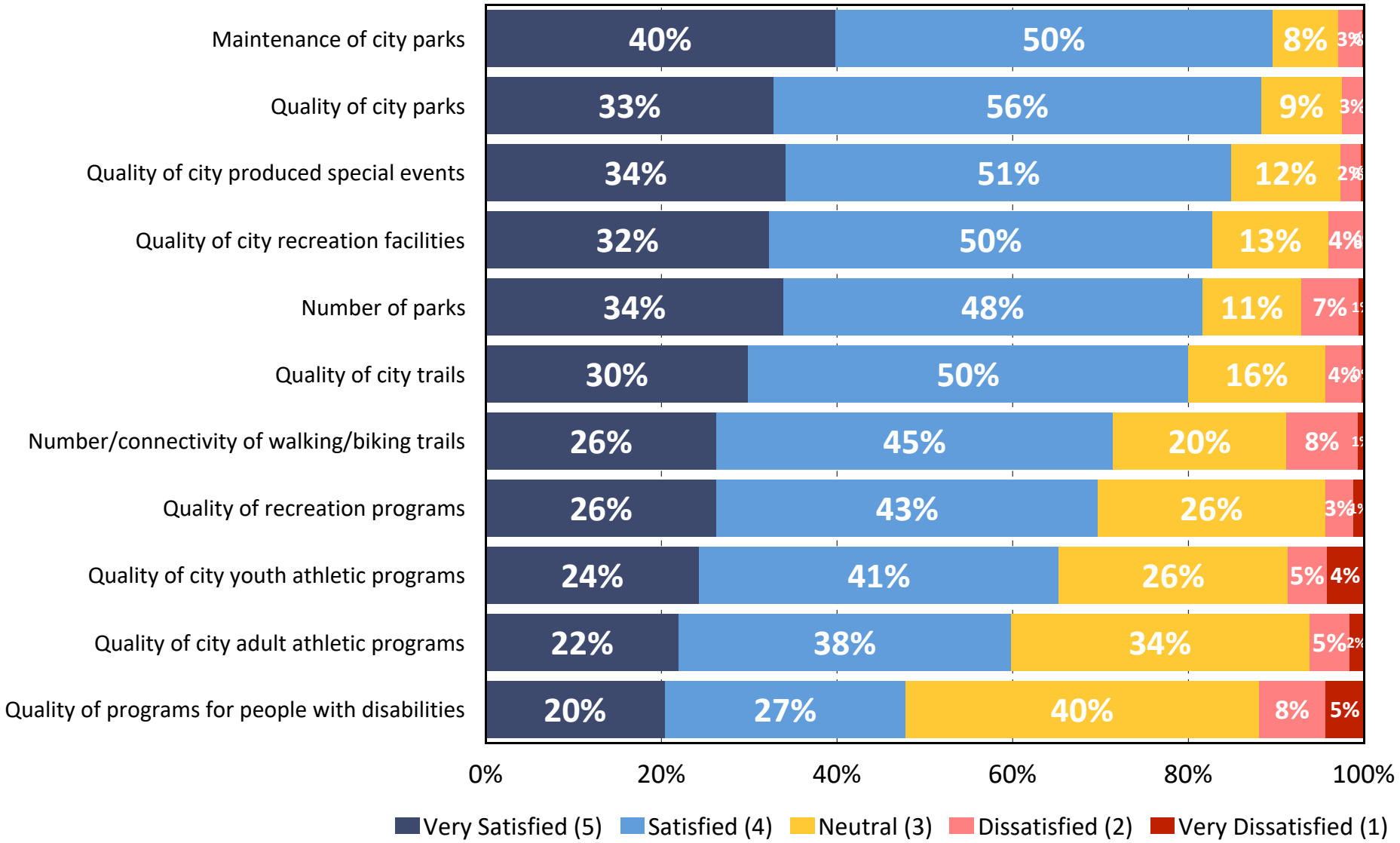
Q16. Do you ever watch the city's online broadcast of City Council or Planning & Zoning Commission meetings?

by percentage of respondents (excluding "not provided")



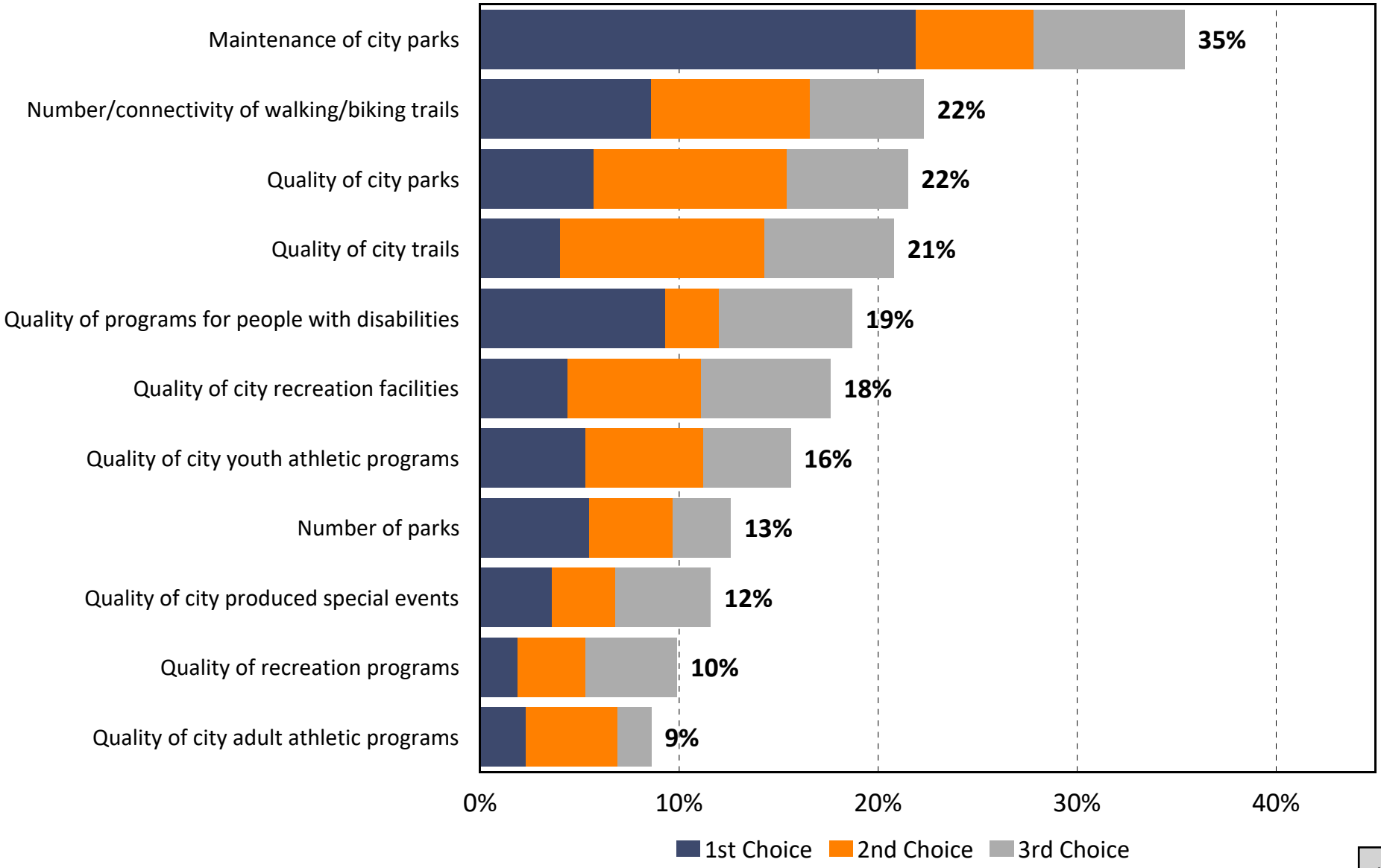
Q17. Satisfaction with the City's Parks and Recreation

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



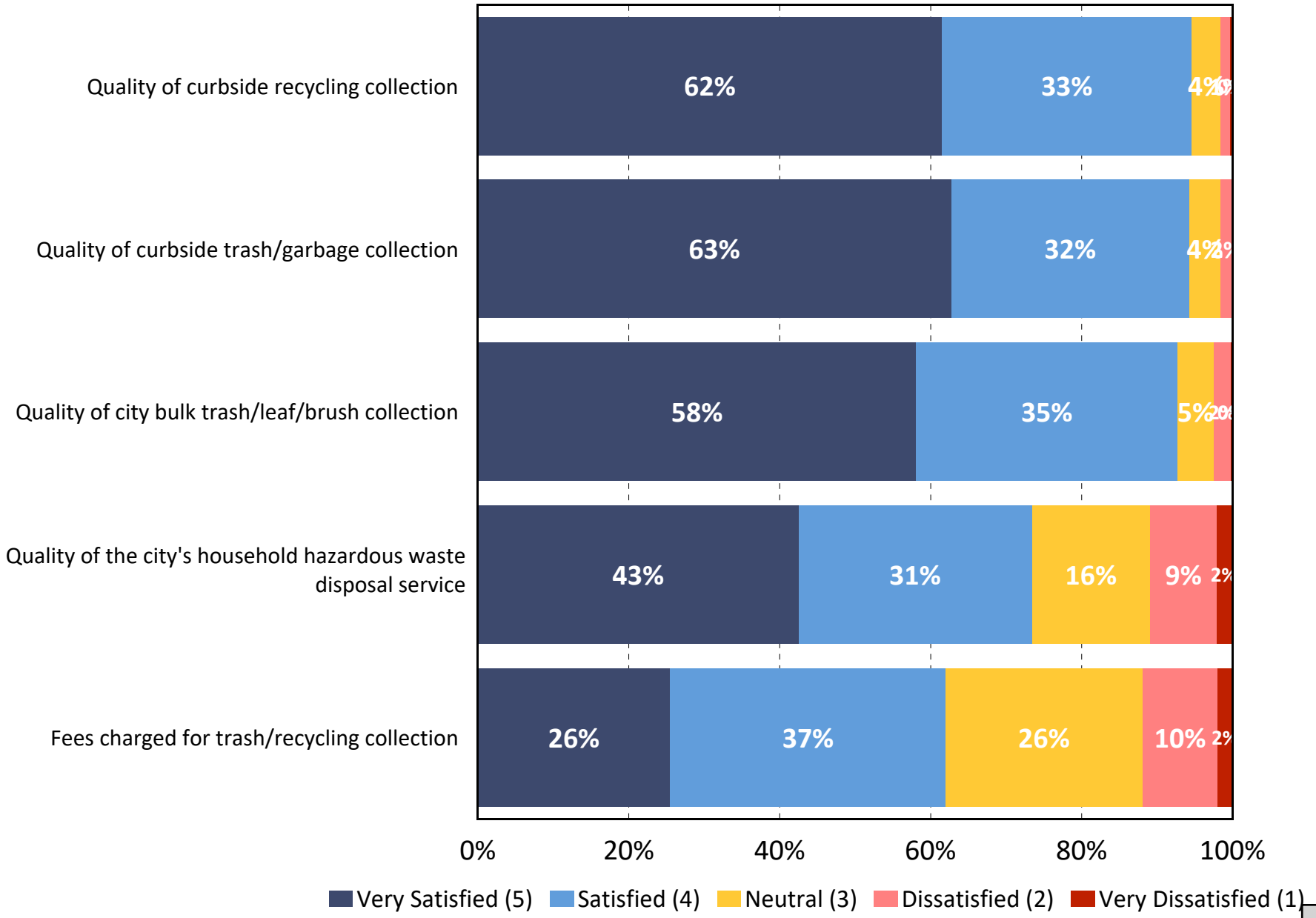
Q18. Parks and Recreation Services That Are Most Important for the City to Focus on Over the Next Year

by percentage of respondents who selected the item as one of their top three choices



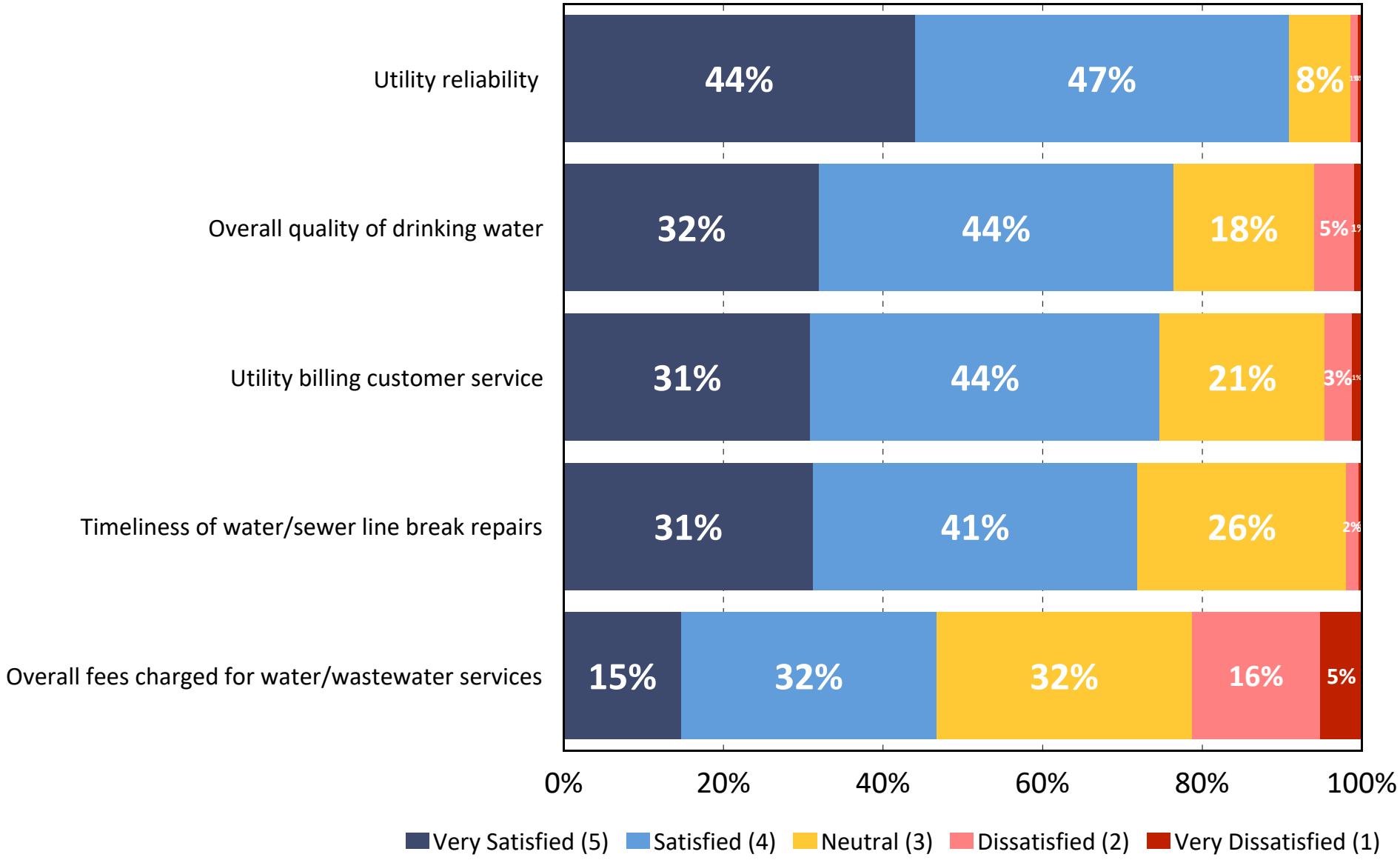
Q19. Satisfaction with the City's Refuse Collection

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



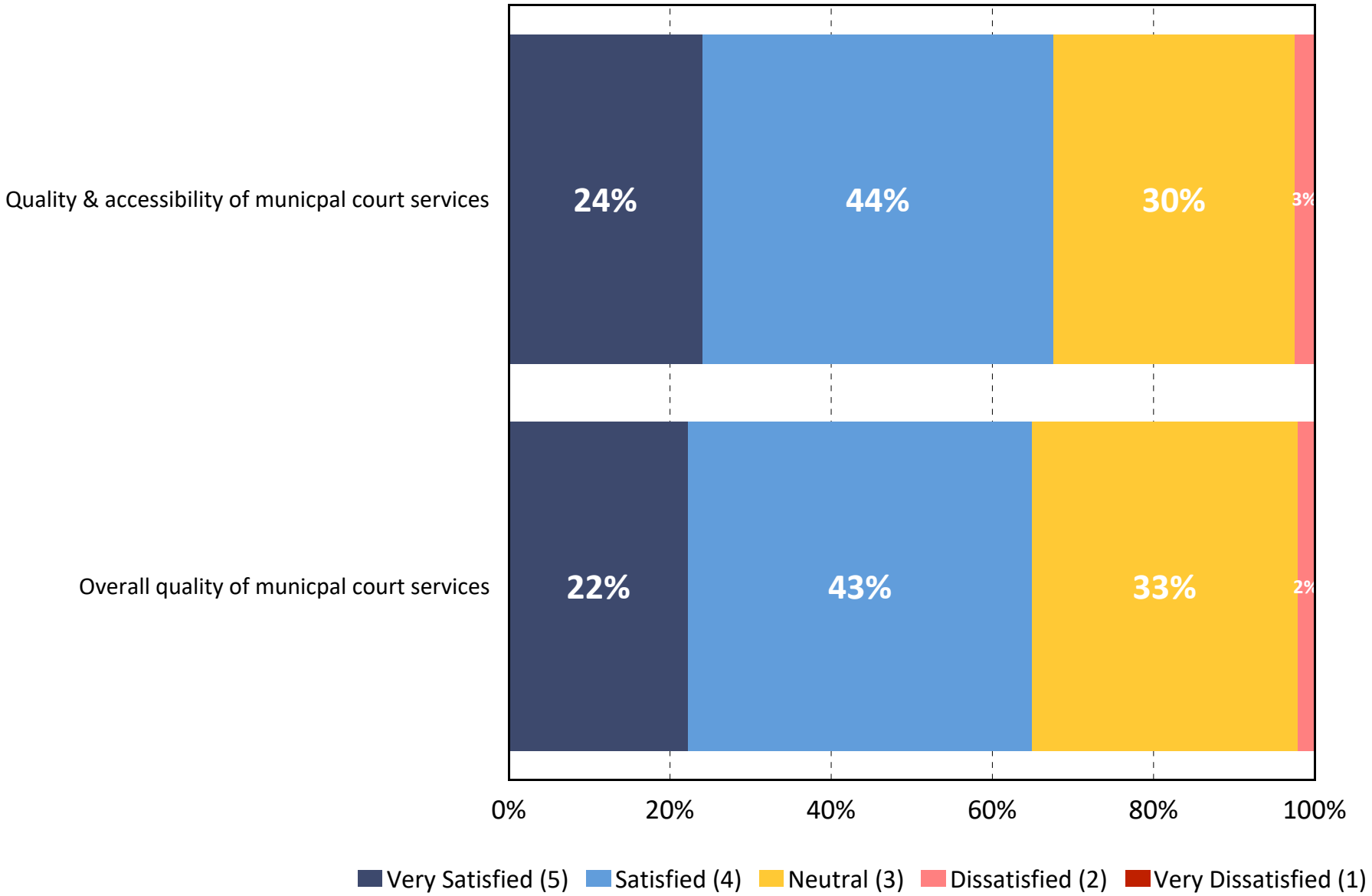
Q20. Satisfaction with City Utilities Services

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



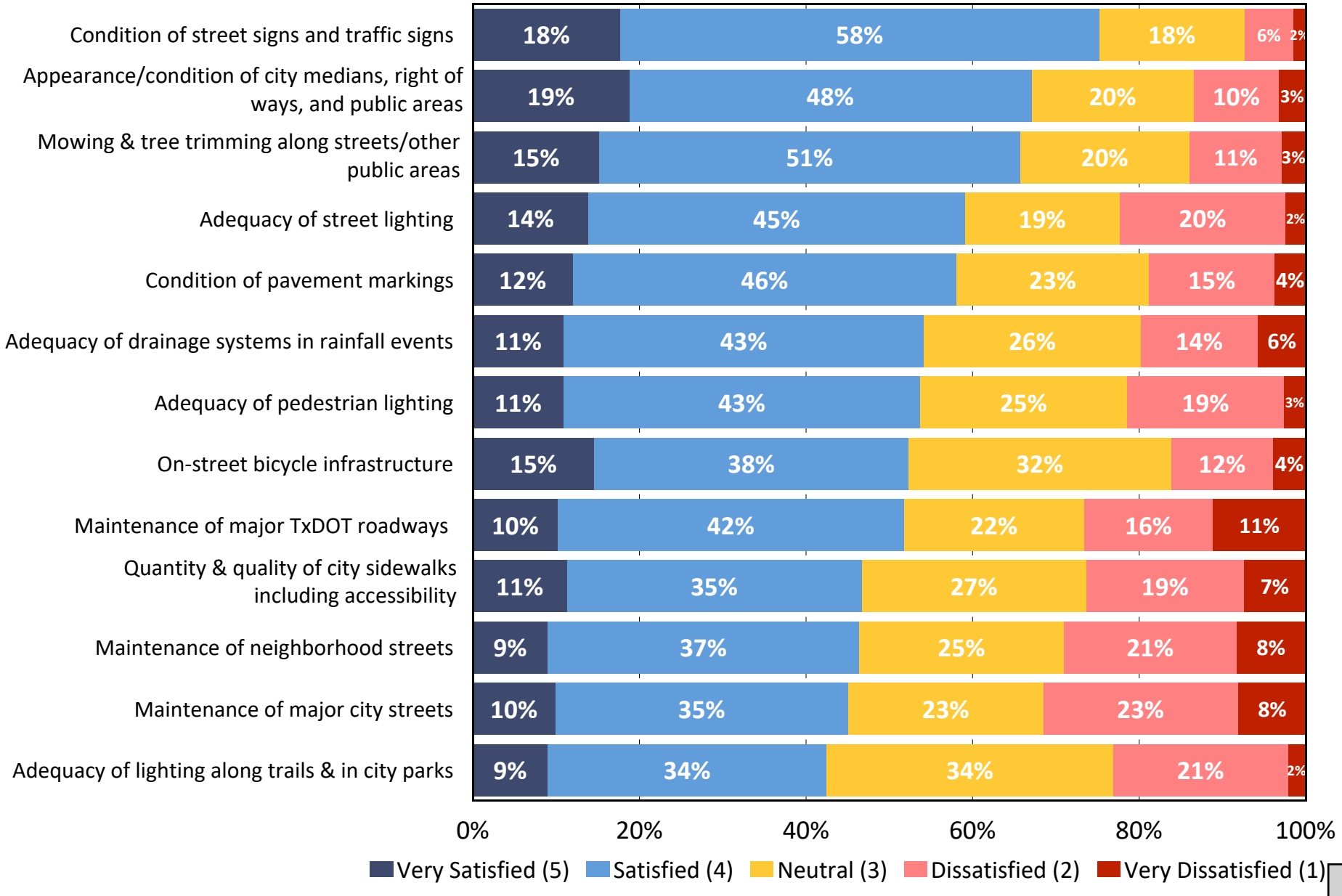
Q21. Satisfaction with the City's Court services

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



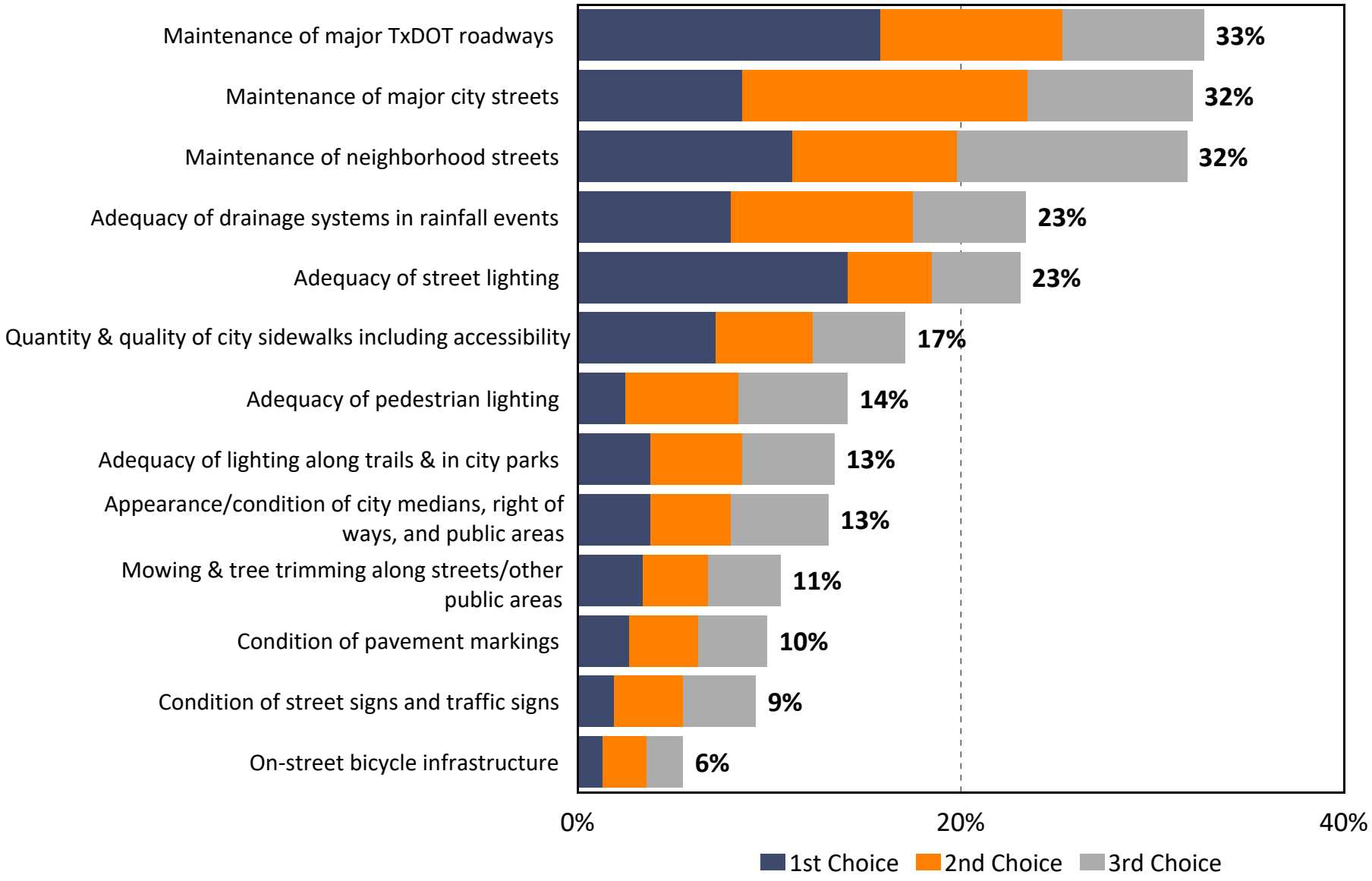
Q22. Satisfaction with City Infrastructure

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



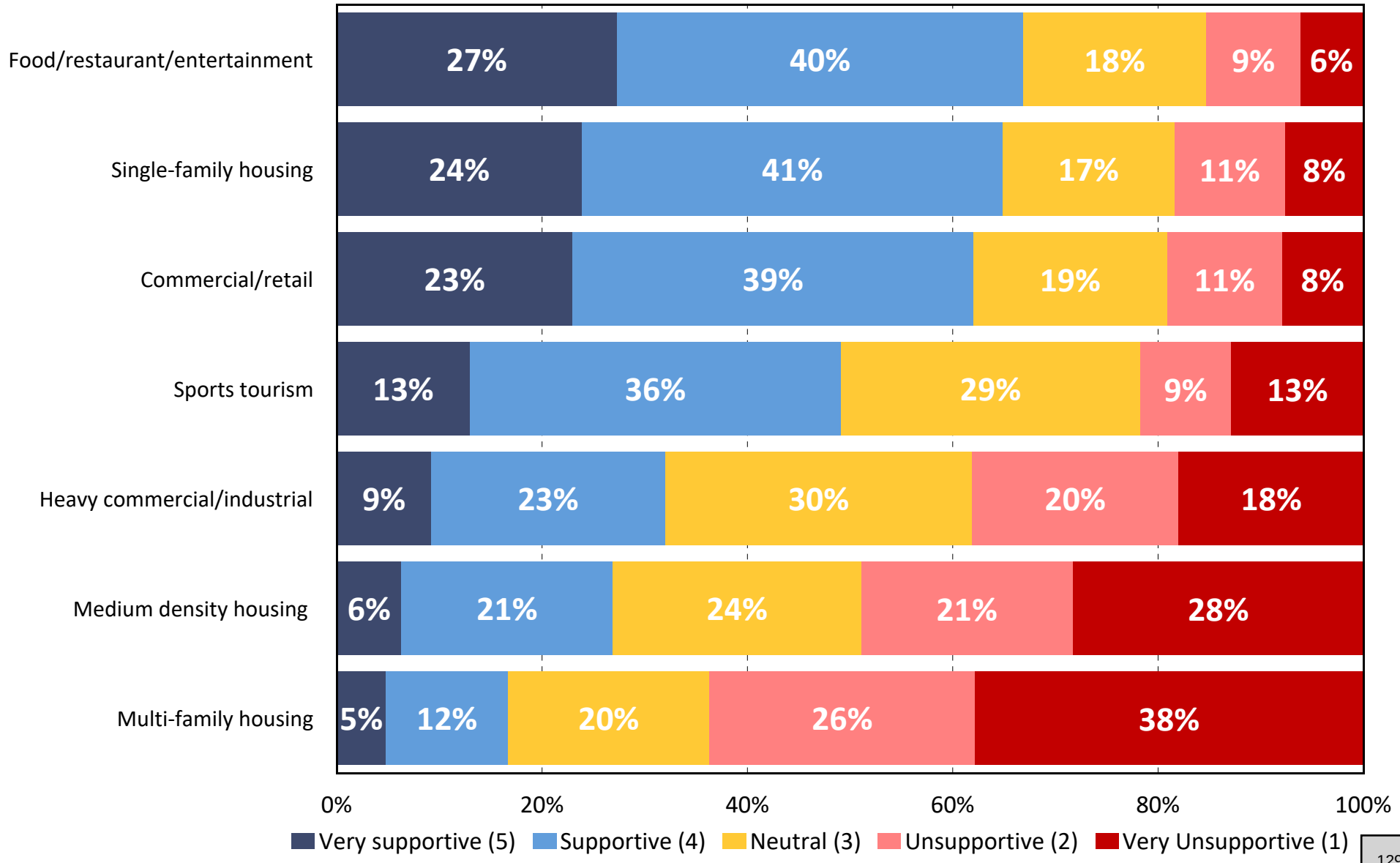
Q23. City Infrastructure Services That Are Most Important for the City to Focus on Over the Next Year

by percentage of respondents who selected the item as one of their top three choices



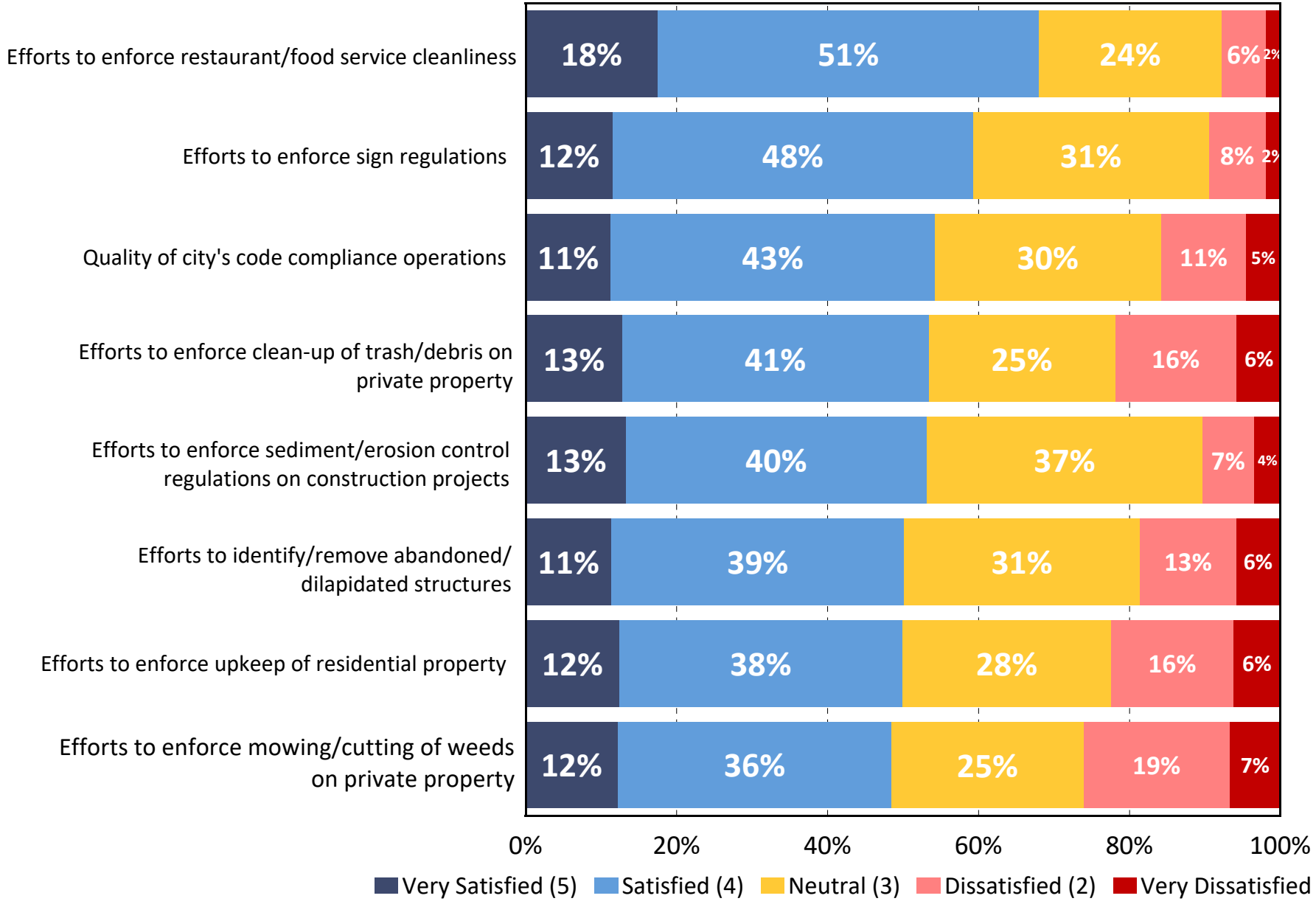
Q24. Support for Economic Development and Development Services

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



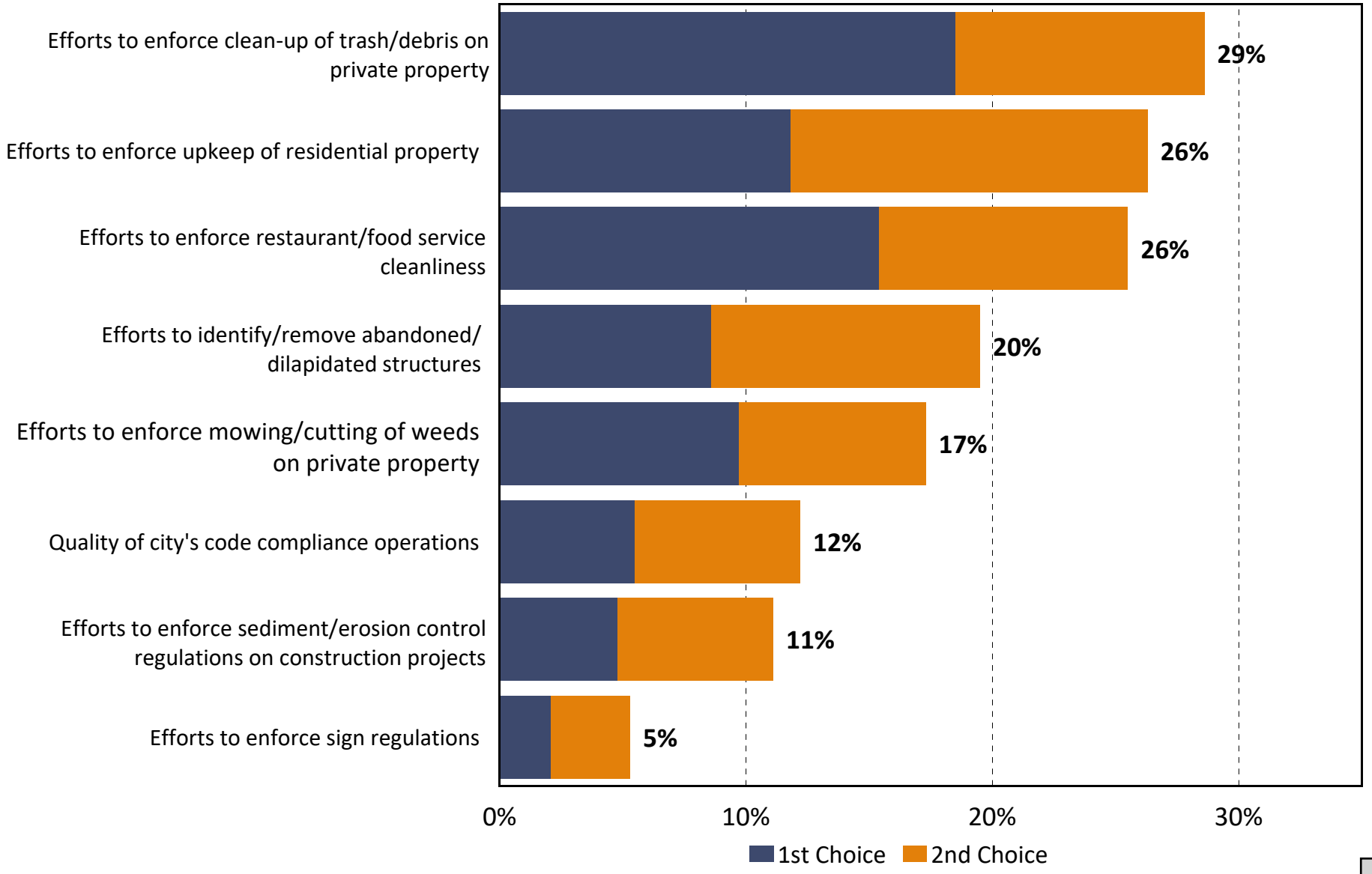
Q25. Satisfaction with City Codes

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



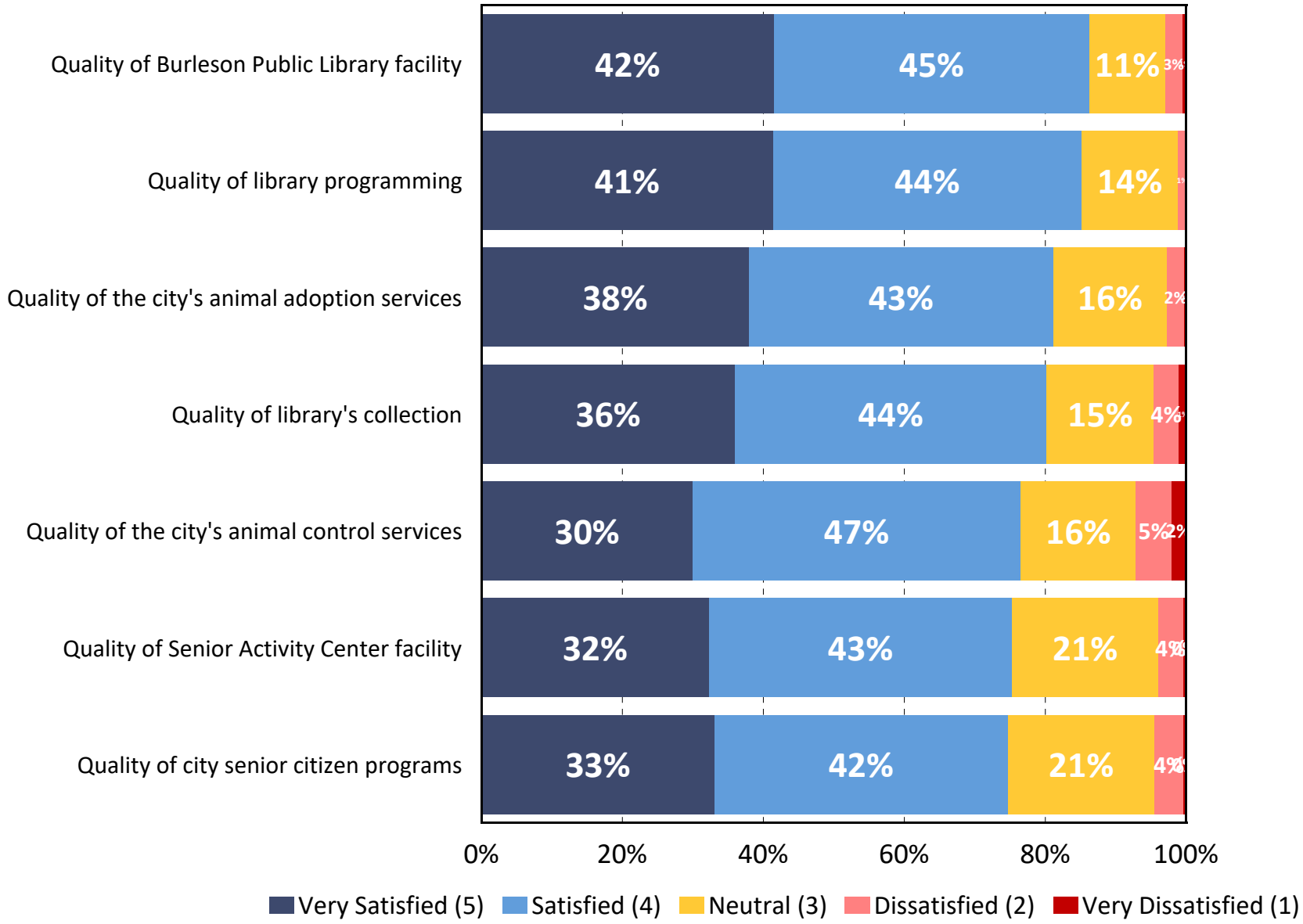
Q26. City Code Services That Are Most Important for the City to Focus on Over the Next Year

by percentage of respondents who selected the item as one of their top two choices



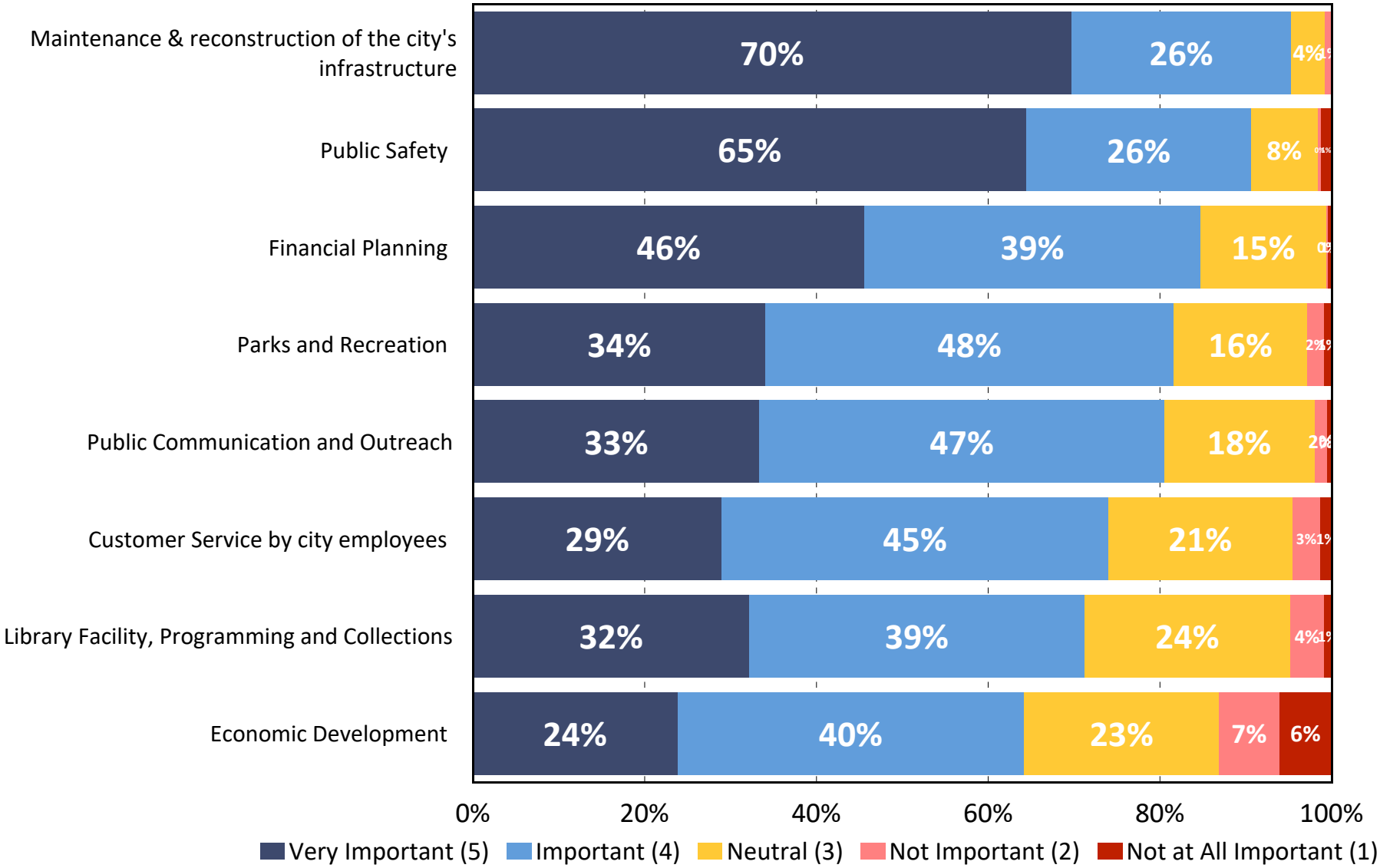
Q27. Satisfaction with Community Services

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



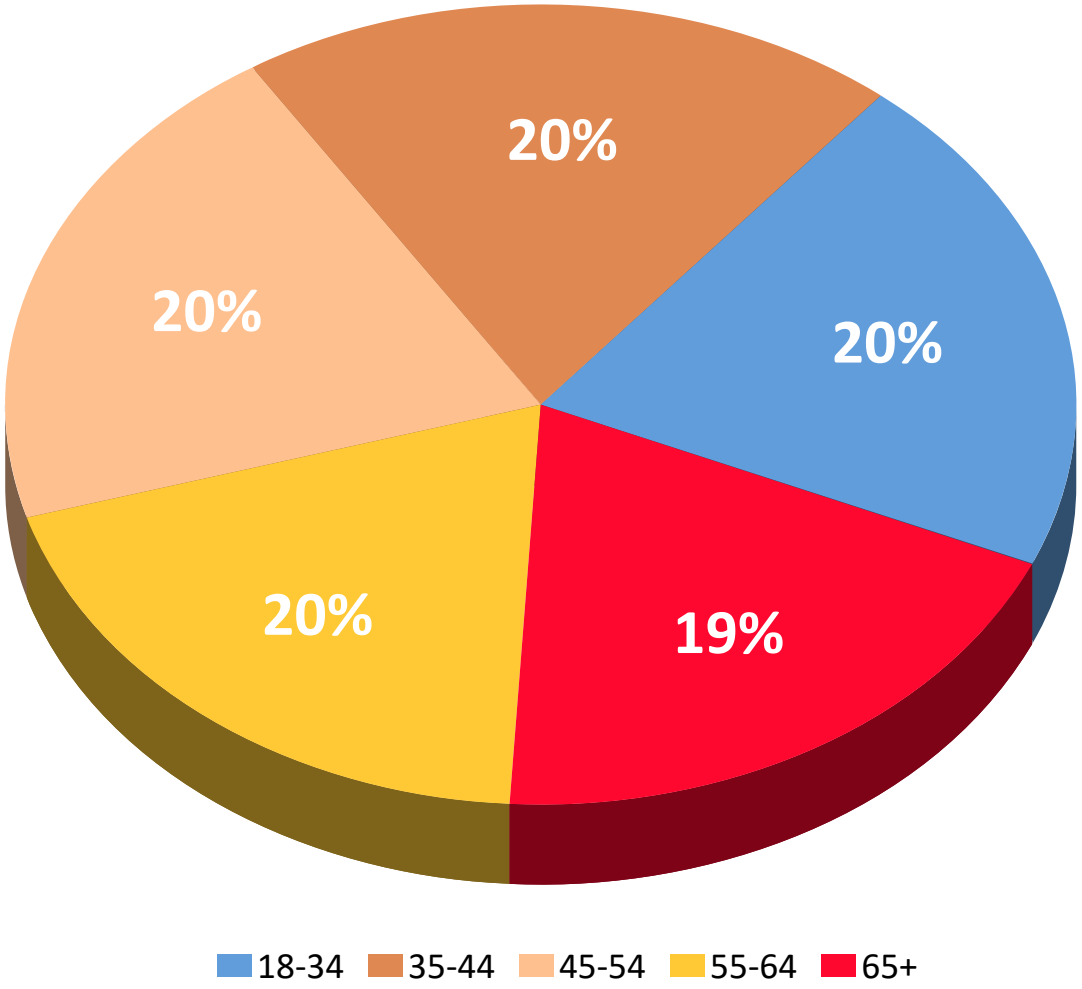
Q28. Importance of Funding the Following Areas with the City's Tax Dollars

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding "don't know")



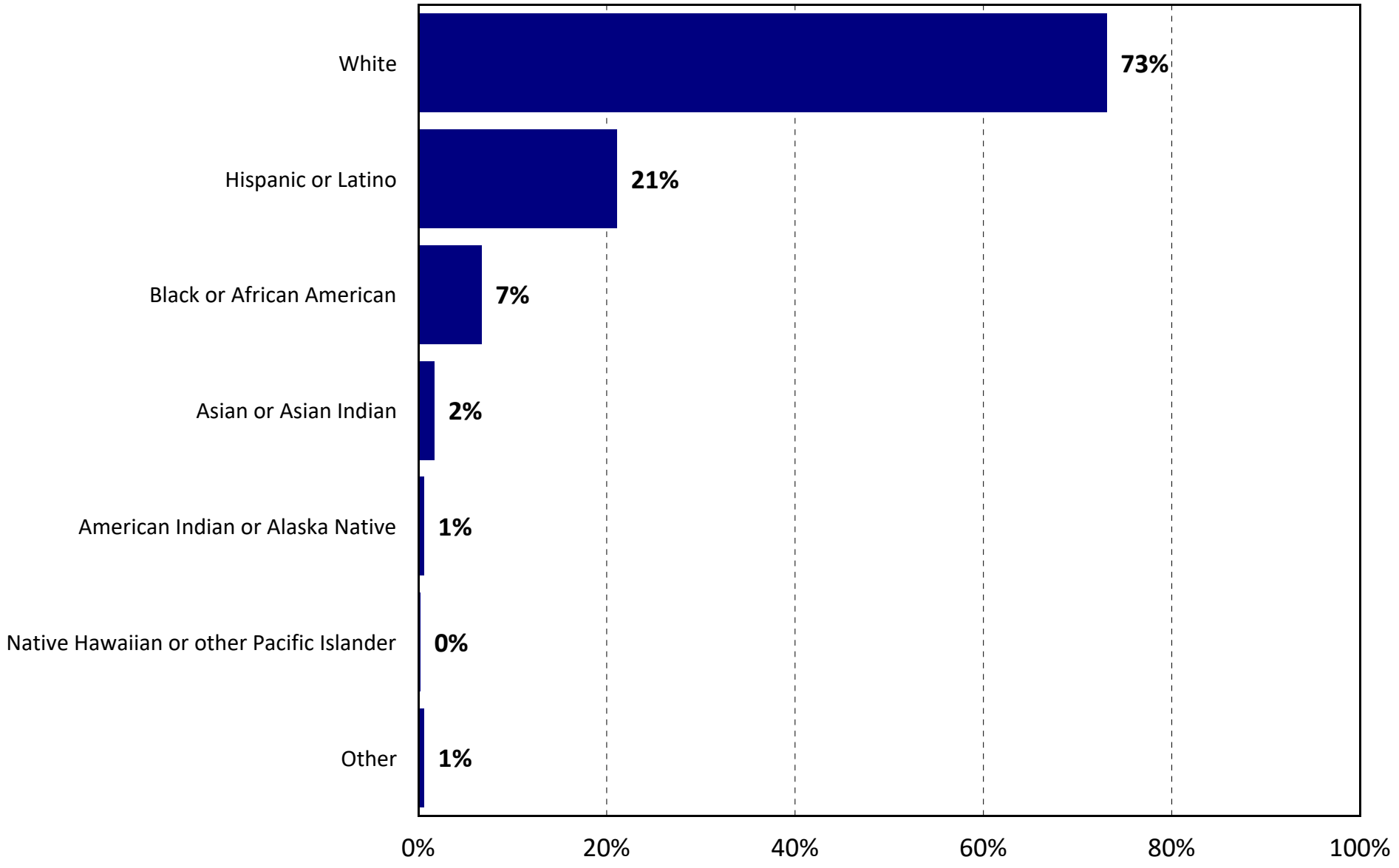
Q29. Demographics: Age

by percentage of respondents



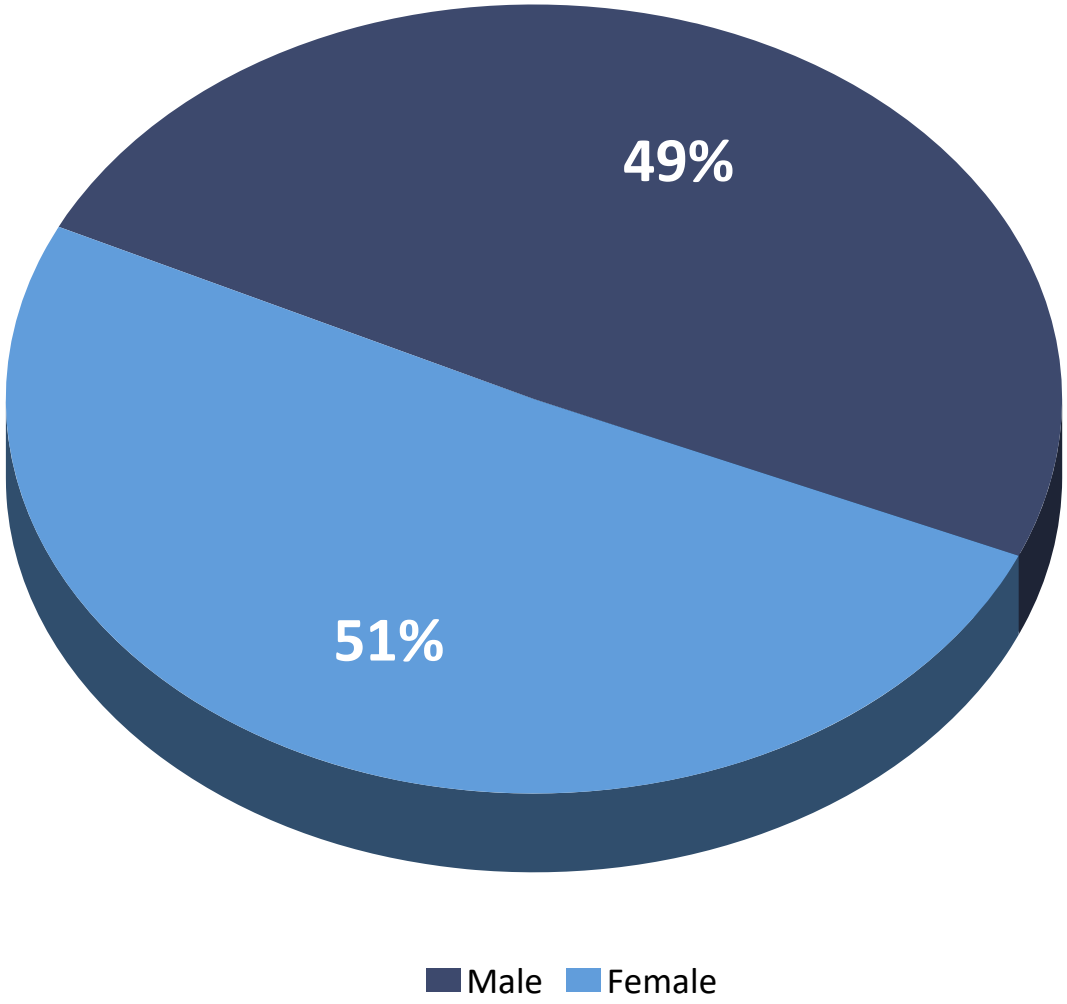
Q30. Demographics: Race/Ethnicity

by percentage of respondents (multiple selections could be made)



Q31. Demographics: Gender

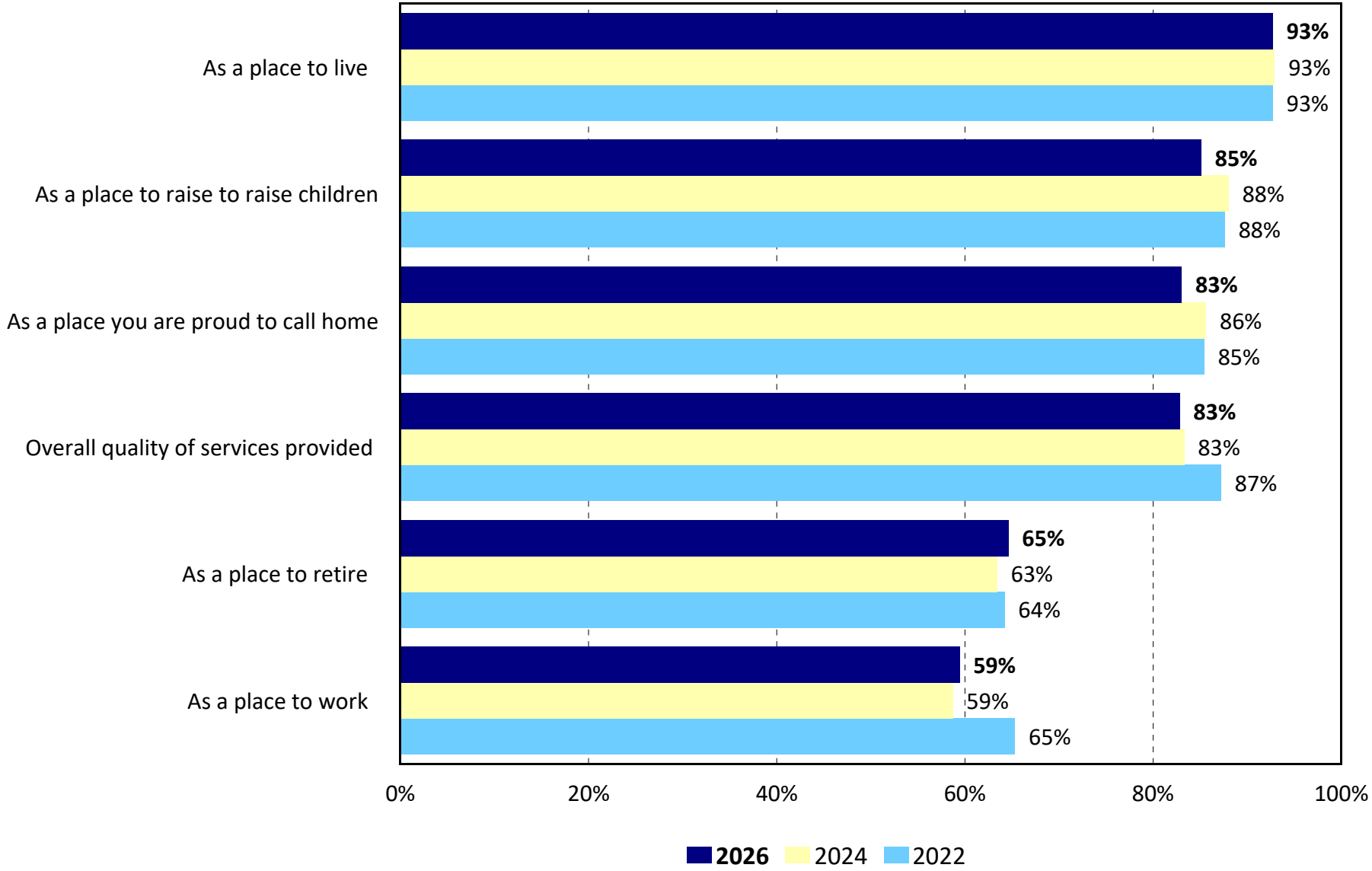
by percentage of respondents



2 Trend Charts

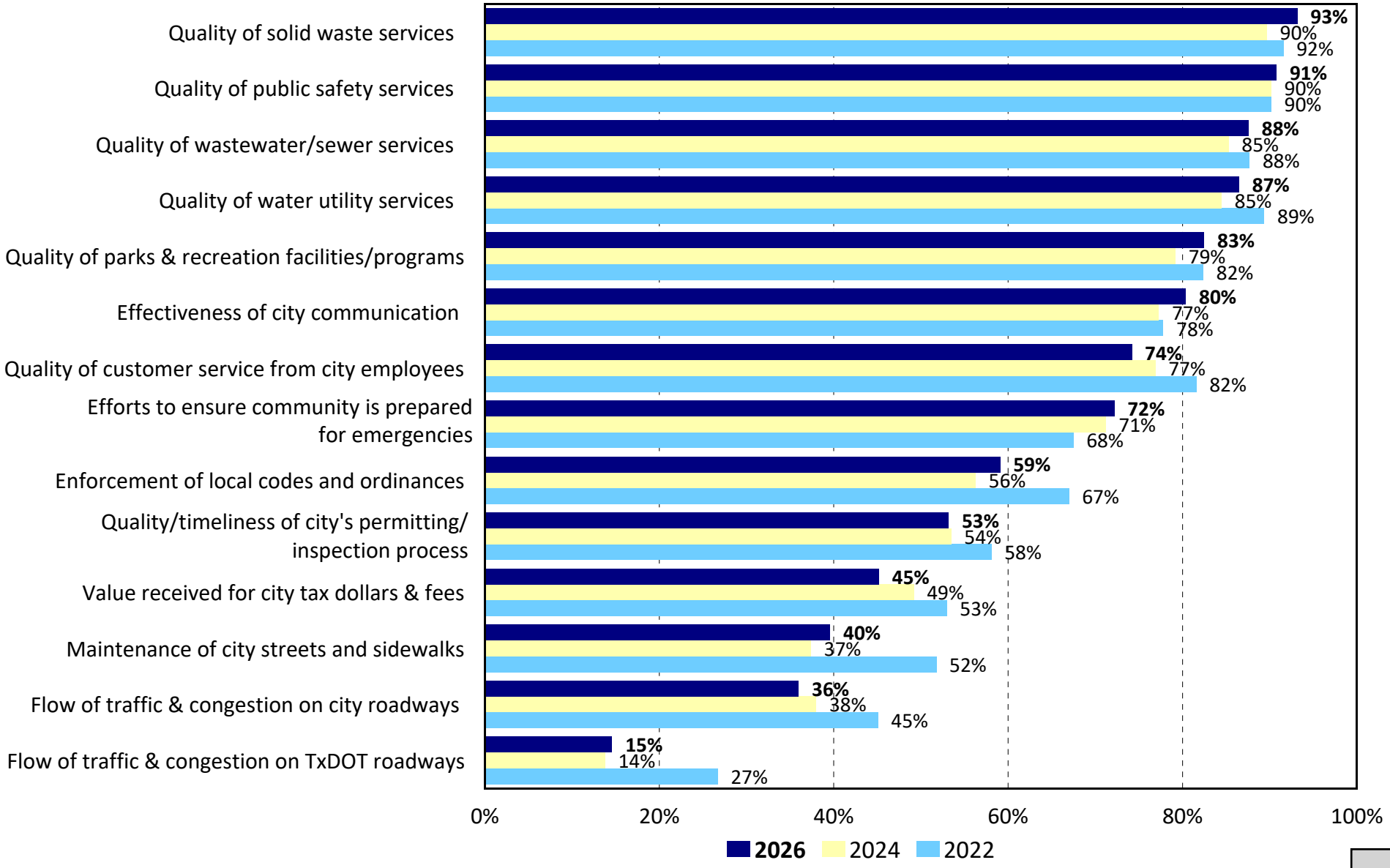
Trends: Overall Ratings of the City of Burleson 2022 to 2026

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding "don't know")



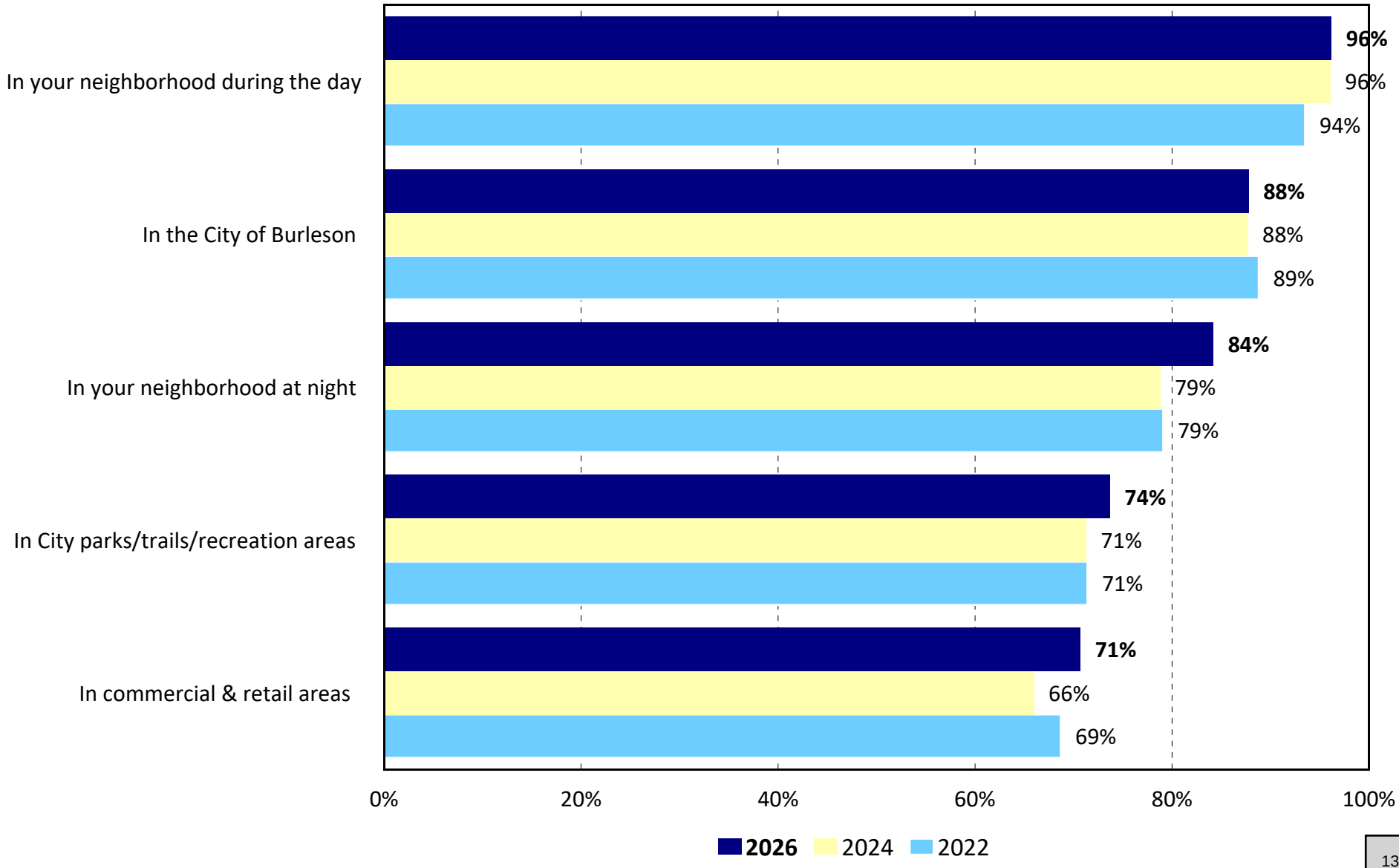
Trends: Satisfaction with the City's Major Services 2022 to 2026

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding "don't know")



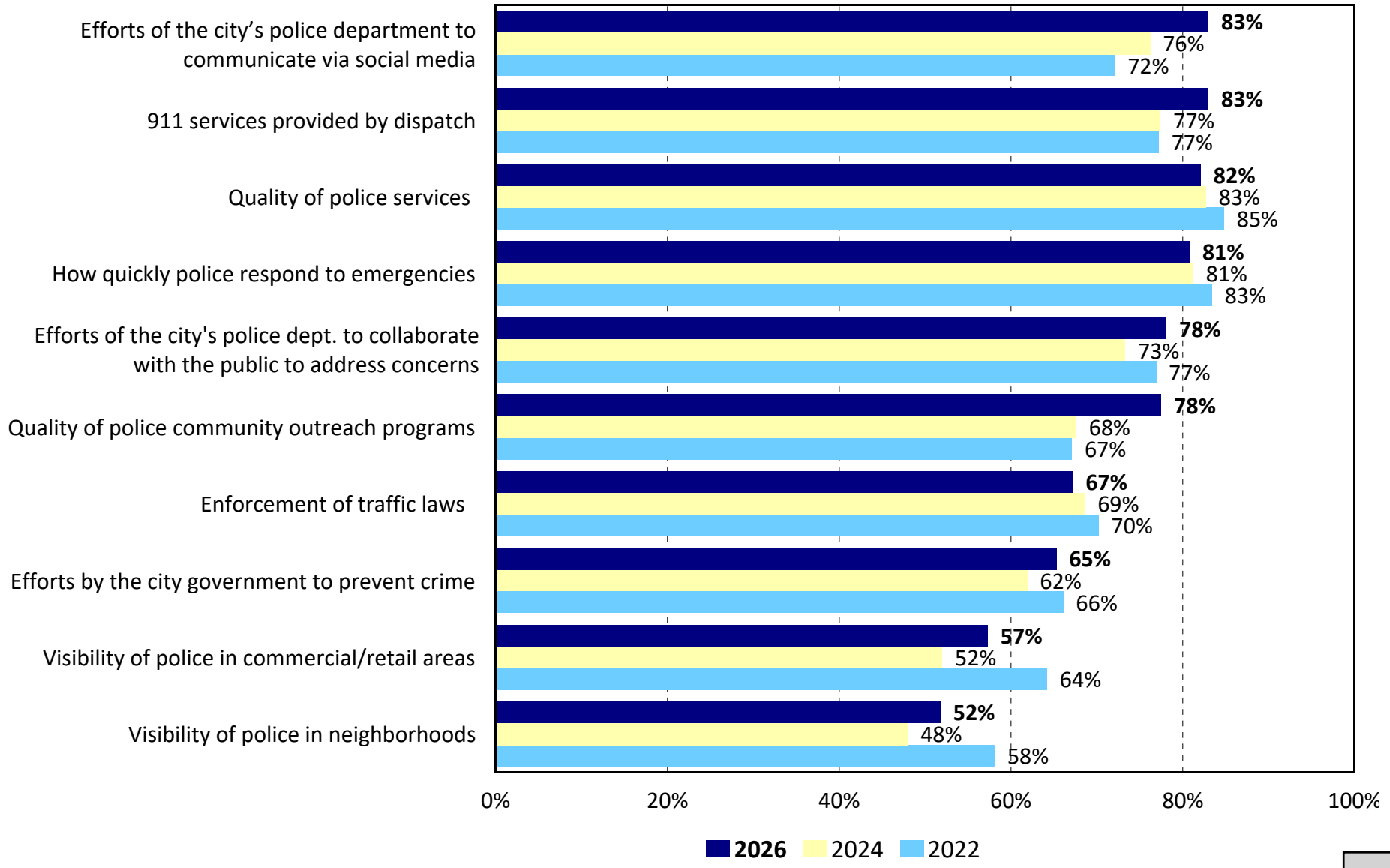
Trends: Feeling of Safety in the City of Burleson 2022 to 2026

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding "don't know")



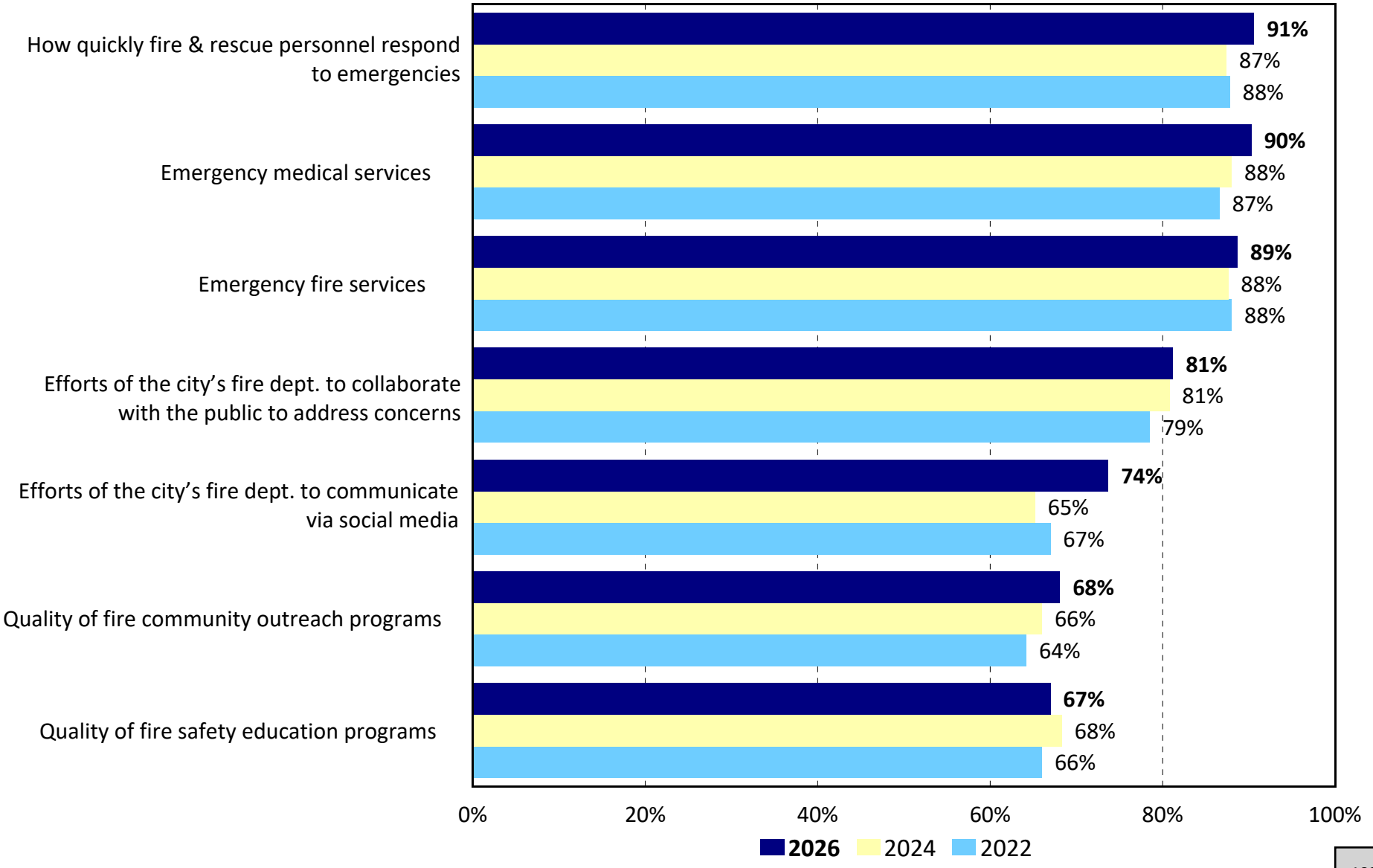
Trends: Satisfaction with Police Services 2022 to 2026

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding "don't know")



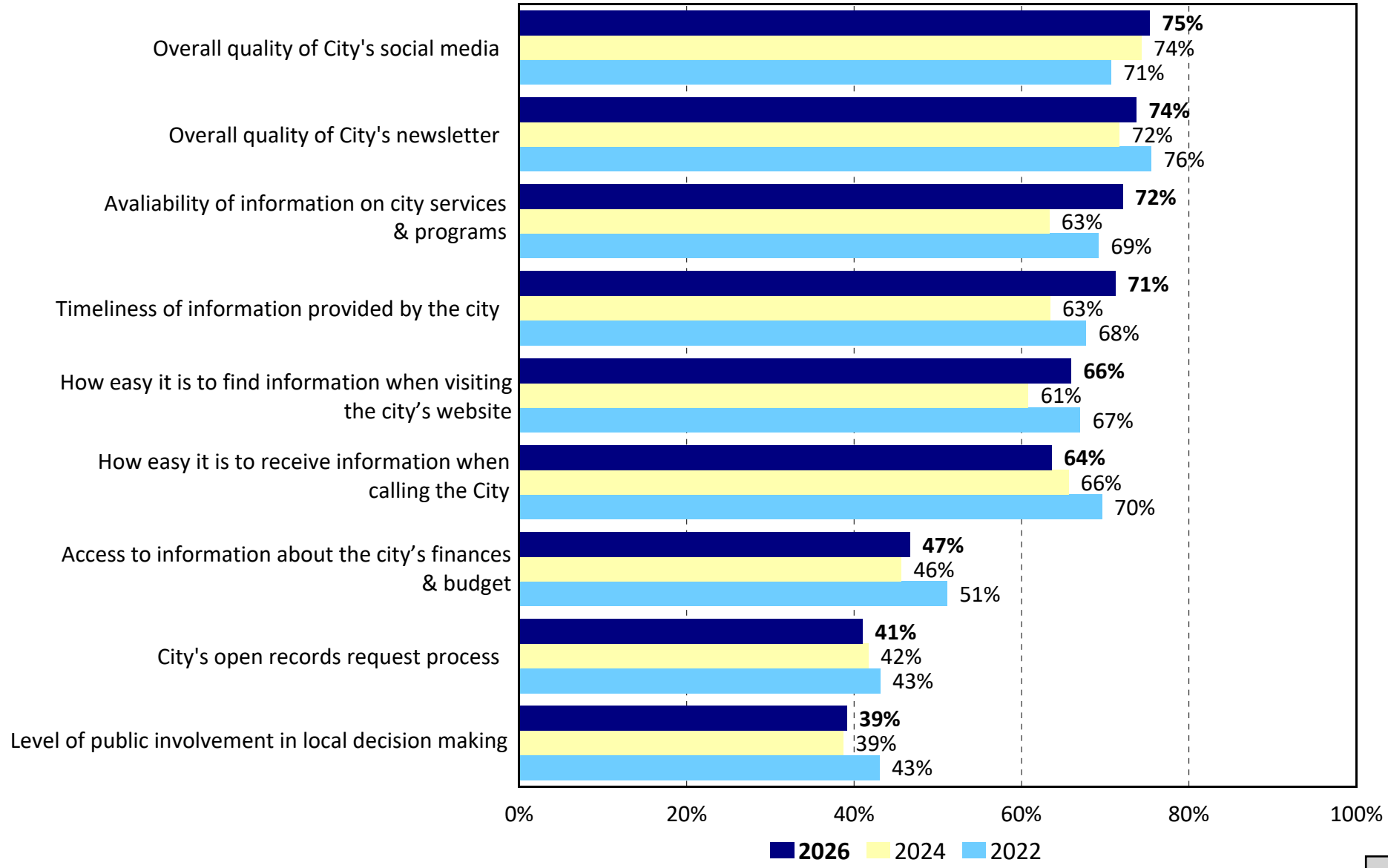
Trends: Satisfaction with Fire Services 2022 to 2026

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding "don't know")



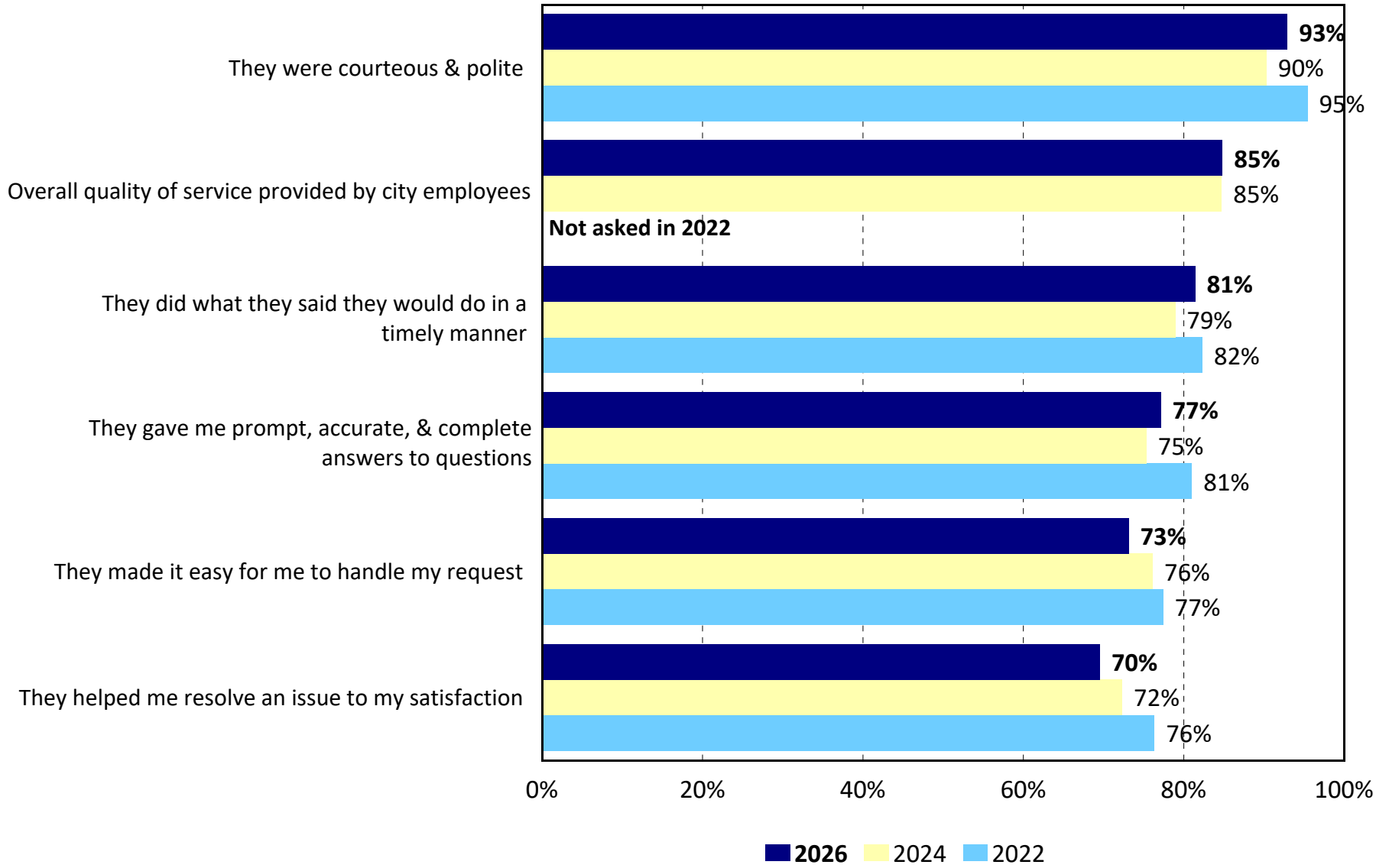
Trends: Satisfaction with the City's Communication 2022 to 2026

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding "don't know")



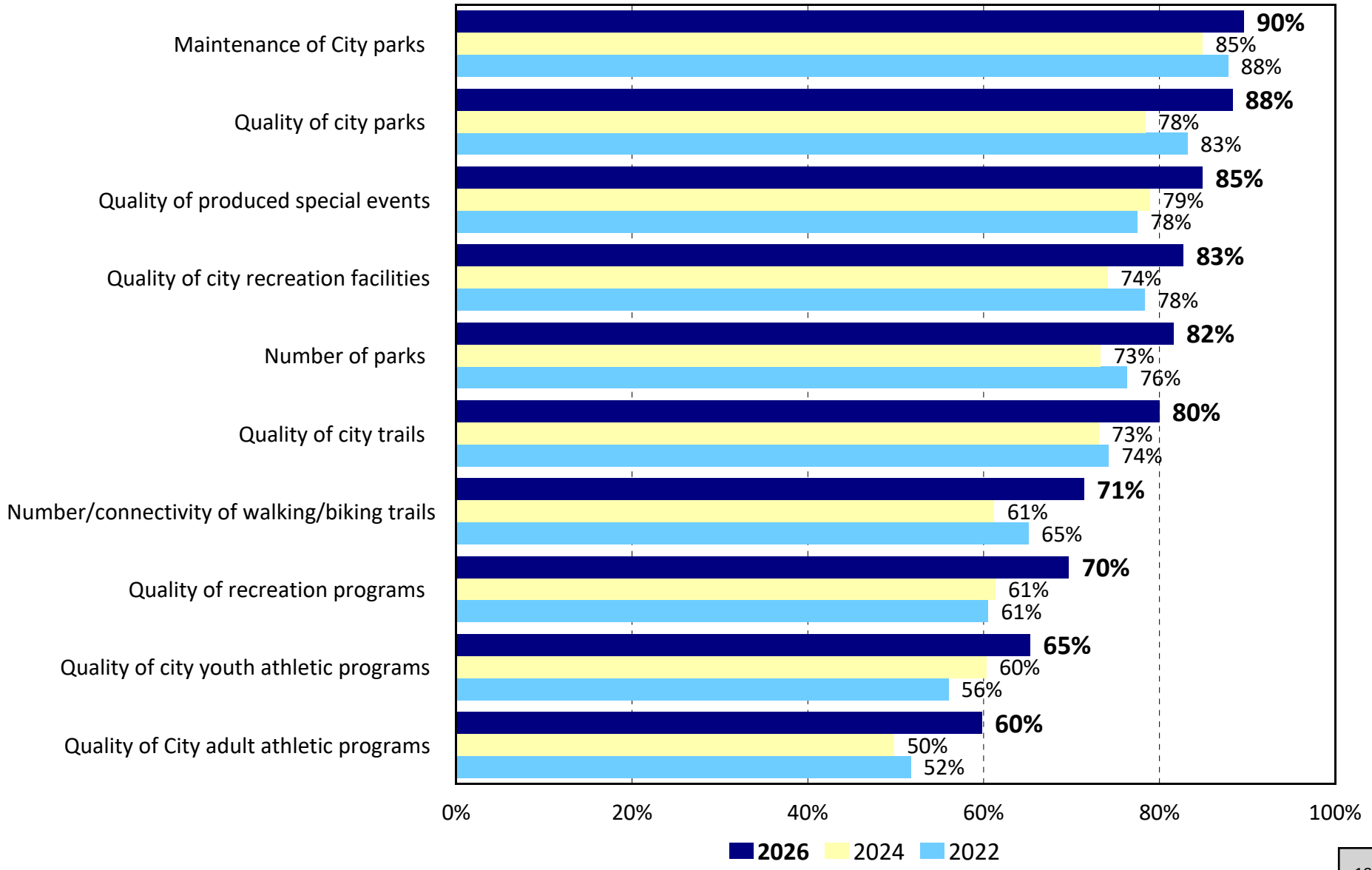
Trends: Frequency of the Following Aspects of Customer Service from City Employees - 2022 to 2026

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding "don't know")



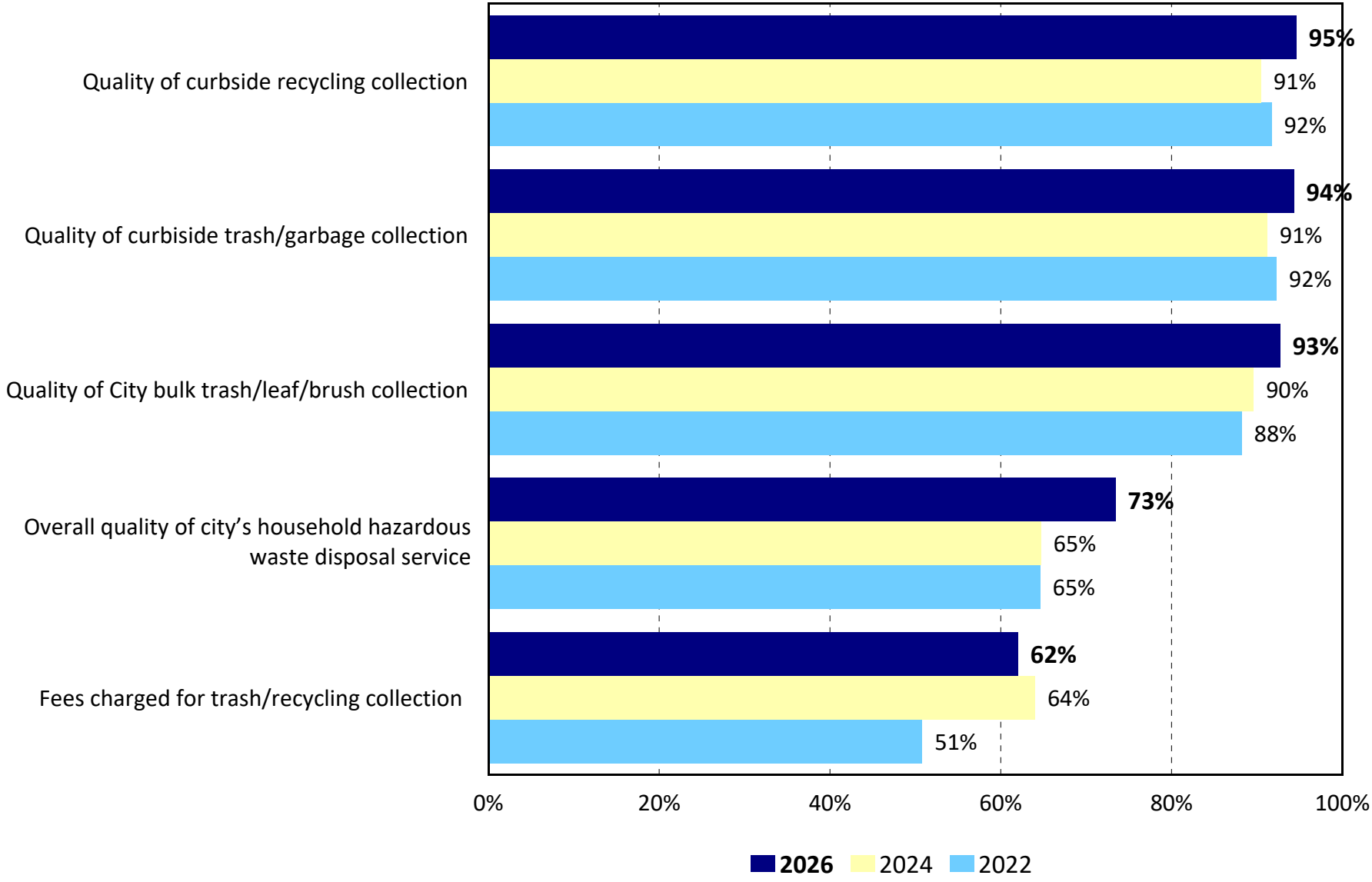
Trends: Satisfaction with Parks & Recreation 2022 to 2026

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding "don't know")



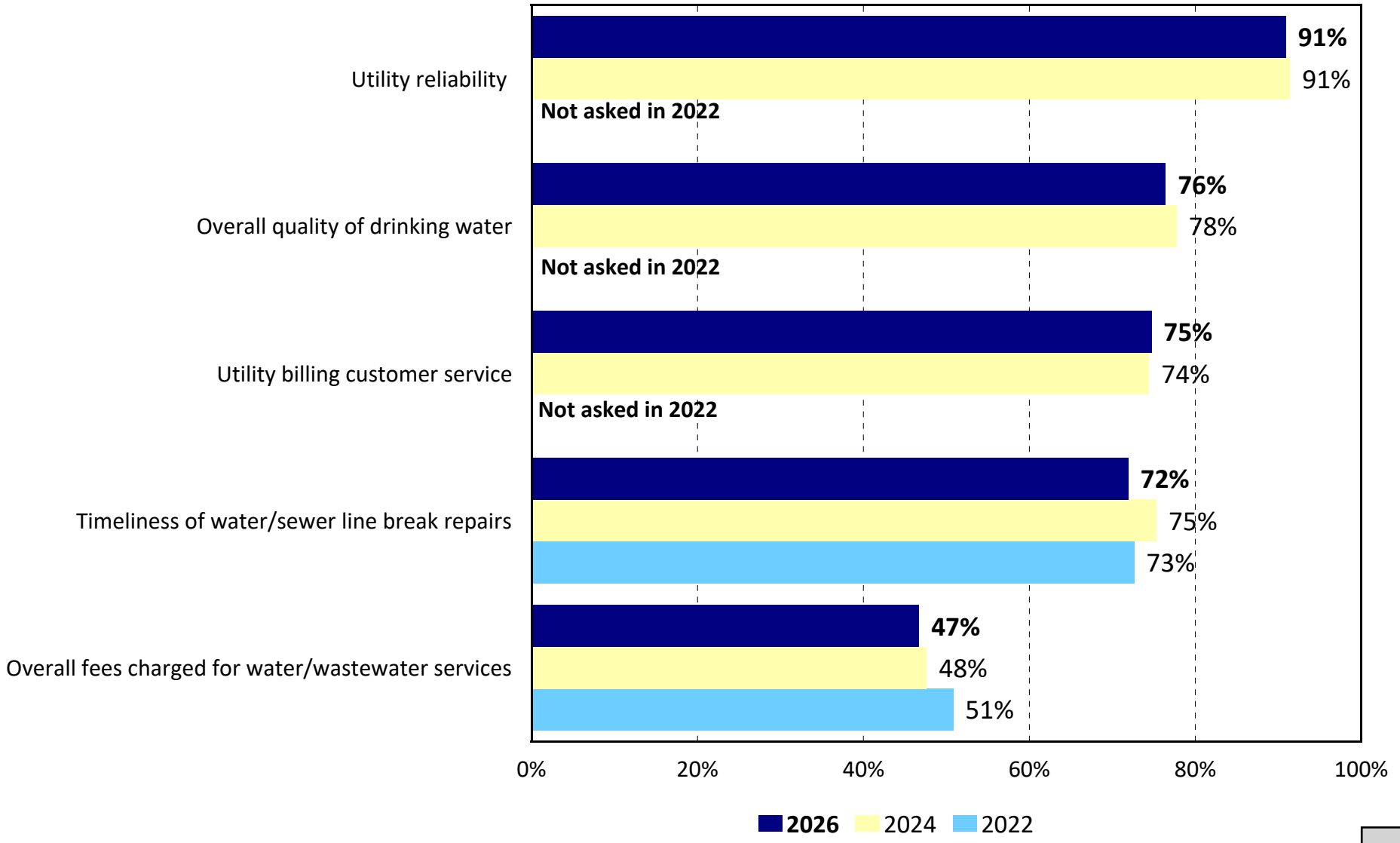
Trends: Satisfaction with Refuse Collection 2022 to 2026

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding "don't know")



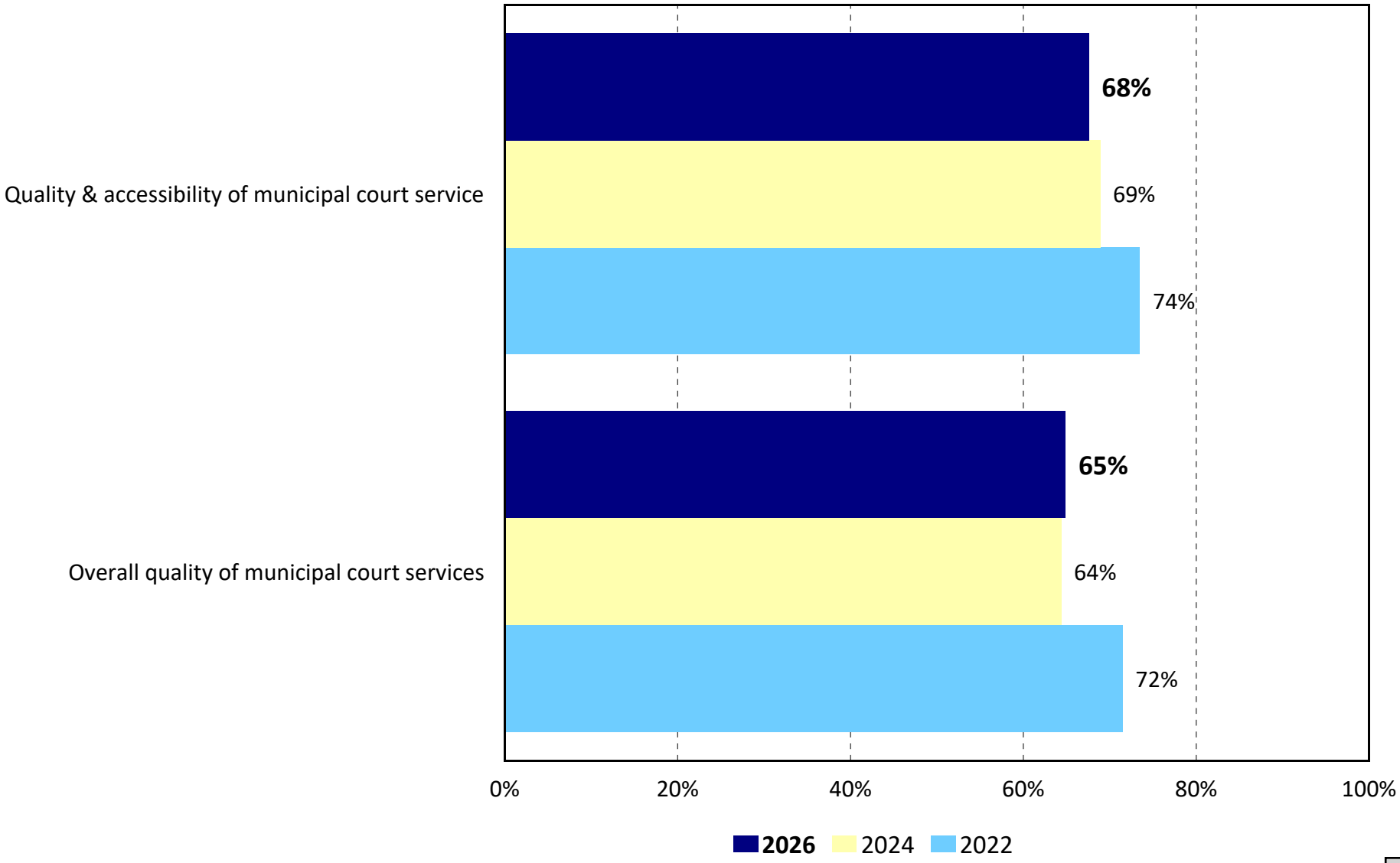
Trends: Satisfaction with Utilities Services 2022 to 2026

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding "don't know")



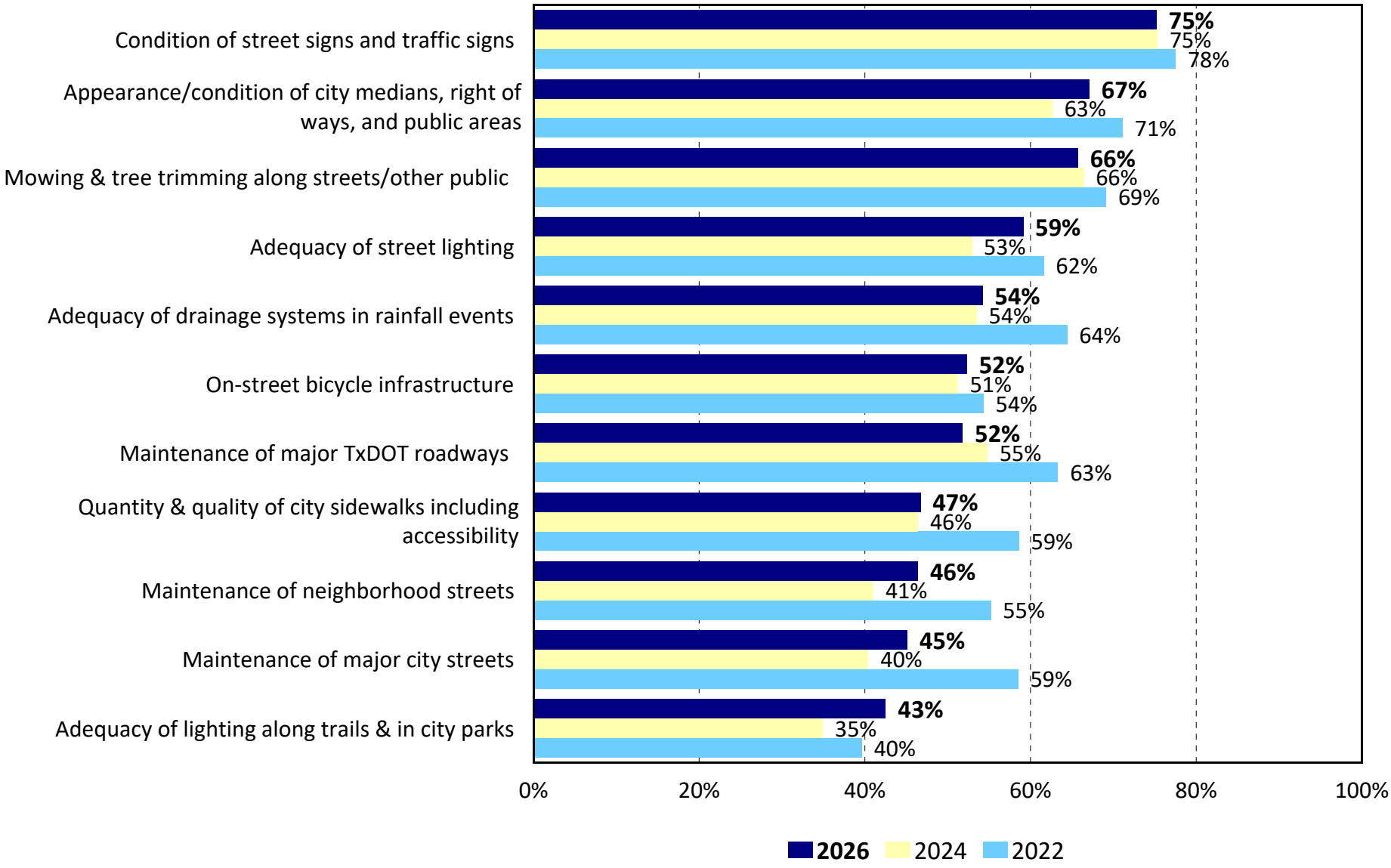
Trends: Satisfaction with Court Services 2022 to 2026

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding "don't know")



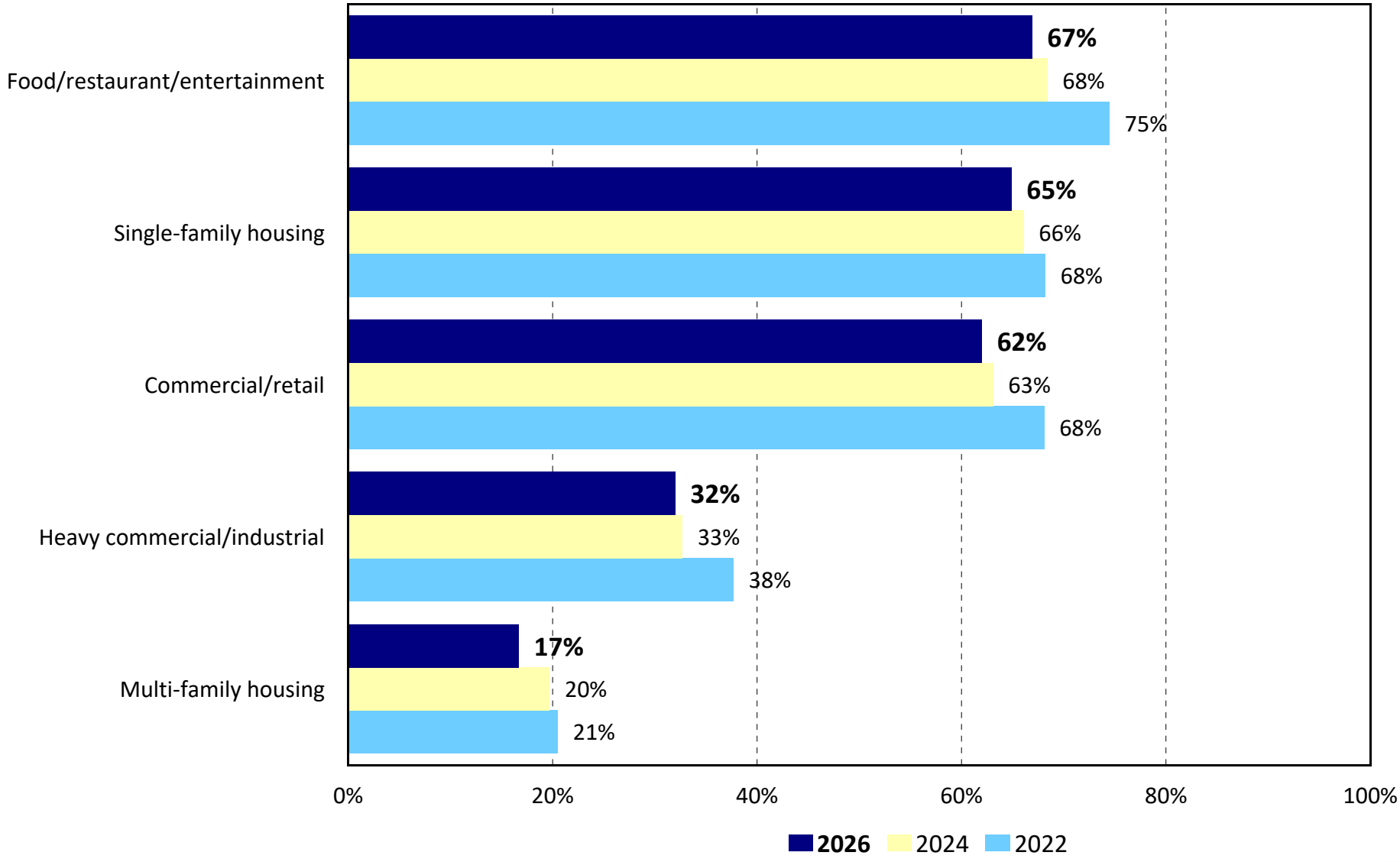
Trends: Satisfaction with Infrastructure Services 2022 to 2026

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding "don't know")



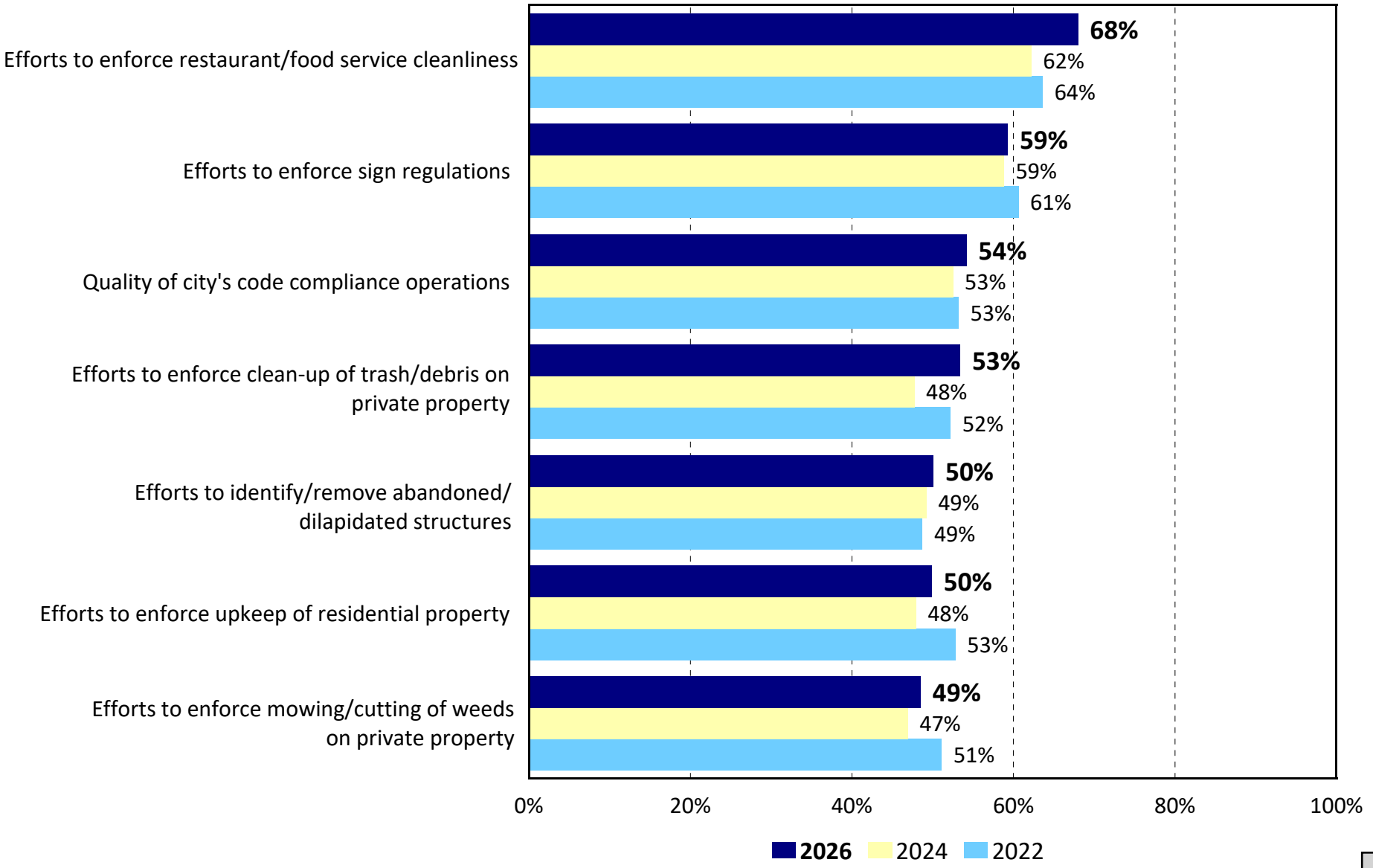
Trends: Support for Economic Development and Development Services - 2022 to 2026

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding "don't know")



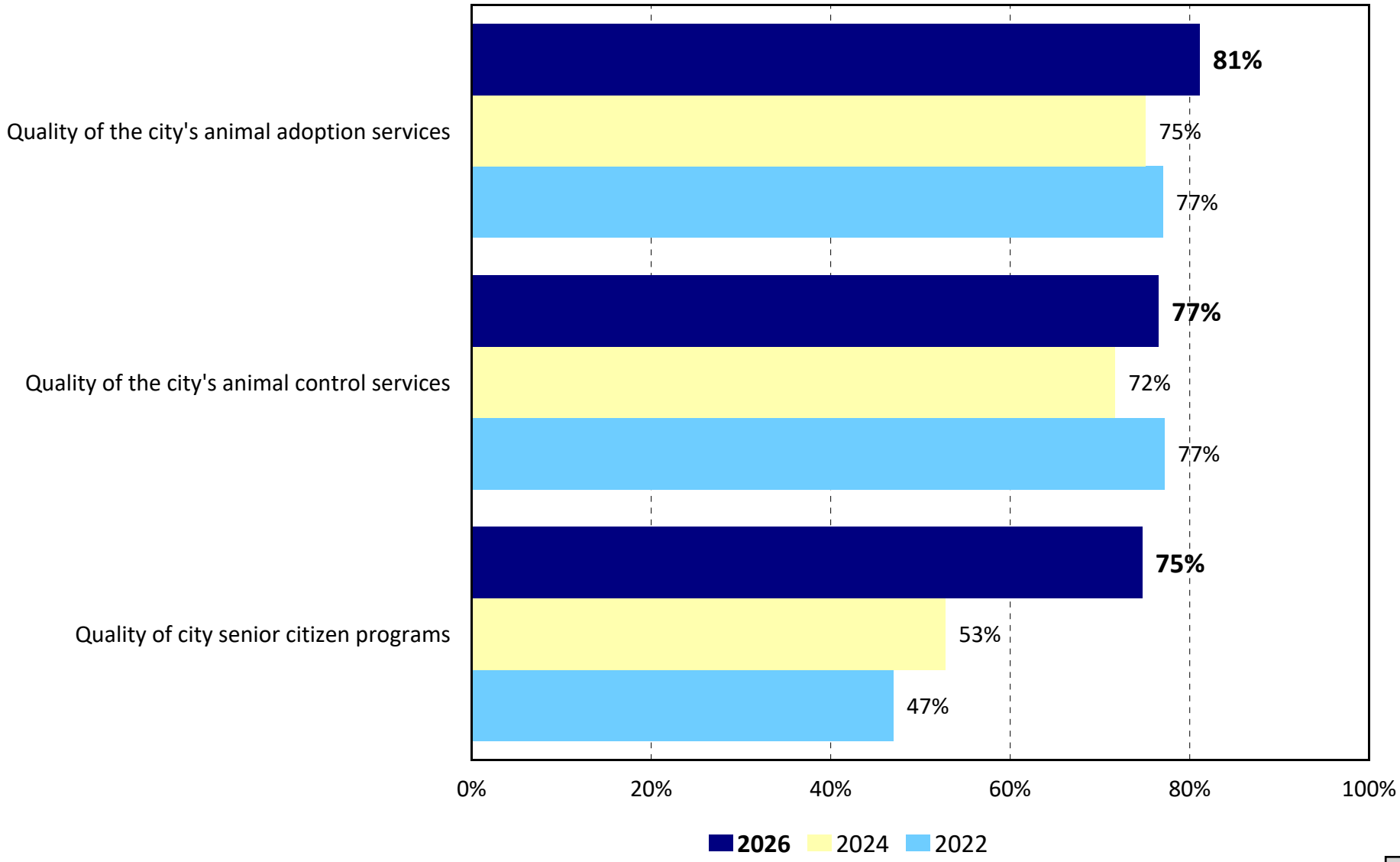
Trends: Satisfaction with City Codes 2022 to 2026

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding "don't know")



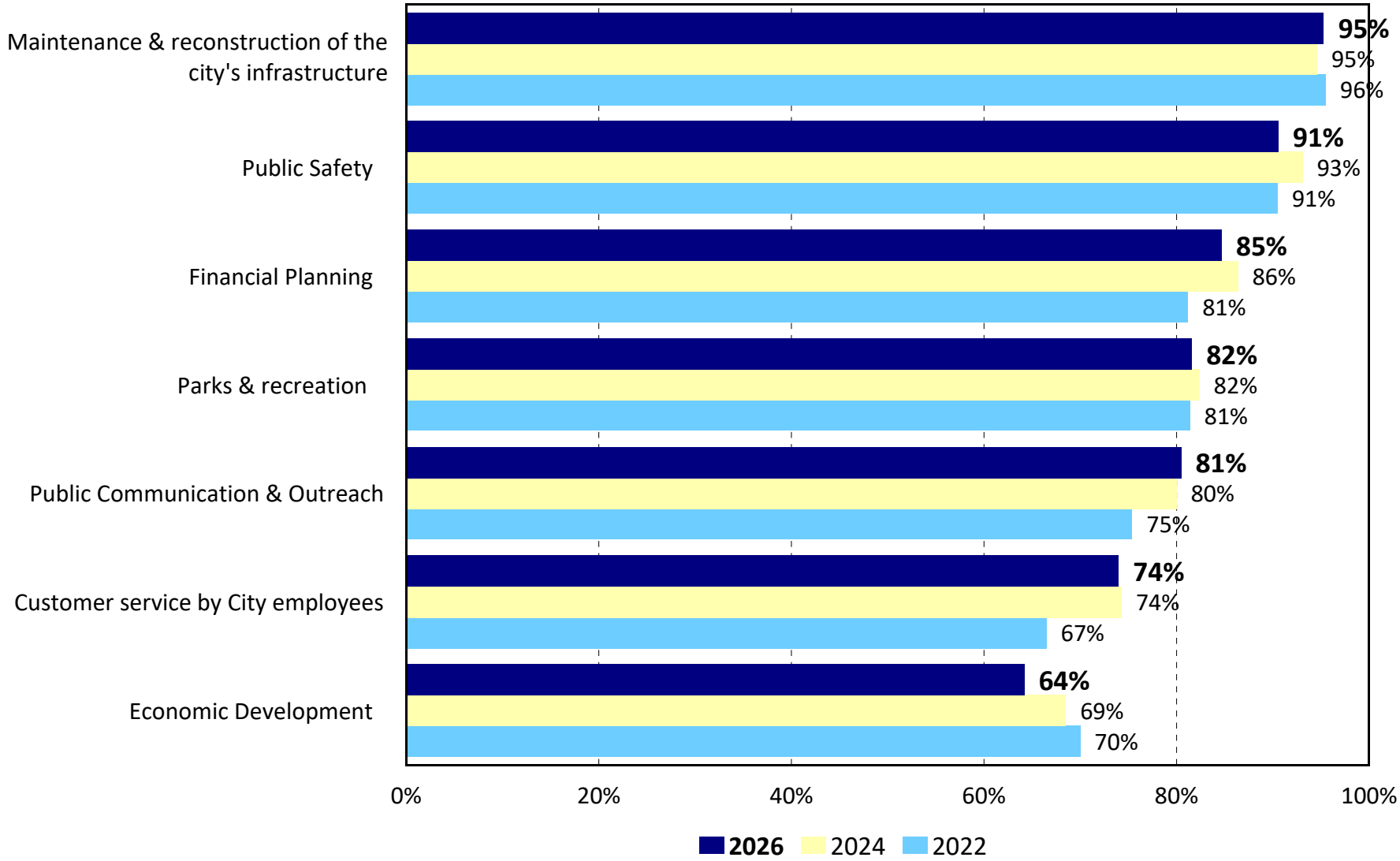
Trends: Satisfaction with Community Services 2022 to 2026

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding "don't know")



Trends: Importance of Funding the Following Areas with the City's Tax Dollars - 2022 to 2026

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding "don't know")



3 Benchmarking Analysis

Benchmarking Analysis

Overview

ETC Institute's *DirectionFinder®* program was originally developed in 1999 to help community leaders use statistically valid community survey data as a tool for making better decisions. Since November 1999, the survey has been administered in more than 500 cities and counties in 49 states. Most participating communities conduct the survey on an annual or biennial basis.

This report contains benchmarking data from two sources: (1) a national survey that was administered by ETC Institute during the summer of 2025 to a random sample of residents in the continental United States and (2) a regional survey that was administered by ETC Institute during the summer of 2025 to a random sample of residents living in the state of Texas.

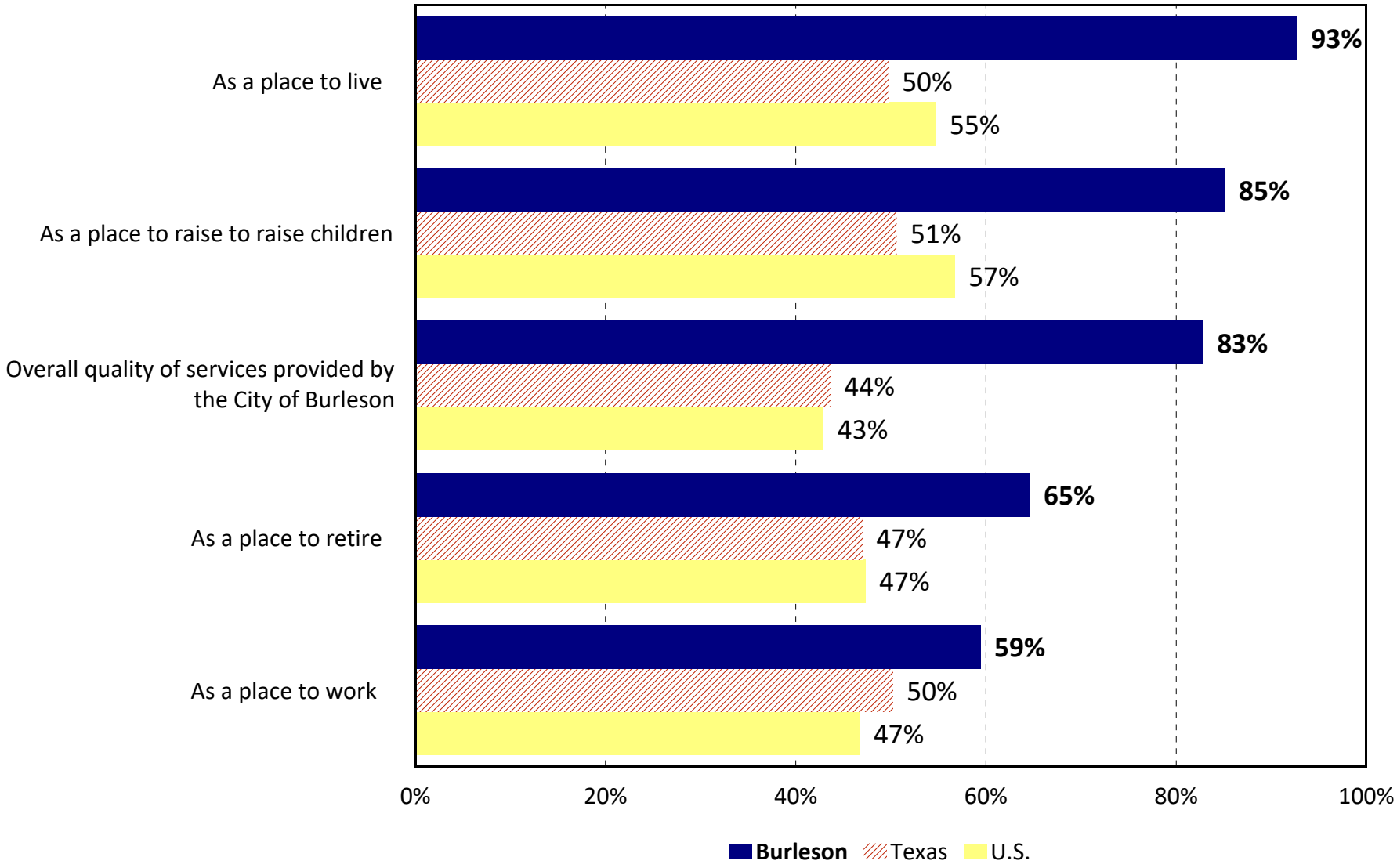
The charts on the following pages show how the results for the City of Burleson compare to the national average and the Texas regional average. The blue bar shows the results for Burleson. The red bar shows the Texas regional average from communities that administered the *DirectionFinder®* survey during the summer of 2025. The yellow bar shows the results of a national survey that was administered by ETC Institute to a random sample of U.S. residents during the summer of 2025.

National Benchmarks

Note: The benchmarking data contained in this report is protected intellectual property. Any reproduction of the benchmarking information in this report by persons or organizations not directly affiliated with the City of Burleson, Texas is not authorized without written consent from ETC Institute.

Overall Ratings of the City
Burleson vs. Texas vs. the U.S.

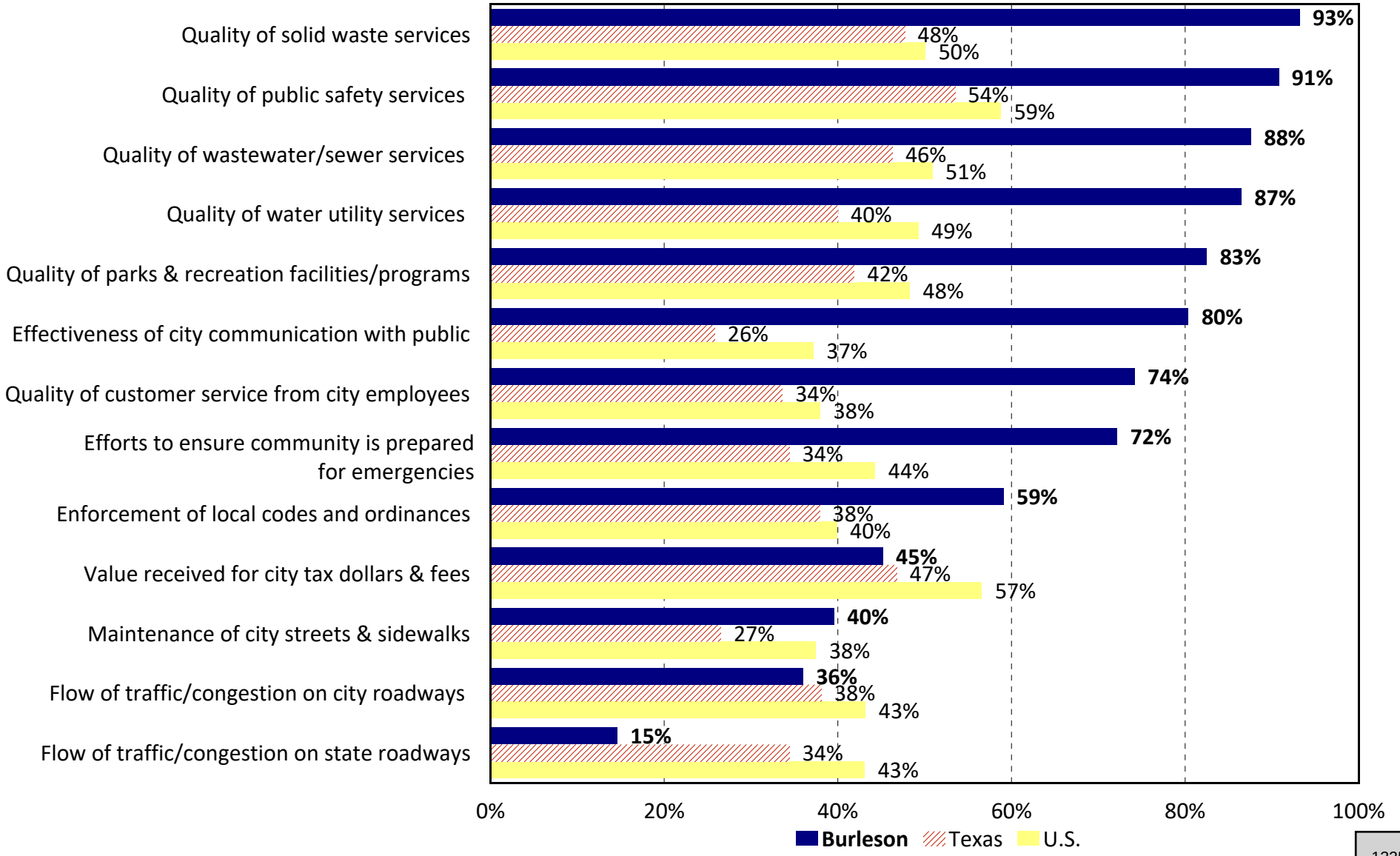
by percentage of respondents who rated the item 4 or 5 on a 5-point scale
where 5 was "excellent" and 1 was "poor" (excluding don't knows)



Satisfaction with Major Categories of Services

Burleson vs. Texas vs. the U.S.

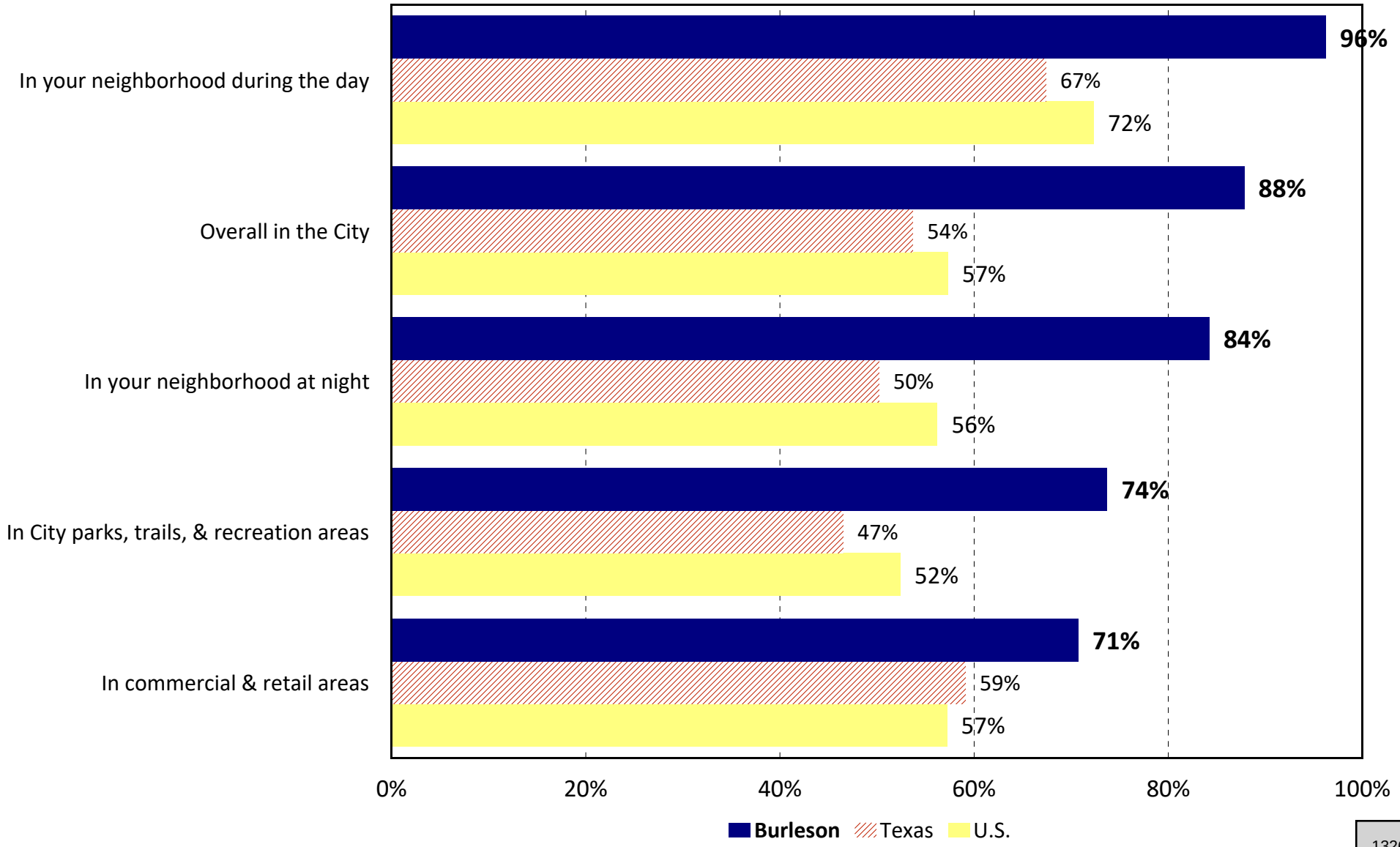
by percentage of respondents who rated the item 4 or 5 on a 5-point scale
where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



Perceptions of Safety in the City

Burleson vs. Texas vs. the U.S.

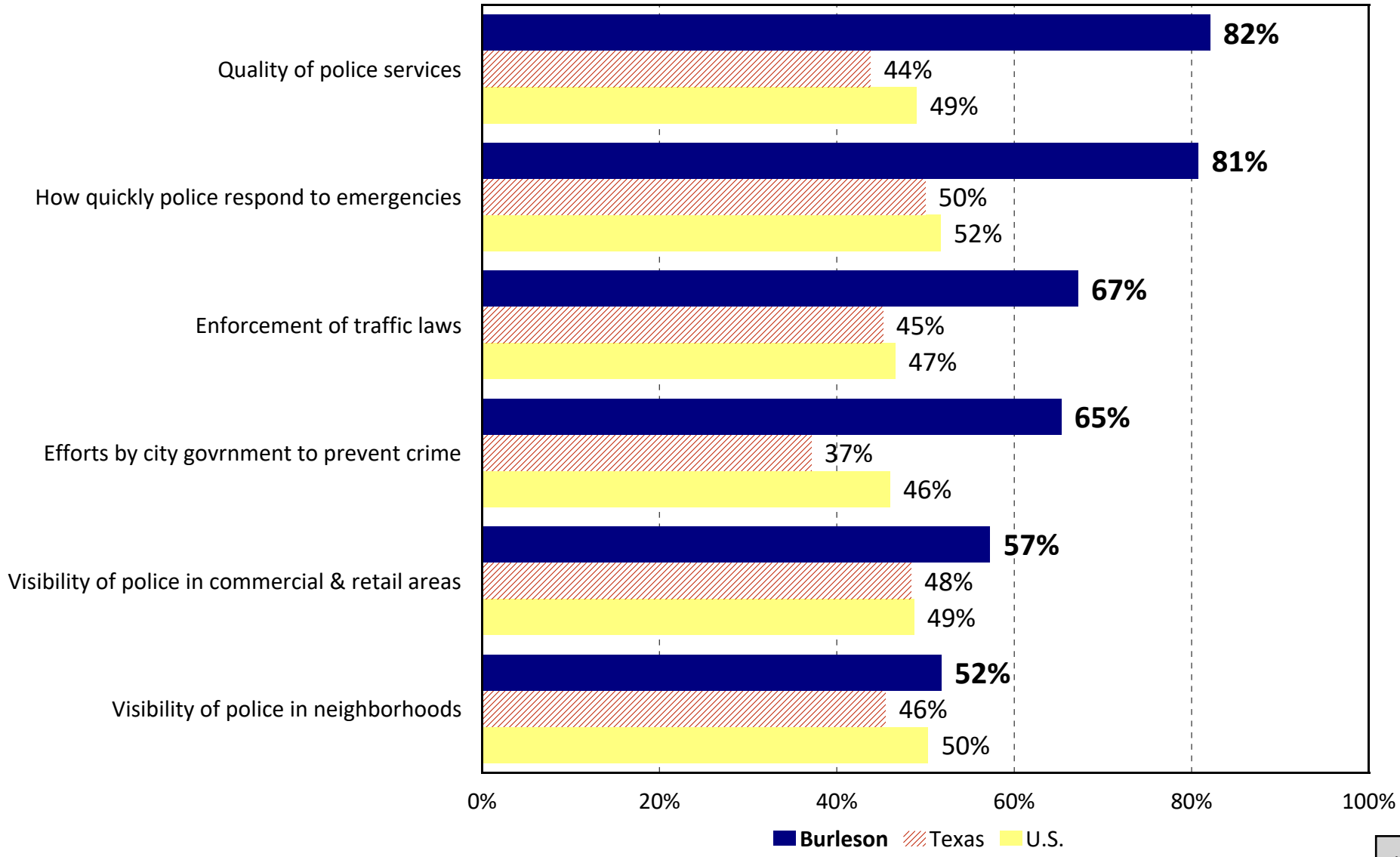
by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was "very safe" and 1 was "very unsafe" (excluding don't knows)



Satisfaction with Police Services

Burleson vs. Texas vs. the U.S.

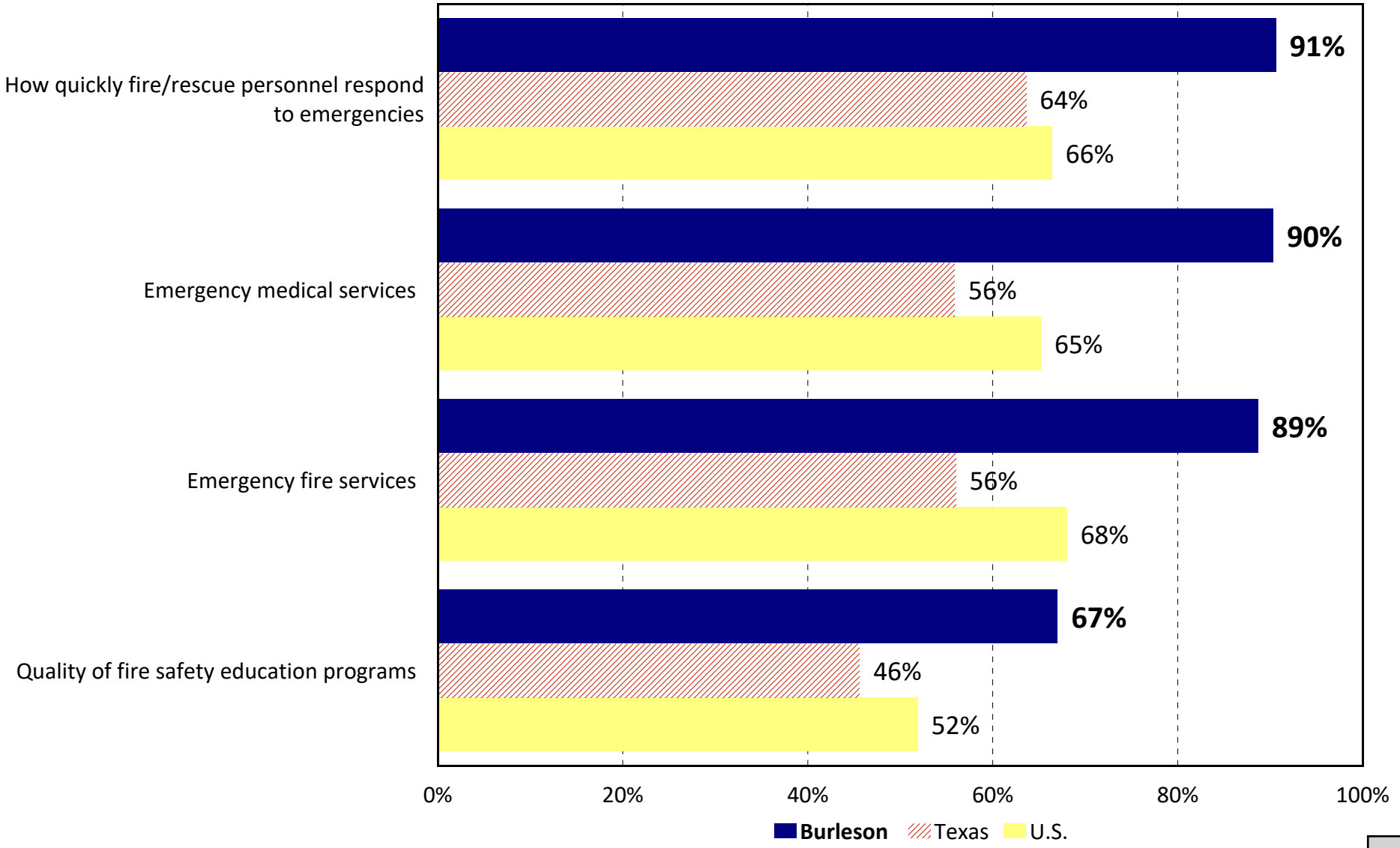
by percentage of respondents who rated the item 4 or 5 on a 5-point scale
where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



Satisfaction with Fire Services

Burleson vs. Texas vs. the U.S.

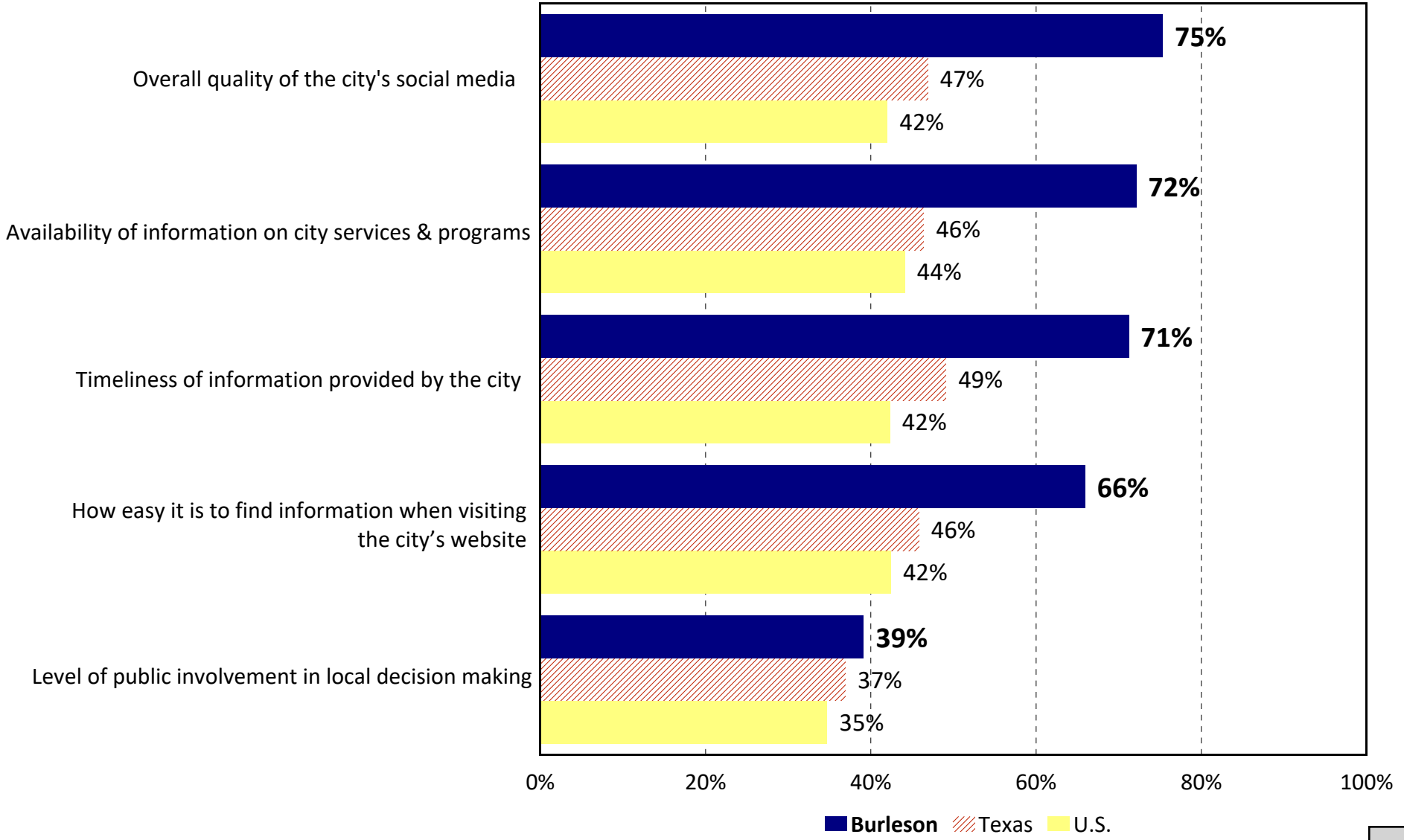
by percentage of respondents who rated the item 4 or 5 on a 5-point scale
where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



Satisfaction with City Communication

Burleson vs. Texas vs. the U.S.

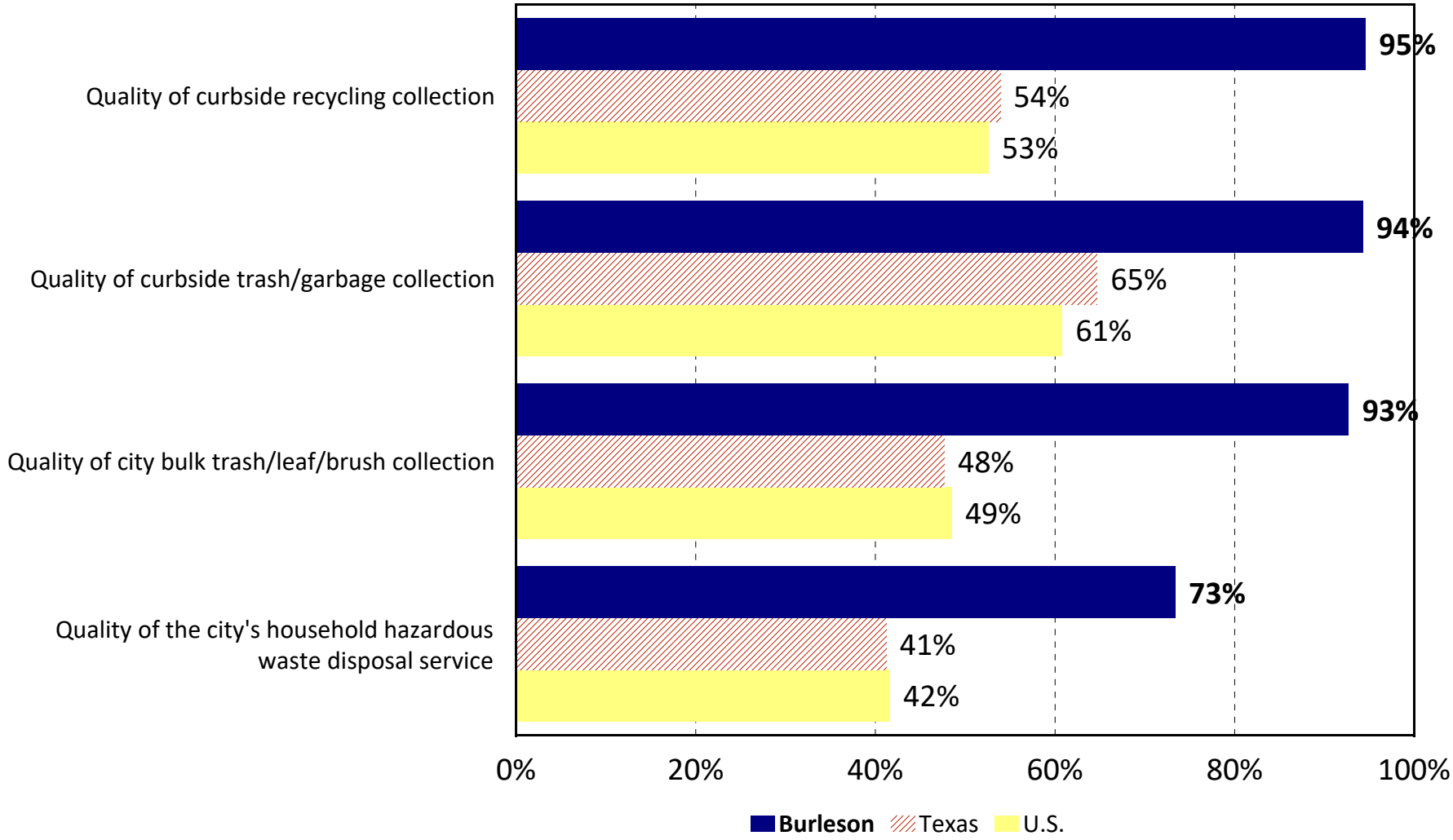
by percentage of respondents who rated the item 4 or 5 on a 5-point scale
where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



Satisfaction with Refuse Collection

Burleson vs. Texas vs. the U.S.

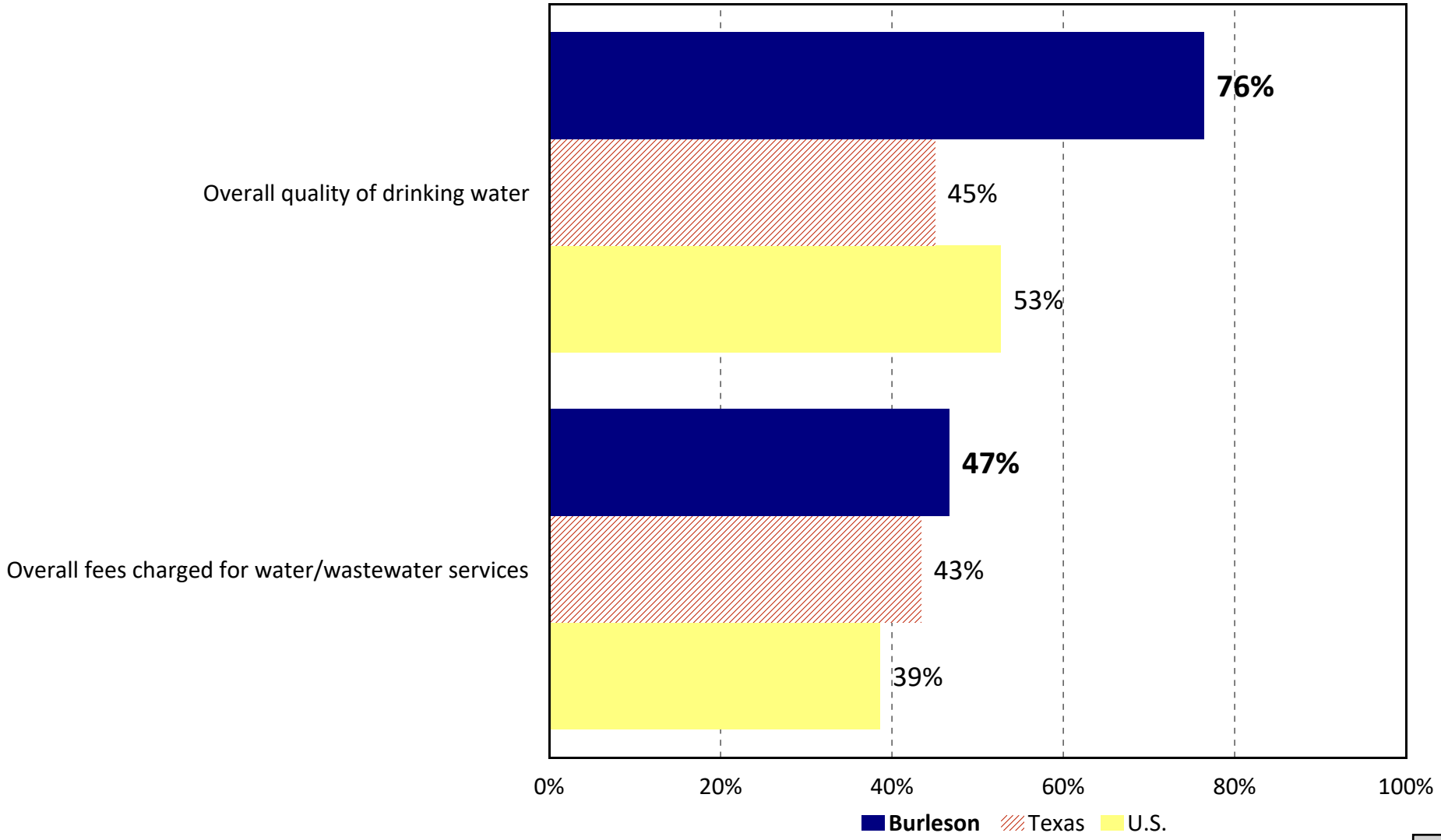
by percentage of respondents who rated the item 4 or 5 on a 5-point scale
where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



Satisfaction with Utilities Services

Burleson vs. Texas vs. the U.S.

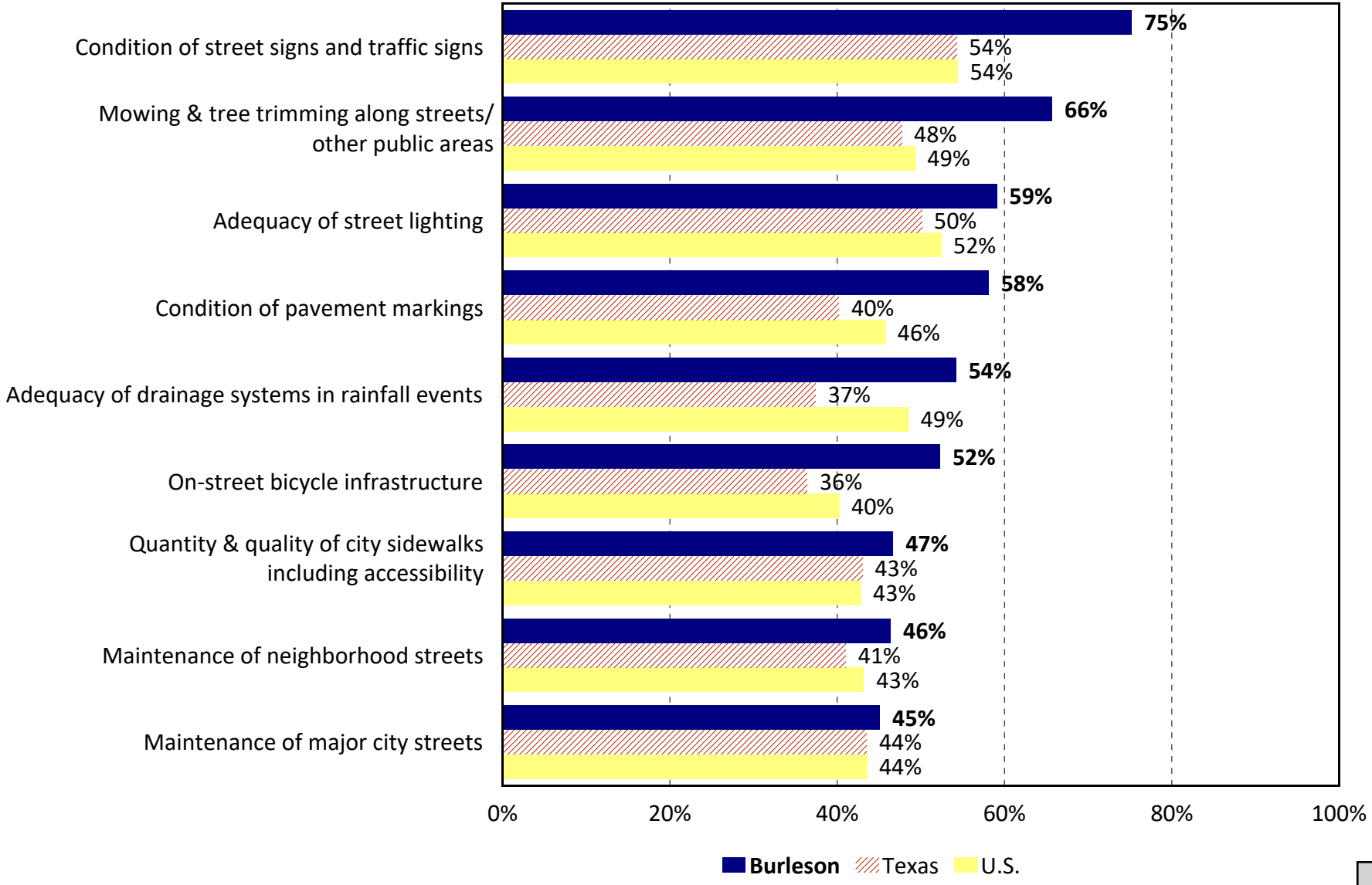
by percentage of respondents who rated the item 4 or 5 on a 5-point scale
where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



Satisfaction with Infrastructure

Burleson vs. Texas vs. the U.S.

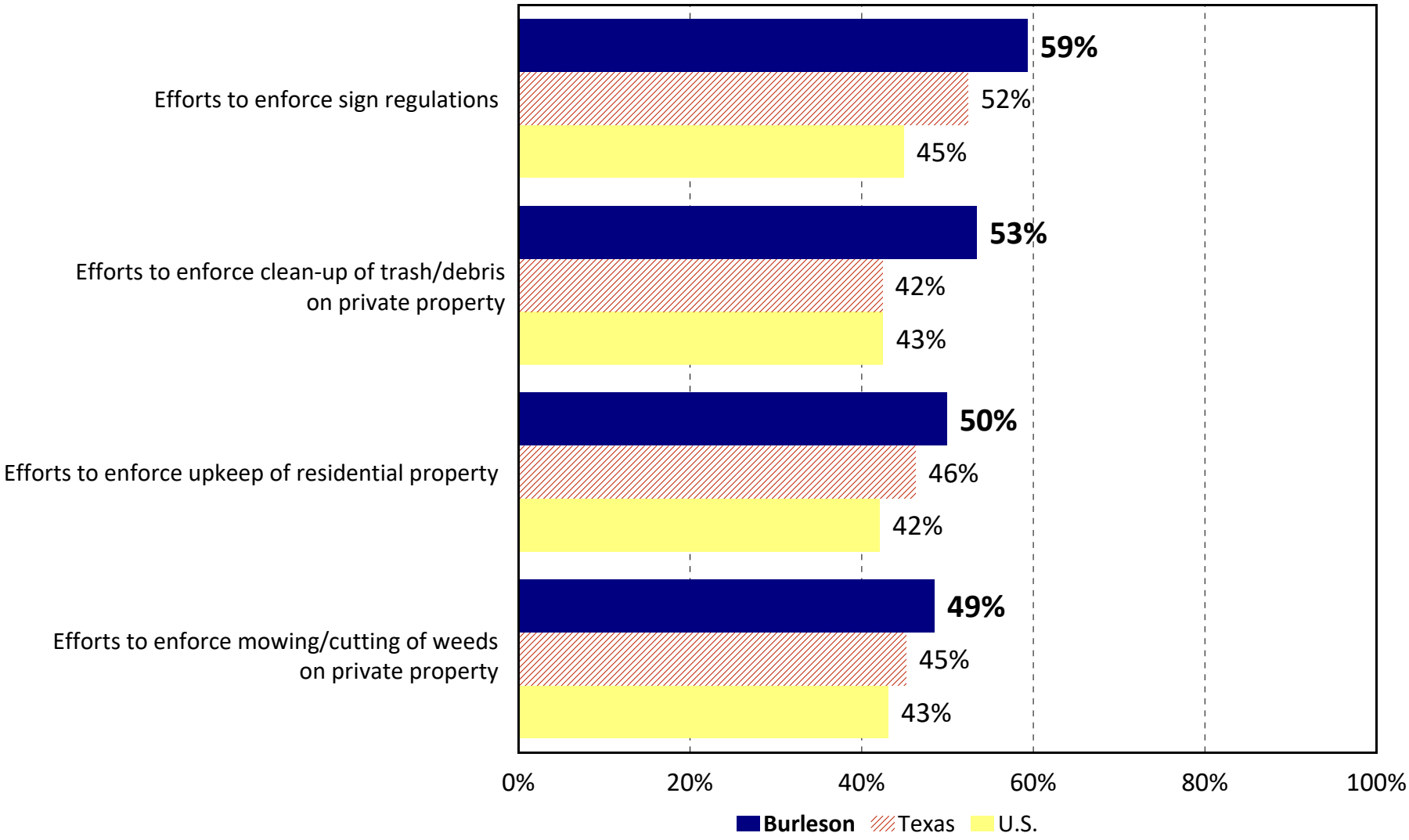
by percentage of respondents who rated the item 4 or 5 on a 5-point scale
where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



Satisfaction with City Codes

Burleson vs. Texas vs. the U.S.

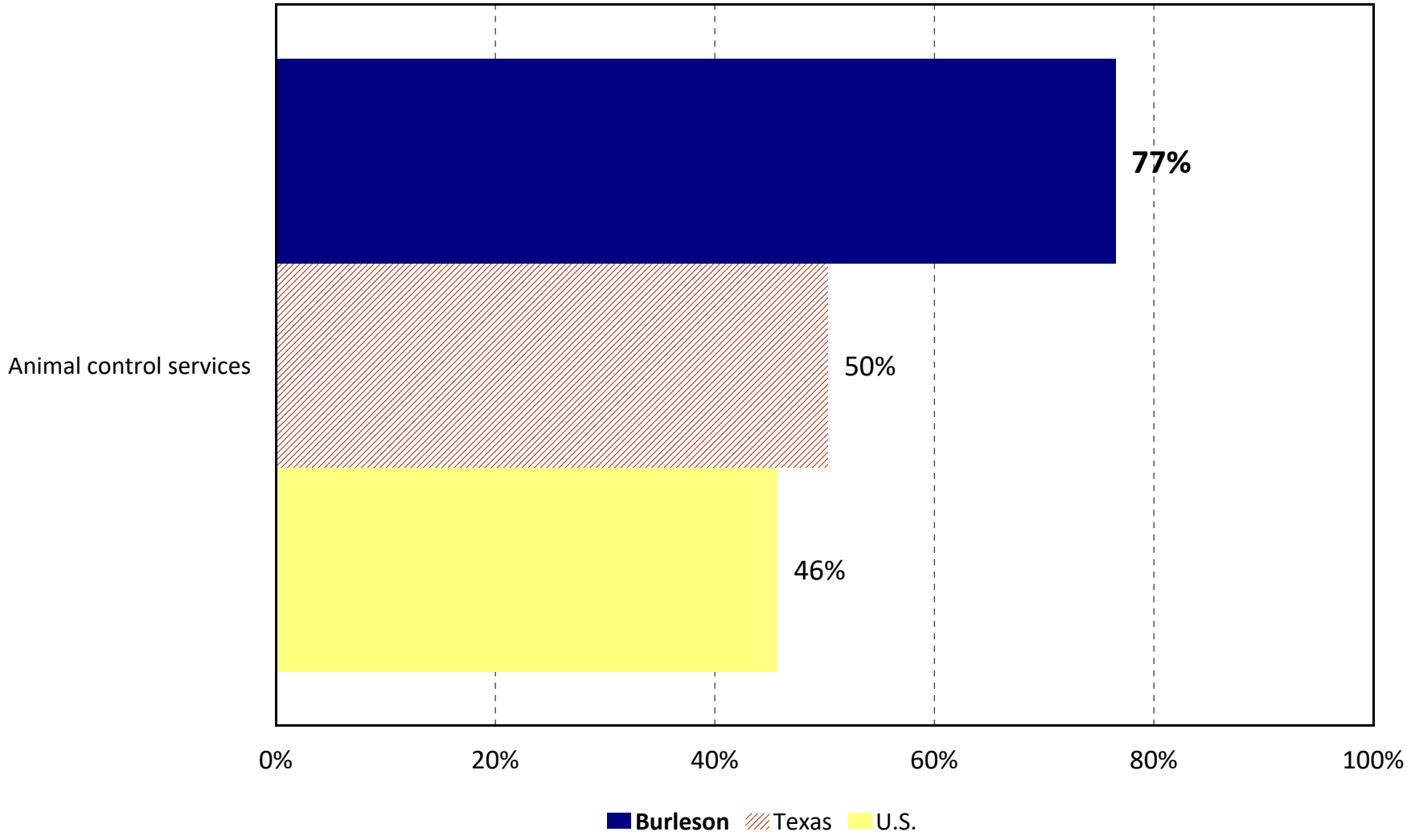
by percentage of respondents who rated the item 4 or 5 on a 5-point scale
where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



Satisfaction with Community Services

Burleson vs. Texas vs. the U.S.

by percentage of respondents who rated the item 4 or 5 on a 5-point scale
where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



4 Importance-Satisfaction Analysis

Importance-Satisfaction Analysis

Overview

Today, community leaders have limited resources which need to be targeted to activities that are of the most benefit to their citizens. Two of the most important criteria for decision making are (1) to target resources toward services of the highest importance to citizens; and (2) to target resources toward those services where citizens are the least satisfied.

The Importance-Satisfaction (I-S) rating is a unique tool that allows public officials to better understand both of these highly important decision-making criteria for each of the services they are providing. The Importance-Satisfaction (I-S) rating is based on the concept that public agencies will maximize overall customer satisfaction by emphasizing improvements in those areas where the level of satisfaction is relatively low, and the perceived importance of the service is relatively high.

The rating is calculated by summing the percentage of responses for items selected as the first, second, and third most important services for the City to focus on over the next year. The sum is then multiplied by 1 minus the percentage of respondents who indicated they were positively satisfied with the City's performance in the related area (the sum of the ratings of 4 and 5 on a 5-point scale excluding "Don't Know" responses). "Don't Know" responses are excluded from the calculation to ensure the satisfaction ratings among service categories are comparable.

I-S Rating = Importance x (1-Satisfaction)

Example of the Calculation

Respondents were asked to identify the major City services that should receive the most focus over the next year. Nearly three-fourths (74.7%) of households selected "flow of traffic and congestion on TxDOT roadways" as one of the most important services for the City to focus on over the next year.

With regard to satisfaction, 14.6% of respondents surveyed rated "flow of traffic and congestion on TxDOT roadways" as a "4" or "5" on a 5-point scale (where "5" means "Very Satisfied") excluding "Don't Know" responses. The I-S rating was calculated by multiplying the sum of the most important percentages by one minus the sum of the satisfaction percentages. In this example, 74.7% was multiplied by 85.4% (1-0.146). This calculation yielded an I-S rating of 0.6379, which ranked first out of fourteen categories of major City services analyzed.

Importance-Satisfaction Analysis

The maximum rating is 1.00 and would be achieved when 100% of the respondents select an item as one of their top three choices of importance and 0% indicate they are positively satisfied with the delivery of the service.

The lowest rating is 0.00 and could be achieved under either of the following two situations:

- If 100% of the respondents were positively satisfied with the delivery of the service
- If none (0%) of the respondents selected the service as one of the three most important areas.

Interpreting the Ratings

Ratings that are greater than or equal to 0.20 identify areas that should receive significantly more emphasis over the next year. Ratings from 0.10 to 0.20 identify service areas that should receive increased emphasis. Ratings less than 0.10 should continue to receive the current level of emphasis.

- *Definitely Increase* Emphasis (I-S > 0.20)
- *Increase* Current Emphasis (I-S = 0.10 - 0.20)
- *Maintain* Current Emphasis (I-S < 0.10)

Tables showing the results for the City of Burleson are provided on the following pages.

2026 Importance-Satisfaction Rating
Burleson, TX
Overall City Services

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Very High Priority (IS >.20)						
Flow of traffic/congestion on TxDOT roadways	75%	1	15%	14	0.6379	1
Maintenance of city streets & sidewalks	52%	2	40%	12	0.3147	2
Flow of traffic/congestion on city roadways	44%	3	36%	13	0.2797	3
High Priority (IS .10-.20)						
Value received for city tax dollars & fees	27%	4	45%	11	0.1502	4
Medium Priority (IS <.10)						
Enforcement of local codes and ordinances	19%	6	59%	9	0.0789	5
Quality of parks & recreation facilities/programs	15%	7	83%	5	0.0254	6
Efforts to ensure community is prepared for emergencies	8%	8	72%	8	0.0222	7
Quality of public safety services	19%	5	91%	2	0.0178	8
Effectiveness of city communication with public	8%	9	80%	6	0.0153	9
Quality of customer service from city employees	2%	12	74%	7	0.0062	10
Quality of water utility services	3%	10	87%	4	0.0046	11
Quality of solid waste services	3%	11	93%	1	0.0018	12
Quality of wastewater/sewer services	1%	13	88%	3	0.0012	13
Quality/timeliness of city's permitting & inspection process	0.2%	14	53%	10	0.0009	14

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %: The "Most Important" percentage represents the sum of the first, second, and third most important responses for each item. Respondents were asked to identify the items they thought were most important for the City to focus on over the next year.

Satisfaction %: The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 5 to 1 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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2026 Importance-Satisfaction Rating
Burleson, TX
Police Services

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Very High Priority (IS >.20)						
Visibility of police in neighborhoods	49%	1	52%	10	0.2343	1
High Priority (IS .10-.20)						
Visibility of police in commercial & retail areas	41%	3	57%	9	0.1746	2
Efforts by city government to prevent crime	43%	2	65%	8	0.1475	3
Enforcement of traffic laws	32%	4	67%	7	0.1056	4
Medium Priority (IS <.10)						
How quickly police respond to emergencies	24%	5	81%	4	0.0468	5
Efforts of the city's police dept. to collaborate with the public to address concerns	19%	6	78%	5	0.0420	6
Quality of police services	12%	7	82%	3	0.0218	7
Efforts of city's police dept. to communicate with public via social media	9%	8	83%	1	0.0153	8
Quality of police community outreach programs	5%	9	78%	6	0.0113	9
911 service provided by dispatch operators	5%	10	83%	2	0.0083	10

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %: The "Most Important" percentage represents the sum of the first, second, and third most important responses for each item. Respondents were asked to identify the items they thought were most important for the City to focus on over the next year.

Satisfaction %: The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 5 to 1 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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2026 Importance-Satisfaction Rating
Burleson, TX
Fire Services

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Medium Priority (IS <.10)						
Quality of fire safety education programs	**18%**	**5**	**67%**	**7**	**0.0584**	**1**
Quality of fire community outreach programs	**14%**	**7**	**68%**	**6**	**0.0456**	**2**
Efforts of city's fire dept. to communicate with public via social media	**16%**	**6**	**74%**	**5**	**0.0413**	**3**
Emergency fire services	**36%**	**3**	**89%**	**3**	**0.0407**	**4**
Emergency medical services	**40%**	**1**	**90%**	**2**	**0.0386**	**5**
Efforts of city's fire dept. to collaborate with public to address concerns	**20%**	**4**	**81%**	**4**	**0.0370**	**6**
How quickly fire & rescue personnel respond to emergencies	**37%**	**2**	**91%**	**1**	**0.0352**	**7**

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %: The "Most Important" percentage represents the sum of the first, second, and third most important responses for each item. Respondents were asked to identify the items they thought were most important for the City to focus on over the next year.

Satisfaction %: The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 5 to 1 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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2026 Importance-Satisfaction Rating
Burleson, TX
Communication

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Very High Priority (IS >.20)						
Level of public involvement in local decision making	35%	1	39%	9	0.2156	1
High Priority (IS .10-.20)						
Access to information about city's finances & budget	25%	4	47%	7	0.1327	2
How easy it is to find information when visiting city's website	35%	2	66%	5	0.1194	3
Medium Priority (IS <.10)						
Availability of information on city services & programs	29%	3	72%	3	0.0817	4
How easy it is to receive information when calling city	18%	6	64%	6	0.0670	5
Timeliness of information provided by the city	22%	5	71%	4	0.0619	6
City's open records request process	7%	8	41%	8	0.0425	7
Overall quality of the city's social media	10%	7	75%	1	0.0235	8
Overall quality of the city's newsletter	7%	9	74%	2	0.0174	9

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %: The "Most Important" percentage represents the sum of the first, second, and third most important responses for each item. Respondents were asked to identify the items they thought were most important for the City to focus on over the next year.

Satisfaction %: The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 5 to 1 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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2026 Importance-Satisfaction Rating
Burleson, TX
Parks and Recreation

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Medium Priority (IS <.10)						
Quality of programs for people with disabilities	19%	5	48%	11	0.0976	1
Number/connectivity of walking/biking trails	22%	2	71%	7	0.0638	2
Quality of city youth athletic programs	16%	7	65%	9	0.0541	3
Quality of city trails	21%	4	80%	6	0.0416	4
Maintenance of city parks	35%	1	90%	1	0.0368	5
Quality of city adult athletic programs	9%	11	60%	10	0.0346	6
Quality of city recreation facilities	18%	6	83%	4	0.0304	7
Quality of recreation programs	10%	10	70%	8	0.0300	8
Quality of city parks	22%	3	88%	2	0.0252	9
Number of parks	13%	8	82%	5	0.0232	10
Quality of city produced special events	12%	9	85%	3	0.0175	11

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %: The "Most Important" percentage represents the sum of the first, second, and third most important responses for each item. Respondents were asked to identify the items they thought were most important for the City to focus on over the next year.

Satisfaction %: The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 5 to 1 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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2026 Importance-Satisfaction Rating
Burleson, TX
Infrastructure

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
High Priority (IS .10-.20)						
Maintenance of major city streets	32%	2	45%	12	0.1762	1
Maintenance of neighborhood streets	32%	3	46%	11	0.1704	2
Maintenance of major TxDOT roadways	33%	1	52%	9	0.1576	3
Adequacy of drainage systems in rainfall events	23%	4	54%	6	0.1072	4
Medium Priority (IS <.10)						
Adequacy of street lighting	23%	5	59%	4	0.0945	5
Quantity & quality of city sidewalks including accessibility	17%	6	47%	10	0.0911	6
Adequacy of lighting along trails & in city parks	13%	8	43%	13	0.0771	7
Adequacy of pedestrian lighting	14%	7	54%	7	0.0653	8
Appearance/condition of city medians, right of ways, and public areas	13%	9	67%	2	0.0431	9
Condition of pavement markings	10%	11	58%	5	0.0415	10
Mowing & tree trimming along streets/other public areas	11%	10	66%	3	0.0364	11
On-street bicycle infrastructure	6%	13	52%	8	0.0262	12
Condition of street signs and traffic signs	9%	12	75%	1	0.0231	13

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %: The "Most Important" percentage represents the sum of the first, second, and third most important responses for each item. Respondents were asked to identify the items they thought were most important for the City to focus on over the next year.

Satisfaction %: The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 5 to 1 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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2026 Importance-Satisfaction Rating
Burleson, TX
City Codes

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
High Priority (IS .10-.20)						
Efforts to enforce clean-up of trash/debris on private property	29%	1	53%	4	0.1333	1
Efforts to enforce upkeep of residential property	26%	2	50%	7	0.1318	2
Medium Priority (IS <.10)						
Efforts to identify/remove abandoned/dilapidated structures	20%	4	50%	6	0.0973	3
Efforts to enforce mowing/cutting of weeds on private property	17%	5	49%	8	0.0891	4
Efforts to enforce restaurant/food service cleanliness	26%	3	68%	1	0.0816	5
Quality of city's code compliance operations	12%	6	54%	3	0.0559	6
Efforts to enforce sediment/erosion control regulations on construction projects	11%	7	53%	5	0.0521	7
Efforts to enforce sign regulations	5%	8	59%	2	0.0216	8

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %: The "Most Important" percentage represents the sum of the first and second most important responses for each item. Respondents were asked to identify the items they thought were most important for the City to focus on over the next year.

Satisfaction %: The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 5 to 1 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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5 Tabular Data

Q1. Overall Ratings of Burleson. Please rate the City of Burleson with each of the following:

(N=475)

	Excellent	Good	Neutral	Below average	Poor	Don't know
Q1-1. As a place to live	33.3%	59.4%	5.3%	1.9%	0.2%	0.0%
Q1-2. As a place to raise children	28.2%	47.6%	11.4%	1.7%	0.2%	10.9%
Q1-3. As a place to work	15.6%	26.5%	21.3%	5.1%	2.5%	29.1%
Q1-4. As a place to retire	22.7%	34.1%	17.5%	8.2%	5.5%	12.0%
Q1-5. As a place you are proud to call home	36.2%	46.3%	12.6%	3.6%	0.6%	0.6%
Q1-6. Overall quality of services provided by City of Burleson	31.6%	49.7%	13.7%	2.9%	0.2%	1.9%

WITHOUT "DON'T KNOW"

Q1. Overall Ratings of Burleson. Please rate the City of Burleson with each of the following: (without "don't know")

(N=475)

	Excellent	Good	Neutral	Below average	Poor
Q1-1. As a place to live	33.3%	59.4%	5.3%	1.9%	0.2%
Q1-2. As a place to raise children	31.7%	53.4%	12.8%	1.9%	0.2%
Q1-3. As a place to work	22.0%	37.4%	30.0%	7.1%	3.6%
Q1-4. As a place to retire	25.8%	38.8%	19.9%	9.3%	6.2%
Q1-5. As a place you are proud to call home	36.4%	46.6%	12.7%	3.6%	0.6%
Q1-6. Overall quality of services provided by City of Burleson	32.2%	50.6%	13.9%	3.0%	0.2%

Q2. Overall. Please rate your overall satisfaction of these major categories of services provided by the City of Burleson.

(N=475)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q2-1. Effectiveness of City communication with the public	29.3%	49.3%	13.9%	4.6%	0.6%	2.3%
Q2-2. Enforcement of local codes & ordinances	14.1%	41.3%	23.2%	11.4%	3.8%	6.3%
Q2-3. Flow of traffic & congestion on TXDOT roadways (SH174/ Wilshire Blvd., FM 731/ John Jones Dr., I-35W)	2.3%	12.2%	17.3%	32.8%	34.9%	0.4%
Q2-4. Flow of traffic & congestion on City roadways (non-TXDOT streets)	5.1%	30.7%	27.8%	20.8%	15.2%	0.4%
Q2-5. Maintenance of City streets & sidewalks	7.2%	32.2%	21.9%	24.2%	13.9%	0.6%
Q2-6. Quality of customer service you receive from City employees	24.4%	39.6%	20.0%	1.9%	0.4%	13.7%
Q2-7. Quality of parks & recreation facilities & programs	29.5%	49.1%	12.4%	3.4%	0.8%	4.8%
Q2-8. Quality of public safety services (police, fire, EMS, public safety communications)	46.1%	41.1%	5.9%	2.3%	0.6%	4.0%
Q2-9. Quality of solid waste services (garbage, yard waste, recycling, bulky item pickup)	54.7%	37.7%	5.7%	1.1%	0.0%	0.8%
Q2-10. Quality of wastewater/sewer services	36.6%	46.3%	10.1%	1.5%	0.2%	5.3%
Q2-11. Quality of water utility services	37.3%	45.1%	10.1%	2.3%	0.4%	4.8%

Q2. Overall. Please rate your overall satisfaction of these major categories of services provided by the City of Burleson.

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q2-12. Quality & timeliness of City's permitting & inspection process	10.7%	18.9%	24.0%	1.7%	0.4%	44.2%
Q2-13. Value that you receive for your City tax dollars & fees	11.8%	30.9%	28.6%	16.8%	6.3%	5.5%
Q2-14. Efforts by City government to ensure the community is prepared for emergencies	22.3%	42.3%	21.9%	2.1%	0.8%	10.5%

WITHOUT "DON'T KNOW"

Q2. Overall. Please rate your overall satisfaction of these major categories of services provided by the City of Burleson. (without "don't know")

(N=475)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q2-1. Effectiveness of City communication with the public	30.0%	50.4%	14.2%	4.7%	0.6%
Q2-2. Enforcement of local codes & ordinances	15.1%	44.0%	24.7%	12.1%	4.0%
Q2-3. Flow of traffic & congestion on TXDOT roadways (SH174/ Wilshire Blvd., FM 731/ John Jones Dr., I-35W)	2.3%	12.3%	17.3%	33.0%	35.1%
Q2-4. Flow of traffic & congestion on City roadways (non-TXDOT streets)	5.1%	30.9%	27.9%	20.9%	15.2%
Q2-5. Maintenance of City streets & sidewalks	7.2%	32.4%	22.0%	24.4%	14.0%
Q2-6. Quality of customer service you receive from City employees	28.3%	45.9%	23.2%	2.2%	0.5%
Q2-7. Quality of parks & recreation facilities & programs	31.0%	51.5%	13.1%	3.5%	0.9%
Q2-8. Quality of public safety services (police, fire, EMS, public safety communications)	48.0%	42.8%	6.1%	2.4%	0.7%
Q2-9. Quality of solid waste services (garbage, yard waste, recycling, bulky item pickup)	55.2%	38.0%	5.7%	1.1%	0.0%
Q2-10. Quality of wastewater/sewer services	38.7%	48.9%	10.7%	1.6%	0.2%
Q2-11. Quality of water utility services	39.2%	47.3%	10.6%	2.4%	0.4%

WITHOUT "DON'T KNOW"

Q2. Overall. Please rate your overall satisfaction of these major categories of services provided by the City of Burleson. (without "don't know")

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q2-12. Quality & timeliness of City's permitting & inspection process	19.2%	34.0%	43.0%	3.0%	0.8%
Q2-13. Value that you receive for your City tax dollars & fees	12.5%	32.7%	30.3%	17.8%	6.7%
Q2-14. Efforts by City government to ensure the community is prepared for emergencies	24.9%	47.3%	24.5%	2.4%	0.9%

Q3. Which THREE of the services listed in Question 2 do you think are MOST IMPORTANT for the City to focus on over the next year?

Q3. Top choice	Number	Percent
Effectiveness of City communication with the public	8	1.7 %
Enforcement of local codes & ordinances	28	5.9 %
Flow of traffic & congestion on TXDOT roadways (SH174/ Wilshire Blvd., FM 731/John Jones Dr., I-35W)	240	50.5 %
Flow of traffic & congestion on City roadways (non-TXDOT streets)	21	4.4 %
Maintenance of City streets & sidewalks	74	15.6 %
Quality of parks & recreation facilities & programs	14	2.9 %
Quality of public safety services (police, fire, EMS, public safety communications)	37	7.8 %
Quality of solid waste services (garbage, yard waste, recycling, bulky item pickup)	1	0.2 %
Quality of water utility services	4	0.8 %
Value that you receive for your City tax dollars & fees	26	5.5 %
Efforts by City government to ensure the community is prepared for emergencies	6	1.3 %
None chosen	16	3.4 %
Total	475	100.0 %

Q3. Which THREE of the services listed in Question 2 do you think are MOST IMPORTANT for the City to focus on over the next year?

Q3. 2nd choice	Number	Percent
Effectiveness of City communication with the public	13	2.7 %
Enforcement of local codes & ordinances	23	4.8 %
Flow of traffic & congestion on TXDOT roadways (SH174/ Wilshire Blvd., FM 731/John Jones Dr., I-35W)	76	16.0 %
Flow of traffic & congestion on City roadways (non-TXDOT streets)	128	26.9 %
Maintenance of City streets & sidewalks	82	17.3 %
Quality of customer service you receive from City employees	5	1.1 %
Quality of parks & recreation facilities & programs	25	5.3 %
Quality of public safety services (police, fire, EMS, public safety communications)	21	4.4 %
Quality of solid waste services (garbage, yard waste, recycling, bulky item pickup)	8	1.7 %
Quality of wastewater/sewer services	3	0.6 %
Quality of water utility services	5	1.1 %
Value that you receive for your City tax dollars & fees	42	8.8 %
Efforts by City government to ensure the community is prepared for emergencies	10	2.1 %
None chosen	34	7.2 %
Total	475	100.0 %

Q3. Which THREE of the services listed in Question 2 do you think are MOST IMPORTANT for the City to focus on over the next year?

Q3. 3rd choice	Number	Percent
Effectiveness of City communication with the public	16	3.4 %
Enforcement of local codes & ordinances	41	8.6 %
Flow of traffic & congestion on TXDOT roadways (SH174/ Wilshire Blvd., FM 731/John Jones Dr., I-35W)	39	8.2 %
Flow of traffic & congestion on City roadways (non-TXDOT streets)	59	12.4 %
Maintenance of City streets & sidewalks	91	19.2 %
Quality of customer service you receive from City employees	6	1.3 %
Quality of parks & recreation facilities & programs	30	6.3 %
Quality of public safety services (police, fire, EMS, public safety communications)	34	7.2 %
Quality of solid waste services (garbage, yard waste, recycling, bulky item pickup)	4	0.8 %
Quality of wastewater/sewer services	2	0.4 %
Quality of water utility services	7	1.5 %
Quality & timeliness of City's permitting & inspection process	1	0.2 %
Value that you receive for your City tax dollars & fees	62	13.1 %
Efforts by City government to ensure the community is prepared for emergencies	22	4.6 %
None chosen	61	12.8 %
Total	475	100.0 %

SUM OF TOP 3 CHOICES

Q3. Which THREE of the services listed in Question 2 do you think are MOST IMPORTANT for the City to focus on over the next year? (top 3)

Q3. Sum of top 3 choices	Number	Percent
Effectiveness of City communication with the public	37	7.8 %
Enforcement of local codes & ordinances	92	19.4 %
Flow of traffic & congestion on TXDOT roadways (SH174/ Wilshire Blvd., FM 731/John Jones Dr., I-35W)	355	74.7 %
Flow of traffic & congestion on City roadways (non-TXDOT streets)	208	43.8 %
Maintenance of City streets & sidewalks	247	52.0 %
Quality of customer service you receive from City employees	11	2.3 %
Quality of parks & recreation facilities & programs	69	14.5 %
Quality of public safety services (police, fire, EMS, public safety communications)	92	19.4 %
Quality of solid waste services (garbage, yard waste, recycling, bulky item pickup)	13	2.7 %
Quality of wastewater/sewer services	5	1.1 %
Quality of water utility services	16	3.4 %
Quality & timeliness of City's permitting & inspection process	1	0.2 %
Value that you receive for your City tax dollars & fees	130	27.4 %
Efforts by City government to ensure the community is prepared for emergencies	38	8.0 %
None chosen	16	3.4 %
Total	1330	

Q4. Feeling of Safety. Please rate your feeling of safety in each of the following situations.

(N=475)

	Very safe	Safe	Neutral	Unsafe	Very unsafe	Don't know
Q4-1. In City of Burleson	32.6%	55.2%	10.7%	1.5%	0.0%	0.0%
Q4-2. In your neighborhood during the day	57.5%	38.7%	3.2%	0.6%	0.0%	0.0%
Q4-3. In your neighborhood at night	36.4%	47.4%	11.2%	3.6%	1.1%	0.4%
Q4-4. In City parks, trails, & recreation areas	21.1%	46.1%	20.6%	3.4%	0.0%	8.8%
Q4-5. In commercial & retail areas	17.9%	52.2%	22.7%	6.3%	0.0%	0.8%

WITHOUT "DON'T KNOW"

Q4. Feeling of Safety. Please rate your feeling of safety in each of the following situations. (without "don't know")

(N=475)

	Very safe	Safe	Neutral	Unsafe	Very unsafe
Q4-1. In City of Burleson	32.6%	55.2%	10.7%	1.5%	0.0%
Q4-2. In your neighborhood during the day	57.5%	38.7%	3.2%	0.6%	0.0%
Q4-3. In your neighborhood at night	36.6%	47.6%	11.2%	3.6%	1.1%
Q4-4. In City parks, trails, & recreation areas	23.1%	50.6%	22.6%	3.7%	0.0%
Q4-5. In commercial & retail areas	18.0%	52.7%	22.9%	6.4%	0.0%

Q5. Police Services. Please rate your satisfaction of the following:

(N=475)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q5-1. Efforts of City's police department to collaborate with the public to address concerns	29.3%	40.0%	15.2%	4.0%	0.2%	11.4%
Q5-2. Efforts of City's police department to communicate with the public via social media	37.7%	37.5%	12.6%	2.3%	0.4%	9.5%
Q5-3. Enforcement of traffic laws	20.8%	42.7%	15.6%	12.0%	3.4%	5.5%
Q5-4. How quickly police respond to emergencies	29.5%	31.8%	12.8%	1.5%	0.2%	24.2%
Q5-5. Efforts by City government to prevent crime	20.8%	35.4%	24.6%	3.4%	1.9%	13.9%
Q5-6. Quality of police services	34.5%	42.1%	14.5%	1.3%	0.8%	6.7%
Q5-7. Quality of police community outreach programs	27.4%	33.5%	15.6%	2.1%	0.0%	21.5%
Q5-8. Visibility of police in commercial & retail areas	19.2%	35.8%	25.7%	14.1%	1.3%	4.0%
Q5-9. Visibility of police in neighborhoods	16.2%	34.1%	27.8%	16.2%	2.7%	2.9%
Q5-10. 911 service provided by dispatch operators	27.4%	27.4%	10.5%	0.2%	0.4%	34.1%

WITHOUT "DON'T KNOW"

Q5. Police Services. Please rate your satisfaction of the following: (without "don't know")

(N=475)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q5-1. Efforts of City's police department to collaborate with the public to address concerns	33.0%	45.1%	17.1%	4.5%	0.2%
Q5-2. Efforts of City's police department to communicate with the public via social media	41.6%	41.4%	14.0%	2.6%	0.5%
Q5-3. Enforcement of traffic laws	22.0%	45.2%	16.5%	12.7%	3.6%
Q5-4. How quickly police respond to emergencies	38.9%	41.9%	16.9%	1.9%	0.3%
Q5-5. Efforts by City government to prevent crime	24.2%	41.1%	28.6%	3.9%	2.2%
Q5-6. Quality of police services	37.0%	45.1%	15.6%	1.4%	0.9%
Q5-7. Quality of police community outreach programs	34.9%	42.6%	19.8%	2.7%	0.0%
Q5-8. Visibility of police in commercial & retail areas	20.0%	37.3%	26.8%	14.7%	1.3%
Q5-9. Visibility of police in neighborhoods	16.7%	35.1%	28.6%	16.7%	2.8%
Q5-10. 911 service provided by dispatch operators	41.5%	41.5%	16.0%	0.3%	0.6%

Q6. Which THREE of the services listed in Question 5 do you think are MOST IMPORTANT for the City to focus on over the next year?

Q6. Top choice	Number	Percent
Efforts of City's police department to collaborate with the public to address concerns	34	7.2 %
Efforts of City's police department to communicate with the public via social media	11	2.3 %
Enforcement of traffic laws	80	16.8 %
How quickly police respond to emergencies	56	11.8 %
Efforts by City government to prevent crime	84	17.7 %
Quality of police services	12	2.5 %
Quality of police community outreach programs	3	0.6 %
Visibility of police in commercial & retail areas	50	10.5 %
Visibility of police in neighborhoods	68	14.3 %
911 service provided by dispatch operators	7	1.5 %
None chosen	70	14.7 %
Total	475	100.0 %

Q6. Which THREE of the services listed in Question 5 do you think are MOST IMPORTANT for the City to focus on over the next year?

Q6. 2nd choice	Number	Percent
Efforts of City's police department to collaborate with the public to address concerns	21	4.4 %
Efforts of City's police department to communicate with the public via social media	20	4.2 %
Enforcement of traffic laws	38	8.0 %
How quickly police respond to emergencies	31	6.5 %
Efforts by City government to prevent crime	69	14.5 %
Quality of police services	21	4.4 %
Quality of police community outreach programs	7	1.5 %
Visibility of police in commercial & retail areas	91	19.2 %
Visibility of police in neighborhoods	74	15.6 %
911 service provided by dispatch operators	8	1.7 %
None chosen	95	20.0 %
Total	475	100.0 %

Q6. Which THREE of the services listed in Question 5 do you think are MOST IMPORTANT for the City to focus on over the next year?

Q6. 3rd choice	Number	Percent
Efforts of City's police department to collaborate with the public to address concerns	36	7.6 %
Efforts of City's police department to communicate with the public via social media	12	2.5 %
Enforcement of traffic laws	35	7.4 %
How quickly police respond to emergencies	29	6.1 %
Efforts by City government to prevent crime	49	10.3 %
Quality of police services	25	5.3 %
Quality of police community outreach programs	14	2.9 %
Visibility of police in commercial & retail areas	53	11.2 %
Visibility of police in neighborhoods	89	18.7 %
911 service provided by dispatch operators	8	1.7 %
None chosen	125	26.3 %
Total	475	100.0 %

SUM OF TOP 3 CHOICES

Q6. Which THREE of the services listed in Question 5 do you think are MOST IMPORTANT for the City to focus on over the next year? (top 3)

Q6. Sum of top 3 choices	Number	Percent
Efforts of City's police department to collaborate with the public to address concerns	91	19.2 %
Efforts of City's police department to communicate with the public via social media	43	9.1 %
Enforcement of traffic laws	153	32.2 %
How quickly police respond to emergencies	116	24.4 %
Efforts by City government to prevent crime	202	42.5 %
Quality of police services	58	12.2 %
Quality of police community outreach programs	24	5.1 %
Visibility of police in commercial & retail areas	194	40.8 %
Visibility of police in neighborhoods	231	48.6 %
911 service provided by dispatch operators	23	4.8 %
None chosen	70	14.7 %
Total	1205	

Q7. Fire Services. Please rate your satisfaction of the following:

(N=475)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q7-1. Efforts of City's fire department to collaborate with the public to address concerns	27.8%	34.9%	12.8%	1.5%	0.2%	22.7%
Q7-2. Efforts of City's fire department to communicate with the public via social media	24.4%	31.6%	18.1%	1.7%	0.2%	24.0%
Q7-3. Emergency fire services	35.4%	32.8%	8.4%	0.0%	0.2%	23.2%
Q7-4. Emergency medical services	39.2%	32.0%	7.4%	0.0%	0.2%	21.3%
Q7-5. How quickly fire & rescue personnel respond to emergencies	41.1%	28.2%	6.5%	0.4%	0.2%	23.6%
Q7-6. Quality of fire community outreach programs	22.1%	24.2%	19.6%	1.9%	0.2%	32.0%
Q7-7. Quality of fire safety education programs	18.5%	24.2%	19.4%	1.7%	0.0%	36.2%

WITHOUT "DON'T KNOW"

Q7. Fire Services. Please rate your satisfaction of the following: (without "don't know")

(N=475)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q7-1. Efforts of City's fire department to collaborate with the public to address concerns	36.0%	45.2%	16.6%	1.9%	0.3%
Q7-2. Efforts of City's fire department to communicate with the public via social media	32.1%	41.6%	23.8%	2.2%	0.3%
Q7-3. Emergency fire services	46.0%	42.7%	11.0%	0.0%	0.3%
Q7-4. Emergency medical services	49.7%	40.6%	9.4%	0.0%	0.3%
Q7-5. How quickly fire & rescue personnel respond to emergencies	53.7%	36.9%	8.5%	0.6%	0.3%
Q7-6. Quality of fire community outreach programs	32.5%	35.6%	28.8%	2.8%	0.3%
Q7-7. Quality of fire safety education programs	29.0%	38.0%	30.4%	2.6%	0.0%

Q8. Which THREE of the services listed in Question 7 do you think are MOST IMPORTANT for the City to focus on over the next year?

Q8. Top choice	Number	Percent
Efforts of City's fire department to collaborate with the public to address concerns	40	8.4 %
Efforts of City's fire department to communicate with the public via social media	33	6.9 %
Emergency fire services	84	17.7 %
Emergency medical services	48	10.1 %
How quickly fire & rescue personnel respond to emergencies	60	12.6 %
Quality of fire community outreach programs	19	4.0 %
Quality of fire safety education programs	28	5.9 %
None chosen	163	34.3 %
Total	475	100.0 %

Q8. Which THREE of the services listed in Question 7 do you think are MOST IMPORTANT for the City to focus on over the next year?

Q8. 2nd choice	Number	Percent
Efforts of City's fire department to collaborate with the public to address concerns	23	4.8 %
Efforts of City's fire department to communicate with the public via social media	22	4.6 %
Emergency fire services	49	10.3 %
Emergency medical services	105	22.1 %
How quickly fire & rescue personnel respond to emergencies	38	8.0 %
Quality of fire community outreach programs	28	5.9 %
Quality of fire safety education programs	24	5.1 %
None chosen	186	39.2 %
Total	475	100.0 %

Q8. Which THREE of the services listed in Question 7 do you think are MOST IMPORTANT for the City to focus on over the next year?

Q8. 3rd choice	Number	Percent
Efforts of City's fire department to collaborate with the public to address concerns	31	6.5 %
Efforts of City's fire department to communicate with the public via social media	20	4.2 %
Emergency fire services	38	8.0 %
Emergency medical services	36	7.6 %
How quickly fire & rescue personnel respond to emergencies	80	16.8 %
Quality of fire community outreach programs	21	4.4 %
Quality of fire safety education programs	32	6.7 %
None chosen	217	45.7 %
Total	475	100.0 %

SUM OF TOP 3 CHOICES

Q8. Which THREE of the services listed in Question 7 do you think are MOST IMPORTANT for the City to focus on over the next year? (top 3)

Q8. Sum of top 3 choices	Number	Percent
Efforts of City's fire department to collaborate with the public to address concerns	94	19.8 %
Efforts of City's fire department to communicate with the public via social media	75	15.8 %
Emergency fire services	171	36.0 %
Emergency medical services	189	39.8 %
How quickly fire & rescue personnel respond to emergencies	178	37.5 %
Quality of fire community outreach programs	68	14.3 %
Quality of fire safety education programs	84	17.7 %
None chosen	163	34.3 %
Total	1022	

Q9. Communication. Please rate your satisfaction of the following:

(N=475)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q9-1. How easy it is to find information when visiting City's website	18.5%	44.8%	18.5%	12.8%	1.5%	3.8%
Q9-2. How easy it is to receive information when calling City	16.0%	31.2%	21.1%	5.5%	0.4%	25.9%
Q9-3. Overall quality of City's social media (Facebook, Instagram, etc.)	24.6%	40.4%	17.3%	3.4%	0.6%	13.7%
Q9-4. Overall quality of City's newsletter	22.5%	35.2%	17.7%	2.1%	0.8%	21.7%
Q9-5. Availability of information on City services & programs	20.2%	44.6%	18.1%	5.7%	1.3%	10.1%
Q9-6. Timeliness of information provided by City	18.3%	44.4%	19.4%	4.4%	1.7%	11.8%
Q9-7. Access to information about City's finances & budget	8.8%	22.9%	26.9%	6.7%	2.5%	32.0%
Q9-8. Overall level of public involvement in local decision making	8.8%	21.1%	27.8%	13.3%	5.5%	23.6%
Q9-9. City's open records request process	6.5%	10.5%	21.7%	2.3%	0.6%	58.3%

WITHOUT "DON'T KNOW"

Q9. Communication. Please rate your satisfaction of the following: (without "don't know")

(N=475)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q9-1. How easy it is to find information when visiting City's website	19.3%	46.6%	19.3%	13.3%	1.5%
Q9-2. How easy it is to receive information when calling City	21.6%	42.0%	28.4%	7.4%	0.6%
Q9-3. Overall quality of City's social media (Facebook, Instagram, etc.)	28.5%	46.8%	20.0%	3.9%	0.7%
Q9-4. Overall quality of City's newsletter	28.8%	44.9%	22.6%	2.7%	1.1%
Q9-5. Availability of information on City services & programs	22.5%	49.6%	20.1%	6.3%	1.4%
Q9-6. Timeliness of information provided by City	20.8%	50.4%	22.0%	5.0%	1.9%
Q9-7. Access to information about City's finances & budget	13.0%	33.7%	39.6%	9.9%	3.7%
Q9-8. Overall level of public involvement in local decision making	11.6%	27.5%	36.4%	17.4%	7.2%
Q9-9. City's open records request process	15.7%	25.3%	52.0%	5.6%	1.5%

Q10. Which THREE of the services listed in Question 9 do you think are MOST IMPORTANT for the City to focus on over the next year?

Q10. Top choice	Number	Percent
How easy it is to find information when visiting City's website	103	21.7 %
How easy it is to receive information when calling City	32	6.7 %
Overall quality of City's social media (Facebook, Instagram, etc.)	13	2.7 %
Overall quality of City's newsletter	6	1.3 %
Availability of information on City services & programs	38	8.0 %
Timeliness of information provided by City	17	3.6 %
Access to information about City's finances & budget	34	7.2 %
Overall level of public involvement in local decision making	78	16.4 %
City's open records request process	7	1.5 %
None chosen	147	30.9 %
Total	475	100.0 %

Q10. Which THREE of the services listed in Question 9 do you think are MOST IMPORTANT for the City to focus on over the next year?

Q10. 2nd choice	Number	Percent
How easy it is to find information when visiting City's website	35	7.4 %
How easy it is to receive information when calling City	33	6.9 %
Overall quality of City's social media (Facebook, Instagram, etc.)	15	3.2 %
Overall quality of City's newsletter	15	3.2 %
Availability of information on City services & programs	53	11.2 %
Timeliness of information provided by City	45	9.5 %
Access to information about City's finances & budget	49	10.3 %
Overall level of public involvement in local decision making	46	9.7 %
City's open records request process	11	2.3 %
None chosen	173	36.4 %
Total	475	100.0 %

Q10. Which THREE of the services listed in Question 9 do you think are MOST IMPORTANT for the City to focus on over the next year?

Q10. 3rd choice	Number	Percent
How easy it is to find information when visiting City's website	28	5.9 %
How easy it is to receive information when calling City	23	4.8 %
Overall quality of City's social media (Facebook, Instagram, etc.)	17	3.6 %
Overall quality of City's newsletter	10	2.1 %
Availability of information on City services & programs	48	10.1 %
Timeliness of information provided by City	40	8.4 %
Access to information about City's finances & budget	35	7.4 %
Overall level of public involvement in local decision making	44	9.3 %
City's open records request process	16	3.4 %
None chosen	214	45.1 %
Total	475	100.0 %

WITHOUT "DON'T KNOW"

Q10. Which THREE of the services listed in Question 9 do you think are MOST IMPORTANT for the City to focus on over the next year? (top 3)

Q10. Top choice	Number	Percent
How easy it is to find information when visiting City's website	166	34.9 %
How easy it is to receive information when calling City	88	18.5 %
Overall quality of City's social media (Facebook, Instagram, etc.)	45	9.5 %
Overall quality of City's newsletter	31	6.5 %
Availability of information on City services & programs	139	29.3 %
Timeliness of information provided by City	102	21.5 %
Access to information about City's finances & budget	118	24.8 %
Overall level of public involvement in local decision making	168	35.4 %
City's open records request process	34	7.2 %
None chosen	147	30.9 %
Total	1038	

Q11. Where do you currently get news and information about the City of Burleson?

Q11. Where do you currently get City news & information	Number	Percent
City email updates	127	26.7 %
Weekly eNewsletter	117	24.6 %
City's social media sites (Facebook, Instagram, etc.)	318	66.9 %
City website (burlesontx.com)	272	57.3 %
Local news outlets	73	15.4 %
Other	21	4.4 %
Total	928	

Q11-6. Other

- Attend meetings and talk to various department employees
- Burleson NOW magazine sent to my home is where I get most of my information on what is going on in Burleson
- City employees
- Facebook and texts
- Friends
- Friends and neighbors
- Friends and neighbors; other social media sites outside of the city's social media
- I called the city
- Local Facebook groups
- Mail or city meetings
- My spouse
- Need an answer and can’t find it I ask my brother in law who is mayor problem
- Neighborhood app
- Neighbors
- neighbors
- Newsletters. I never knew the city provided email and would gladly sign up. Something other than the typical social media would (email, e-newsletter, etc.) Would be great. You have them apparently but in 5 years of living here never knew that. Burleson is awesome, and the lack of social media is a choice we make so its nothing on the city...but there's probably more of us middle aged folks who don't know there's another means if info
- Printed material only
- search engine
- Spouse gets city emails
- Tabloids like “Burleson Now” and “Hoopla”. Sometimes radio, but not often.
- text messages sometimes

Q12. From which TWO sources of information listed in Question 11 would you prefer to get information from the City?

Q12. Top choice	Number	Percent
City email updates	95	20.0 %
Weekly eNewsletter	61	12.8 %
City's social media sites (Facebook, Instagram, etc.)	174	36.6 %
City website (burlesontx.com)	72	15.2 %
Local news outlets	7	1.5 %
None chosen	66	13.9 %
Total	475	100.0 %

Q12. From which TWO sources of information listed in Question 11 would you prefer to get information from the City?

Q12. 2nd choice	Number	Percent
City email updates	60	12.6 %
Weekly eNewsletter	74	15.6 %
City's social media sites (Facebook, Instagram, etc.)	78	16.4 %
City website (burlesontx.com)	123	25.9 %
Local news outlets	26	5.5 %
None chosen	114	24.0 %
Total	475	100.0 %

SUM OF TOP 2 CHOICES

Q12. From which TWO sources of information listed in Question 11 would you prefer to get information from the City? (top 2)

Q12. Sum of top 2 choices	Number	Percent
City email updates	155	32.6 %
Weekly eNewsletter	135	28.4 %
City's social media sites (Facebook, Instagram, etc.)	252	53.1 %
City website (burlesontx.com)	195	41.1 %
Local news outlets	33	6.9 %
None chosen	66	13.9 %
Total	836	

Q13. Have you visited the City's website (burlesontx.com) during the past 6 months?

Q13. Have you visited City's website during past 6 months	Number	Percent
Yes	388	81.7 %
No	84	17.7 %
Not provided	3	0.6 %
Total	475	100.0 %

WITHOUT "NOT PROVIDED"

Q13. Have you visited the City's website (burlesontx.com) during the past 6 months? (without "not provided")

Q13. Have you visited City's website during past 6 months	Number	Percent
Yes	388	82.2 %
No	84	17.8 %
Total	472	100.0 %

Q13a. What was the reason for your most recent visit to the city's website?

Q13a. Reason for your most recent visit to City's website	Number	Percent
Pay a bill	106	27.3 %
Contact City	28	7.2 %
Zoning/development information	41	10.6 %
Report an issue	25	6.4 %
Request a service	21	5.4 %
Open record request	2	0.5 %
Other	149	38.4 %
Not provided	16	4.1 %
Total	388	100.0 %

WITHOUT "NOT PROVIDED"

Q13a. What was the reason for your most recent visit to the city's website? (without "not provided")

Q13a. Reason for your most recent visit to City's website	Number	Percent
Pay a bill	106	28.5 %
Contact City	28	7.5 %
Zoning/development information	41	11.0 %
Report an issue	25	6.7 %
Request a service	21	5.6 %
Open record request	2	0.5 %
Other	149	40.1 %
Total	372	100.0 %

Q13a-7. Other

- Access library catalog
- Accessing the employee handbook.
- activities
- Agendas
- Animal control
- Asked a question about hazardous waste
- Ball field rental
- Brick holiday hours
- Browsing
- Career page
- Check on garbage service
- Check ordnance
- Check out programs and events
- Checked for trash pick up on Memorial Day
- Checking city calendar of events.
- Checking on holiday schedules
- Checking on solid waste pickup. It was very late and I wanted to ensure that the pickup was on normal schedule. I saw Nothing to indicate so.
- Cities taking place in the city.
- City Council Agenda Events
- City events
- Community events calendar
- Contact BRICK
- Council meeting video
- Disposal services
- Employment
- Employment
- Explore programs offered by various city agencies like the library and brick
- Fence permit
- Find information about big trash pick up
- Find information on city sponsored event
- Find information.
- find tax rate for income tax return
- finding city council meeting agendas
- Garage sale permit
- Garage sale permit
- Garage sale permit and ligations
- Garbage collection calendar
- Garbage collection days
- Gathering info about services
- General information
- Holiday trash pickup schedule
- Honey Bee Carnival

Q13a-7. Other

- HOT SOUNDS OF SUMMER LINEUP
- I wanted info regarding an upcoming event.
- I was looking for information about the brick
- I was looking for information on trash collection. Which zone I was in for trash and bulk pickup, etc.
- I was looking up information about programs and job opportunities.
- Info about trash service and garage sales
- Info on the brick
- Information
- Information
- Information
- Information
- information - garbage pickup schedule, paint recycle, new parks schedule, street bonds
- Information about exact decisions being discussed and made at City Council meetings.
- Information about the brick
- Information about the Brick
- Information on events
- Information on services and classes available at the Brick
- Inquiring about hazard waste disposal.
- Job search
- Job searching
- Jobs
- Jobs and any other city information
- Learn more about city functions
- Library
- Library
- Library
- Library and trash bash
- library catalog
- Library events
- LIBRARY INFORMATION
- Library information
- Library services
- Library Summer Reading information
- Link to Brick and trash service holiday schedule
- Look up dates
- Look up development plans for new park
- Look up hot sounds of summer
- Looking for employment
- Looking for event information
- Looking for info on the Honey Bee carnival
- Looking for info regarding trash/bulk trash collection. Animal adoptions. Jobs available.
- Looking for information
- Looking for information

Q13a-7. Other

- Looking for information about summer activities in Old Town.
- Looking for posted jobs
- Looking for programs to do with the kids.
- Looking for services information
- Looking for the police non emergency phone number
- Looking for upcoming activities m
- Looking for what's being build in the area
- looking to see if or when they'd have an election
- Looking up "Sounds of Summer" schedule
- Looking up events
- Looking up information
- Looking up information for parks and rec
- Looking up parks in the city
- Looking up upcoming events
- POLICE REPORT
- public event notifications
- Question about the Brick, and summer programs for adults and children
- Research
- Research trash pick ups
- Search about trash bins
- Searching for specific department contacts
- Searching to figure out how to offer children of Burleson painting classes for the summer. Did not find anything to help.
- Senior center
- Service questions
- Solid waste pickup schedule
- The library
- To check my water bill history when the sewer charges went up significantly.
  For information on library summer activities and programs.
- To find more info about an event.
- To find out about the senior center and parks. Website kinda slow and awkward. Not entirely user friendly.
- To get information on street repairs in my neighborhood.
- To try and clarify dates and addresses for events
- Transferring services to a new address
- TRASH COLLECTION
- Trash pick up on Memorial Day
- Trash pickup holiday schedule
- Trash pickup holidays
- Trash pickup information. Code information
- Trash schedule
- Trash schedule on holidays
- Trash service
- Trash/recycling holidays
- Try to find information on starting a business within the city

Q13a-7. Other

- Trying to figure out when bulk trash day is.
- Trying to find out if trash will be picked up on holiday Mondays & Thursdays.
- Trying to get information about The Brick. 311 rings to a phone that is never answered.
- Upcoming community events
- Update awareness
- Use it to find out hours for local recreation facilities. By the way, the website is not accurate or intuitive.
- Visit Library site
- Visit the police department section weekly to review crime and arrest reports.
- visiting animal control adoptions available
- voting information and sample ballot
- Wanted to know Brick splash pad and outdoor pool schedule.
- Was looking for the rates on what we pay for water. City employee told me what I needed to know and told me how to get to the info on Burleson website.
- WEATHER ALERT
- What zone I'm in for mosquito spraying
- When was special pickup
- Where to vote
- Who was over the Brick upgrade to the swimming pool? The project took 6-7 months and no one had answers why it took so long. It was very fluctuating to the public & many people dropped their membership. The whole project was very poorly handled.

Q13b. How easy was it to find the information you needed on the city's website?

Q13b. How easy was it to find the information you needed on City's website	Number	Percent
Very easy	145	37.4 %
Somewhat easy	179	46.1 %
Difficult	49	12.6 %
Very difficult	9	2.3 %
Not provided	6	1.5 %
Total	388	100.0 %

WITHOUT "NOT PROVIDED"

Q13b. How easy was it to find the information you needed on the city's website? (without "not provided")

Q13b. How easy was it to find the information you needed on City's website	Number	Percent
Very easy	145	38.0 %
Somewhat easy	179	46.9 %
Difficult	49	12.8 %
Very difficult	9	2.4 %
Total	382	100.0 %

Q14. Have you contacted the City of Burleson with a question, problem complaint, or to request a service during the past year?

Q14. Have you contacted City with a question, problem complaint, or to request a service during past year	Number	Percent
Yes	203	42.7 %
No	269	56.6 %
Not provided	3	0.6 %
Total	475	100.0 %

WITHOUT "NOT PROVIDED"

Q14. Have you contacted the City of Burleson with a question, problem complaint, or to request a service during the past year? (without "not provided")

Q14. Have you contacted City with a question, problem complaint, or to request a service during past year	Number	Percent
Yes	203	43.0 %
No	269	57.0 %
Total	472	100.0 %

Q14a. How easy was it to contact the person you needed to reach?

Q14a. How easy was it to contact the person you needed to reach	Number	Percent
Very easy	97	47.8 %
Somewhat easy	70	34.5 %
Difficult	27	13.3 %
Very difficult	8	3.9 %
Not provided	1	0.5 %
Total	203	100.0 %

WITHOUT "NOT PROVIDED"

Q14a. How easy was it to contact the person you needed to reach? (without "not provided")

Q14a. How easy was it to contact the person you needed to reach	Number	Percent
Very easy	97	48.0 %
Somewhat easy	70	34.7 %
Difficult	27	13.4 %
Very difficult	8	4.0 %
Total	202	100.0 %

Q14b. What department did you attempt to contact?

Q14b. What department did you attempt to contact	Number	Percent
Police	29	14.3 %
Fire	8	3.9 %
Development Services	11	5.4 %
Animal Services	36	17.7 %
Parks & Recreation	23	11.3 %
Code Compliance	55	27.1 %
Public Works	51	25.1 %
Utility Billing	45	22.2 %
Communications	5	2.5 %
Municipal Court	5	2.5 %
Environmental Services	5	2.5 %
Health Inspections	1	0.5 %
311	27	13.3 %
Other	13	6.4 %
Total	314	

Q14b-15. Other

- City ordinance information
- Library
- Library and city attorney
- MAYOR
- Needing streets fixed and they still aren't.
- Permits
- Speeding on a residential street where there is an elementary school and mowing city owned land between the school and home.
- Street lights
- Taxes
- TRASH
- Water
- Water cap too high on sidewalk

Q14c. Please rate how often the employees you contacted during the past year have displayed the following.

(N=203)

	Always	Usually	Sometimes	Seldom	Never	Don't know
Q14c-1. They did what they said they would do in a timely manner	43.3%	30.0%	10.3%	2.0%	4.4%	9.9%
Q14c-2. They gave prompt, accurate, & complete answers to questions	44.3%	25.1%	12.3%	3.4%	4.9%	9.9%
Q14c-3. They helped me resolve an issue to my satisfaction	43.3%	21.7%	15.3%	4.9%	8.4%	6.4%
Q14c-4. They made it easy for me to handle my request	44.8%	22.2%	14.8%	4.4%	5.4%	8.4%
Q14c-5. They were courteous & polite	62.6%	22.2%	3.4%	0.5%	2.5%	8.9%
Q14c-6. Overall quality of service provided by City employees	51.7%	25.1%	8.4%	1.0%	4.4%	9.4%

WITHOUT "DON'T KNOW"

Q14c. Please rate how often the employees you contacted during the past year have displayed the following. (without "don't know")

(N=203)

	Always	Usually	Sometimes	Seldom	Never
Q14c-1. They did what they said they would do in a timely manner	48.1%	33.3%	11.5%	2.2%	4.9%
Q14c-2. They gave prompt, accurate, & complete answers to questions	49.2%	27.9%	13.7%	3.8%	5.5%
Q14c-3. They helped me resolve an issue to my satisfaction	46.3%	23.2%	16.3%	5.3%	8.9%
Q14c-4. They made it easy for me to handle my request	48.9%	24.2%	16.1%	4.8%	5.9%
Q14c-5. They were courteous & polite	68.6%	24.3%	3.8%	0.5%	2.7%
Q14c-6. Overall quality of service provided by City employees	57.1%	27.7%	9.2%	1.1%	4.9%

Q15. Have you contacted the City of Burleson 311 with a question, problem, complaint, or to request a service during the past year?

Q15. Have you contacted City 311 with a question, problem, complaint, or to request a service during past year	Number	Percent
Yes	83	17.5 %
No	322	67.8 %
Not familiar with this service	58	12.2 %
Not provided	12	2.5 %
Total	475	100.0 %

WITHOUT "NOT PROVIDED"

Q15. Have you contacted the City of Burleson 311 with a question, problem, complaint, or to request a service during the past year? (without "not provided")

Q15. Have you contacted City 311 with a question, problem, complaint, or to request a service during past year	Number	Percent
Yes	83	17.9 %
No	322	69.5 %
Not familiar with this service	58	12.5 %
Total	463	100.0 %

Q15a. How did you contact 311?

Q15a. How did you contact 311	Number	Percent
Phone	39	47.0 %
Website	21	25.3 %
Smart phone application	22	26.5 %
Not provided	1	1.2 %
Total	83	100.0 %

WITHOUT "NOT PROVIDED"

Q15a. How did you contact 311? (without "not provided")

Q15a. How did you contact 311	Number	Percent
Phone	39	47.6 %
Website	21	25.6 %
Smart phone application	22	26.8 %
Total	82	100.0 %

Q15b. How easy was it to contact 311?

Q15b. How easy was it to contact 311	Number	Percent
Very easy	54	65.1 %
Somewhat easy	19	22.9 %
Difficult	5	6.0 %
Very difficult	4	4.8 %
Not provided	1	1.2 %
Total	83	100.0 %

WITHOUT "NOT PROVIDED"

Q15b. How easy was it to contact 311? (without "not provided")

Q15b. How easy was it to contact 311	Number	Percent
Very easy	54	65.9 %
Somewhat easy	19	23.2 %
Difficult	5	6.1 %
Very difficult	4	4.9 %
Total	82	100.0 %

Q15c. How did you hear about City of Burleson 311?

Q15c. How did you hear about City 311	Number	Percent
City website	41	49.4 %
Referred by City employee	7	8.4 %
311 In the Community (word of mouth)	9	10.8 %
Phone call or email to City & was referred to 311	6	7.2 %
Social media	18	21.7 %
Not provided	2	2.4 %
Total	83	100.0 %

WITHOUT "NOT PROVIDED"

Q15c. How did you hear about City of Burleson 311? (without "not provided")

Q15c. How did you hear about City 311	Number	Percent
City website	41	50.6 %
Referred by City employee	7	8.6 %
311 In the Community (word of mouth)	9	11.1 %
Phone call or email to City & was referred to 311	6	7.4 %
Social media	18	22.2 %
Total	81	100.0 %

Q15d. Please rate your experience with the 311 in the past year on the following:

(N=83)

	Always	Usually	Sometimes	Seldom	Never	Don't know
Q15d-1. They gave prompt, accurate & complete answers to questions	39.8%	33.7%	6.0%	4.8%	8.4%	7.2%
Q15d-2. The website & smart phone application was easy to use to submit requests	37.3%	31.3%	8.4%	2.4%	7.2%	13.3%
Q15d-3. I was able to track my request & get up-to-date information	32.5%	21.7%	8.4%	6.0%	8.4%	22.9%
Q15d-4. I was transferred to the correct department	34.9%	22.9%	4.8%	2.4%	8.4%	26.5%
Q15d-5. They were courteous & polite	53.0%	21.7%	2.4%	1.2%	4.8%	16.9%
Q15d-6. Service calls are being resolved to satisfaction	34.9%	28.9%	14.5%	2.4%	10.8%	8.4%

WITHOUT "DON'T KNOW"

Q15d. Please rate your experience with the 311 in the past year on the following: (without "don't know")

(N=83)

	Always	Usually	Sometimes	Seldom	Never
Q15d-1. They gave prompt, accurate & complete answers to questions	42.9%	36.4%	6.5%	5.2%	9.1%
Q15d-2. The website & smart phone application was easy to use to submit requests	43.1%	36.1%	9.7%	2.8%	8.3%
Q15d-3. I was able to track my request & get up-to-date information	42.2%	28.1%	10.9%	7.8%	10.9%
Q15d-4. I was transferred to the correct department	47.5%	31.1%	6.6%	3.3%	11.5%
Q15d-5. They were courteous & polite	63.8%	26.1%	2.9%	1.4%	5.8%
Q15d-6. Service calls are being resolved to satisfaction	38.2%	31.6%	15.8%	2.6%	11.8%

Q16. Do you ever watch the City's online broadcast of City Council or Planning and Zoning Commission meetings?

Q16. Do you ever watch City's online broadcast of City Council or Planning & Zoning Commission meetings	Number	Percent
Yes	63	13.3 %
No	408	85.9 %
Not provided	4	0.8 %
Total	475	100.0 %

WITHOUT "NOT PROVIDED"

Q16. Do you ever watch the City's online broadcast of City Council or Planning and Zoning Commission meetings? (without "not provided")

Q16. Do you ever watch City's online broadcast of City Council or Planning & Zoning Commission meetings	Number	Percent
Yes	63	13.4 %
No	408	86.6 %
Total	471	100.0 %

Q17. Parks and Recreation. Please rate your satisfaction of the following:

(N=475)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q17-1. Maintenance of City parks	37.1%	46.3%	6.9%	2.5%	0.2%	6.9%
Q17-2. Number of parks	30.9%	43.6%	10.3%	5.9%	0.6%	8.6%
Q17-3. Quality of City trails	24.6%	41.3%	12.8%	3.4%	0.2%	17.7%
Q17-4. Number/ connectivity of walking/ biking trails	21.3%	36.4%	16.0%	6.5%	0.6%	19.2%
Q17-5. Quality of City parks	30.1%	50.9%	8.4%	2.3%	0.0%	8.2%
Q17-6. Quality of City recreation facilities	28.2%	44.0%	11.6%	3.4%	0.2%	12.6%
Q17-7. Quality of City produced special events	29.7%	44.0%	10.7%	2.1%	0.2%	13.3%
Q17-8. Quality of City adult athletic programs	12.0%	20.6%	18.5%	2.5%	0.8%	45.5%
Q17-9. Quality of City youth athletic programs	14.7%	24.8%	15.8%	2.7%	2.5%	39.4%
Q17-10. Quality of recreation programs	17.5%	28.8%	17.3%	2.1%	0.8%	33.5%
Q17-11. Quality of programs for people with disabilities	8.6%	11.6%	17.1%	3.2%	1.9%	57.7%

WITHOUT "DON'T KNOW"

Q17. Parks and Recreation. Please rate your satisfaction of the following: (without "don't know")

(N=475)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q17-1. Maintenance of City parks	39.8%	49.8%	7.5%	2.7%	0.2%
Q17-2. Number of parks	33.9%	47.7%	11.3%	6.5%	0.7%
Q17-3. Quality of City trails	29.9%	50.1%	15.6%	4.1%	0.3%
Q17-4. Number/ connectivity of walking/biking trails	26.3%	45.1%	19.8%	8.1%	0.8%
Q17-5. Quality of City parks	32.8%	55.5%	9.2%	2.5%	0.0%
Q17-6. Quality of City recreation facilities	32.3%	50.4%	13.3%	3.9%	0.2%
Q17-7. Quality of City produced special events	34.2%	50.7%	12.4%	2.4%	0.2%
Q17-8. Quality of City adult athletic programs	22.0%	37.8%	34.0%	4.6%	1.5%
Q17-9. Quality of City youth athletic programs	24.3%	41.0%	26.0%	4.5%	4.2%
Q17-10. Quality of recreation programs	26.3%	43.4%	25.9%	3.2%	1.3%
Q17-11. Quality of programs for people with disabilities	20.4%	27.4%	40.3%	7.5%	4.5%

Q18. Which THREE of the services listed in Question 17 do you think are MOST IMPORTANT for the City to focus on over the next year?

Q18. Top choice	Number	Percent
Maintenance of City parks	104	21.9 %
Number of parks	26	5.5 %
Quality of City trails	19	4.0 %
Number/connectivity of walking/biking trails	41	8.6 %
Quality of City parks	27	5.7 %
Quality of City recreation facilities	21	4.4 %
Quality of City produced special events	17	3.6 %
Quality of City adult athletic programs	11	2.3 %
Quality of City youth athletic programs	25	5.3 %
Quality of recreation programs	9	1.9 %
Quality of programs for people with disabilities	44	9.3 %
None chosen	131	27.6 %
Total	475	100.0 %

Q18. Which THREE of the services listed in Question 17 do you think are MOST IMPORTANT for the City to focus on over the next year?

Q18. 2nd choice	Number	Percent
Maintenance of City parks	28	5.9 %
Number of parks	20	4.2 %
Quality of City trails	49	10.3 %
Number/connectivity of walking/biking trails	38	8.0 %
Quality of City parks	46	9.7 %
Quality of City recreation facilities	32	6.7 %
Quality of City produced special events	15	3.2 %
Quality of City adult athletic programs	22	4.6 %
Quality of City youth athletic programs	28	5.9 %
Quality of recreation programs	16	3.4 %
Quality of programs for people with disabilities	13	2.7 %
None chosen	168	35.4 %
Total	475	100.0 %

Q18. Which THREE of the services listed in Question 17 do you think are MOST IMPORTANT for the City to focus on over the next year?

Q18. 3rd choice	Number	Percent
Maintenance of City parks	36	7.6 %
Number of parks	14	2.9 %
Quality of City trails	31	6.5 %
Number/connectivity of walking/biking trails	27	5.7 %
Quality of City parks	29	6.1 %
Quality of City recreation facilities	31	6.5 %
Quality of City produced special events	23	4.8 %
Quality of City adult athletic programs	8	1.7 %
Quality of City youth athletic programs	21	4.4 %
Quality of recreation programs	22	4.6 %
Quality of programs for people with disabilities	32	6.7 %
None chosen	201	42.3 %
Total	475	100.0 %

SUM OF TOP 3 CHOICES

Q18. Which THREE of the services listed in Question 17 do you think are MOST IMPORTANT for the City to focus on over the next year? (top 3)

Q18. Sum of top 3 choices	Number	Percent
Maintenance of City parks	168	35.4 %
Number of parks	60	12.6 %
Quality of City trails	99	20.8 %
Number/connectivity of walking/biking trails	106	22.3 %
Quality of City parks	102	21.5 %
Quality of City recreation facilities	84	17.7 %
Quality of City produced special events	55	11.6 %
Quality of City adult athletic programs	41	8.6 %
Quality of City youth athletic programs	74	15.6 %
Quality of recreation programs	47	9.9 %
Quality of programs for people with disabilities	89	18.7 %
None chosen	131	27.6 %
Total	1056	

Q19. Refuse Collection. Please rate your satisfaction of the following:

(N=475)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q19-1. Overall quality of City bulk trash/leaf/brush collection	55.6%	33.1%	4.6%	2.1%	0.2%	4.4%
Q19-2. Overall quality of curbside recycling collection	57.9%	31.2%	3.6%	1.3%	0.2%	5.9%
Q19-3. Overall quality of curbside trash/garbage collection	60.6%	30.5%	4.0%	1.5%	0.0%	3.4%
Q19-4. Overall quality of City's household hazardous waste disposal service (oil, paint, etc.)	32.4%	23.6%	12.0%	6.7%	1.5%	23.8%
Q19-5. Overall fees charged for trash/ recycling collection	23.8%	34.1%	24.4%	9.3%	1.9%	6.5%

WITHOUT "DON'T KNOW"

Q19. Refuse Collection. Please rate your satisfaction of the following: (without "don't know")

(N=475)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q19-1. Overall quality of City bulk trash/leaf/ brush collection	58.1%	34.6%	4.8%	2.2%	0.2%
Q19-2. Overall quality of curbside recycling collection	61.5%	33.1%	3.8%	1.3%	0.2%
Q19-3. Overall quality of curbside trash/ garbage collection	62.7%	31.6%	4.1%	1.5%	0.0%
Q19-4. Overall quality of City's household hazardous waste disposal service (oil, paint, etc.)	42.5%	30.9%	15.7%	8.8%	1.9%
Q19-5. Overall fees charged for trash/ recycling collection	25.5%	36.5%	26.1%	9.9%	2.0%

Q20. Utilities. Please rate your satisfaction of the following:

(N=475)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q20-1. Timeliness of water/sewer line break repairs	16.6%	21.7%	13.9%	0.8%	0.2%	46.7%
Q20-2. Overall fees charged for water/ wastewater services	13.5%	29.3%	29.3%	14.7%	4.8%	8.4%
Q20-3. Utility billing customer service	25.3%	35.8%	16.8%	2.7%	1.1%	18.3%
Q20-4. Utility reliability (consistent delivery of water & sewer)	41.9%	44.6%	7.4%	0.8%	0.4%	4.8%
Q20-5. Overall quality of drinking water	29.9%	41.5%	16.4%	4.6%	1.1%	6.5%

WITHOUT "DON'T KNOW"

Q20. Utilities. Please rate your satisfaction of the following: (without "don't know")

(N=475)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q20-1. Timeliness of water/sewer line break repairs	31.2%	40.7%	26.1%	1.6%	0.4%
Q20-2. Overall fees charged for water/ wastewater services	14.7%	32.0%	32.0%	16.1%	5.3%
Q20-3. Utility billing customer service	30.9%	43.8%	20.6%	3.4%	1.3%
Q20-4. Utility reliability (consistent delivery of water & sewer)	44.0%	46.9%	7.7%	0.9%	0.4%
Q20-5. Overall quality of drinking water	32.0%	44.4%	17.6%	5.0%	1.1%

Q21. Court Services. Please rate your satisfaction of the following.

(N=475)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Don't know
Q21-1. Overall quality of municipal court services	9.3%	17.7%	13.7%	0.8%	58.5%
Q21-2. Overall accessibility of municipal court services	10.3%	18.7%	12.8%	1.1%	57.1%

WITHOUT "DON'T KNOW"

Q21. Court Services. Please rate your satisfaction of the following. (without "don't know")

(N=475)

	Very satisfied	Satisfied	Neutral	Dissatisfied
Q21-1. Overall quality of municipal court services	22.3%	42.6%	33.0%	2.0%
Q21-2. Overall accessibility of municipal court services	24.0%	43.6%	29.9%	2.5%

Q22. Infrastructure. Please rate your satisfaction of the following:

(N=475)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q22-1. Adequacy of street lighting	13.7%	44.4%	18.3%	19.6%	2.3%	1.7%
Q22-2. Adequacy of pedestrian lighting	9.9%	38.7%	22.5%	17.1%	2.3%	9.5%
Q22-3. Adequacy of lighting along trails & in City parks	6.5%	24.2%	24.8%	15.2%	1.5%	27.8%
Q22-4. Adequacy of drainage systems in rainfall events	10.1%	40.0%	24.0%	13.1%	5.3%	7.6%
Q22-5. Appearance/ condition of City medians, right of ways, & public areas	18.3%	46.9%	18.9%	9.9%	3.2%	2.7%
Q22-6. On-street bicycle infrastructure (bike lanes/ signs/shared lane markings)	12.6%	32.6%	27.4%	10.5%	3.4%	13.5%
Q22-7. Overall condition of street signs & traffic signs	17.3%	56.0%	17.1%	5.7%	1.5%	2.5%
Q22-8. Overall condition of pavement markings	11.6%	44.4%	22.3%	14.5%	3.6%	3.6%
Q22-9. Overall maintenance of major TXDOT roadways (SH174/Wilshire Blvd., FM731/John Jones Dr., I-35W)	9.9%	40.2%	20.8%	14.9%	10.7%	3.4%
Q22-10. Overall maintenance of major City streets (non-TXDOT streets)	9.7%	34.5%	22.9%	22.9%	8.0%	1.9%
Q22-11. Overall maintenance of neighborhood streets	8.8%	36.8%	24.2%	20.4%	8.2%	1.5%

Q22. Infrastructure. Please rate your satisfaction of the following:

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q22-12. Overall quantity & quality of City sidewalks including accessibility	10.5%	33.1%	25.3%	17.7%	6.9%	6.5%
Q22-13. Mowing & tree trimming along streets & other public areas	14.5%	48.4%	19.6%	10.5%	2.7%	4.2%

WITHOUT "DON'T KNOW"

Q22. Infrastructure. Please rate your satisfaction of the following: (without "don't know")

(N=475)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q22-1. Adequacy of street lighting	13.9%	45.2%	18.6%	19.9%	2.4%
Q22-2. Adequacy of pedestrian lighting	10.9%	42.8%	24.9%	18.8%	2.6%
Q22-3. Adequacy of lighting along trails & in City parks	9.0%	33.5%	34.4%	21.0%	2.0%
Q22-4. Adequacy of drainage systems in rainfall events	10.9%	43.3%	26.0%	14.1%	5.7%
Q22-5. Appearance/ condition of City medians, right of ways, & public areas	18.8%	48.3%	19.5%	10.2%	3.2%
Q22-6. On-street bicycle infrastructure (bike lanes/signs/ shared lane markings)	14.6%	37.7%	31.6%	12.2%	3.9%
Q22-7. Overall condition of street signs & traffic signs	17.7%	57.5%	17.5%	5.8%	1.5%
Q22-8. Overall condition of pavement markings	12.0%	46.1%	23.1%	15.1%	3.7%
Q22-9. Overall maintenance of major TXDOT roadways (SH174/Wilshire Blvd., FM731/John Jones Dr., I-35W)	10.2%	41.6%	21.6%	15.5%	11.1%
Q22-10. Overall maintenance of major City streets (non-TXDOT streets)	9.9%	35.2%	23.4%	23.4%	8.2%
Q22-11. Overall maintenance of neighborhood streets	9.0%	37.4%	24.6%	20.7%	8.3%

WITHOUT "DON'T KNOW"

Q22. Infrastructure. Please rate your satisfaction of the following: (without "don't know")

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q22-12. Overall quantity & quality of City sidewalks including accessibility	11.3%	35.4%	27.0%	18.9%	7.4%
Q22-13. Mowing & tree trimming along streets & other public areas	15.2%	50.5%	20.4%	11.0%	2.9%

Q23. Which THREE of the services listed in Question 22 do you think are MOST IMPORTANT for the City to focus on over the next year?

Q23. Top choice	Number	Percent
Adequacy of street lighting	67	14.1 %
Adequacy of pedestrian lighting	12	2.5 %
Adequacy of lighting along trails & in City parks	18	3.8 %
Adequacy of drainage systems in rainfall events	38	8.0 %
Appearance/condition of City medians, right of ways, & public areas	18	3.8 %
On-street bicycle infrastructure (bike lanes/signs/shared lane markings)	6	1.3 %
Overall condition of street signs & traffic signs	9	1.9 %
Overall condition of pavement markings	13	2.7 %
Overall maintenance of major TXDOT roadways (SH174/ Wilshire Blvd., FM731/John Jones Dr., I-35W)	75	15.8 %
Overall maintenance of major City streets (non-TXDOT streets)	41	8.6 %
Overall maintenance of neighborhood streets	53	11.2 %
Overall quantity & quality of City sidewalks including accessibility	34	7.2 %
Mowing & tree trimming along streets & other public areas	16	3.4 %
None chosen	75	15.8 %
Total	475	100.0 %

Q23. Which THREE of the services listed in Question 22 do you think are MOST IMPORTANT for the City to focus on over the next year?

Q23. 2nd choice	Number	Percent
Adequacy of street lighting	21	4.4 %
Adequacy of pedestrian lighting	28	5.9 %
Adequacy of lighting along trails & in City parks	23	4.8 %
Adequacy of drainage systems in rainfall events	45	9.5 %
Appearance/condition of City medians, right of ways, & public areas	20	4.2 %
On-street bicycle infrastructure (bike lanes/signs/shared lane markings)	11	2.3 %
Overall condition of street signs & traffic signs	17	3.6 %
Overall condition of pavement markings	17	3.6 %
Overall maintenance of major TXDOT roadways (SH174/ Wilshire Blvd., FM731/John Jones Dr., I-35W)	45	9.5 %
Overall maintenance of major City streets (non-TXDOT streets)	71	14.9 %
Overall maintenance of neighborhood streets	41	8.6 %
Overall quantity & quality of City sidewalks including accessibility	24	5.1 %
Mowing & tree trimming along streets & other public areas	16	3.4 %
None chosen	96	20.2 %
Total	475	100.0 %

Q23. Which THREE of the services listed in Question 22 do you think are MOST IMPORTANT for the City to focus on over the next year?

Q23. 3rd choice	Number	Percent
Adequacy of street lighting	22	4.6 %
Adequacy of pedestrian lighting	27	5.7 %
Adequacy of lighting along trails & in City parks	23	4.8 %
Adequacy of drainage systems in rainfall events	28	5.9 %
Appearance/condition of City medians, right of ways, & public areas	24	5.1 %
On-street bicycle infrastructure (bike lanes/signs/shared lane markings)	9	1.9 %
Overall condition of street signs & traffic signs	18	3.8 %
Overall condition of pavement markings	17	3.6 %
Overall maintenance of major TXDOT roadways (SH174/ Wilshire Blvd., FM731/John Jones Dr., I-35W)	35	7.4 %
Overall maintenance of major City streets (non-TXDOT streets)	41	8.6 %
Overall maintenance of neighborhood streets	57	12.0 %
Overall quantity & quality of City sidewalks including accessibility	23	4.8 %
Mowing & tree trimming along streets & other public areas	18	3.8 %
None chosen	133	28.0 %
Total	475	100.0 %

SUM OF TOP 3 CHOICES

Q23. Which THREE of the services listed in Question 22 do you think are MOST IMPORTANT for the City to focus on over the next year? (top 3)

Q23. Sum of top 3 choices	Number	Percent
Adequacy of street lighting	110	23.2 %
Adequacy of pedestrian lighting	67	14.1 %
Adequacy of lighting along trails & in City parks	64	13.5 %
Adequacy of drainage systems in rainfall events	111	23.4 %
Appearance/condition of City medians, right of ways, & public areas	62	13.1 %
On-street bicycle infrastructure (bike lanes/signs/shared lane markings)	26	5.5 %
Overall condition of street signs & traffic signs	44	9.3 %
Overall condition of pavement markings	47	9.9 %
Overall maintenance of major TXDOT roadways (SH174/ Wilshire Blvd., FM731/John Jones Dr., I-35W)	155	32.6 %
Overall maintenance of major City streets (non-TXDOT streets)	153	32.2 %
Overall maintenance of neighborhood streets	151	31.8 %
Overall quantity & quality of City sidewalks including accessibility	81	17.1 %
Mowing & tree trimming along streets & other public areas	50	10.5 %
None chosen	75	15.8 %
Total	1196	

Q24. Economic Development and Development Services. Please rate your support of the following:

(N=475)

	Very supportive	Supportive	Neutral	Unsupportive	Very unsupportive	Don't know
Q24-1. Commercial/retail	22.1%	37.5%	18.1%	10.7%	7.6%	4.0%
Q24-2. Food/restaurant/ entertainment	26.7%	38.7%	17.5%	9.1%	5.9%	2.1%
Q24-3. Heavy commercial/ industrial	8.6%	21.5%	28.2%	18.9%	17.1%	5.7%
Q24-4. Single-family housing	23.2%	39.8%	16.2%	10.5%	7.4%	2.9%
Q24-5. Medium density housing (i.e., townhomes/ duplexes)	6.1%	20.0%	23.6%	20.0%	27.6%	2.7%
Q24-6. Multi-family housing	4.6%	11.4%	18.7%	24.8%	36.2%	4.2%
Q24-7. Sports tourism	11.8%	32.8%	26.5%	8.0%	11.8%	9.1%

WITHOUT "DON'T KNOW"

Q24. Economic Development and Development Services. Please rate your support of the following: (without "don't know")

(N=475)

	Very supportive	Supportive	Neutral	Unsupportive	Very unsupportive
Q24-1. Commercial/ retail	23.0%	39.0%	18.9%	11.2%	7.9%
Q24-2. Food/restaurant/ entertainment	27.3%	39.6%	17.8%	9.2%	6.0%
Q24-3. Heavy commercial/industrial	9.2%	22.8%	29.9%	20.1%	18.1%
Q24-4. Single-family housing	23.9%	41.0%	16.7%	10.8%	7.6%
Q24-5. Medium density housing (i.e., townhomes/duplexes)	6.3%	20.6%	24.2%	20.6%	28.4%
Q24-6. Multi-family housing	4.8%	11.9%	19.6%	25.9%	37.8%
Q24-7. Sports tourism	13.0%	36.1%	29.2%	8.8%	13.0%

Q25. City Codes. Please rate your satisfaction of the following:

(N=475)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q25-1. City's efforts to enforce clean-up of trash & debris on private property	10.5%	33.5%	20.4%	13.3%	4.8%	17.5%
Q25-2. City's efforts to enforce upkeep of residential property	10.9%	33.1%	24.4%	14.3%	5.5%	11.8%
Q25-3. City's efforts to identify & remove abandoned or dilapidated structures	8.4%	28.6%	23.2%	9.5%	4.2%	26.1%
Q25-4. City's efforts to enforce restaurant/food service cleanliness	14.3%	41.3%	19.8%	4.8%	1.5%	18.3%
Q25-5. City's efforts to enforce sign regulations	8.6%	35.8%	23.4%	5.7%	1.5%	25.1%
Q25-6. City's efforts to enforce mowing & cutting of weeds on private property	10.3%	30.7%	21.5%	16.4%	5.7%	15.4%
Q25-7. Overall quality of City's code compliance operations	9.1%	34.3%	24.0%	9.1%	3.6%	20.0%
Q25-8. City's efforts to enforce sediment & erosion control regulations on construction projects	8.6%	25.9%	23.8%	4.4%	2.3%	34.9%

WITHOUT "DON'T KNOW"

Q25. City Codes. Please rate your satisfaction of the following: (without "don't know")

(N=475)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q25-1. City's efforts to enforce clean-up of trash & debris on private property	12.8%	40.6%	24.7%	16.1%	5.9%
Q25-2. City's efforts to enforce upkeep of residential property	12.4%	37.5%	27.7%	16.2%	6.2%
Q25-3. City's efforts to identify & remove abandoned or dilapidated structures	11.4%	38.7%	31.3%	12.8%	5.7%
Q25-4. City's efforts to enforce restaurant/ food service cleanliness	17.5%	50.5%	24.2%	5.9%	1.8%
Q25-5. City's efforts to enforce sign regulations	11.5%	47.8%	31.2%	7.6%	2.0%
Q25-6. City's efforts to enforce mowing & cutting of weeds on private property	12.2%	36.3%	25.4%	19.4%	6.7%
Q25-7. Overall quality of City's code compliance operations	11.3%	42.9%	30.0%	11.3%	4.5%
Q25-8. City's efforts to enforce sediment & erosion control regulations on construction projects	13.3%	39.8%	36.6%	6.8%	3.6%

Q26. Which TWO of the services listed in Question 25 do you think are MOST IMPORTANT for the City to focus on over the next year?

Q26. Top choice	Number	Percent
City's efforts to enforce clean-up of trash & debris on private property	88	18.5 %
City's efforts to enforce upkeep of residential property	56	11.8 %
City's efforts to identify & remove abandoned or dilapidated structures	41	8.6 %
City's efforts to enforce restaurant/food service cleanliness	73	15.4 %
City's efforts to enforce sign regulations	10	2.1 %
City's efforts to enforce mowing & cutting of weeds on private property	46	9.7 %
Overall quality of City's code compliance operations	26	5.5 %
City's efforts to enforce sediment & erosion control regulations on construction projects	23	4.8 %
None chosen	112	23.6 %
Total	475	100.0 %

Q26. Which TWO of the services listed in Question 25 do you think are MOST IMPORTANT for the City to focus on over the next year?

Q26. 2nd choice	Number	Percent
City's efforts to enforce clean-up of trash & debris on private property	48	10.1 %
City's efforts to enforce upkeep of residential property	69	14.5 %
City's efforts to identify & remove abandoned or dilapidated structures	52	10.9 %
City's efforts to enforce restaurant/food service cleanliness	48	10.1 %
City's efforts to enforce sign regulations	15	3.2 %
City's efforts to enforce mowing & cutting of weeds on private property	36	7.6 %
Overall quality of City's code compliance operations	32	6.7 %
City's efforts to enforce sediment & erosion control regulations on construction projects	30	6.3 %
None chosen	145	30.5 %
Total	475	100.0 %

SUM OF TOP 2 CHOICES

Q26. Which TWO of the services listed in Question 25 do you think are MOST IMPORTANT for the City to focus on over the next year? (top 2)

Q26. Sum of top 2 choices	Number	Percent
City's efforts to enforce clean-up of trash & debris on private property	136	28.6 %
City's efforts to enforce upkeep of residential property	125	26.3 %
City's efforts to identify & remove abandoned or dilapidated structures	93	19.6 %
City's efforts to enforce restaurant/food service cleanliness	121	25.5 %
City's efforts to enforce sign regulations	25	5.3 %
City's efforts to enforce mowing & cutting of weeds on private property	82	17.3 %
Overall quality of City's code compliance operations	58	12.2 %
City's efforts to enforce sediment & erosion control regulations on construction projects	53	11.2 %
None chosen	112	23.6 %
Total	805	

Q27. Community Services. Please rate your satisfaction of the following:

(N=475)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q27-1. Overall quality of City's animal control services	24.2%	37.5%	13.3%	4.0%	1.7%	19.4%
Q27-2. Overall quality of City's animal adoption services	26.7%	30.3%	11.4%	1.7%	0.2%	29.7%
Q27-3. Quality of Senior Activity Center facility	17.1%	22.7%	10.9%	1.9%	0.2%	47.2%
Q27-4. Quality of City senior citizen programs	17.1%	21.5%	10.7%	2.1%	0.2%	48.4%
Q27-5. Quality of Burleson Public Library facility	32.0%	34.5%	8.2%	1.9%	0.4%	22.9%
Q27-6. Overall quality of library programming	30.1%	31.8%	9.9%	0.8%	0.0%	27.4%
Q27-7. Overall quality of library's collection	25.9%	31.8%	10.9%	2.5%	0.8%	28.0%

WITHOUT "DON'T KNOW"

Q27. Community Services. Please rate your satisfaction of the following: (without "don't know")

(N=475)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q27-1. Overall quality of City's animal control services	30.0%	46.5%	16.4%	5.0%	2.1%
Q27-2. Overall quality of City's animal adoption services	38.0%	43.1%	16.2%	2.4%	0.3%
Q27-3. Quality of Senior Activity Center facility	32.3%	43.0%	20.7%	3.6%	0.4%
Q27-4. Quality of City senior citizen programs	33.1%	41.6%	20.8%	4.1%	0.4%
Q27-5. Quality of Burleson Public Library facility	41.5%	44.8%	10.7%	2.5%	0.5%
Q27-6. Overall quality of library programming	41.4%	43.8%	13.6%	1.2%	0.0%
Q27-7. Overall quality of library's collection	36.0%	44.2%	15.2%	3.5%	1.2%

Q28. Listed below are several areas that the City of Burleson is focused on improving. For each area, please rate how important you believe it is for the City to focus funding the area with the City's tax dollars on a scale of 5 to 1, where 5 means "Very Important," and 1 means "Not at all Important."

(N=475)

	Very important	Important	Neutral	Not important	Not at all important	Don't know
Q28-1. Maintenance & reconstruction of City's infrastructure (roads, bridges, drainage, etc.)	68.2%	25.1%	3.8%	0.8%	0.0%	2.1%
Q28-2. Parks & Recreation (park maintenance, programming, leisure opportunities, etc.)	33.3%	46.3%	15.2%	1.9%	0.8%	2.5%
Q28-3. Economic Development (business retention, business development, etc.)	22.9%	38.9%	21.9%	6.7%	5.9%	3.6%
Q28-4. Customer Service by City employees (meaningful citizen engagement, effective use of new technology, efficient processes, & resource management)	27.4%	42.5%	20.2%	3.2%	1.3%	5.5%
Q28-5. Financial Planning (implement long-term financial plans, participate in best practices)	42.5%	36.4%	13.7%	0.2%	0.4%	6.7%
Q28-6. Public Safety (training for first responders, community involvement, etc.)	62.3%	25.3%	7.6%	0.4%	1.1%	3.4%
Q28-7. Public Communication & Outreach	31.8%	44.8%	16.6%	1.5%	0.4%	4.8%
Q28-8. Library Facility, Programming & Collections	29.9%	36.2%	22.3%	3.6%	0.8%	7.2%

WITHOUT "DON'T KNOW"

Q28. Listed below are several areas that the City of Burleson is focused on improving. For each area, please rate how important you believe it is for the City to focus funding the area with the City's tax dollars on a scale of 5 to 1, where 5 means "Very Important," and 1 means "Not at all Important." (without "don't know")

(N=475)

	Very important	Important	Neutral	Not important	Not at all important
Q28-1. Maintenance & reconstruction of City's infrastructure (roads, bridges, drainage, etc.)	69.7%	25.6%	3.9%	0.9%	0.0%
Q28-2. Parks & Recreation (park maintenance, programming, leisure opportunities, etc.)	34.1%	47.5%	15.6%	1.9%	0.9%
Q28-3. Economic Development (business retention, business development, etc.)	23.8%	40.4%	22.7%	7.0%	6.1%
Q28-4. Customer Service by City employees (meaningful citizen engagement, effective use of new technology, efficient processes, & resource management)	29.0%	45.0%	21.4%	3.3%	1.3%
Q28-5. Financial Planning (implement long-term financial plans, participate in best practices)	45.6%	39.1%	14.7%	0.2%	0.5%
Q28-6. Public Safety (training for first responders, community involvement, etc.)	64.5%	26.1%	7.8%	0.4%	1.1%
Q28-7. Public Communication & Outreach	33.4%	47.1%	17.5%	1.5%	0.4%
Q28-8. Library Facility, Programming & Collections	32.2%	39.0%	24.0%	3.9%	0.9%

Q29. What is your age?

Q29. Your age	Number	Percent
18-34	97	20.4 %
35-44	94	19.8 %
45-54	97	20.4 %
55-64	93	19.6 %
65+	92	19.4 %
Not provided	2	0.4 %
Total	475	100.0 %

WITHOUT "NOT PROVIDED"

Q29. What is your age? (without "not provided")

Q29. Your age	Number	Percent
18-34	97	20.5 %
35-44	94	19.9 %
45-54	97	20.5 %
55-64	93	19.7 %
65+	92	19.5 %
Total	473	100.0 %

Q30. Which of the following best describes your race/ethnicity?

Q30. Your race/ethnicity	Number	Percent
Asian or Asian Indian	8	1.7 %
Black or African American	32	6.7 %
American Indian or Alaska Native	3	0.6 %
White	347	73.1 %
Hispanic or Latino	100	21.1 %
Native Hawaiian or other Pacific Islander	1	0.2 %
Other	3	0.6 %
Total	494	

Q30-7. Self-describe your race/ethnicity:

Q30-7. Self-define your race/ethnicity	Number	Percent
White, Asian	1	33.3 %
Cajun	1	33.3 %
European ancestry	1	33.3 %
Total	3	100.0 %

Q31. Your gender:

Q31. Your gender	Number	Percent
Male	233	49.1 %
Female	240	50.5 %
Not provided	2	0.4 %
Total	475	100.0 %

WITHOUT "NOT PROVIDED"

Q31. Your gender: (without "not provided")

Q31. Your gender	Number	Percent
Male	233	49.3 %
Female	240	50.7 %
Total	473	100.0 %

6 Survey Instrument

THE CITY OF BURLESON TEXAS | Mayor and Council

May 2026

Dear Burleson Resident,

You have been randomly selected to participate in a community survey, designed to gather citizen input and feedback on City of Burleson programs and services. We will use the information you provide to improve city services and to help us identify and address challenges facing our community. To ensure that the city's priorities are aligned with the needs of our residents, we want to hear from **you**.

We greatly appreciate you taking time out of your busy schedule to complete this survey. For added convenience, the enclosed survey includes a postage-paid envelope to ETC Institute, the research firm conducting the survey. If you prefer to complete the survey online, please visit ***BurlesonSurvey.org***.

Please return your survey via mail, or complete it online sometime during the next week. All of your responses will remain confidential.

Thank you for your support and input. Your involvement plays an important role in helping us make the City of Burleson a great place to live, work, and play through all stages of life.

If you should have any questions or require additional information, please feel free to contact ETC Institute's project manager, Ryan Murray, at 913-254-4598 or by email at Ryan.Murray@ETCInstitute.com.

Sincerely,

Chris Fletcher Mayor	Victoria Johnson Councilmember Place 1	Phil Anderson Councilmember Place 2	Alexa Boedeker Councilmember Place 3
Larry Scott Councilmember Place 4	Dan McClendon Mayor Pro Tem Place 5	Adam Russell Councilmember Place 6	

Si usted no habla ingles y quiere participar en esta encuesta en español, por favor llame al 1-844-811-0411

2026 City of Burleson Resident Satisfaction Survey

Please take a few minutes to complete this survey. Your input is an important part of the City's planning process and will be used by City leaders to make planning and investment decisions. If you prefer, you can take this survey online at ***BurlesonSurvey.org***.

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1. Overall Ratings of Burleson. Please rate the City of Burleson with each of the following:

	Rating the City of Burleson...	Excellent	Good	Neutral	Below Average	Poor	Don't Know
1.	As a place to live	5	4	3	2	1	9
2.	As a place to raise children	5	4	3	2	1	9
3.	As a place to work	5	4	3	2	1	9
4.	As a place to retire	5	4	3	2	1	9
5.	As a place you are proud to call home	5	4	3	2	1	9
6.	Overall quality of services provided by the City of Burleson	5	4	3	2	1	9

2. Overall. Please rate your overall satisfaction of these major categories of services provided by the City of Burleson.

	How satisfied are you with...	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
01.	Effectiveness of city communication with the public	5	4	3	2	1	9
02.	Enforcement of local codes and ordinances	5	4	3	2	1	9
03.	Flow of traffic and congestion on TxDOT roadways (SH174/Wilshire Blvd., FM 731/John Jones Dr., I-35W)	5	4	3	2	1	9
04.	Flow of traffic and congestion on city roadways (non-TxDOT streets)	5	4	3	2	1	9
05.	Maintenance of city streets and sidewalks	5	4	3	2	1	9
06.	Quality of customer service you receive from city employees	5	4	3	2	1	9
07.	Quality of parks and recreation facilities and programs	5	4	3	2	1	9
08.	Quality of public safety services (police, fire, EMS, public safety communications)	5	4	3	2	1	9
09.	Quality of solid waste services (garbage, yard waste, recycling, bulky item pickup)	5	4	3	2	1	9
10.	Quality of wastewater/sewer services	5	4	3	2	1	9
11.	Quality of water utility services	5	4	3	2	1	9
12.	Quality and timeliness of the city's permitting and inspection process	5	4	3	2	1	9
13.	Value that you receive for your city tax dollars and fees	5	4	3	2	1	9
14.	Efforts by city government to ensure the community is prepared for emergencies	5	4	3	2	1	9

3. Which THREE of the services listed in Question 2 do you think are MOST IMPORTANT for the city to focus on over the next year? *[Write in your answers below using the numbers from the list in Question 2, or circle "NONE."]*

1st: _____ 2nd: _____ 3rd: _____ NONE

4. Feeling of Safety. Please rate your feeling of safety in each of the following situations.

	How safe do you feel...	Very Safe	Safe	Neutral	Unsafe	Very Unsafe	Don't Know
1.	In the City of Burleson	5	4	3	2	1	9
2.	In your neighborhood during the day	5	4	3	2	1	9
3.	In your neighborhood at night	5	4	3	2	1	9
4.	In city parks, trails, and recreation areas	5	4	3	2	1	9
5.	In commercial and retail areas	5	4	3	2	1	9

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5. <u>Police Services</u>. Please rate your satisfaction of the following:

	How satisfied are you with...	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
01.	Efforts of the city's police department to collaborate with the public to address concerns	5	4	3	2	1	9
02.	Efforts of the city's police department to communicate with the public via social media	5	4	3	2	1	9
03.	Enforcement of traffic laws	5	4	3	2	1	9
04.	How quickly police respond to emergencies	5	4	3	2	1	9
05.	Efforts by city government to prevent crime	5	4	3	2	1	9
06.	Quality of police services	5	4	3	2	1	9
07.	Quality of police community outreach programs	5	4	3	2	1	9
08.	Visibility of police in commercial and retail areas	5	4	3	2	1	9
09.	Visibility of police in neighborhoods	5	4	3	2	1	9
10.	911 service provided by dispatch operators	5	4	3	2	1	9

6. Which THREE of the services listed in Question 5 do you think are MOST IMPORTANT for the city to focus on over the next year? *[Write in your answers below using the numbers from the list in Question 5, or circle "NONE."]*

1st: _____ 2nd: _____ 3rd: _____ NONE

7. <u>Fire Services</u>. Please rate your satisfaction of the following:

	How satisfied are you with...	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1.	Efforts of the city's fire department to collaborate with the public to address concerns	5	4	3	2	1	9
2.	Efforts of the city's fire department to communicate with the public via social media	5	4	3	2	1	9
3.	Emergency fire services	5	4	3	2	1	9
4.	Emergency medical services	5	4	3	2	1	9
5.	How quickly fire and rescue personnel respond to emergencies	5	4	3	2	1	9
6.	Quality of fire community outreach programs	5	4	3	2	1	9
7.	Quality of fire safety education programs	5	4	3	2	1	9

8. Which THREE of the services listed in Question 7 do you think are MOST IMPORTANT for the city to focus on over the next year? *[Write in your answers below using the numbers from the list in Question 7, or circle "NONE."]*

1st: _____ 2nd: _____ 3rd: _____ NONE

9. <u>Communication</u>. Please rate your satisfaction of the following:

	How satisfied are you with...	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1.	How easy it is to find information when visiting the city's website	5	4	3	2	1	9
2.	How easy it is to receive information when calling the city	5	4	3	2	1	9
3.	Overall quality of the city's social media (Facebook, Instagram, etc.)	5	4	3	2	1	9
4.	Overall quality of the city's newsletter	5	4	3	2	1	9
5.	Availability of information on city services and programs	5	4	3	2	1	9
6.	Timeliness of information provided by the city	5	4	3	2	1	9
7.	Access to information about the city's finances and budget	5	4	3	2	1	9
8.	Overall level of public involvement in local decision making	5	4	3	2	1	9
9.	City's open records request process	5	4	3	2	1	9

10. Which THREE of the services listed in Question 9 do you think are MOST IMPORTANT for the city to focus on over the next year? *[Write in your answers below using the numbers from the list in Question 9, or circle "NONE."]*

1st: _____ 2nd: _____ 3rd: _____ NONE

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11. Where do you currently get news and information about the City of Burleson? *[Check all that apply.]*

____(1) City email updates
____(2) Weekly e-newsletter
____(3) City's social media sites (Facebook, Instagram, etc.)
____(4) City website (burlesontx.com)
____(5) Local news outlets
____(6) Other: _____

12. From which TWO sources of information listed in Question 11 would you prefer to get information from the city? *[Write in your answers below using the numbers from the list in Question 11, or circle "NONE."]*

1st: ____ 2nd: ____ NONE

13. Have you visited the city's website (burlesontx.com) during the past 6 months?

____(1) Yes *[Answer Q13a-b.]* ____(2) No *[Skip to Q14.]*

13a. What was the reason for your most recent visit to the city's website?

____(1) Pay a bill
____(2) Contact the city
____(3) Zoning/Development Information
____(4) Report an issue
____(5) Request a service
____(6) Open record request
____(7) Other: _____

13b. How easy was it to find the information you needed on the city's website?

____(4) Very easy ____(3) Somewhat easy ____(2) Difficult ____(1) Very difficult

14. Have you contacted the City of Burleson with a question, problem complaint, or to request a service during the past year?

____(1) Yes *[Answer Q14a-c.]* ____(2) No *[Skip to Q15.]*

14a. How easy was it to contact the person you needed to reach?

____(4) Very easy ____(3) Somewhat easy ____(2) Difficult ____(1) Very difficult

14b. What department did you attempt to contact? *[Check all that apply.]*

____(01) Police
____(02) Fire
____(03) Development Services
____(04) Animal Services
____(05) Parks and Recreation
____(06) Code Compliance
____(07) Public Works
____(08) Utility Billing
____(09) Communications
____(10) Municipal Court
____(11) Public Health Department
____(12) Environmental Services
____(13) Health Inspections
____(14) 311
____(15) Other: _____

14c. Please rate how often the employees you contacted during the past year have displayed the following.

	Frequency that:	Always	Usually	Sometimes	Seldom	Never	Don't Know
1.	They did what they said they would do in a timely manner	5	4	3	2	1	9
2.	They gave prompt, accurate, and complete answers to questions	5	4	3	2	1	9
3.	They helped me resolve an issue to my satisfaction	5	4	3	2	1	9
4.	They made it easy for me to handle my request	5	4	3	2	1	9
5.	They were courteous and polite	5	4	3	2	1	9
6.	Overall quality of service provided by city employees	5	4	3	2	1	9

15. Have you contacted the City of Burleson 311 with a question, problem, complaint, or to request a service during the past year?

____(1) Yes *[Answer Q15a-d.]* ____(2) No *[Skip to Q16.]* ____(3) Not familiar with this service *[Skip to Q16.]*

15a. How did you contact 311? ____(1) Phone ____(2) Website ____(3) Smart phone application

15b. How easy was it to contact 311?

____(4) Very easy ____(3) Somewhat easy ____(2) Difficult ____(1) Very difficult

15c. How did you hear about City of Burleson 311?

____(1) City website
____(2) Referred by city employee
____(3) 311 In the Community (word of mouth)
____(4) Phone call or email to city and was referred to 311
____(5) Social media

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15d. Please rate your experience with the 311 in the past year on the following:

	Overall quality	Always	Usually	Sometimes	Seldom	Never	Don't Know
1.	They gave prompt, accurate and complete answers to questions	5	4	3	2	1	9
2.	The website and smart phone application was easy to use to submit requests	5	4	3	2	1	9
3.	I was able to track my request and get up-to-date information	5	4	3	2	1	9
4.	I was transferred to the correct department	5	4	3	2	1	9
5.	They were courteous and polite	5	4	3	2	1	9
6.	Service calls are being resolved to satisfaction	5	4	3	2	1	9

16. Do you ever watch the city's online broadcast of City Council or Planning and Zoning Commission meetings? ____(1) Yes ____(2) No

17. <u>Parks and Recreation</u>. Please rate your satisfaction of the following:

	How satisfied are you with...	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
01.	Maintenance of city parks	5	4	3	2	1	9
02.	Number of parks	5	4	3	2	1	9
03.	Quality of city trails	5	4	3	2	1	9
04.	Number/connectivity of walking/biking trails	5	4	3	2	1	9
05.	Quality of city parks	5	4	3	2	1	9
06.	Quality of city recreation facilities	5	4	3	2	1	9
07.	Quality of city produced special events	5	4	3	2	1	9
08.	Quality of city adult athletic programs	5	4	3	2	1	9
09.	Quality of city youth athletic programs	5	4	3	2	1	9
10.	Quality of recreation programs	5	4	3	2	1	9
11.	Quality of programs for people with disabilities	5	4	3	2	1	9

18. Which THREE of the services listed in Question 17 do you think are MOST IMPORTANT for the city to focus on over the next year? *[Write in your answers below using the numbers from the list in Question 17, or circle "NONE."]*

1st: _____ 2nd: _____ 3rd: _____ NONE

19. <u>Refuse Collection</u>. Please rate your satisfaction of the following:

	How satisfied are you with...	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1.	Overall quality of city bulk trash/leaf/brush collection	5	4	3	2	1	9
2.	Overall quality of curbside recycling collection	5	4	3	2	1	9
3.	Overall quality of curbside trash/garbage collection	5	4	3	2	1	9
4.	Overall quality of the city's household hazardous waste disposal service (oil, paint, etc.)	5	4	3	2	1	9
5.	Overall fees charged for trash/recycling collection	5	4	3	2	1	9

20. <u>Utilities</u>. Please rate your satisfaction of the following:

	How satisfied are you with...	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1.	Timeliness of water/sewer line break repairs	5	4	3	2	1	9
2.	Overall fees charged for water/wastewater services	5	4	3	2	1	9
3.	Utility billing customer service	5	4	3	2	1	9
4.	Utility reliability (consistent delivery of water and sewer)	5	4	3	2	1	9
5.	Overall quality of drinking water	5	4	3	2	1	9

21. <u>Court Services</u>. Please rate your satisfaction of the following.

	How satisfied are you with...	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1.	Overall quality of municipal court services	5	4	3	2	1	9
2.	Overall accessibility of municipal court services	5	4	3	2	1	

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22. Infrastructure. Please rate your satisfaction of the following:

	How satisfied are you with...	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
01.	Adequacy of street lighting	5	4	3	2	1	9
02.	Adequacy of pedestrian lighting	5	4	3	2	1	9
03.	Adequacy of lighting along trails and in city parks	5	4	3	2	1	9
04.	Adequacy of drainage systems in rainfall events	5	4	3	2	1	9
05.	Appearance/condition of city medians, right of ways, and public areas	5	4	3	2	1	9
06.	On-street bicycle infrastructure (bike lanes/signs/shared lane markings)	5	4	3	2	1	9
07.	Overall condition of street signs and traffic signs	5	4	3	2	1	9
08.	Overall condition of pavement markings	5	4	3	2	1	9
09.	Overall maintenance of major TxDOT roadways (SH174/Wilshire Blvd., FM731/John Jones Dr., I-35W)	5	4	3	2	1	9
10.	Overall maintenance of major city streets (non-TxDOT streets)	5	4	3	2	1	9
11.	Overall maintenance of neighborhood streets	5	4	3	2	1	9
12.	Overall quantity and quality of city sidewalks including accessibility	5	4	3	2	1	9
13.	Mowing and tree trimming along streets and other public areas	5	4	3	2	1	9

23. Which THREE of the services listed in Question 22 do you think are MOST IMPORTANT for the city to focus on over the next year? *[Write in your answers below using the numbers from the list in Question 22, or circle "NONE."]*

1st: _____ 2nd: _____ 3rd: _____ NONE

24. Economic Development and Development Services. Please rate your support of the following:

	How supportive are you of the city seeking new developments in...	Very Supportive	Supportive	Neutral	Unsupportive	Very Unsupportive	Don't Know
1.	Commercial/retail	5	4	3	2	1	9
2.	Food/restaurant/entertainment	5	4	3	2	1	9
3.	Heavy commercial/industrial	5	4	3	2	1	9
4.	Single-family housing	5	4	3	2	1	9
5.	Medium density housing (i.e., townhomes/duplexes)	5	4	3	2	1	9
6.	Multi-family housing	5	4	3	2	1	9
7.	Sports tourism	5	4	3	2	1	9

25. City Codes. Please rate your satisfaction of the following:

	How satisfied are you with...	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1.	City's efforts to enforce the clean-up of trash and debris on private property	5	4	3	2	1	9
2.	City's efforts to enforce the upkeep of residential property	5	4	3	2	1	9
3.	City's efforts to identify and remove abandoned or dilapidated structures	5	4	3	2	1	9
4.	City's efforts to enforce restaurant/food service cleanliness	5	4	3	2	1	9
5.	City's efforts to enforce sign regulations	5	4	3	2	1	9
6.	City's efforts to enforce mowing and cutting of weeds on private property	5	4	3	2	1	9
7.	Overall quality of the city's code compliance operations	5	4	3	2	1	9
8.	City's efforts to enforce sediment and erosion control regulations on construction projects	5	4	3	2	1	9

26. Which TWO of the services listed in Question 25 do you think are MOST IMPORTANT for the city to focus on over the next year? *[Write in your answers below using the numbers from the list in Question 25, or circle "NONE."]*

1st: _____ 2nd: _____ NONE

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27. Community Services. Please rate your satisfaction of the following:

	How satisfied are you with...	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1.	Overall quality of the city's animal control services	5	4	3	2	1	9
2.	Overall quality of the city's animal adoption services	5	4	3	2	1	9
3.	Quality of Senior Activity Center facility	5	4	3	2	1	9
4.	Quality of city senior citizen programs	5	4	3	2	1	9
5.	Quality of Burleson Public Library facility	5	4	3	2	1	9
6.	Overall quality of library programming	5	4	3	2	1	9
7.	Overall quality of library's collection	5	4	3	2	1	9

28. Listed below are several areas that the City of Burleson is focused on improving. For each area, please rate how important you believe it is for the city to focus funding the area with the city's tax dollars on a scale of 5 to 1, where 5 means "Very Important," and 1 means "Not at all Important."

	How important is it for the City to fund...	Very Important	Important	Neutral	Not Important	Not at all Important	Don't Know
1.	Maintenance and reconstruction of the city's infrastructure (roads, bridges, drainage, etc.)	5	4	3	2	1	9
2.	Parks and Recreation (park maintenance, programming, leisure opportunities, etc.)	5	4	3	2	1	9
3.	Economic Development (business retention, business development, etc.)	5	4	3	2	1	9
4.	Customer Service by city employees (meaningful citizen engagement, effective use of new technology, efficient processes, and resource management)	5	4	3	2	1	9
5.	Financial Planning (implement long-term financial plans, participate in best practices)	5	4	3	2	1	9
6.	Public Safety (training for first responders, community involvement, etc.)	5	4	3	2	1	9
7.	Public Communication and Outreach	5	4	3	2	1	9
8.	Library Facility, Programming and Collections	5	4	3	2	1	9

Demographics: *Your responses to the questions below will remain anonymous and are optional.*

29. What is your age? _____ years

30. Which of the following best describes your race/ethnicity? *[Check all that apply.]*

____(01) Asian or Asian Indian
____(02) Black or African American
____(03) American Indian or Alaska Native
____(04) White
____(05) Hispanic or Latino
____(06) Native Hawaiian or other Pacific Islander
____(99) Other: _____

31. Your gender: ____(1) Male ____(2) Female

32. Would you be willing to participate in future surveys sponsored by the City of Burleson?

____(1) Yes *[Answer Q32a.]* ____(2) No

32a. Please provide your contact information:

Phone: _____ Email Address: _____

This concludes the survey. Thank you for your time!

Please return your completed survey in the enclosed return-reply envelope addressed to:
ETC Institute, 725 W. Frontier Circle, Olathe, Kansas 66061

Your responses will remain completely confidential. The information printed to the right will ONLY be used to help identify which areas of the city are having problems with city services. If your address is not correct, please provide the correct information. Thank you.

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2026 City of Burleson Resident Satisfaction Survey GIS Maps

Presented to the City of Burleson, Texas

July 2026

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Interpreting the Maps

The maps on the following pages show the mean ratings for several questions on the survey by Census Block Group. If all areas on a map are the same color, then residents generally feel the same about that issue regardless of the location of their home.

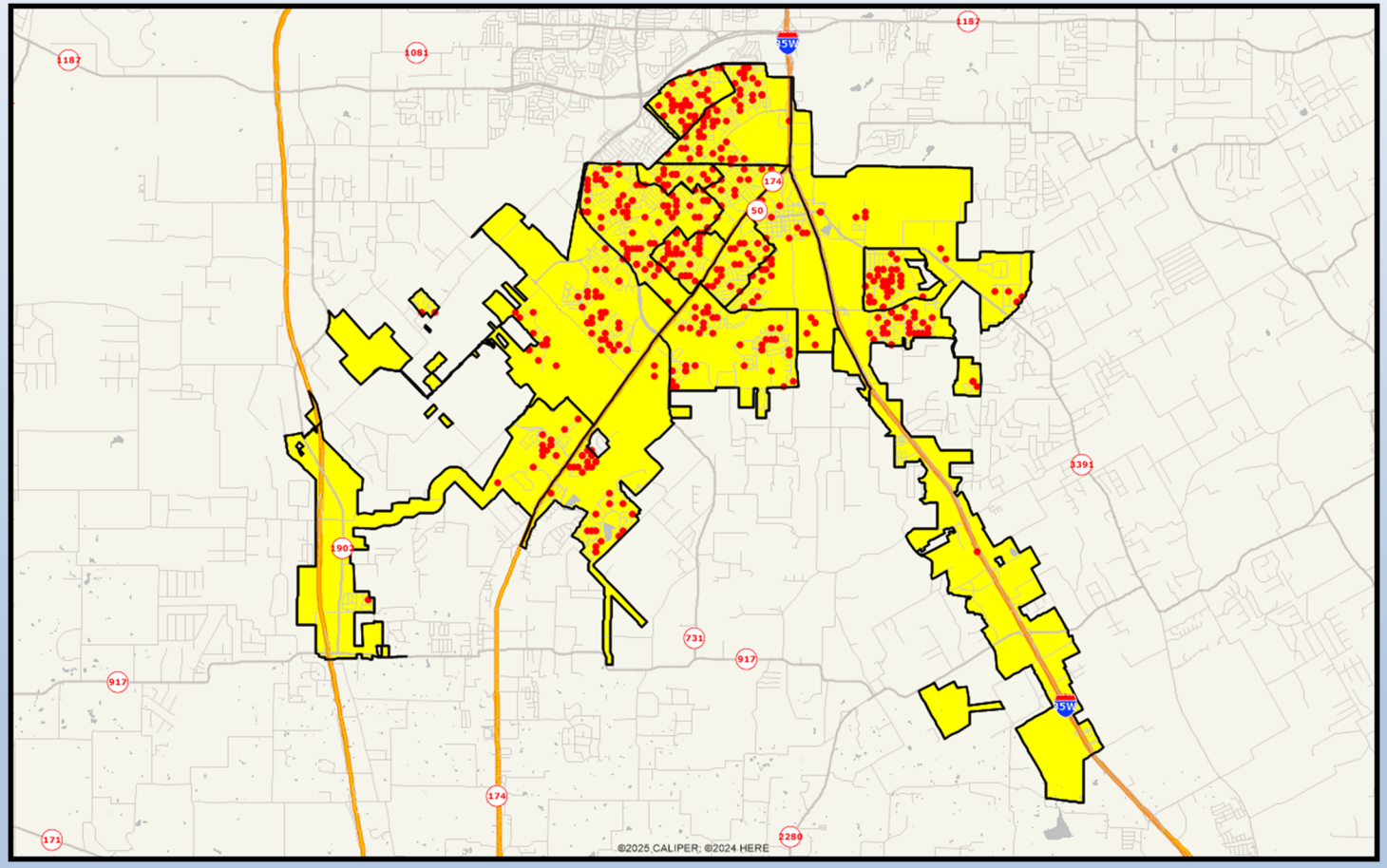
When reading the maps, please use the following color scheme as a guide:

- DARK/LIGHT BLUE shades indicate POSITIVE ratings. Shades of blue generally indicate satisfaction with a service, ratings of "excellent" or "good" and ratings of "very safe" or "safe."

- OFF-WHITE shades indicate NEUTRAL ratings. Shades of neutral generally indicate that residents thought the quality of service delivery is adequate.

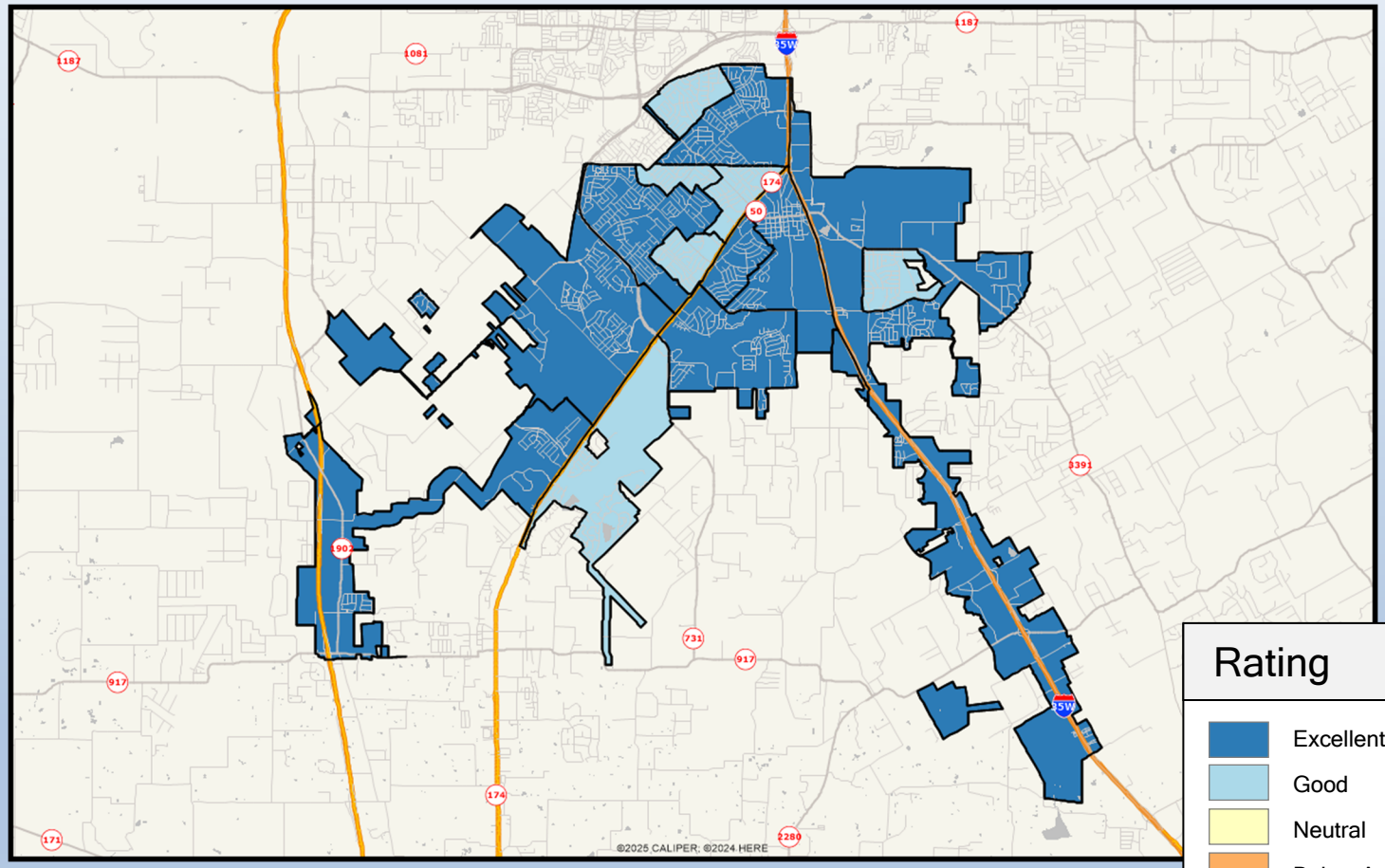
- ORANGE/RED shades indicate NEGATIVE ratings. Shades of orange/red generally indicate dissatisfaction with a service, ratings of "below average" or "poor" and ratings of "unsafe" or "very unsafe."

2026 City of Burleson Resident Satisfaction Survey
Location of Respondents



(Boundaries by Census Block Group)

Q1-01. Rating the City of Burleson: As a place to live



Rating

- Excellent
- Good
- Neutral
- Below Average
- Poor
- No Response

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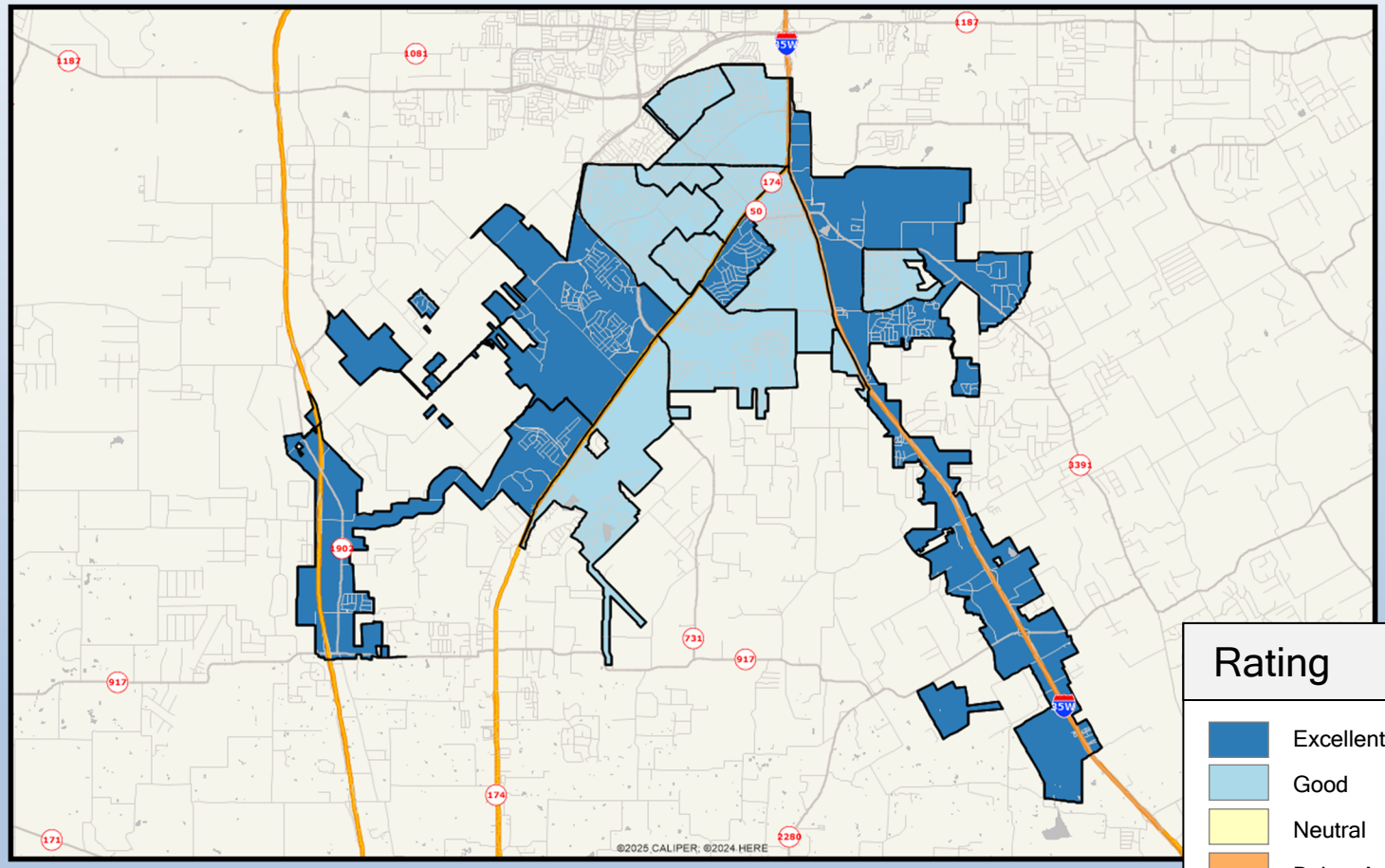
Q1-02. Rating the City of Burleson: As a place to raise children



Rating

- Excellent
- Good
- Neutral
- Below Average
- Poor
- No Response

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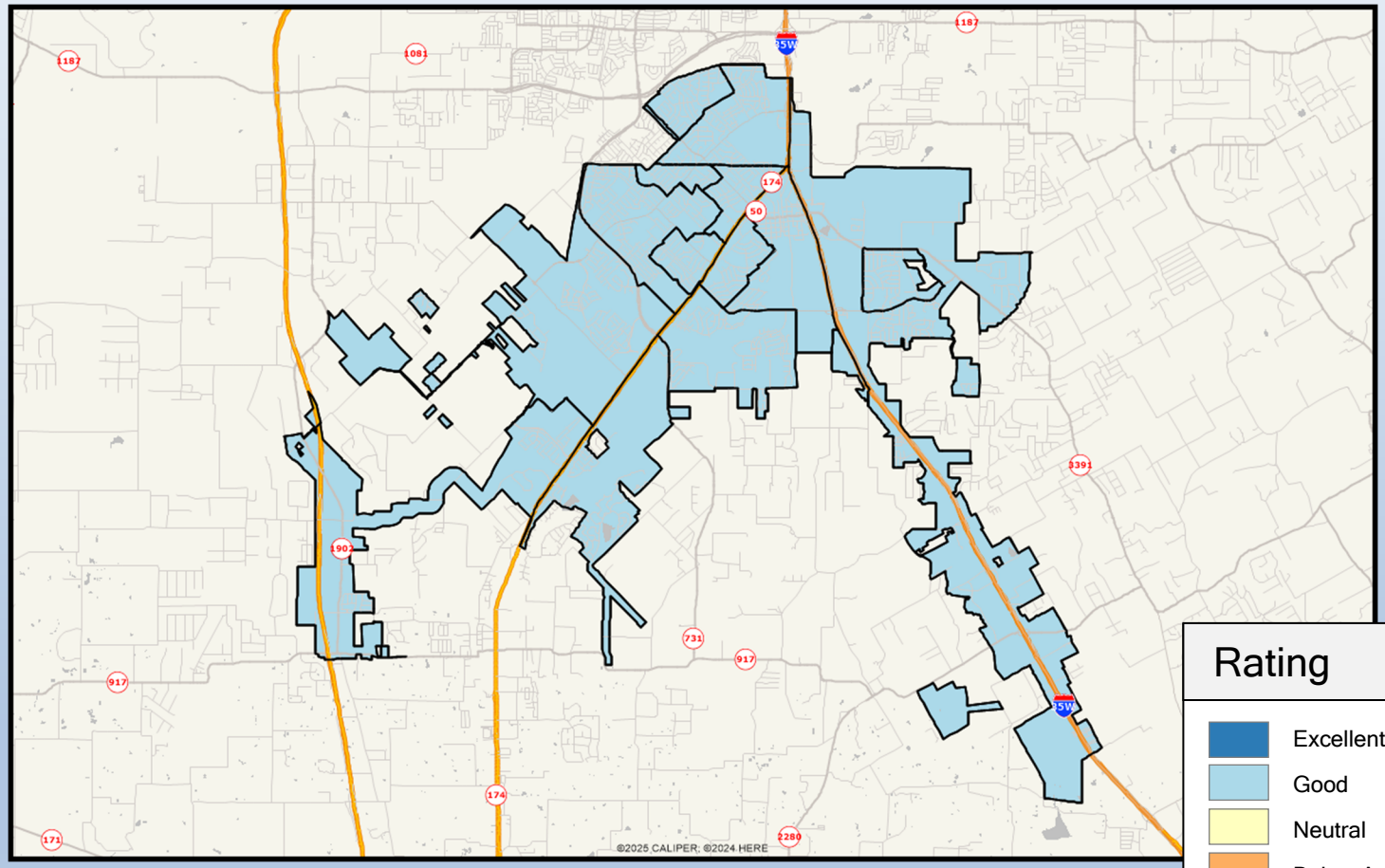
Q1-03. Rating the City of Burleson: As a place to work



Rating

- Excellent
- Good
- Neutral
- Below Average
- Poor
- No Response

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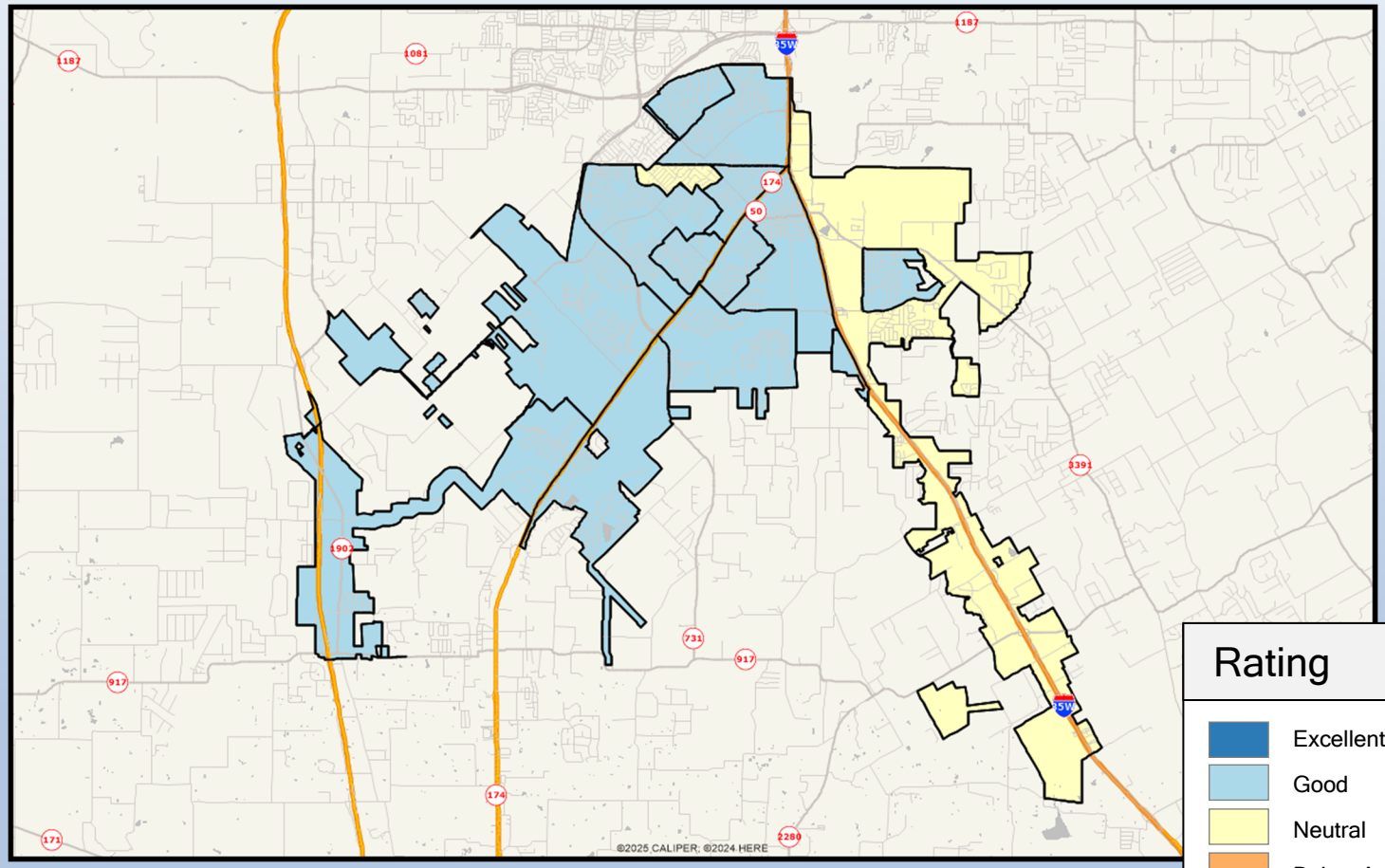
Q1-04. Rating the City of Burleson: As a place to retire



Rating

- Excellent
- Good
- Neutral
- Below Average
- Poor
- No Response

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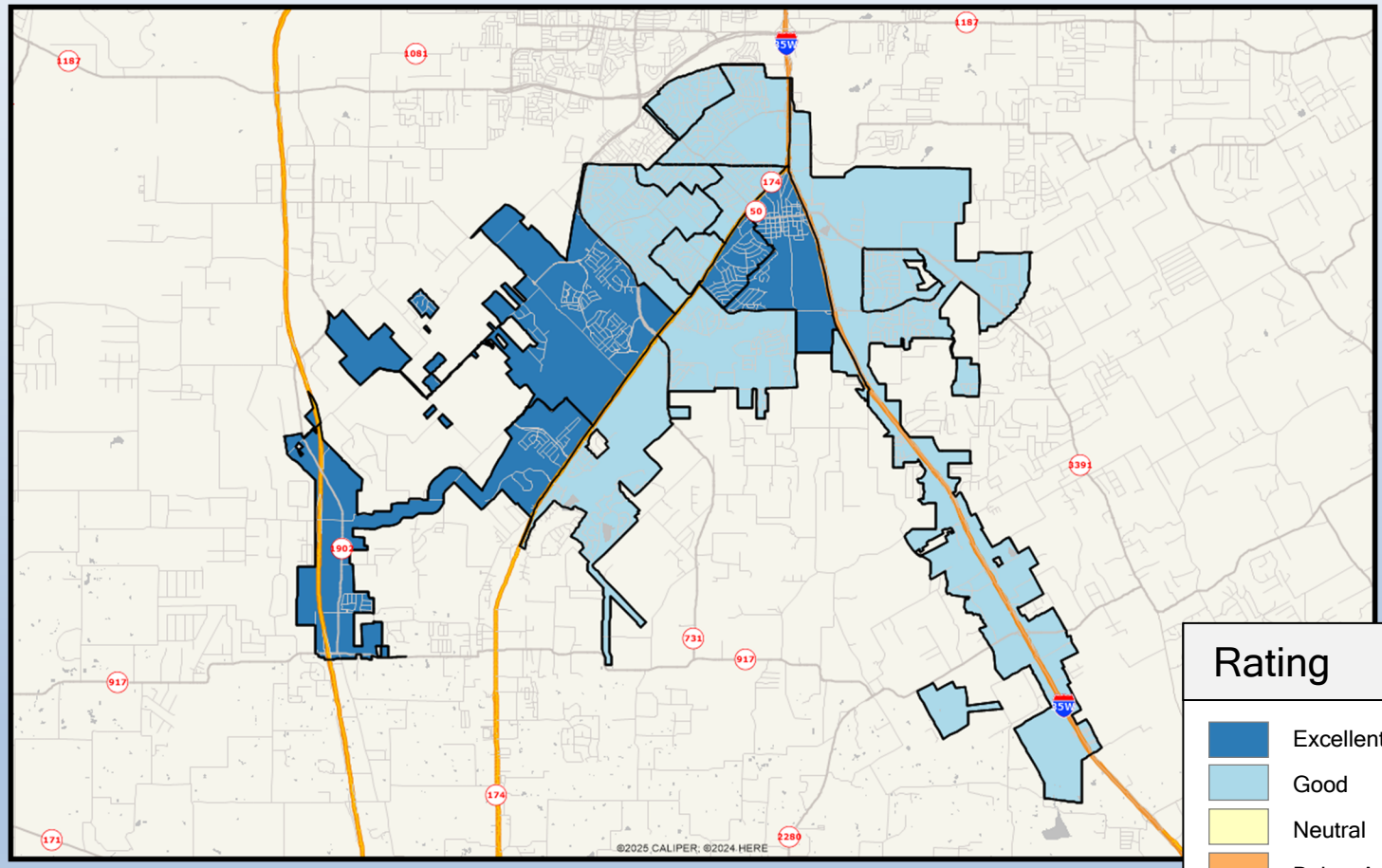
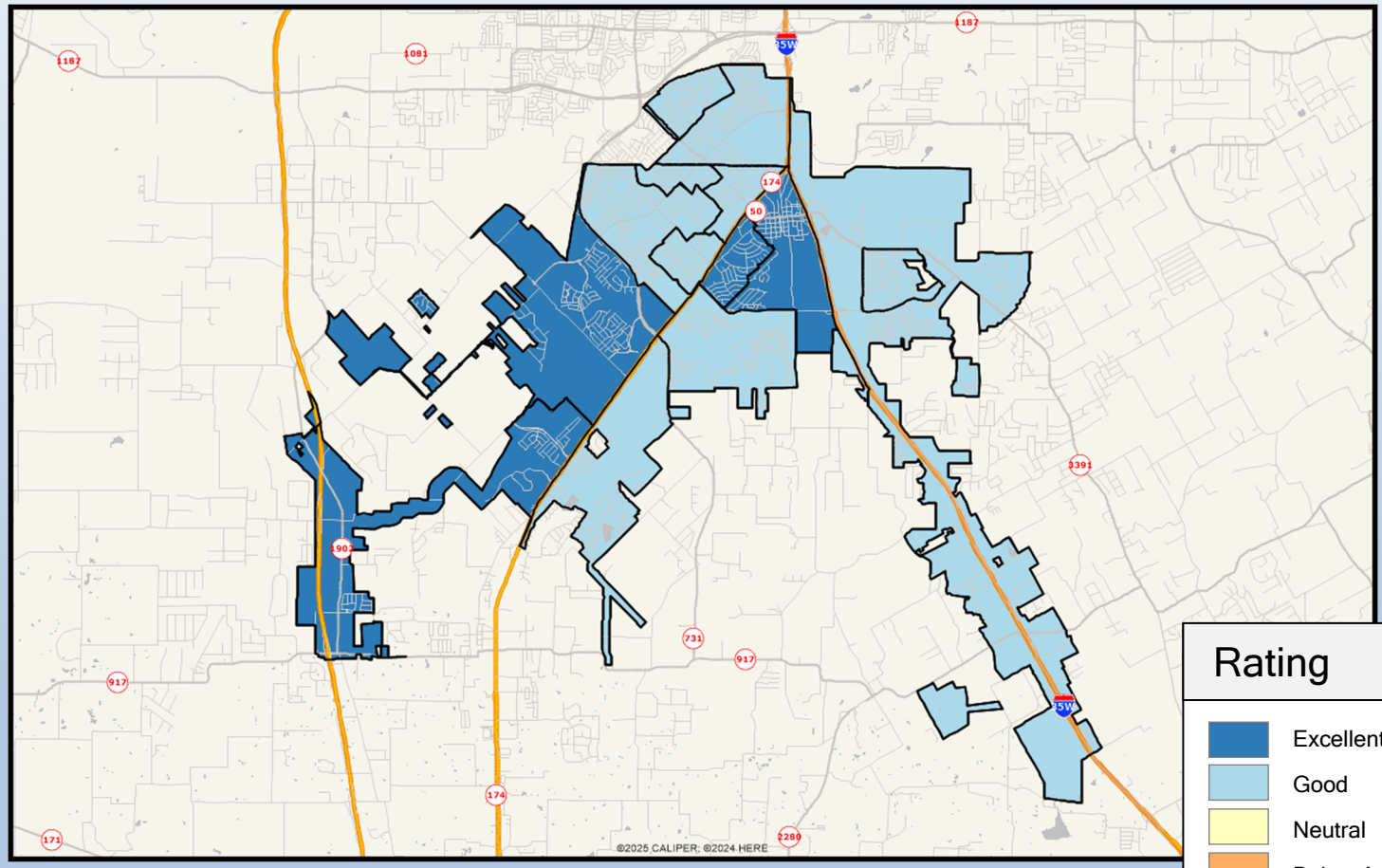
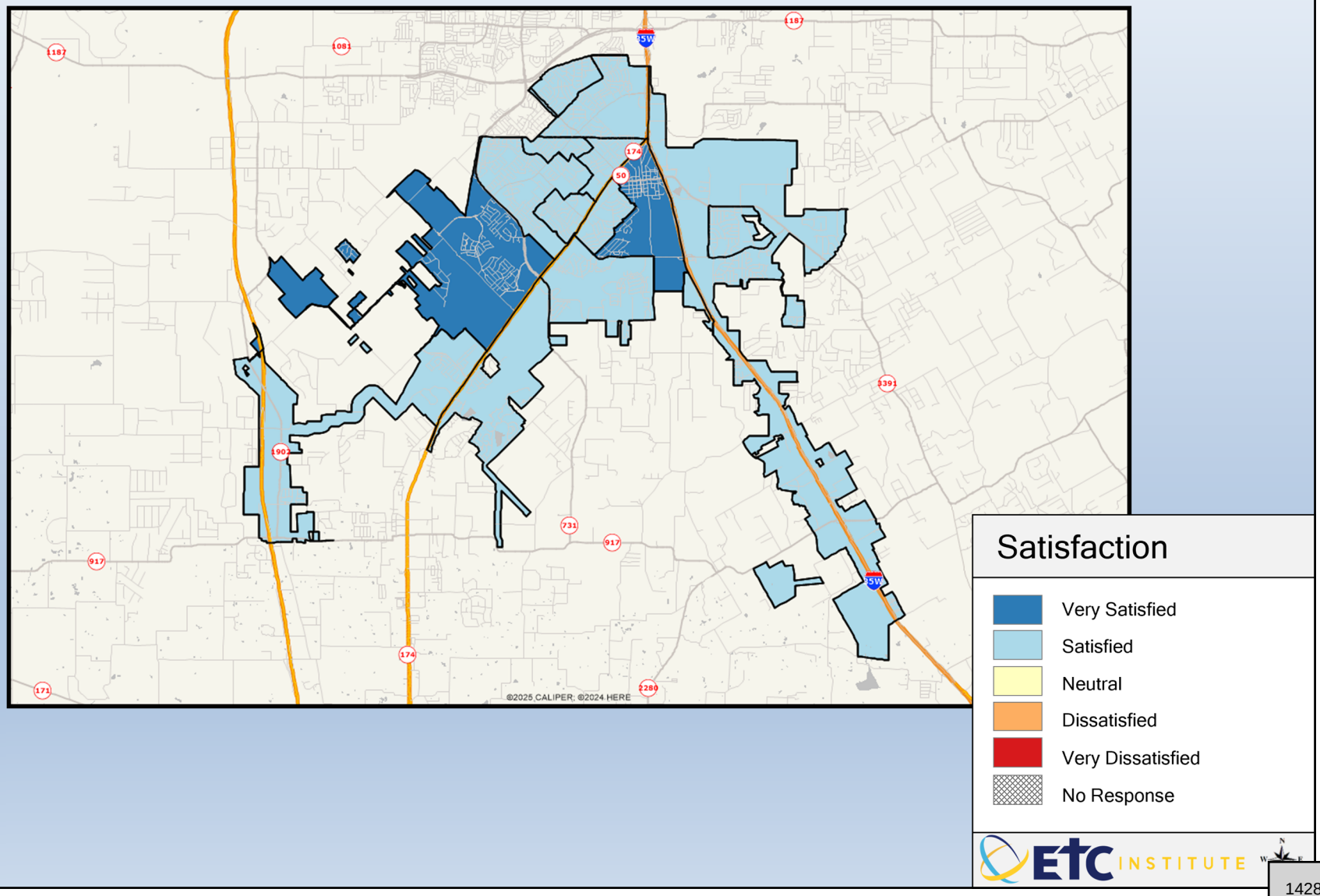
Q1-05. Rating the City of Burleson: As a place you are proud to call home



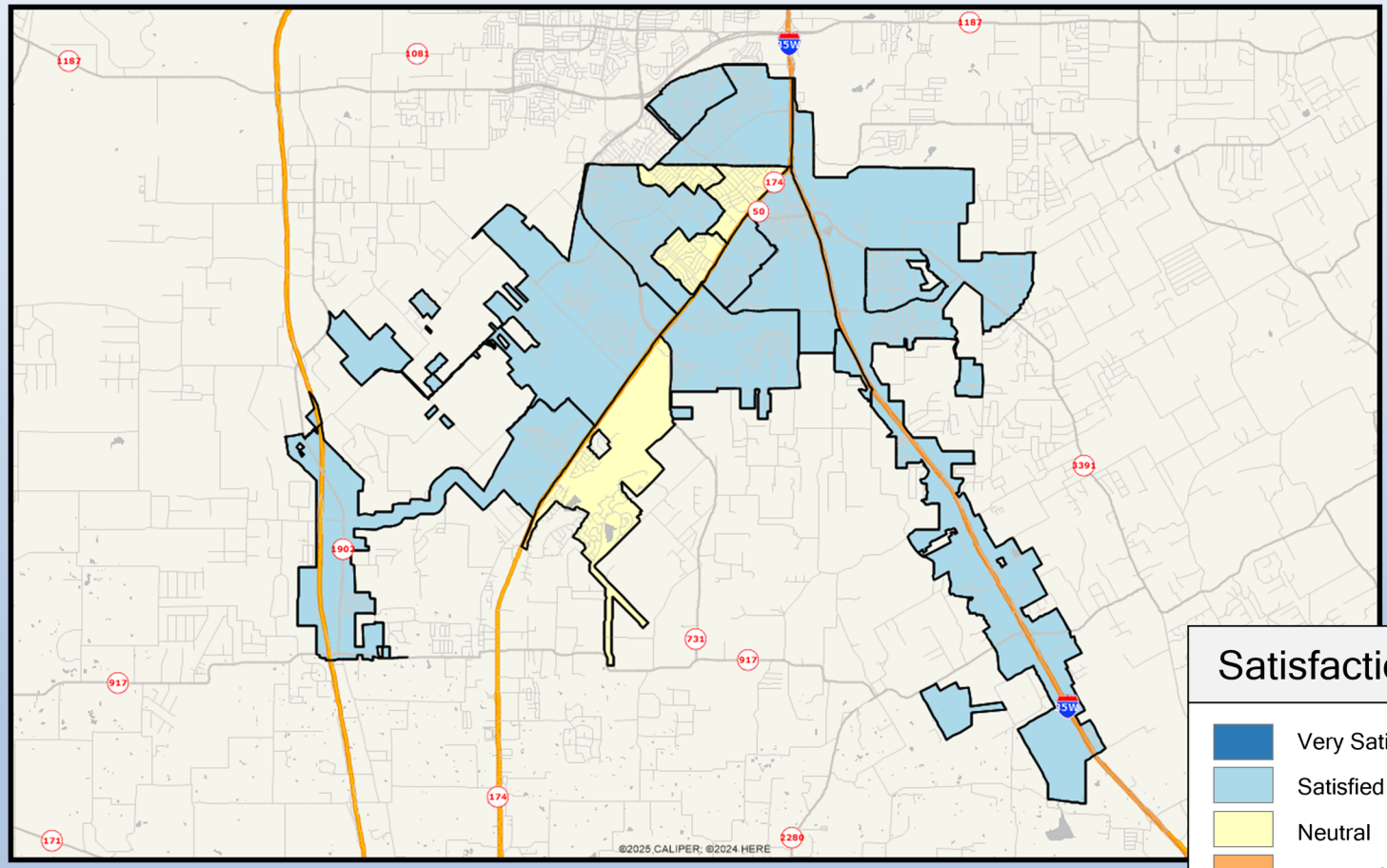
Q1-06. Overall quality of services provided by the City of Burleson



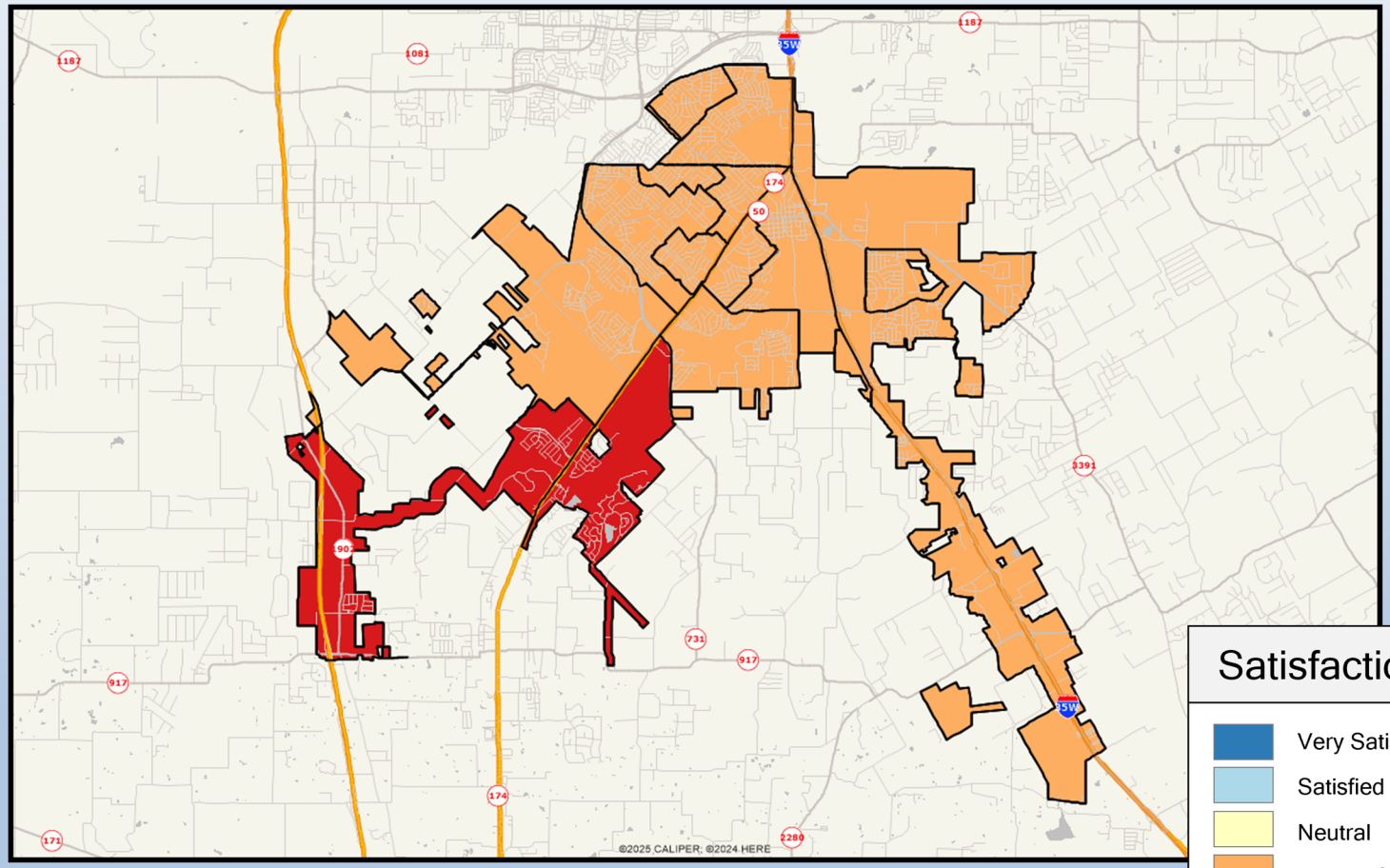
Q2-01. Satisfaction With: Effectiveness of city communication with the public



Q2-02. Satisfaction With: Enforcement of local codes and ordinances



Q2-03. Satisfaction With: Flow of traffic and congestion on TxDOT roadways



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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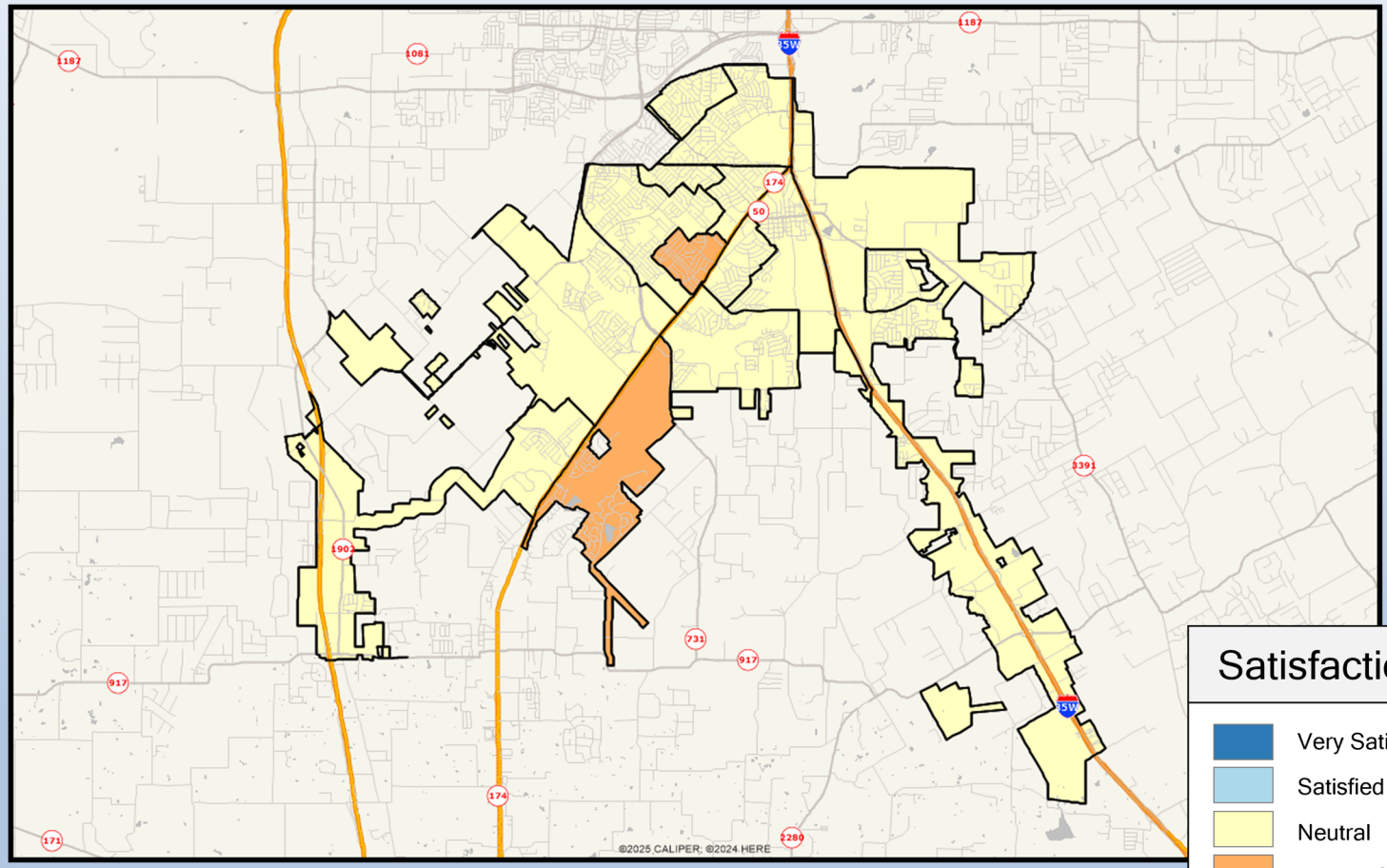
Q2-04. Satisfaction With: Flow of traffic and congestion on city roadways



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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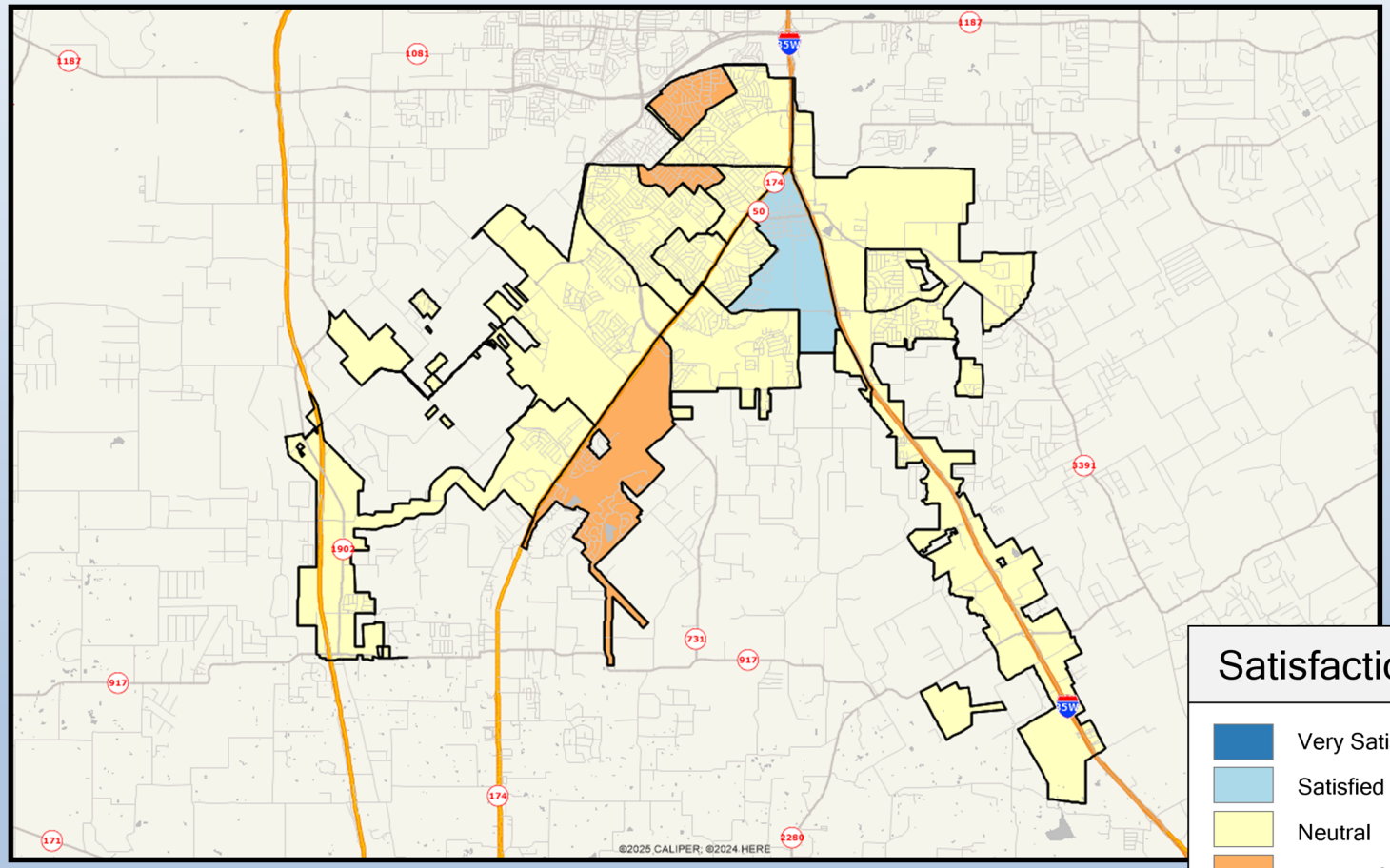
Q2-05. Satisfaction With: Maintenance of city streets and sidewalks



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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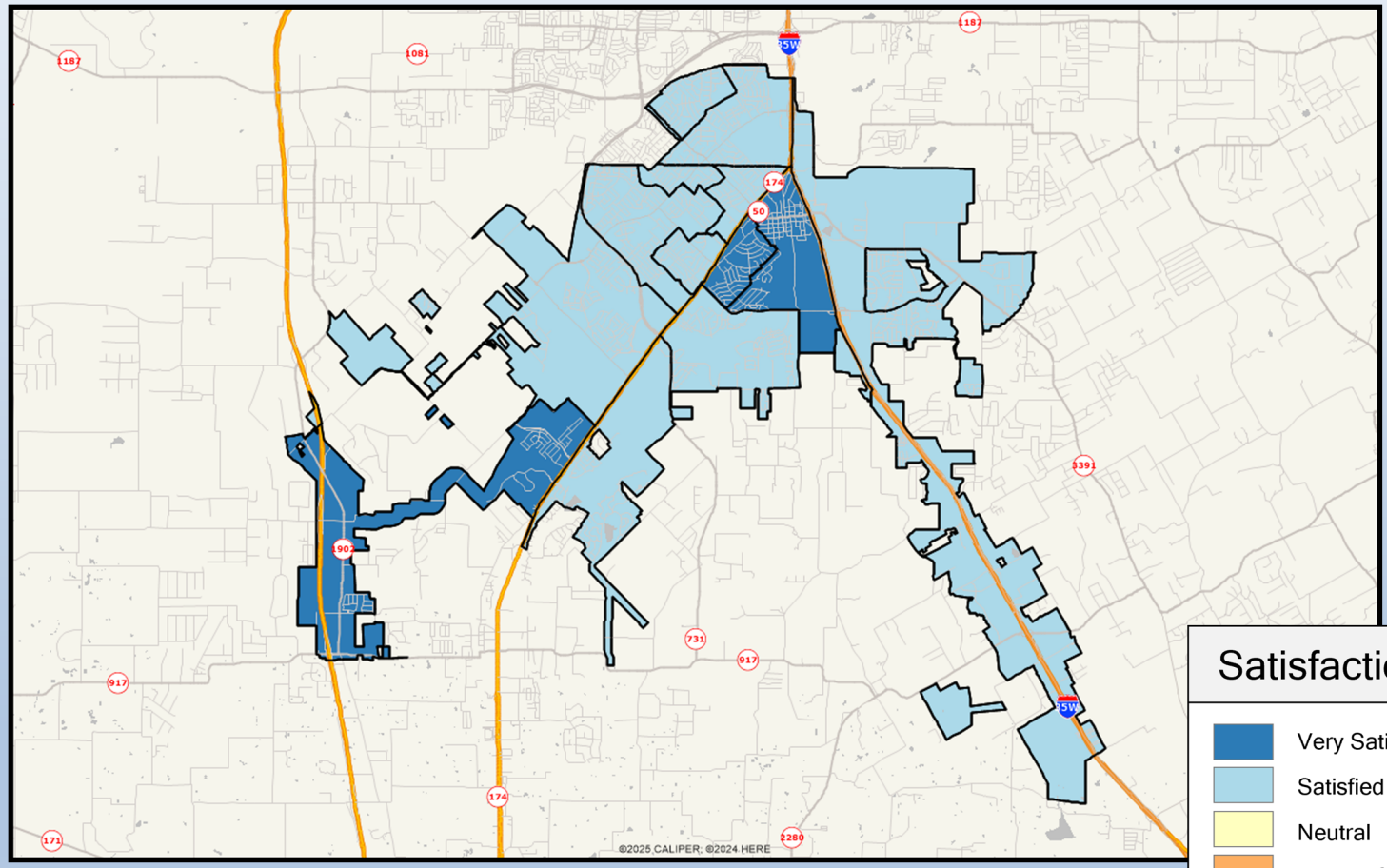
Q2-06. Satisfaction With: Quality of customer service you receive from city employees



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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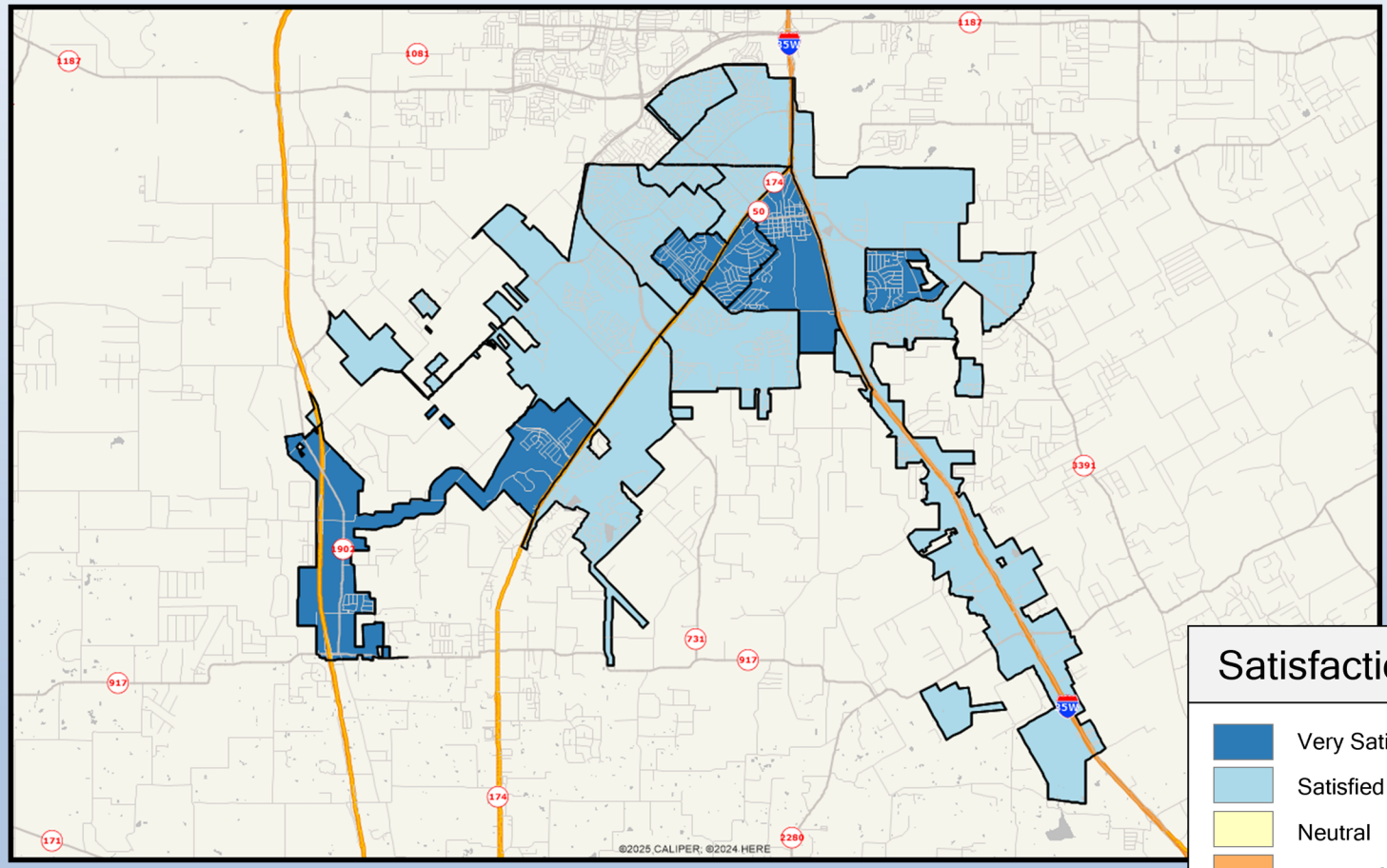
Q2-07. Satisfaction With: Quality of parks and recreation facilities and programs



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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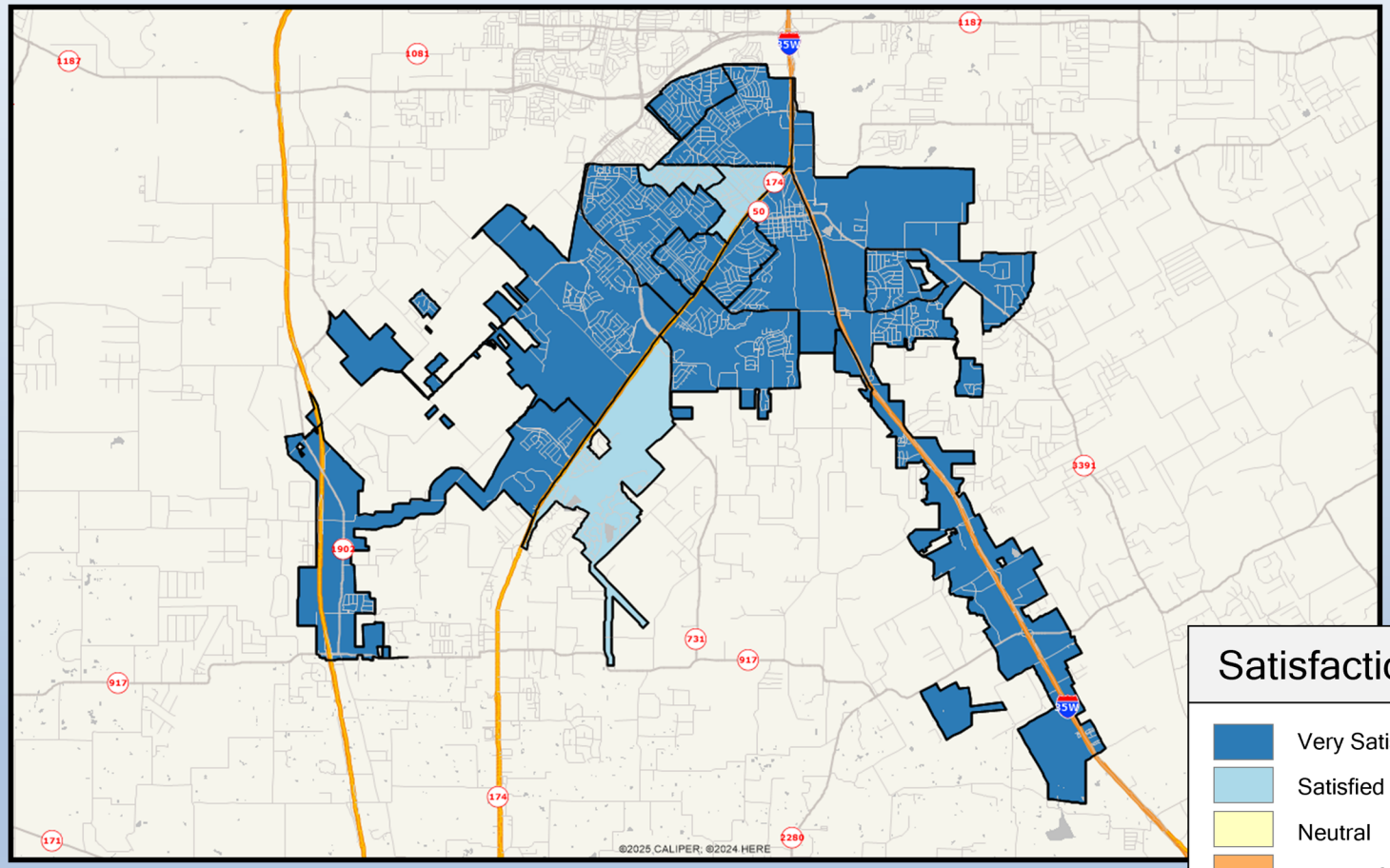
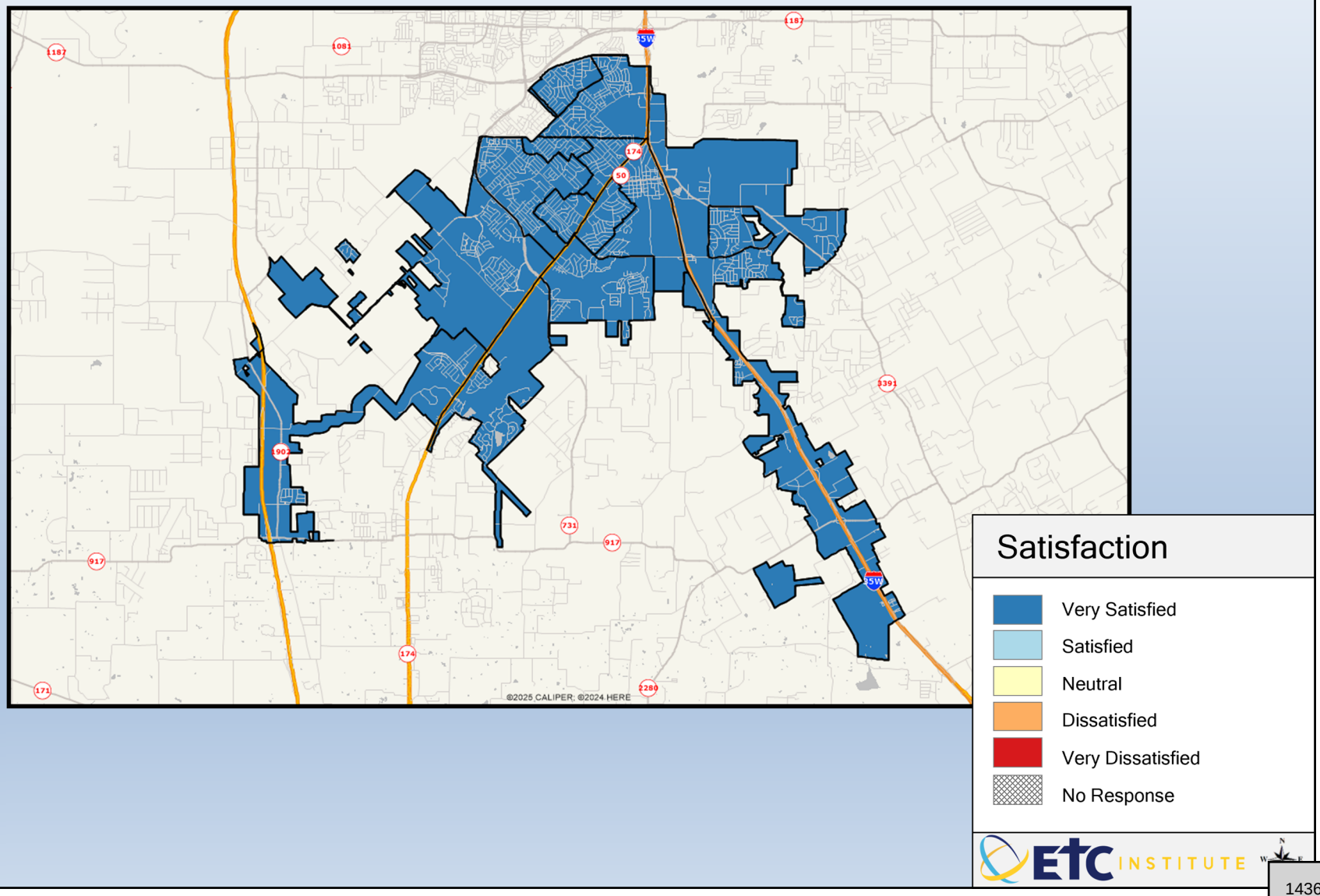
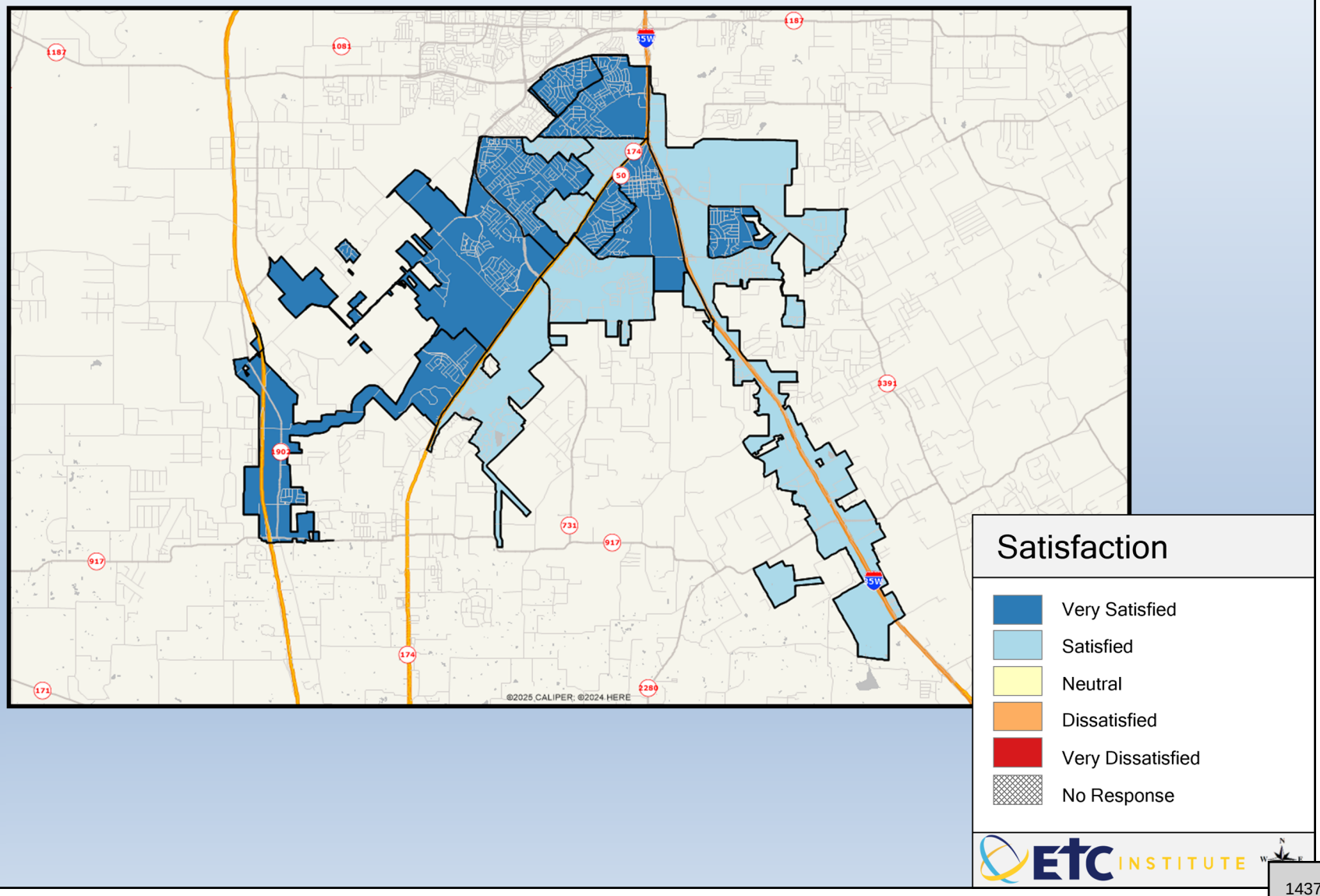
Q2-08. Satisfaction With: Quality of public safety services



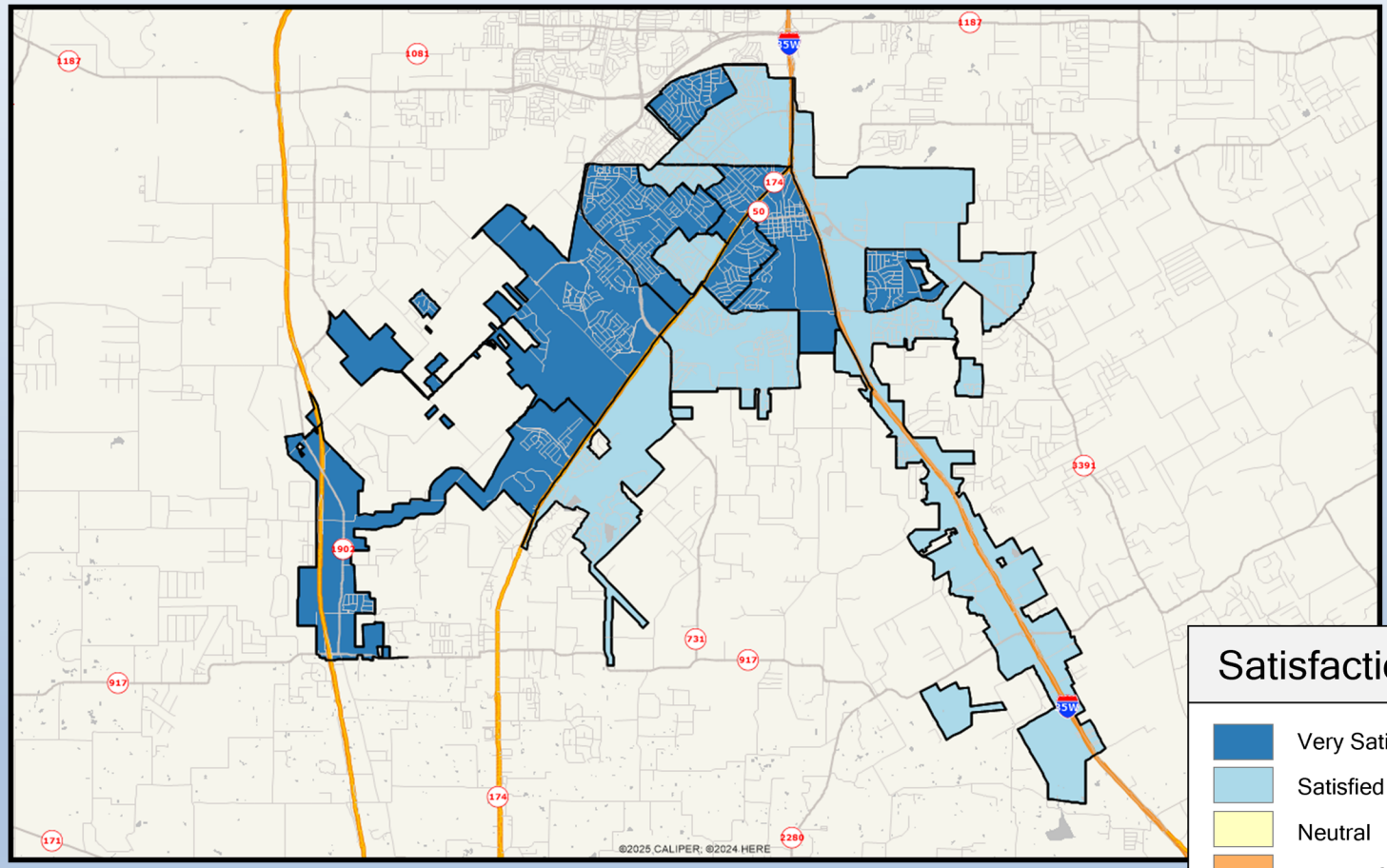
Q2-09. Satisfaction With: Quality of solid waste services



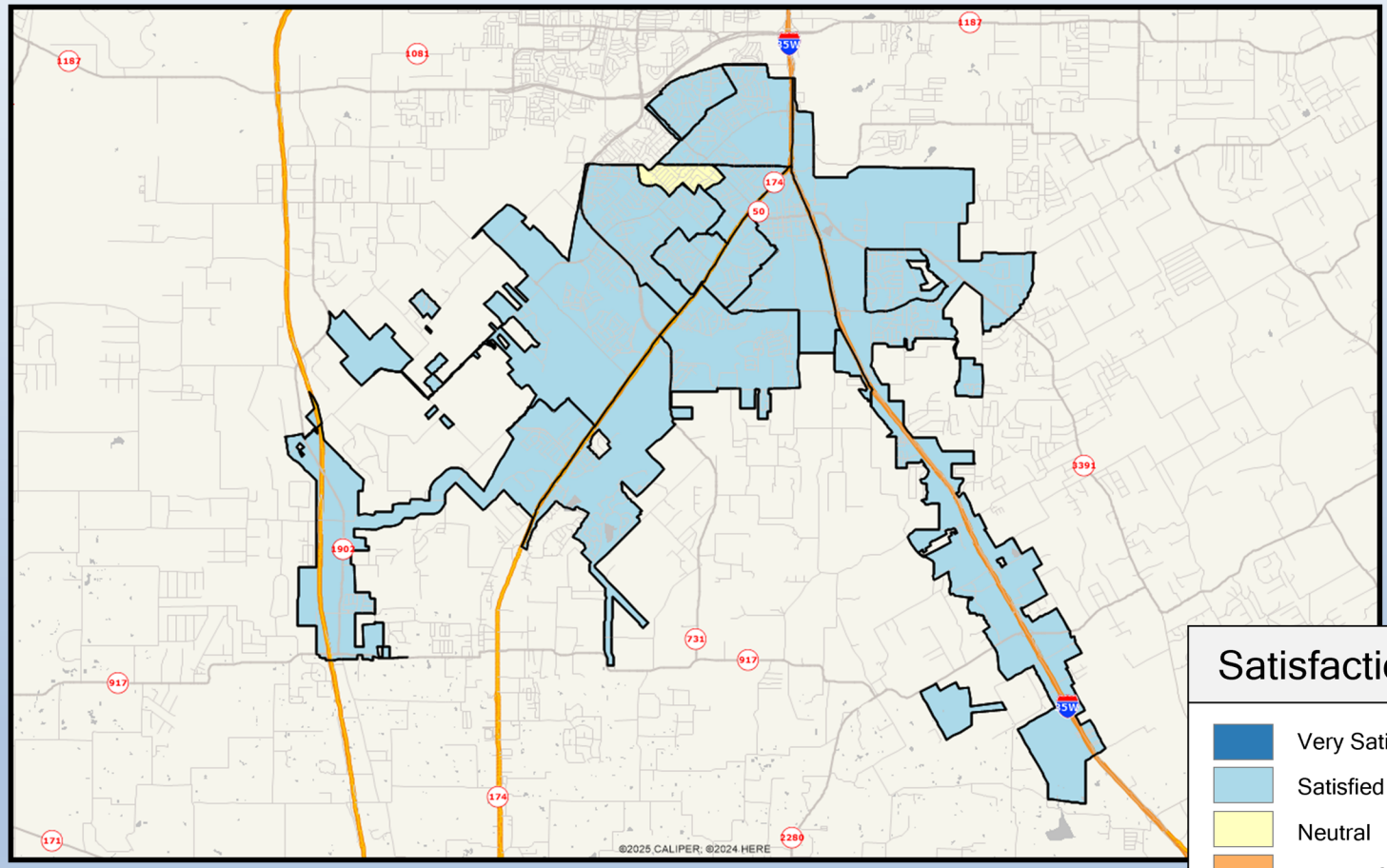
Q2-10. Satisfaction With: Quality of wastewater/sewer services



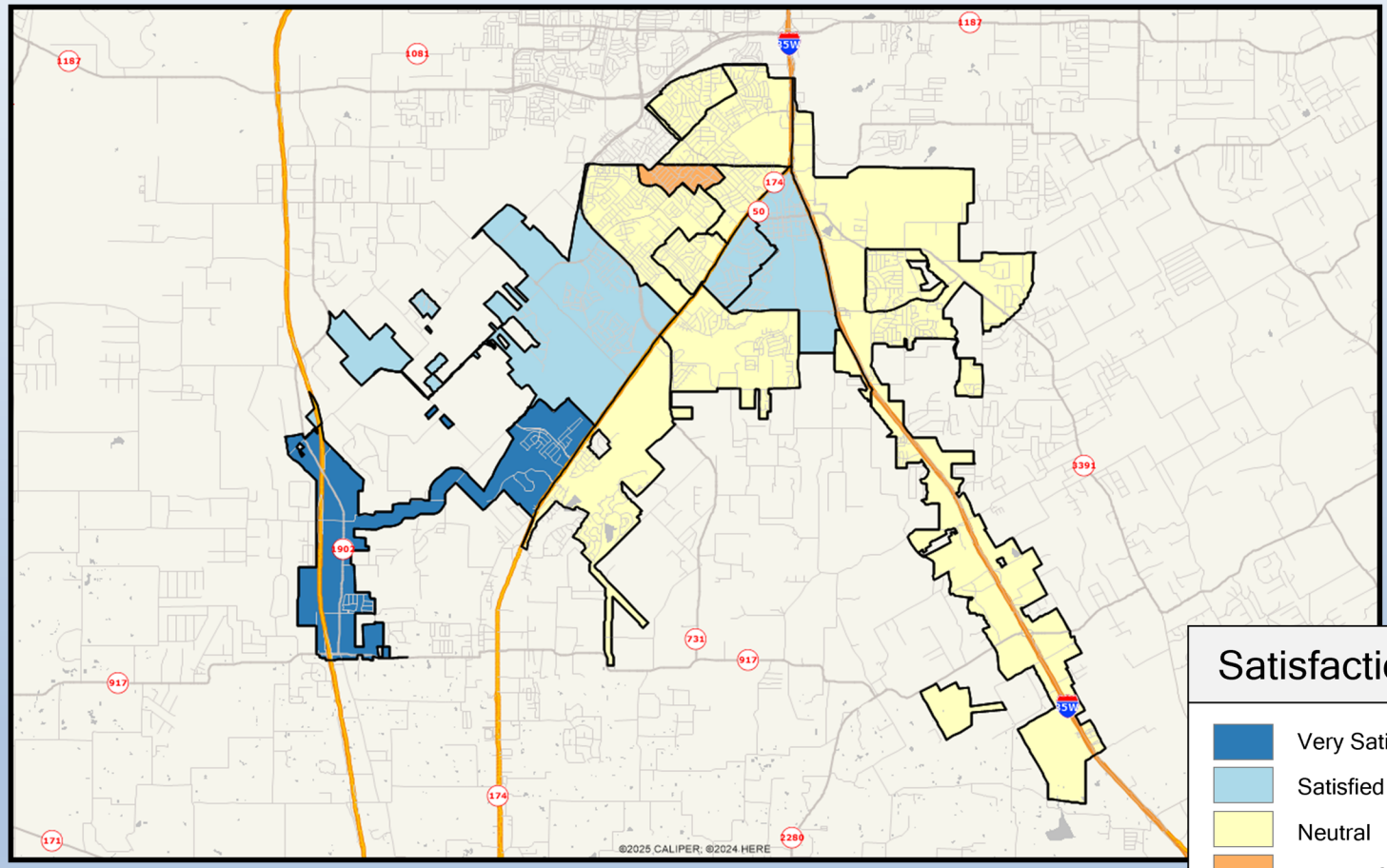
Q2-11. Satisfaction With: Quality of water utility services



Q2-12. Satisfaction With: Quality and timeliness of the city's permitting and inspection process



Q2-13. Satisfaction With: Value that you receive for your city tax dollars and fees



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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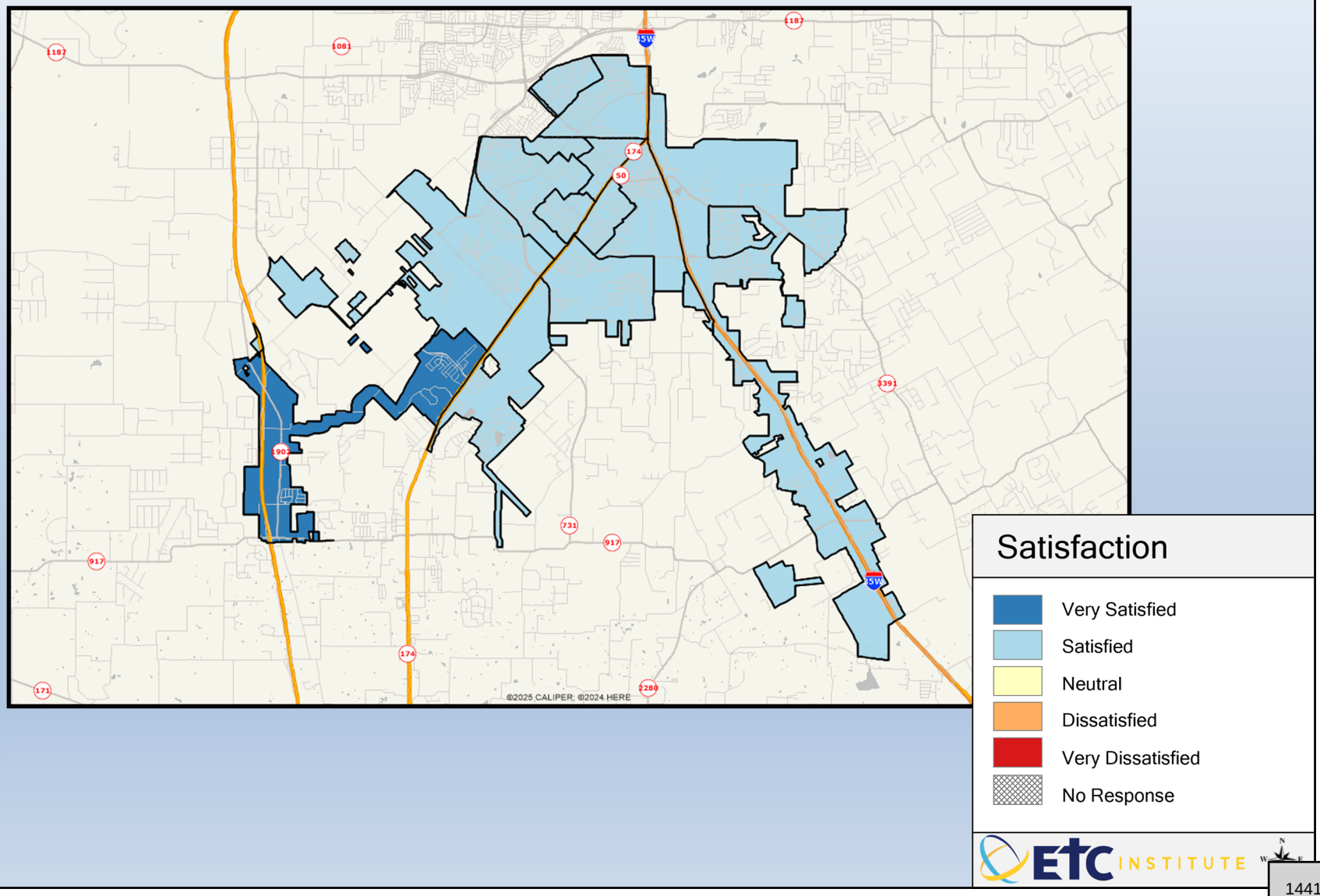
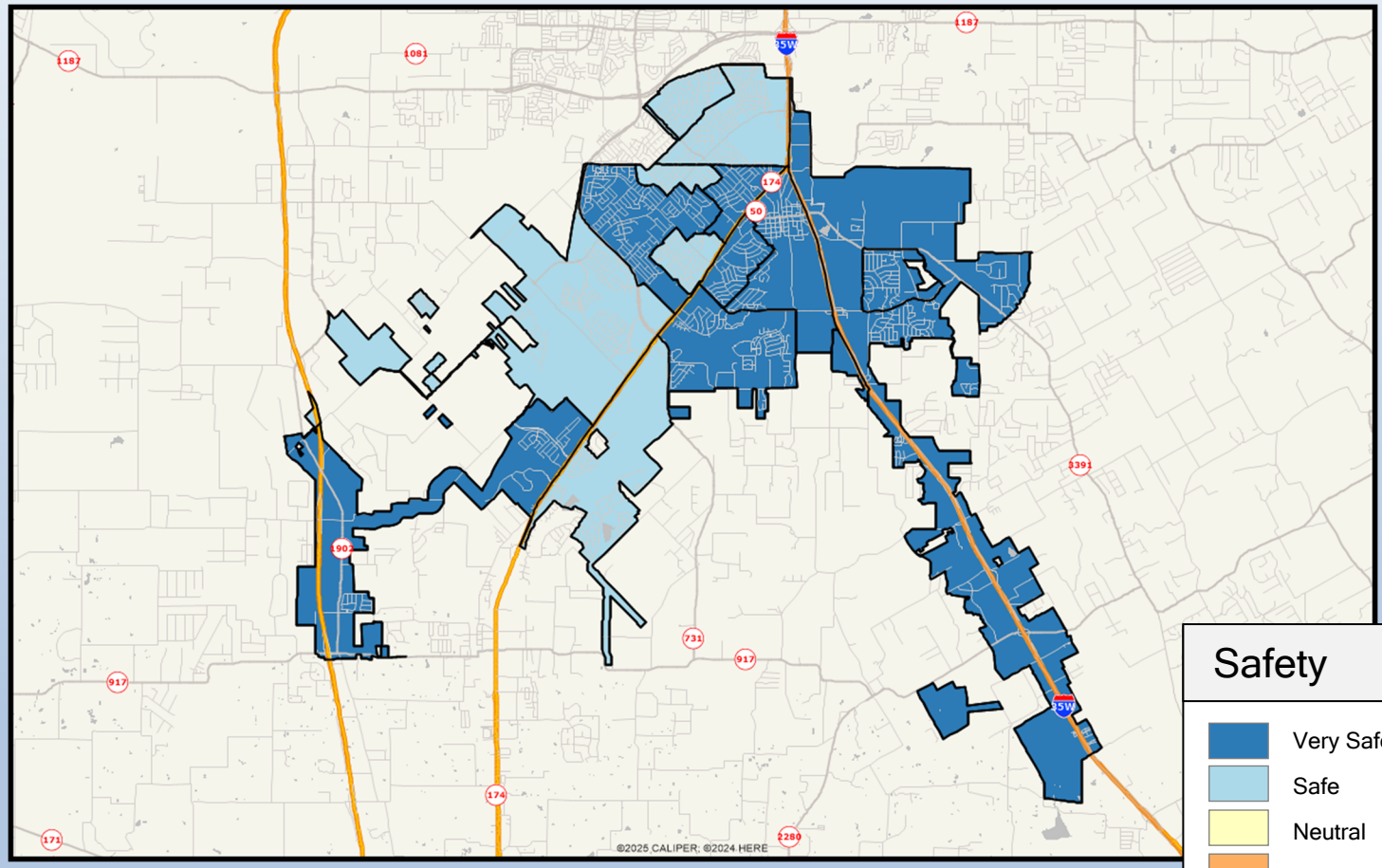
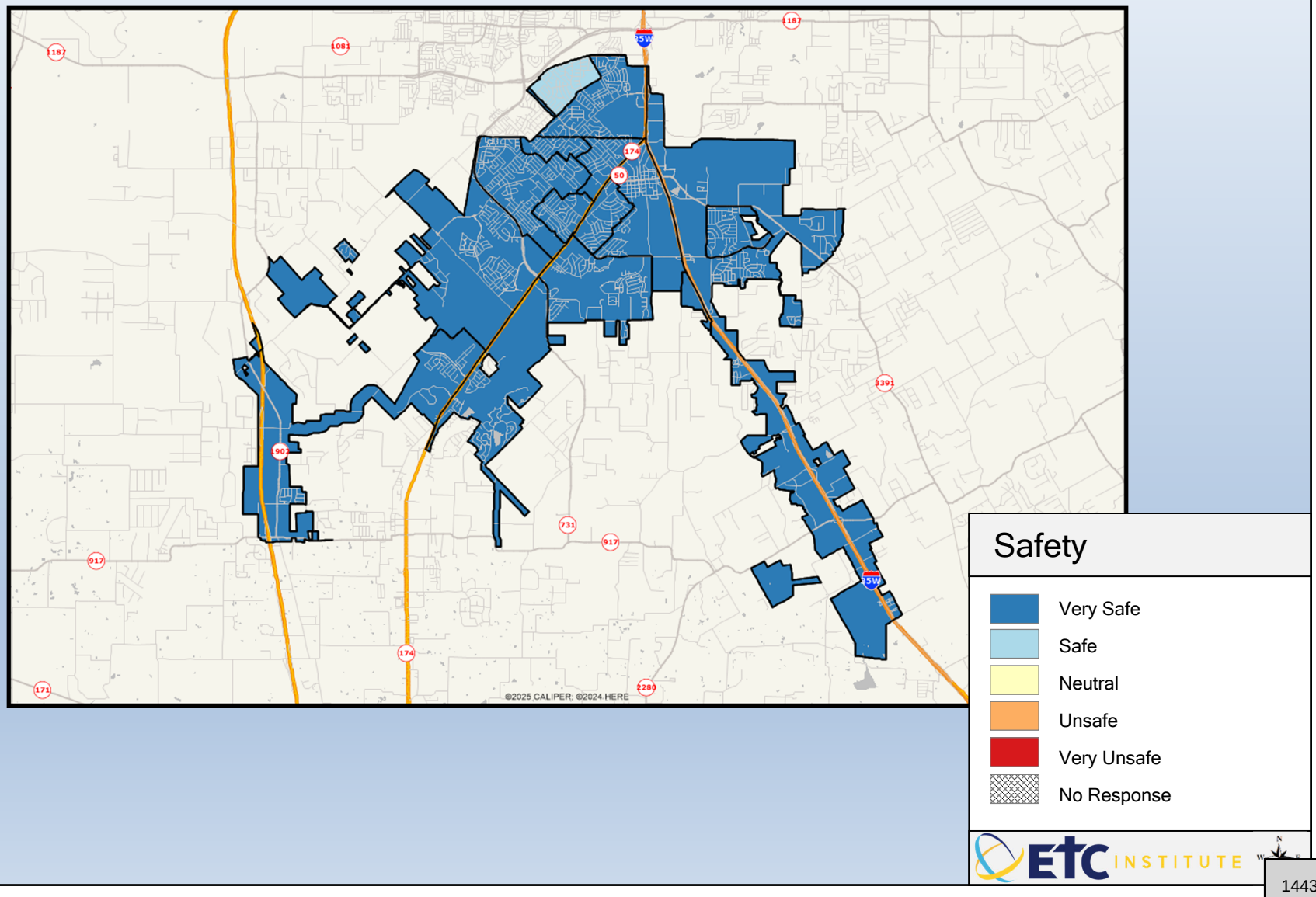
Q2-14. Satisfaction With: Efforts by city government to ensure the community is prepared for emergencies



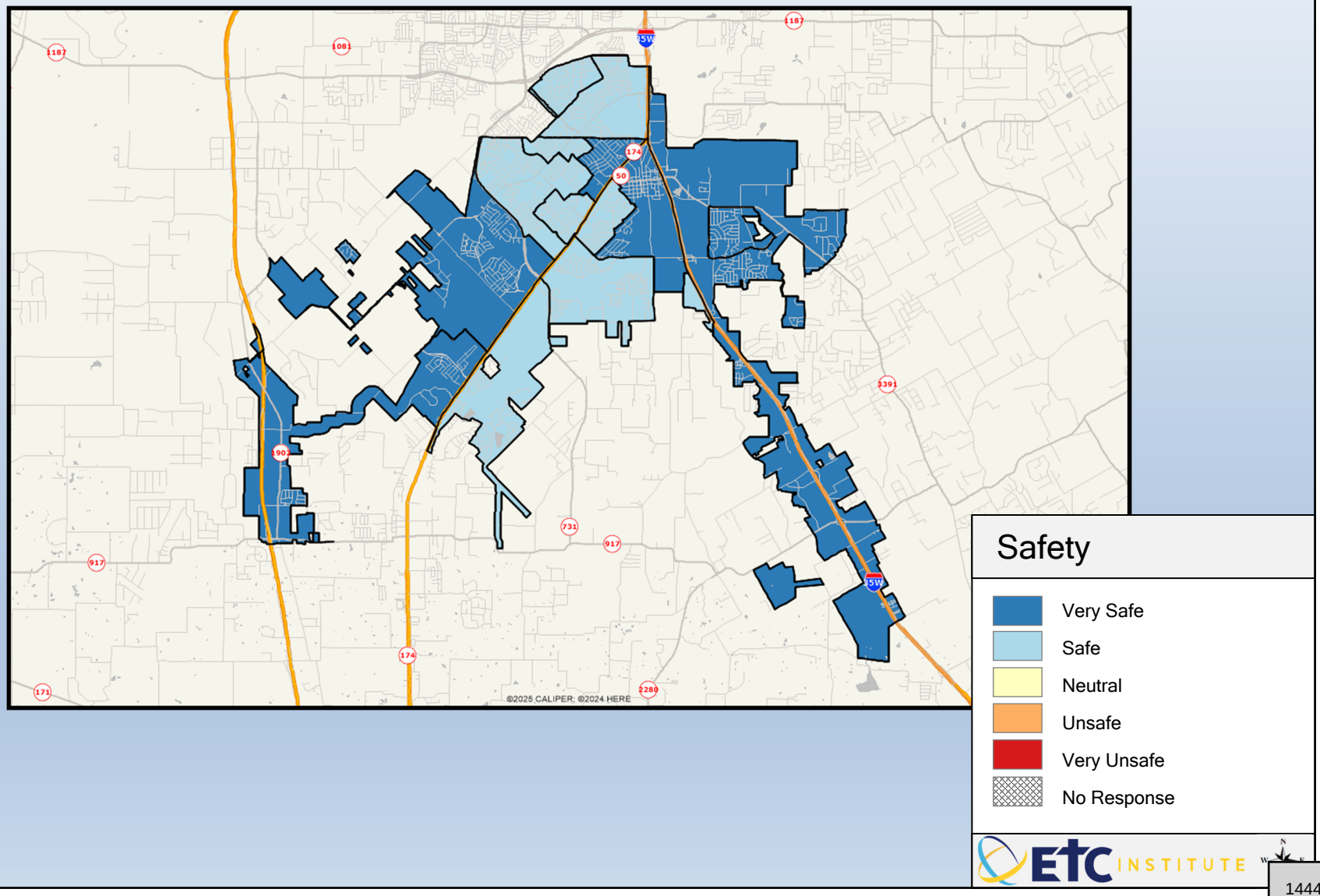
Q4-01. Feeling of Safety: In the City of Burleson



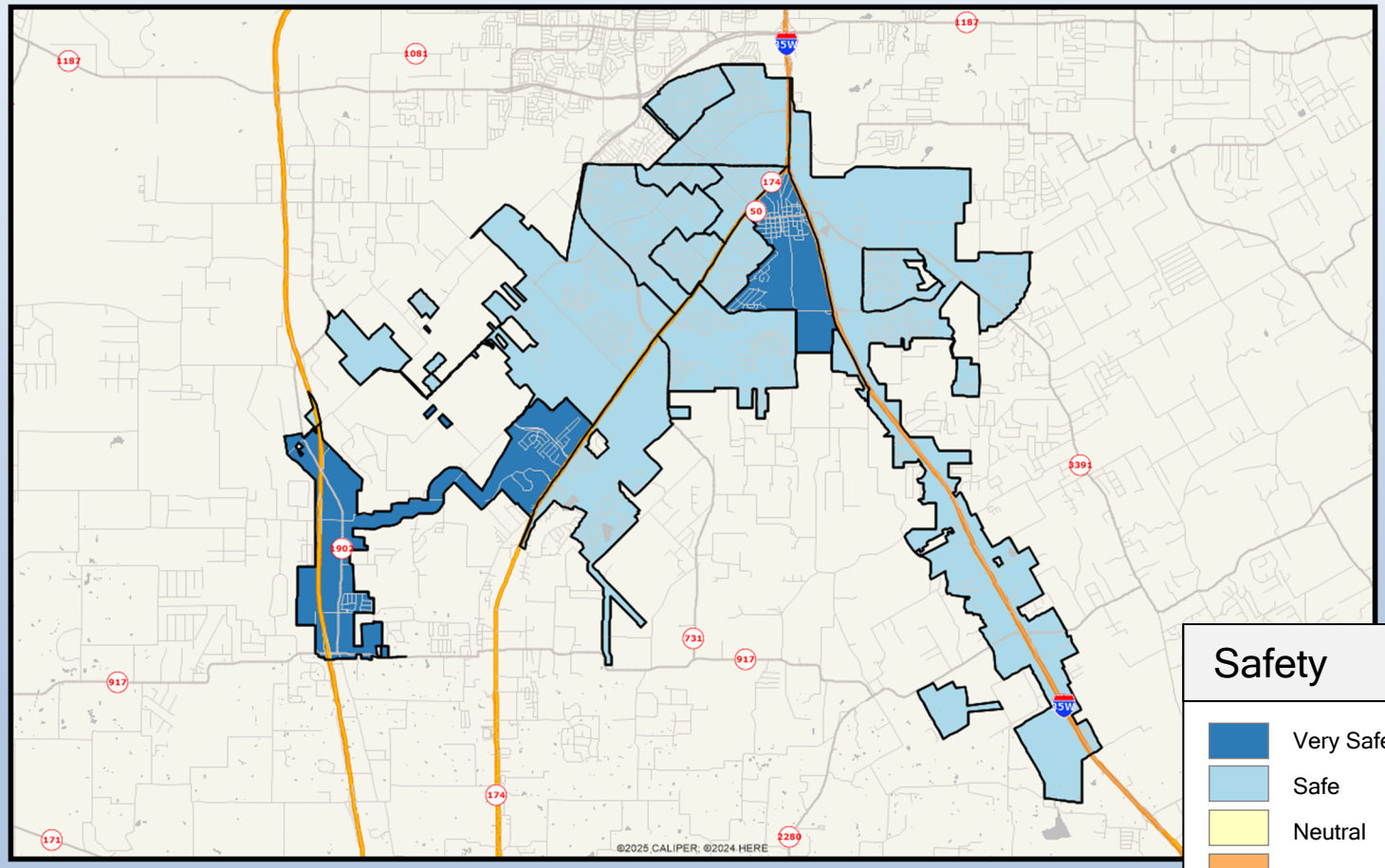
Q4-02. Feeling of Safety: In your neighborhood during the day



Q4-03. Feeling of Safety: In your neighborhood at night



Q4-04. Feeling of Safety: In city parks, trails, and recreation areas



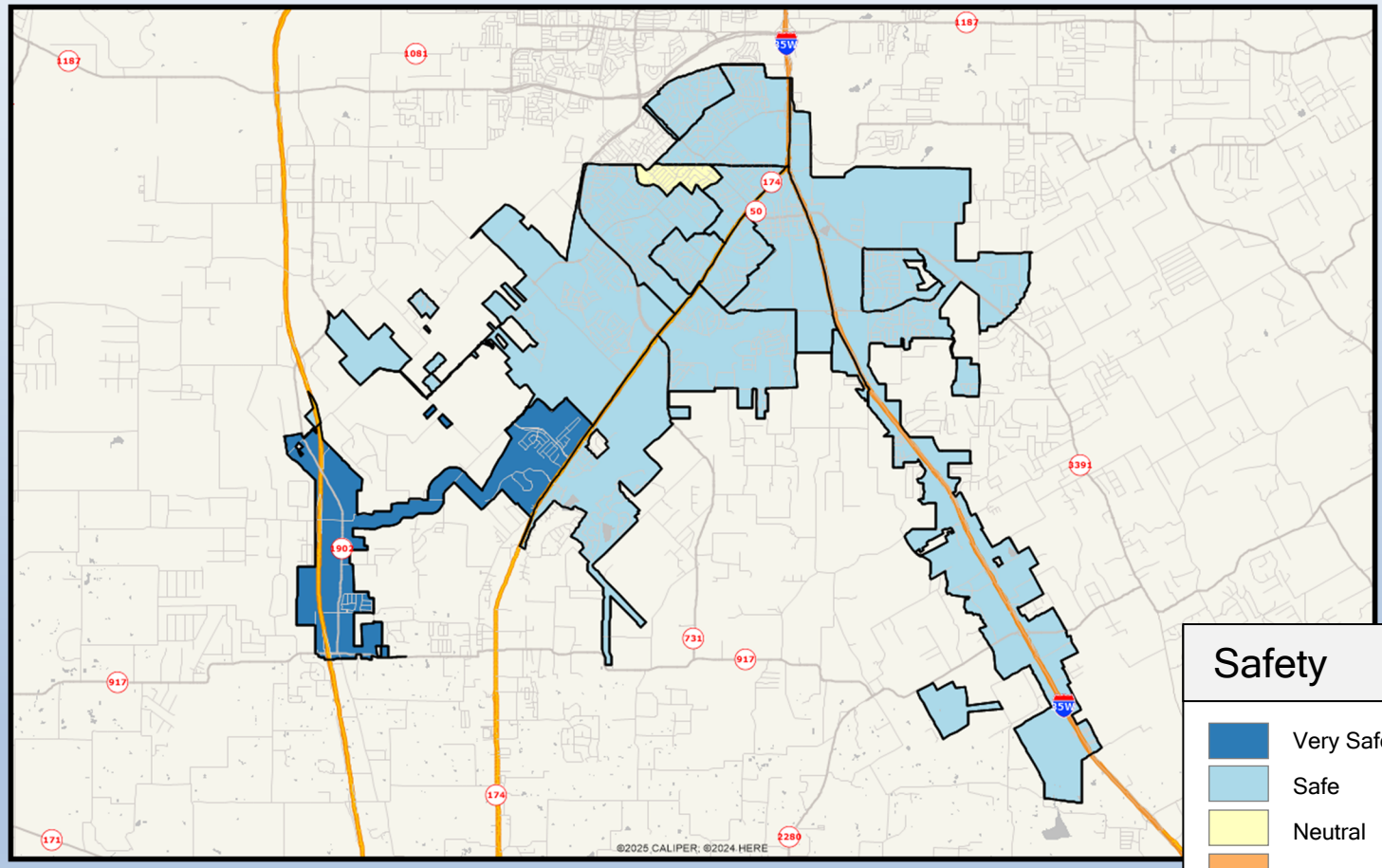
Safety

- Very Safe
- Safe
- Neutral
- Unsafe
- Very Unsafe
- No Response

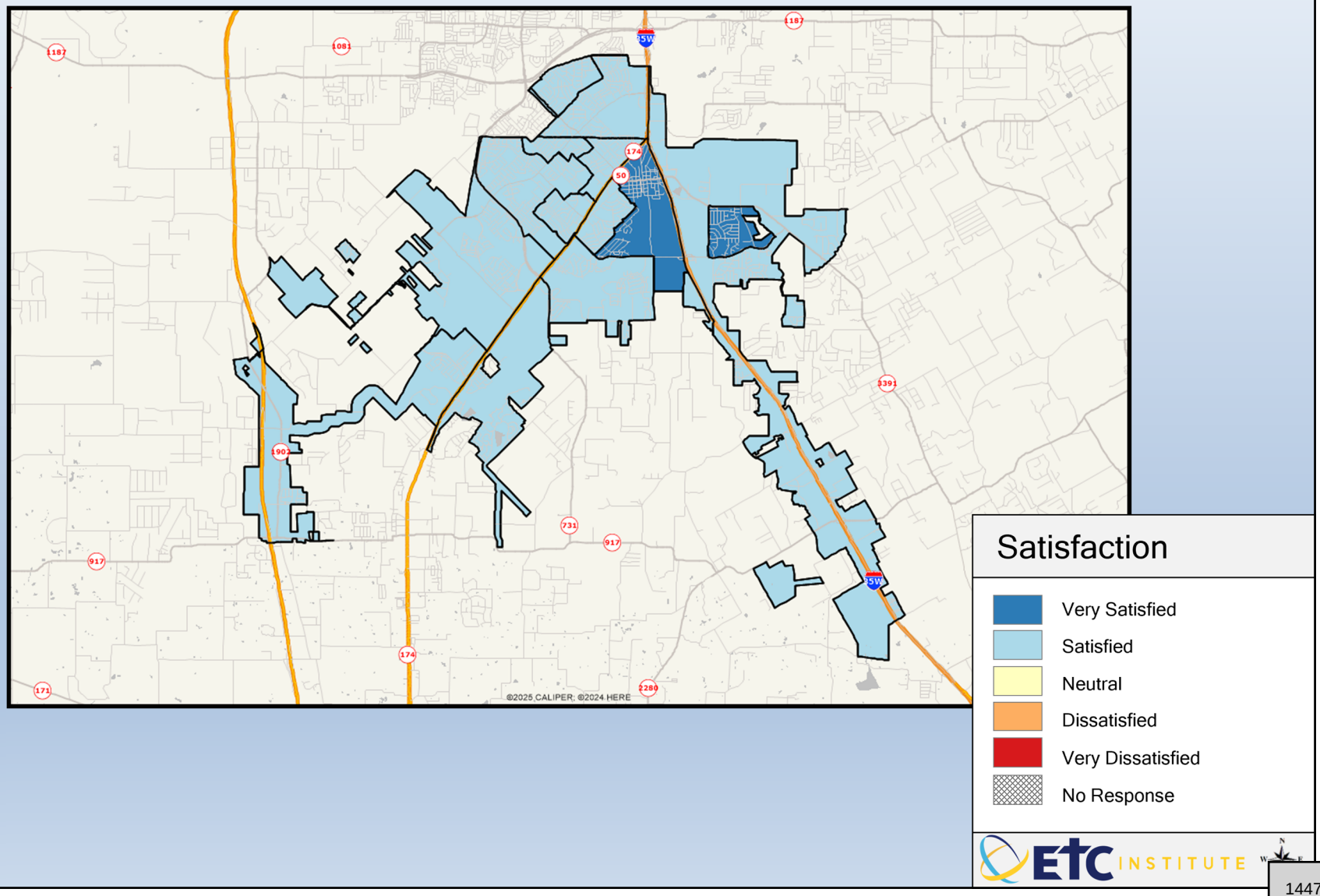
ETC INSTITUTE

1445

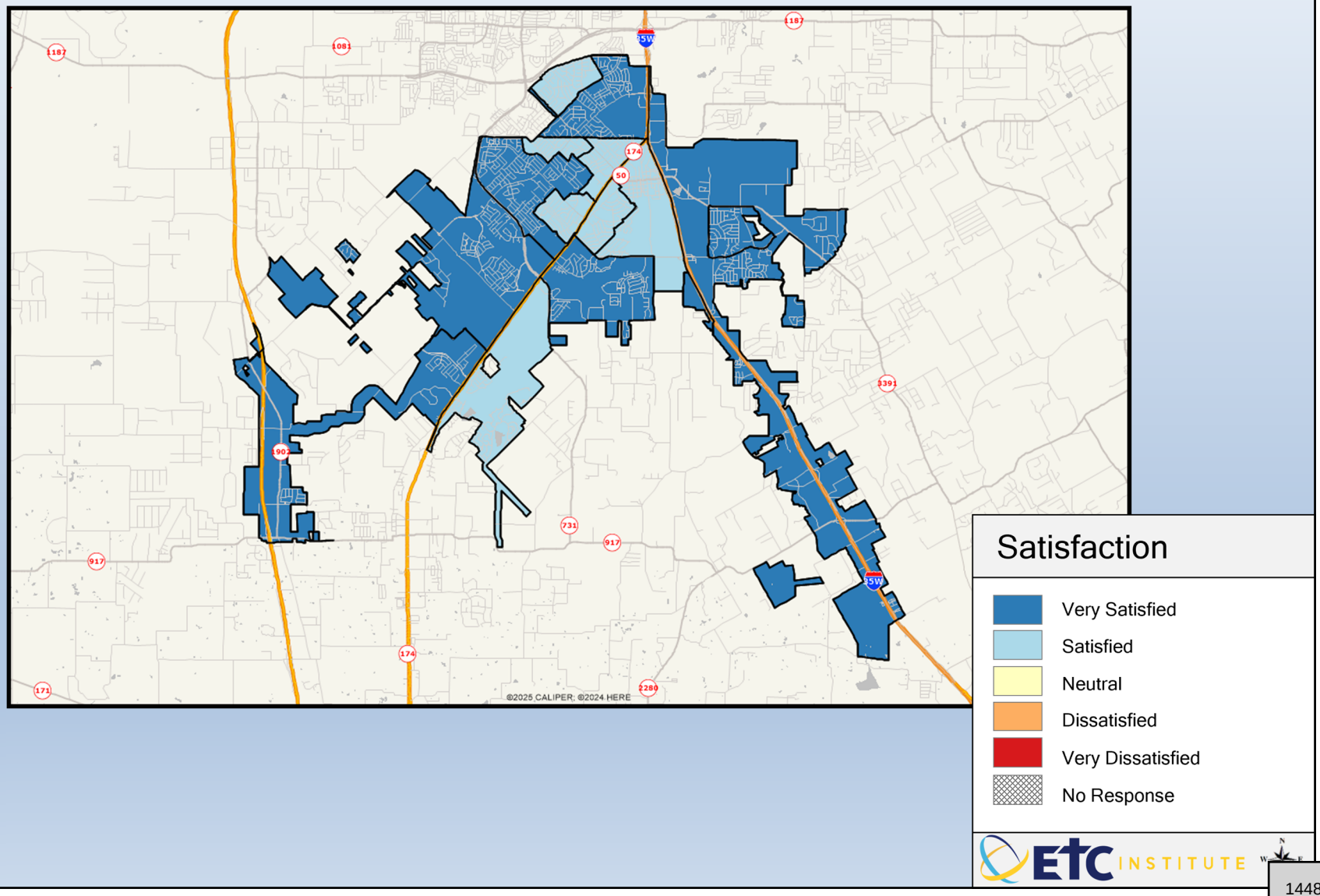
Q4-05. Feeling of Safety: In commercial and retail areas



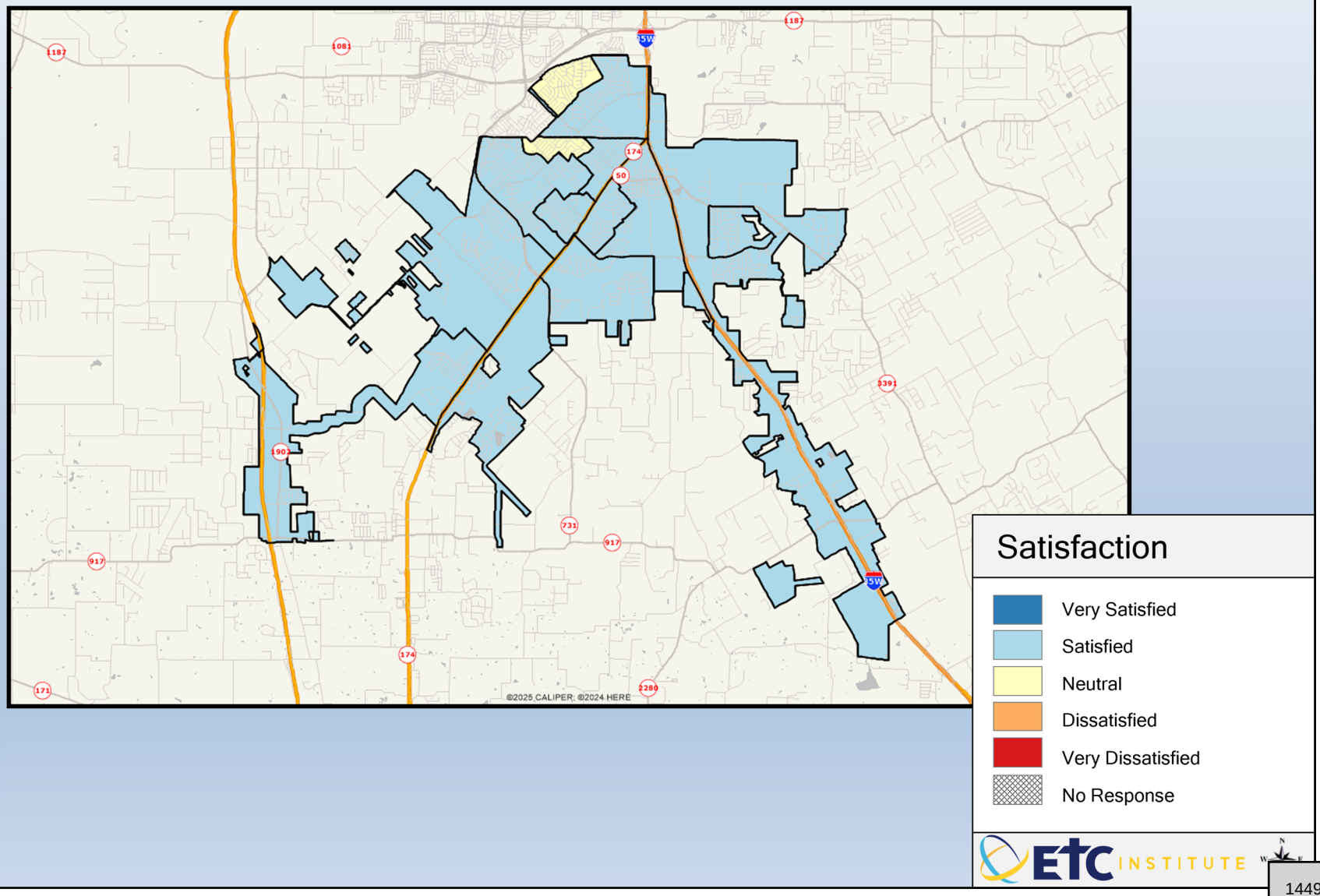
Q5-01. Satisfaction With: Efforts of the city's police department to collaborate with the public to address concerns



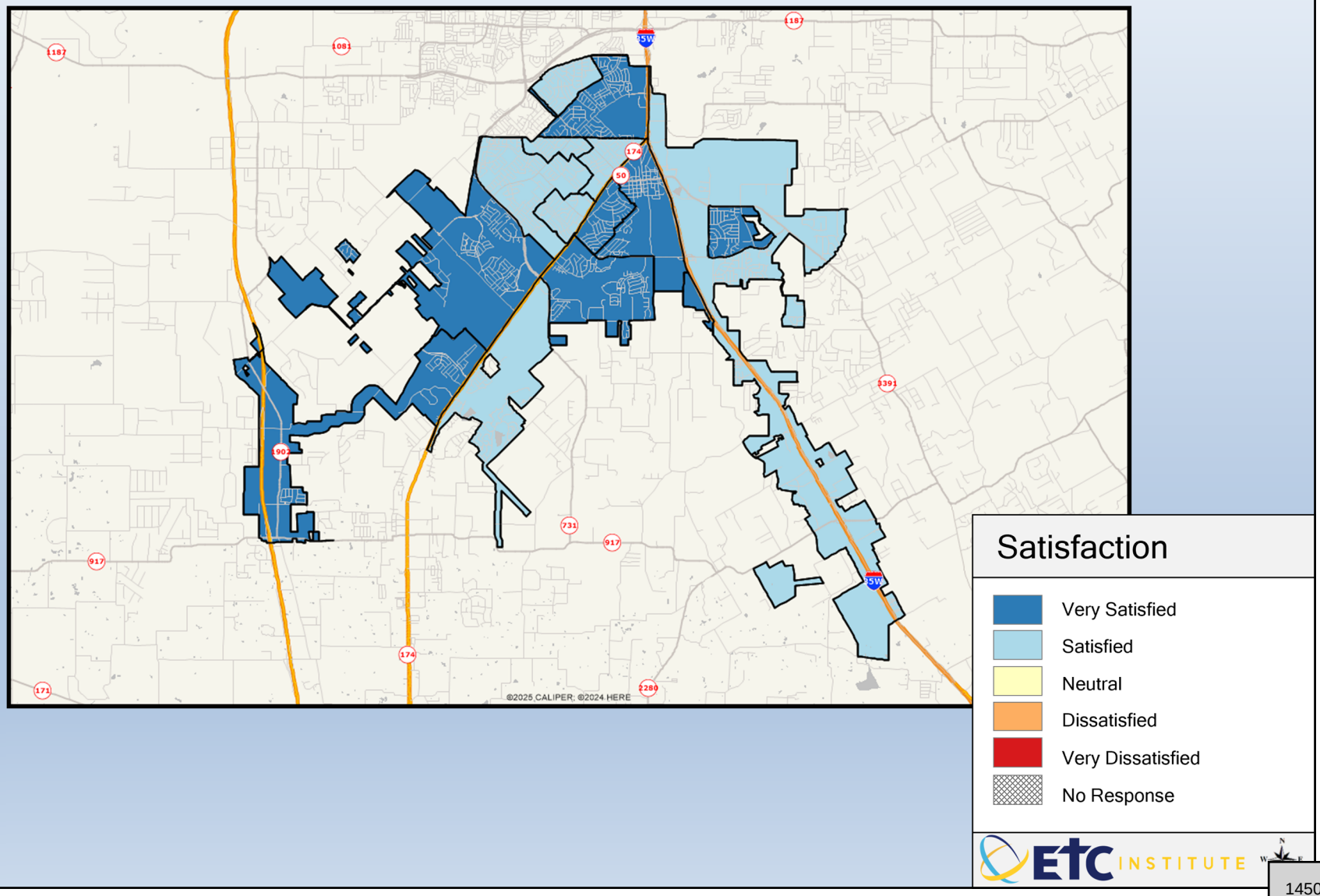
Q5-02. Satisfaction With: Efforts of the city's police department to communicate with the public via social media



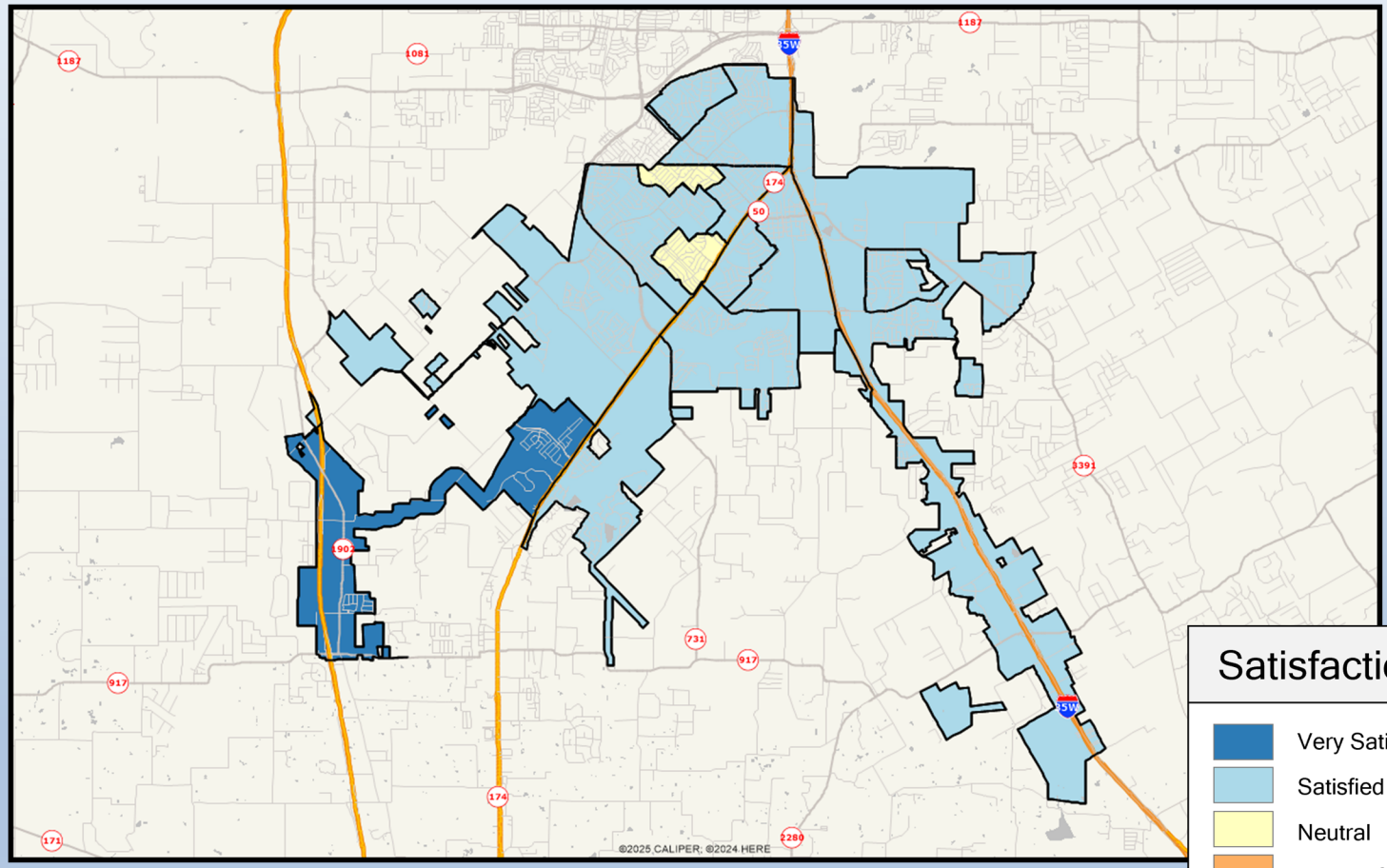
Q5-03. Satisfaction With: Enforcement of traffic laws



Q5-04. Satisfaction With: How quickly police respond to emergencies



Q5-05. Satisfaction With: Efforts by city government to prevent crime



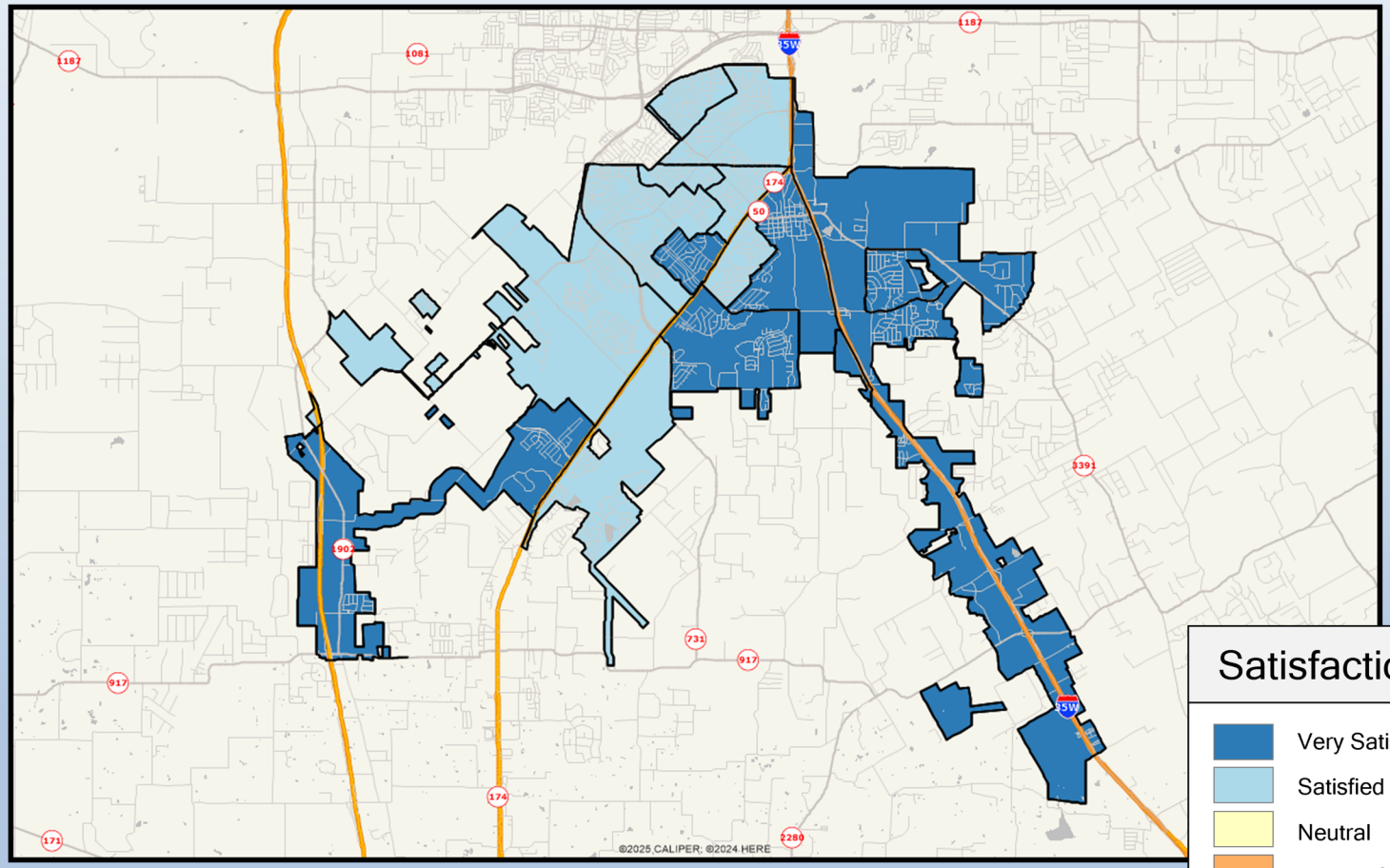
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

1451

Q5-06. Satisfaction With: Quality of police services



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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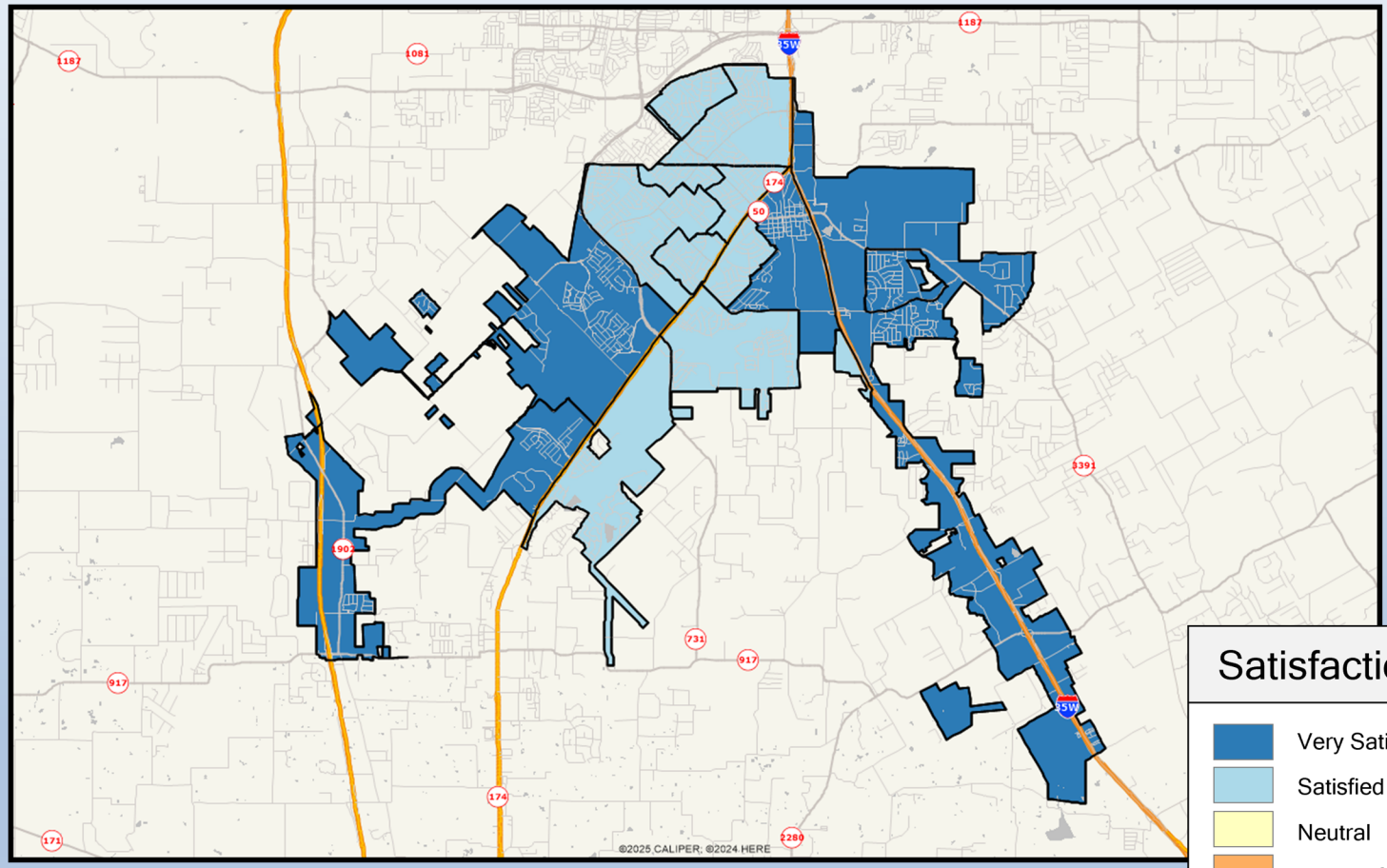
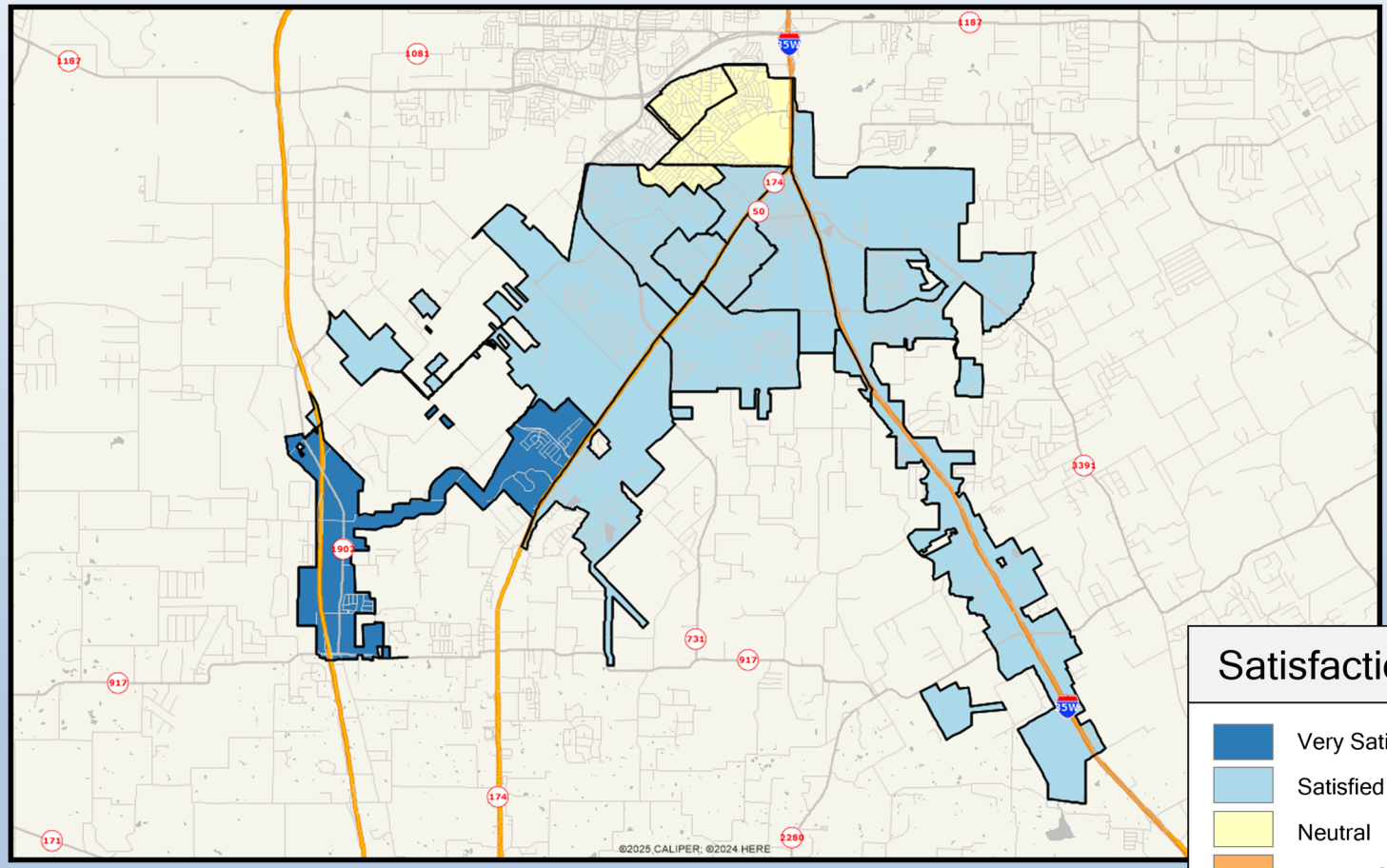
1452

Q5-07. Satisfaction With: Quality of police community outreach programs



1453

Q5-08. Satisfaction With: Visibility of police in commercial and retail areas



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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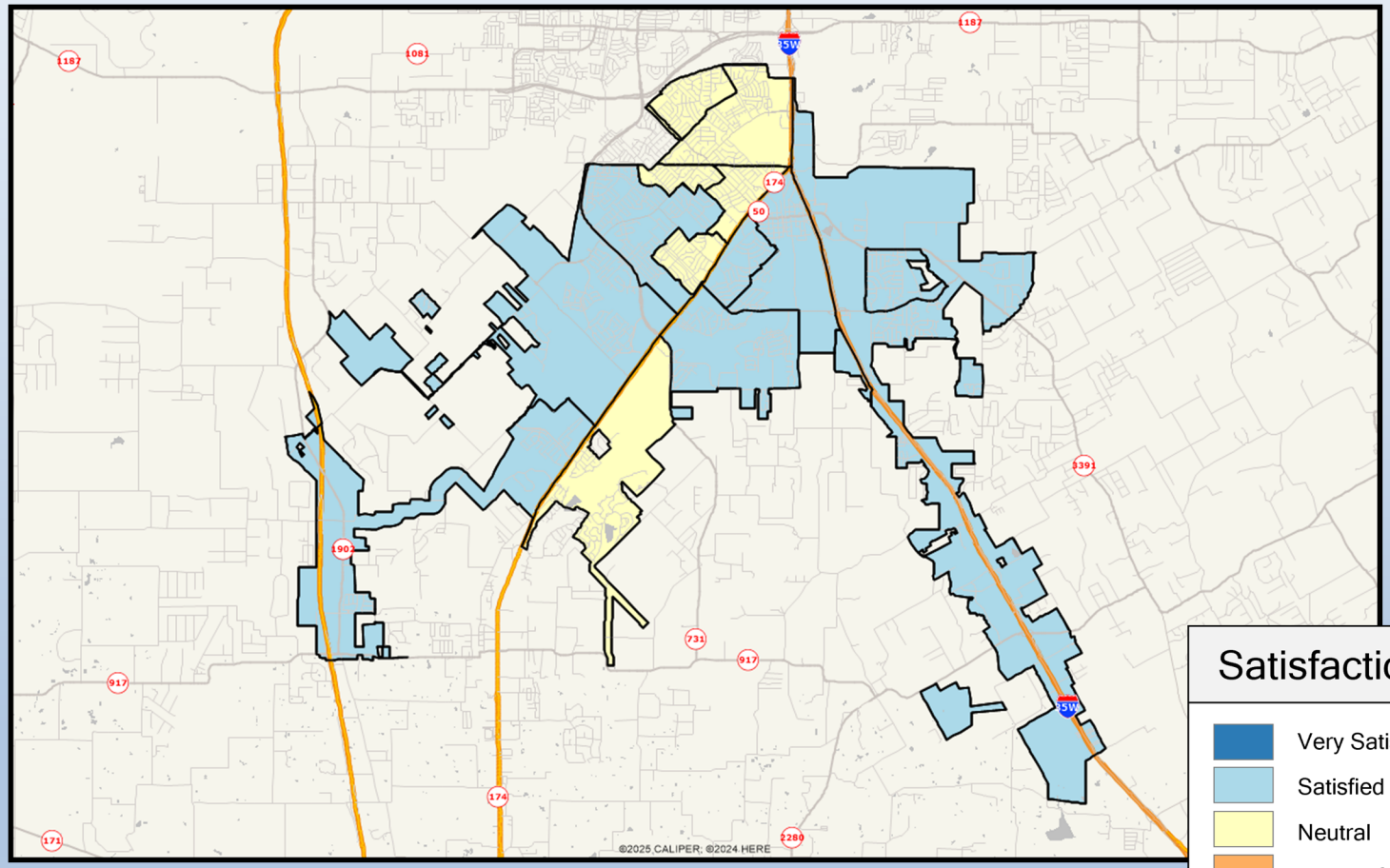
1454

Q5-09. Satisfaction With: Visibility of police in neighborhoods



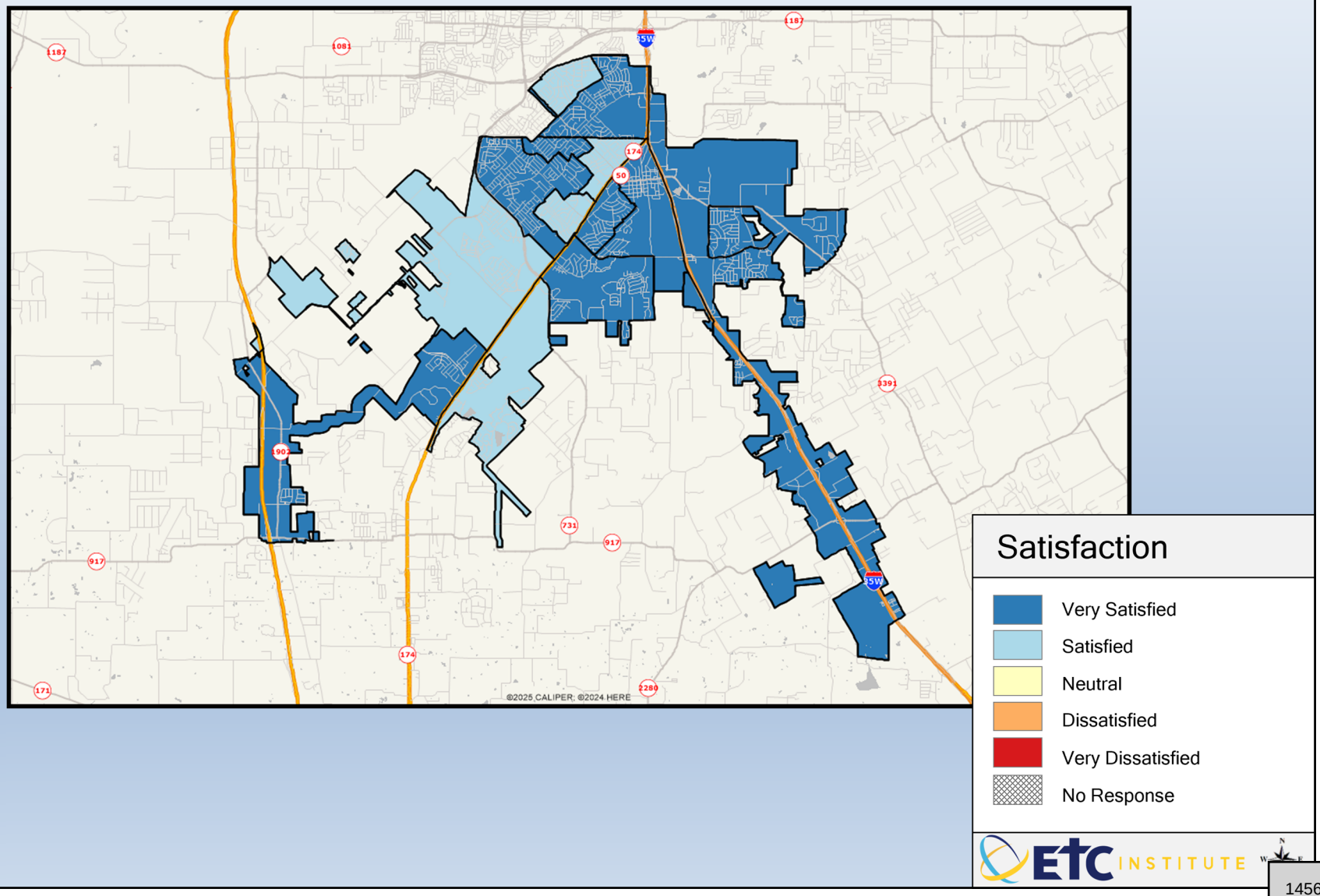
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

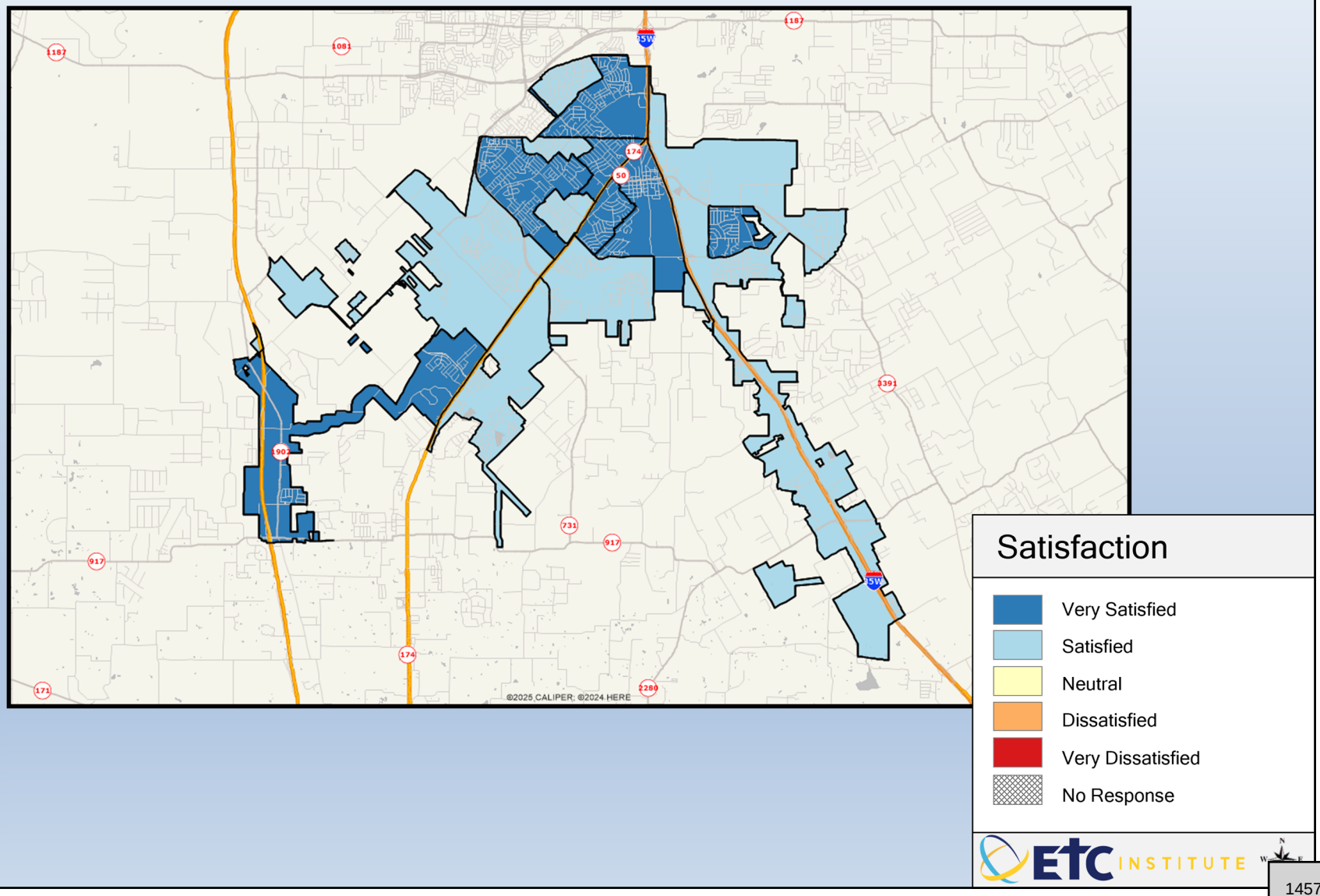
1455

Q5-10. Satisfaction With: 911 service provided by dispatch operators

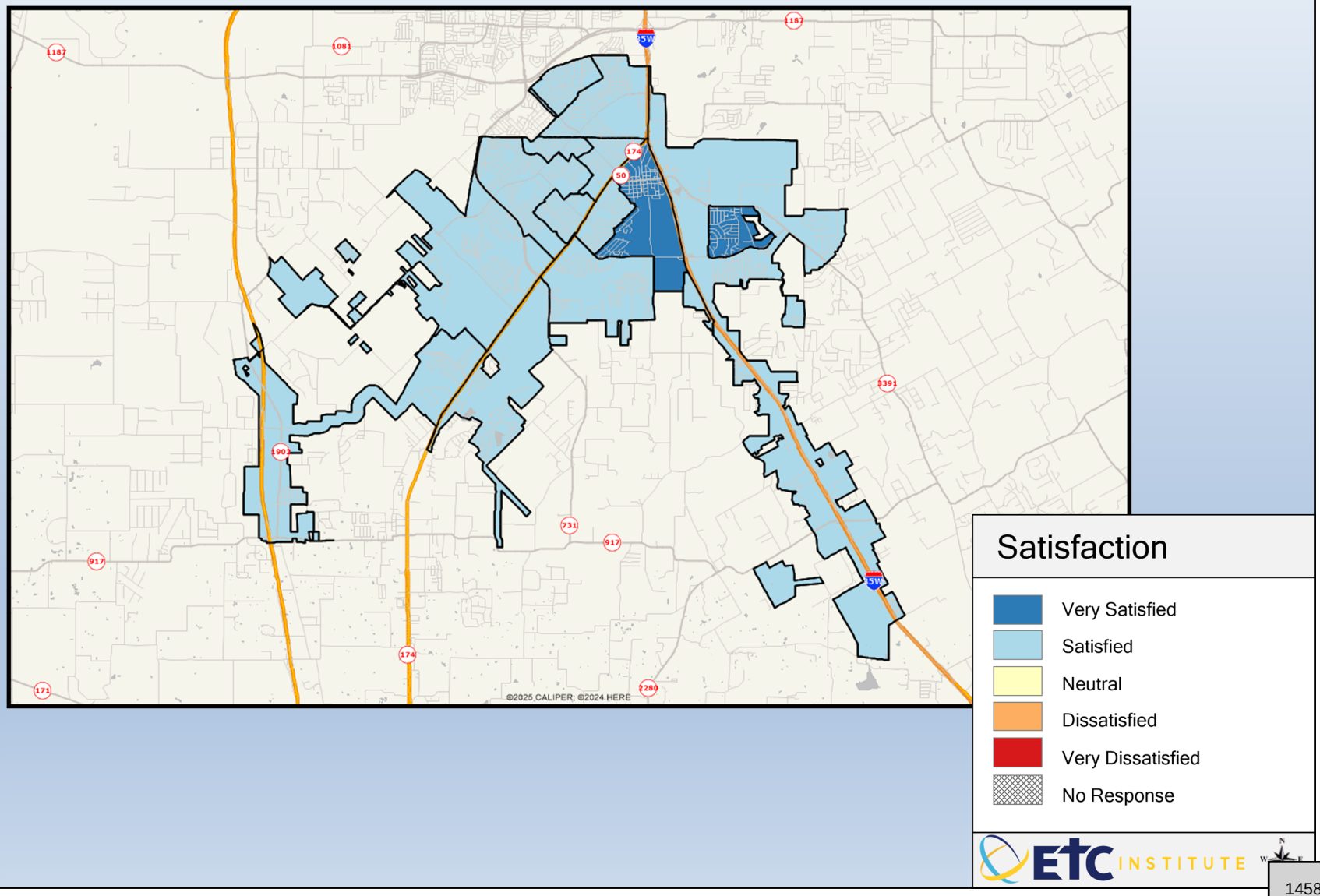


1456

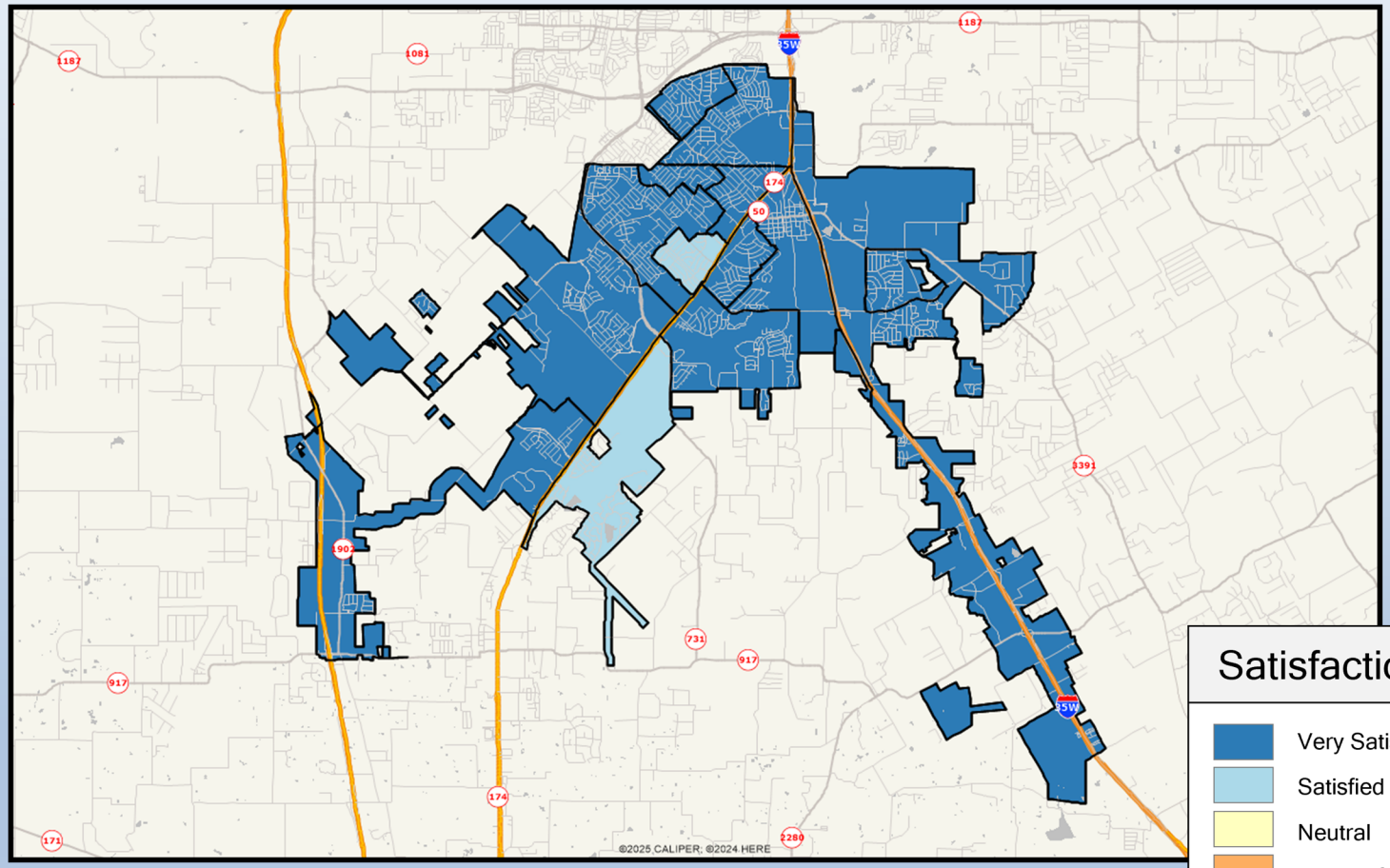
Q7-01. Satisfaction With: Efforts of the city's fire department to collaborate with the public to address concerns



Q7-02. Satisfaction With: Efforts of the city's fire department to communicate with the public via social media



Q7-03. Satisfaction With: Emergency fire services



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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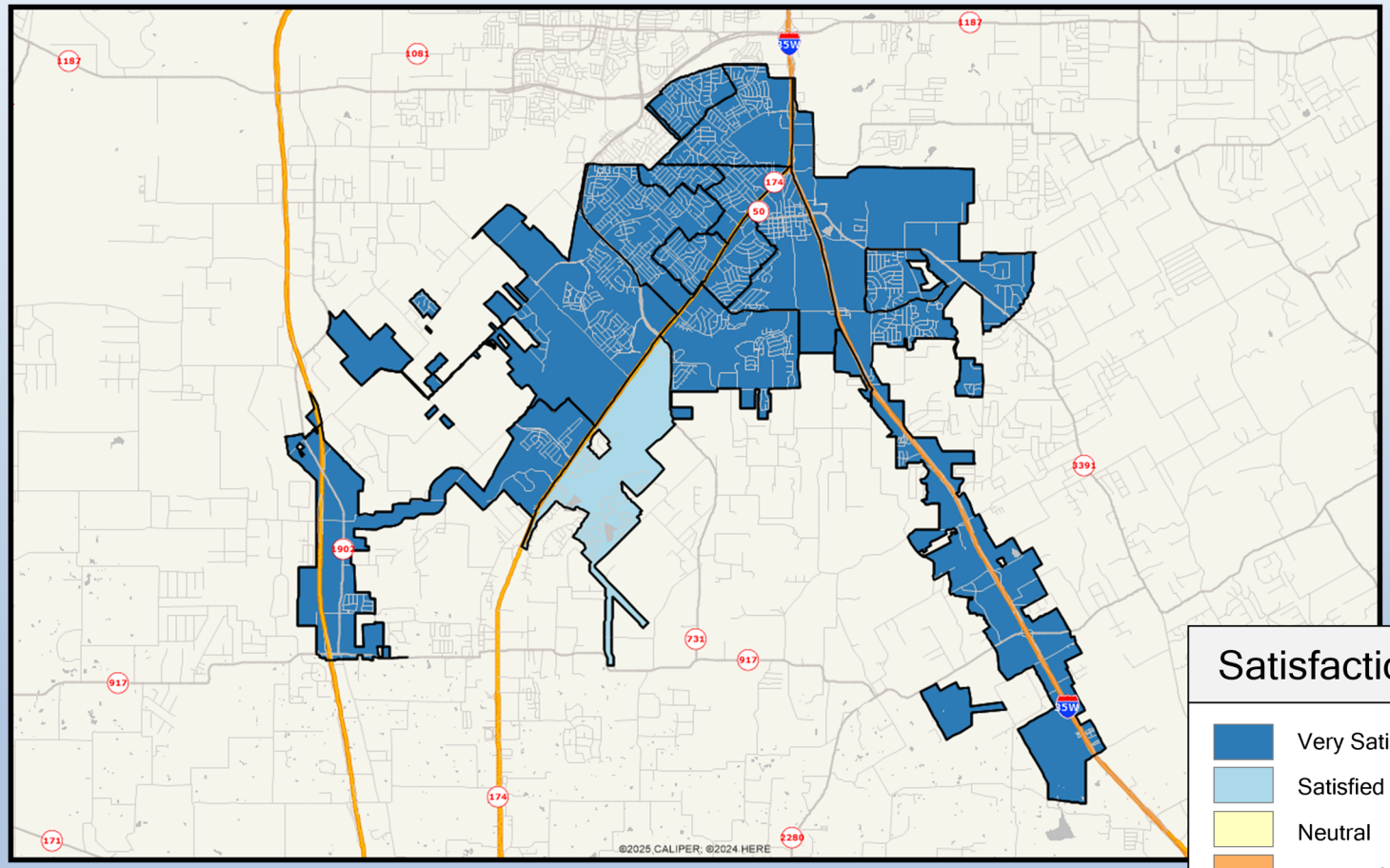
1459

Q7-04. Satisfaction With: Emergency medical services



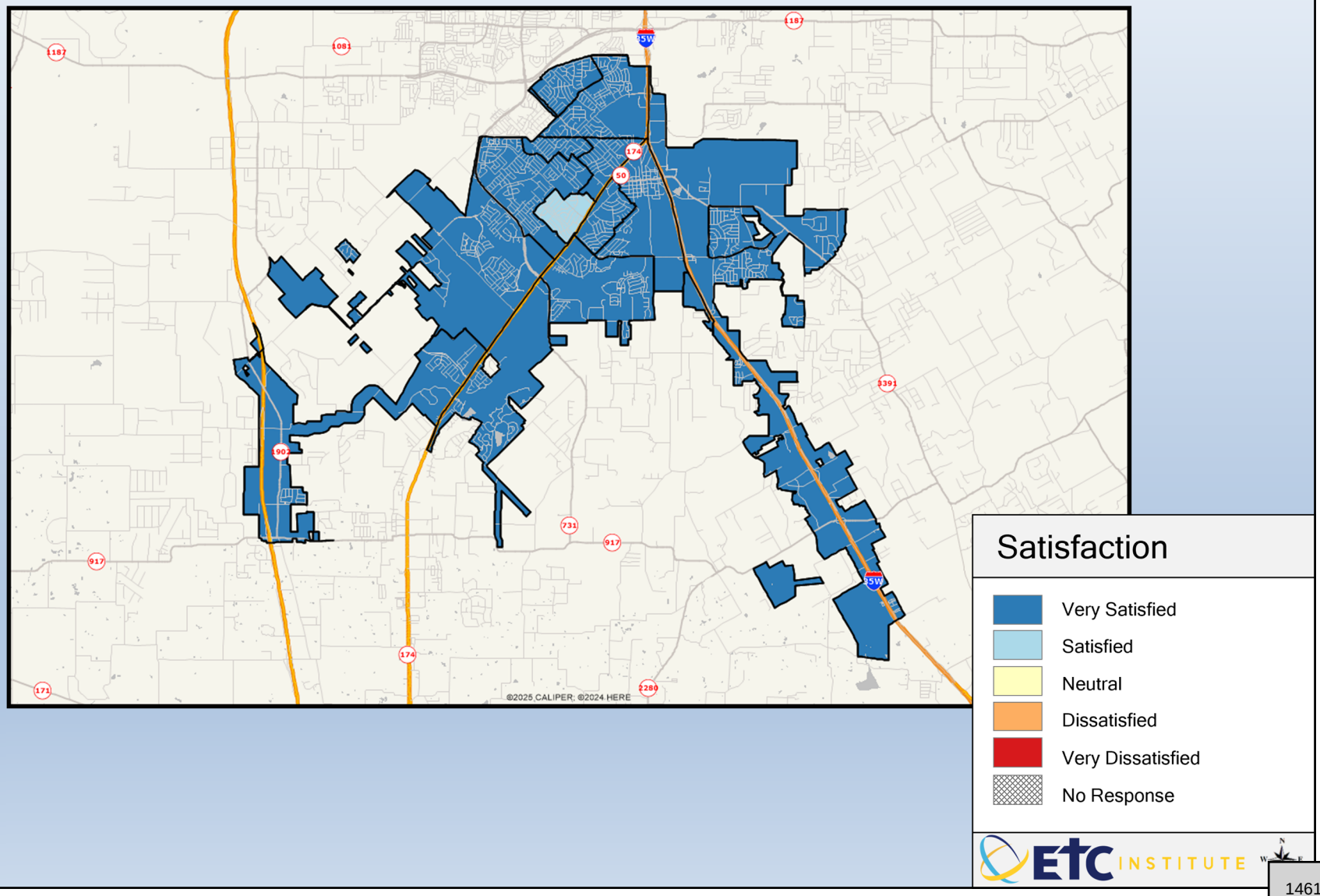
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

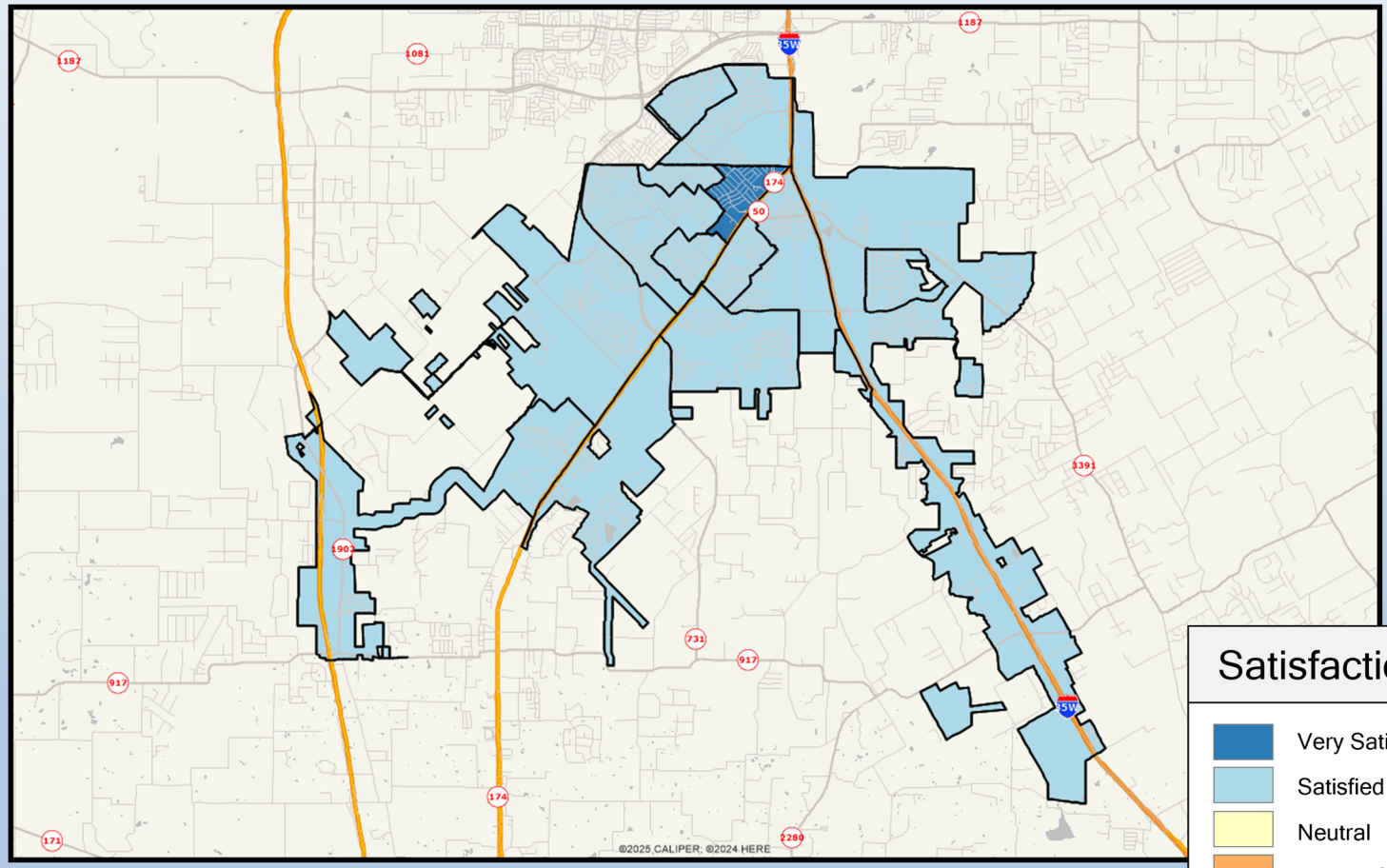
ETC INSTITUTE

1460

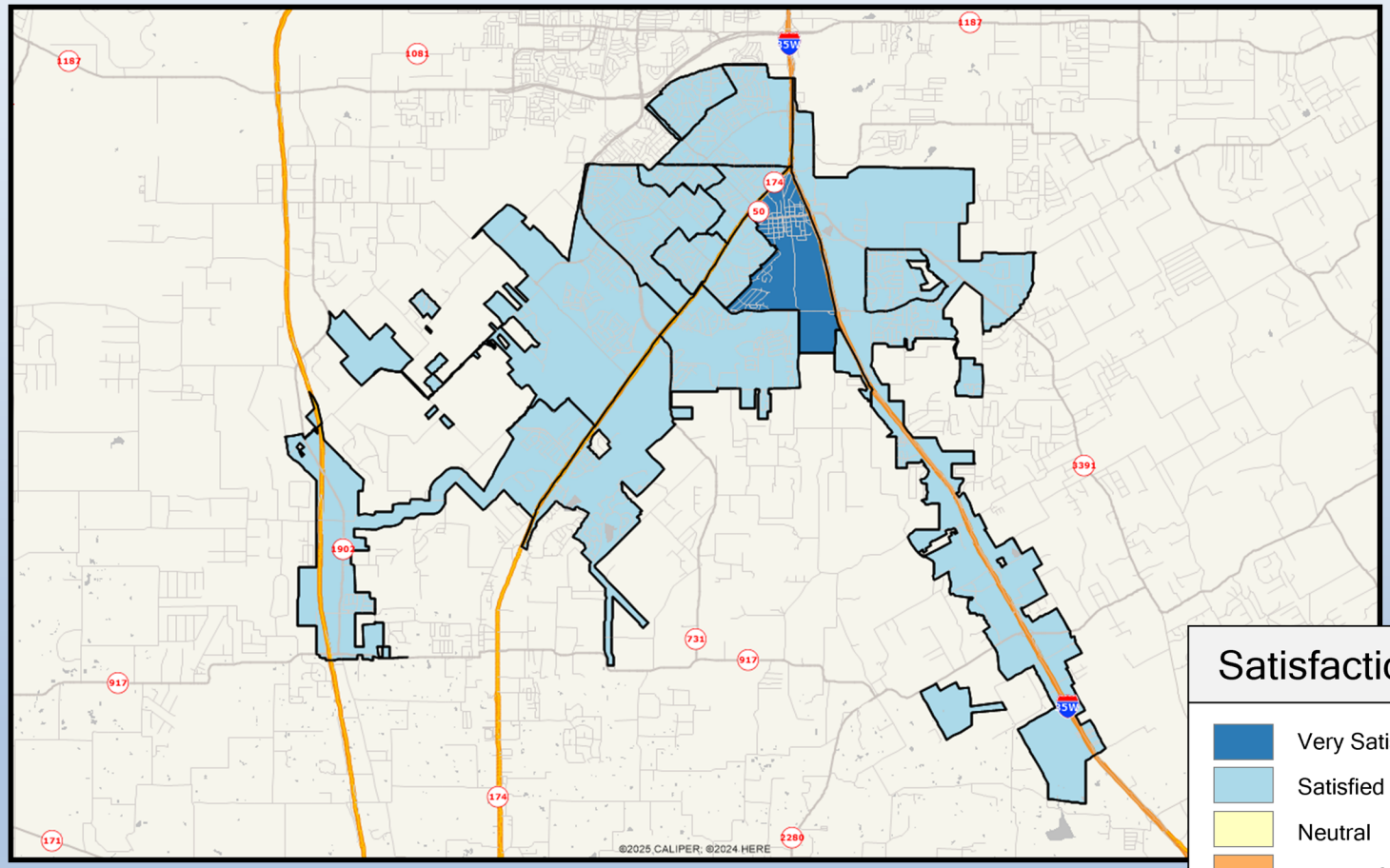
Q7-05. Satisfaction With: How quickly fire and rescue personnel respond to emergencies



Q7-06. Satisfaction With: Quality of fire community outreach programs



Q7-07. Satisfaction With: Quality of fire safety education programs



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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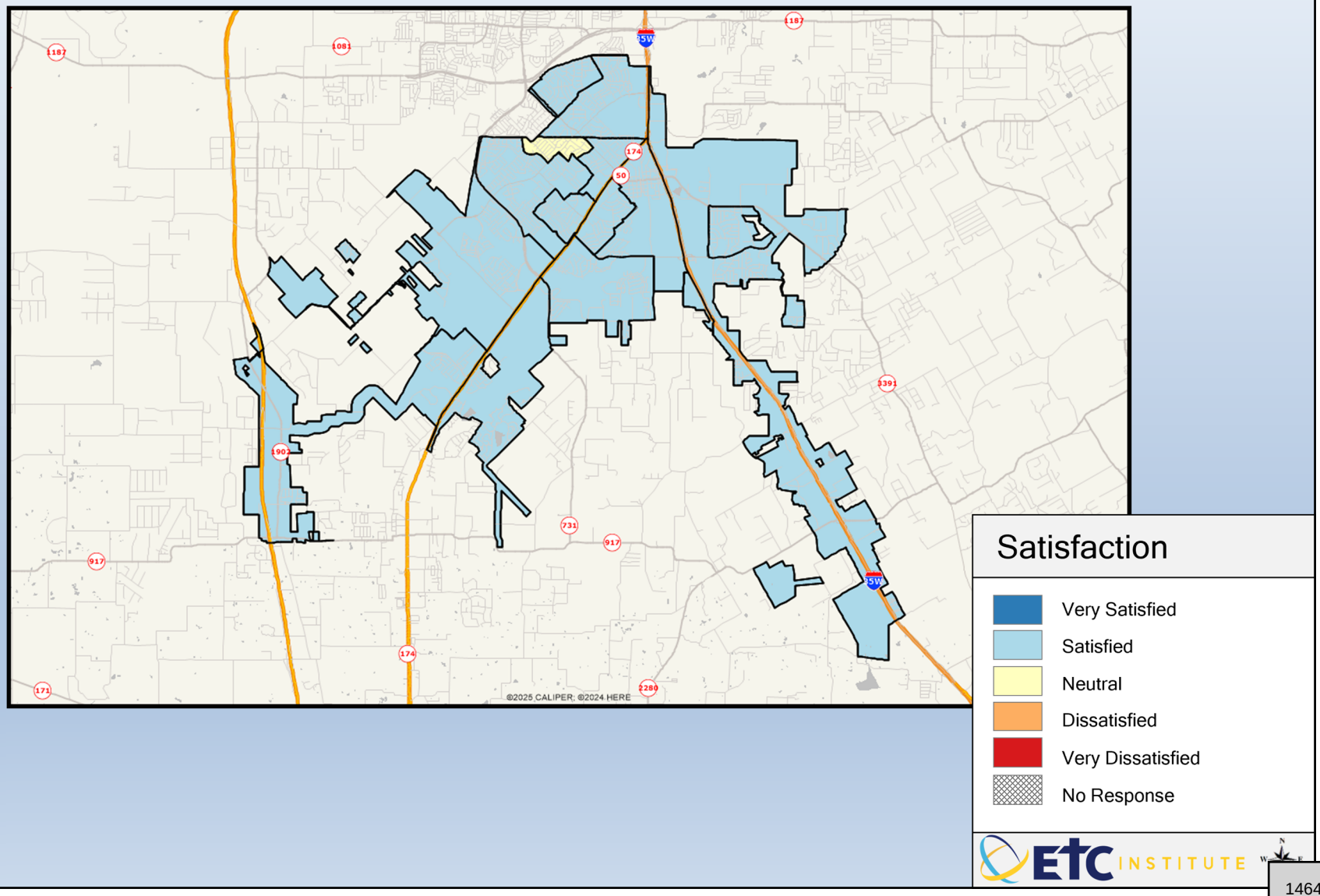
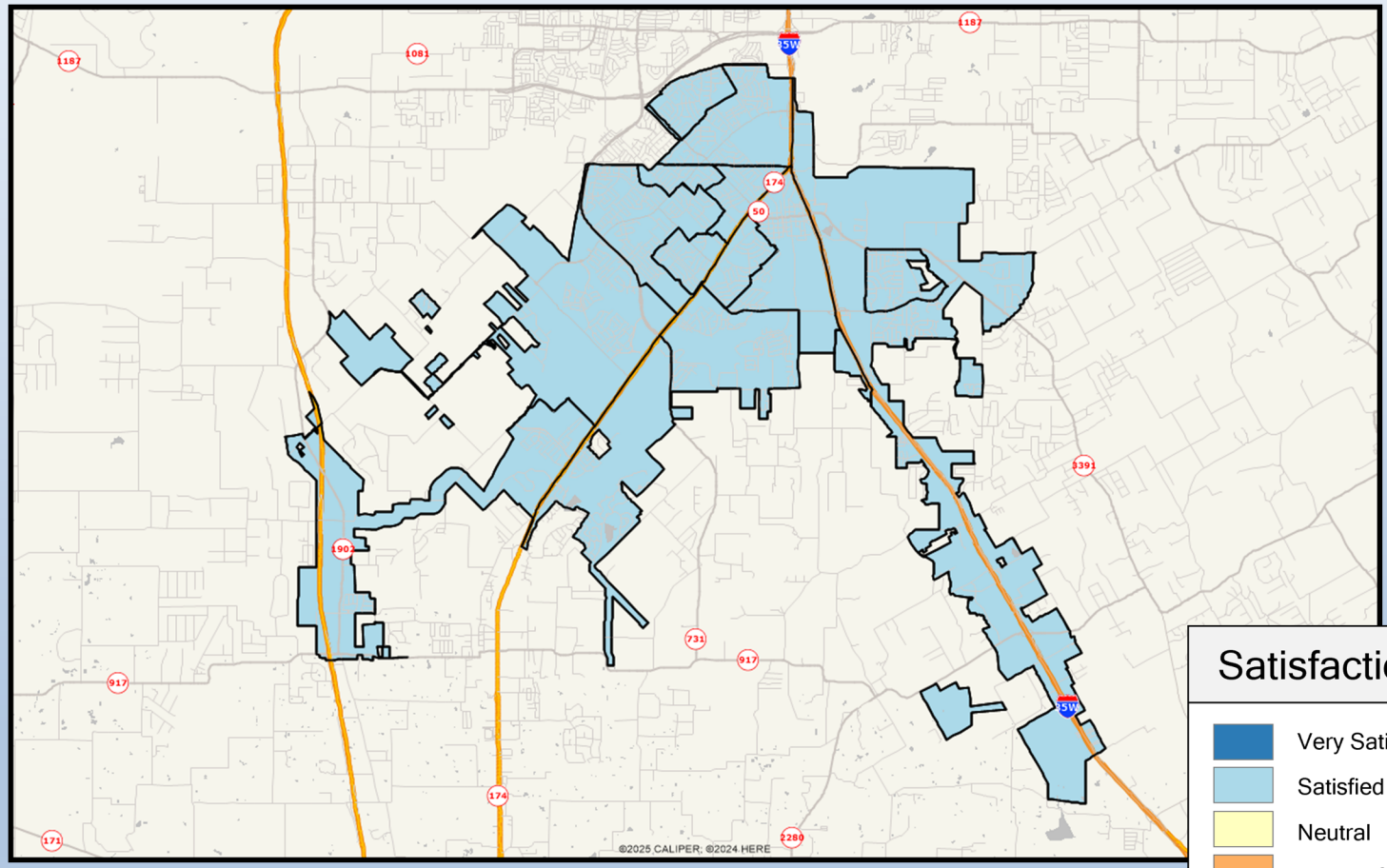
1463

Q9-01. Satisfaction With: How easy it is to find information when visiting the city's website



Q9-02. Satisfaction With: How easy it is to receive information when calling the city



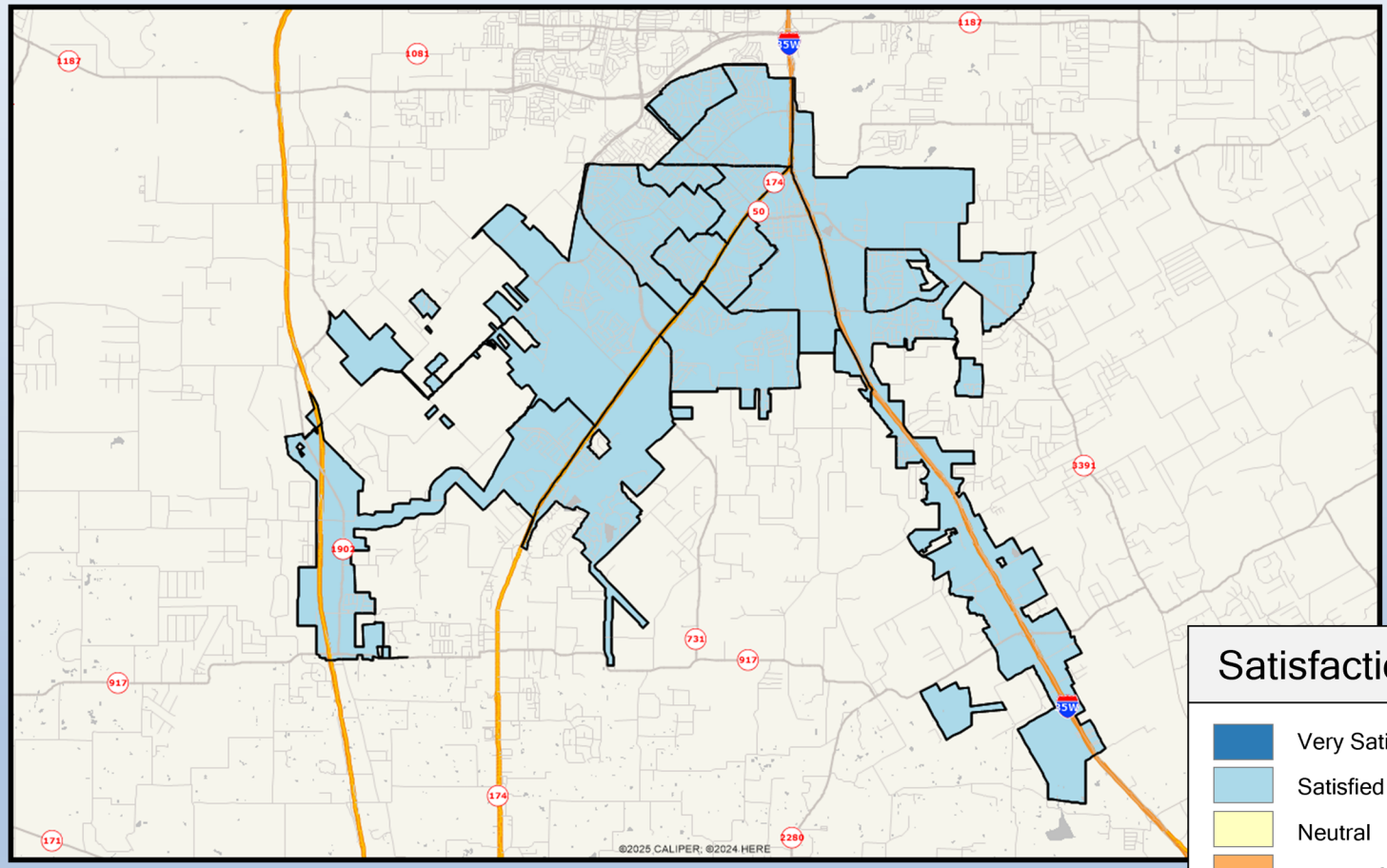
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

1465

Q9-03. Satisfaction With: Overall quality of the city's social media



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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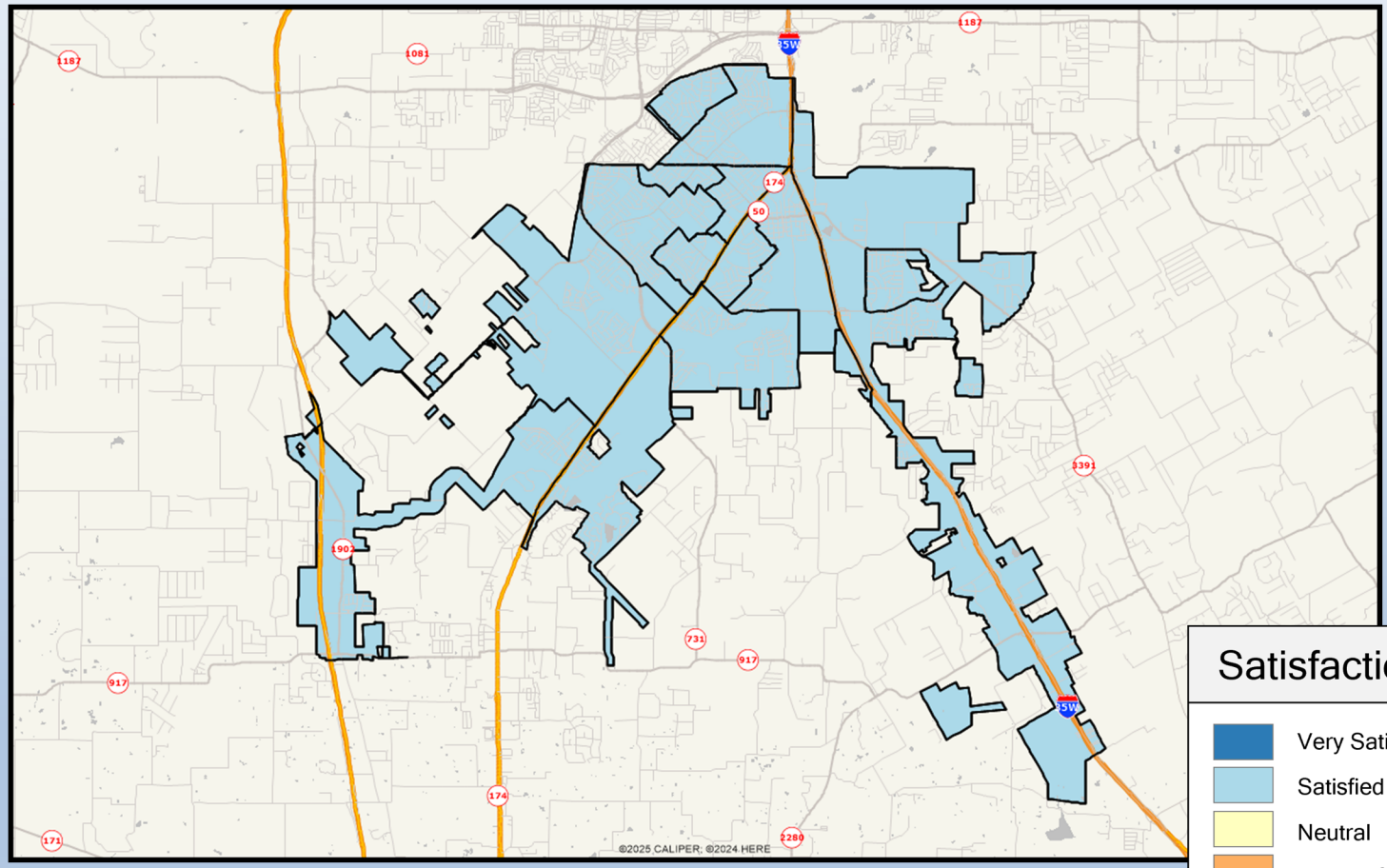
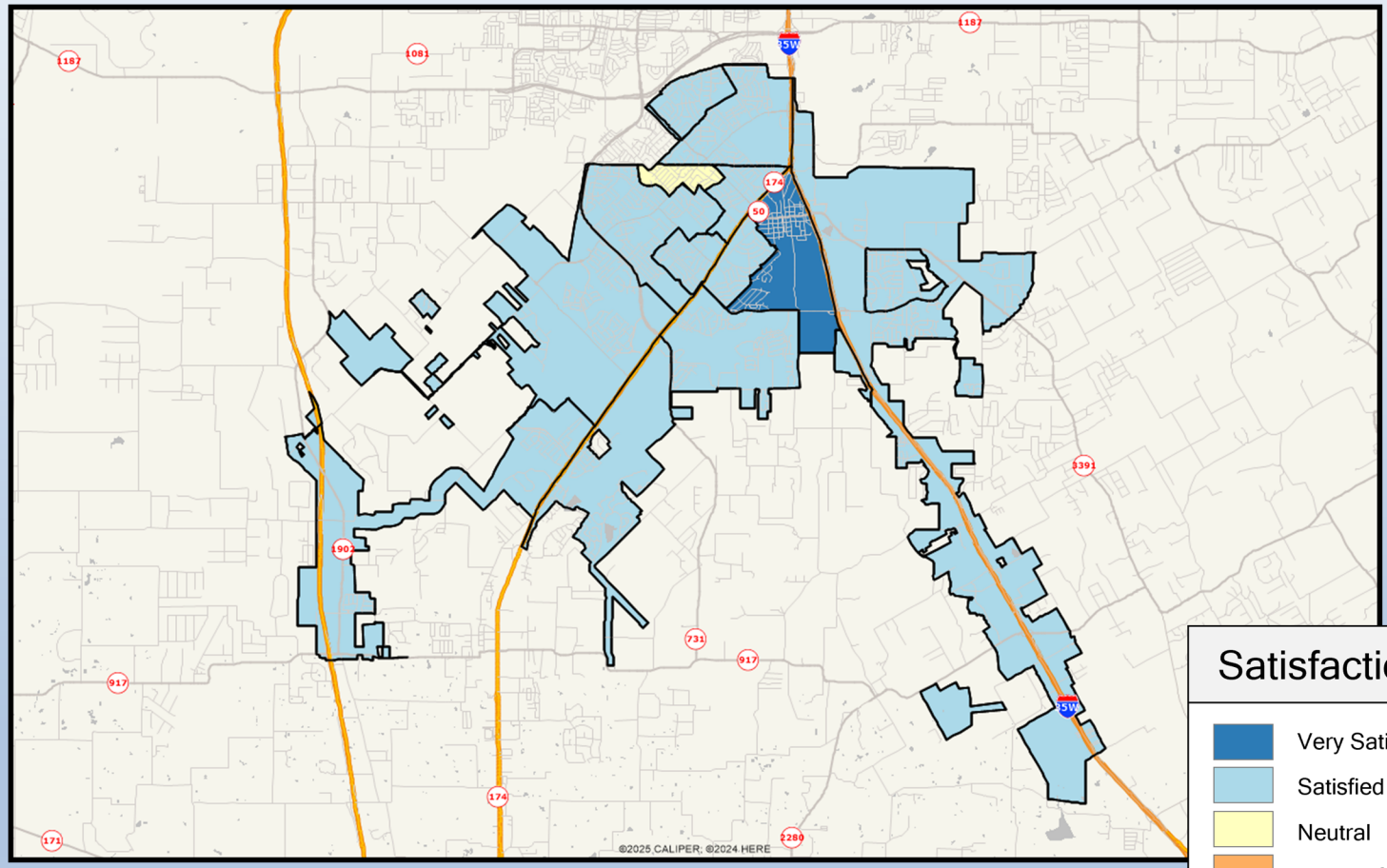
1466

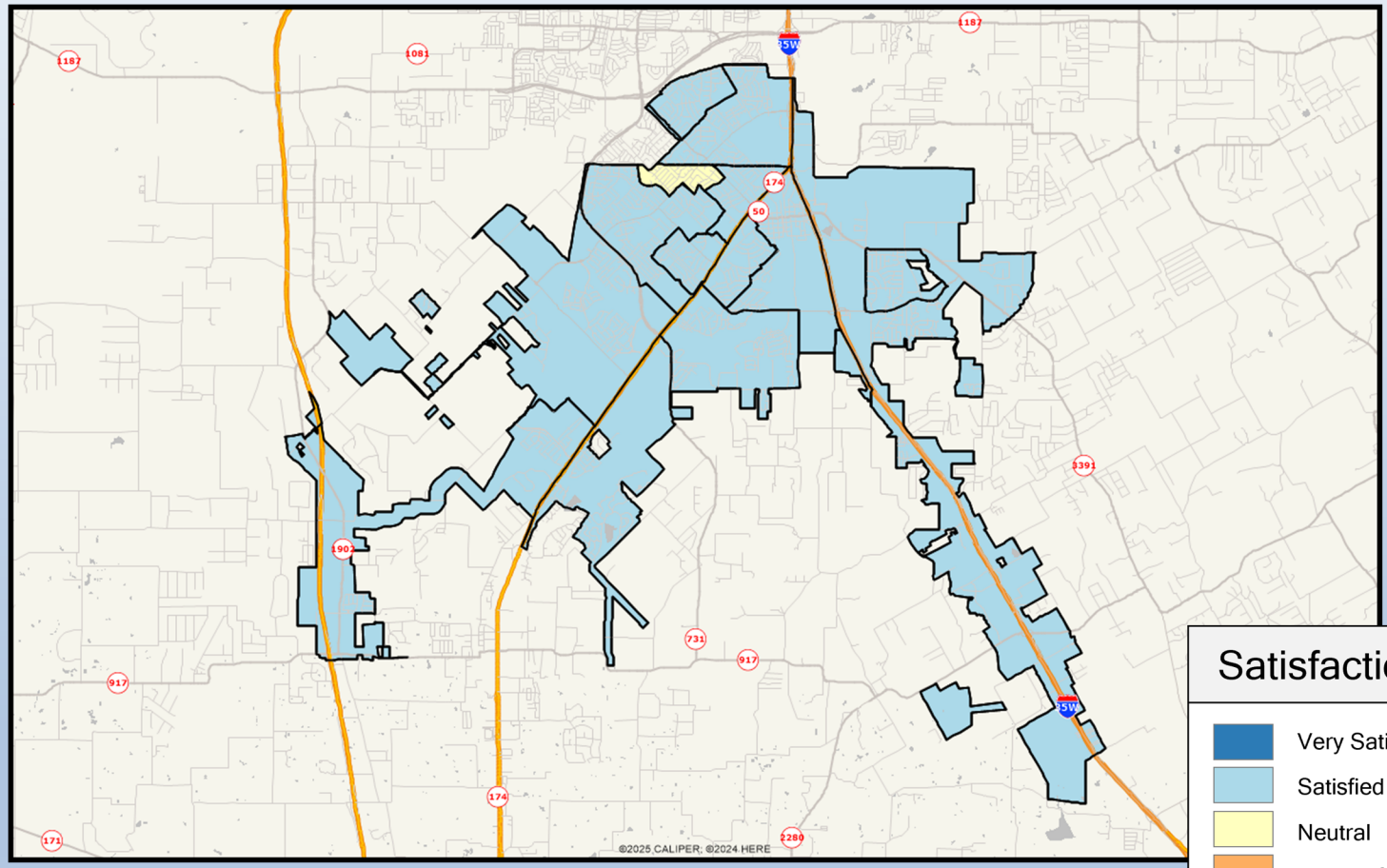
Q9-04. Satisfaction With: Overall quality of the city's newsletter



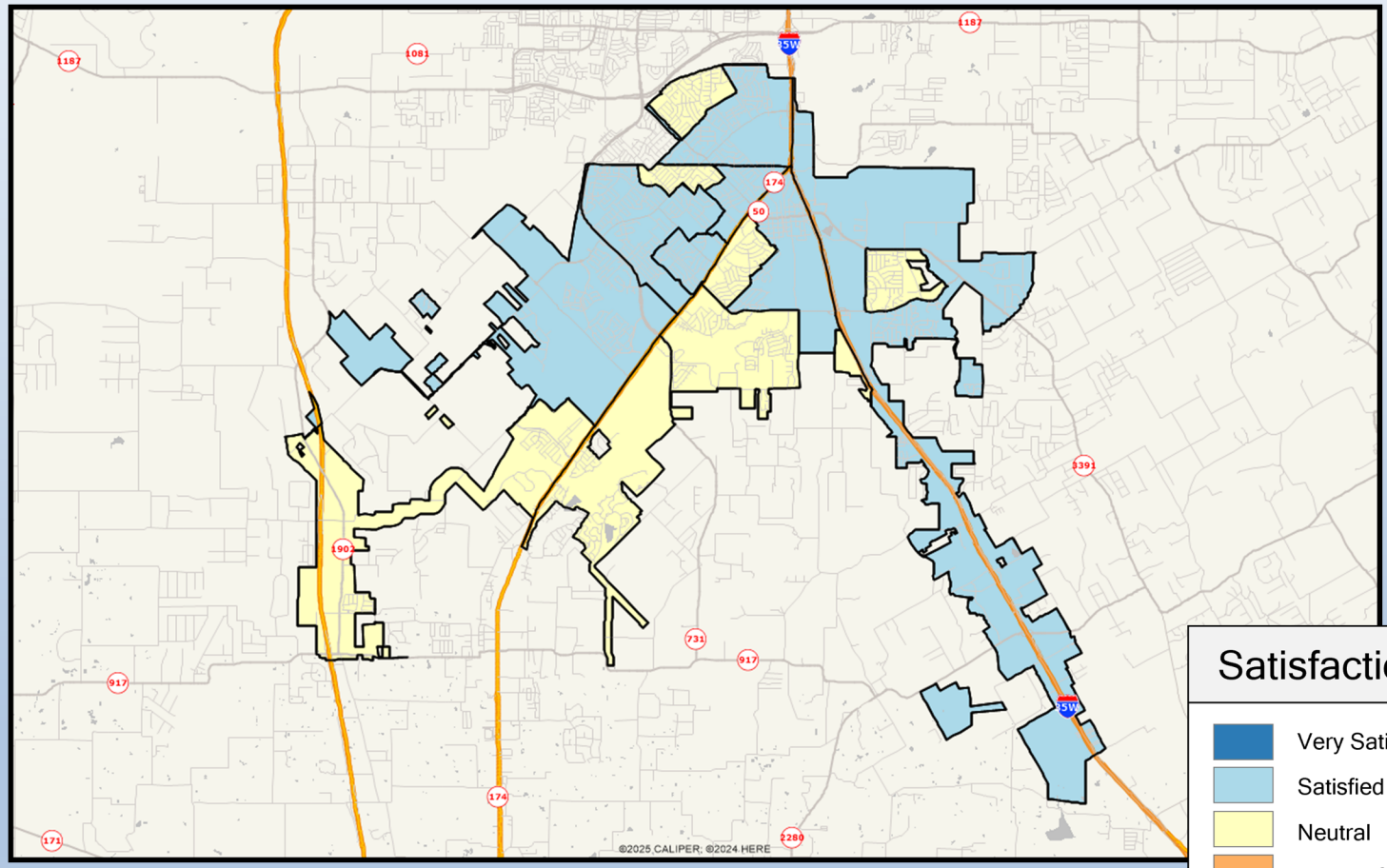
Q9-05. Satisfaction With: Availability of information on city services and programs



Q9-06. Satisfaction With: Timeliness of information provided by the city



Q9-07. Satisfaction With: Access to information about the city's finances and budget



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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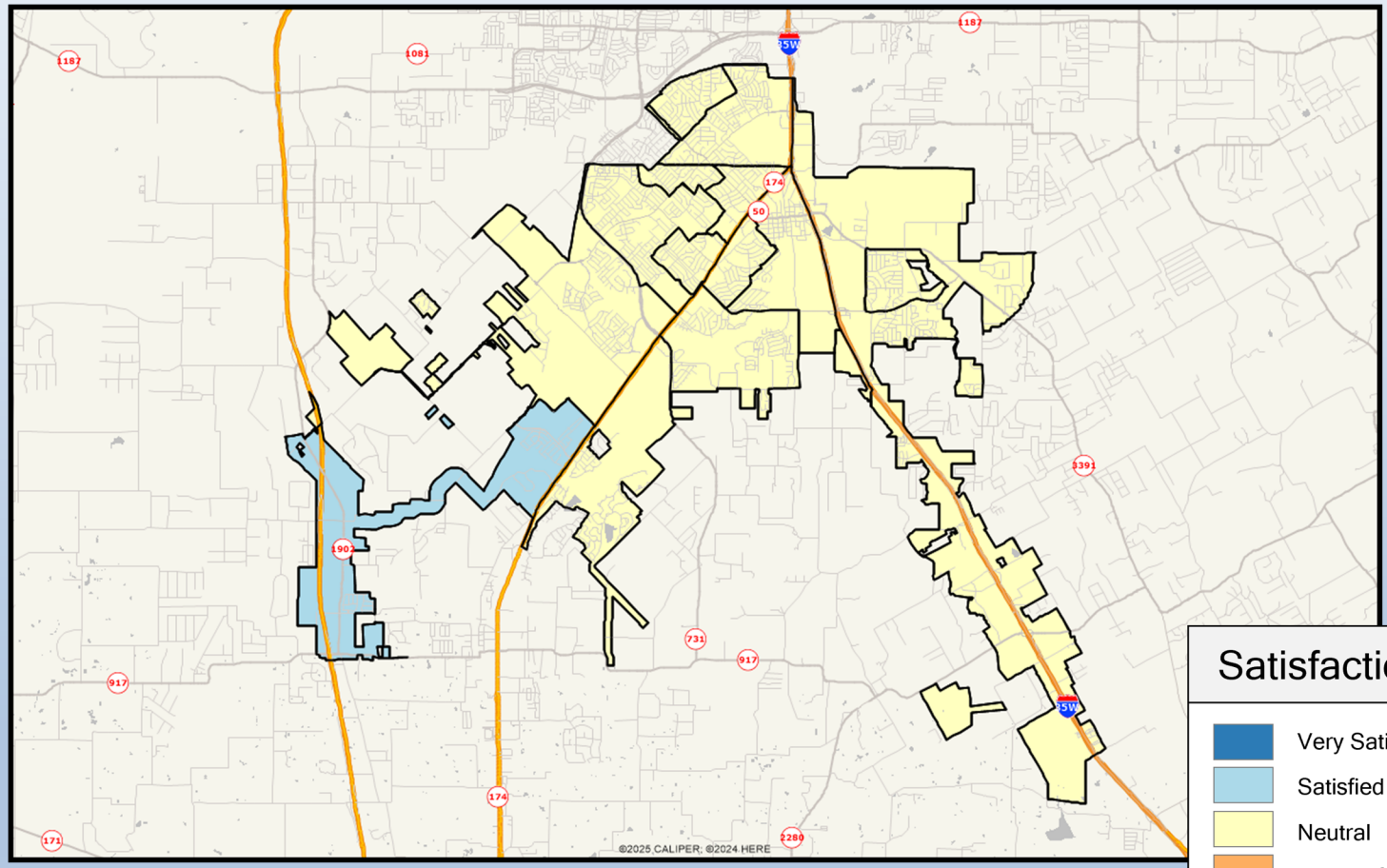
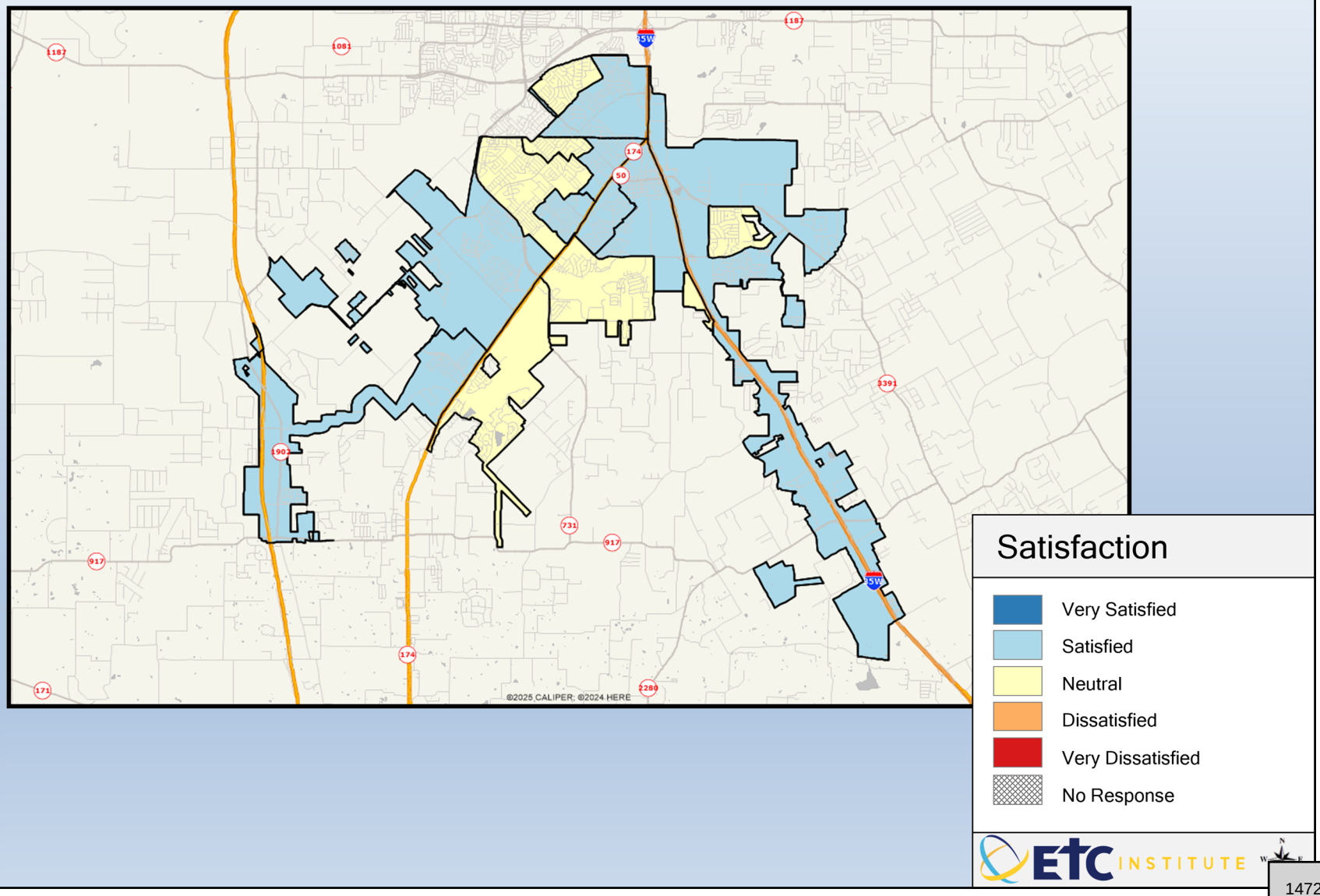
1470

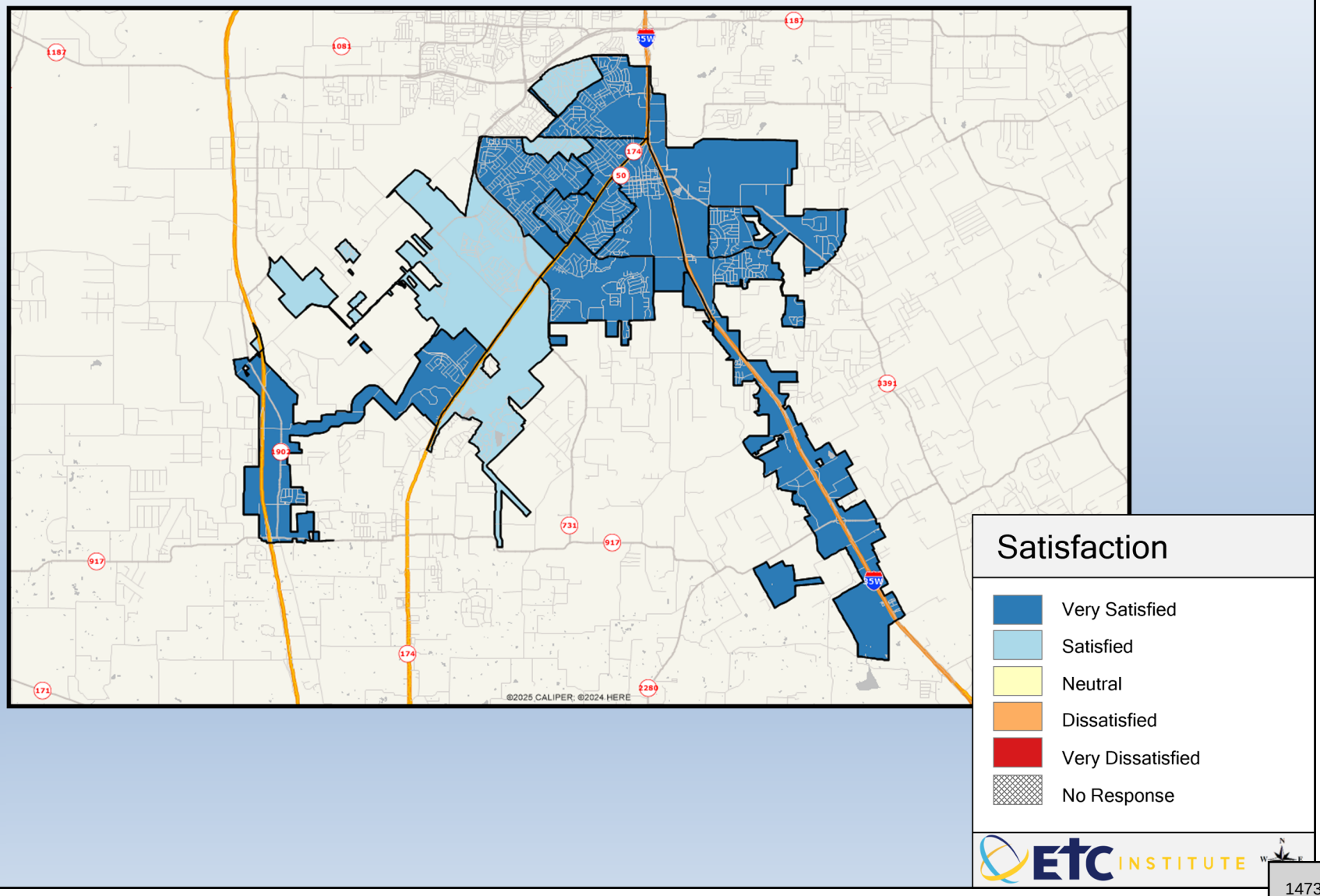
Q9-08. Satisfaction With: Overall level of public involvement in local decision making



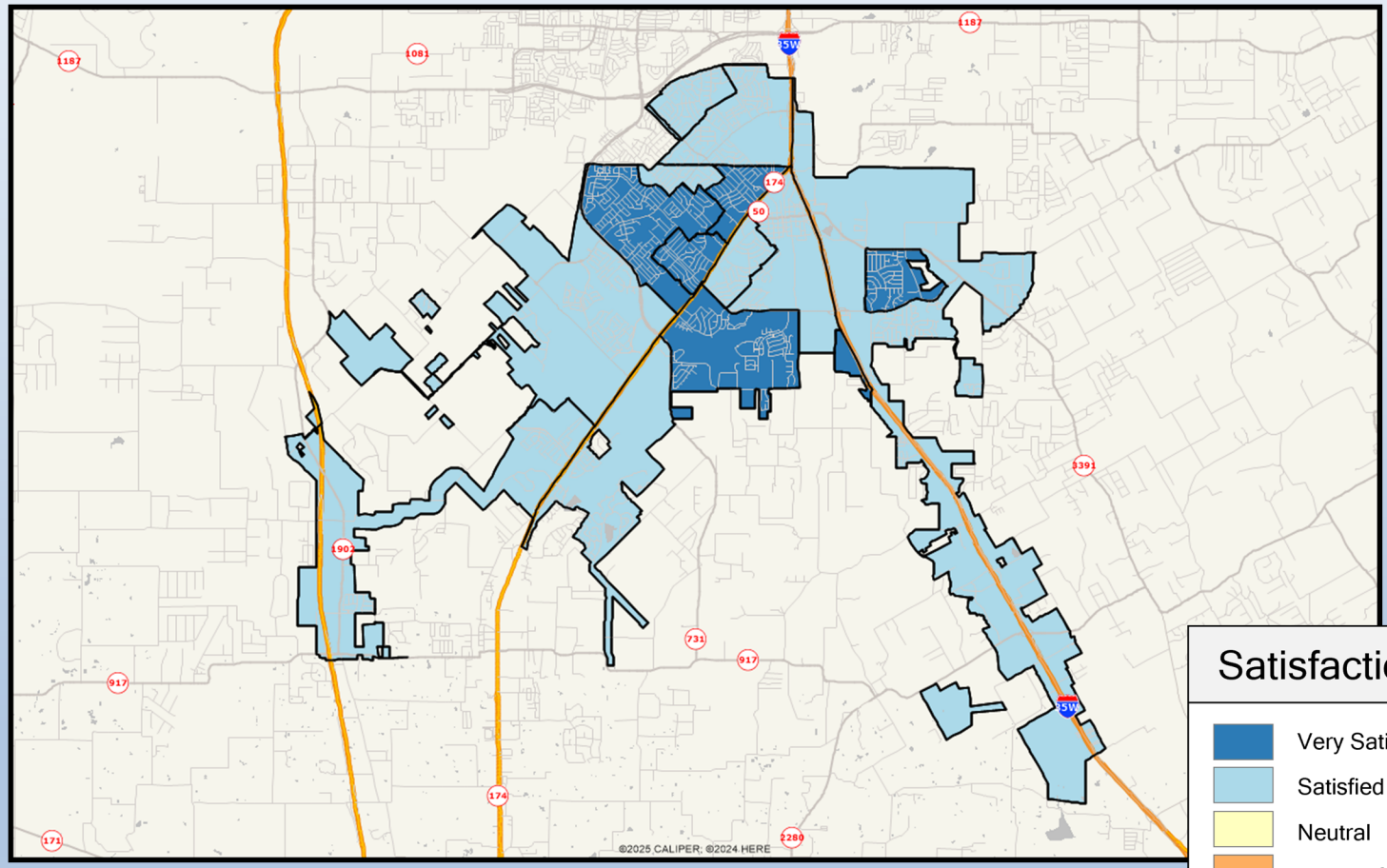
Q9-09. Satisfaction With: City's open records request process



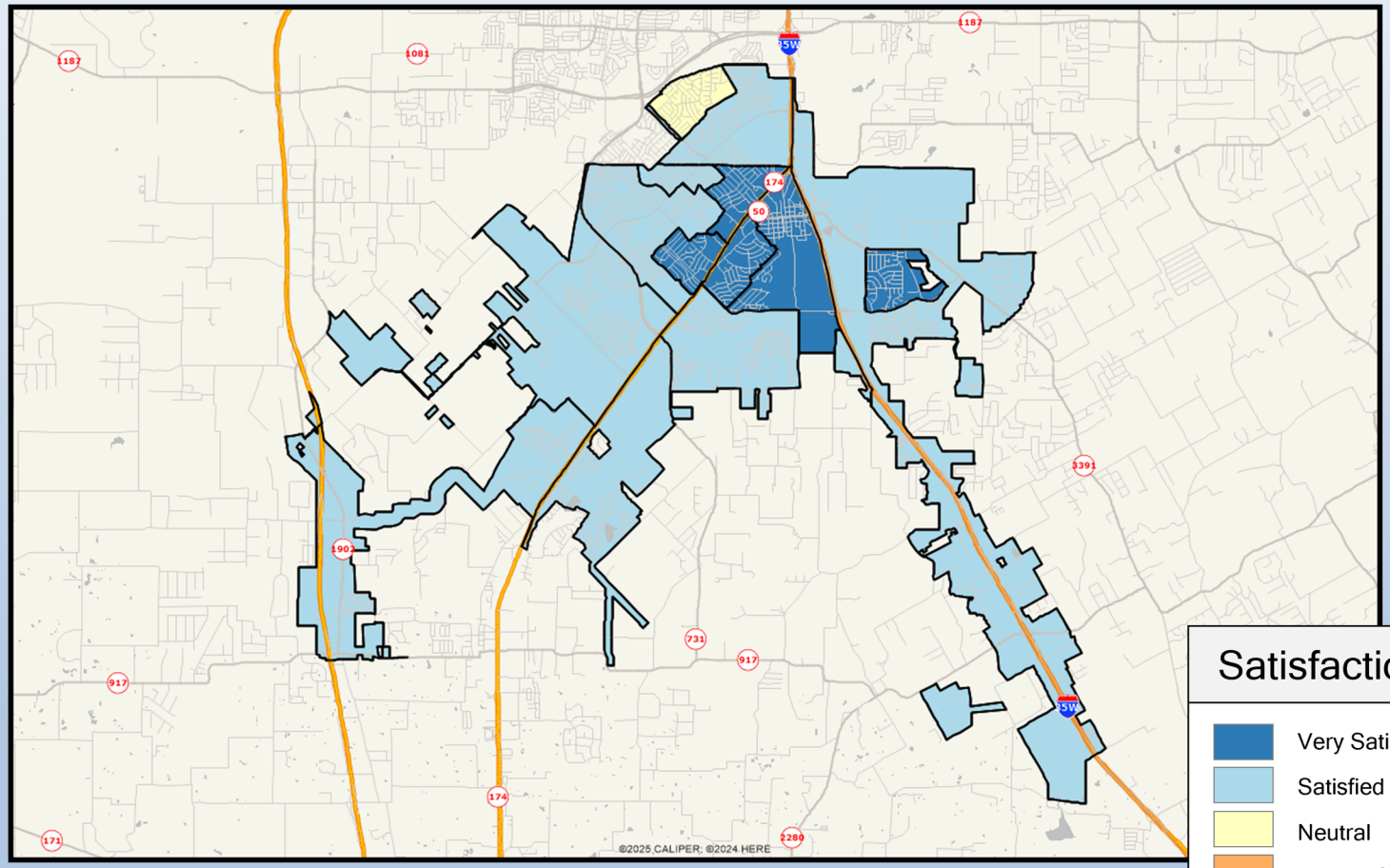
Q17-01. Satisfaction With: Maintenance of city parks



Q17-02. Satisfaction With: Number of parks



Q17-03. Satisfaction With: Quality of city trails



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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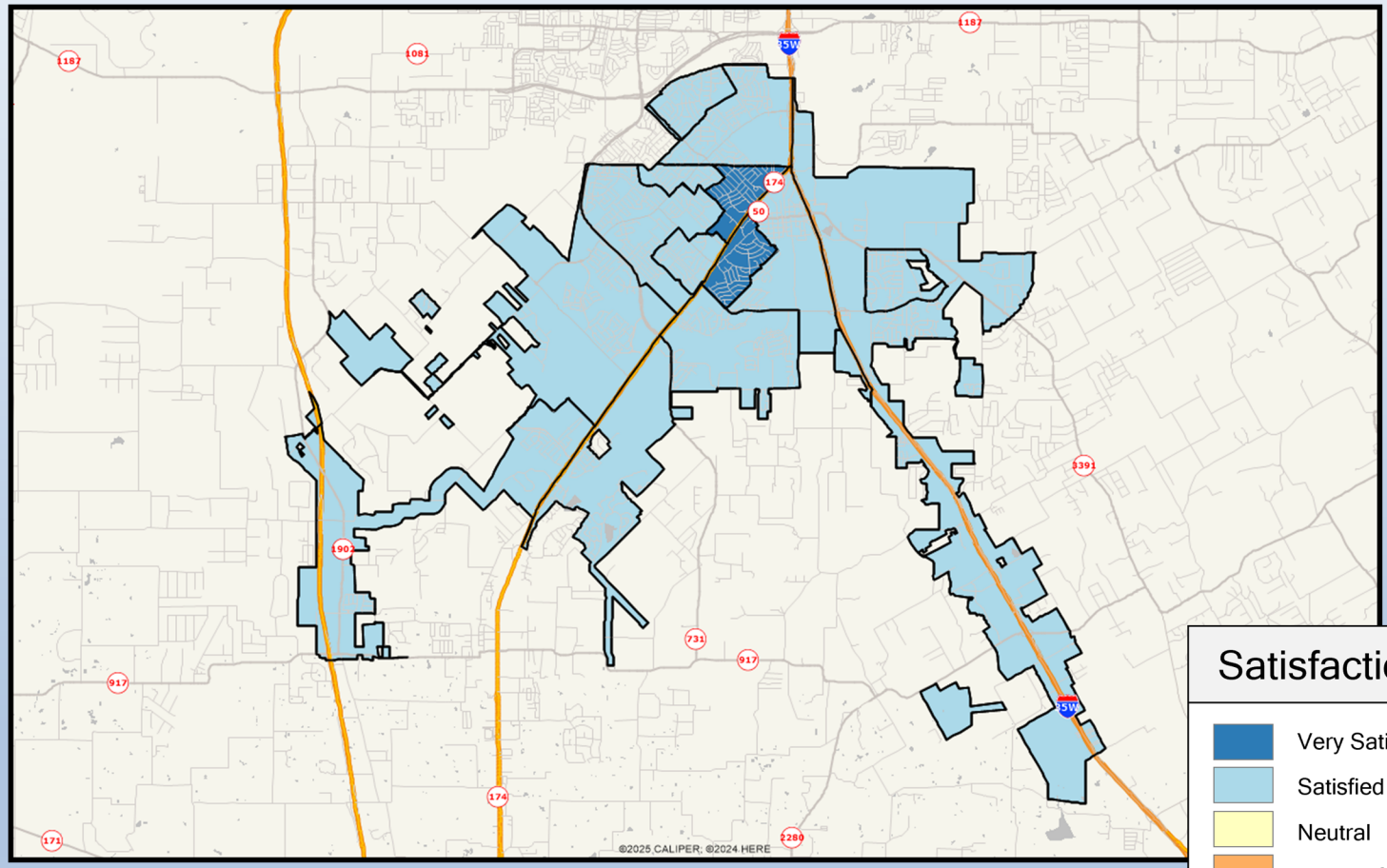
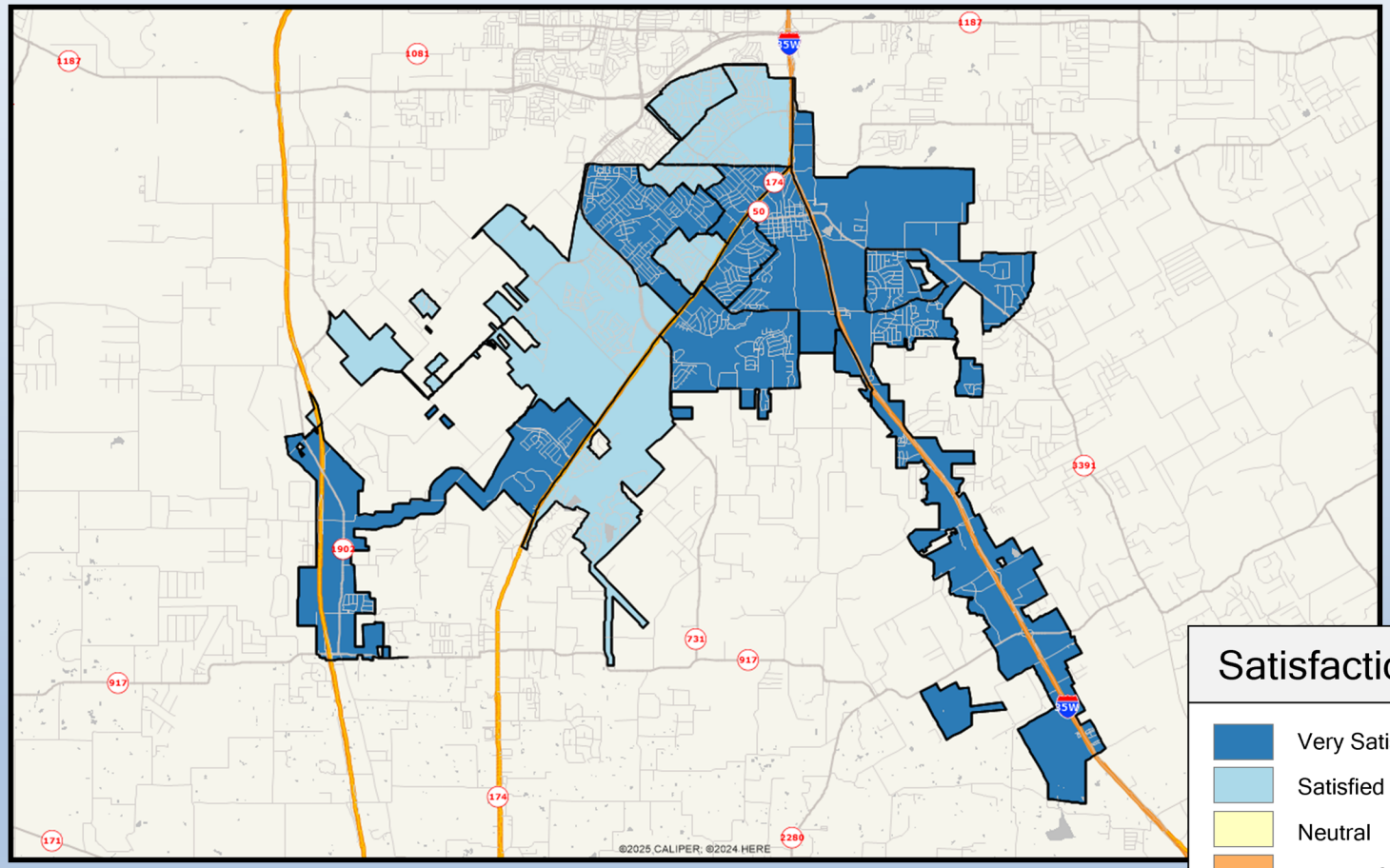
1475

Q17-04. Satisfaction With: Number/connectivity of walking/biking trails



1476

Q17-05. Satisfaction With: Quality of city parks



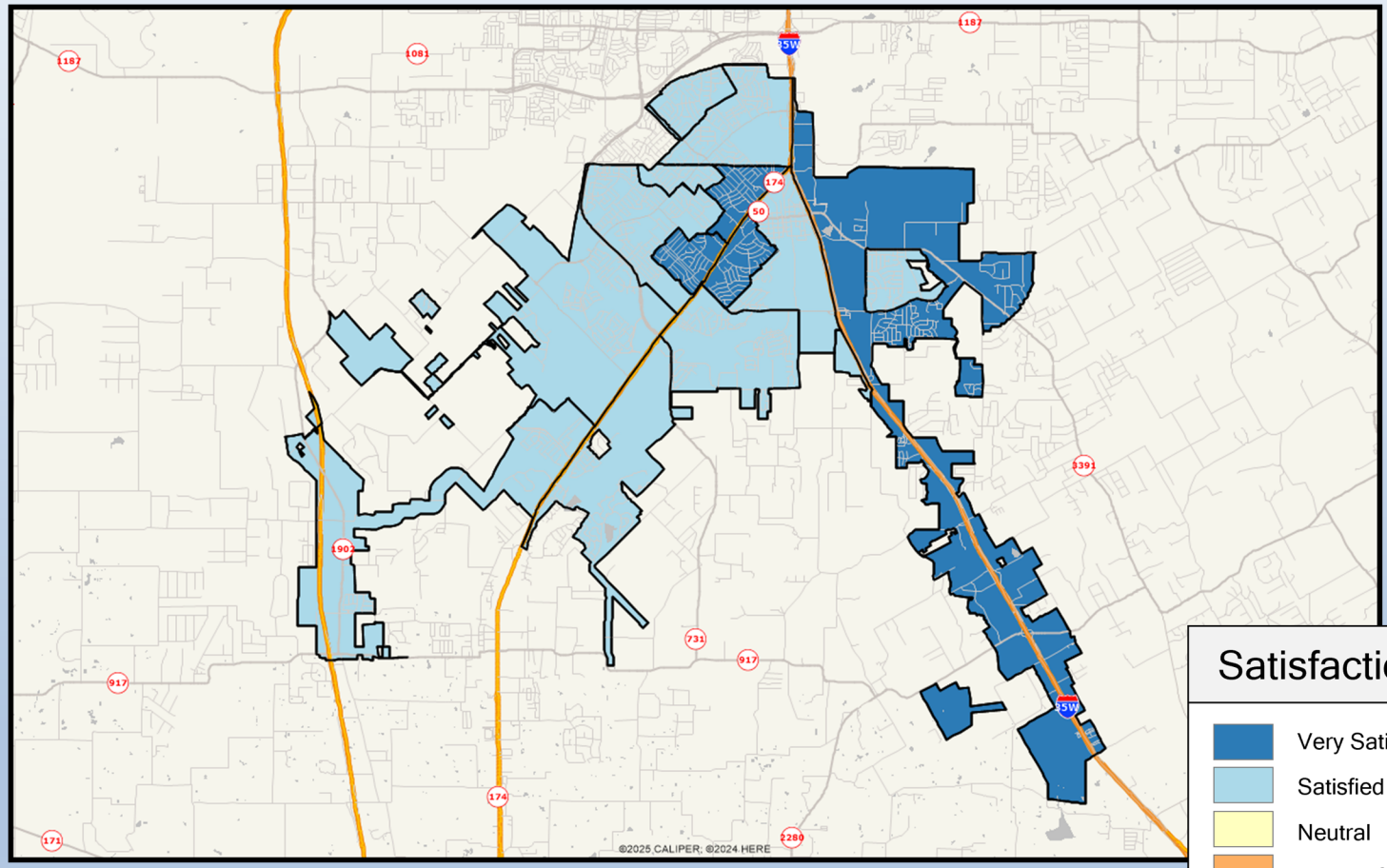
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

1477

Q17-06. Satisfaction With: Quality of city recreation facilities



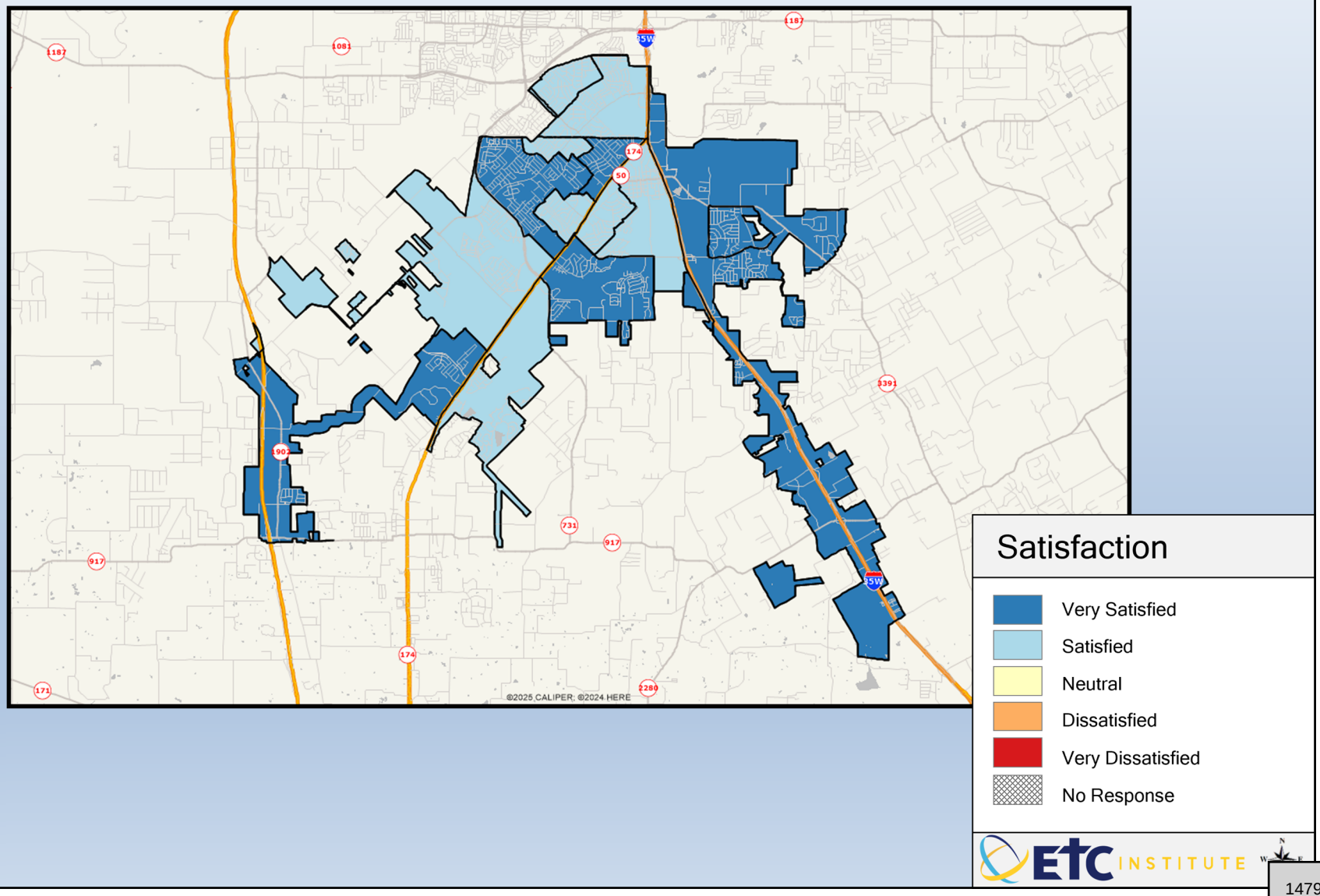
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

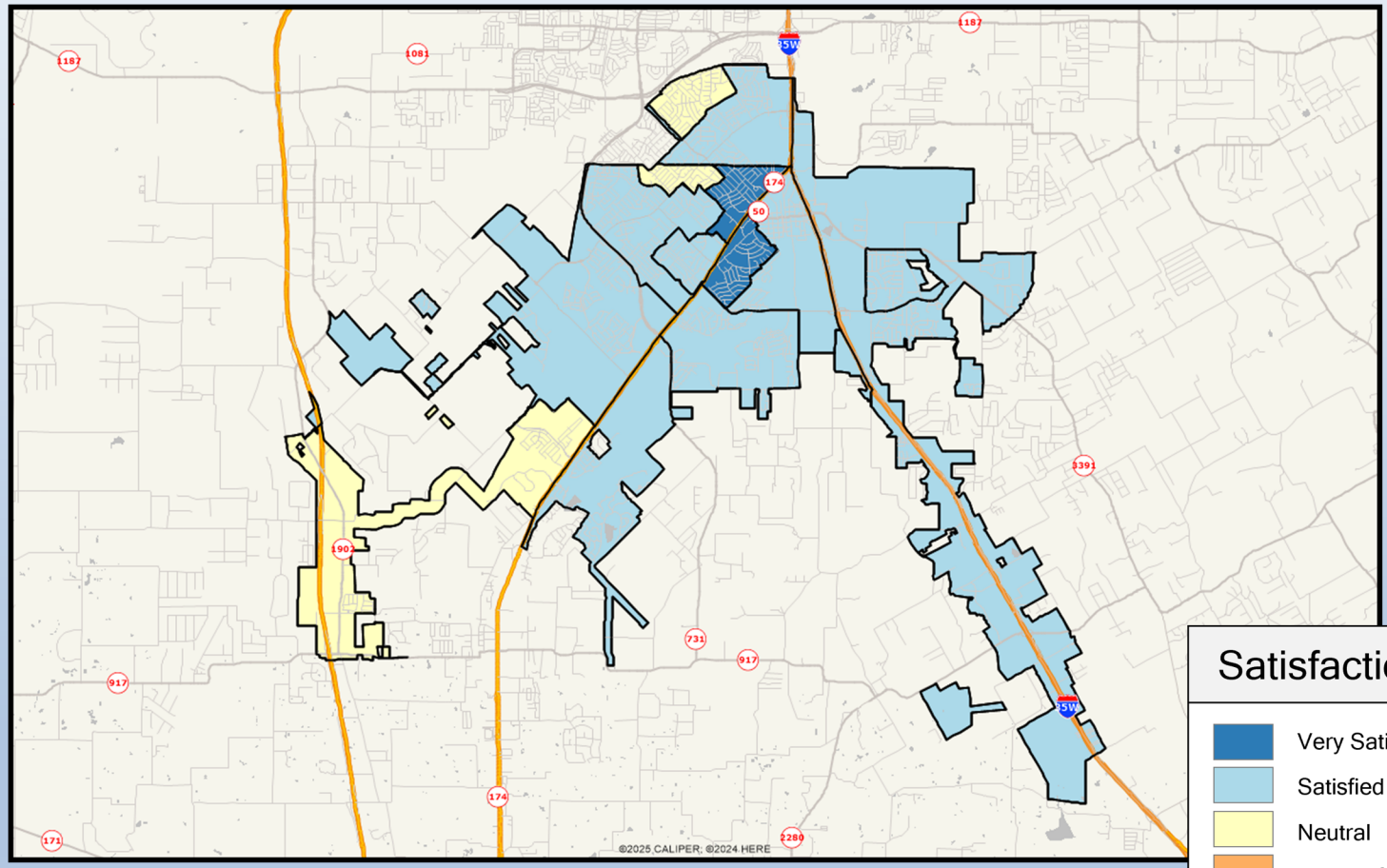
1478

Q17-07. Satisfaction With: Quality of city produced special events



1479

Q17-08. Satisfaction With: Quality of city adult athletic programs



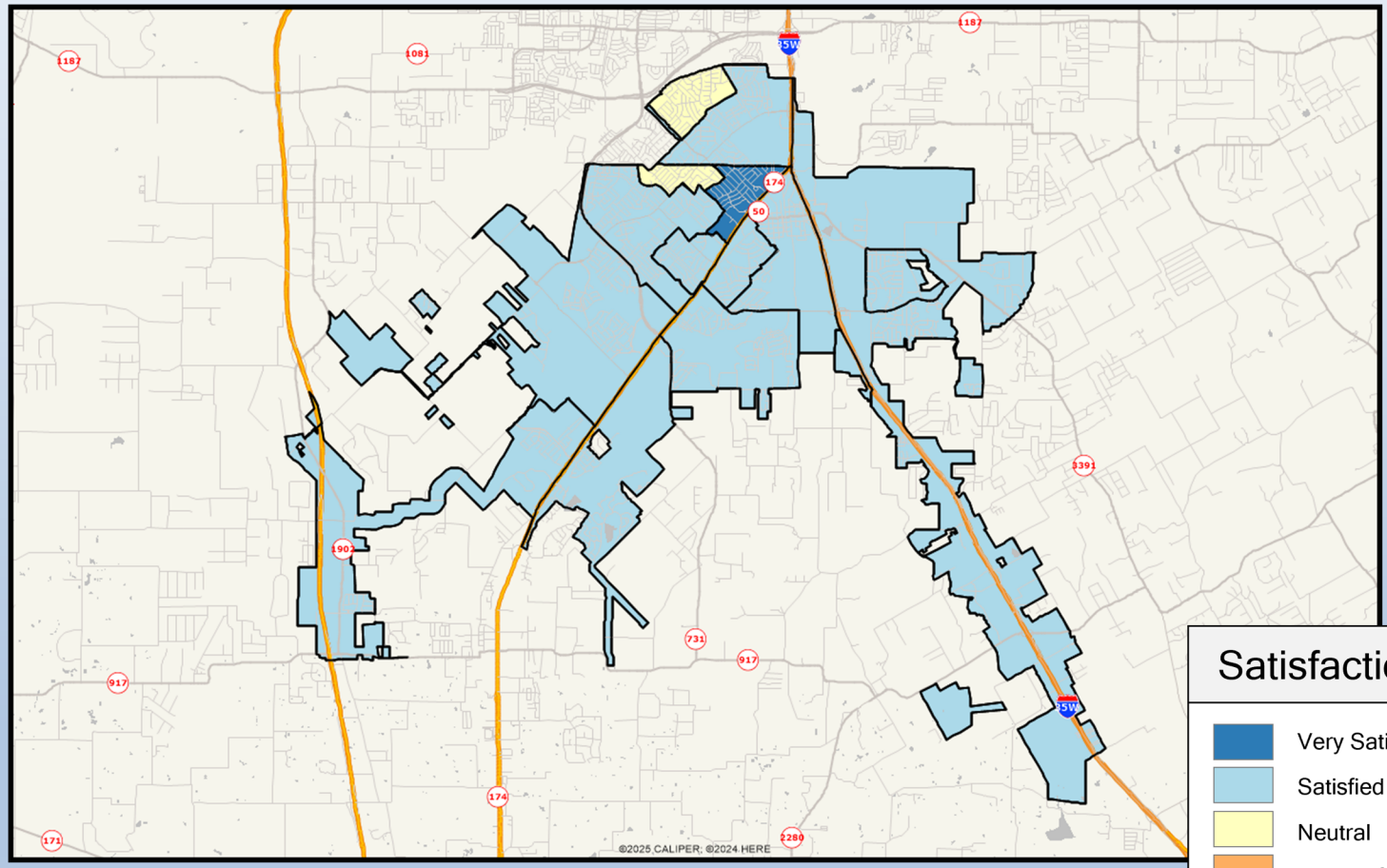
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

1480

Q17-09. Satisfaction With: Quality of city youth athletic programs



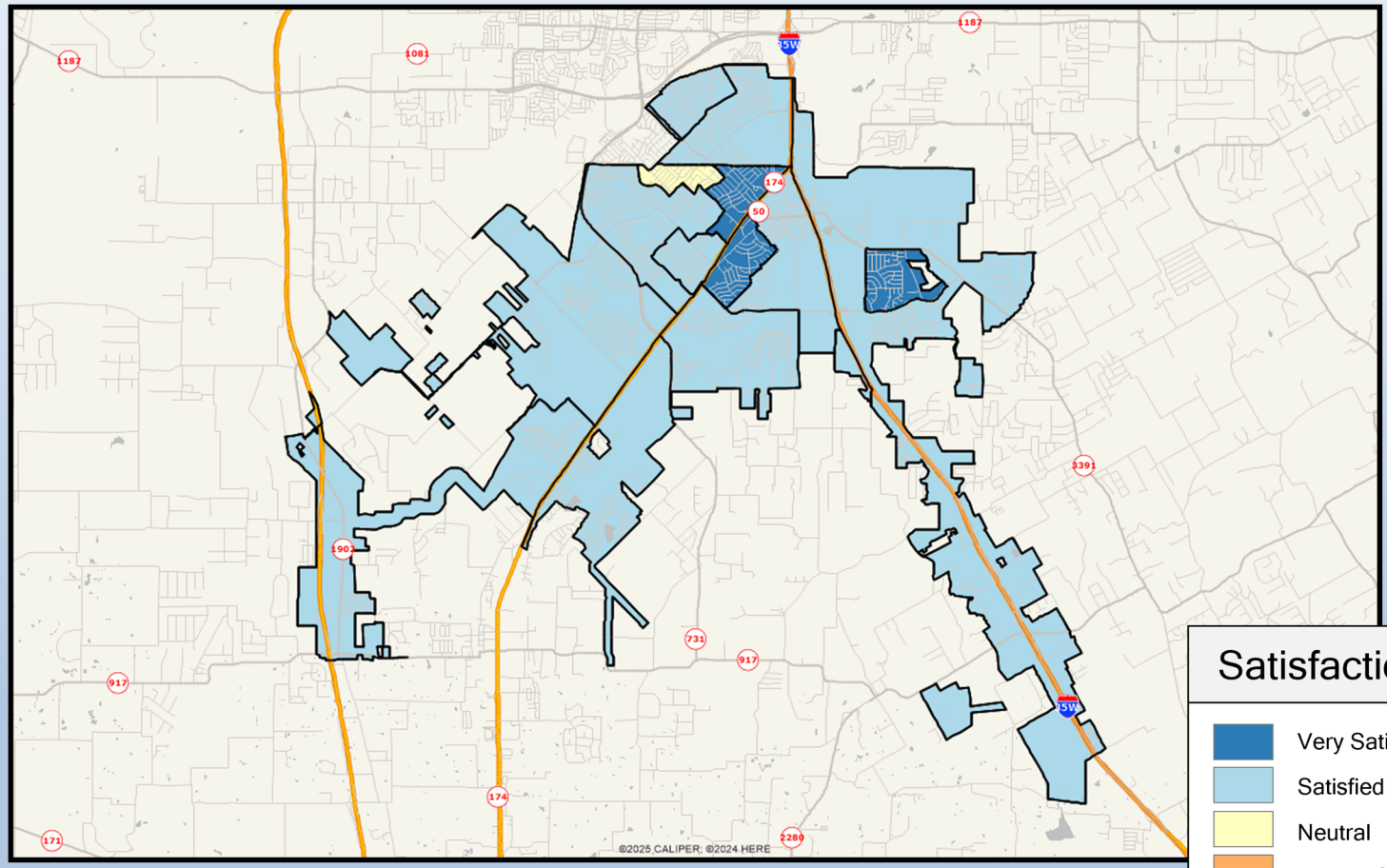
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

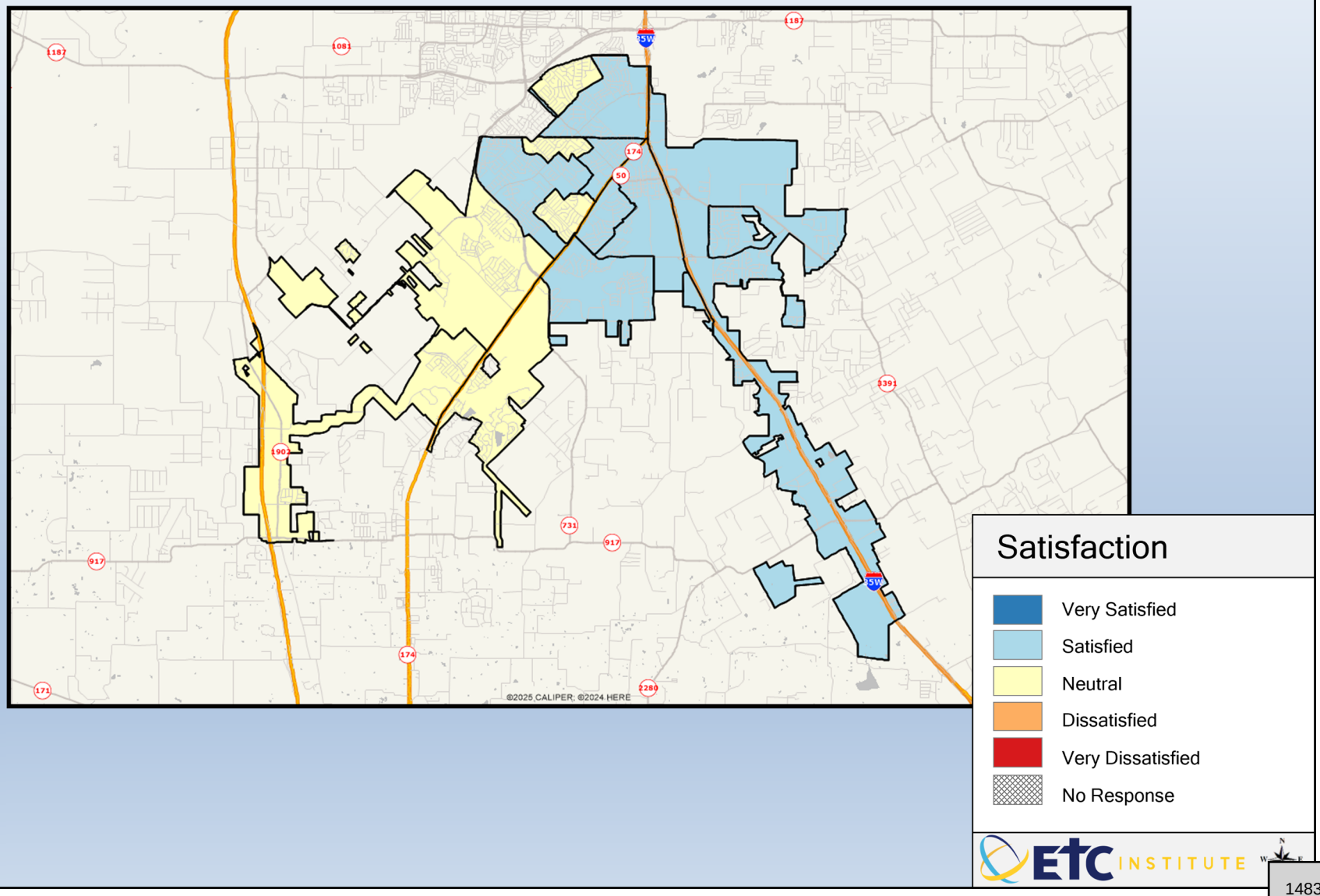
ETC INSTITUTE

1481

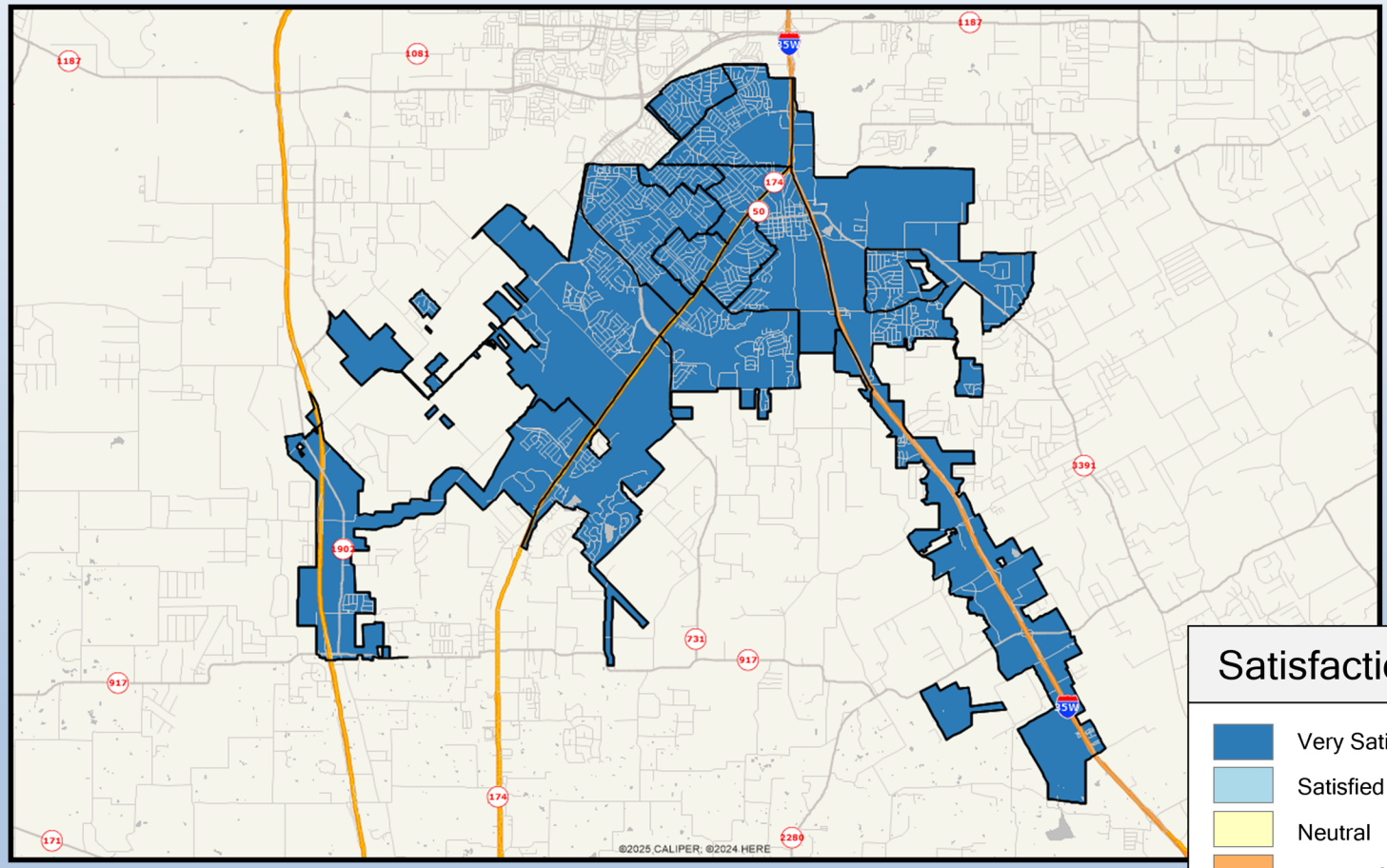
Q17-10. Satisfaction With: Quality of recreation programs



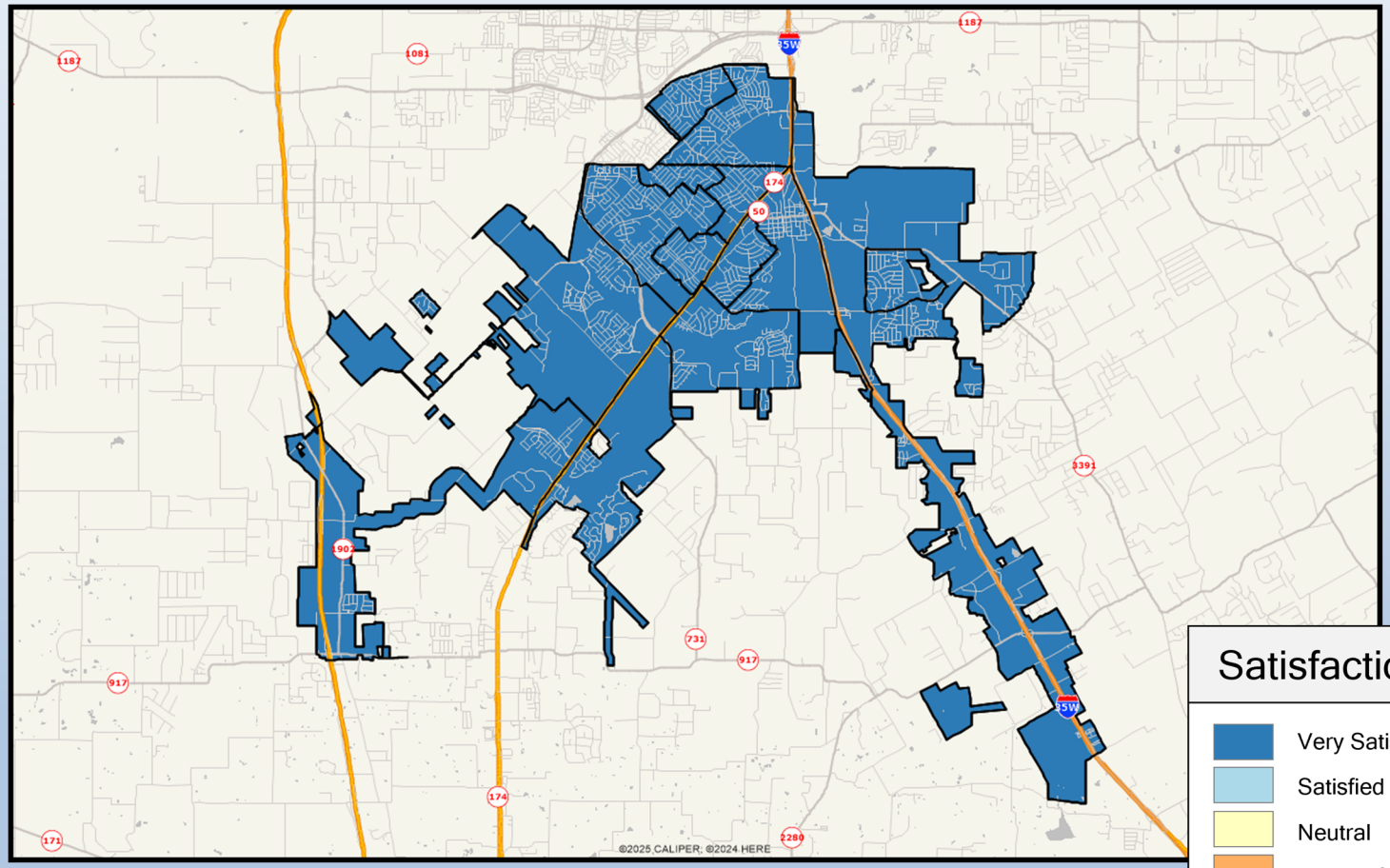
Q17-11. Satisfaction With: Quality of programs for people with disabilities



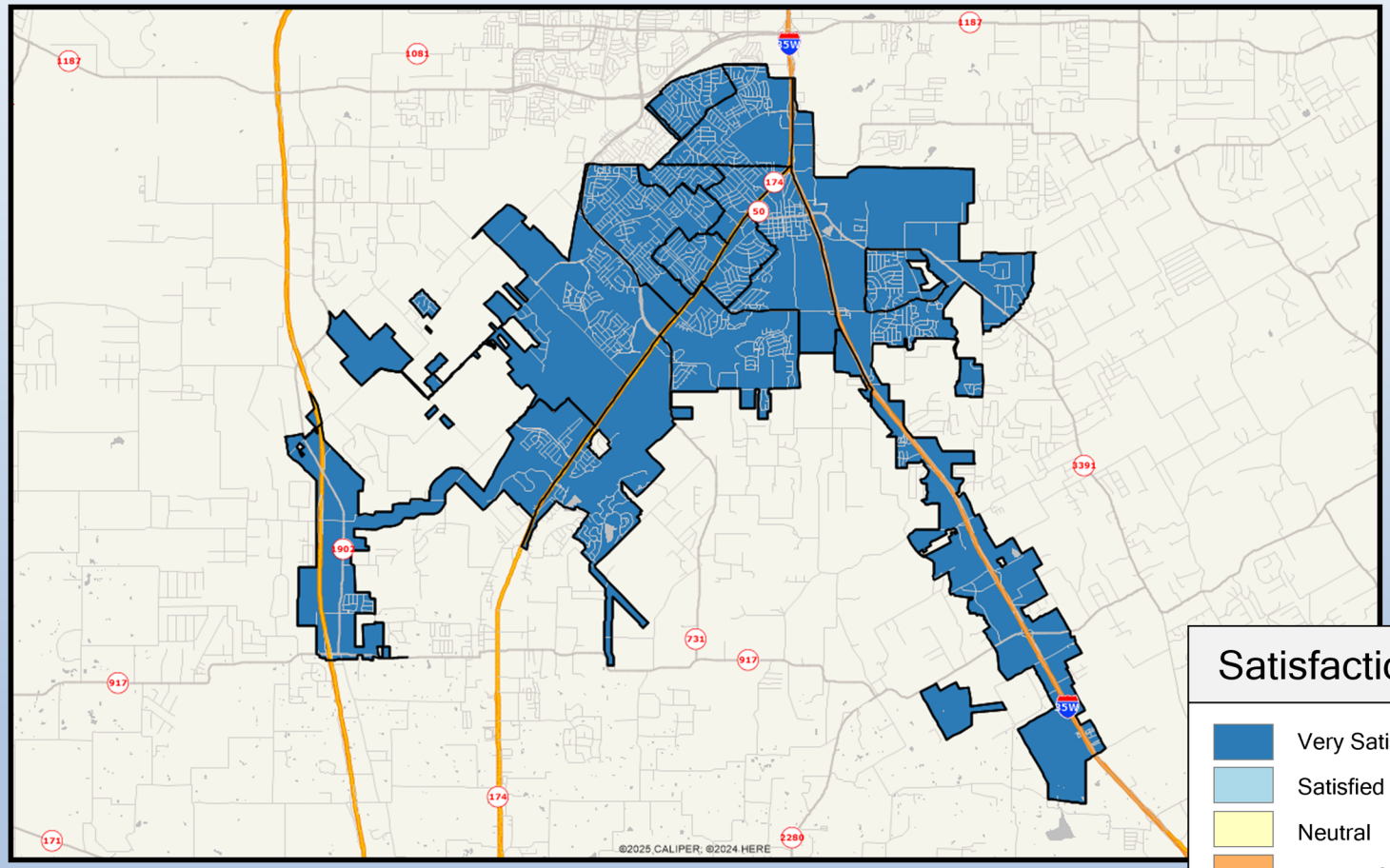
Q19-01. Satisfaction With: Overall quality of city bulk trash/leaf/brush collection



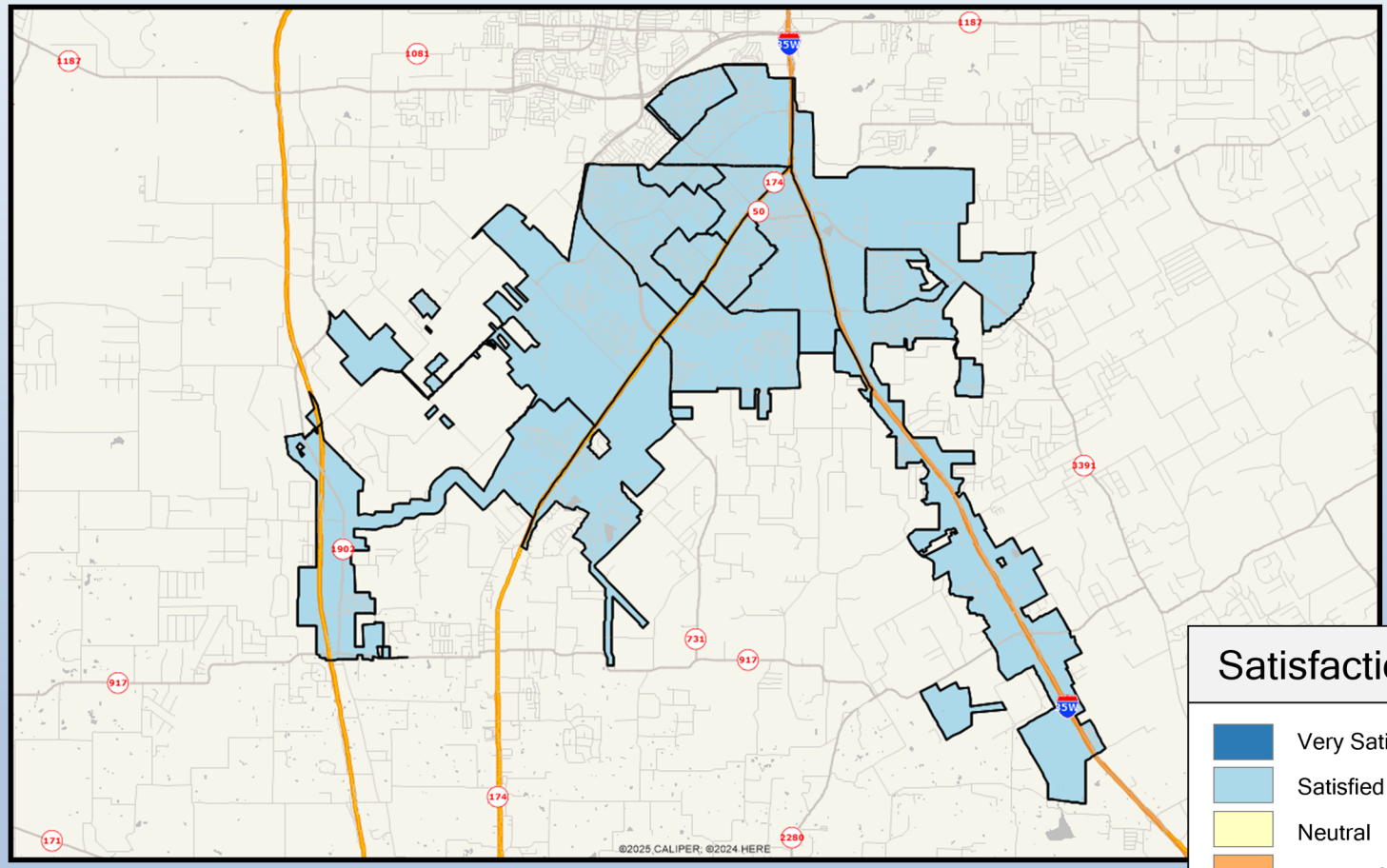
Q19-02. Satisfaction With: Overall quality of curbside recycling collection



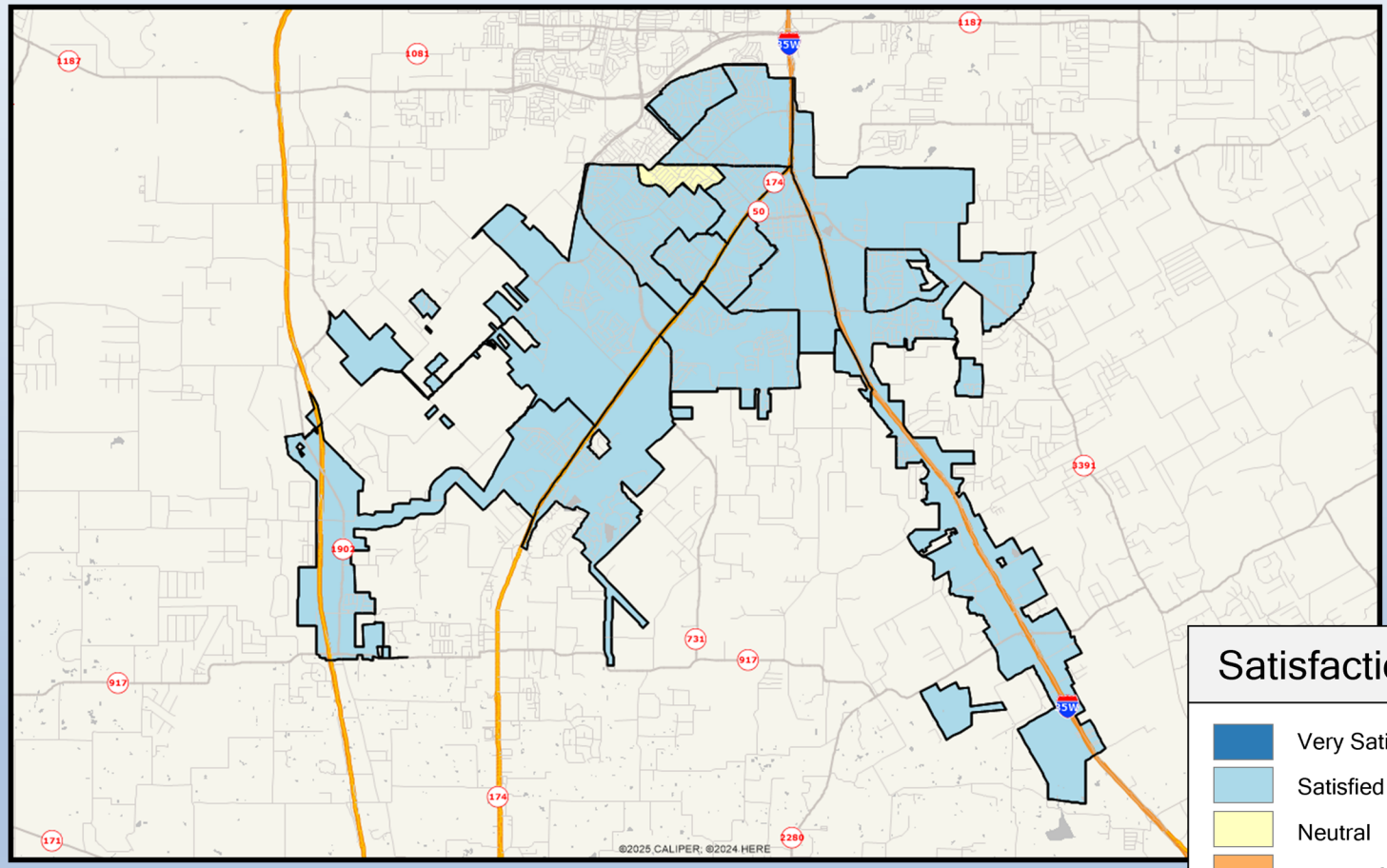
Q19-03. Satisfaction With: Overall quality of curbside trash/garbage collection



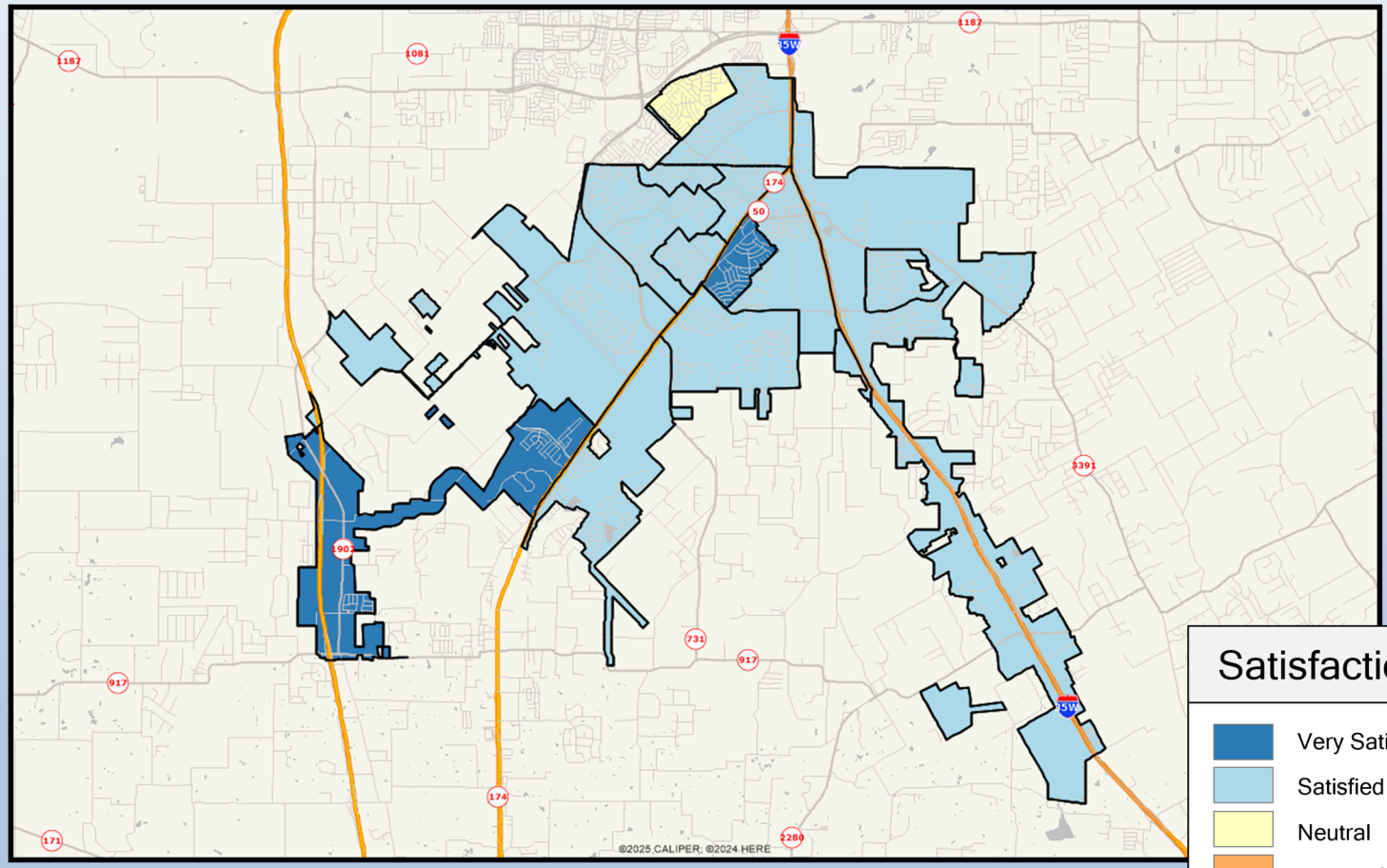
Q19-04. Satisfaction With: Overall quality of the city's household hazardous waste disposal service



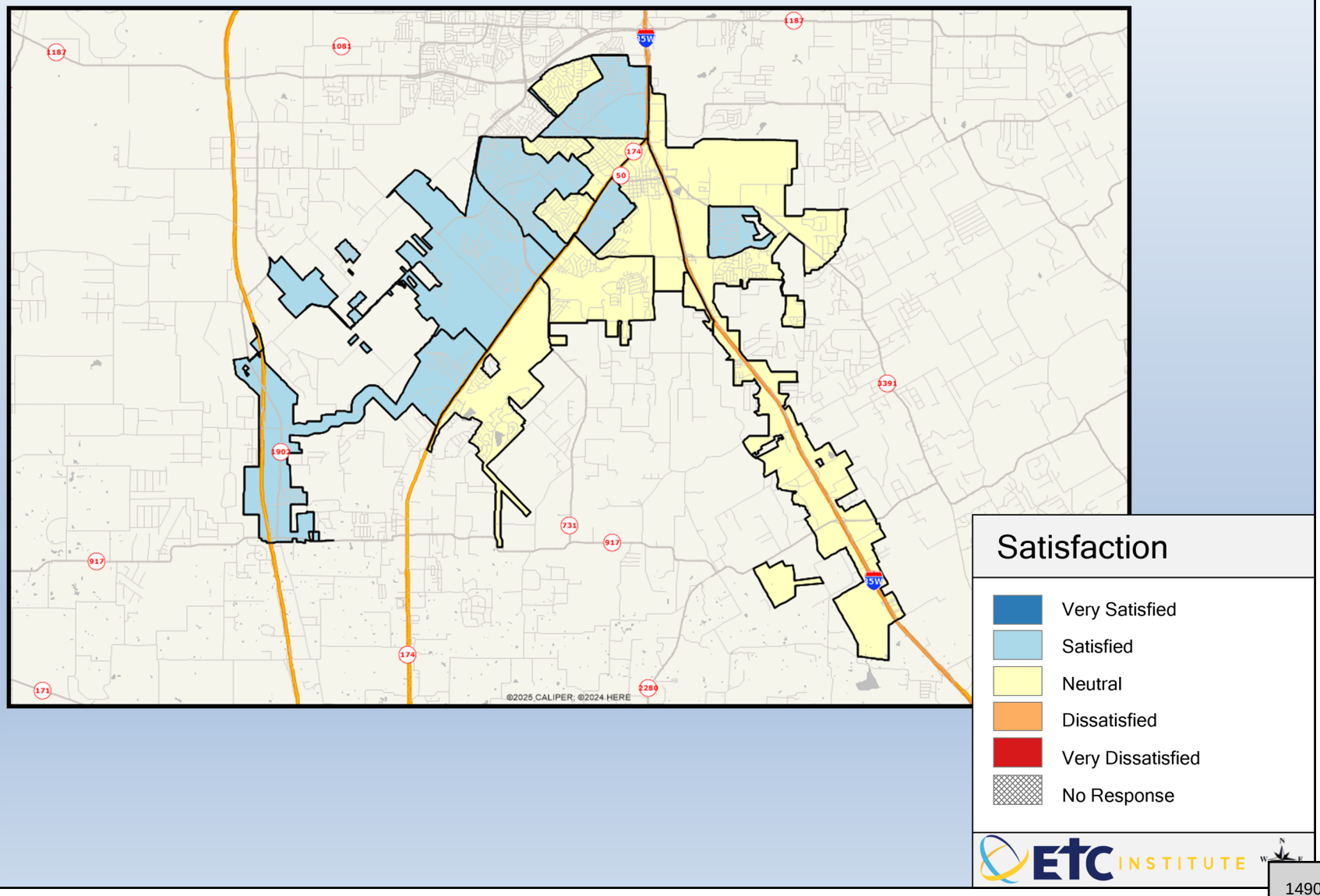
Q19-05. Satisfaction With: Overall fees charged for trash/recycling collection



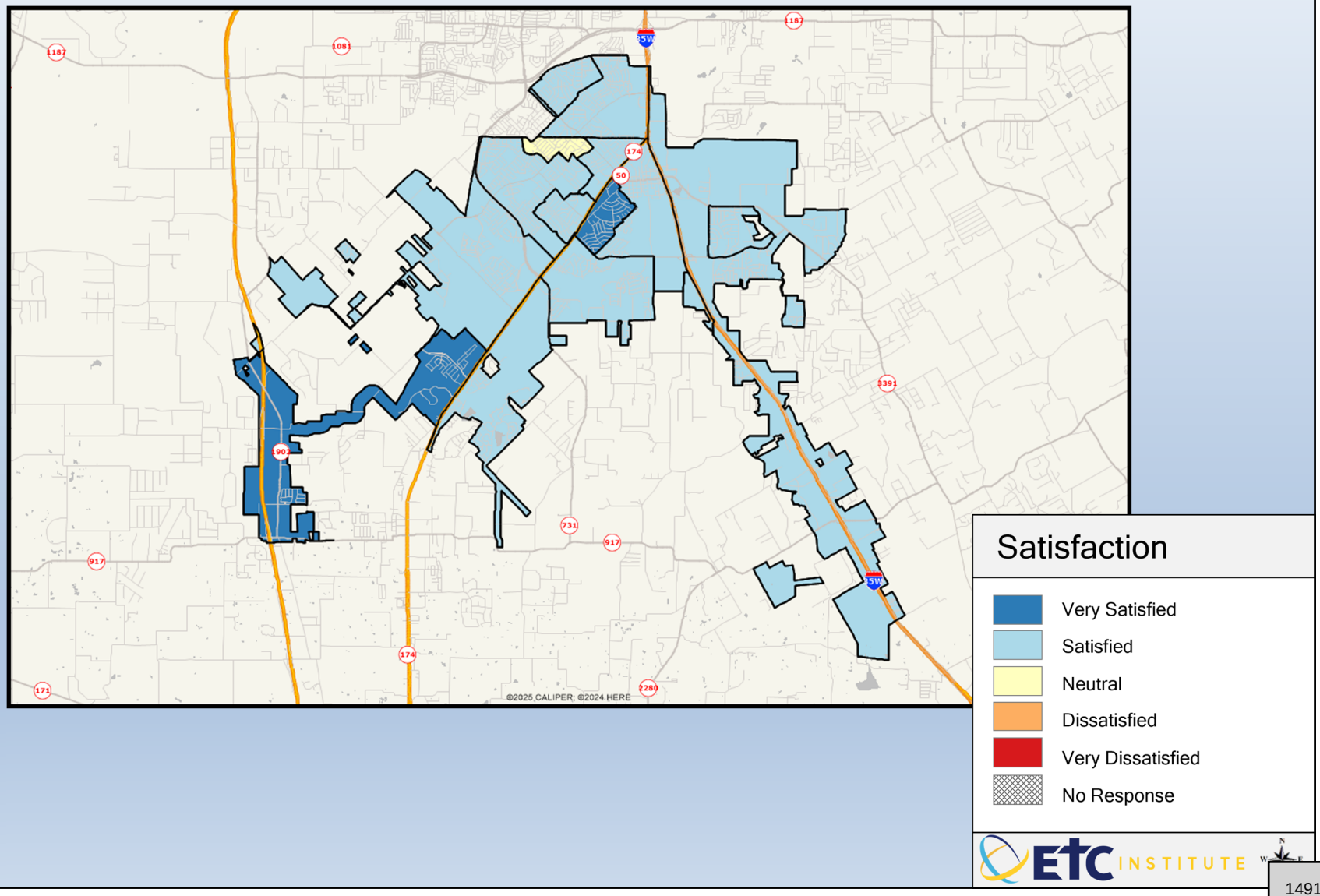
Q20-01. Satisfaction With: Timeliness of water/sewer line break repairs



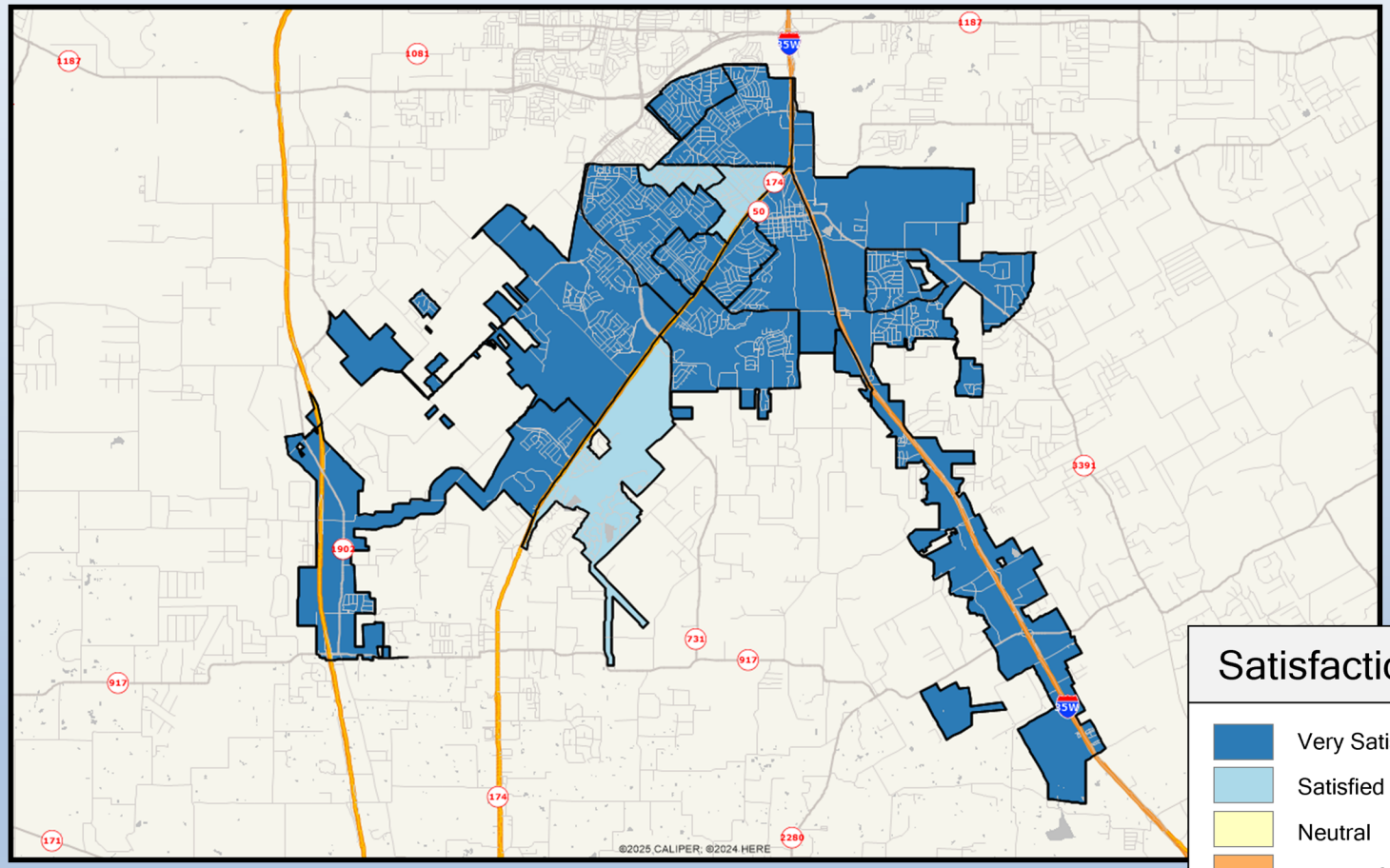
Q20-02. Satisfaction With: Overall fees charged for water/wastewater services



Q20-03. Satisfaction With: Utility billing customer service



Q20-04. Satisfaction With: Satisfaction With: Utility reliability



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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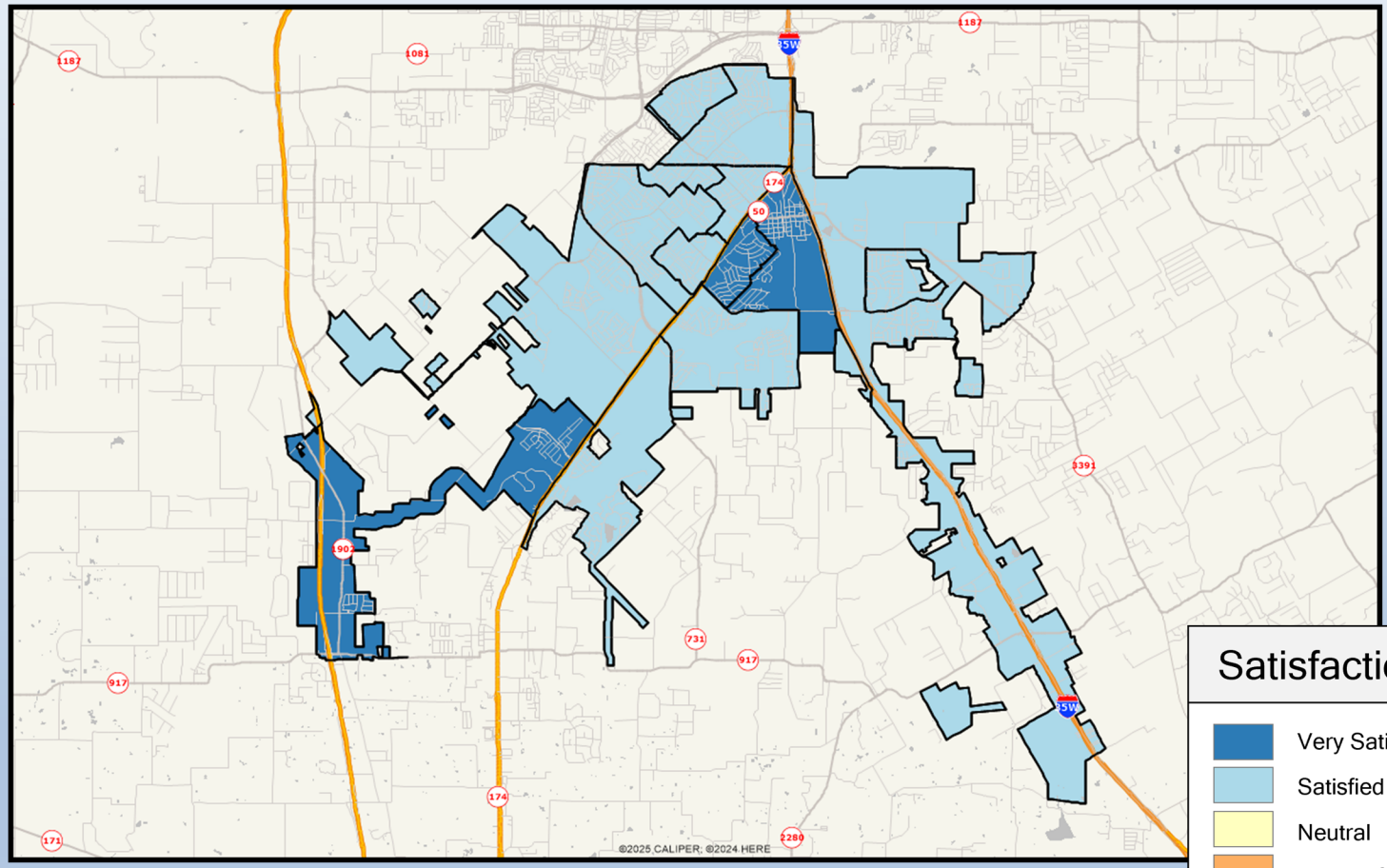
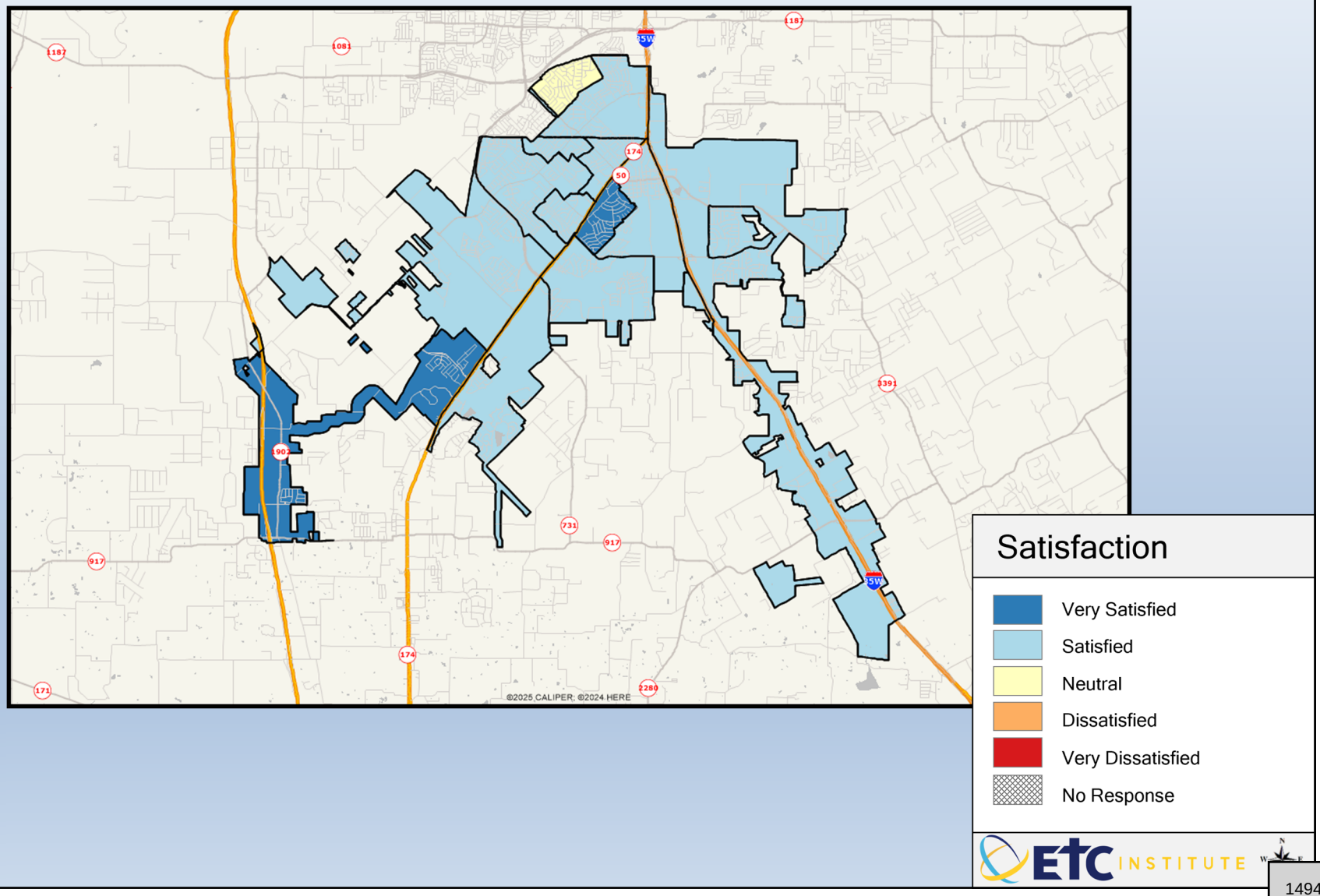
1492

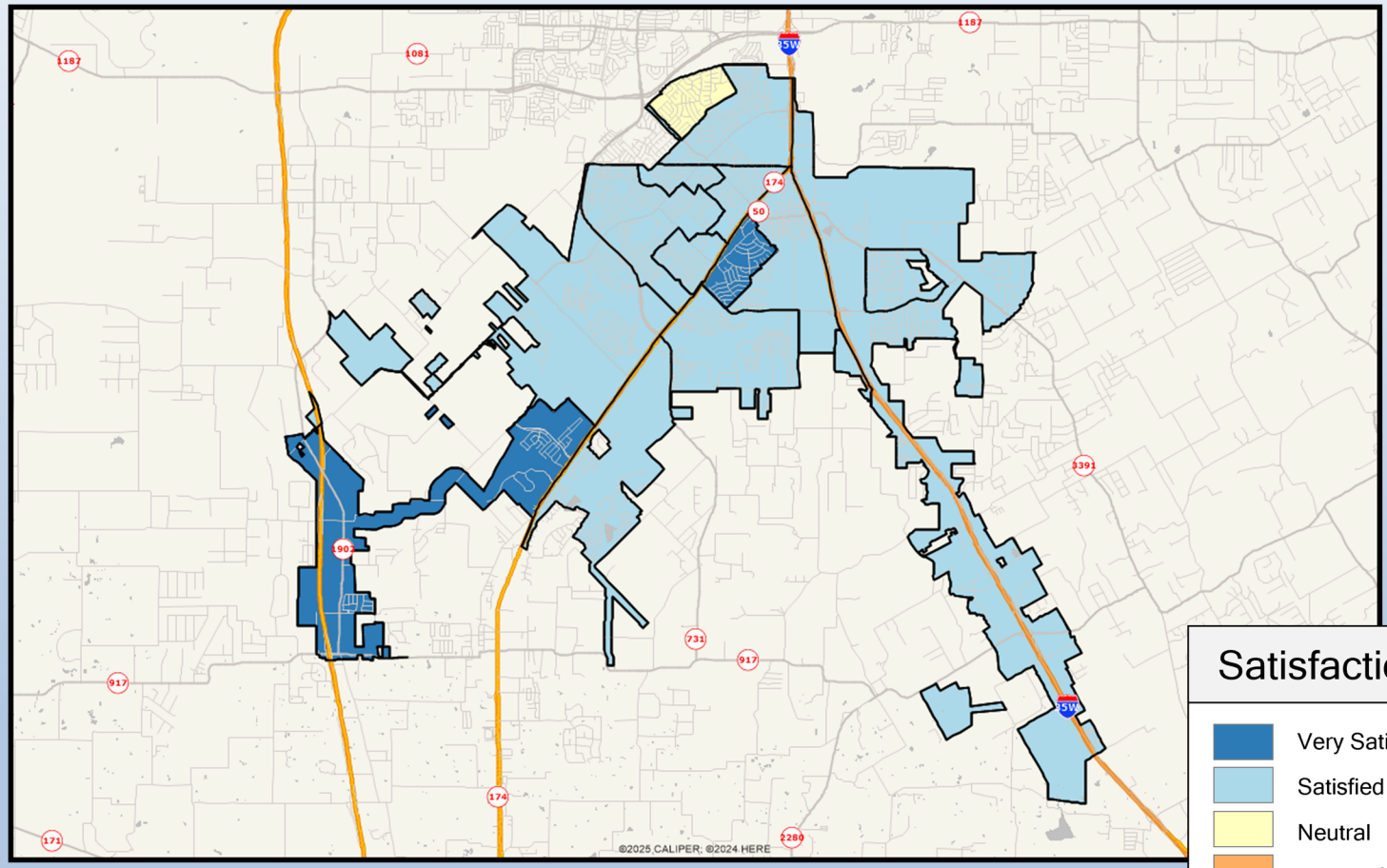
Q20-05. Satisfaction With: Overall quality of drinking water



Q21-01. Satisfaction With: Overall quality of municipal court services



Q21-02. Satisfaction With: Overall accessibility of municipal court services



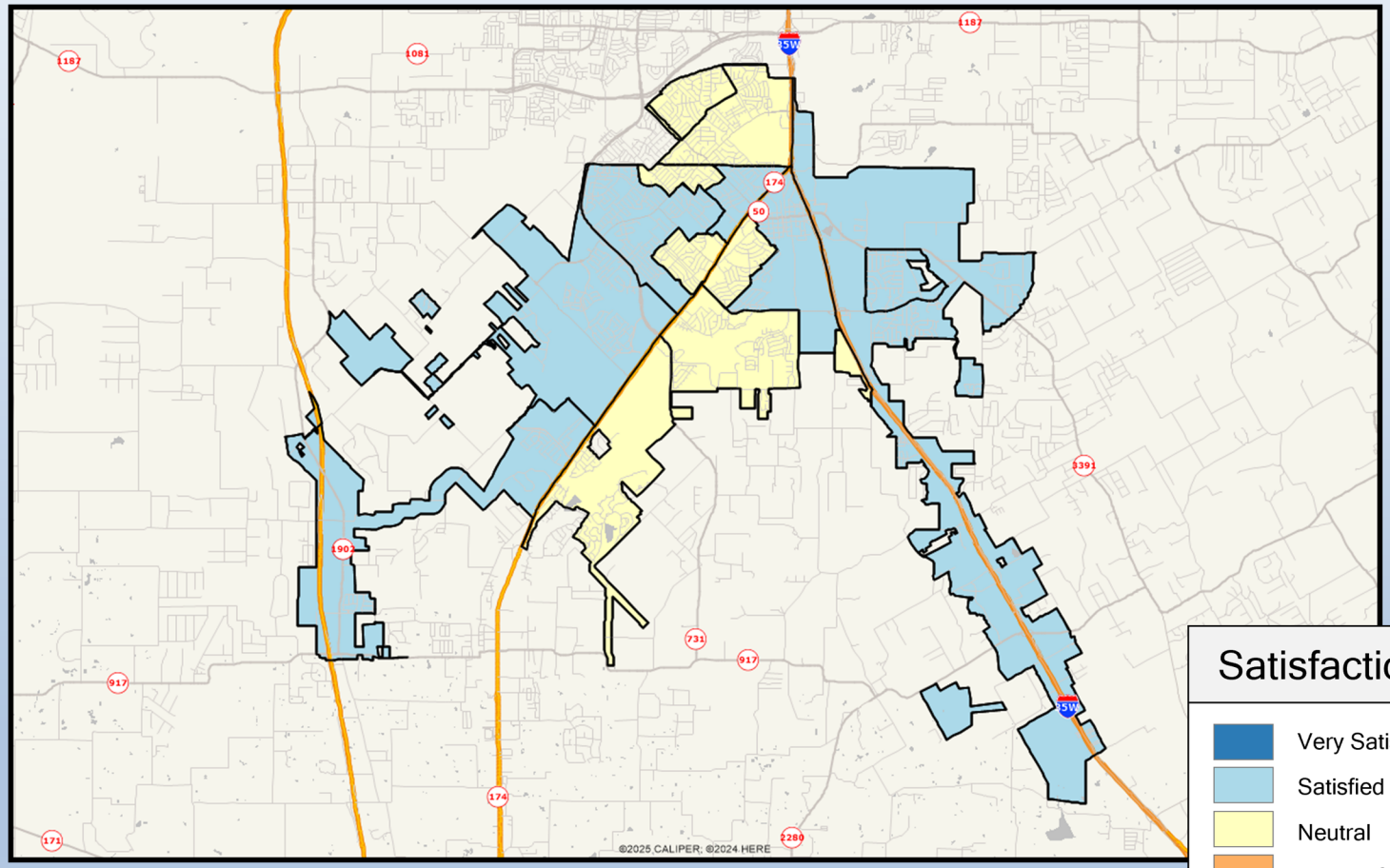
Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

ETC INSTITUTE

1495

Q22-01. Satisfaction With: Adequacy of street lighting



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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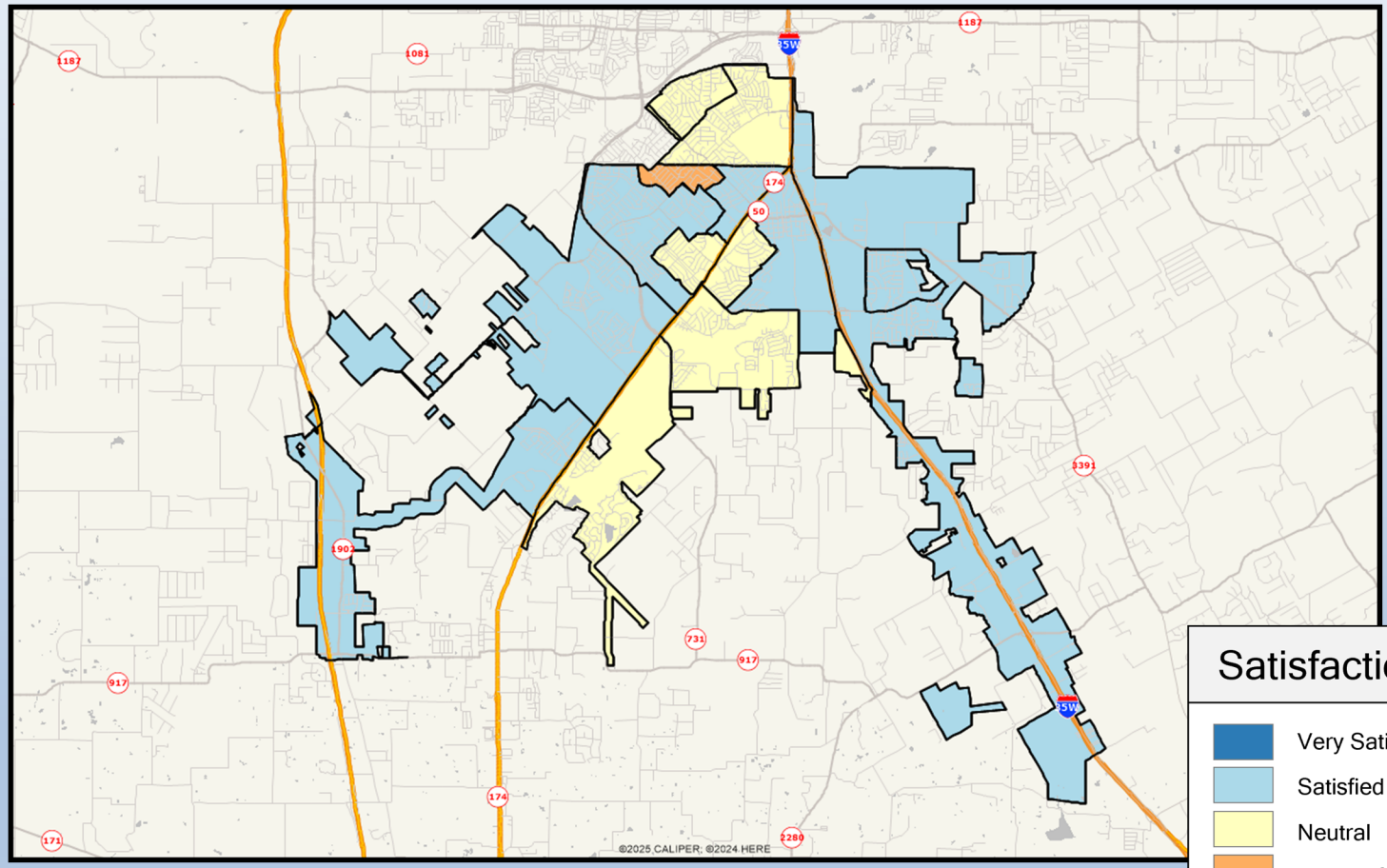
1496

Q22-02. Satisfaction With: Adequacy of pedestrian lighting



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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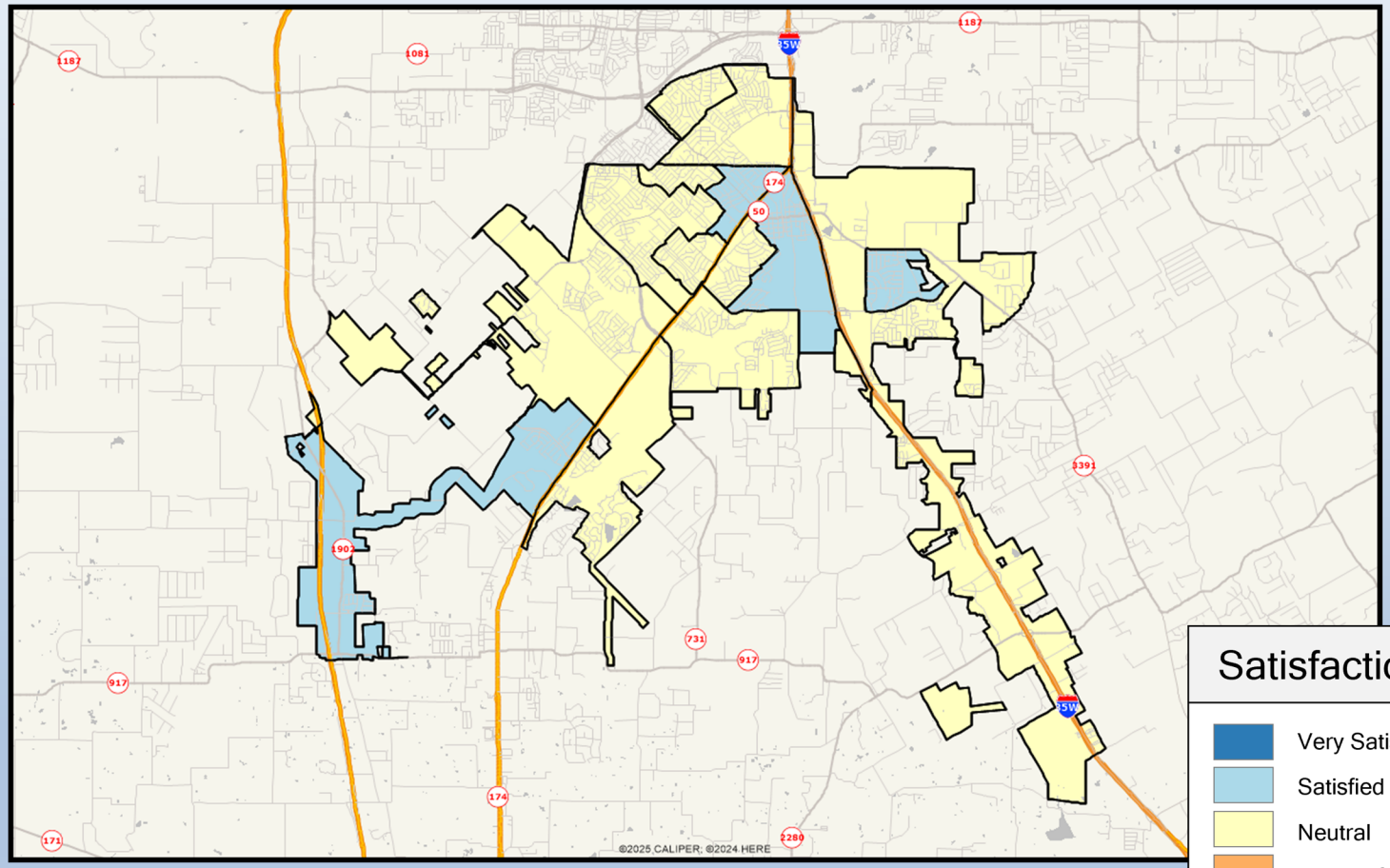
1497

Q22-03. Satisfaction With: Adequacy of lighting along trails and in city parks



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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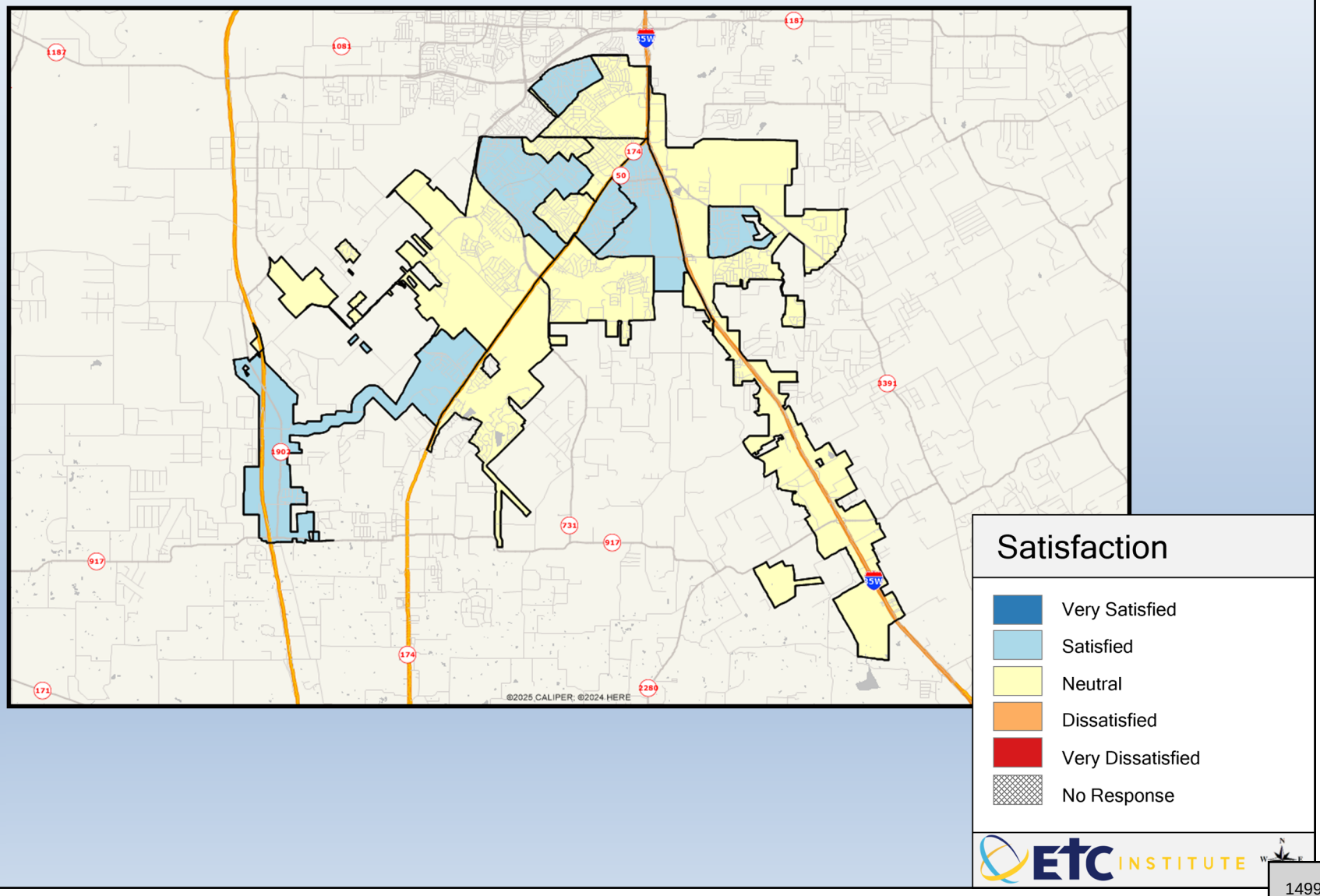
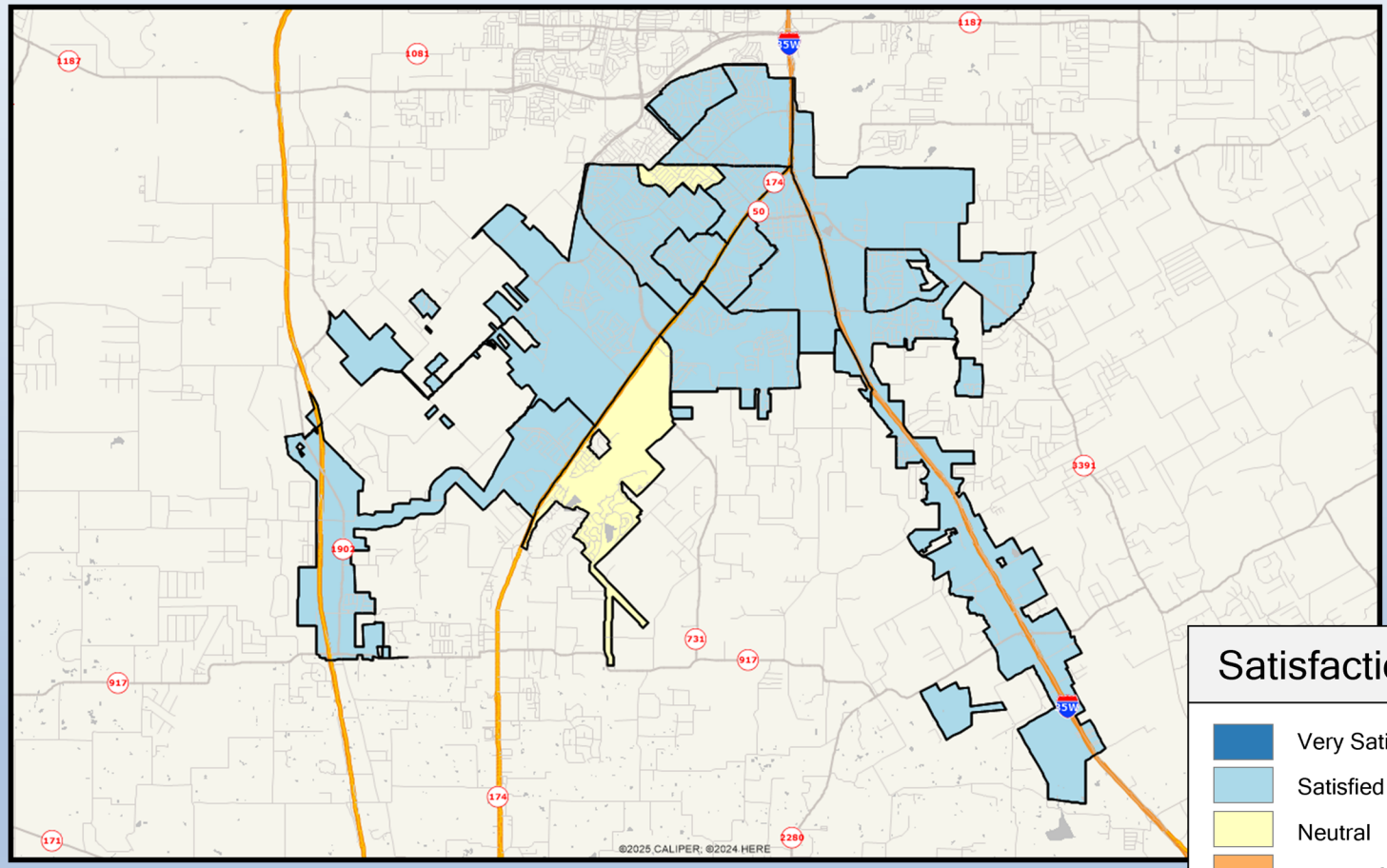
1498

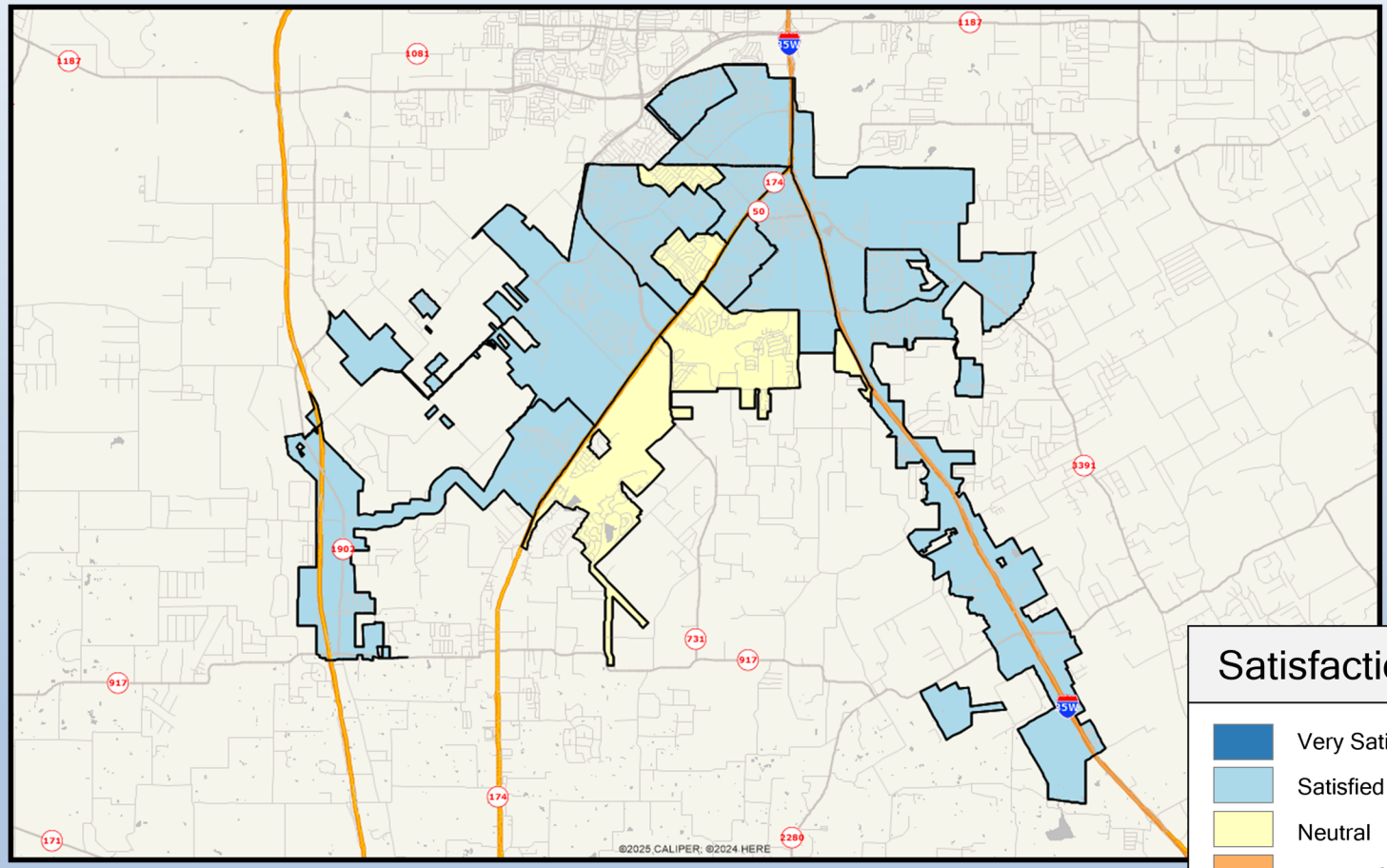
Q22-04. Satisfaction With: Adequacy of drainage systems in rainfall events



Q22-05. Satisfaction With: Appearance/condition of city medians, right of ways, and public areas



Q22-06. Satisfaction With: On-street bicycle infrastructure



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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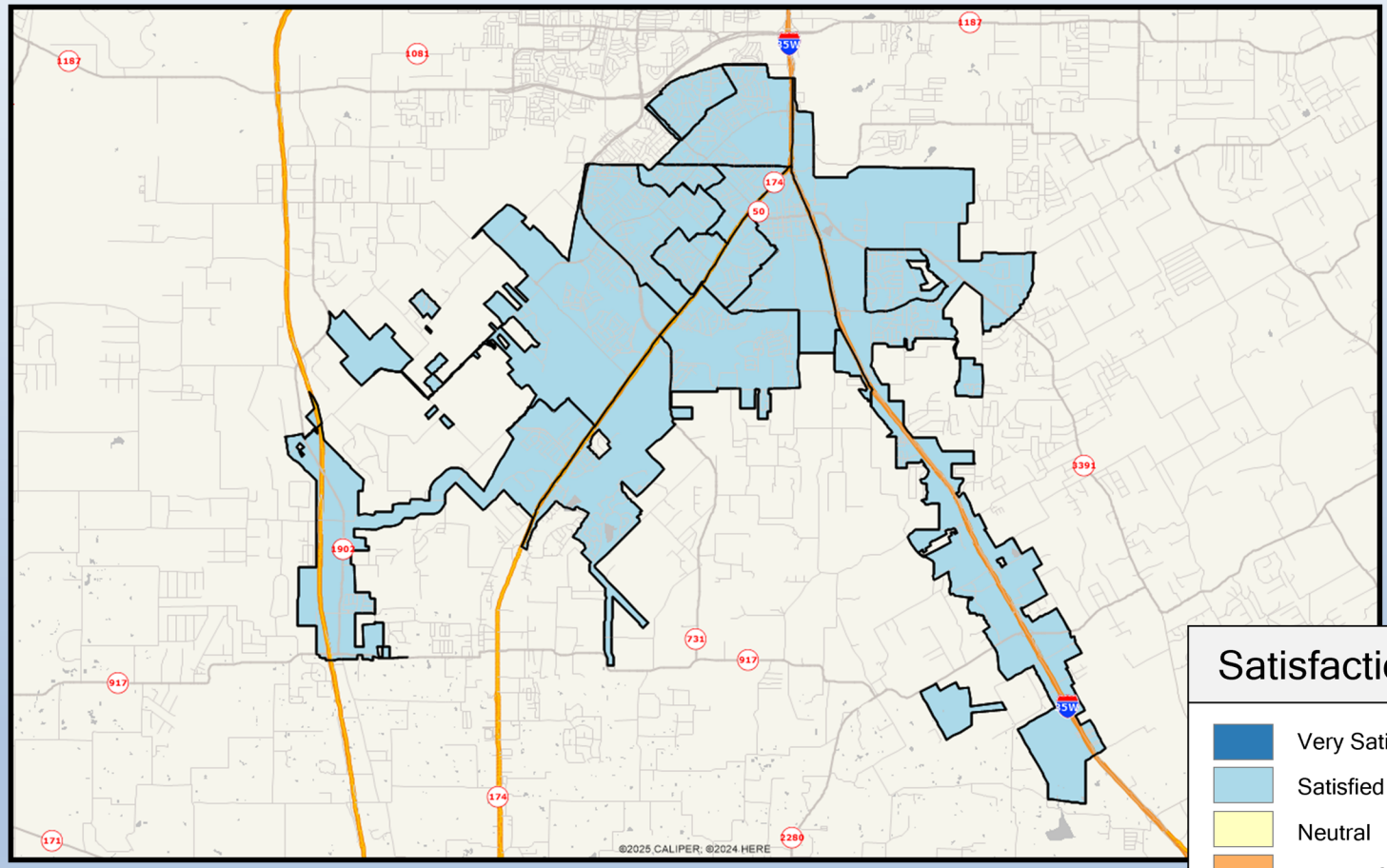
1501

Q22-07. Satisfaction With: Overall condition of street signs and traffic signs



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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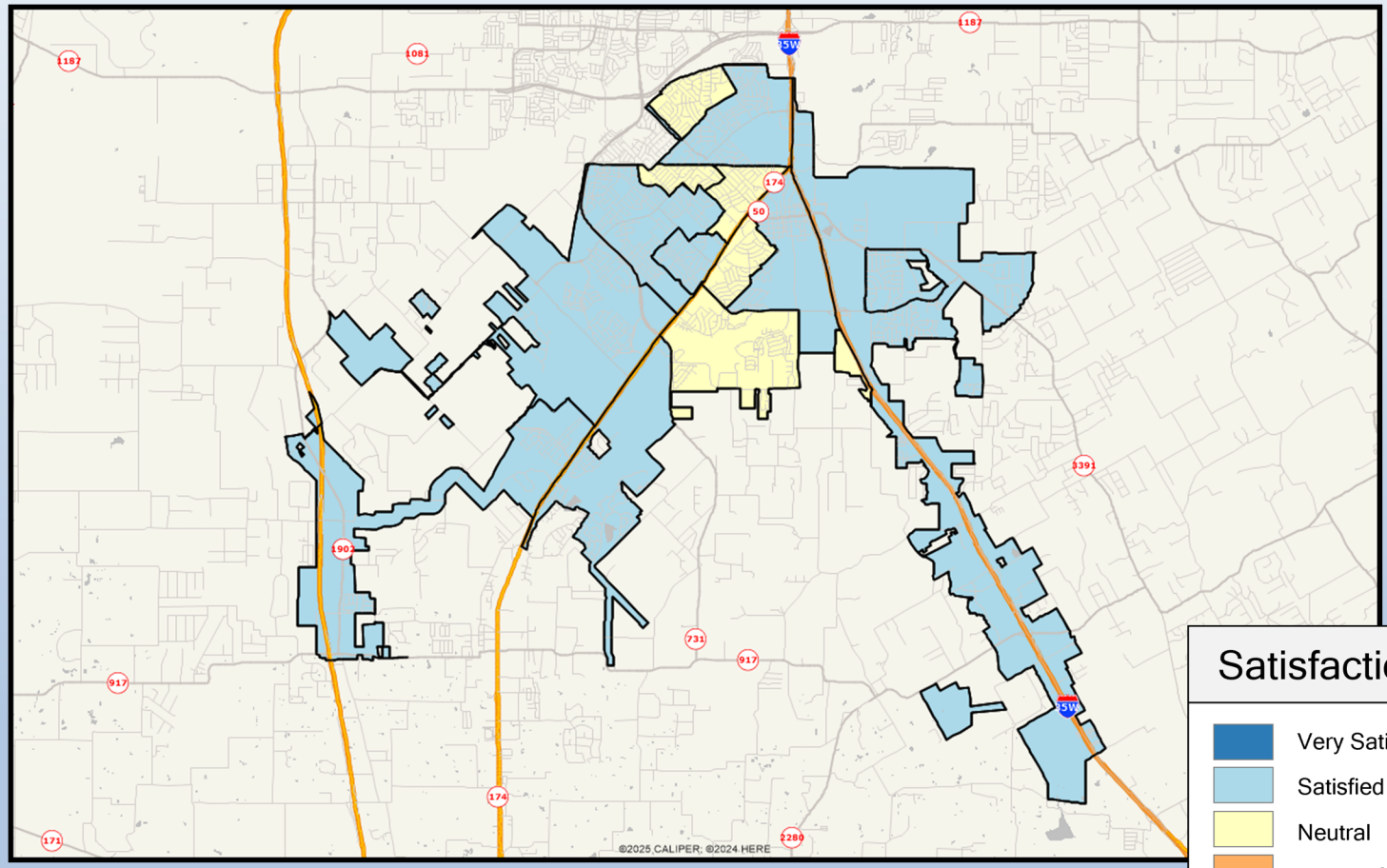
Q22-08. Satisfaction With: Overall condition of pavement markings



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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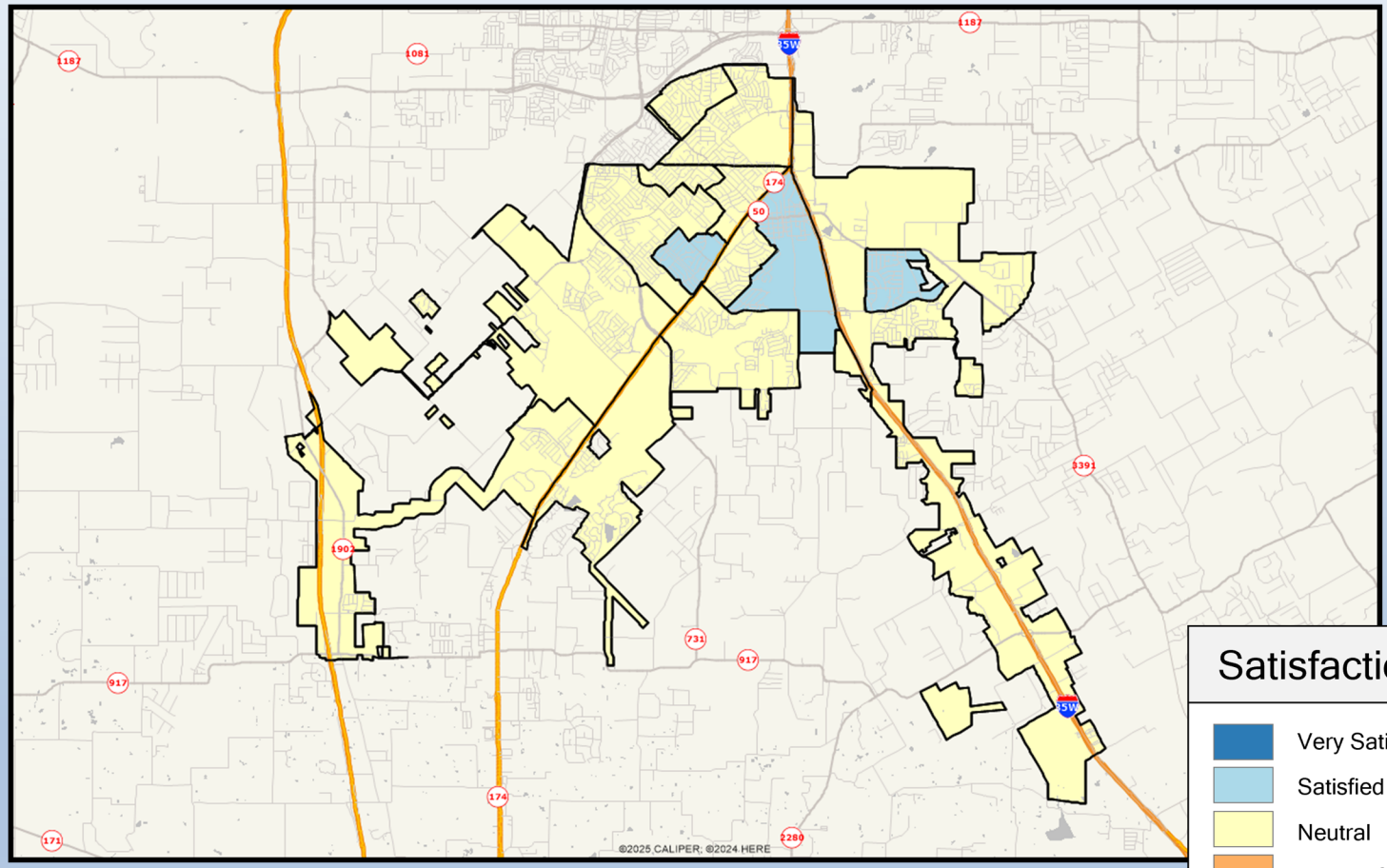
1503

Q22-09. Satisfaction With: Overall maintenance of major TxDOT roadways



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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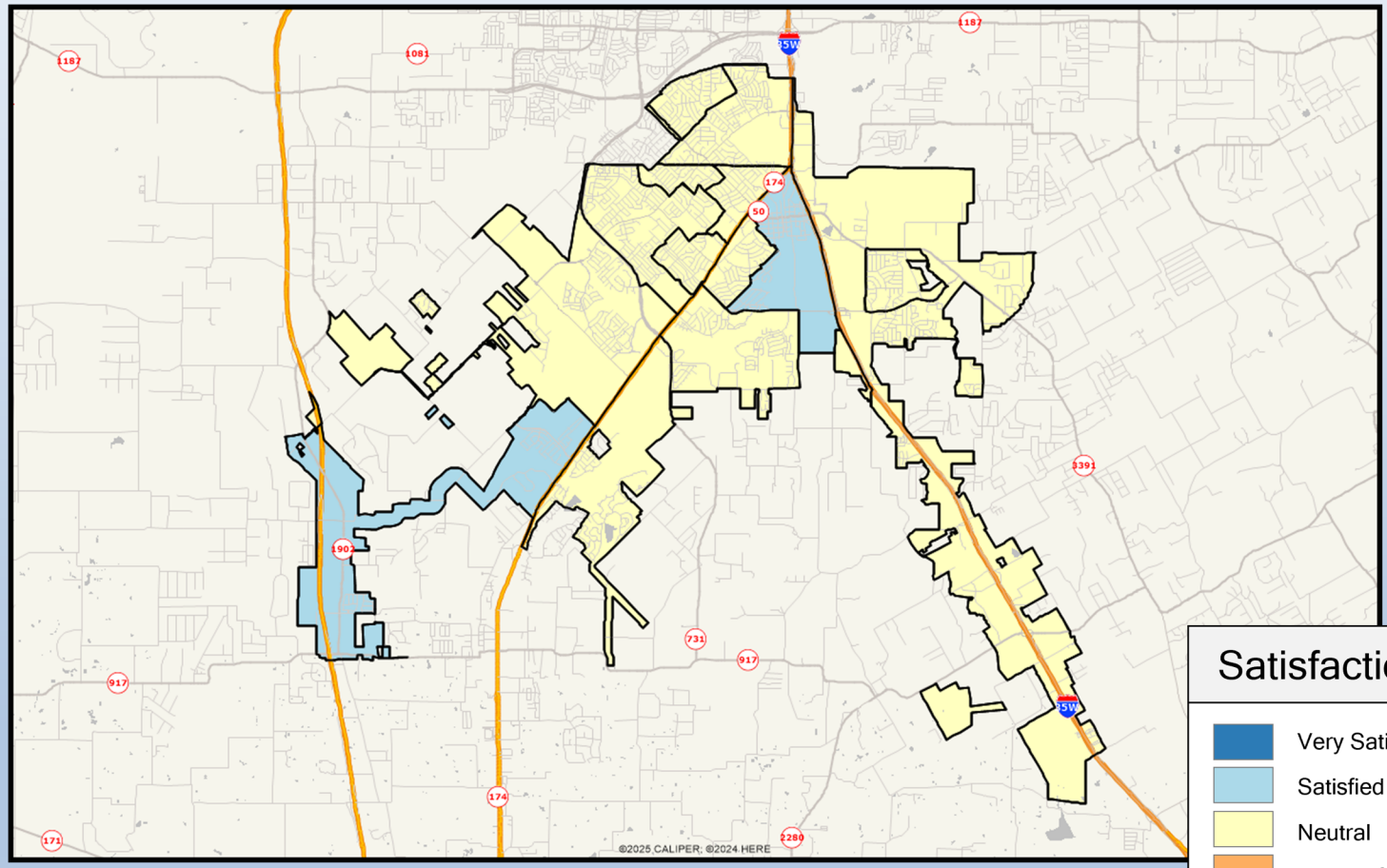
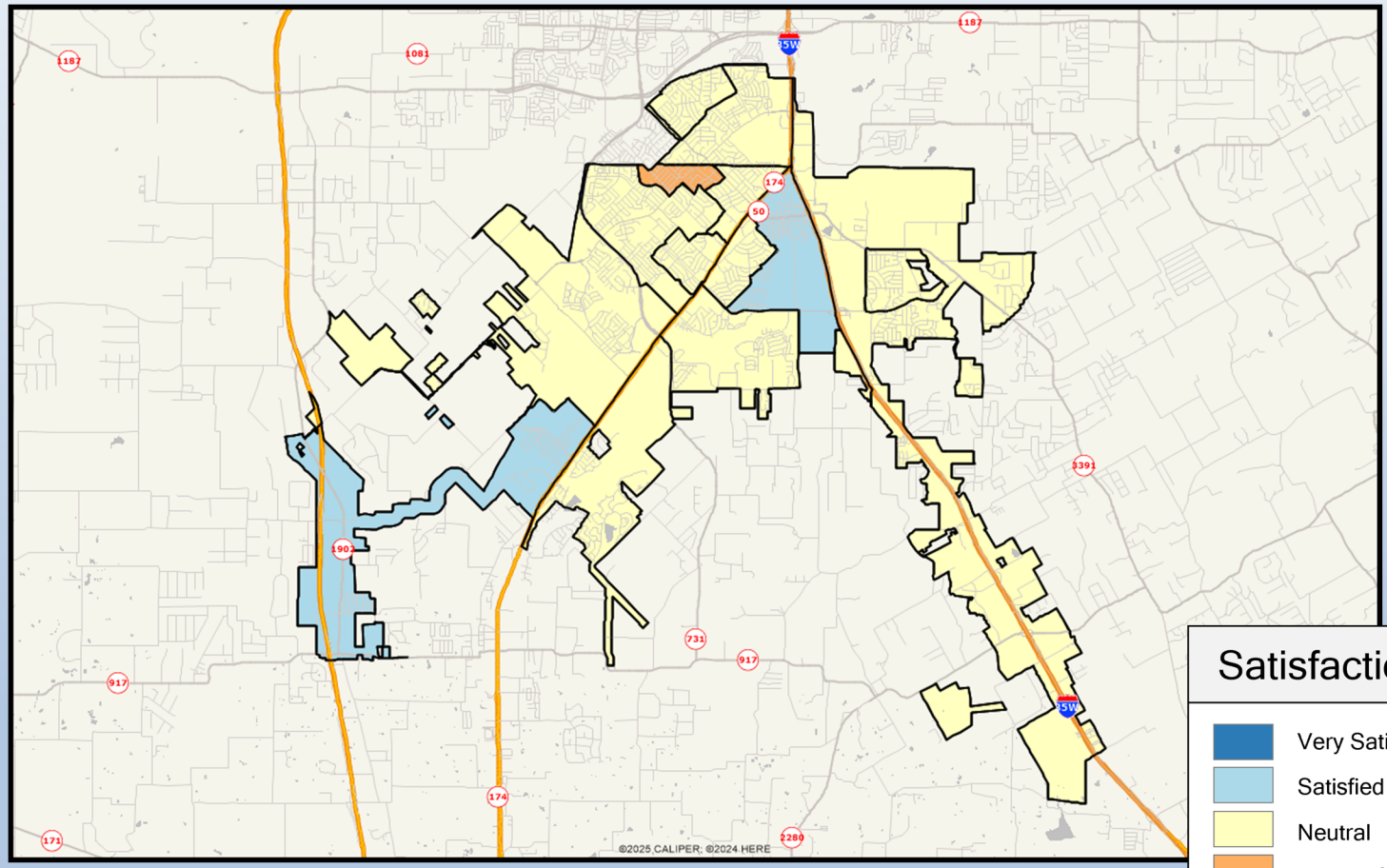
1504

Q22-10. Satisfaction With: Overall maintenance of major city streets

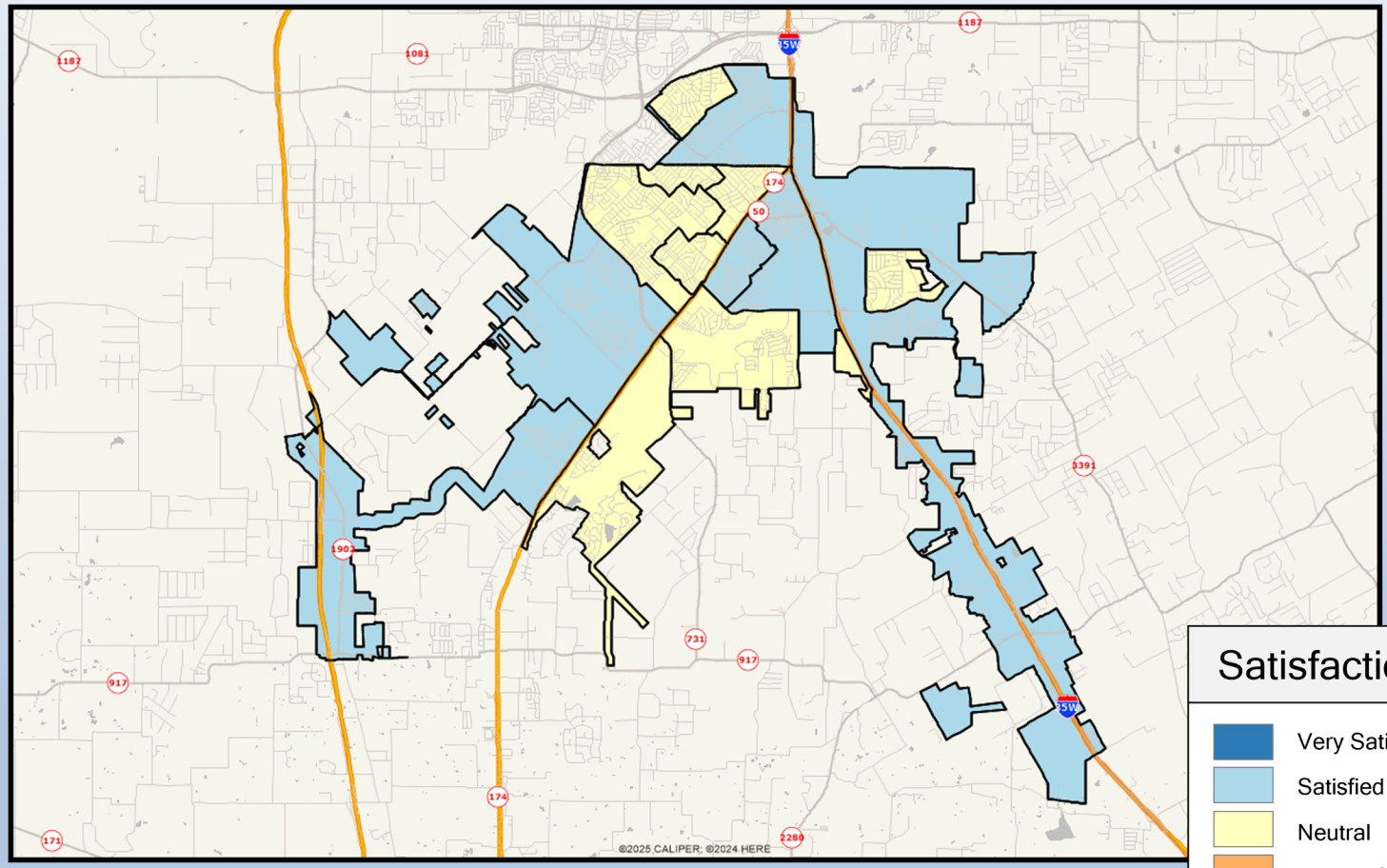


Q22-11. Satisfaction With: Overall maintenance of neighborhood streets

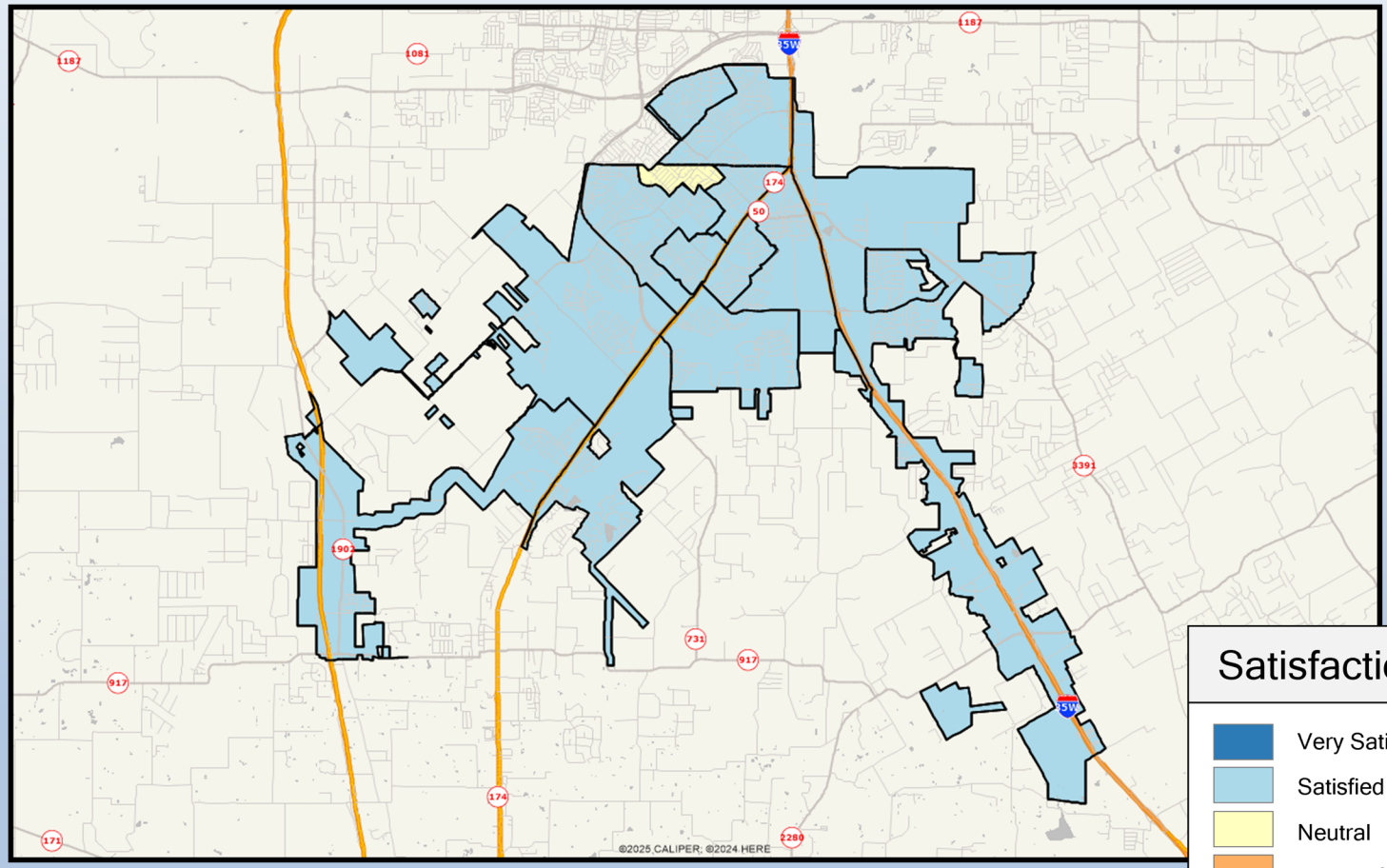


1506

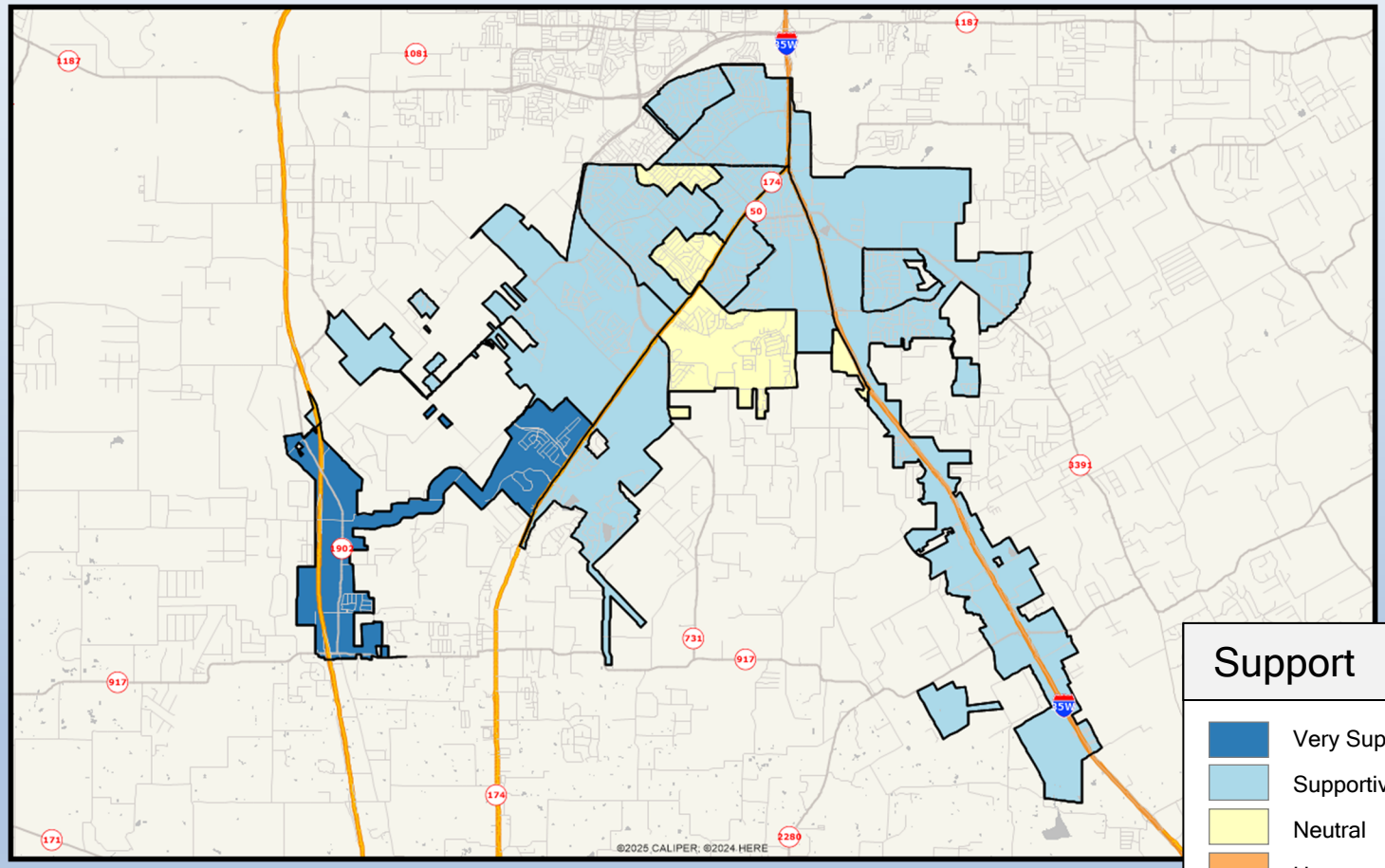
Q22-12. Satisfaction With: Overall quantity and quality of city sidewalks including accessibility



Q22-13. Satisfaction With: Mowing and tree trimming along streets and other public areas



Q24-01. Level of Support For: Commercial/retail



Support

- Very Supportive
- Supportive
- Neutral
- Unsupportive
- Very Unsupportive
- No Response

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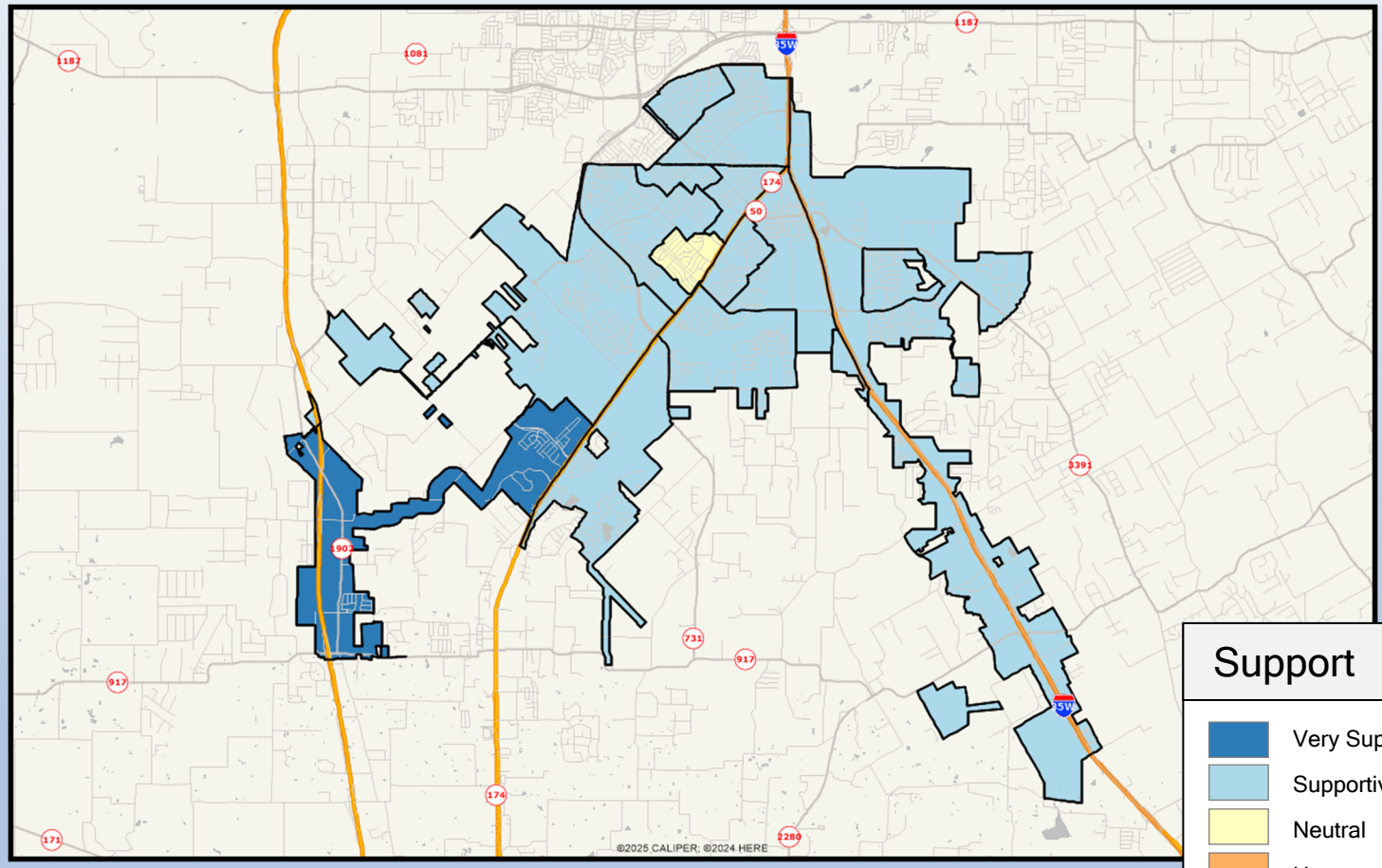
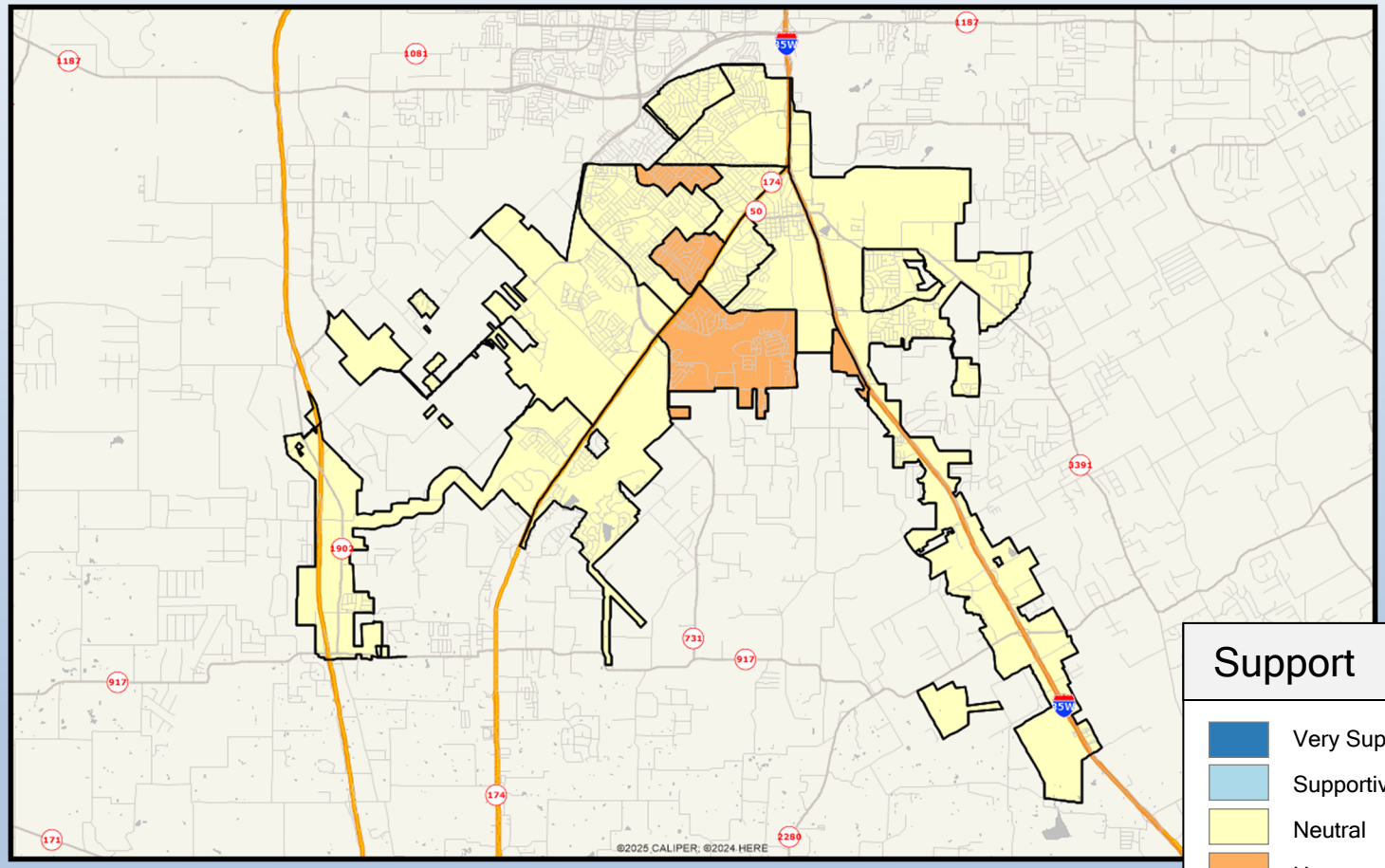
1509

Q24-02. Level of Support For: Food/restaurant/entertainment



Q24-03. Level of Support For: Heavy commercial/industrial



Support

- Very Supportive
- Supportive
- Neutral
- Unsupportive
- Very Unsupportive
- No Response

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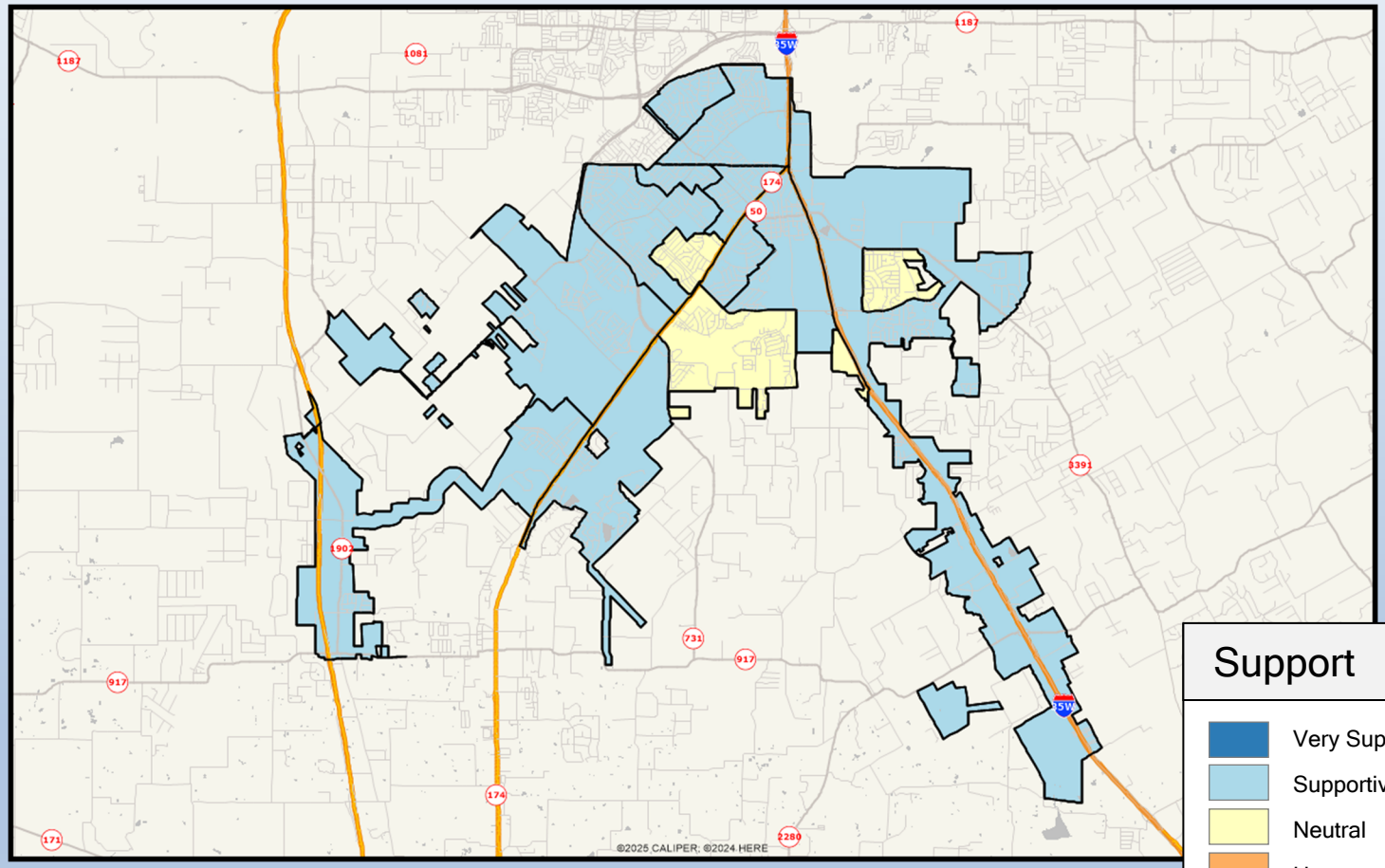
1511

Q24-04. Level of Support For: Single-family housing



Support

- Very Supportive
- Supportive
- Neutral
- Unsupportive
- Very Unsupportive
- No Response

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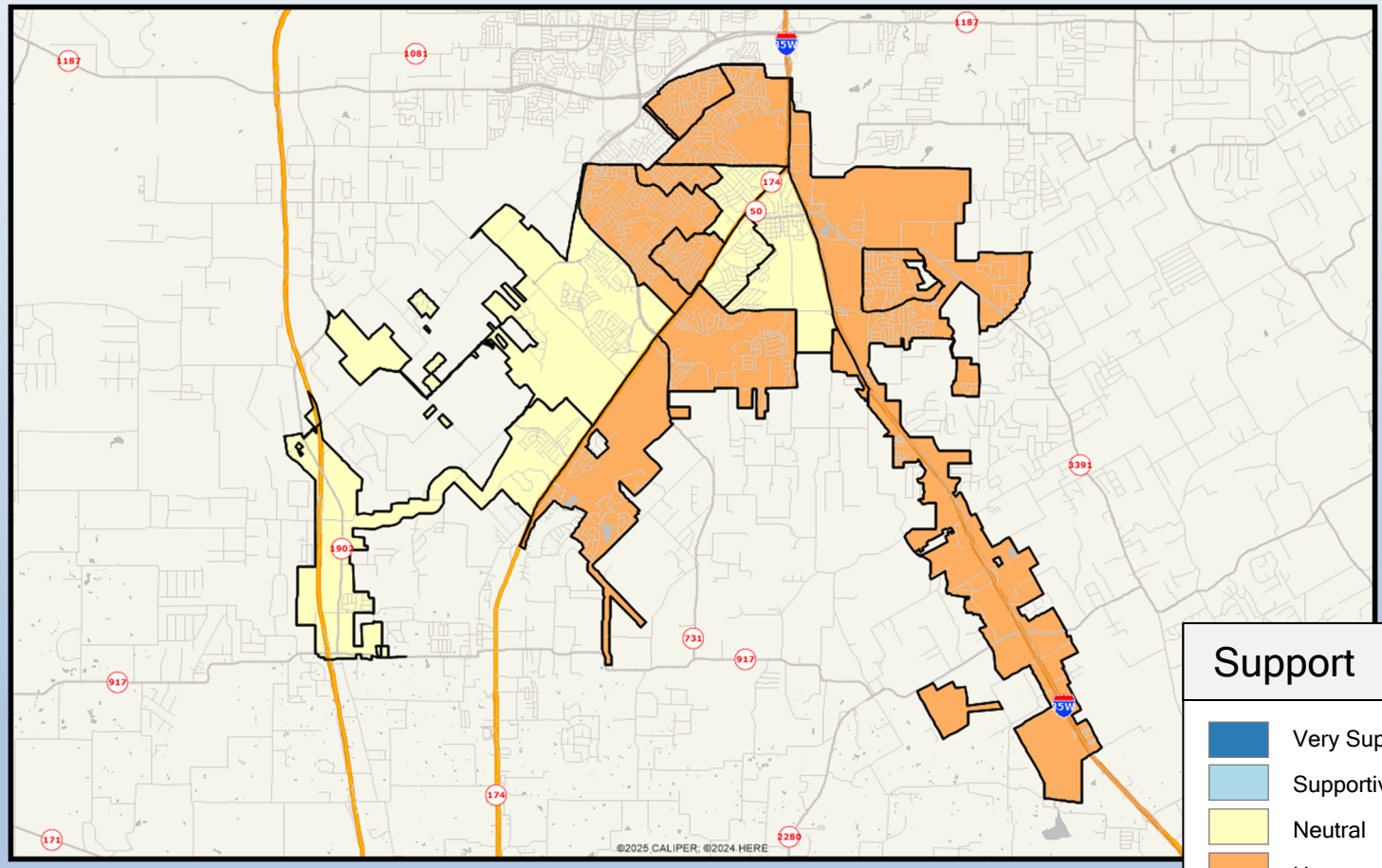
1512

Q24-05. Level of Support For: Medium density housing



Support

- Very Supportive
- Supportive
- Neutral
- Unsupportive
- Very Unsupportive
- No Response

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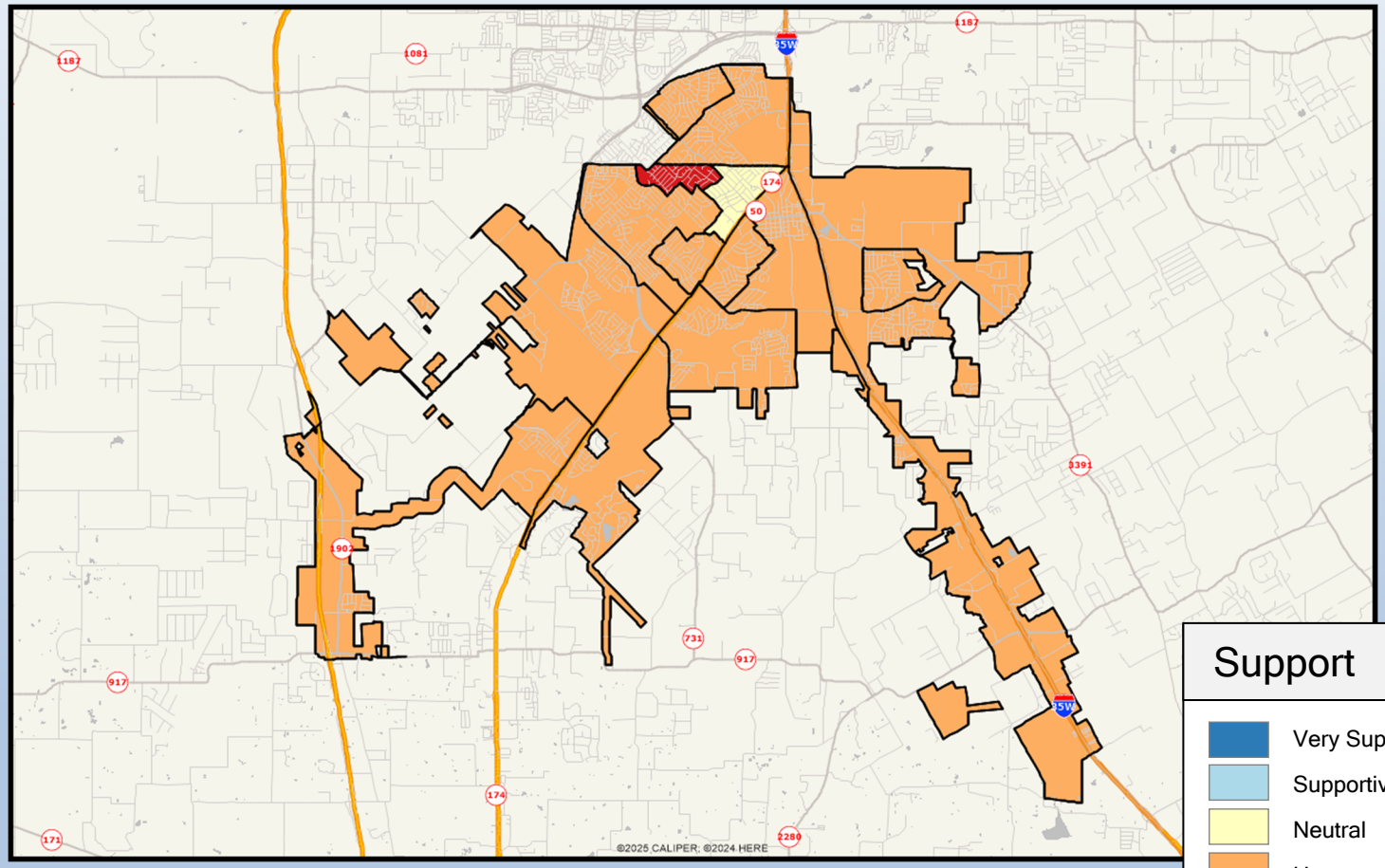
1513

Q24-06. Level of Support For: Multi-family housing



Support

- Very Supportive
- Supportive
- Neutral
- Unsupportive
- Very Unsupportive
- No Response

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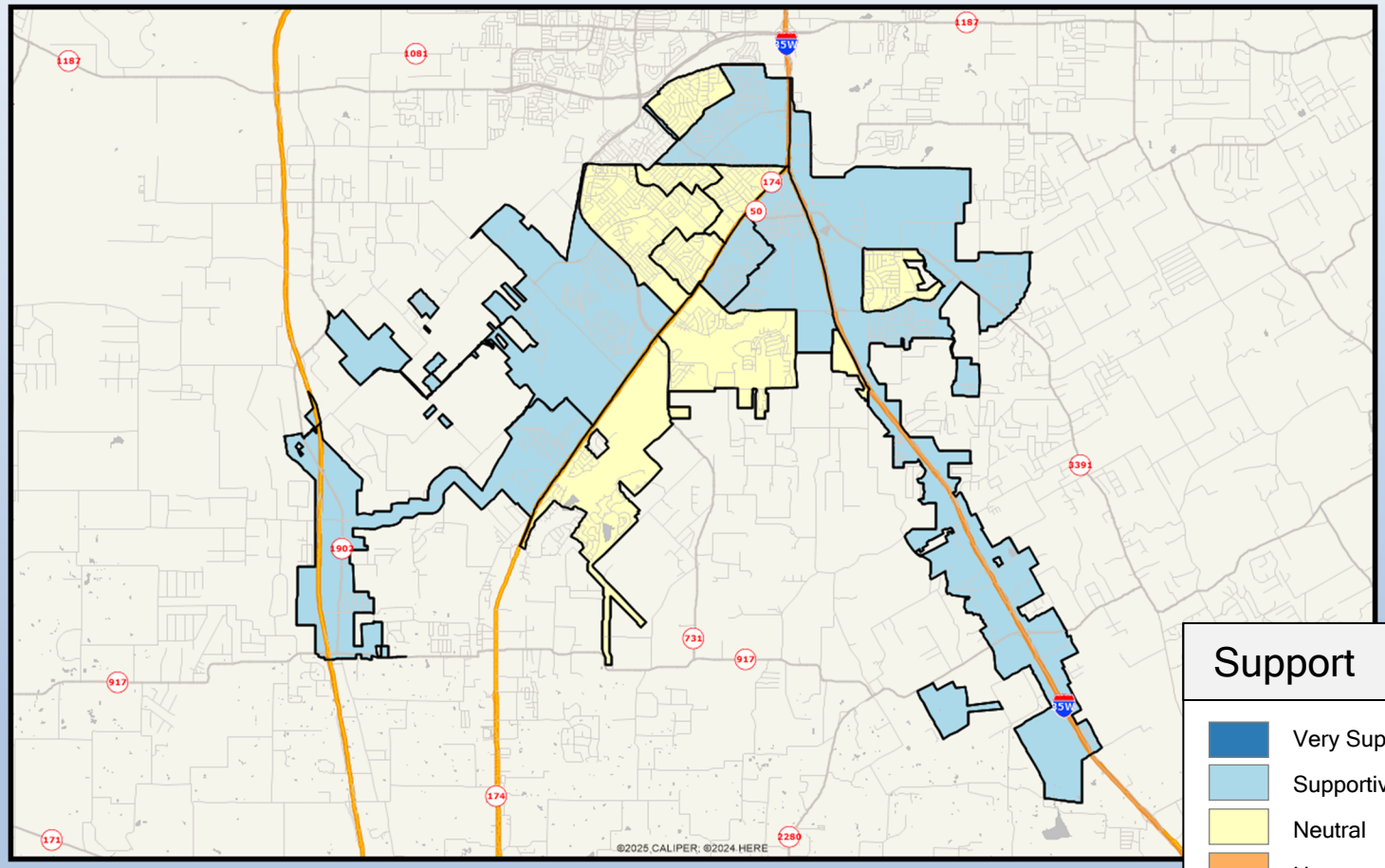
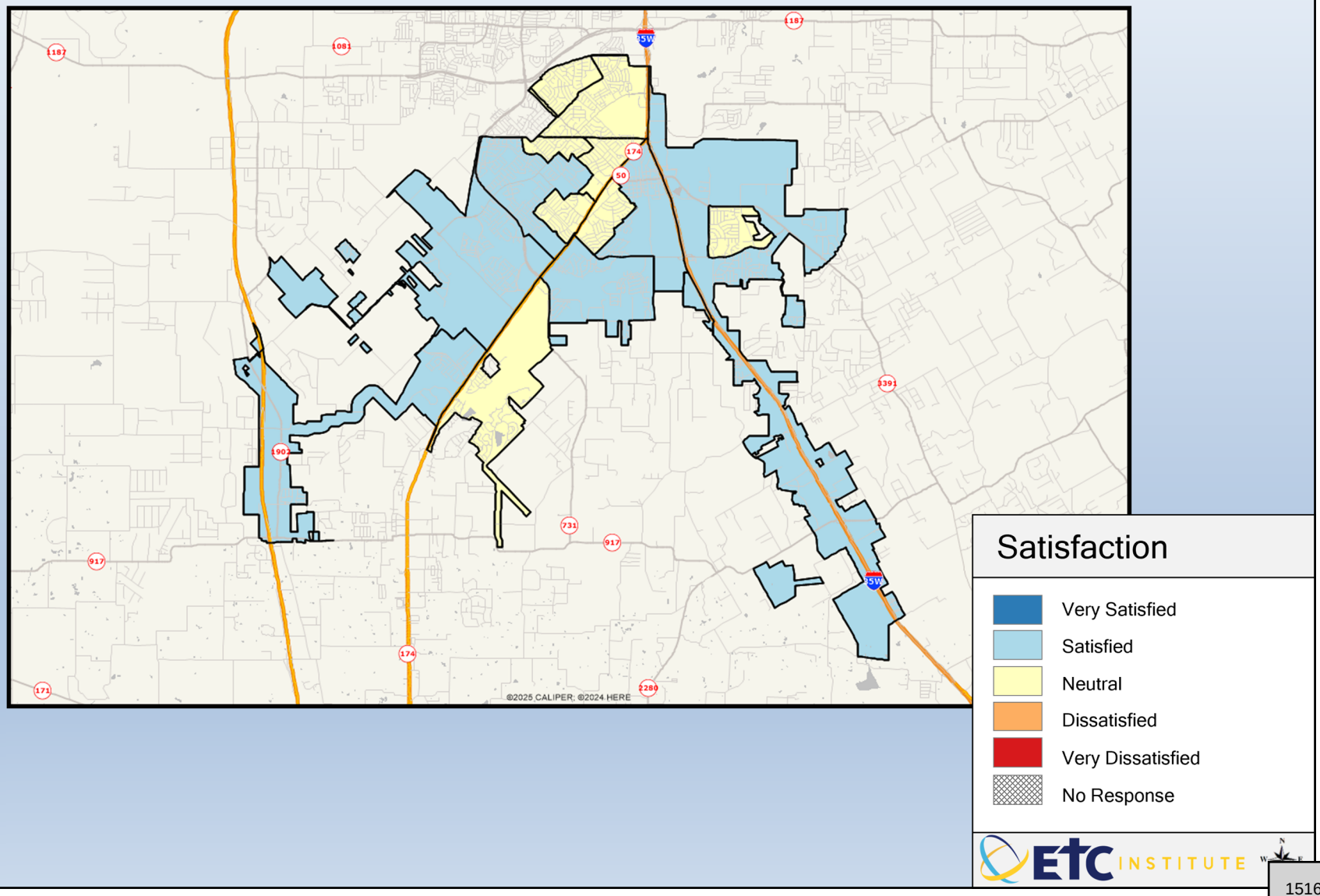
1514

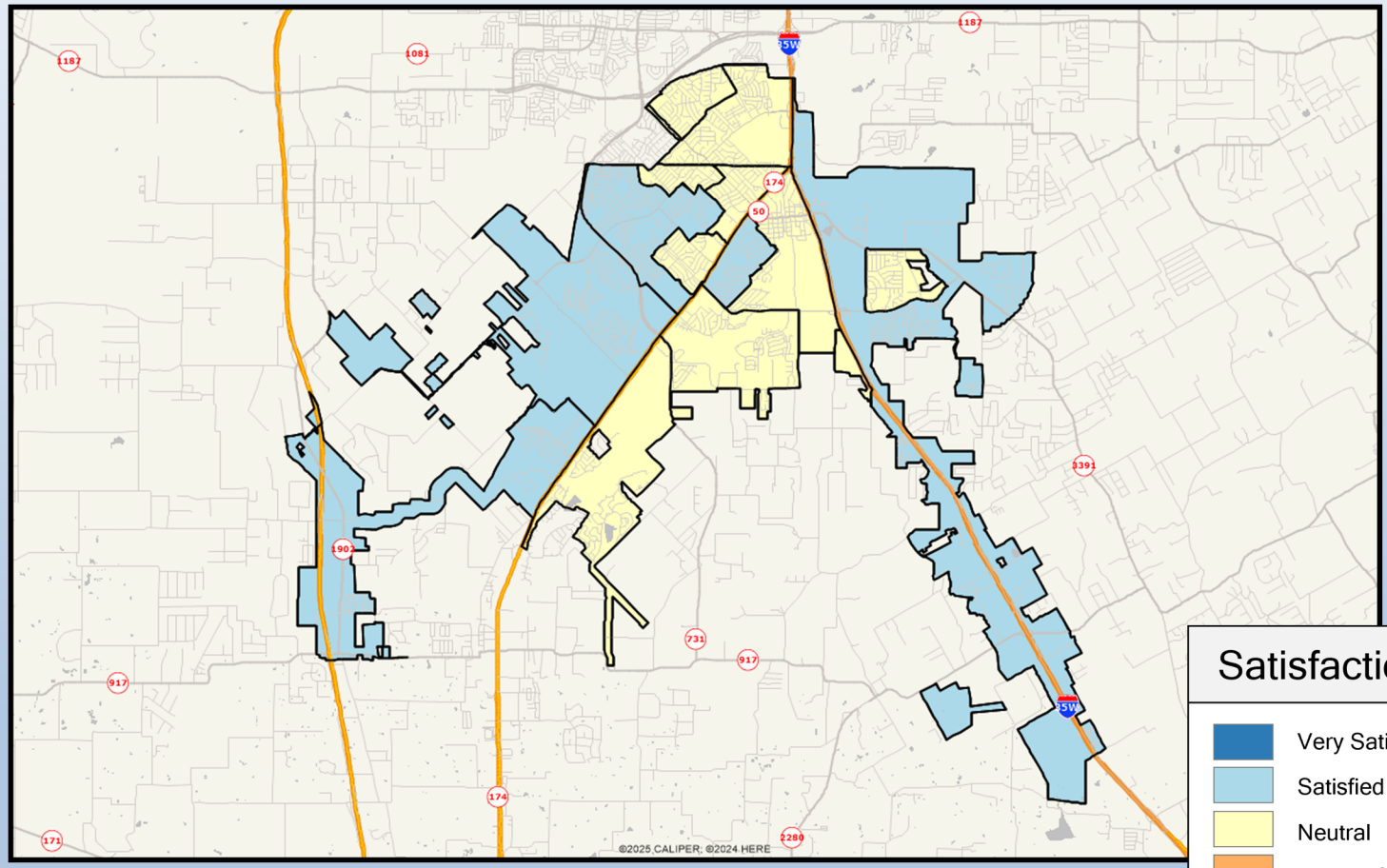
Q24-07. Level of Support For: Sports tourism



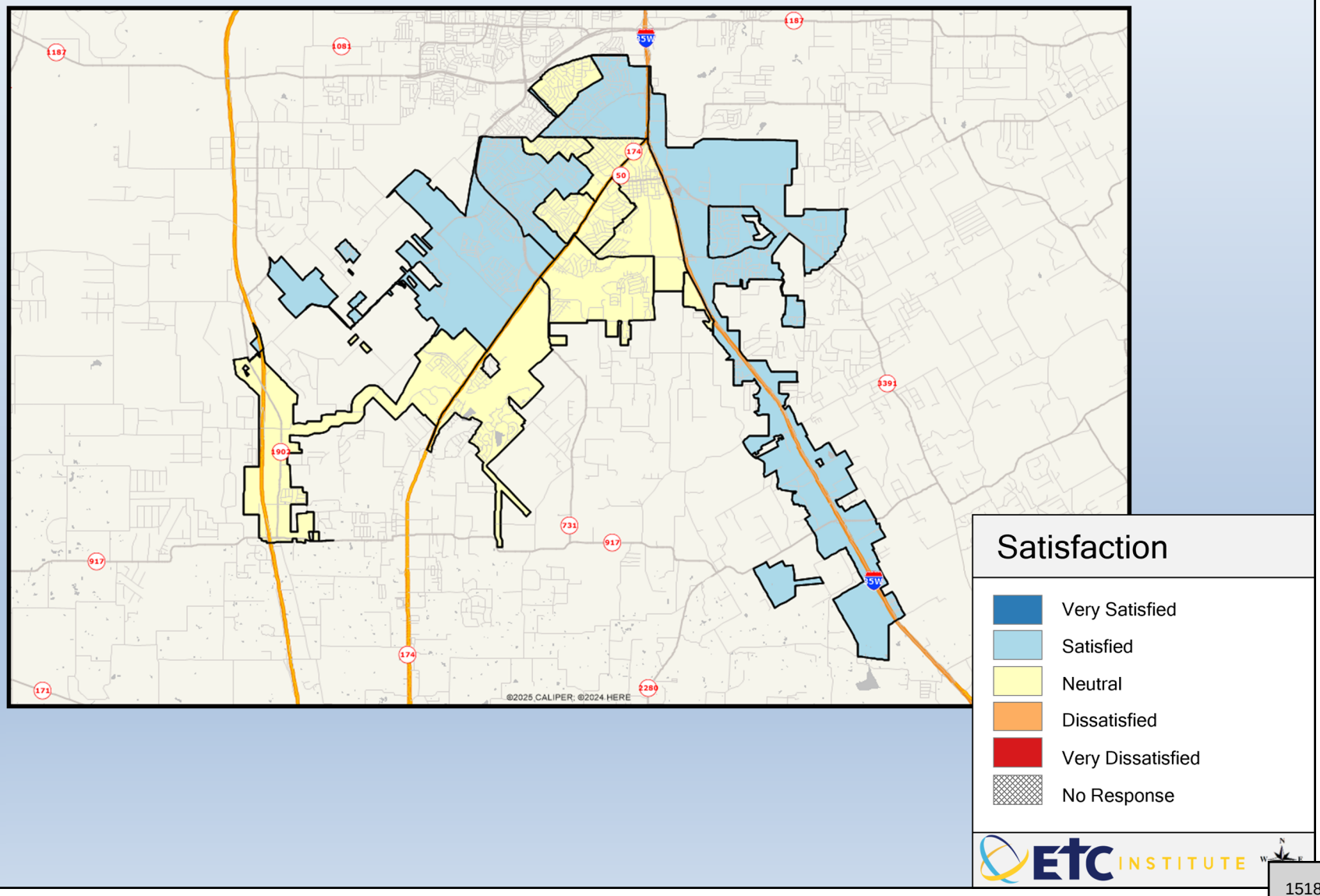
Q25-01. Satisfaction With: City's efforts to enforce the clean-up of trash and debris on private property



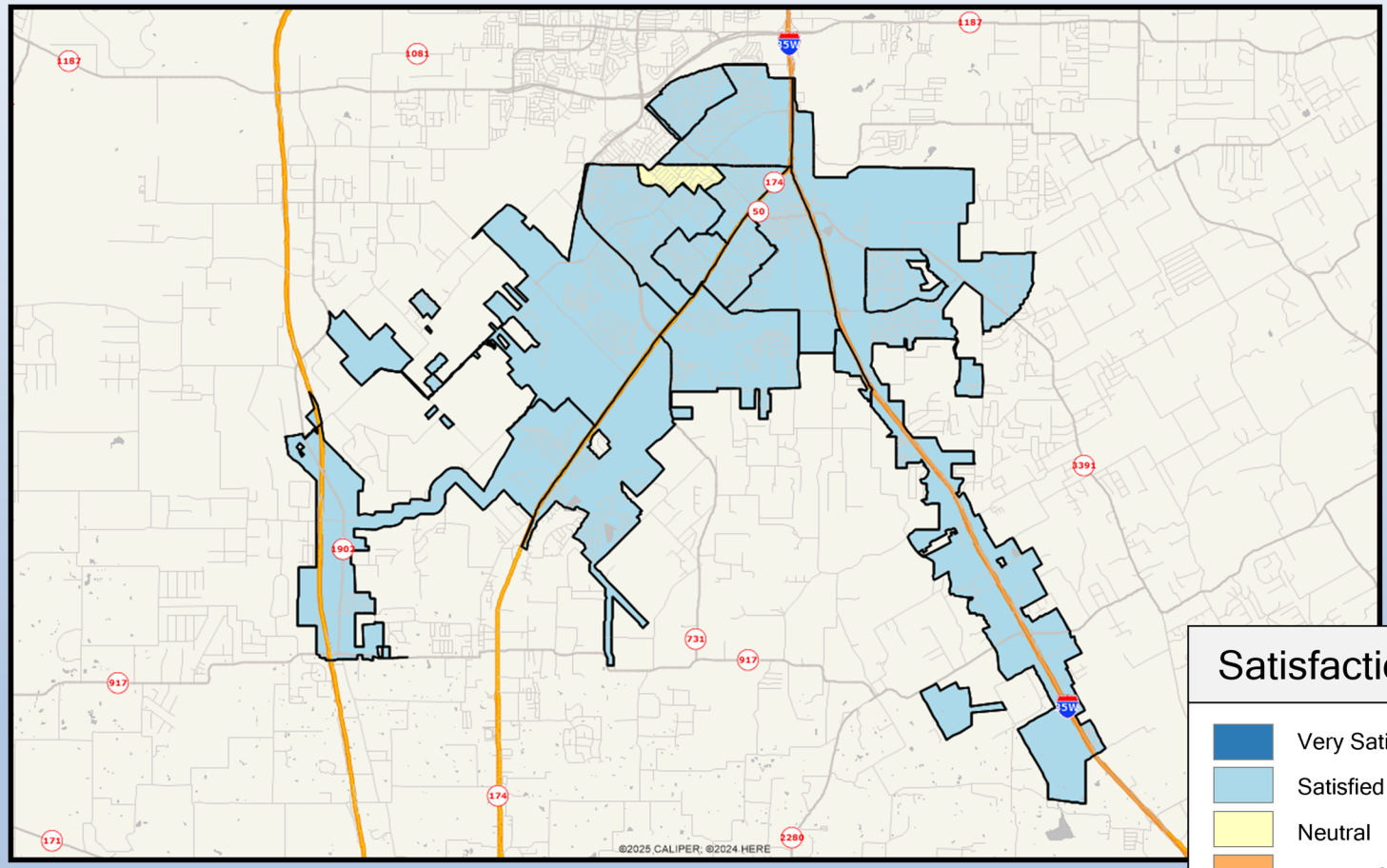
Q25-02. Satisfaction With: City's efforts to enforce the upkeep of residential property



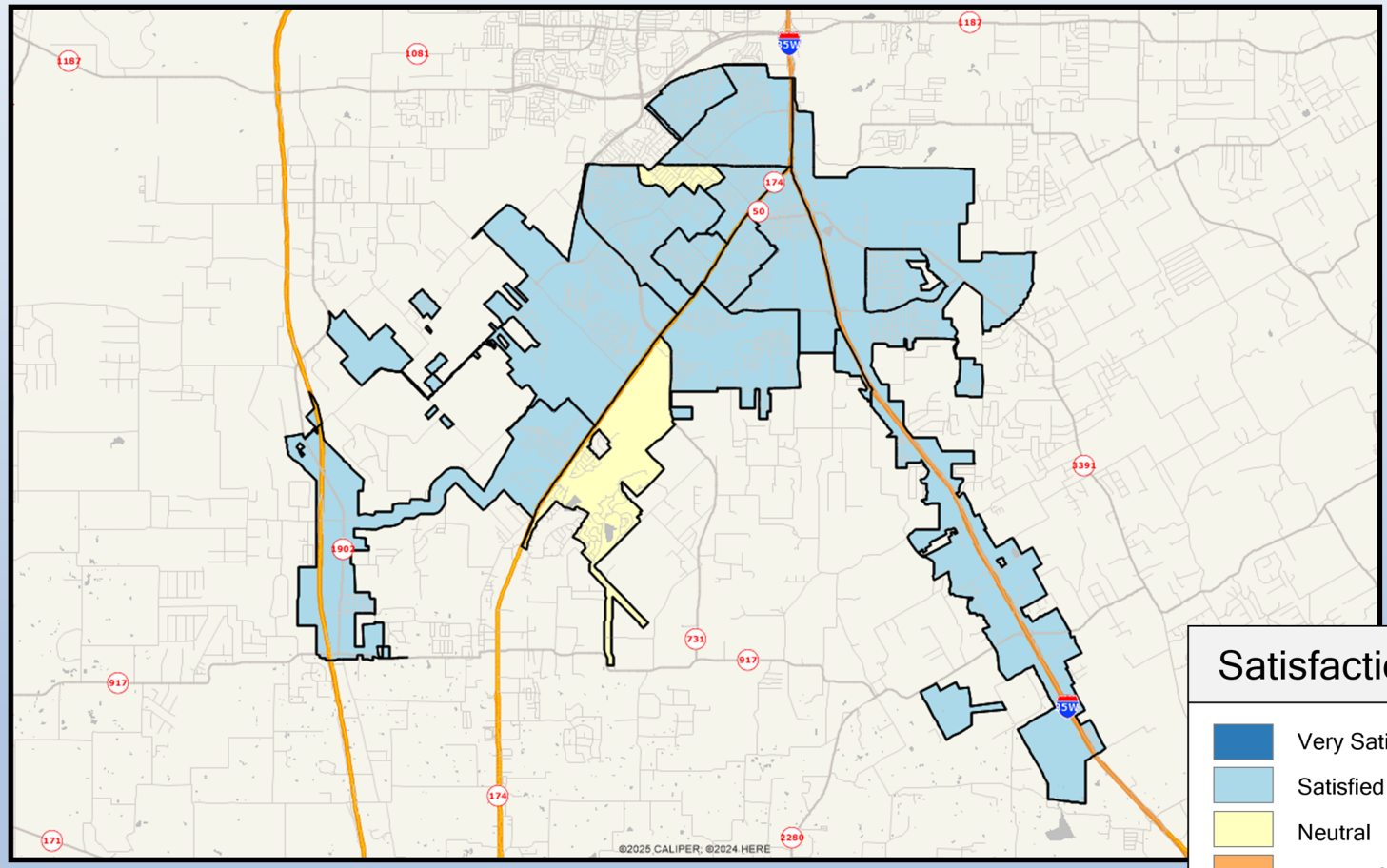
Q25-03. Satisfaction With: City's efforts to identify and remove abandoned or dilapidated structures



Q25-04. Satisfaction With: City's efforts to enforce restaurant/food service cleanliness



Q25-05. Satisfaction With: City's efforts to enforce sign regulations



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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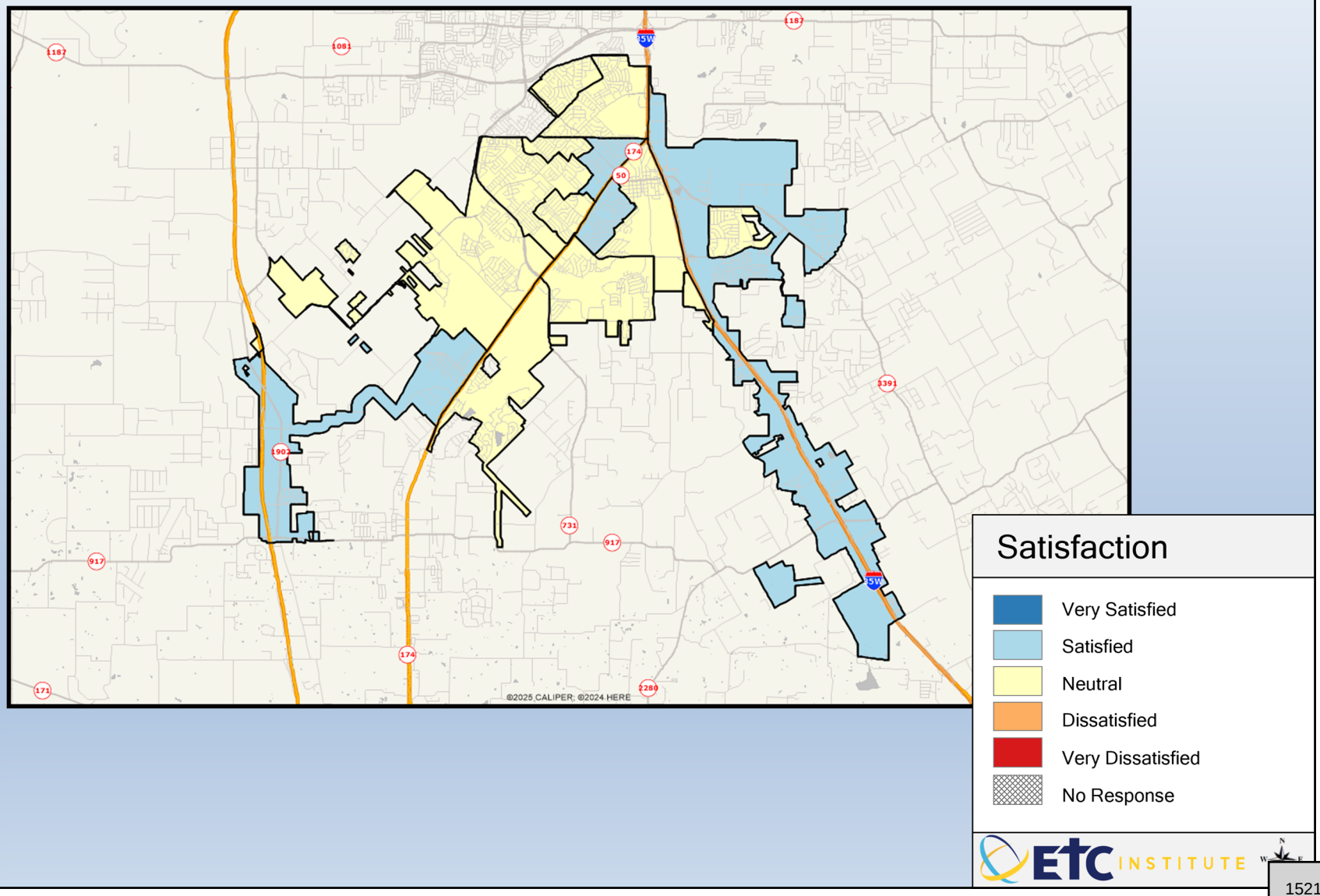
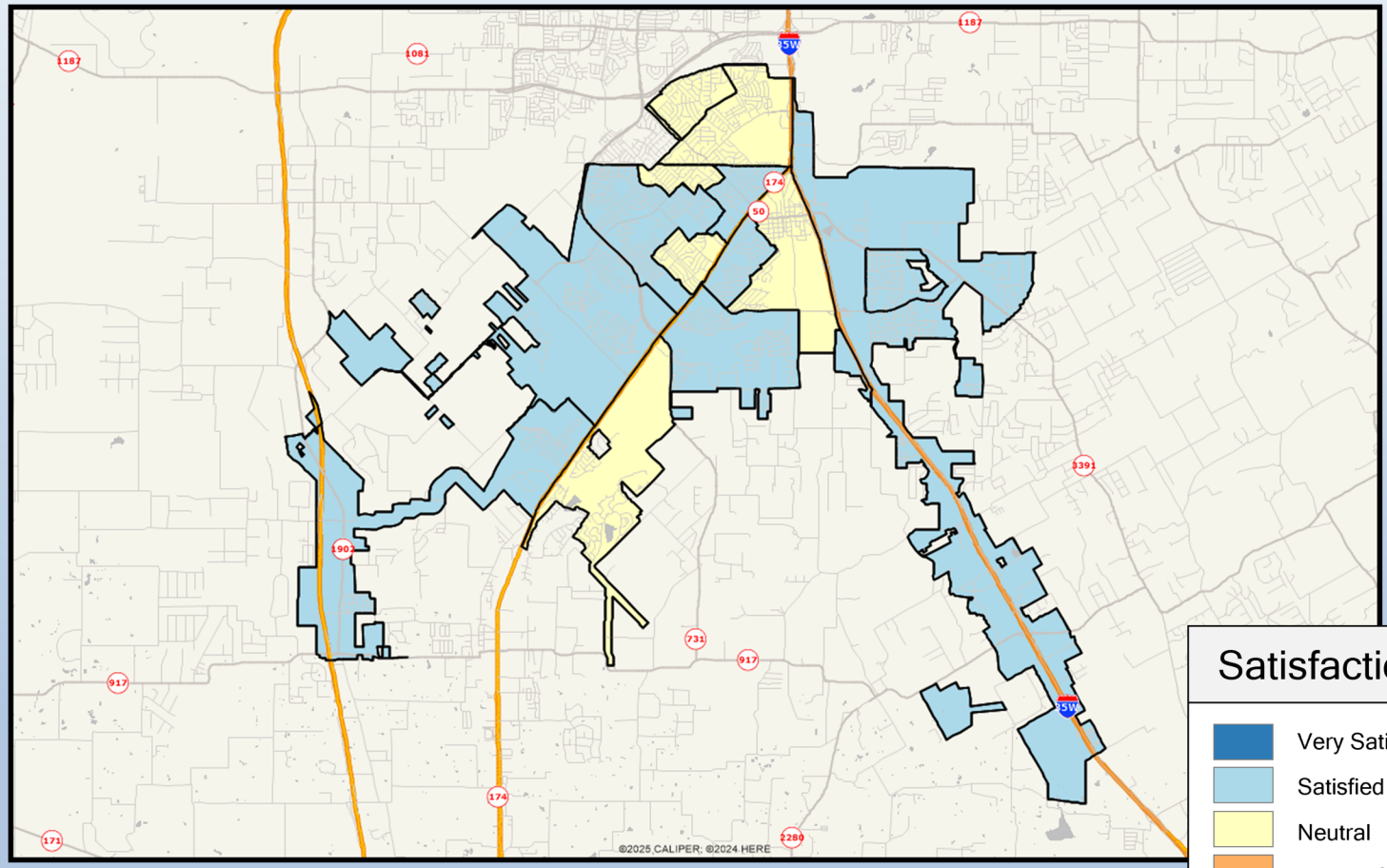
1520

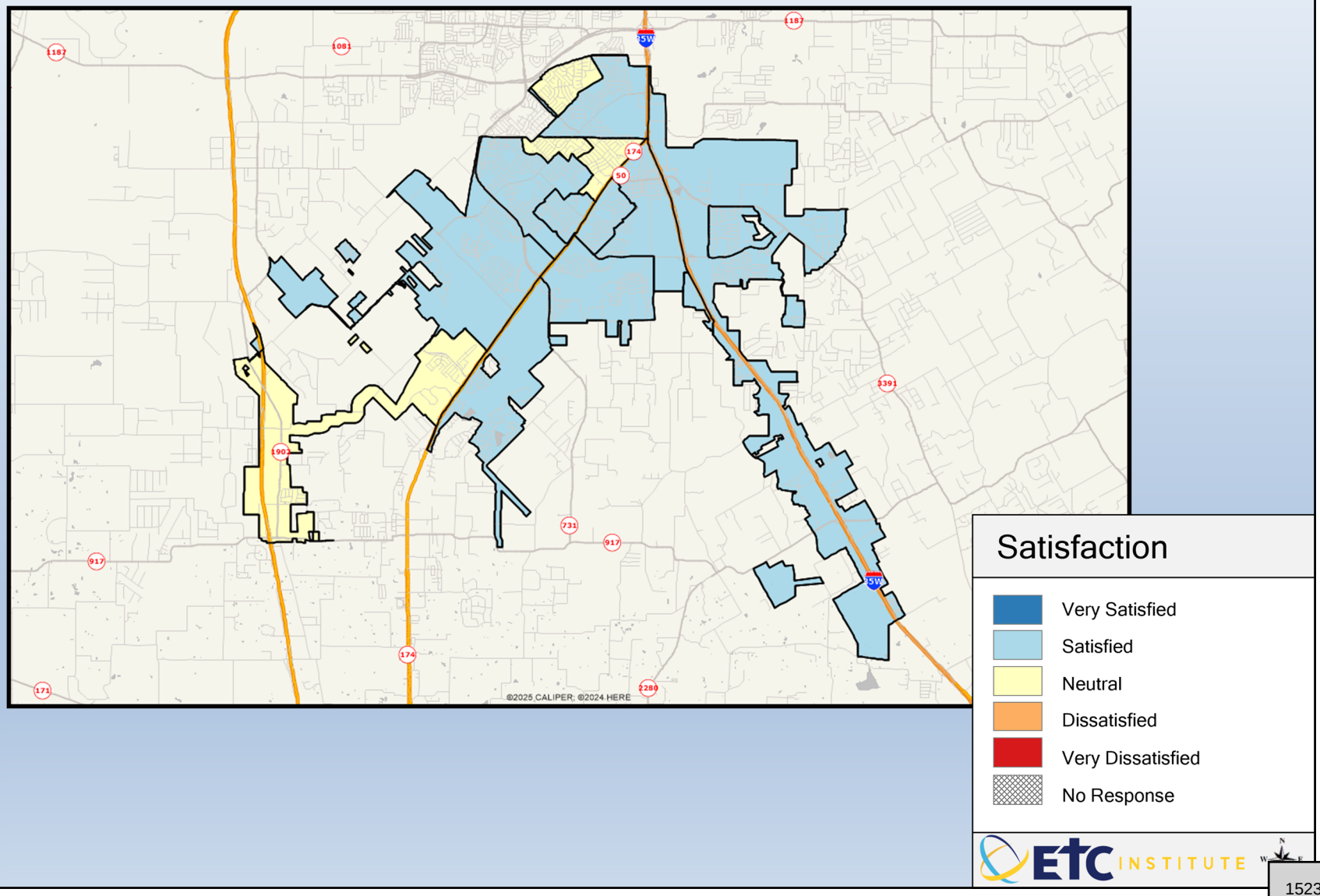
Q25-06. Satisfaction With: City's efforts to enforce mowing and cutting of weeds on private property



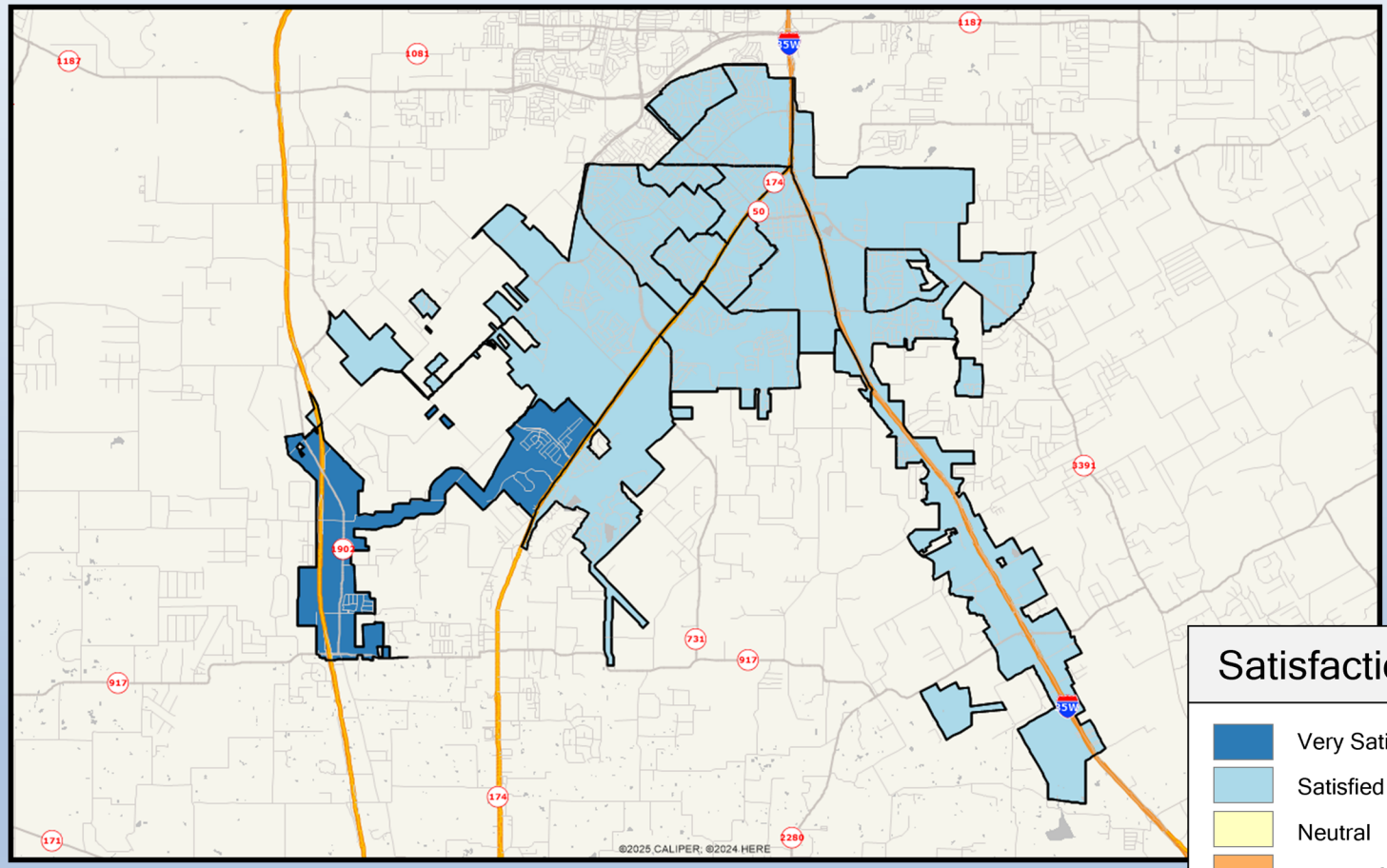
Q25-07. Satisfaction With: Overall quality of the city's code compliance operations



Q25-08. Satisfaction With: City's efforts to enforce sediment and erosion control regulations on construction projects



Q27-01. Satisfaction With: Overall quality of the city's animal control services



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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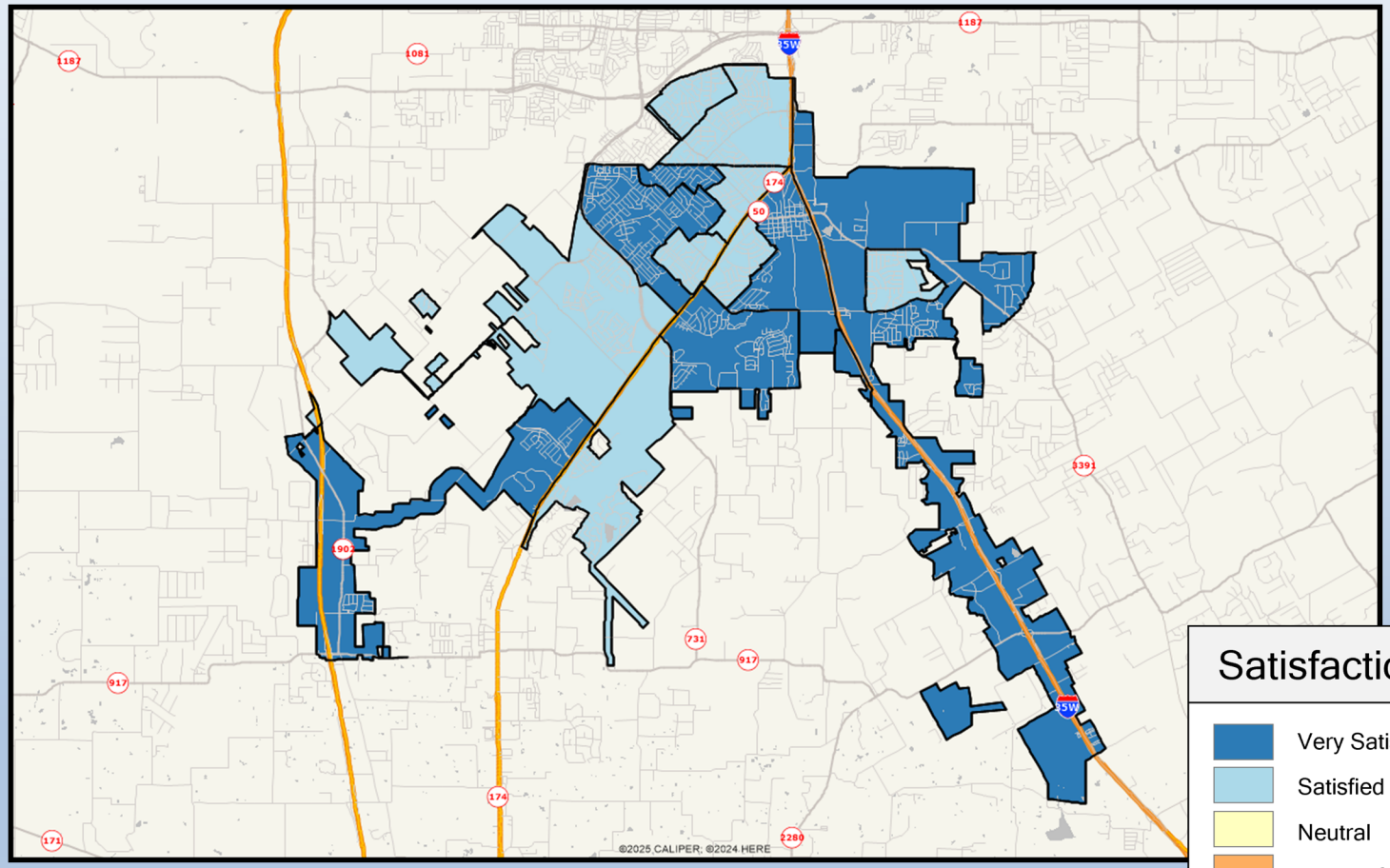
1524

Q27-02. Satisfaction With: Overall quality of the city's animal adoption services



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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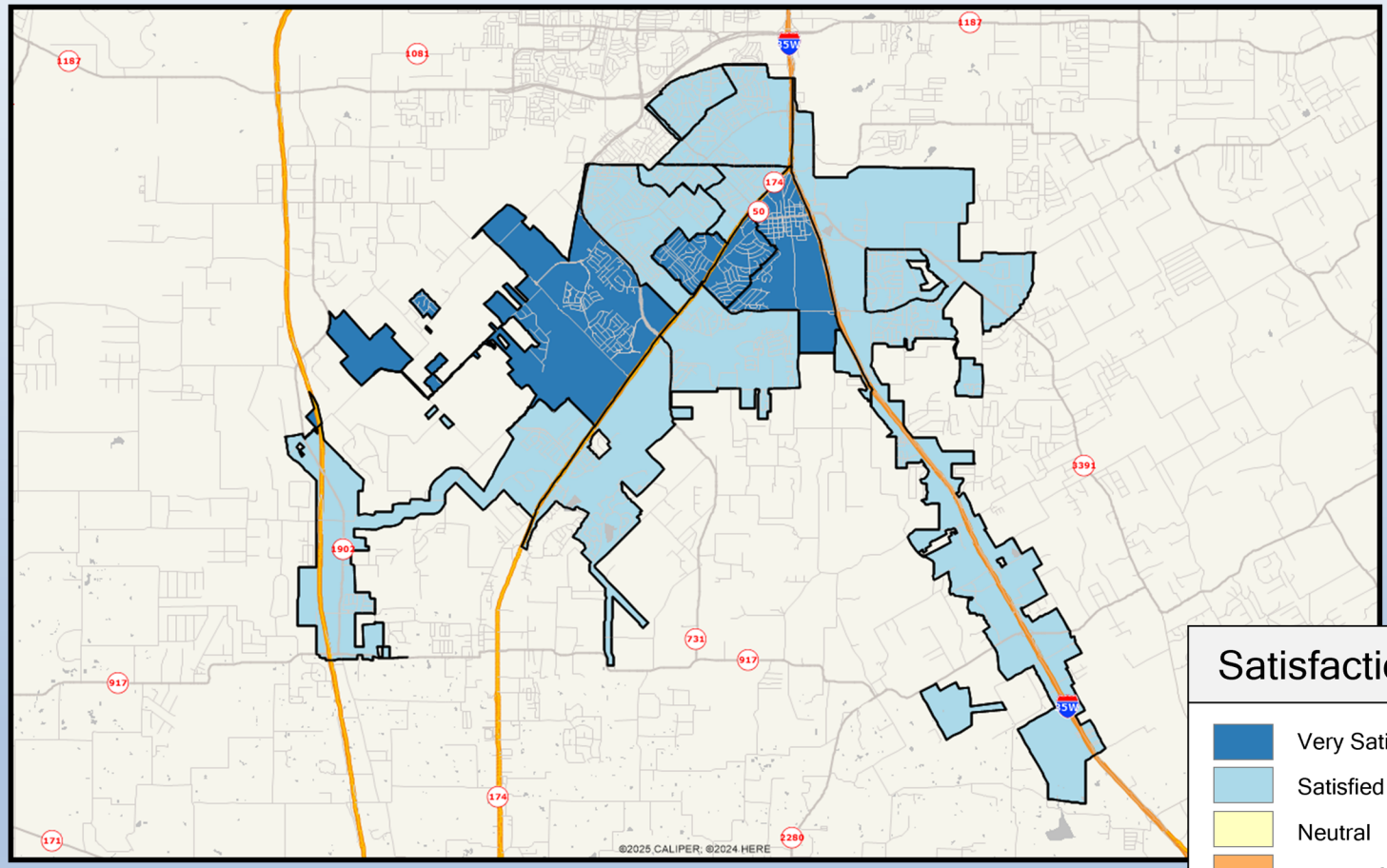
1525

Q27-03. Satisfaction With: Quality of Senior Activity Center facility



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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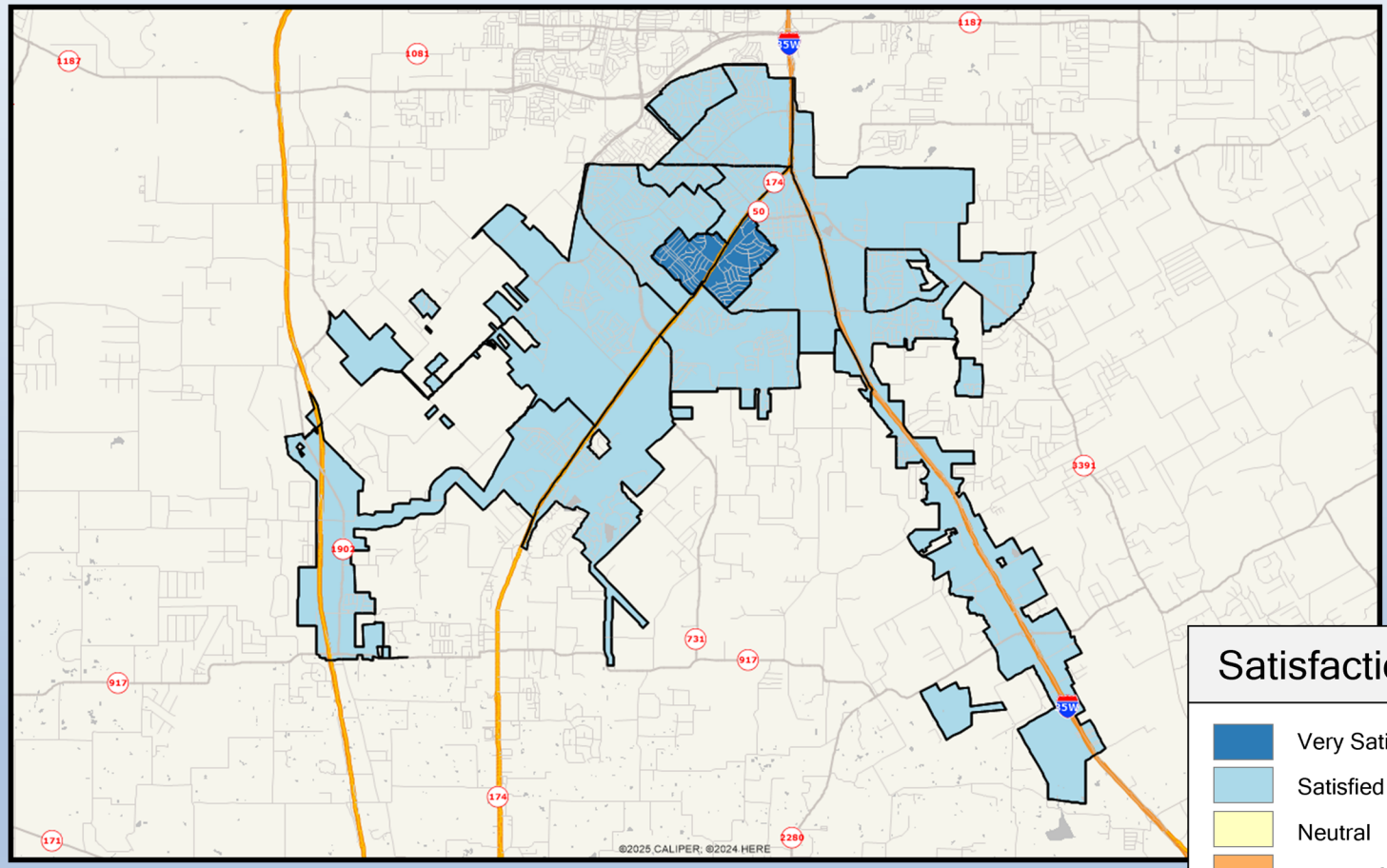
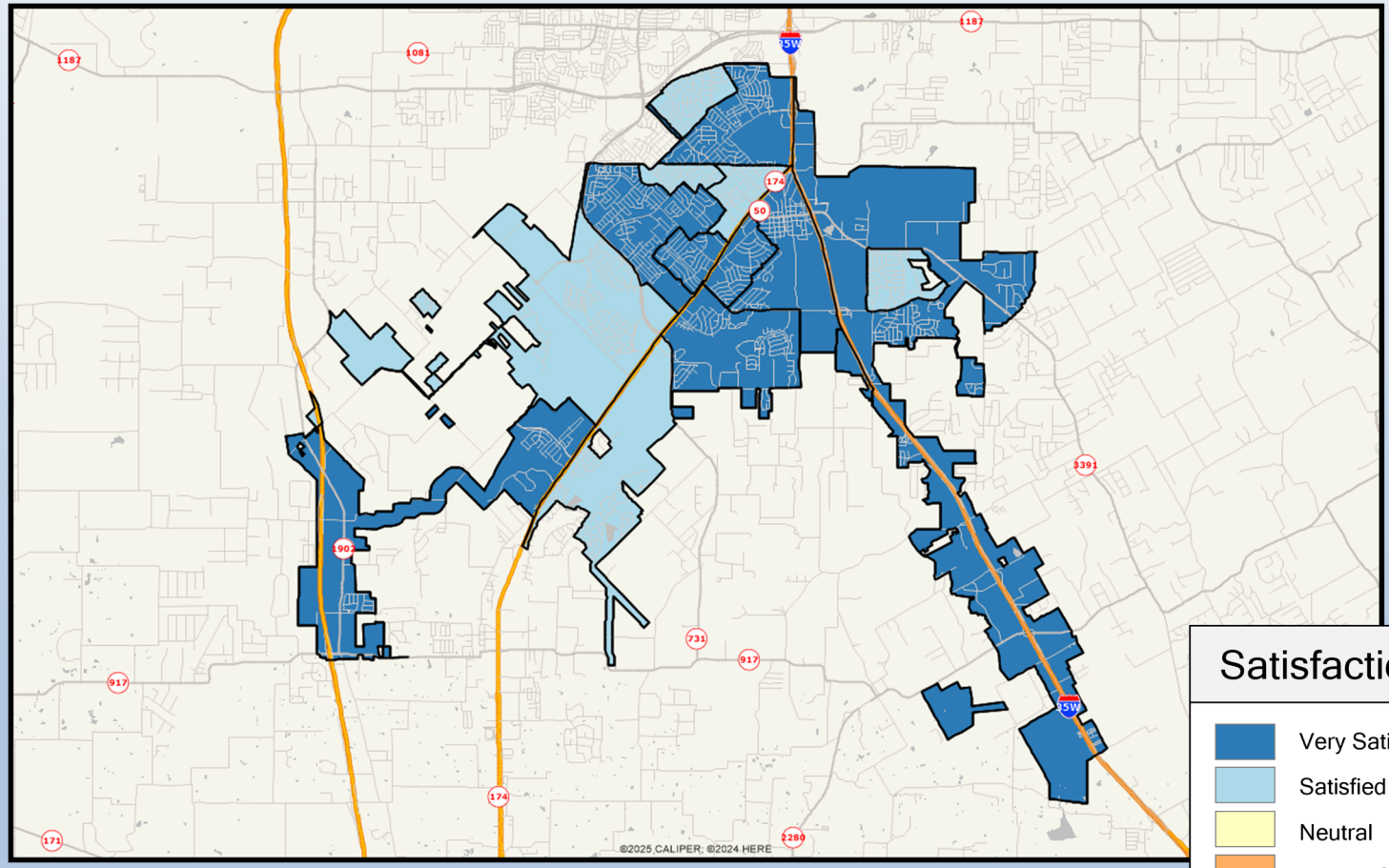
1526

Q27-04. Satisfaction With: Quality of city senior citizen programs



Q27-05. Satisfaction With: Quality of Burleson Public Library facility



Satisfaction

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response

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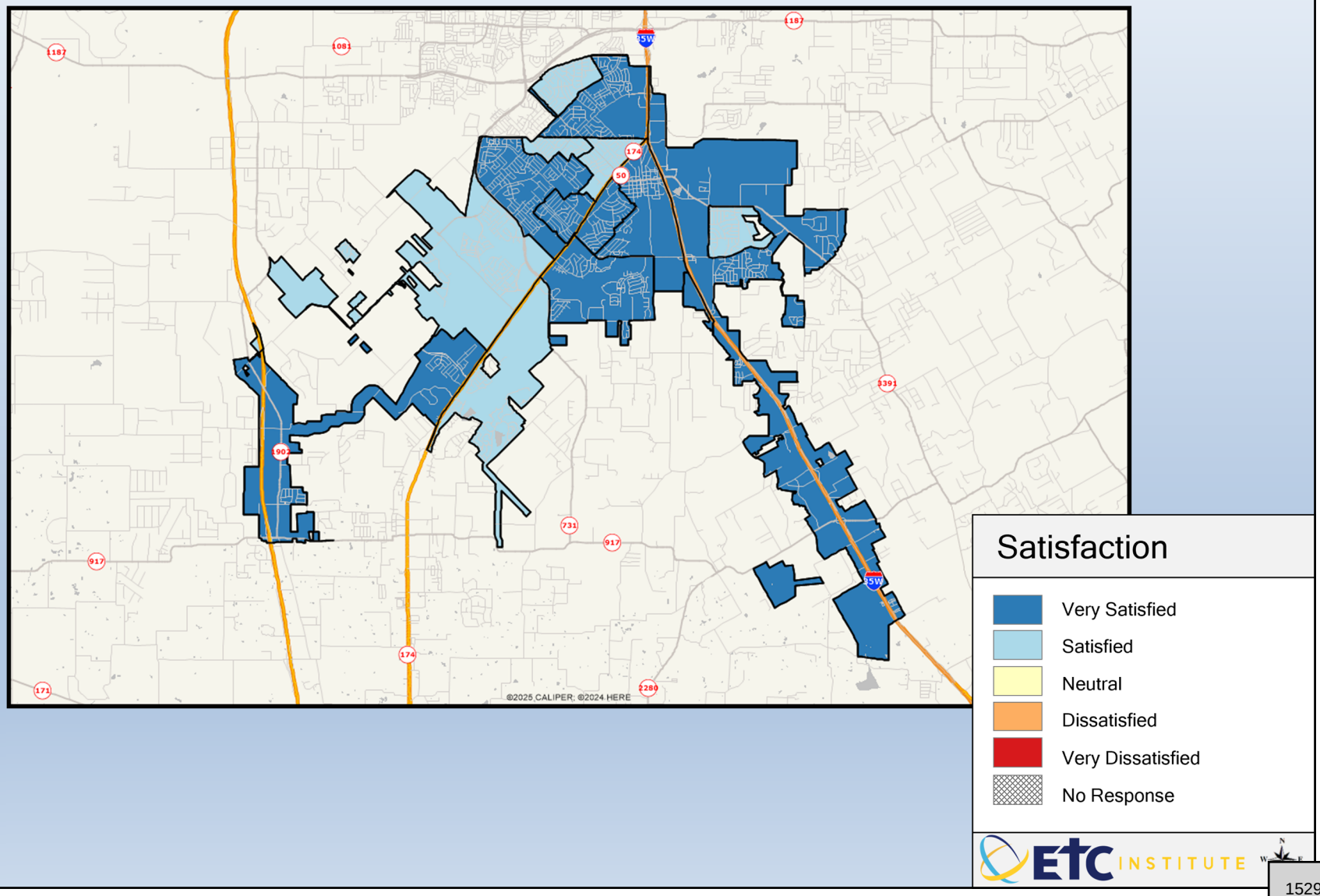
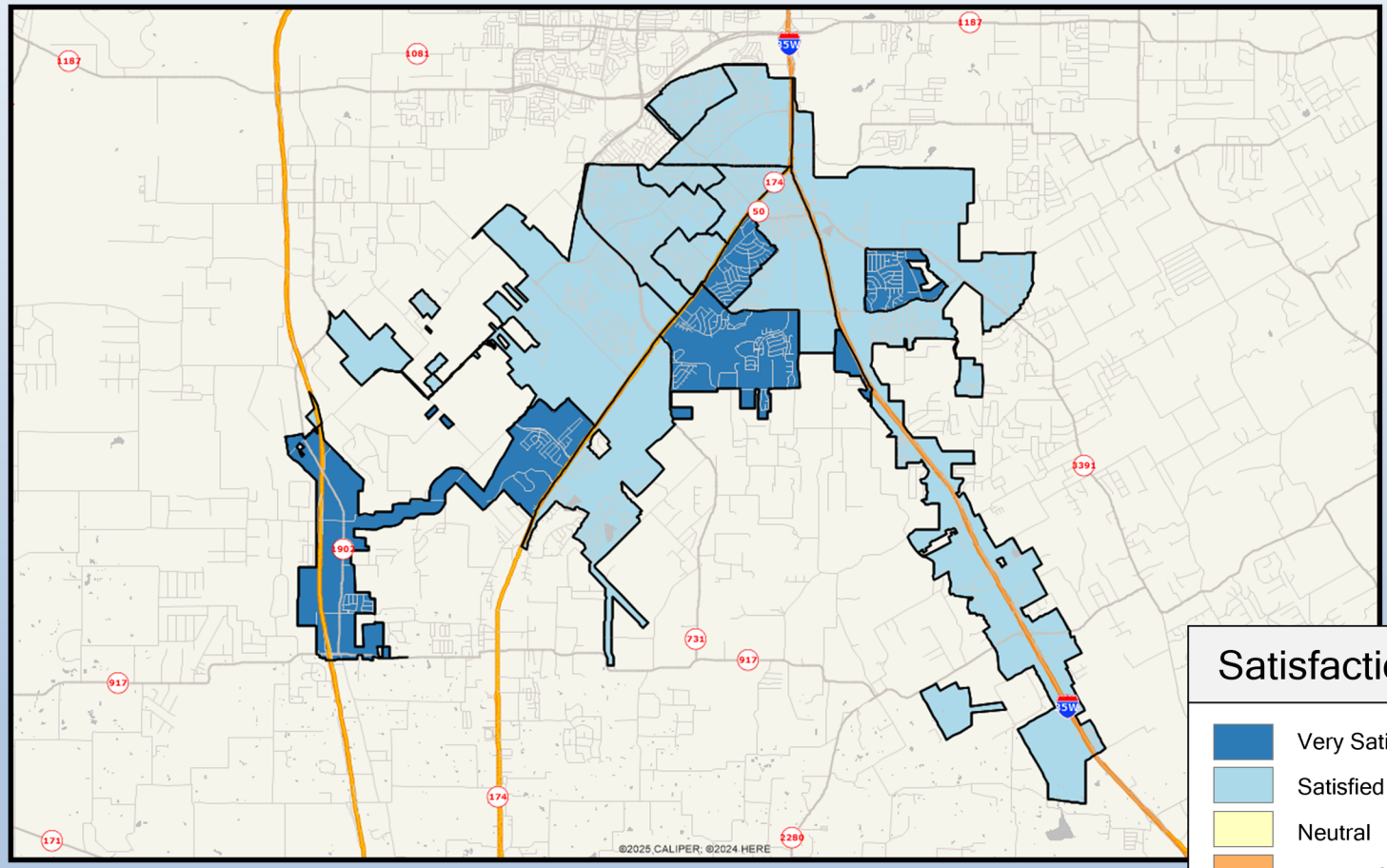
1528

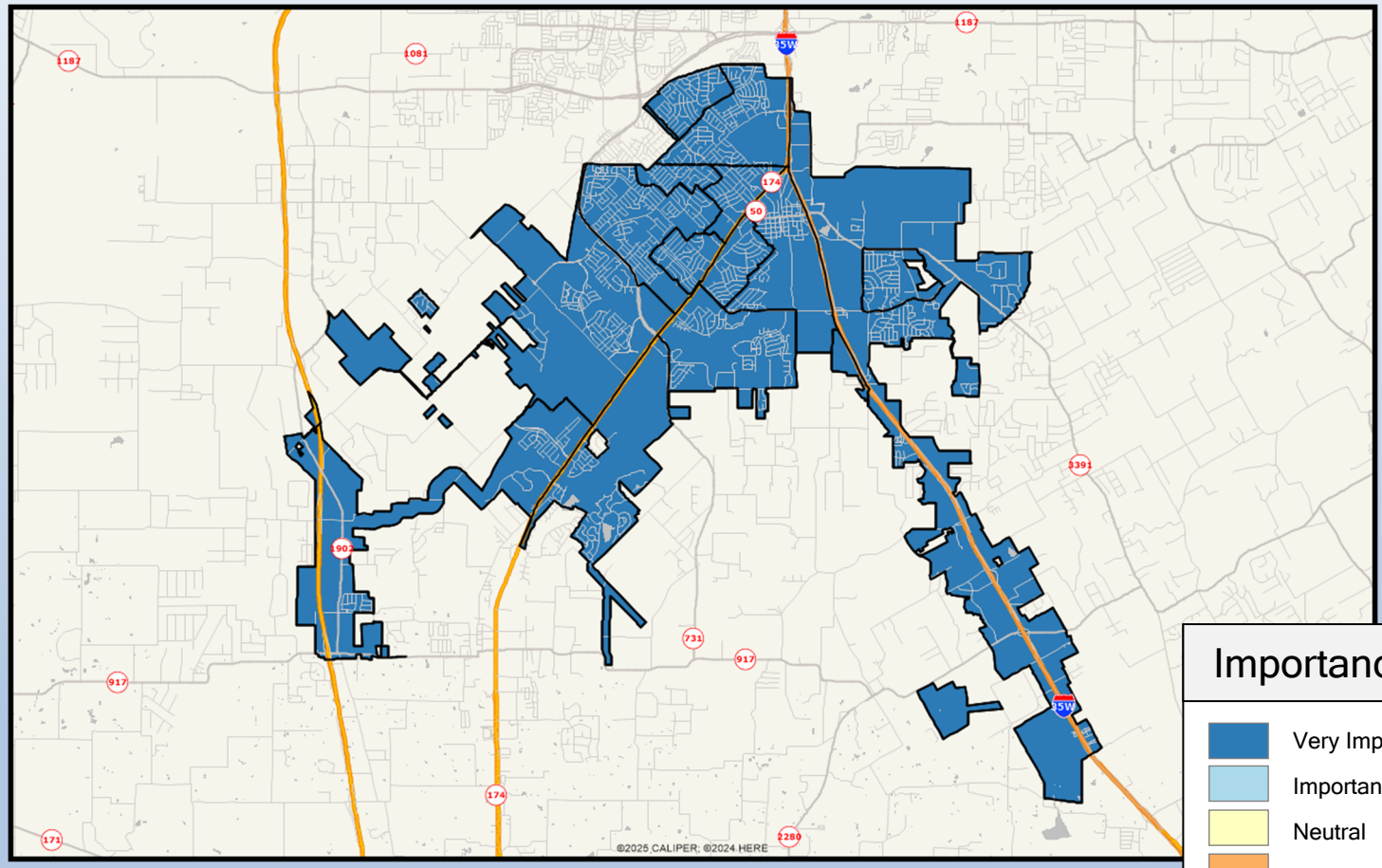
Q27-06. Satisfaction With: Overall quality of library programming



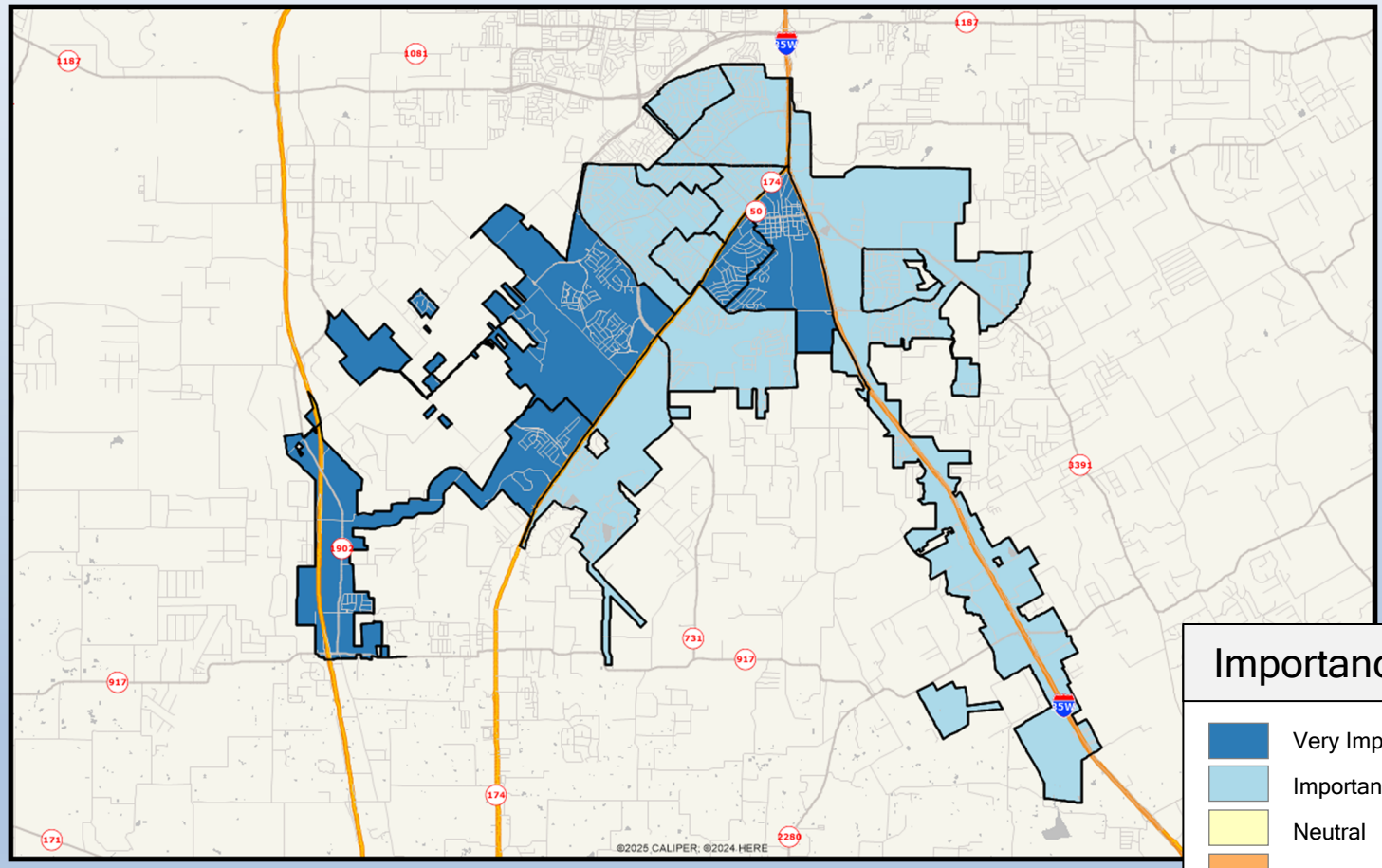
Q27-07. Satisfaction With: Overall quality of library's collection



Q28-01. Importance Of: Maintenance and reconstruction of the city's infrastructure



Q28-02. Importance Of: Parks and Recreation



Importance

- Very Important
- Important
- Neutral
- Not Important
- Not at all Important
- No Response

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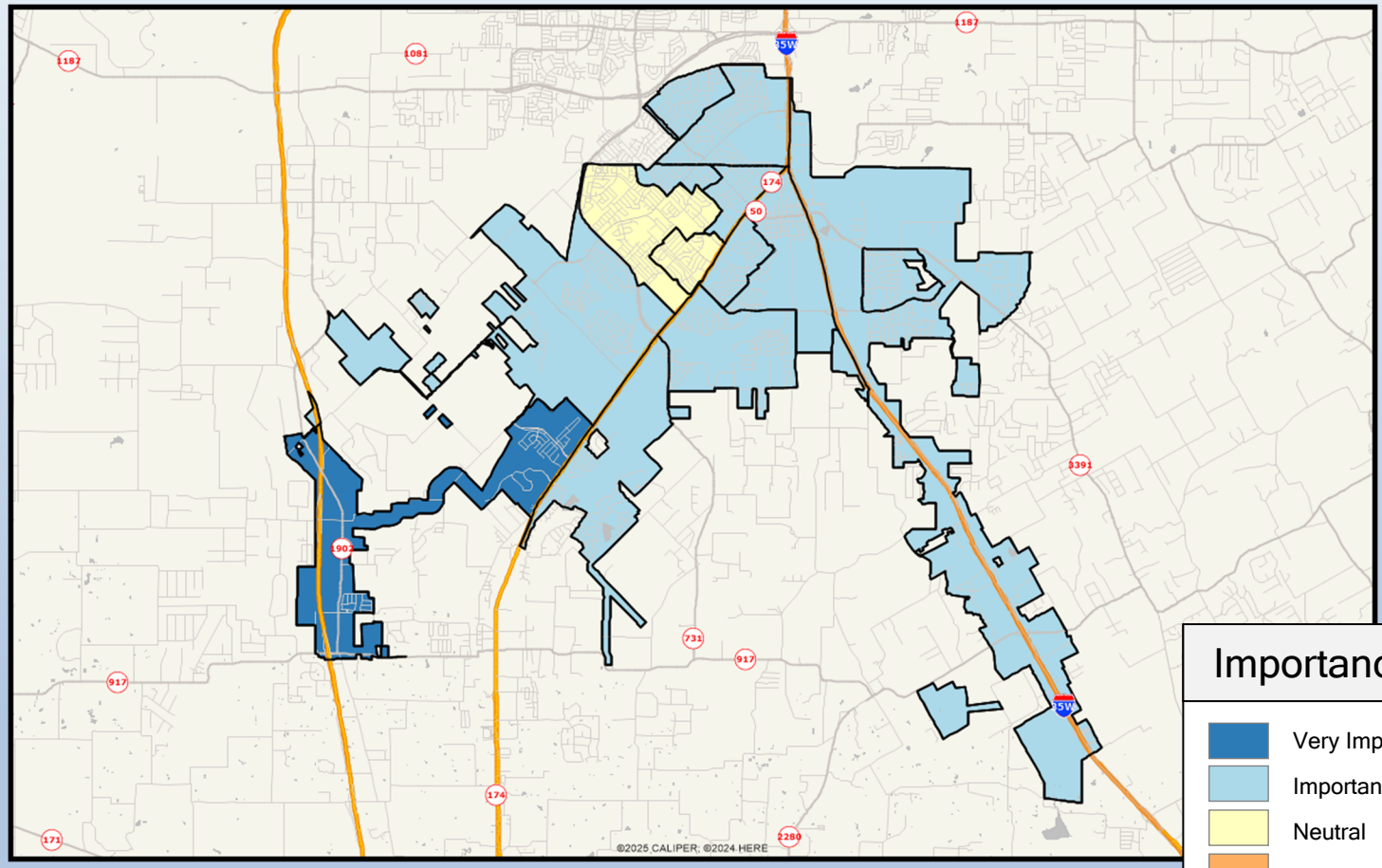
1532

Q28-03. Importance Of: Economic Development



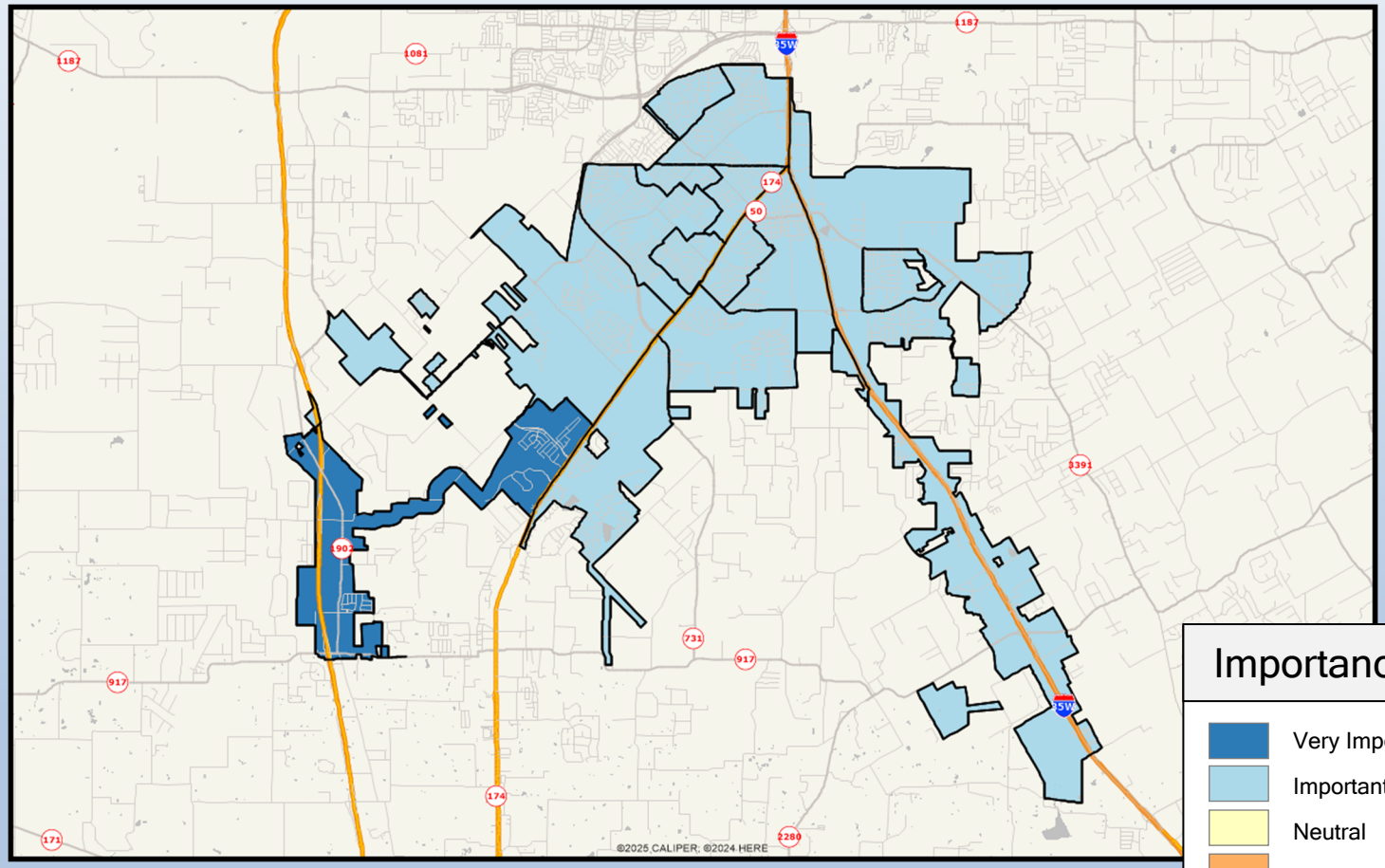
Importance

- Very Important
- Important
- Neutral
- Not Important
- Not at all Important
- No Response

ETC INSTITUTE

1533

Q28-04. Importance Of: Customer Service by city employees



Importance

- Very Important
- Important
- Neutral
- Not Important
- Not at all Important
- No Response

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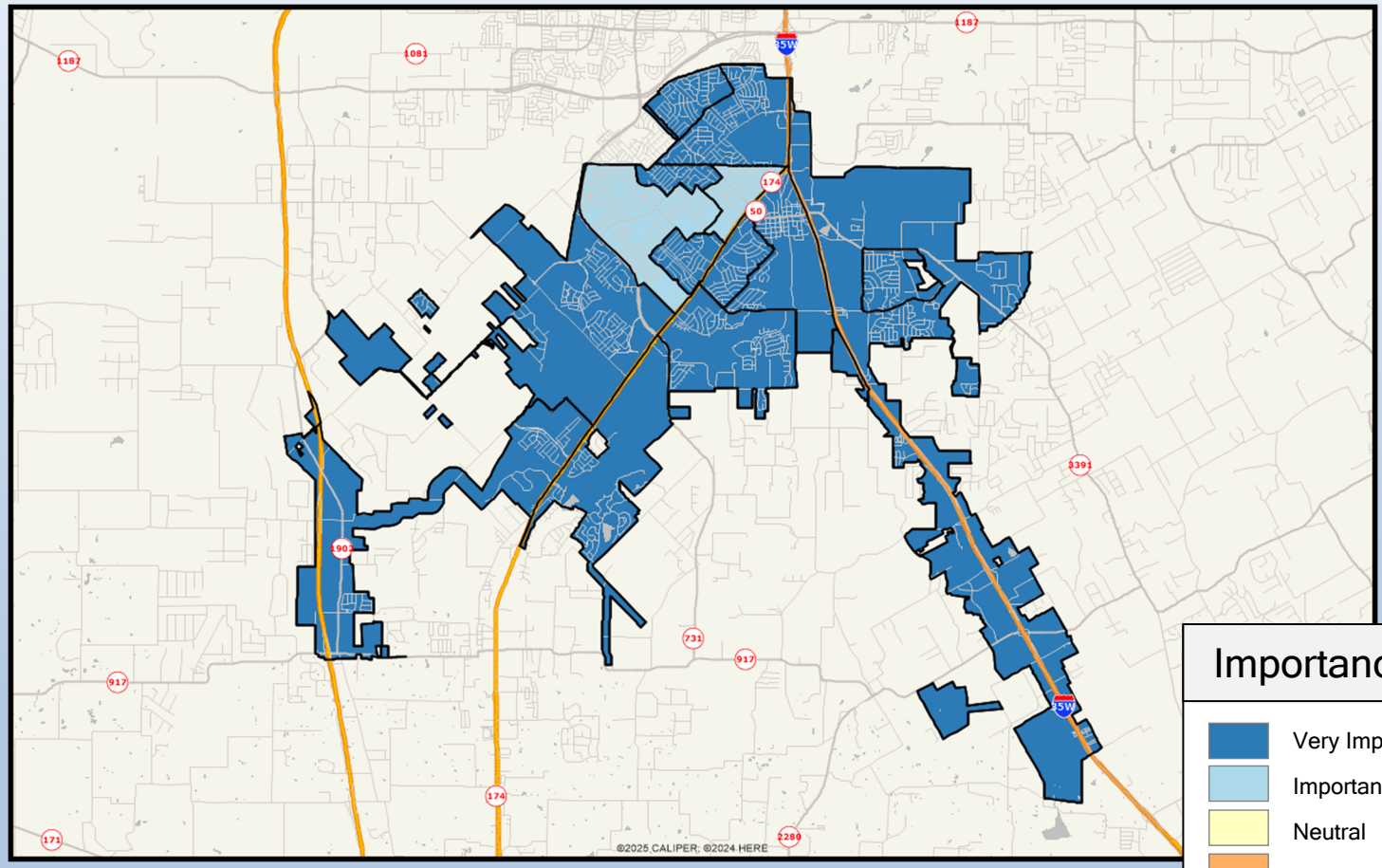
1534

Q28-05. Importance Of: Financial Planning



Importance

- Very Important
- Important
- Neutral
- Not Important
- Not at all Important
- No Response

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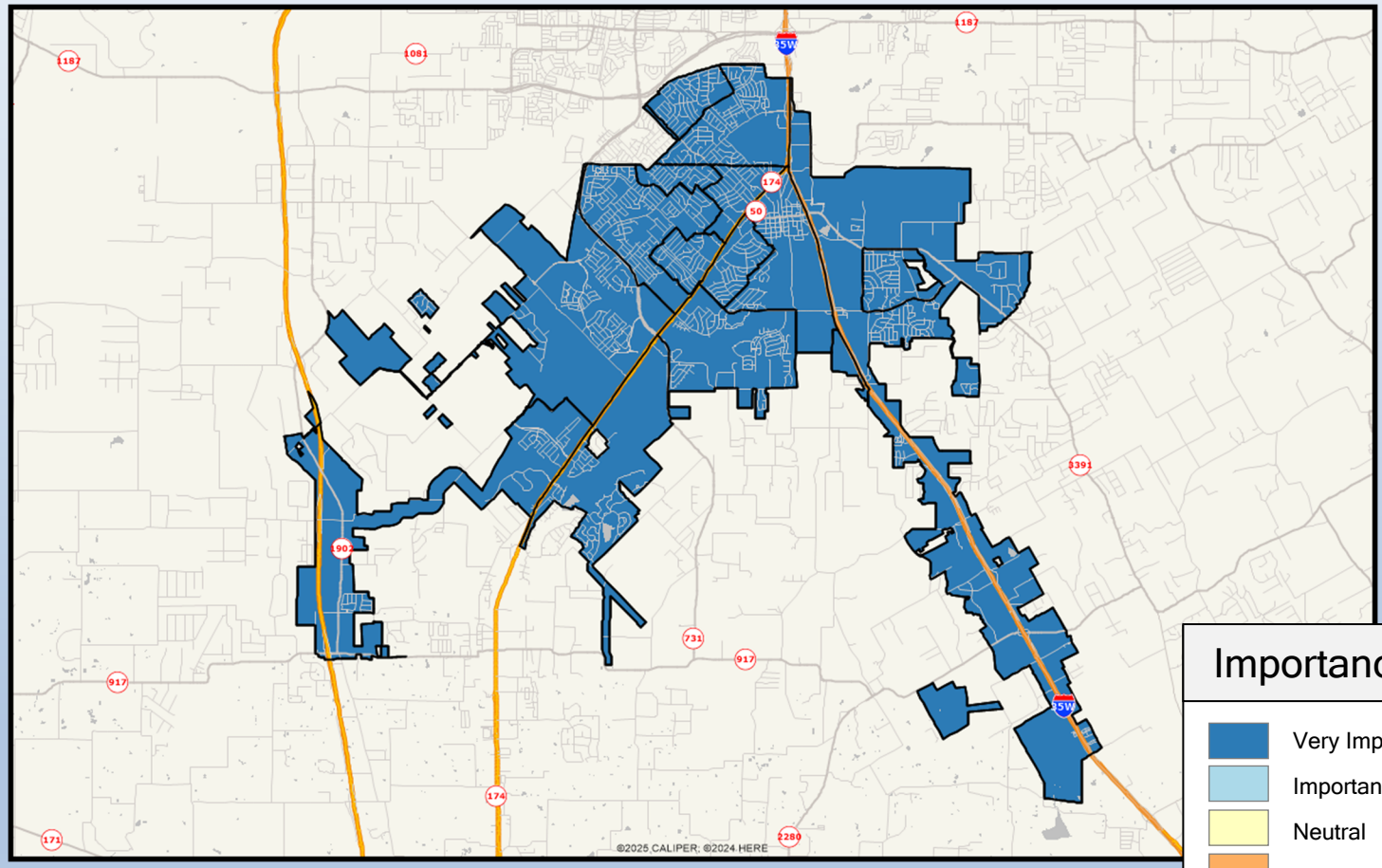
1535

Q28-06. Importance Of: Public Safety



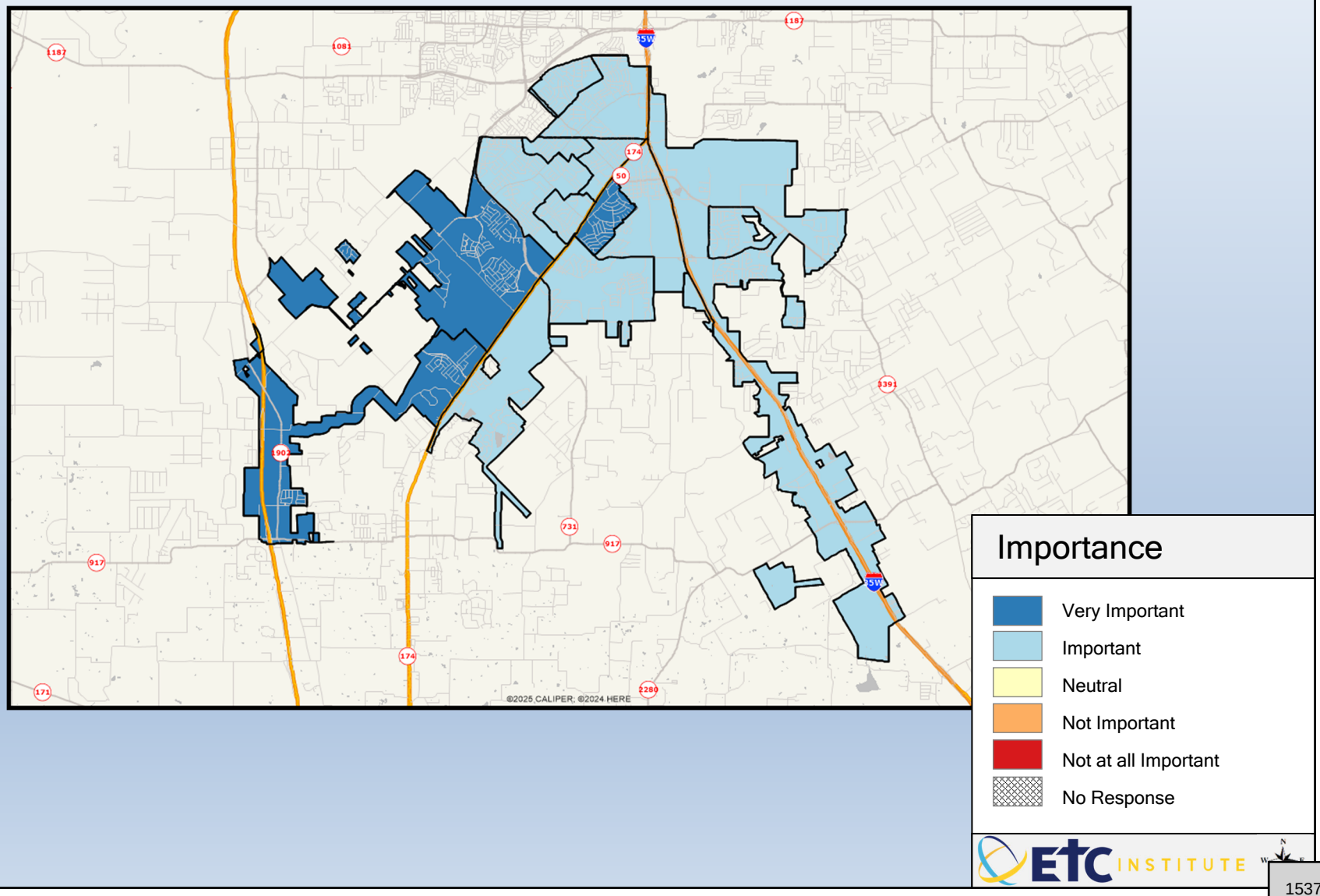
Importance

- Very Important
- Important
- Neutral
- Not Important
- Not at all Important
- No Response

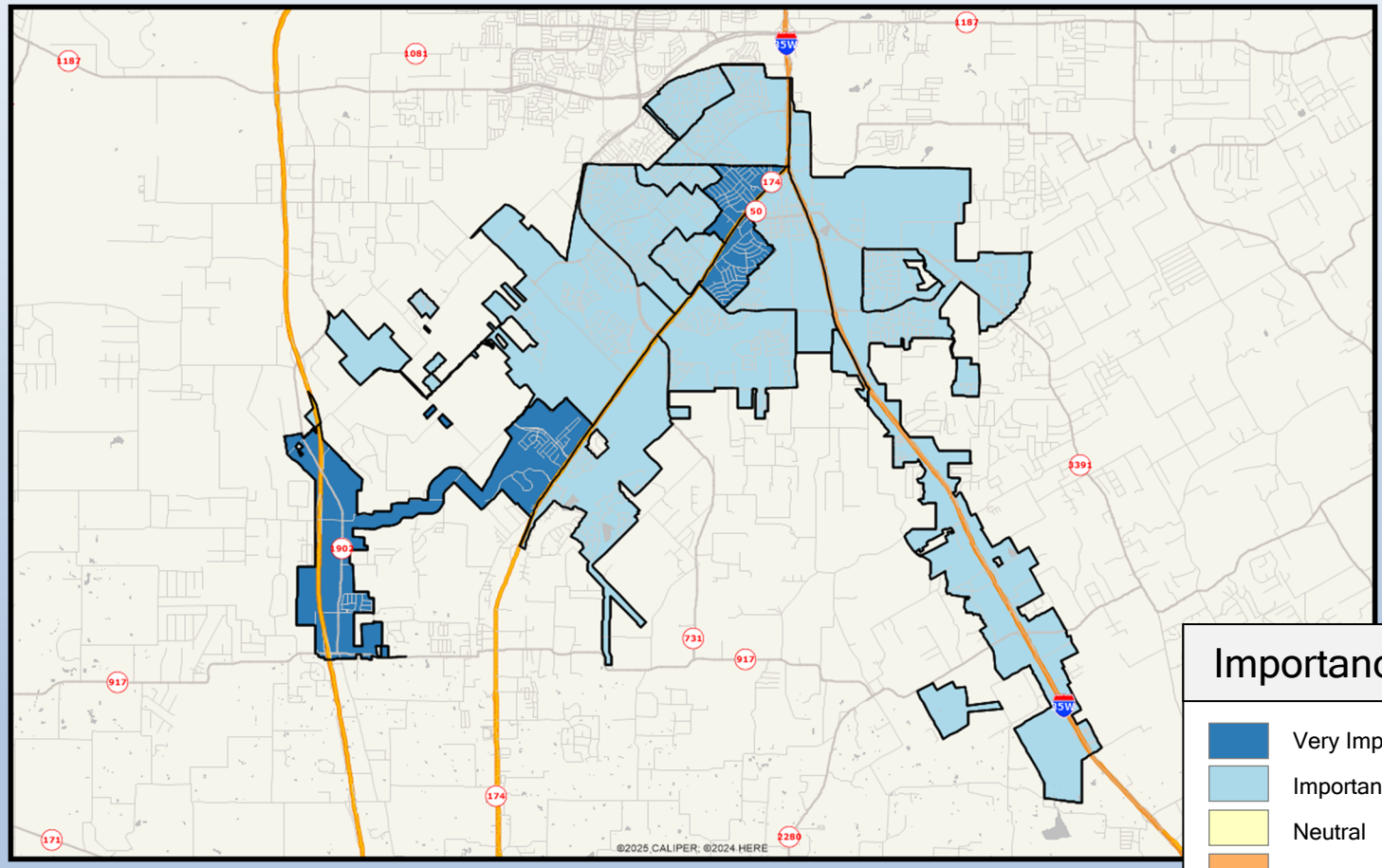
ETC INSTITUTE

1536

Q28-07. Importance Of: Public Communication and Outreach



Q28-08. Importance Of: Library Facility, Programming and Collections



City Council Regular Meeting

DEPARTMENT: **Finance**

FROM: **Michael Franklin, Deputy Director of Finance**

MEETING: **August 17, 2026**

SUBJECT:

Receive a report, hold a discussion, and provide staff direction regarding the pursuit of the Texas Comptroller of Public Accounts' Transparency Stars program, which recognizes local governments for going above and beyond in their transparency efforts. *(Staff Contact: Michael Franklin, Deputy Director of Finance)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
High Performing City Organization Providing Exceptional, People Focused Services	1.2 Continue to improve the efficiency and productivity of operations 1.3 Deliver high-quality service and communications to external and internal customers 1.4 Be a responsible steward of the city's financial resources by providing rates and fees that represent a strong value to our citizens; providing timely, accurate and transparent financial reporting; and utilizing long-range planning.

SUMMARY:

The Texas Comptroller of Public Accounts' Transparency Stars program recognizes local governments for going above and beyond in their transparency efforts. The program recognizes government entities that accomplish the following:

- Open their books not only in their traditional finances, but also in the areas of contracts and procurement, economic development, public pensions, debt obligations, and Open Government and Compliance; and

- Provide clear and meaningful financial information not only by posting financial documents, but also through summaries, visualizations, downloadable data, and other relevant information.

A government entity can apply for one or more Stars, up to a maximum of six. Entities must first receive a Traditional Finances Star, but may apply for Stars in up to five other areas:

- Contracts and Procurement;
- Economic Development;
- Public Pensions;
- Debt Obligations; and
- Open Government and Compliance

The program recognizes the remarkable breadth and depth of information presented for each specific Transparency Star awarded, making each Star a prestigious achievement. The Stars stand on their own and are not awarded along a continuum or with an expectation that entities should attain six out of six Stars.

For more detailed information, please refer to the attached Frequently Asked Questions document.

RECOMMENDATION:

Staff recommend that the Council discuss the status of the Texas Comptroller of Public Accounts' Transparency Stars program application and provide direction regarding the next steps in the program.

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

On July 23, 2025, the Policy and Valuation Committee received a report on the progress of the Transparency Stars Program and supported the pursuit of the additional Stars in the program.

On August 4, 2025, the City Council received a report on the progress of the Transparency Stars Program and supported the pursuit of the additional Stars in the program.

On December 15, 2025, The City Council received a report to recognize the City of Burleson for earning the Texas Comptroller's Transparency Star Awards by Kelly Hancock, Acting Texas Comptroller.

On December 17, 2025, the Finance Committee received a report on the progress of the Transparency Stars Program and supported the pursuit of the additional Stars in the program.

On August 5, 2026 the Finance Committee received a report on the progress of the Transparency Stars Program and supported the pursuit of the additional Stars in the program.

REFERENCE:

N/A

FISCAL IMPACT:

N/A

STAFF CONTACT:

Michael Franklin

Deputy Director of Finance

mfranklin@burlesontx.com

817-426-9883

Transparency Stars Program

CITY COUNCIL: AUGUST 17, 2026

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Purpose of the Transparency Stars Program

Texas Comptroller of Public Accounts' Transparency Stars program recognizes local governments for going above and beyond in their transparency efforts. The program recognizes government entities that accomplish the following:

- Open their books not only in their traditional finances, but also in the areas of contracts and procurement, economic development, public pensions, debt obligations, and Open Government and Compliance; and
- Provide clear and meaningful financial information not only by posting financial documents, but also through summaries, visualizations, downloadable data, and other relevant information.

Types of Transparency Stars

You can apply for one or more Stars, up to six. Entities must first receive a Traditional Finances Star, but may apply for Stars in up to five other areas:

- Contracts and Procurement;
- Economic Development;
- Public Pensions;
- Debt Obligations; and
- Open Government and Compliance

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Where We Were

- Awarded first Transparency Star at the end of June for Traditional Finances.
- Only 1 of 6 stars achieved, highlighting room for growth in transparency.
- Set the foundation for expanding transparency available on Burleson's through the Star's landing page.





Current Progress

- Additionally awarded both the Open Government & Economic Development Transparency Stars
- Working towards the 6th and final transparency star for Contracts & Procurement
- Finalized Website setup



Stars Obtained 5/6

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Statewide Award Recipients by Star

Star 6: 19

Star 5: 9

Star 4: 12

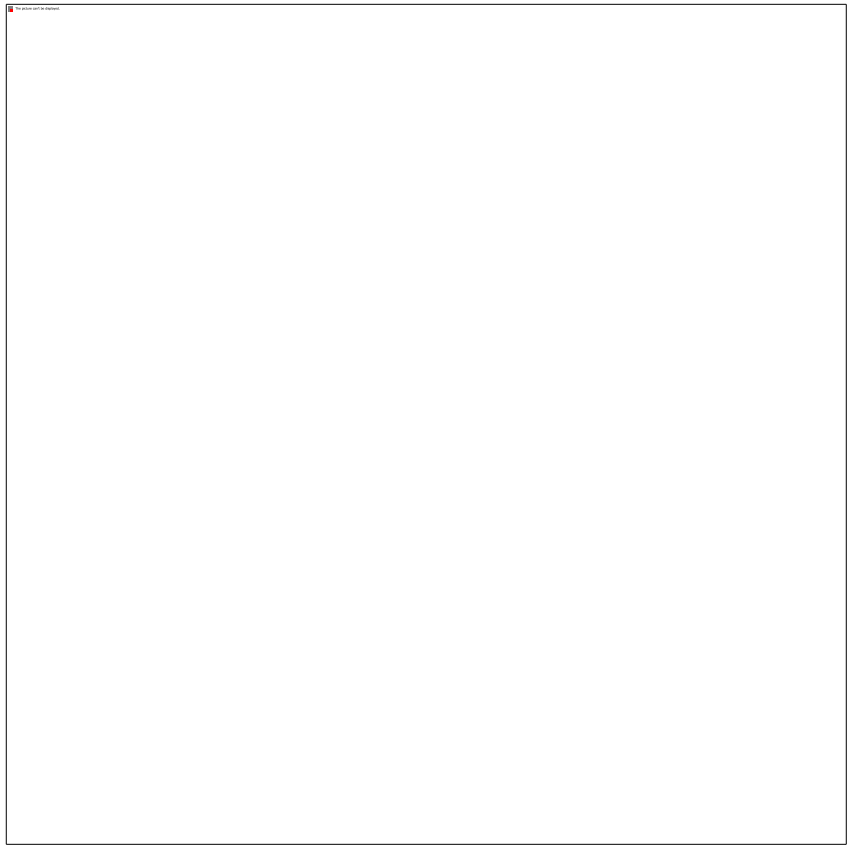
Star 3: 33

Star 2: 72

Star 1: 116

Recommendation

Apply for the remaining Transparency Star for Contracts & Procurement.



Questions, Comments & Direction

COMPTROLLER.TEXAS.GOV

Kelly Hancock
Acting Texas Comptroller of Public Accounts

Transparency

Transparency Stars

Frequently Asked Questions

If you don't see your question addressed below, please contact the Transparency Stars Team [mailto:transparency.stars@cpa.texas.gov].

▼ What is the deadline for the Transparency Star awards?

There are no application deadlines for Transparency Stars. Transparency Stars are granted and maintained on an ongoing basis.

▼ My entity does not have the resources to meet some of the requirements of the Transparency Stars program, but we want to participate. What can we do?

Program participants demonstrate a significant commitment to transparency. Various types of software can be used to meet program requirements. The Comptroller's office does not partner with or endorse vendors for the Transparency Stars program. Our office strives to be of assistance in answering your questions and providing guidance so that any city, county or school district, regardless of resources, can move toward greater transparency.

We offer these tips on compiling a check register:

- In order to meet the check/expense register criteria for Transparency Stars, your entity must post all transactions including electronic ones, not just written checks.
- You may be able to use your accounting software to create expenditure reports that are reusable each month. If not, off-the-shelf accounting software can download transactions from your financial institution once they are completed.
- Your financial institution's website may also allow you to download a spreadsheet detailing all of your entity's monthly transactions.
- Note that employee pay, benefits and withholding amounts are confidential information. These transactions should be aggregated into totals within the check register.

All downloadable data sets must be kept as current as possible. For the Traditional Finances downloadable data requirements, new annual raw format budgets must be posted as soon as they are available, and the check register must always reflect the prior 36 months of activity with the most recent data not more than 90 days old.

In addition, the Comptroller's office has developed a set of templates and forms that may be used in fulfilling the visualization and summary requirements.

▼ This information is already included in my local government's financial documents. Can't we just direct people to the information that's already posted?

No. All summary information should be posted separately from any financial documents from which they are derived. Consolidating this information as a listing or table posted directly to the page or as a clearly labeled link is the most expedient and concise manner in which to do this.

▼ I participated in the Leadership Circle program and have a Leadership Circle emblem displayed on my website. Am I expected to remove the emblem now that the program is retired?

Though transparency achievements made as part of the Leadership Circle program are still relevant, the program and its awards have been discontinued. We ask that Transparency Stars insignia replace, rather than coexist with, Leadership Circle insignia. New program insignia should also replace previous program award insignia upon receipt. If you require rebranded award logos, please contact the Transparency Stars Coordinator [mailto:transparency.stars@cpa.texas.gov] directly.

▼ What is to be included in revenues and expenditures per the Traditional Finances guidelines?

Expenditures include all payments that a local government makes no matter what fund a payment is made from and should mirror the total combined budget.

Expenditures should include:

- all operational expenditures;
- all debt payments;
- all electronic fund transfers;
- all other funds (such as enterprise funds) beyond the general fund (GF); and
- any other payments from any funds of the local government.

Revenues include all sources of revenue that a local government collects through taxes, fees or fines as well as any other sources such as grants, federal or state sources.

▼ Is it acceptable for entities to provide a total monthly payroll amount rather than each individual person's name and monthly check amount in the check register?

Yes, it's ok to aggregate payroll.

▼ Many local governments consider bond proceeds and grants as part of total revenue. Should funds from these sources be included in total revenue?

Yes, these sources must be included in revenues.

▼ Is it acceptable for entities to provide a total monthly payroll amount rather than each individual person's name and monthly check amount in the check register?

Yes, it's ok to aggregate payroll.

▼ Many local governments consider bond proceeds and grants as part of total revenue. Should funds from these sources be included in total revenue?

Yes, these sources must be included in revenues.

▼ I have concerns that greater transparency will possibly open my local government to greater financial risk. Is the Stars program still for me?

Yes, the Comptroller's office is committed to working with entities to ensure that the highest level of transparency is being met while still being conscious of security risks and threats.

City Council Regular Meeting

DEPARTMENT: **City Manager's Office**

FROM: **Janalea Hembree, Director of Strategy and Innovation**

MEETING: **August 17, 2026**

SUBJECT:

Receive a report, hold a discussion, and provide staff direction regarding the FY 2026-2027 Strategic Plan. *(Staff Contact: Janalea Hembree, Director of Strategy and Innovation)*

SUMMARY:

The Strategic Plan is a visionary document that is designed to guide the organization toward achieving community-wide goals and objectives in the next 12 - 18 months. The FY 26-27 Strategic Plan draft continues with the same four Strategic Focus Areas as the FY 25-26 areas of focus consisting of High Performing City Organization, Dynamic & Preferred City through Managed Growth, Beautiful, Safe & Vibrant Community, and Great Place to Live through Expanded Quality of Life Amenities.

Each Strategic Focus Area includes Goals that will assist in meeting the Focus Area's objectives. In each Goal, are Key Work Plan Tasks that are assigned to departments with target dates, which will contribute in the completion of each Goal.

• **Strategic Focus Area 1: High Performing City Organization Providing Exceptional, People Focused Services.** With an exception to make the City of Burleson a community of choice by providing outstanding customer service, communication and community engagement; leveraging technology to be an efficient and responsive organization; being financially responsible; maintaining an organizational culture that values innovation, process improvement, productivity and teamwork; and focusing training and development opportunities for city employees.

• **Strategic Focus Area 2: Dynamic & Preferred City through Managed Growth**. With an objective to promote balanced residential and commercial development growth through long-term planning and zoning ordinances; develop and maintain public infrastructure in the city that improves mobility and connectivity; develop superior utility services and facilities; and promote sustainable development and job growth in the city.

• **Strategic Focus Area 3: Beautiful, Safe & Vibrant Community**. Provide a beautiful, safe and vibrant community for those that live, learn, work and play in the City of Burleson by focusing on beautification programs; providing public art that enhances the community's visual appeal and uniqueness; providing crime prevention and community risk reduction programs; emergency preparedness; and emergency response services.

• **Strategic Focus Area 4: Great Place to Live through Expanded Quality of Life Amenities**. To make the City of Burleson a premier place to live, learn and play by providing outstanding cultural, recreational and educational opportunities that enrich the lives of our residents

The FY 26-27 Strategic plan was developed utilizing the following:

- City's adopted vision and mission
- Comprehensive Plan
- City's Master Plans and Capital Improvement Plans
- Departmental Strategic Plans
- FY 25-26 Strategic Plan
- City Council Retreat Meeting in February 2024

OPTIONS:

N/A.

RECOMMENDATION:

N/A

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

N/A

FISCAL IMPACT:

N/A

STAFF CONTACT:

Janalea Hembree
Director of Strategy and Innovation
jhembree@burlesontx.com
817-426-9646

THE CITY OF BURLESON TEXAS

FY 2026-2027 Strategic Plan

AUGUST 17, 2026

JANALEA HEMBREE, DIRECTOR OF STRATEGY AND INNOVATION

The Strategic Plan

Vision

- The City of Burleson Strategic Plan, or Guide BTX, communicates the Mayor and City Council priorities to Burleson residents and businesses. The plan's purpose is to set overall focus areas and goals for the city and develop action items to achieve the goals. Residents can track the city's progress toward the stated goals through quarterly plan updates.

Mission

- To provide exceptional, people-focused municipal services and to plan and invest in the future in a financially responsible and innovative manner through a high-performing city team and in partnership with our Burleson community.



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Building the Strategic Plan

Developed utilizing

- City's adopted vision and mission
- Comprehensive Plan
- City's Master Plans and Capital Improvement Plans
- Departmental Strategic Plans
- City Council Retreat Meeting in January 2026
- FY 25-26 Strategic Plan

Components

- Develops key focus areas and goals the city will focus on over the next five years.
- Outlines action items to achieve the set goals for Fiscal Year 2026-2027. Action items are updated yearly.
- Determine city council's top and high priorities for the action tasks.



FOCUS AREA 1

High Performing City Organization

Providing Exceptional, People Focused Services

To make the City of Burleson a community of choice by providing outstanding customer service, communication, and community engagement; leveraging technology to be an efficient and responsive organization; being financially responsible; maintaining an organizational culture that values innovation, process improvement, productivity, and teamwork; and focusing training and development opportunities for city employees.

GOAL 1: Develop a high-performance and diverse workforce by attracting and retaining the very best employees; providing a competitive salary and benefits package; maximizing employee training and educational opportunities.

GOAL 2: Continue to improve the efficiency and productivity of operations through the use of technology, innovation, teamwork and continual business process improvement.

GOAL 3: Deliver high-quality service to external and internal customers by providing an outstanding customer experience; regularly seeking feedback from citizens and employees through surveys, public forums and other outreach methods; and offering convenient methods for conducting business and communicating with the city.

GOAL 4: Be a responsible steward of the city's financial resources by providing rates and fees that represent a strong value to our citizens; providing timely, accurate and transparent financial reporting; and utilizing long-range planning.

FOCUS AREA 2

Dynamic & Preferred City
through Managed Growth

To promote balanced residential and commercial development growth through long-term planning and zoning ordinances; develop and maintain public infrastructure in the city that improves mobility and connectivity; develop superior utility services and facilities; and promote sustainable development and job growth in the city.

GOAL 1: Attract and retain top-tier businesses to promote high-quality economic development by expanding and diversifying the tax base; and creating jobs that allow our residents to work where they live.

GOAL 2: Promote sustainable residential and commercial development through strategic and long-term planning; providing a business-friendly environment; continuing efficient development review process; and enhancing partnerships with the development community.

GOAL 3: Enhance connectivity and improve mobility by expanding capacity of existing transportation network, evaluating additional thoroughfare improvements; and improving roadway, bicycle and pedestrian infrastructure.

GOAL 4: Implement the city's Capital Improvement Program to improve the quality of life for residents through the completion of projects identified in the city’s master plans.

GOAL 5: Develop and maintain facilities and utility services that meet the needs of the community through strategic planning, long-term planning and best practices.



FOCUS AREA 3

Beautiful, Safe & Vibrant Community

Provide a beautiful, safe, and vibrant community for those that live, learn, work, and play in the City of Burleson by focusing on beautification programs; providing public art that enhances the community's visual appeal and uniqueness; providing crime prevention and community risk reduction programs; emergency preparedness; and emergency response services.

GOAL 1: Encourage a clean and healthy community through the promotion of positive behaviors, sustainable practices, outreach programs and city services.

GOAL 2: Encourage placemaking and a sense of belonging in our neighborhoods, parks and key commercial districts by focusing on long-range planning, comprehensive elements and public art.

GOAL 3: Enhance emergency response services provided to the community, including emergency medical, police, fire and public dispatch services.

GOAL 4: Ensure public safety equipment and personnel needs are being met, including staffing, support and training.

GOAL 5: Continue community policing and risk reduction programs that create strong partnerships with the public to promote safety throughout the community.

FOCUS AREA 4

Great Place to Live

through Expanded Quality of Life Amenities

To make the City of Burleson a premier place to live, learn, and play by providing outstanding cultural, recreational, and educational opportunities that enrich the lives of our residents.

GOAL 1: Provide high-quality parks for residents by expanding park amenities and options; enhancing city's trail network; and improving access to parks facilities.

GOAL 2: Provide high-quality recreation opportunities, events and facilities for residents by expanding programs and options for all ages and abilities that enrich the quality of life for residents.

GOAL 3: Provide outstanding cultural, educational and entertainment opportunities by cultivating mutually beneficial partnerships with area education and government entities, the business community, and not-for-profits.

Closing Out FY25-26 Strategic Plan



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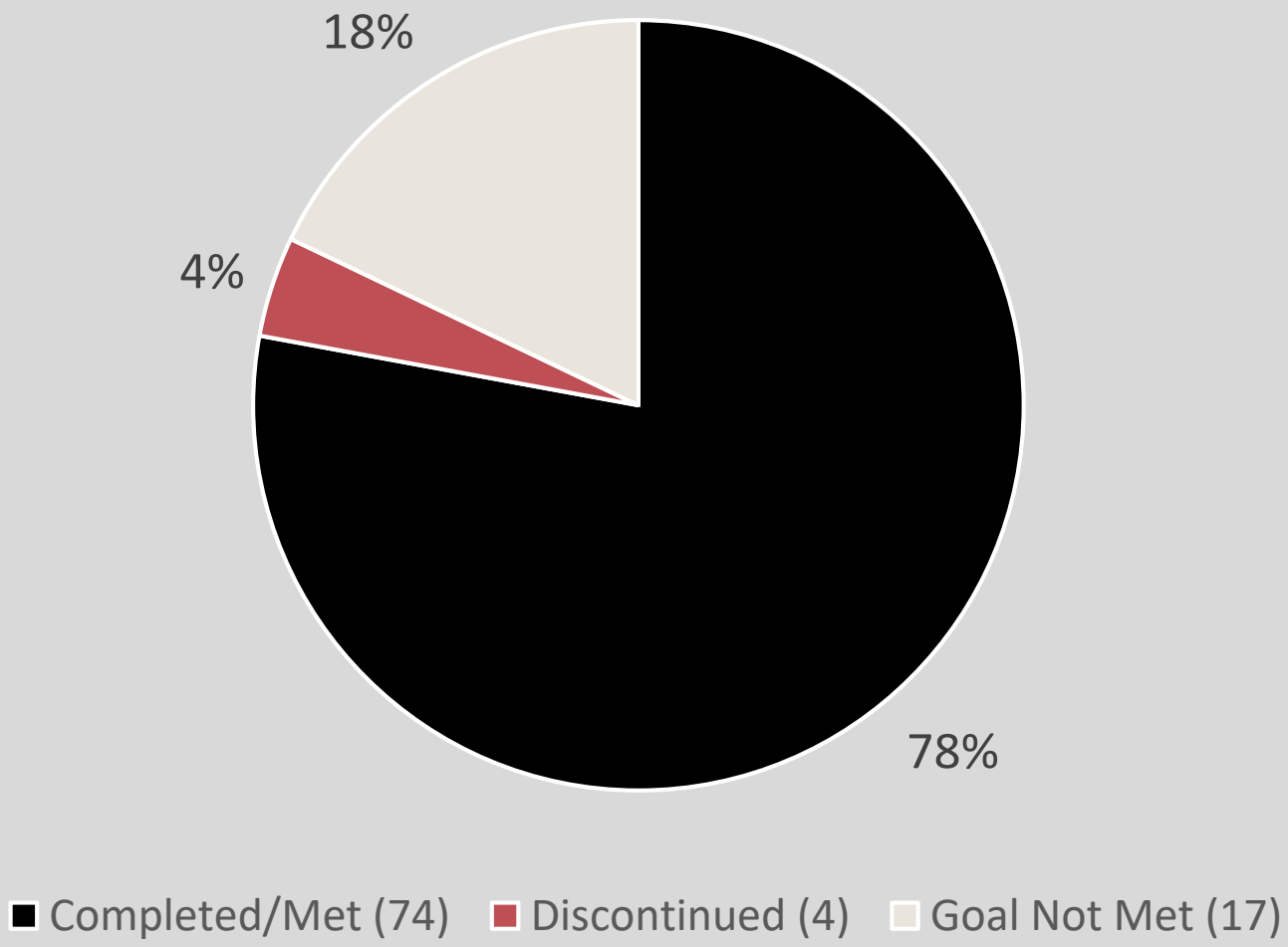
FY2026 Task Summary

95 Tasks



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Focus Area 1: High Performing City Organization Providing Exceptional, People Focused Services



GOAL 1: Develop a high-performance and diverse workforce by attracting and retaining the very best employees; providing a competitive salary and benefits package; maximizing employee training and educational opportunities.

	Task	Department	Target Date	Target Matrix	FY26 Status
1.1.1	**Mentorship Program** | We foster professional development through a structured mentorship program that connects experienced employees with emerging talent. By promoting knowledge sharing, guidance, and career support, we strengthen organizational expertise, encourage employee engagement, and cultivate future leaders who embody the City's values and vision.	City Manager's Office	Fourth Quarter	2 Sessions (15 pairings each)	Completed
1.1.2	**Implementation of Standard Operating Procedures** | We advance operational excellence by adopting the Texas Fire Chief's Association Best Practices, including comprehensive policies, standard operating procedures, and recognized industry standards. This commitment ensures consistent, high-quality service delivery, enhances safety, and promotes accountability across all fire department operations.	Fire	Fourth Quarter	5	Completed
1.1.3	**Provide Growth and Promotional Opportunities** | Providing opportunities for internal employees through executive and supervisor leadership training and developing a robust succession planning program; Success will be determined by providing 3 leadership classes per quarter.	Human Resources	On-going	3 leadership classes per quarter	Completed
1.1.4	**Comprehensive Training and Development** | We provide a robust training program that enhances management skills, strengthens communication, and develops effective leadership. By investing in our employees' growth, we equip them with the tools and perspectives needed to excel in their roles and contribute to a collaborative workplace.	Human Resources	On-going	4 Training classes each quarter	Completed

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Focus Area 1: High Performing City Organization Providing Exceptional, People Focused Services



GOAL 1: Develop a high-performance and diverse workforce by attracting and retaining the very best employees; providing a competitive salary and benefits package; maximizing employee training and educational opportunities.

	Task	Department	Target Date	Target Matrix	FY26 Status
1.1.5	**Obtain and Attract Top Tier Employees** | Our strategic approach to recruitment and retention fosters a thriving, high-performing workforce. By maintaining a selective acceptance rate, we attract top talent whose skills and values align with our organizational goals. At the same time, we focus on reducing turnover and preventing regrettable attrition, ensuring employees feel valued, supported, and motivated to grow their careers with the City.	Human Resources	On-going	85% acceptance rate on job offers	Completed
1.1.6	**Proactive Risk Management** | We reinforce the City's commitment to workforce safety and asset protection through vigilant monitoring and data-driven action. By tracking workers' compensation claims, we identify trends and implement targeted safety measures to reduce incidents. Likewise, effective management of property and liability claims safeguards operational integrity and minimizes financial impact. Through continuous improvement, proactive risk assessment, and employee engagement, we create a secure, resilient work environment that prioritizes well-being while sustaining productivity.	Human Resources	On-going	< 45 Worker's Comp Claims < 12 Property & Liability Claims	Completed
1.1.7	**Ongoing Workforce Development** | We demonstrate our commitment to employee growth by providing meaningful learning opportunities that support current roles and prepare staff for future advancement. Through strategic training initiatives, we foster a culture of growth, innovation, and operational excellence, driving both individual career progression and the City's long-term success.	Human Resources	On-going	50 Learning Opportunities	Completed

Focus Area 1: High Performing City Organization Providing Exceptional, People Focused Services



GOAL 2: Continue to improve the efficiency and productivity of operations through the use of technology, innovation, teamwork and continual business process improvement.

	Task	Department	Target Date	Target Matrix	FY26 Status
1.2.1	**Integration of 311/CRM in Emergency Preparedness** | We collaborate with Emergency Management to incorporate 311 and Customer Relationship Management systems into the City's disaster preparedness program. This integration enhances communication, streamlines information sharing, and ensures residents receive timely, accurate updates during emergencies, strengthening community resilience and response capabilities.	Administrative Services	Fourth Quarter	Complete	Completed
1.2.2	**Expansion of Online Utility Payments** | We aim to increase the percentage of utility accounts paid online to enhance customer convenience, improve payment efficiency, and strengthen overall collection rates. By promoting secure, user-friendly digital payment options, we streamline operations while providing residents with flexible and accessible service.	Administrative Services	On-going	5% Increase	Completed
1.2.3	**Enhanced Purchasing Response Times** | We will improve initial response times to purchasing inquiries to elevate customer service, reduce delays, and support more efficient procurement workflows. By streamlining communication and decision-making, we ensure timely, accurate support for departments and vendors alike.	Administrative Services	On-going	15% Decrease	Completed
1.2.4	**BTX311 App Engagement** | We will increase the number of BTX311 app downloads by boosting visibility through community events, social media outreach, and other targeted promotions. Expanding awareness and access to the app empowers residents to connect with City services quickly and conveniently.	Administrative Services	On-going	10% Increase	Completed

Focus Area 1: High Performing City Organization Providing Exceptional, People Focused Services



GOAL 2: Continue to improve the efficiency and productivity of operations through the use of technology, innovation, teamwork and continual business process improvement.

	Task	Department	Target Date	Target Matrix	FY26 Status
1.2.5	**Streamlined Development Review Process** | We will implement changes to development submittal and review sequencing to improve efficiency and reduce the need for revisions that require resubmittals. By enhancing coordination and clarity in the review process, we expedite project timelines and support a more predictable development experience.	Development Services	Second Quarter	Complete	Completed
1.2.6	**Texas Cyberstar Certification** | We will complete the DIR Cyberstar Certificate Program, demonstrating our commitment to strong cybersecurity practices. This designation protects City systems, data, and critical infrastructure, aligns with state standards, and strengthens public trust in our technology operations.	Information Technology	Fourth Quarter	Complete	Discontinued
1.2.7	**Computer Aided Dispatch (CAD) Upgrade & Implementation** | We will implement an upgraded CAD system to improve emergency response through increased reliability, speed, and integration across Police, Fire, and Dispatch. This upgrade reduces infrastructure costs, streamlines support, and delivers features tailored to Burleson's public safety needs, advancing our long-term technology goals.	Information Technology	Second Quarter	Complete	Completed
1.2.8	**Implementation of LoRa Network** | LoRa is a long-range, low-power wireless network used to connect sensors and smart devices across the city. It enables real-time data collection with minimal power use and supports our goal of expanding efficient, cost-effective Internet of Things (IoT) infrastructure.	Information Technology	Fourth Quarter	Complete	Discontinued

Focus Area 1: High Performing City Organization Providing Exceptional, People Focused Services



GOAL 2: Continue to improve the efficiency and productivity of operations through the use of technology, innovation, teamwork and continual business process improvement.

	Task	Department	Target Date	Target Matrix	FY26 Status
1.2.9	**Autonomous Mowing Implementation** | We will transition strategic areas within the parks system to autonomous mowing, increasing efficiency, reducing labor demands, and promoting sustainable maintenance practices. This technology enhances operational capacity while allowing staff to focus on higher-value park improvements and services.	Parks and Recreation	On-going	1	Completed
1.2.10	**CAPRA Accreditation** | We will achieve our Commission for Accreditation of Park and Recreation Agencies (CAPRA) accreditation, demonstrating our commitment to excellence in parks and recreation management. This nationally recognized standard affirms our dedication to best practices, continuous improvement, and delivering high-quality services to the community.	Parks and Recreation	Third Quarter	Complete	Completed
1.2.11	**Facility Service Request Efficiency** | We will improve efficiency in resolving facility service requests by streamlining the process and enhancing tracking systems. These improvements will ensure timely responses, strengthen accountability, and promote clear communication across departments.	Public Works	Fourth Quarter	Complete	Completed
1.2.12	**Fleet Management Request and Information Efficiency** | We will enhance City fleet operations through the implementation of a fleet management information system. This technology will improve maintenance tracking, optimize vehicle utilization, and support data-driven decisions that extend asset life and reduce operational costs.	Public Works	Second Quarter	Complete	Finish in 27

Focus Area 1: High Performing City Organization Providing Exceptional, People Focused Services



GOAL 3: Deliver high-quality service and communications to external and internal customers by providing outstanding customer experience, communication and community engagement; regularly seeking feedback from citizens and employees through surveys, public forums and other outreach methods; and offering convenient methods for conducting business and communicating with the city.

	Task	Department	Target Date	Target Matrix	FY26 Status
1.3.1	**Capital Project GIS Mapping** | We will develop and maintain a Capital Project GIS map that provides clear, concise information and key project details. This tool will enhance transparency, improve public access to project updates, and support informed decision-making across the organization.	Capital Engineering	On-Going	Complete	Completed
1.3.2	**E-Newsletter Engagement** | We will enhance community awareness by continually assessing and refining e-newsletter content, design, and delivery strategies. Quarterly analytics will guide improvements to ensure residents stay informed and engaged with City news and updates.	Community Services - Communications	On-going	55% Open Rate	Completed
1.3.3	**Social Media Outreach** | We will strengthen community engagement on social media by optimizing content, posting strategies, and platform use. Regular review of performance metrics will help expand our reach and encourage active participation.	Community Services - Communications	On-going	5,000 Average Reach Post	Completed
1.3.4	**Website Engagement** | We will improve community access to information by continually evaluating and updating website content, navigation, and usability. Ongoing analysis of user activity will ensure residents have timely, relevant, and easy-to-access resources.	Community Services - Communications	On-going	500,000 Unique Views Every Quarter	Completed

Focus Area 1: High Performing City Organization Providing Exceptional, People Focused Services



GOAL 3: Deliver high-quality service and communications to external and internal customers by providing outstanding customer experience, communication and community engagement; regularly seeking feedback from citizens and employees through surveys, public forums and other outreach methods; and offering convenient methods for conducting business and communicating with the city.

	Task	Department	Target Date	Target Matrix	FY26 Status
1.3.5	**2022 Bond Program Updates** | We will continue to provide the public with timely updates on the status of the 2022 Bond Program implementation. Transparent communication will keep residents informed on project progress, milestones, and the effective use of bond funds.	Community Services - Communications	Fourth Quarter	An Update Provided Every Quarter	Completed
1.3.6	**Increase Library Community Engagement** | We will increase community engagement and awareness of library services through expanded outreach programming, strengthened partnerships with community organizations, and targeted marketing efforts. These initiatives will connect more residents to library resources, programs, and opportunities.	Community Services - Library	Fourth Quarter	40 Community Events	Completed
1.3.7	**Subdivision Ordinance Revision** | We will revise the existing subdivision ordinance to improve operational efficiency within the overall development process. These updates will streamline procedures, enhance clarity, and support consistent, timely project reviews.	Development Services	Third Quarter	Complete	Completed

Focus Area 1: High Performing City Organization Providing Exceptional, People Focused Services



GOAL 4: Be a responsible steward of the city's financial resources by providing rates and fees that represent a strong value to our citizens; providing timely, accurate and transparent financial reporting; and utilizing long-range planning.

	Task	Department	Target Date	Target Matrix	FY26 Status
1.4.1	**Asset Management Program Implementation** | Implement Water and Wastewater into the asset management program for public infrastructure and fixed assets, enhancing data-driven decision-making, optimizing maintenance strategies, and extending the life cycle of critical City resources.	City Manager's Office	Fourth Quarter	Complete	Completed
1.4.2	**Grant Pursuit** | We will review and pursue grant opportunities to help offset the cost of planned capital projects, working with a grant consultant and staff to complete applications and identify additional funding sources.	City Manager's Office	On-Going	8 Submitted Grant Applications	Completed
1.4.3	**Financial Transparency and Accountability** | We will continue to demonstrate fiduciary responsibility by providing precise and transparent financial information through the submission of monthly financial reports for FY25/26, preparation of the Annual Comprehensive Financial Report (ACFR), and development of the FY26/27 budget.	Finance Department	On-Going	Complete	Completed
1.4.4	**Transparency Star Recognition** | We will create website content that meets the Texas Comptroller's Transparency Star program standards, showcasing the City's commitment to openness and public access to financial and operational information.	Finance Department	Fourth Quarter	4 or More Stars	Completed
1.4.5	**Stormwater Fee Implementation** | We will implement a stormwater fee to strengthen the City's infrastructure, providing dedicated funding for drainage improvements, flood mitigation, and long-term system sustainability.	Public Works	Third Quarter	Complete	Completed

Focus Area 2: Dynamic & Preferred City through Managed Growth



GOAL 1: Attract and retain top-tier businesses to promote high-quality economic development by expanding and diversifying the tax base; and creating jobs that allow our residents to work where they live.

	Task	Department	Target Date	Target Matrix	FY26 Status
2.1.1	**Small Business Program Expansion** | We will continuously develop and enhance programs that support and empower the local small business community, fostering economic growth, innovation, and long-term sustainability.	Economic Development	Fourth Quarter	1 New Program	Completed
2.1.2	**Hooper Business Park Job Creation** | We will obtain a signed Letter of Intent (LoI) to secure primary jobs for Hooper Business Park, supporting local economic development and long-term community prosperity.	Economic Development	Fourth Quarter	1 new LoI	Finish in 27
2.1.3	**Corridor Redevelopment** | We will actively collaborate with developers to revitalize key community corridors, enhancing economic vitality, improving infrastructure, and fostering vibrant, attractive spaces for residents and visitors.	Economic Development	Fourth Quarter	Secure six or more developer meetings	Completed
2.1.4	**Hill College Site Redevelopment** | We will obtain a signed Letter of Intent (LoI) and execute an agreement to transform the Hill College site into a valuable community asset that supports economic growth and enhances quality of life.	Economic Development	Fourth Quarter	Complete	Completed
2.1.5	**New Industrial Park Development** | We will identify suitable land and a development partner to create a comprehensive plan for a new industrial park, fostering job creation, expanding the tax base, and supporting long-term economic growth.	Economic Development	Fourth Quarter	Complete	Completed

Focus Area 2: Dynamic & Preferred City through Managed Growth



GOAL 1: Attract and retain top-tier businesses to promote high-quality economic development by expanding and diversifying the tax base; and creating jobs that allow our residents to work where they live.

	Task	Department	Target Date	Target Matrix	FY26 Status
2.1.6	**Achieve State Tourism Certifications** | We will promote Burleson as a tourism destination by strengthening and expanding marketing efforts, while pursuing state tourism certifications that enhance visibility and attract visitors to the community.	Economic Development	Fourth Quarter	2	Completed
2.1.7	**Development Sports Tourism** | We will identify, plan, and execute a strategy for creating a new indoor sports facility, attracting regional events, boosting local tourism, and supporting economic growth.	Economic Development	Fourth Quarter	Execute Development Agreement	Finish in 27
2.1.8	Retail Recruitment and Tourism Promotion | We will continue efforts to attract new-to-market retail establishments and promote tourism, enhancing the City's economic vitality and expanding amenities for residents and visitors.	Economic Development	Fourth Quarter	4 New Sites	Completed
2.1.9	**High Paying Job Opportunities** | We will pursue and recruit medical professionals to the community, focusing on a hospital provider and medical offices that offer jobs with wages above the Johnson County median income. These efforts will strengthen local healthcare services and support economic growth.	Economic Development	Fourth Quarter	Complete	Finish in 27
2.1.10	**Hotel and Conference Center Development** | We will develop a viable plan for the creation of a hotel and conference center, supporting tourism, attracting events, and driving economic growth.	Economic Development	On-going	Complete	Completed

Focus Area 2: Dynamic & Preferred City through Managed Growth



GOAL 2: Promote sustainable residential and commercial development through strategic and long-term planning; providing a business-friendly environment; continuing efficient development review process; and enhancing partnerships with the development community.

	Task	Department	Target Date	Target Matrix	FY26 Status
2.2.1	**2024 International Codes Adoption** | We will adopt the 2024 International Codes along with NCTCOG amendments to ensure building standards align with best practices, enhance safety, and support consistent development across the community.	Development Services	Fourth Quarter	Complete	Finish in 27
2.2.2	**On-Site Sewage Facility Regulation Update** | We will update the TCEQ order and ordinance for on-site sewage facilities to ensure compliance with state regulations, protect public health, and support sustainable environmental practices.	Development Services	Fourth Quarter	Complete	Finish in 27
2.2.3	**Zoning Ordinance Update** | We will finalize the review and adoption of the zoning ordinance update to promote orderly growth, enhance development standards, and support the community's long-term planning goals.	Development Services	Fourth Quarter	Complete	Completed

Focus Area 2: Dynamic & Preferred City through Managed Growth



GOAL 3: Enhance connectivity and improve mobility by expanding capacity of existing transportation network, evaluating additional thoroughfare improvements; and improving roadway, bicycle and pedestrian infrastructure.

	Task	Department	Target Date	Target Matrix	FY26 Status
2.3.1	**State Highway 174 Widening Support** | We will assist with the implementation and construction of the State Highway 174 widening project from Elk Drive to Wicker Hill Road, improving traffic flow, enhancing safety, and supporting future growth.	Capital Engineering	On-going	Complete	Completed
2.3.2	**Westside Mobility Network** | We will continue to evaluate the roadway network for the westside of Burleson and amend the functional classification of Alsbury Blvd and Lakewood Drive to partner with TxDOT and NTCOG for funding opportunities to enhance the mobility and connectivity between IH35 and Chisholm Trail Parkway with expected development in the region.	Development Services	On-going	Complete	Completed
2.3.3	**Proactive Pavement Management** | We will use the Asset Management Model to implement a proactive pavement management program, optimizing repair schedules and utilizing data-driven strategies to extend roadway life and increase overall efficiency.	Public Works	On-going	Complete	Completed

Focus Area 2: Dynamic & Preferred City through Managed Growth



GOAL 4: Implement the city's Capital Improvement Program to improve the quality of life for residents through the completion of projects identified in the city's master plans.

	Task	Department	Target Date	Target Matrix	FY26 Status
2.4.1	**Industrial Pump Station Construction** | We will begin construction on the Industrial Pump Station Project to enhance water infrastructure capacity, support economic development, and meet the needs of future growth.	Capital Engineering	First Quarter	Complete	Completed
2.4.2	**Hulen Street Expansion Design** | We will complete the design of the Hulen Street expansion from SH174 to Candler Drive, supporting improved traffic flow, enhanced connectivity, and future infrastructure growth.	Capital Engineering	Fourth Quarter	Complete	Completed
2.4.3	**Alsbury Boulevard Extension Design** | We will complete the schematic design for the Alsbury Boulevard extension to Lakewood Drive, improving roadway connectivity, reducing congestion, and supporting planned development.	Capital Engineering	Fourth Quarter	Complete	Not Met
2.4.4	**Neighborhood Street Program Completion** | We will finalize the design and complete construction of the FY 24-25 Neighborhood Street Program, enhancing roadway conditions, improving neighborhood accessibility, and extending pavement life.	Capital Engineering	Fourth Quarter	Complete	Completed
2.4.5	**Neighborhood Street Program Completion** | We will finalize the design and complete construction of the planned Neighborhood Street Program, improving roadway conditions, enhancing neighborhood accessibility, and extending pavement life.	Capital Engineering	Fourth Quarter	Complete	Not Met
2.4.6	**Community Park Phase I Completion** | We will complete construction on Phase I of the Community Park, providing enhanced recreational amenities, expanding community gathering spaces, and improving quality of life for residents.	Parks and Recreation	Fourth Quarter	Complete	Finish in 2

Focus Area 2: Dynamic & Preferred City through Managed Growth



GOAL 5: Develop and maintain facilities and utility services that meet the needs of the community through strategic planning, long-term planning and best practices.

	Task	Department	Target Date	Target Matrix	FY26 Status
2.5.1	**Water Loss Reduction Planning** | We will establish a baseline for unmetered, unaccounted-for water loss and develop a plan to achieve a target of 6% water loss, improving system efficiency, conserving resources, and reducing operational costs.	Public Works	Third Quarter	Complete	Completed
2.5.2	**Enhanced Compliance Program Exploration** | We will explore the implementation of an enhanced Cross-Connection, Backflow Prevention, and Fats, Oil, and Grease (FOG) Program through centralized reporting and technology adoption, facilitating compliance with TCEQ recordkeeping requirements and providing data to guide field investigation priorities.	Public Works	Third Quarter	Complete	Finish in 27
2.5.3	**Water Infrastructure Preventive Maintenance Program** | We will create a preventive maintenance program for the Collections Program using ASSTRA software, improving asset tracking, optimizing maintenance schedules, and enhancing system reliability.	Public Works	Fourth Quarter	Complete	Completed
2.5.4	**Facility Master Plan Finalization** | We will finalize a facility master plan that identifies long-term space needs, supporting strategic growth, efficient operations, and informed capital planning.	Public Works	Fourth Quarter	Complete	Finish in 27

Focus Area 3: Beautiful, Safe & Vibrant Community

GOAL 1: Encourage a clean and healthy community through the promotion of positive behaviors, sustainable practices, outreach programs and city services.

	Task	Department	Target Date	Target Matrix	FY26 Status
3.1.1	**Animal Shelter Adoption Growth** | We will increase adoptions at the Animal Shelter by enhancing outreach, expanding community partnerships, and improving the adoption experience to connect more animals with permanent, loving homes.	Community Services - Animal Services	On-going	3% Increase	Not Met
3.1.2	**Animal Shelter Euthanasia Reduction** | We will reduce the euthanasia rate of sick animals at the Animal Shelter by providing onsite veterinary care, enabling earlier treatment and improved overall animal health outcomes.	Community Services - Animal Services	On-going	3% Decrease	Not Met
3.1.3	**Reinvestment and NEZ Policy Development** | We will create Reinvestment Zone and Neighborhood Empowerment Zone (NEZ) policies to encourage revitalization, stimulate economic growth, and support targeted community development efforts.	Development Services	Second Quarter	Complete	Discontinued
3.1.4	**NEZ Incentives and Outreach Implementation** | We will implement the NEZ incentives and outreach program to promote revitalization opportunities, engage property owners, and encourage investment in designated areas.	Development Services	Fourth Quarter	Complete	Completed
3.1.5	**PARTNER Program Implementation** | We will conduct the PARTNER (Pro-active Residential Teams for Environmental Restoration) program to engage the community in addressing environmental concerns, enhancing neighborhood appearance, and promoting sustainable practices.	Development Services	Fourth Quarter	2	Completed
3.1.6	**Green Ribbon Project Completion** | We will complete construction of the Green Ribbon Project at SH 174 and John Jones Drive to enhance beautification and create opportunities to cultivate tourism.	Parks and Recreation	Fourth Quarter	Complete	Complete

Focus Area 3: Beautiful, Safe & Vibrant Community



GOAL 2: Encourage placemaking and a sense of belonging in our neighborhoods, parks and key commercial districts by focusing on long-range planning, comprehensive elements and public art.

	Task	Department	Target Date	Target Matrix	FY26 Status
3.2.1	**Commercial Corridor Redevelopment** | We will continue efforts to redevelop older centers and pursue new land development along I-35W, Alsbury Boulevard, Hidden Creek Parkway, and State Highway 174, enhancing economic vitality and community appeal.	Economic Development	On-going	Complete	Completed
3.2.2	**Russell Farm Master Plan Completion** | We will complete the Russell Farm Master Plan to guide future development, preserve historical and cultural assets, and enhance recreational and educational opportunities for the community.	Parks and Recreation	Fourth Quarter	Complete	Finish in 27
3.2.3	**Warren Park Master Plan Completion** | We will complete the Warren Park Master Plan to guide future improvements, expand recreational amenities, and enhance the park's role as a valued community gathering space.	Parks and Recreation	Fourth Quarter	Complete	Finish in 27
3.2.4	**Call for Public Art** | We will complete the first Call for Art for public art, fostering community engagement, supporting local artists, and enhancing the City's cultural and visual landscape.	Parks and Recreation	Third Quarter	Complete	Completed
3.2.5	**Parks Master Plan** | Parks Master Plan Completion | We will complete the Parks Master Plan to guide strategic park development, enhance recreational amenities, and ensure long-term planning aligns with community needs.	Parks and Recreation	Fourth Quarter	Complete	Completed
3.2.6	**Finalize the Community Arts Master Plan** | We will finalize the Community Arts Master Plan from FY24/25, providing a strategic framework to support cultural growth, public art initiatives, and creative community engagement.	Parks and Recreation	Fourth Quarter	Complete	Completed

Focus Area 3: Beautiful, Safe & Vibrant Community



GOAL 3: Enhance emergency response services provided to the community, including emergency medical, police, fire and public dispatch services.

	Task	Department	Target Date	Target Matrix	FY26 Status
3.3.1	Strategic Fire Training Program | We will design and implement a strategic fire training program that ensures regulatory compliance while fostering company resources to better equip fire personnel, enhancing both job satisfaction and performance.	Fire	Fourth Quarter	Complete	completed
3.3.2	Inspection Responsibility Reallocation | We will reallocate inspection responsibilities from frontline crews for the next year to allow them to focus on core response operations, training, and readiness.	Fire	Second Quarter	Complete	completed
3.3.3	Ambulance Fleet Expansion | We will expand the fleet with an additional ambulance to strengthen EMS capacity and provide operational redundancy, allowing deployment during peak times or as needed.	Fire	Second Quarter	Complete	completed
3.3.4	EOC Footprint Enhancement | The Office of Emergency Management, in partnership with Information Technology, will maximize the EOC footprint through technology, communications, and workspace upgrades to enhance situational awareness, coordination, and efficiency during activations.	Fire - Emergency Management	First Quarter	Complete	completed
3.3.5	Public Safety Communications Accreditation | We will pursue accreditation through the Association of Public Safety Communication Officials to certify the public safety communications training program, ensuring it meets national standards and supports excellence in emergency response.	Public Safety Communications	Fourth Quarter	Complete	Not Met

Focus Area 3: Beautiful, Safe & Vibrant Community



GOAL 4: Ensure public safety equipment and personnel needs are being met, including staffing, support and training.

	Task	Department	Target Date	Target Matrix	FY26 Status
3.4.1	**Fire Station 1 Remodel Completion** | We will complete the remodel of Fire Station 1 to provide adequate space for Fire/EMS operations and expand office capacity for administration, supporting improved service delivery and operational efficiency.	Capital Engineering	Third Quarter	Complete	Completed
3.4.2	**Police Station Expansion** | We will complete the expansion of the Police Station to increase operational capacity, improve working conditions, and support the growing public safety needs of the community.	Capital Engineering	Fourth Quarter	75% Complete	Finish in 27
3.4.3	**Fire Engine Replacement** | We will replace two fire engines in accordance with the fleet replacement schedule to enhance operational effectiveness, improve reliability and safety, and integrate advanced technology.	Fire	Second Quarter	Complete	Completed
3.4.4	**Arson Investigator Hiring** | We will hire an additional arson investigator to expand the Fire Marshal's Office capacity to manage annual fire inspections, enabling the strategic redistribution of duties so fire crews can focus on core response and readiness.	Fire	Second Quarter	Complete	Completed

Focus Area 3: Beautiful, Safe & Vibrant Community



GOAL 4: Ensure public safety equipment and personnel needs are being met, including staffing, support and training.

	Task	Department	Target Date	Target Matrix	FY26 Status
3.4.5	**TCOLE Training Provider Status** | We will obtain Texas Commission on Law Enforcement (TCOLE) Training Provider status to deliver higher-quality training to staff, enhancing professional development and ensuring compliance with law enforcement training standards.	Police	Third Quarter	Complete	Completed
3.4.6	**Police Fleet Expansion** | We will enhance public safety by purchasing, fully upfitted, and deploy a new police vehicle to the fleet, reducing reliance on older units and extending overall fleet longevity.	Police	Fourth Quarter	Complete	Completed
3.4.7	**Police Staffing Expansion** | We will enhance public safety by hiring, training, and deploying a new police officer to solo status, increasing capacity to respond to both emergency and non-emergency calls for service driven by community growth.	Police	Fourth Quarter	Complete	Completed

Focus Area 3: Beautiful, Safe & Vibrant Community



GOAL 5: Continue community policing and risk reduction programs that create strong partnerships with the public to promote safety throughout the community.

	Task	Department	Target Date	Target Matrix	FY26 Status
3.5.1	**Emergency Preparedness and CERT Program Enhancement** | We will continue conducting emergency preparedness workshops for community members and enhance the CERT program to support whole community preparedness, fostering resilience through training, education, and public engagement.	Fire - Emergency Management	On-going	Complete	Completed
3.5.2	**Community Risk Reduction Enhancement** | We will continue to enhance Community Risk Reduction efforts, including drowning prevention, CPR, and Stop the Bleed programs, to make the City a safer place to live, work, and visit.	Fire - Emergency Management	On-going	Complete	Completed
3.5.3	**Park Safety Camera Installation** | We will install 4G cameras at community parks experiencing increased vandalism and other issues to enhance security, deter crime, and ensure the safety of all park visitors.	Information Technology	Fourth Quarter	Complete	Discontinued
3.5.4	**S.T.A.N.D. Safety Summit** | We will host the S.T.A.N.D. Safety Summit to engage the community and educate residents about serious safety risks affecting youth, fostering awareness, prevention, and collaborative solutions.	Police	Second Quarter	Complete	Completed

Focus Area 4: Great Place to Live through Expanded Quality of Life Amenities

GOAL 1: Provide high-quality parks for residents by expanding park amenities and options; enhancing city's trail network; and improving access to parks facilities.

	Task	Department	Target Date	Target Matrix	FY26 Status
4.1.1	**Old Town and Plaza** Lighting Enhancement | We will enhance lighting in the Old Town and Mayor Vera Calvin Plaza area to improve safety, increase visibility, and create a more inviting environment for residents and visitors.	Capital Engineering	Fourth Quarter	Complete	Completed
4.1.2	**5-Year Capital Program Implementation** | We will continue implementing the 5-year capital program by completing the projects approved in FY25/26, ensuring timely delivery of infrastructure improvements and strategic investments.	Parks and Recreation	Fourth Quarter	Complete	Completed
4.1.3	**Golf Course Improvements** | We will continually enhance the golf course through strategic upgrades, facility maintenance, and amenity improvements to elevate the player experience and attract more visitors.	Parks and Recreation	On-going	Complete	Completed

Focus Area 4: Great Place to Live through Expanded Quality of Life Amenities

GOAL 2: Provide high-quality recreation opportunities, events and facilities for residents by expanding programs and options for all ages and abilities that enrich the quality of life for residents.

	Task	Department	Target Date	Target Matrix	FY26 Status
4.2.1	**Mayor's Youth Council Management** | We will manage and support the Mayor's Youth Council by providing mentorship, fostering leadership development, and creating opportunities for youth to engage in local government and community service.	City Manager's Office	On-going	Complete	Completed
4.2.2	**Senior Programming Enhancement** | We will enhance senior programming by actively recruiting knowledgeable and enthusiastic volunteers and securing sponsors to introduce fresh, engaging activities that enrich the lives of Burleson's older adults.	Community Services - Senior Activity Center	Fourth Quarter	3 Volunteers Quarterly 4 Annual Sponsors	Completed
4.2.3	**Teen and Young Adult Program Expansion** | We will grow events and programs for the teen and young adult age group, providing engaging activities, fostering community connections, and supporting personal development.	Parks and Recreation	On-going	3	Completed

Focus Area 4: Great Place to Live through Expanded Quality of Life Amenities

GOAL 3: Provide outstanding cultural, educational and entertainment opportunities by cultivating mutually beneficial partnerships with area education and government entities, the business community, and not-for-profits.

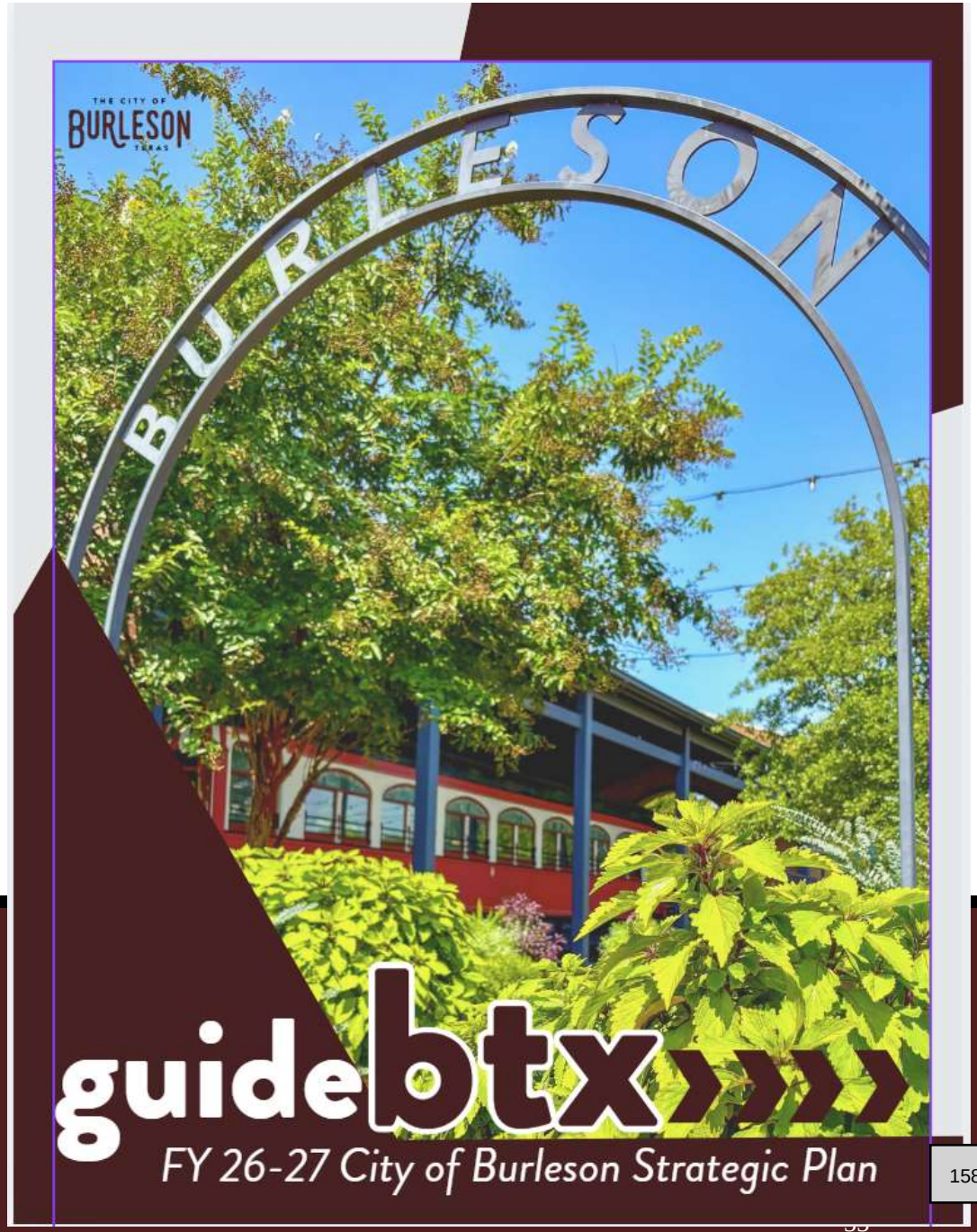
	Task	Department	Target Date	Target Matrix	FY26 Status
4.3.1	**Burleson 101 Civic Academy** | We will implement and host the Burleson 101 Civic Academy to educate the community on municipal operations and strengthen partnerships within the community.	City Secretary's Office	Fourth Quarter	Complete	Completed
4.3.2	**Project U Leadership Conference** | We will grow the Project U Leadership Conference into a premier statewide event, attracting visitors and overnight guests to Burleson and showcasing the City as a hub for leadership development and engagement.	Economic Development	Fourth Quarter	Complete	Completed
4.3.3	**Outdoor Education Program Partnership** | We will partner with the Texas Parks & Wildlife Department (TPWD) to implement an outdoor education program, promoting environmental stewardship, recreation, and community engagement.	Parks and Recreation	Fourth Quarter	Complete	Completed
4.3.4	**Mobile Recreation Program Expansion** | We will expand recreation programming across the city through mobile recreation, increasing access to activities, fostering community engagement, and bringing services directly to neighborhoods.	Parks and Recreation	On-going	1 Event Quarterly	Completed

FY25-26 Strategic Plan









Focus Area's

FOCUS AREA 1

High Performing City Organization

Providing Exceptional, People Focused Services

FOCUS AREA 2

Dynamic & Preferred City

through Managed Growth

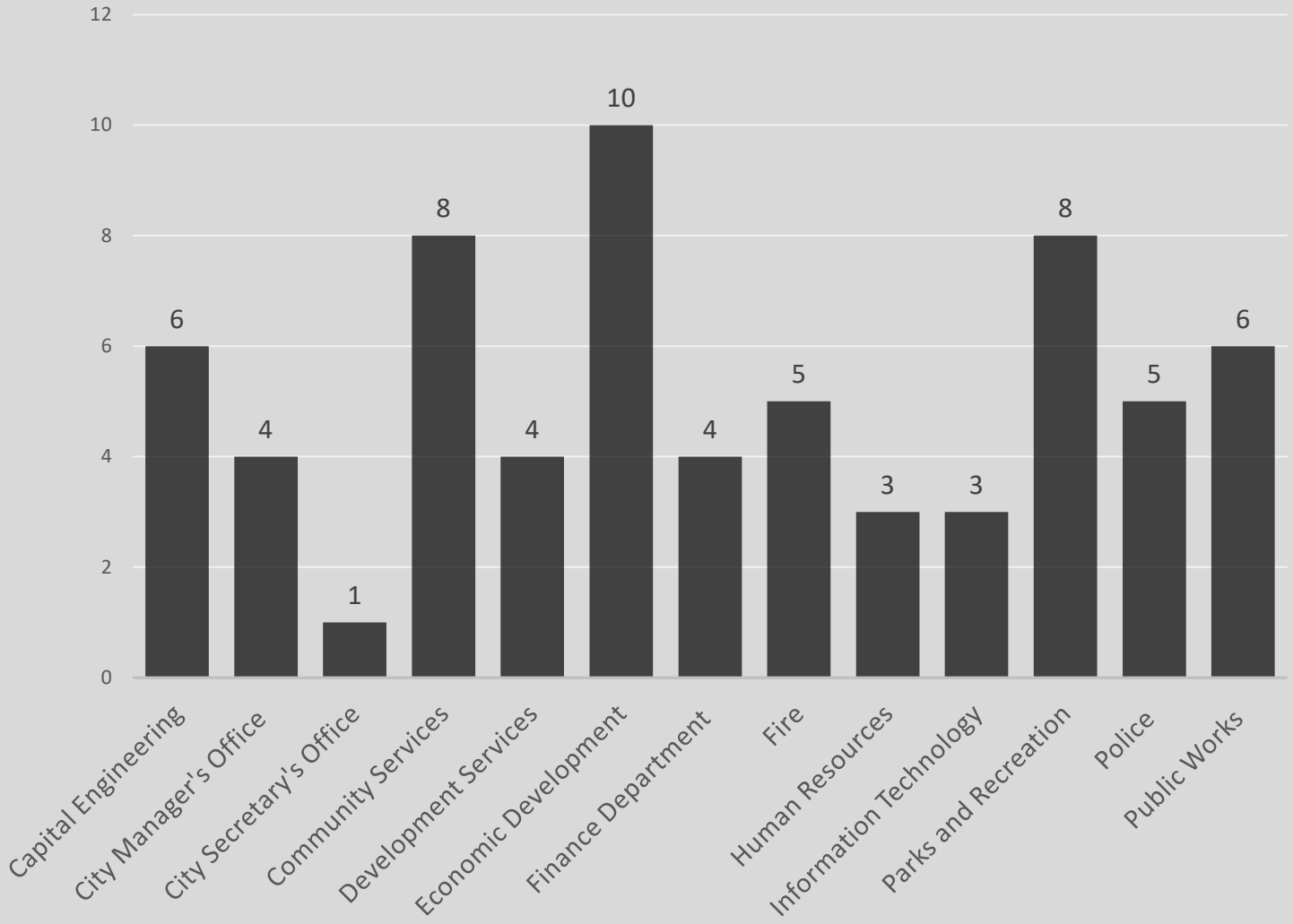
FOCUS AREA 3

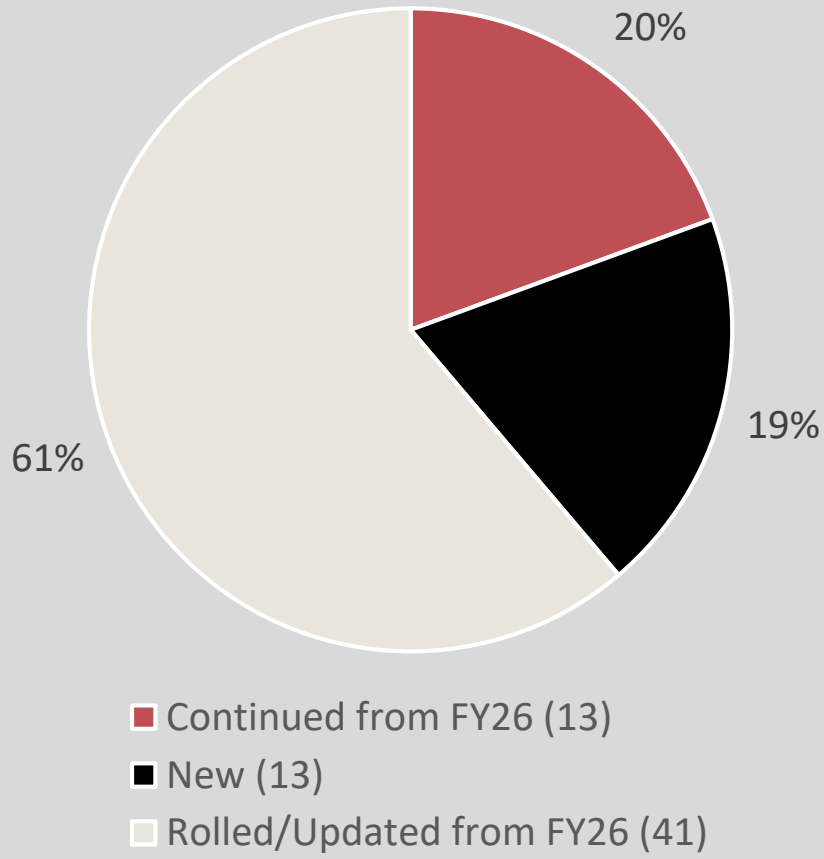
Beautiful, Safe & Vibrant Community

FOCUS AREA 4

Great Place to Live

through Expanded Quality of Life Amenities





FY2027 Task Summary

67 Total Tasks

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Focus Area 1: High Performing City Organization Providing Exceptional, People Focused Services



GOAL 1: Develop a high-performance and diverse workforce by attracting and retaining the very best employees; providing a competitive salary and benefits package; maximizing employee training and educational opportunities.

	Task	Department	Target Date	Target Matrix	FY27 Status
1.1.1	**Mentorship Program** | We foster professional development through a structured mentorship program that connects experienced employees with emerging talent. By promoting knowledge sharing, guidance, and career support, we strengthen organizational expertise, encourage employee engagement, and cultivate future leaders who embody the City's values and vision.	City Manager's Office	Fourth Quarter	2 Sessions (15 pairings each)	Rolled/Updated from 26
1.1.2	**Obtain and Attract Top Tier Employees** | Our strategic approach to recruitment and retention fosters a thriving, high-performing workforce. By maintaining a selective acceptance rate, we attract top talent whose skills and values align with our organizational goals. At the same time, we focus on reducing turnover and preventing regrettable attrition, ensuring employees feel valued, supported, and motivated to grow their careers with the City.	Human Resources	On-going	85% acceptance rate on job offers	Rolled/Updated from 26 *Retreat
1.1.3	**Proactive Risk Management** | We reinforce the City's commitment to workforce safety and asset protection through vigilant monitoring and data-driven action. By tracking workers' compensation claims, we identify trends and implement targeted safety measures to reduce incidents. Likewise, effective management of property and liability claims safeguards operational integrity and minimizes financial impact. Through continuous improvement, proactive risk assessment, and employee engagement, we create a secure, resilient work environment that prioritizes well-being while sustaining productivity.	Human Resources	On-going	< 45 Worker's Comp Claims < 12 Property & Liability Claims	Rolled/Updated from 26
1.1.4	**Ongoing Workforce Development |** We demonstrate our commitment to employee growth and development by providing meaningful learning opportunities that support current roles and prepare staff for future advancement. Through strategic training initiatives for employees and leaders, including executive and supervisor leadership training, we foster a culture of growth, innovation, and operational excellence, driving both individual career progression and the City's long-term success.	Human Resources	On-going	50 Learning Opportunities	Rolled/Updated from 26

Focus Area 1: High Performing City Organization Providing Exceptional, People Focused Services



GOAL 2: Continue to improve the efficiency and productivity of operations through the use of technology, innovation, teamwork and continual business process improvement.

	Task	Department	Target Date	Target Matrix	FY27 Status
1.2.1	**Expansion of Online Utility Payments** | We aim to increase the percentage of utility accounts paid online to enhance customer convenience, improve payment efficiency, and strengthen overall collection rates. By promoting secure, user-friendly digital payment options, we streamline operations while providing residents with flexible and accessible service.	Finance - Administrative Services	On-going	5% Increase	Rolled/Updated from 26
1.2.2	**Enhanced Purchasing Response Times** | We will improve initial response times to purchasing inquiries to elevate customer service, reduce delays, and support more efficient procurement workflows. By streamlining communication and decision-making, we ensure timely, accurate support for departments and vendors alike.	Finance - Administrative Services	On-going	15% Decrease	Rolled/Updated from 26
1.2.3	**BTX311 App Engagement** | We will increase the number of BTX311 app downloads by boosting visibility through community events, social media outreach, and other targeted promotions. Expanding awareness and access to the app empowers residents to connect with City services quickly and conveniently.	Finance - Administrative Services	On-going	10% Increase	Rolled/Updated from 26
1.2.4	**Completion of the NIST Cybersecurity Framework implementation** | The NIST Cybersecurity Framework provides a nationally recognized standard for managing and reducing cybersecurity risk. Aligning with this framework demonstrates the City's commitment to protecting systems, data, and critical infrastructure through a structured, risk-based approach. This alignment strengthens governance, improves resilience, and reinforces public trust in our technology operations.	Information Technology	Fourth Quarter	Complete	New

Focus Area 1: High Performing City Organization Providing Exceptional, People Focused Services



GOAL 2: Continue to improve the efficiency and productivity of operations through the use of technology, innovation, teamwork and continual business process improvement.

	Task	Department	Target Date	Target Matrix	FY27 Status
1.2.5	**Implementation of USB Device Security** | Set controls to strengthen endpoint protection and support CJIS compliance. This initiative establishes strict governance over removable media by restricting unauthorized USB devices while allowing approved devices to function through controlled configuration. By enforcing these controls, the City significantly reduces the risk of malware and virus introduction, limits potential data exfiltration, and enhances overall data loss prevention efforts. This approach aligns with CJIS Security Policy requirements and ensures that sensitive criminal justice data is properly protected across the City's technology environment.	Information Technology	Second Quarter	Complete	New
1.2.6	**Migration to AT&T Business Circuits** | Increase bandwidth and enhance network performance across City facilities. This initiative transitions the City from AT&T Network on Demand to dedicated Business circuits, providing higher-capacity, more scalable connectivity to support daily operations and critical services. The upgrade also enables improved segmentation and performance of public and guest networks, ensuring that external access does not impact internal City systems. By modernizing connectivity, the City strengthens overall network resilience, improves user experience, and positions the environment to support future technology demands.	Information Technology	Fourth Quarter	Complete	New
1.2.7	**Fleet Management Request and Information Efficiency** | We will enhance City fleet operations through the implementation of a fleet management information system. This technology will improve maintenance tracking, optimize vehicle utilization, and support data-driven decisions that extend asset life and reduce operational costs.	Public Works	Second Quarter	Complete	Finish Goal from 26

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Focus Area 1: High Performing City Organization Providing Exceptional, People Focused Services



GOAL 3: Deliver high-quality service and communications to external and internal customers by providing outstanding customer experience, communication and community engagement; regularly seeking feedback from citizens and employees through surveys, public forums and other outreach methods; and offering convenient methods for conducting business and communicating with the city.

	Task	Department	Target Date	Target Matrix	FY27 Status
1.3.1	**E-Newsletter Engagement** | We will enhance community awareness by continually assessing and refining e-newsletter content, design, and delivery strategies. Quarterly analytics will guide improvements to ensure residents stay informed and engaged with City news and updates.	Community Services - Communications	On-going	55% Open Rate	Rolled/Updated from 26
1.3.2	**Social Media Outreach** | We will strengthen community engagement on social media by optimizing content, posting strategies, and platform use. Regular review of performance metrics will help expand our reach and encourage active participation.	Community Services - Communications	On-going	5,000 Average Reach Post	Rolled/Updated from 26
1.3.3	**Website Engagement** | We will improve community access to information by continually evaluating and updating website content, navigation, and usability. Ongoing analysis of user activity will ensure residents have timely, relevant, and easy-to-access resources.	Community Services - Communications	On-going	500,000 Unique Views Every Quarter	Rolled/Updated from 26
1.3.4	**2022 Bond Program Updates** | We will continue to provide the public with timely updates on the status of the 2022 Bond Program implementation. Transparent communication will keep residents informed on project progress, milestones, and the effective use of bond funds.	Community Services - Communications	Fourth Quarter	An Update Provided Every Quarter	Rolled/Updated from 26
1.3.5	**Increase Library Community Engagement** | We will increase community engagement and awareness of library services through expanded outreach programming, strengthened partnerships with community organizations, and targeted marketing efforts. These initiatives will connect more residents to library resources, programs, and opportunities.	Community Services - Library	Fourth Quarter	40 Community Events	Rolled/Updated from 26

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Focus Area 1: High Performing City Organization Providing Exceptional, People Focused Services



GOAL 4: Be a responsible steward of the city's financial resources by providing rates and fees that represent a strong value to our citizens; providing timely, accurate and transparent financial reporting; and utilizing long-range planning.

	Task	Department	Target Date	Target Matrix	FY27 Status
1.4.1	**Asset Management Program Implementation** | Update the Asset Management model to coordinate water and wastewater infrastructure with pavement assets, improving project alignment, supporting data-driven decision-making, and maximizing the efficiency of infrastructure investments.	City Manager's Office	Fourth Quarter	Complete	Rolled/Updated from 26
1.4.2	**Grant Pursuit** | We will review and pursue grant opportunities to help offset the cost of planned capital projects, working with a grant consultant and staff to complete applications and identify additional funding sources.	City Manager's Office	On-Going	8 Submitted Grant Applications	Rolled/Updated from 26 *Retreat
1.4.3	**Financial Transparency and Accountability** | We will continue to demonstrate fiduciary responsibility by providing precise and transparent financial information through the submission of monthly financial reports for FY26/27, preparation of the Annual Comprehensive Financial Report (ACFR), and development of the FY27/28 budget.	Finance Department	On-Going	Complete	Rolled/Updated from 26

Focus Area 2: Dynamic & Preferred City through Managed Growth



GOAL 1: Attract and retain top-tier businesses to promote high-quality economic development by expanding and diversifying the tax base; and creating jobs that allow our residents to work where they live.

	Task	Department	Target Date	Target Matrix	FY27 Status
2.1.1	**Small Business Program Expansion** | We will continuously develop and enhance programs that support and empower the local small business community, fostering economic growth, innovation, and long-term sustainability.	Economic Development	Fourth Quarter	1 New Program	Rolled/Updated from 26
2.1.2	**Hooper Business Park Job Creation** | We will obtain a signed Letter of Intent (LoI) to secure primary jobs for Hooper Business Park, supporting local economic development and long-term community prosperity.	Economic Development	Fourth Quarter	1 new LoI	Finish Goal from 26
2.1.3	**Corridor Redevelopment** | We will actively collaborate with developers to revitalize key community corridors, enhancing economic vitality, improving infrastructure, and fostering vibrant, attractive spaces for residents and visitors.	Economic Development	Fourth Quarter	Secure six or more developer meetings	Rolled/Updated from 26
2.1.4	**Development Sports Tourism** | We will identify, plan, and execute a strategy for creating a new indoor sports facility, attracting regional events, boosting local tourism, and supporting economic growth.	Economic Development	Fourth Quarter	Execute Development Agreement	Finish Goal from 26
2.1.5	**Retail Recruitment and Tourism Promotion** | We will continue efforts to attract new-to-market retail establishments and promote tourism, enhancing the City's economic vitality and expanding amenities for residents and visitors.	Economic Development	Fourth Quarter	4 New Sites	Rolled/Updated from 26

Focus Area 2: Dynamic & Preferred City through Managed Growth



GOAL 1: Attract and retain top-tier businesses to promote high-quality economic development by expanding and diversifying the tax base; and creating jobs that allow our residents to work where they live.

	Task	Department	Target Date	Target Matrix	FY27 Status
2.1.6	**High Paying Job Opportunities** | We will pursue and recruit medical professionals to the community, focusing on a hospital provider and medical offices that offer jobs with wages above the Johnson County median income. These efforts will strengthen local healthcare services and support economic growth.	Economic Development	Fourth Quarter	Complete	Finish Goal from 26
2.1.7	**Hotel and Conference Center Development** | We will support the development of a hotel and conference center by advancing the necessary state legislation and hotel bill, working with legislative partners to secure the tools needed to support the project and promote long-term economic growth.	Economic Development	On-going	Complete	Rolled/Updated from 26 *Retreat
2.1.8	**Support Old Town Redevelopment** | We will actively support redevelopment efforts in Old Town by collaborating with property owners, businesses, and developers to encourage investment, enhance economic vitality, and preserve Old Town as a vibrant destination for residents and visitors.	Economic Development	Fourth Quarter	2 New Businesses	New *Retreat

Focus Area 2: Dynamic & Preferred City through Managed Growth



GOAL 2: Promote sustainable residential and commercial development through strategic and long-term planning; providing a business-friendly environment; continuing efficient development review process; and enhancing partnerships with the development community.

	Task	Department	Target Date	Target Matrix	FY27 Status
2.2.1	**2024 International Codes Adoption** | We will adopt the 2024 International Codes along with NCTCOG amendments to ensure building standards align with best practices, enhance safety, and support consistent development across the community.	Development Services	Fourth Quarter	Complete	Finish Goal from 26
2.2.2	**On-Site Sewage Facility Regulation Update** | We will update the TCEQ order and ordinance for on-site sewage facilities to ensure compliance with state regulations, protect public health, and support sustainable environmental practices.	Development Services	Fourth Quarter	Complete	Finish Goal from 26

Focus Area 2: Dynamic & Preferred City through Managed Growth



GOAL 3: Enhance connectivity and improve mobility by expanding capacity of existing transportation network, evaluating additional thoroughfare improvements; and improving roadway, bicycle and pedestrian infrastructure.

	Task	Department	Target Date	Target Matrix	FY27 Status
2.3.1	**State Highway 174 Widening Support** | We will assist with the implementation and construction of the State Highway 174 widening project from Elk Drive to Wicker Hill Road, improving traffic flow, enhancing safety, and supporting future growth.	Capital Engineering	On-going	Complete	Rolled/Updated from 26
2.3.2	**Westside Mobility Network** | We will continue to evaluate the roadway network for the westside of Burleson and amend the functional classification of Alsbury Blvd and Lakewood Drive to partner with TxDOT and NTCOG for funding opportunities to enhance the mobility and connectivity between IH35 and Chisholm Trail Parkway with expected development in the region.	Development Services	On-going	Complete	Rolled/Updated from 26
2.3.3	**Proactive Pavement Management** | We will use the Asset Management Model to implement a proactive pavement management program, optimizing repair schedules and utilizing data-driven strategies to extend roadway life and increase overall efficiency.	Public Works	On-going	Complete	Rolled/Updated from 26

Focus Area 2: Dynamic & Preferred City through Managed Growth



GOAL 4: Implement the city's Capital Improvement Program to improve the quality of life for residents through the completion of projects identified in the city's master plans.

	Task	Department	Target Date	Target Matrix	FY27 Status
2.4.1	**Industrial Pump Station Construction** | Continue with construction of the Industrial Pump Station Project to enhance water infrastructure capacity, support economic development, and meet the needs of future growth.	Capital Engineering	On-going	Complete	Rolled/Updated from 26
2.4.2	**Hulen Street Expansion Design** | We will complete the design of the Hulen Street expansion from SH174 to Candler Drive, supporting improved traffic flow, enhanced connectivity, and future infrastructure growth. Start the ROW Acquisition process.	Capital Engineering	Fourth Quarter	Complete	Finish Goal from 26
2.4.3	**Alsbury Boulevard Extension Design** | We will work with TxDOT on the schematic design for the Alsbury Boulevard extension to Lakewood Drive, improving roadway connectivity, reducing congestion, and supporting planned development.	Capital Engineering	On-going	Complete	Rolled/Updated from 26
2.4.5	**Neighborhood Street Program Completion** | We will finalize the design and complete construction of the planned Neighborhood Street Program, improving roadway conditions, enhancing neighborhood accessibility, and extending pavement life.	Capital Engineering	Fourth Quarter	Complete	Rolled/Updated from 26
2.4.6	**Community Park Phase I Completion** | We will complete construction on Phase I of the Community Park, providing enhanced recreational amenities, expanding community gathering spaces, and improving quality of life for residents.	Parks and Recreation	Fourth Quarter	Complete	Finish Goal from 26
2.4.1	**Industrial Pump Station Construction** | Continue with construction of the Industrial Pump Station Project to enhance water infrastructure capacity, support economic development, and meet the needs of future growth.	Capital Engineering	On-going	Complete	Rolled/Updated from 26

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Focus Area 2: Dynamic & Preferred City through Managed Growth



GOAL 5: Develop and maintain facilities and utility services that meet the needs of the community through strategic planning, long-term planning and best practices.

	Task	Department	Target Date	Target Matrix	FY27 Status
2.5.1	**Enhanced Compliance Program Exploration** | We will explore the implementation of an enhanced Cross-Connection, Backflow Prevention, and Fats, Oil, and Grease (FOG) Program through centralized reporting and technology adoption, facilitating compliance with TCEQ recordkeeping requirements and providing data to guide field investigation priorities.	Public Works	Third Quarter	Complete	Finish Goal from 26
2.5.2	**Facility Master Plan Finalization** | We will finalize a facility master plan that identifies long-term space needs, supporting strategic growth, efficient operations, and informed capital planning.	Public Works	Fourth Quarter	Complete	Finish Goal from 26
2.5.3	**Ultrasonic Meter Installation |** We will implement the use of ultrasonic solid-state water meters for new construction to improve meter accuracy, enhance water usage data, and support the long-term reliability and efficiency of the City's water system.	Public Works	Fourth Quarter	Complete	New
2.5.4	**Advanced Metering Infrastructure Implementation |** We will research and evaluate recommended funding strategies, costs, and implementation timelines for the citywide deployment of Advanced Metering Infrastructure (AMI) meters to support the development of a long-term implementation plan.	Public Works	Fourth Quarter	Complete	New

Focus Area 3: Beautiful, Safe & Vibrant Community



GOAL 1: Encourage a clean and healthy community through the promotion of positive behaviors, sustainable practices, outreach programs and city services.

	Task	Department	Target Date	Target Matrix	FY27 Status
3.1.1	**Animal Shelter Adoption Growth** | We will increase adoptions at the Animal Shelter by enhancing outreach, expanding community partnerships, and improving the adoption experience to connect more animals with permanent, loving homes.	Community Services - Animal Services	On-going	3% Increase	Rolled/Updated from 26
3.1.2	**Animal Shelter Euthanasia Reduction** | We will reduce the euthanasia rate of sick animals at the Animal Shelter by providing onsite veterinary care, enabling earlier treatment and improved overall animal health outcomes.	Community Services - Animal Services	On-going	3% Decrease	Rolled/Updated from 26
3.1.3	**PARTNER Program Implementation** | We will conduct the PARTNER (Pro-active Residential Teams for Environmental Restoration) program to engage the community in addressing environmental concerns, enhancing neighborhood appearance, and promoting sustainable practices.	Development Services	Fourth Quarter	2	Roll from 27

Focus Area 3: Beautiful, Safe & Vibrant Community



GOAL 2: Encourage placemaking and a sense of belonging in our neighborhoods, parks and key commercial districts by focusing on long-range planning, comprehensive elements and public art.

	Task	Department	Target Date	Target Matrix	FY27 Status
3.2.1	**Commercial Corridor Redevelopment** | We will continue efforts to redevelop older centers and pursue new land development along I-35W, Alsbury Boulevard, Hidden Creek Parkway, and State Highway 174, enhancing economic vitality and community appeal.	Economic Development	On-going	Complete	Rolled/Updated from 26
3.2.2	**Russell Farm Master Plan Completion** | We will complete the Russell Farm Master Plan to guide future development, preserve historical and cultural assets, and enhance recreational and educational opportunities for the community.	Parks and Recreation	Fourth Quarter	Complete	Finish Goal from 26
3.2.3	**Warren Park Master Plan Completion** | We will complete the Warren Park Master Plan to guide future improvements, expand recreational amenities, and enhance the park's role as a valued community gathering space.	Parks and Recreation	Fourth Quarter	Complete	Finish Goal from 26

Focus Area 3: Beautiful, Safe & Vibrant Community



GOAL 3: Enhance emergency response services provided to the community, including emergency medical, police, fire and public dispatch services.

	Task	Department	Target Date	Target Matrix	FY27 Status
3.3.1	**CALEA Accreditation Process** | We will initiate the Commission on Accreditation for Law Enforcement Agencies (CALEA) accreditation process to strengthen Police Department policies, procedures, and operations while promoting professional standards, accountability, and continuous improvement.	Police - Public Safety Communications	On-going	Complete	Rolled/Updated from 26
3.3.2	**Whole Blood Program Implementation** | We will establish and implement a Whole Blood Program to enhance emergency medical response capabilities, improve pre-hospital patient care, and provide critical lifesaving treatment to patients experiencing severe blood loss.	Fire - EMS	Fourth Quarter	Complete	New
3.3.3	**AED Replacement and Expansion** | We will replace and update AEDs at City facilities and expand access by installing additional AEDs at City Hall, Mayor Vera Calvin Plaza, and Bartlett Park to enhance emergency preparedness and provide greater access to lifesaving equipment.	Fire - EMS	Fourth Quarter	Complete	New
3.3.4	**Regulatory Training Program** | We will develop and implement a regulatory training program through TECOL to enhance staff knowledge of applicable regulations, promote consistent compliance practices, and support effective enforcement across the organization.	Police	Fourth Quarter	Complete	New

Focus Area 3: Beautiful, Safe & Vibrant Community



GOAL 4: Ensure public safety equipment and personnel needs are being met, including staffing, support and training.

	Task	Department	Target Date	Target Matrix	FY27 Status
3.4.1	**Police Station Expansion** | We will complete the expansion of the Police Station to increase operational capacity, improve working conditions, and support the growing public safety needs of the community.	Capital Engineering	Fourth Quarter	Complete	Finish Goal from 26
3.4.2	**Fire Department Staffing Expansion** | We will enhance Fire Department staffing and operational readiness through the addition of two firefighter positions and one Fire Training Captain to support emergency response capabilities, workforce development, and ongoing training needs.	Fire - EMS	Second Quarter	Complete	New
3.4.3	**Opioid Funding Utilization** | We will utilize opioid settlement funding to enhance drug detection and prevention efforts through the purchase of portable Viken drug detection and TruNarc drug analyzer tools and the restoration of the Prescription Drug Take Back Program.	Police	Second Quarter	Complete	New
3.4.4	**Public Safety Communications Technology** | We will install new Computer-Aided Dispatch (CAD) computers for Public Safety Communications personnel to enhance operational efficiency, improve access to critical information, and support timely and effective emergency response.	Police - Public Safety Communications	Third Quarter	Complete	New
3.4.5	**Police Department Staffing Expansion** | We will enhance Police Department staffing and operational readiness through the addition of one record Coordinator, one Training Lieutenant, and one Police Officer to support departmental operations, training, and public safety services.	Police	Second	Complete	New

Focus Area 3: Beautiful, Safe & Vibrant Community



GOAL 5: Continue community policing and risk reduction programs that create strong partnerships with the public to promote safety throughout the community.

	Task	Department	Target Date	Target Matrix	FY27 Status
3.5.1	**Emergency Preparedness and CERT Program Enhancement** | We will continue conducting emergency preparedness workshops for community members and enhance the CERT program to support whole community preparedness, fostering resilience through training, education, and public engagement.	Fire - Emergency Management	On-going	Complete	Rolled/Updated from 26
3.5.2	**Community Risk Reduction Enhancement** | We will continue to enhance Community Risk Reduction efforts, including drowning prevention, CPR, and Stop the Bleed programs, to make the City a safer place to live, work, and visit.	Fire - Emergency Management	On-going	Complete	Rolled/Updated from 26

Focus Area 4: Great Place to Live through Expanded Quality of Life Amenities

GOAL 1: Provide high-quality parks for residents by expanding park amenities and options; enhancing city's trail network; and improving access to parks facilities.

	Task	Department	Target Date	Target Matrix	FY27 Status
4.1.1	**5-Year Capital Program Implementation** | We will continue implementing the 5-year capital program by completing the projects approved in FY25/26, ensuring timely delivery of infrastructure improvements and strategic investments.	Parks and Recreation	Fourth Quarter	Complete	Rolled/Updated from 26
4.1.2	**Golf Course Improvements** | We will continually enhance the golf course through strategic upgrades, facility maintenance, and amenity improvements to elevate the player experience and attract more visitors.	Parks and Recreation	On-going	Complete	Rolled/Updated from 26

Focus Area 4: Great Place to Live through Expanded Quality of Life Amenities

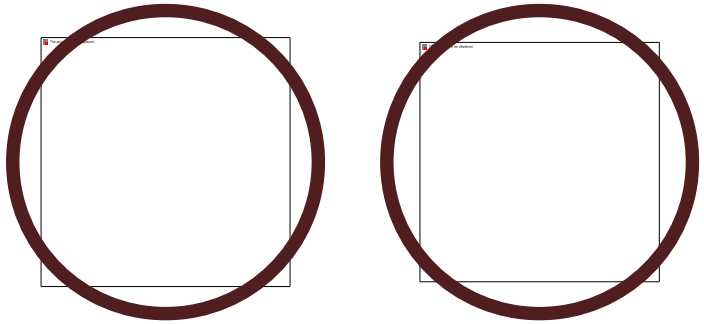
GOAL 2: Provide high-quality recreation opportunities, events and facilities for residents by expanding programs and options for all ages and abilities that enrich the quality of life for residents.

	Task	Department	Target Date	Target Matrix	FY27 Status
4.2.1	**Mayor's Youth Council Management** | We will manage and support the Mayor's Youth Council by providing mentorship, fostering leadership development, and creating opportunities for youth to engage in local government and community service.	City Manager's Office	On-going	Complete	Rolled/Updated from 26
4.2.2	**Senior Programming Enhancement** | We will enhance senior programming by actively recruiting knowledgeable and enthusiastic volunteers and securing sponsors to introduce fresh, engaging activities that enrich the lives of Burleson's older adults.	Community Services - Senior Activity Center	Fourth Quarter	3 Volunteers Quarterly 4 Annual Sponsors	Rolled/Updated from 26
4.2.3	**Teen and Young Adult Program Expansion** | We will grow events and programs for the teen and young adult age group, providing engaging activities, fostering community connections, and supporting personal development.	Parks and Recreation	On-going	3	Rolled/Updated from 26

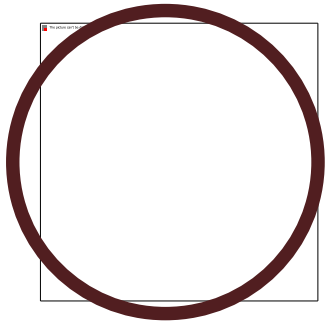
Focus Area 4: Great Place to Live through Expanded Quality of Life Amenities

GOAL 3: Provide outstanding cultural, educational and entertainment opportunities by cultivating mutually beneficial partnerships with area education and government entities, the business community, and not-for-profits.

	Task	Department	Target Date	Target Matrix	FY27 Status
4.3.1	**Burleson 101 Civic Academy** | We will implement and host the Burleson 101 Civic Academy to educate the community on municipal operations and strengthen partnerships within the community.	City Secretary's Office	Fourth Quarter	Complete	Rolled/Updated from 26
4.3.2	**Project U Leadership Conference** | We will grow the Project U Leadership Conference into a premier statewide event, attracting visitors and overnight guests to Burleson and showcasing the City as a hub for leadership development and engagement.	Economic Development	Fourth Quarter	Complete	Rolled/Updated from 26
4.3.3	**Outdoor Education Program Partnership** | We will partner with the Texas Parks & Wildlife Department (TPWD) to implement an outdoor education program, promoting environmental stewardship, recreation, and community engagement.	Parks and Recreation	Fourth Quarter	Complete	Rolled/Updated from 26
4.3.4	**Mobile Recreation Program Expansion** | We will expand recreation programming across the city through mobile recreation, increasing access to activities, fostering community engagement, and bringing services directly to neighborhoods.	Parks and Recreation	On-going	1 Event Quarterly	Rolled/Updated from 26



Add, Remove, or Update Tasks to the FY27 Strategic Plan



Council Direction

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Questions
Comments

Janalea Hembree
Director of Strategy and Innovation
jhembree@burlesontx.com

THE CITY OF BURLESON TEXAS

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FY 25-26 City of Burleson Strategic Plan







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ABOUT THIS PLAN

Why a strategic plan?

The City of Burleson Strategic Plan or Guide BTX communicates the mayor and city council priorities to Burleson residents and businesses. The plan's purpose is to set overall focus areas and goals for the city and develop action items to achieve the goals. Residents can track the city's progress toward the stated goals through quarterly plan updates.

The Strategic Plan was developed utilizing the following:

- City's adopted vision and mission
- Comprehensive Plan
- City's Master Plans and Capital Improvement Plans
- Departmental Strategic Plans
- City Council Retreat Meeting in February 2024
- FY 24-25 Strategic Plan

This plan:

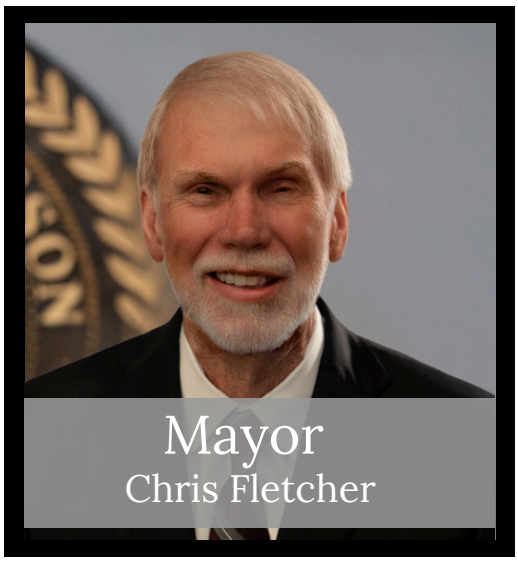
1. Develops key focus areas and goals the city will focus on over the next five years.
2. Outlines action items to achieve the set goals for Fiscal Year 2025-2026. Action items are updated yearly.
3. Determine city council's top and high priorities for the action tasks.

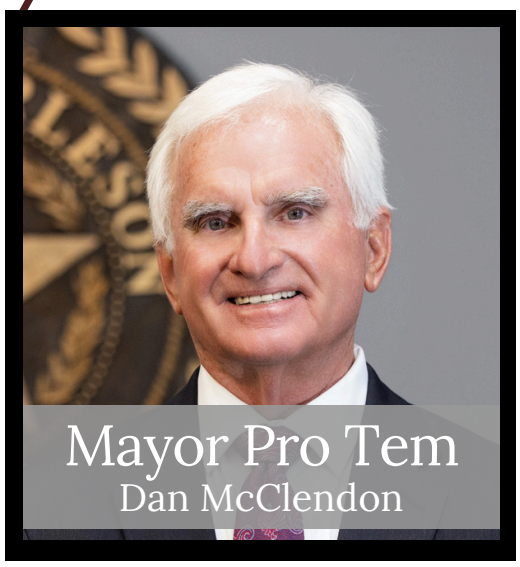






BURLESON
City Council















BURLESON CITY GOVERNMENT MISSION

To provide exceptional, people-focused municipal services and to plan and invest in the future in a financially responsible and innovative manner through a high-performing city team and in a partnership with our Burleson community.



FOCUS AREAS



High Performing City Organization
Providing Exceptional, People Focused Services



Dynamic & Preferred City
through Managed Growth

GOALS

Outcome-based objectives and potential actions for five years.



Beautiful, Safe & Vibrant Community



Great Place to Live
through Expanded Quality of Life Amenities

STRATEGIC PLAN

The City of Burleson is a forward-thinking and community-focused organization. Our Strategic Plan provides the foundation for our operations and a clear roadmap for achieving our service objectives. By defining specific goals, strategies, and priorities, we ensure that our resources are aligned to meet today's needs while preparing for the future. Since our first Strategic Plan in 2019, the diligent implementation of this plan has resulted in meaningful progress that continues to enhance the quality of life for those who live, work, and invest in our community.



Each year, we engage in a comprehensive Strategic Planning Process to evaluate our accomplishments, share progress across our four key focus areas, and identify new and emerging priorities. This dynamic process reflects our leadership framework and keeps our organization responsive to the evolving needs of our community.



In February 2024, city leaders held a Strategic Planning Session focused on data-driven decision-making and long-term sustainability. Key priorities identified during this session included securing additional funding for stormwater management, maintaining and enhancing city infrastructure, strengthening our legislative presence, and expanding regional partnerships to improve grant success—particularly through the North Central Texas Council of Governments.



Critical objectives also include delivering 2022 Bond Program projects, supporting strong and reliable public safety services, and fostering economic growth through initiatives such as the continued development of Old Town, Chisholm Summit, and Hooper Business Park, as well as advancing plans for a future hotel and conference center.

Through this strategic framework, we remain committed to assessing our progress, adapting to new challenges, and pursuing opportunities that position Burleson as a vibrant, safe, and inclusive city for all.





FOCUS AREA 1

High Performing City Organization

Providing Exceptional, People Focused Services

OBJECTIVE

To make the City of Burleson a community of choice by providing outstanding customer service, communication and community engagement; leveraging technology to be an efficient and responsive organization; being financially responsible; maintaining an organizational culture that values innovation, process improvement, productivity and teamwork; and focusing training and development opportunities for city employees.

GOAL 1

Develop a high-performance and diverse workforce by attracting and retaining the very best employees; providing a competitive salary and benefits package; maximizing employee training and educational opportunities.

GOAL 2

Continue to improve the efficiency and productivity of operations through the use of technology, innovation, teamwork and continual business process improvement.

GOAL 3

Deliver high-quality service and communications to external and internal customers by providing outstanding customer experience, communication and community engagement; regularly seeking feedback from citizens and employees through surveys, public forums and other outreach methods; and offering convenient methods for conducting business and communicating with the city.

GOAL 4

Be a responsible steward of the city's financial resources by providing rates and fees that represent a strong value to our citizens; providing timely, accurate and transparent financial reporting; and utilizing long-range planning.

FOCUS AREA 1

High Performing City Organization

Providing Exceptional, People Focused Services



GOAL 1

Develop a high-performance and diverse workforce by attracting and retaining the very best employees; providing a competitive salary and benefits package; maximizing employee training and educational opportunities.

	Action	Responsible Department	Target Date	Target Matrix
1.1.1	**Mentorship Program** | We foster professional development through a structured mentorship program that connects experienced employees with emerging talent. By promoting knowledge sharing, guidance, and career support, we strengthen organizational expertise, encourage employee engagement, and cultivate future leaders who embody the City's values and vision.	City Manager's Office	Fourth Quarter	2 Sessions (15 pairings each)
1.1.2	**Implementation of Standard Operating Procedures** | We advance operational excellence by adopting the Texas Fire Chief's Association Best Practices, including comprehensive policies, standard operating procedures, and recognized industry standards. This commitment ensures consistent, high-quality service delivery, enhances safety, and promotes accountability across all fire department operations.	Fire	Fourth Quarter	Complete
1.1.3	**Provide Growth and Promotional Opportunities** | Providing opportunities for internal employees through executive and supervisor leadership training and developing a robust succession planning program.	Human Resources	On-going	3 leadership classes per quarter
1.1.4	**Comprehensive Training and Development** | We provide a robust training program that enhances management skills, strengthens communication, and develops effective leadership. By investing in our employees' growth, we equip them with the tools and perspectives needed to excel in their roles and contribute to a collaborative workplace.	Human Resources	On-going	4 Training classes each quarter
1.1.5	**Obtain and Attract Top Tier Employees** | Our strategic approach to recruitment and retention fosters a thriving, high-performing workforce. By maintaining a selective acceptance rate, we attract top talent whose skills and values align with our organizational goals. At the same time, we focus on reducing turnover and preventing regrettable attrition, ensuring employees feel valued, supported, and motivated to grow their careers with the City.	Human Resources	On-going	85% acceptance rate on job offers

FOCUS AREA 1

High Performing City Organization

Providing Exceptional, People Focused Services



GOAL 1

Develop a high-performance and diverse workforce by attracting and retaining the very best employees; providing a competitive salary and benefits package; maximizing employee training and educational opportunities.

	Action	Responsible Department	Target Date	Target Matrix
1.1.6	**Proactive Risk Management** | We reinforce the City's commitment to workforce safety and asset protection through vigilant monitoring and data-driven action. By tracking workers' compensation claims, we identify trends and implement targeted safety measures to reduce incidents. Likewise, effective management of property and liability claims safeguards operational integrity and minimizes financial impact. Through continuous improvement, proactive risk assessment, and employee engagement, we create a secure, resilient work environment that prioritizes well-being while sustaining productivity.	Human Resources	On-going	< 45 Worker's Comp Claims < 12 Property & Liability Claims
1.1.7	**Ongoing Workforce Development** | We demonstrate our commitment to employee growth by providing meaningful learning opportunities that support current roles and prepare staff for future advancement. Through strategic training initiatives, we foster a culture of growth, innovation, and operational excellence, driving both individual career progression and the City's long-term success.	Human Resources	On-going	50 Learning Opportunities

FOCUS AREA 1

High Performing City Organization

Providing Exceptional, People Focused Services



GOAL 2

Continue to improve the efficiency and productivity of operations through the use of technology, innovation, teamwork and continual business process improvement.

	Action	Responsible Department	Target Date	Target Matrix
1.2.1	**Integration of 311/CRM in Emergency Preparedness** | We collaborate with Emergency Management to incorporate 311 and Customer Relationship Management systems into the City's disaster preparedness program. This integration enhances communication, streamlines information sharing, and ensures residents receive timely, accurate updates during emergencies, strengthening community resilience and response capabilities.	Administrative Services	Fourth Quarter	Complete
1.2.2	**Expansion of Online Utility Payments** | We aim to increase the percentage of utility accounts paid online to enhance customer convenience, improve payment efficiency, and strengthen overall collection rates. By promoting secure, user-friendly digital payment options, we streamline operations while providing residents with flexible and accessible service.	Administrative Services	On-going	5% Increase
1.2.3	**Enhanced Purchasing Response Times** | We will improve initial response times to purchasing inquiries to elevate customer service, reduce delays, and support more efficient procurement workflows. By streamlining communication and decision-making, we ensure timely, accurate support for departments and vendors alike.	Administrative Services	On-going	15% Decrease
1.2.4	**BTX311 App Engagement** | We will increase the number of BTX311 app downloads by boosting visibility through community events, social media outreach, and other targeted promotions. Expanding awareness and access to the app empowers residents to connect with City services quickly and conveniently.	Administrative Services	On-going	10% Increase
1.2.5	**Streamlined Development Review Process** | We will implement changes to development submittal and review sequencing to improve efficiency and reduce the need for revisions that require resubmittals. By enhancing coordination and clarity in the review process, we expedite project timelines and support a more predictable development experience.	Development Services	Second Quarter	Complete
1.2.6	**Texas Cyberstar Certification** | We will complete the DIR Cyberstar Certificate Program, demonstrating our commitment to strong cybersecurity practices. This designation protects City systems, data, and critical infrastructure, aligns with state standards, and strengthens public trust in our technology operations.	Information Technology	Fourth Quarter	Complete

FOCUS AREA 1

High Performing City Organization

Providing Exceptional, People Focused Services



GOAL 2

Continue to improve the efficiency and productivity of operations through the use of technology, innovation, teamwork and continual business process improvement.

	Action	Responsible Department	Target Date	Target Matrix
1.2.7	**Computer Aided Dispatch (CAD) Upgrade & Implementation** | We will implement an upgraded CAD system to improve emergency response through increased reliability, speed, and integration across Police, Fire, and Dispatch. This upgrade reduces infrastructure costs, streamlines support, and delivers features tailored to Burleson's public safety needs, advancing our long-term technology goals.	Information Technology	Second Quarter	Complete
1.2.8	**Implementation of LoRa Network** | LoRa is a long-range, low-power wireless network used to connect sensors and smart devices across the city. It enables real-time data collection with minimal power use and supports our goal of expanding efficient, cost-effective Internet of Things (IoT) infrastructure.	Information Technology	Fourth Quarter	Complete
1.2.9	**Autonomous Mowing Implementation** | We will transition strategic areas within the parks system to autonomous mowing, increasing efficiency, reducing labor demands, and promoting sustainable maintenance practices. This technology enhances operational capacity while allowing staff to focus on higher-value park improvements and services.	Parks and Recreation	On-going	1
1.2.10	**CAPRA Accreditation** | We will achieve our Commission for Accreditation of Park and Recreation Agencies (CAPRA) accreditation, demonstrating our commitment to excellence in parks and recreation management. This nationally recognized standard affirms our dedication to best practices, continuous improvement, and delivering high-quality services to the community.	Parks and Recreation	Third Quarter	Complete
1.2.11	**Facility Service Request Efficiency** | We will improve efficiency in resolving facility service requests by streamlining the process and enhancing tracking systems. These improvements will ensure timely responses, strengthen accountability, and promote clear communication across departments.	Public Works	Fourth Quarter	Complete
1.2.12	**Fleet Management Request and Information Efficiency** | We will enhance City fleet operations through the implementation of a fleet management information system. This technology will improve maintenance tracking, optimize vehicle utilization, and support data-driven decisions that extend asset life and reduce operational costs.	Public Works	Second Quarter	Complete

FOCUS AREA 1

High Performing City Organization

Providing Exceptional, People Focused Services

GOAL 3

Deliver high-quality service and communications to external and internal customers by providing outstanding customer experience, communication and community engagement; regularly seeking feedback from citizens and employees through surveys, public forums and other outreach methods; and offering convenient methods for conducting business and communicating with the city.

	Action	Responsible Department	Target Date	Target Matrix
1.3.1	**Capital Project GIS Mapping** | We will develop and maintain a Capital Project GIS map that provides clear, concise information and key project details. This tool will enhance transparency, improve public access to project updates, and support informed decision-making across the organization.	Capital Engineering	On-Going	Complete
1.3.2	**E-Newsletter Engagement** | We will enhance community awareness by continually assessing and refining e-newsletter content, design, and delivery strategies. Quarterly analytics will guide improvements to ensure residents stay informed and engaged with City news and updates.	Community Services - Communications	On-going	55% Open Rate
1.3.3	**Social Media Outreach** | We will strengthen community engagement on social media by optimizing content, posting strategies, and platform use. Regular review of performance metrics will help expand our reach and encourage active participation.	Community Services - Communications	On-going	5,000 Average Reach Post
1.3.4	**Website Engagement** | We will improve community access to information by continually evaluating and updating website content, navigation, and usability. Ongoing analysis of user activity will ensure residents have timely, relevant, and easy-to-access resources.	Community Services - Communications	On-going	500,000 Unique Views Every Quarter

FOCUS AREA 1

High Performing City Organization

Providing Exceptional, People Focused Services

GOAL 3

Deliver high-quality service and communications to external and internal customers by providing outstanding customer experience, communication and community engagement; regularly seeking feedback from citizens and employees through surveys, public forums and other outreach methods; and offering convenient methods for conducting business and communicating with the city.

	Action	Responsible Department	Target Date	Target Matrix
1.3.5	**2022 Bond Program Updates** | We will continue to provide the public with timely updates on the status of the 2022 Bond Program implementation. Transparent communication will keep residents informed on project progress, milestones, and the effective use of bond funds.	Community Services - Communications	Fourth Quarter	An Update Provided Every Quarter
1.3.6	**Increase Library Community Engagement** | We will increase community engagement and awareness of library services through expanded outreach programming, strengthened partnerships with community organizations, and targeted marketing efforts. These initiatives will connect more residents to library resources, programs, and opportunities.	Community Services - Library	Fourth Quarter	40 Community Events
1.3.7	**Subdivision Ordinance Revision** | We will revise the existing subdivision ordinance to improve operational efficiency within the overall development process. These updates will streamline procedures, enhance clarity, and support consistent, timely project reviews.	Development Services	Third Quarter	Complete

FOCUS AREA 1

High Performing City Organization

Providing Exceptional, People Focused Services

GOAL 4

Be a responsible steward of the city's financial resources by providing rates and fees that represent a strong value to our citizens; providing timely, accurate and transparent financial reporting; and utilizing long-range planning.

	Action	Responsible Department	Target Date	Target Matrix
1.4.1	**Asset Management Program Implementation** | Implement Water and Wastewater into the asset management program for public infrastructure and fixed assets, enhancing data-driven decision-making, optimizing maintenance strategies, and extending the life cycle of critical City resources.	City Manager's Office	Fourth Quarter	Complete
1.4.2	**Grant Pursuit** | We will review and pursue grant opportunities to help offset the cost of planned capital projects, working with a grant consultant and staff to complete applications and identify additional funding sources.	City Manager's Office	On-Going	8 Submitted Grant Applications
1.4.3	**Financial Transparency and Accountability** | We will continue to demonstrate fiduciary responsibility by providing precise and transparent financial information through the submission of monthly financial reports for FY25/26, preparation of the Annual Comprehensive Financial Report (ACFR), and development of the FY26/27 budget.	Finance Department	On-Going	Complete
1.4.4	**Transparency Star Recognition** | We will create website content that meets the Texas Comptroller's Transparency Star program standards, showcasing the City's commitment to openness and public access to financial and operational information.	Finance Department	Fourth Quarter	4 or More Stars
1.4.5	**Stormwater Fee Implementation** | We will implement a stormwater fee to strengthen the City's infrastructure, providing dedicated funding for drainage improvements, flood mitigation, and long-term system sustainability.	Public Works	Third Quarter	Complete



FOCUS AREA 2

Dynamic & Preferred City

through Managed Growth

OBJECTIVE

To promote balanced residential and commercial development growth through long-term planning and zoning ordinances; develop and maintain public infrastructure in the city that improves mobility and connectivity; develop superior utility services and facilities; and promote sustainable development and job growth in the city.

GOAL 1

Attract and retain top-tier businesses to promote high-quality economic development by expanding and diversifying the tax base; and creating jobs that allow our residents to work where they live.

GOAL 2

Promote sustainable residential and commercial development through strategic and long-term planning; providing a business-friendly environment; continuing efficient development review process; and enhancing partnerships with the development community.

GOAL 3

Enhance connectivity and improve mobility by expanding capacity of existing transportation network, evaluating additional thoroughfare improvements; and improving roadway, bicycle and pedestrian infrastructure.

GOAL 4

Implement the city's Capital Improvement Program to improve the quality of life for residents through the completion of projects identified in the city’s master plans.

GOAL 5

Develop and maintain facilities and utility services that meet the needs of the community through strategic planning, long-term planning and best practices.

FOCUS AREA 2

Dynamic & Preferred City
through Managed Growth

GOAL 1

Attract and retain top-tier businesses to promote high-quality economic development by expanding and diversifying the tax base; and creating jobs that allow our residents to work where they live.

	Action	Responsible Department	Target Date	Target Matrix
2.1.1	**Small Business Program Expansion** | We will continuously develop and enhance programs that support and empower the local small business community, fostering economic growth, innovation, and long-term sustainability.	Economic Development	Fourth Quarter	1 New Program
2.1.2	**Hooper Business Park Job Creation** | We will obtain a signed Letter of Intent (LoI) to secure primary jobs for Hooper Business Park, supporting local economic development and long-term community prosperity.	Economic Development	Fourth Quarter	1 New LoI
2.1.3	**Corridor Redevelopment** | We will actively collaborate with developers to revitalize key community corridors, enhancing economic vitality, improving infrastructure, and fostering vibrant, attractive spaces for residents and visitors.	Economic Development	Fourth Quarter	Secure six or more developer meetings
2.1.4	**Hill College Site Redevelopment** | We will obtain a signed Letter of Intent (LoI) and execute an agreement to transform the Hill College site into a valuable community asset that supports economic growth and enhances quality of life.	Economic Development	Fourth Quarter	Complete
2.1.5	**New Industrial Park Development** | We will identify suitable land and a development partner to create a comprehensive plan for a new industrial park, fostering job creation, expanding the tax base, and supporting long-term economic growth.	Economic Development	Fourth Quarter	Complete

FOCUS AREA 2

Dynamic & Preferred City
through Managed Growth



GOAL 1

Attract and retain top-tier businesses to promote high-quality economic development by expanding and diversifying the tax base; and creating jobs that allow our residents to work where they live.

	Action	Responsible Department	Target Date	Target Matrix
2.1.6	**Achieve State Tourism Certifications |** We will promote Burleson as a tourism destination by strengthening and expanding marketing efforts, while pursuing state tourism certifications that enhance visibility and attract visitors to the community**.**	Economic Development	Fourth Quarter	2
2.1.7	**Development Sports Tourism |** We will identify, plan, and execute a strategy for creating a new indoor sports facility, attracting regional events, boosting local tourism, and supporting economic growth.	Economic Development	Fourth Quarter	Execute Development Agreement
2.1.8	**Retail Recruitment and Tourism Promotion |** We will continue efforts to attract new-to-market retail establishments and promote tourism, enhancing the City's economic vitality and expanding amenities for residents and visitors.	Economic Development	Fourth Quarter	4 New Sites
2.1.9	**High Paying Job Opportunities |** We will pursue and recruit medical professionals to the community, focusing on a hospital provider and medical offices that offer jobs with wages above the Johnson County median income. These efforts will strengthen local healthcare services and support economic growth.	Economic Development	Fourth Quarter	Complete
2.1.10	**Hotel and Conference Center Development |** Work with our State Representatives to prepare and advocate for a bill allowing Burleson to use certain tax revenue derived from a hotel and convention center project in the 89th Special Session and the 90th Legislative Session.	Economic Development	On-going	Complete

FOCUS AREA 2

Dynamic & Preferred City
through Managed Growth



GOAL 2

Promote sustainable residential and commercial development through strategic and long-term planning; providing a business-friendly environment; continuing efficient development review process; and enhancing partnerships with the development community.

	Action	Responsible Department	Target Date	Target Matrix
2.2.1	**2024 International Codes Adoption** | We will adopt the 2024 International Codes along with NCTCOG amendments to ensure building standards align with best practices, enhance safety, and support consistent development across the community.	Development Services	Fourth Quarter	Complete
2.2.2	**On-Site Sewage Facility Regulation Update** | We will update the TCEQ order and ordinance for on-site sewage facilities to ensure compliance with state regulations, protect public health, and support sustainable environmental practices.	Development Services	Fourth Quarter	Complete
2.2.3	**Zoning Ordinance Update** | We will finalize the review and adoption of the zoning ordinance update to promote orderly growth, enhance development standards, and support the community's long-term planning goals.	Development Services	Fourth Quarter	Complete

FOCUS AREA 2

Dynamic & Preferred City
through Managed Growth

GOAL 3

Enhance connectivity and improve mobility by expanding capacity of existing transportation network, evaluating additional thoroughfare improvements; and improving roadway, bicycle and pedestrian infrastructure.

	Action	Responsible Department	Target Date	Target Matrix
2.3.1	**State Highway 174 Widening Support** | We will assist with the implementation and construction of the State Highway 174 widening project from Elk Drive to Wicker Hill Road, improving traffic flow, enhancing safety, and supporting future growth.	Capital Engineering	On-going	Complete
2.3.2	**Westside Mobility Network** | We will continue to evaluate the roadway network for the westside of Burleson and amend the functional classification of Alsbury Blvd and Lakewood Drive to partner with TxDOT and NTCOG for funding opportunities to enhance the mobility and connectivity between IH35 and Chisholm Trail Parkway with expected development in the region.	Development Services	On-going	Complete
2.3.3	**Proactive Pavement Management** | We will use the Asset Management Model to implement a proactive pavement management program, optimizing repair schedules and utilizing data-driven strategies to extend roadway life and increase overall efficiency.	Public Works	On-going	Complete

FOCUS AREA 2

Dynamic & Preferred City
through Managed Growth



GOAL 4

Implement the city's Capital Improvement Program to improve the quality of life for residents through the completion of projects identified in the city's master plans.

	Action	Responsible Department	Target Date	Target Matrix
2.4.1	**Industrial Pump Station Construction** | We will begin construction on the Industrial Pump Station Project to enhance water infrastructure capacity, support economic development, and meet the needs of future growth.	Capital Engineering	First Quarter	Complete
2.4.2	**Hulen Street Expansion Design** | We will complete the design of the Hulen Street expansion from SH174 to Candler Drive, supporting improved traffic flow, enhanced connectivity, and future infrastructure growth.	Capital Engineering	Fourth Quarter	Complete
2.4.3	**Alsbury Boulevard Extension Design** | We will complete the schematic design for the Alsbury Boulevard extension to Lakewood Drive, improving roadway connectivity, reducing congestion, and supporting planned development.	Capital Engineering	Fourth Quarter	Complete
2.4.4	**Neighborhood Street Program Completion** | We will finalize the design and complete construction of the FY 24-25 Neighborhood Street Program, enhancing roadway conditions, improving neighborhood accessibility, and extending pavement life.	Capital Engineering	Fourth Quarter	Complete
2.4.5	**Neighborhood Street Program Completion** | We will finalize the design and complete construction of the planned Neighborhood Street Program, improving roadway conditions, enhancing neighborhood accessibility, and extending pavement life.	Capital Engineering	Fourth Quarter	Complete
2.4.6	**Community Park Phase I Completion** | We will complete construction on Phase I of the Community Park, providing enhanced recreational amenities, expanding community gathering spaces, and improving quality of life for residents.	Parks and Recreation	Fourth Quarter	Complete

FOCUS AREA 2

Dynamic & Preferred City
through Managed Growth



GOAL 5

Develop and maintain facilities and utility services that meet the needs of the community through strategic planning, long-term planning and best practices.

	Action	Responsible Department	Target Date	Target Matrix
2.5.1	**Water Loss Reduction Planning** | We will establish a baseline for unmetered, unaccounted-for water loss and develop a plan to achieve a target of 6% water loss, improving system efficiency, conserving resources, and reducing operational costs.	Public Works	Third Quarter	Complete
2.5.2	**Enhanced Compliance Program Exploration** | We will explore the implementation of an enhanced Cross-Connection, Backflow Prevention, and Fats, Oil, and Grease (FOG) Program through centralized reporting and technology adoption, facilitating compliance with TCEQ recordkeeping requirements and providing data to guide field investigation priorities.	Public Works	Third Quarter	Complete
2.5.3	**Water Infrastructure Preventive Maintenance Program** | We will create a preventive maintenance program for the Collections Program using ASSTRA software, improving asset tracking, optimizing maintenance schedules, and enhancing system reliability.	Public Works	Fourth Quarter	Complete
2.5.4	**Facility Master Plan Finalization** | We will finalize a facility master plan that identifies long-term space needs, supporting strategic growth, efficient operations, and informed capital planning.	Public Works	Fourth Quarter	Complete



FOCUS AREA 3

Beautiful, Safe & Vibrant Community

OBJECTIVE

Provide a beautiful, safe and vibrant community for those that live, learn, work and play in the City of Burleson by focusing on beautification programs; providing public art that enhances the community's visual appeal and uniqueness; providing crime prevention and community risk reduction programs; emergency preparedness; and emergency response services.

GOAL 1

Encourage a clean and healthy community through the promotion of positive behaviors, sustainable practices, outreach programs and city services.

GOAL 2

Encourage placemaking and a sense of belonging in our neighborhoods, parks and key commercial districts by focusing on long-range planning, comprehensive elements and public art.

GOAL 3

Enhance emergency response services provided to the community, including emergency medical, police, fire and public dispatch services.

GOAL 4

Ensure public safety equipment and personnel needs are being met, including staffing, support and training.

GOAL 5

Continue community policing and risk reduction programs that create strong partnerships with the public to promote safety throughout the community.

FOCUS AREA 3

Beautiful, Safe & Vibrant Community

GOAL 1

Encourage a clean and healthy community through the promotion of positive behaviors, sustainable practices, outreach programs and city services.

	Action	Responsible Department	Target Date	Target Matrix
3.1.1	**Animal Shelter Adoption Growth** | We will increase adoptions at the Animal Shelter by enhancing outreach, expanding community partnerships, and improving the adoption experience to connect more animals with permanent, loving homes.	Community Services - Animal Services	On-going	3% Increase
3.1.2	**Animal Shelter Euthanasia Reduction** | We will reduce the euthanasia rate of sick animals at the Animal Shelter by providing onsite veterinary care, enabling earlier treatment and improved overall animal health outcomes.	Community Services - Animal Services	On-going	3% Decrease
3.1.3	**Reinvestment and NEZ Policy Development |** We will create Reinvestment Zone and Neighborhood Empowerment Zone (NEZ) policies to encourage revitalization, stimulate economic growth, and support targeted community development efforts.	Development Services	Second Quarter	Complete
3.1.4	**NEZ Incentives and Outreach Implementation |** We will implement the NEZ incentives and outreach program to promote revitalization opportunities, engage property owners, and encourage investment in designated areas.	Development Services	Fourth Quarter	Complete
3.1.5	**PARTNER Program Implementation |** We will conduct the PARTNER (Pro-active Residential Teams for Environmental Restoration) program to engage the community in addressing environmental concerns, enhancing neighborhood appearance, and promoting sustainable practices.	Development Services	Fourth Quarter	2
3.1.6	**Green Ribbon Project Completion |** We will complete construction of the Green Ribbon Project at SH 174 and John Jones Drive to enhance beautification and create opportunities to cultivate tourism.	Parks and Recreation	Fourth Quarter	Complete

FOCUS AREA 3

Beautiful, Safe & Vibrant Community

GOAL 2

Encourage placemaking and a sense of belonging in our neighborhoods, parks and key commercial districts by focusing on long-range planning, comprehensive elements and public art.

	Action	Responsible Department	Target Date	Target Matrix
3.2.1	**Commercial Corridor Redevelopment |** We will continue efforts to redevelop older centers and pursue new land development along I-35W, Alsbury Boulevard, Hidden Creek Parkway, and State Highway 174, enhancing economic vitality and community appeal.	Economic Development	On-going	Complete
3.2.2	**Russell Farm Master Plan Completion |** We will complete the Russell Farm Master Plan to guide future development, preserve historical and cultural assets, and enhance recreational and educational opportunities for the community.	Parks and Recreation	Fourth Quarter	Complete
3.2.3	**Warren Park Master Plan Completion |** We will complete the Warren Park Master Plan to guide future improvements, expand recreational amenities, and enhance the park's role as a valued community gathering space.	Parks and Recreation	Fourth Quarter	Complete
3.2.4	**Call for Public Art |** We will complete the first Call for Art for public art, fostering community engagement, supporting local artists, and enhancing the City's cultural and visual landscape.	Parks and Recreation	Third Quarter	Complete
3.2.5	**Parks Master Plan | Parks Master Plan Completion |** We will complete the Parks Master Plan to guide strategic park development, enhance recreational amenities, and ensure long-term planning aligns with community needs.	Parks and Recreation	Fourth Quarter	Complete
3.2.6	**Finalize the Community Arts Master Plan |** We will finalize the Community Arts Master Plan from FY24/25, providing a strategic framework to support cultural growth, public art initiatives, and creative community engagement.	Parks and Recreation	Fourth Quarter	Complete

FOCUS AREA 3

Beautiful, Safe & Vibrant Community

GOAL 3

Enhance emergency response services provided to the community, including emergency medical, police, fire and public dispatch services.

	Action	Responsible Department	Target Date	Target Matrix
3.3.1	**Strategic Fire Training Program |** We will design and implement a strategic fire training program that ensures regulatory compliance while fostering company resources to better equip fire personnel, enhancing both job satisfaction and performance.	Fire	Fourth Quarter	Complete
3.3.2	**Inspection Responsibility Reallocation** | We will reallocate inspection responsibilities from frontline crews for the next year to allow them to focus on core response operations, training, and readiness.	Fire	Second Quarter	Complete
3.3.3	**Ambulance Fleet Expansion** | We will expand the fleet with an additional ambulance to strengthen EMS capacity and provide operational redundancy, allowing deployment during peak times or as needed.	Fire	Second Quarter	Complete
3.3.4	**EOC Footprint Enhancement |** The Office of Emergency Management, in partnership with Information Technology, will maximize the EOC footprint through technology, communications, and workspace upgrades to enhance situational awareness, coordination, and efficiency during activations.	Fire - Emergency Management	First Quarter	Complete
3.3.5	**Public Safety Communications Accreditation** | We will pursue accreditation through the Association of Public Safety Communication Officials to certify the public safety communications training program, ensuring it meets national standards and supports excellence in emergency response.	Public Safety Communications	Fourth Quarter	Complete

FOCUS AREA 3

Beautiful, Safe & Vibrant Community

GOAL 4

Ensure public safety equipment and personnel needs are being met, including staffing, support and training.

	Action	Responsible Department	Target Date	Target Matrix
3.4.1	**Fire Station 1 Remodel Completion |** We will complete the remodel of Fire Station 1 to provide adequate space for Fire/EMS operations and expand office capacity for administration, supporting improved service delivery and operational efficiency.	Capital Engineering	Third Quarter	Complete
3.4.2	**Police Station Expansion |** We will complete the expansion of the Police Station to increase operational capacity, improve working conditions, and support the growing public safety needs of the community.	Capital Engineering	Fourth Quarter	75% Complete
3.4.3	**Fire Engine Replacement** | We will replace two fire engines in accordance with the fleet replacement schedule to enhance operational effectiveness, improve reliability and safety, and integrate advanced technology.	Fire	Second Quarter	Complete
3.4.4	**Arson Investigator Hiring** | We will hire an additional arson investigator to expand the Fire Marshal's Office capacity to manage annual fire inspections, enabling the strategic redistribution of duties so fire crews can focus on core response and readiness.	Fire	Second Quarter	Complete

FOCUS AREA 3

Beautiful, Safe & Vibrant Community

GOAL 4

Ensure public safety equipment and personnel needs are being met, including staffing, support and training.

	Action	Responsible Department	Target Date	Target Matrix
3.4.5	**TCOLE Training Provider Status** | We will obtain Texas Commission on Law Enforcement (TCOLE) Training Provider status to deliver higher-quality training to staff, enhancing professional development and ensuring compliance with law enforcement training standards.	Police	Third Quarter	Complete
3.4.6	**Police Fleet Expansion** | We will enhance public safety by purchasing, fully upfitted, and deploy a new police vehicle to the fleet, reducing reliance on older units and extending overall fleet longevity.	Police	Fourth Quarter	Complete
3.4.7	**Police Staffing Expansion** | We will enhance public safety by hiring, training, and deploying a new police officer to solo status, increasing capacity to respond to both emergency and non-emergency calls for service driven by community growth.	Police	Fourth Quarter	Complete

FOCUS AREA 3

Beautiful, Safe & Vibrant Community

GOAL 5

Continue community policing and risk reduction programs that create strong partnerships with the public to promote safety throughout the community.

	Action	Responsible Department	Target Date	Target Matrix
3.5.1	**Emergency Preparedness and CERT Program Enhancement |** We will continue conducting emergency preparedness workshops for community members and enhance the CERT program to support whole community preparedness, fostering resilience through training, education, and public engagement.	Fire - Emergency Management	On-going	Complete
3.5.2	**Community Risk Reduction Enhancement |** We will continue to enhance Community Risk Reduction efforts, including drowning prevention, CPR, and Stop the Bleed programs, to make the City a safer place to live, work, and visit.	Fire - Emergency Management	On-going	Complete
3.5.3	**Park Safety Camera Installation |** We will install 4G cameras at community parks experiencing increased vandalism and other issues to enhance security, deter crime, and ensure the safety of all park visitors**.**	Information Technology	Fourth Quarter	Complete
3.5.4	**S.T.A.N.D. Safety Summit |** We will host the S.T.A.N.D. Safety Summit to engage the community and educate residents about serious safety risks affecting youth, fostering awareness, prevention, and collaborative solutions.	Police	Second Quarter	Complete

FOCUS AREA 4

Great Place to Live

through Expanded Quality of Life Amenities

OBJECTIVE

To make the City of Burleson a premier place to live, learn and play by providing outstanding cultural, recreational and educational opportunities that enrich the lives of our residents.

GOAL 1

Provide high-quality parks for residents by expanding park amenities and options; enhancing city's trail network; and improving access to parks facilities.

GOAL 2

Provide high-quality recreation opportunities, events and facilities for residents by expanding programs and options for all ages and abilities that enrich the quality of life for residents.

GOAL 3

Provide outstanding cultural, educational and entertainment opportunities by cultivating mutually beneficial partnerships with area education and government entities, the business community, and not-for-profits.

FOCUS AREA 4

Great Place to Live
through Expanded Quality of Life Amenities

GOAL 1

Provide high-quality parks for residents by expanding park amenities and options; enhancing city's trail network; and improving access to parks facilities.

	Action	Responsible Department	Target Date	Target Matrix
4.1.1	**Old Town and Plaza Lighting Enhancement |** We will enhance lighting in the Old Town and Mayor Vera Calvin Plaza area to improve safety, increase visibility, and create a more inviting environment for residents and visitors.	Capital Engineering	Fourth Quarter	Complete
4.1.2	**5-Year Capital Program Implementation |** We will continue implementing the 5-year capital program by completing the projects approved in FY25/26, ensuring timely delivery of infrastructure improvements and strategic investments.	Parks and Recreation	Fourth Quarter	Complete
4.1.3	**Golf Course Improvements |** We will continually enhance the golf course through strategic upgrades, facility maintenance, and amenity improvements to elevate the player experience and attract more visitors.	Parks and Recreation	On-going	Complete

FOCUS AREA 4

Great Place to Live
through Expanded Quality of Life Amenities

GOAL 2

Provide high-quality recreation opportunities, events and facilities for residents by expanding programs and options for all ages and abilities that enrich the quality of life for residents.

	Action	Responsible Department	Target Date	Target Matrix
4.2.1	**Mayor's Youth Council Management |** We will manage and support the Mayor's Youth Council by providing mentorship, fostering leadership development, and creating opportunities for youth to engage in local government and community service.	City Manager's Office	On-going	Complete
4.2.2	**Senior Programming Enhancement |** We will enhance senior programming by actively recruiting knowledgeable and enthusiastic volunteers and securing sponsors to introduce fresh, engaging activities that enrich the lives of Burleson's older adults.	Community Services - Senior Activity Center	Fourth Quarter	3 Volunteers Quarterly 4 Annual Sponsors
4.2.3	**Teen and Young Adult Program Expansion |** We will grow events and programs for the teen and young adult age group, providing engaging activities, fostering community connections, and supporting personal development.	Parks and Recreation	On-going	3

FOCUS AREA 4

Great Place to Live
through Expanded Quality of Life Amenities

GOAL 3

Provide outstanding cultural, educational and entertainment opportunities by cultivating mutually beneficial partnerships with area education and government entities, the business community, and not-for-profits.

	Action	Responsible Department	Target Date	Target Matrix
4.3.1	**Burleson 101 Civic Academy |** We will implement and host the Burleson 101 Civic Academy to educate the community on municipal operations and strengthen partnerships within the community.	City Secretary's Office	Fourth Quarter	Complete
4.3.2	**Project U Leadership Conference |** We will grow the Project U Leadership Conference into a premier statewide event, attracting visitors and overnight guests to Burleson and showcasing the City as a hub for leadership development and engagement.	Economic Development	Fourth Quarter	Complete
4.3.3	**Outdoor Education Program Partnership |** We will partner with the Texas Parks & Wildlife Department (TPWD) to implement an outdoor education program, promoting environmental stewardship, recreation, and community engagement.	Parks and Recreation	Fourth Quarter	Complete
4.3.4	**Mobile Recreation Program Expansion |** We will expand recreation programming across the city through mobile recreation, increasing access to activities, fostering community engagement, and bringing services directly to neighborhoods.	Parks and Recreation	On-going	1 Event Quarterly