AGENDA ITEM
A11

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: July 15, 2026

Meeting Date: July 27, 2026

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:

Court Decision:
This section to be completed by County Judge's Office

Johnson County ★ NO ACTION ★ Commissioners Court

07/27/2026

Description:

Consider Approval of an amendment to the Interlocal Agreement Between the County of Johnson and the City of Burleson Regarding Jurisdiction of Plat Approval in the City's Extra Territorial Jurisdiction, and to Authorize the County Judge to Sign.

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) ☐ PUBLIC ☐ CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: _____ minutes

Session Requested: (check one)

☑ Action Item ☐ Consent ☐ Workshop ☐ Executive ☐ Other _____

Check All Departments That Have Been Notified:

☐ County Attorney ☐ IT ☐ Purchasing ☐ Auditor

☐ Personnel ☑ Development Services ☐ Facilities Management

Other Department/Official (list) _____

Please List All External Persons Who Need a Copy of Signed Documents In Your Submission Email

INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT ("Agreement") is entered into and in accordance with the provisions of the Interlocal Cooperation Act, Chapter 791, Texas Government Code, and Section 242.001, Texas Local Government code, by and between the CITY OF BURLESON, TEXAS ('City"), a political subdivision of the state of Texas, and the COUNTY OF JOHNSON, TEXAS ("County"), also a political subdivision of the State of Texas.

WHEREAS, the Interlocal Cooperation Act allows local governments to contract with one another to perform governmental functions such as platting; and

WHEREAS, City and County mutually desire to be subject to the provisions of the Texas Government Code, Chapter 791, the Interlocal Cooperation Act, specifically 791.011 regarding contracts to perform governmental functions and services; and

WHEREAS, Section 242.001 requires City and County to enter into a written agreement that identifies the governmental entity authorized to regulate subdivision plats in the extraterritorial jurisdiction ("ETJ") of City; and

WHEREAS, Section 242.001 allows City and County to agree that City may be granted exclusive jurisdiction to regulate subdivision plats in the ETJ and may regulate subdivisions under Subchapter A of Chapter 212 of the Texas Local Government Code and other statutes applicable to municipalities; and

WHEREAS, both City and County desire that City be granted such exclusive jurisdiction to regulate subdivision plats in City's ETJ, all of which is provided for in the Interlocal Cooperation Act and Section 242.001; and

WHEREAS, City and County entered into an interlocal agreement effective April 1, 2002, in substantially the same form as this Agreement, providing City exclusive jurisdiction to regulate subdivision plats in the City's ETJ and preserving to the County authority to issue permits for onsite sewage facilities, floodplain enforcement, and road maintenance issues in the City's ETJ; and

WHEREAS, both City and County desire to enter into this interlocal agreement amending and replacing the previously executed interlocal agreement.

NOW, THEREFORE, City and County, for the mutual consideration stated herein, agree and understand as follows:

1. City Granted Exclusive Jurisdiction. City shall be granted exclusive jurisdiction to regulate all subdivision plats in City's ETJ and may regulate subdivisions under Subchapter A of Chapter 212 of the Texas Local Government Code and other statutes applicable to municipalities, and County shall not exercise any of these functions in City's ETJ.

    a. In furtherance of the above, City and County agree that City has the exclusive authority to regulate all subdivision plats and approve all related permits for the real property set

forth in Exhibit "B", attached hereto and incorporated herein by reference for all purposes, located within the North Johnson County Municipal Management District No. 1, created pursuant to Article III, Section 52, Article XVI, Section 59, and Article III, Section 52-a of the Texas Constitution, located within City's ETJ.

2. Issues Not Affected by Section 242 001, Texas Local Government Code.

    a. Section 242.001, Texas Local Government Code has no impact on permits issued for on-site sewage facilities or floodplain enforcement. County is responsible for on-site sewage facility permits and floodplain enforcement outside of the City Limits, except as specifically agreed to by City and County in this Agreement.

    b. Section 242.001, Texas Local Government Code has no impact on road maintenance issues. County is responsible for road maintenance outside of the City Limits.

    c. Section 242.001, Texas Local Government Code has no impact on the regulation of manufactured home rental communities outside the City Limits. A manufactured home rental community within City's ETJ is a subdivision of property that must be platted under the subdivision regulations of City; however, County's regulations for manufactured home rental communities shall apply to manufactured home rental communities within City's ETJ pursuant to Section 232.007, Texas Local Government Code.

3. City 's Flood Plain Enforcement Authority.

    a. City and County agree that City has authority to handle and is responsible for floodplain enforcement within the Joshua Farms Municipal Management District No. 2, created pursuant to Sections 52 and 52-a, Article Ill, or Section 59, Article XVI of the Texas Constitution and Chapter 3929, Texas Special District Local Laws Code, and located within City's ETJ.

    b. City and County agree that City has authority to handle and is responsible for flood plain enforcement within the real property set forth in Exhibit "B", attached hereto and incorporated herein by reference for all purposes, located within the North Johnson County Municipal Management District No. 1, created pursuant to Article III, Section 52, Article XVI, Section 59, and Article III, Section 52-a of the Texas Constitution, located within City's ETJ.

4. Drainage Studies. City agrees to provide to County a copy of a drainage study or flood study required by City of a developer of property in City's ETJ when it is received by City.

5. Wastewater Effluent Impact. For developments that have a wastewater treatment plant permitted by the Texas Commission on Environmental Quality (TCEQ), City agrees to provide to County a copy of a report received by City regarding the impact, if any, of the release of treated wastewater to the real property located outside of the development.

6. Term of Agreement. At the request of either party, this Agreement may be reviewed and revised to address changed circumstances. Any revision of this Agreement must be approved by the City Council for the City of Burleson and the Commissioners Court for Johnson County.

7. ETJ Defined. For the purposes of this Amendment, City's ETJ is described by the area indicated on Exhibit "A", attached hereto and made part hereof by this reference.

8. ETJ Expansion or Reduction. Should City expand or reduce its ETJ, City shall promptly notify County of such expansion or reduction so that this Agreement may be amended to take into account the expansion or reduction in City's ETJ. This Agreement shall be automatically amended to reflect any expansion or reduction in the City's ETJ by the City providing to the County an updated ETJ map. In the event that City's ETJ should expand or reduce such that the expansion or reduction of ETJ necessitates written amendment of this Agreement, both City and County agree that City shall continue to be granted exclusive jurisdiction to regulate subdivision plats in its ETJ, and to regulate subdivisions under Subchapter A of Chapter 212 of the Texas Local Government Code and other statutes applicable to municipalities, until this Agreement is amended to take into account such ETJ expansion or reduction.

Miscellaneous.

a. This Agreement expresses the entire agreement between the parties hereto regarding the subject matter contained herein and, except in accordance with Section 2 hereof, may not be modified or amended except by written agreement duly executed by both parties.

b. This Agreement has been duly and properly approved by each party's governing body and constitutes a binding obligation on each party.

c. This Agreement shall be construed in accordance with the laws of the State of Texas and venue for all purposes hereunder shall be in Johnson County, Texas.

d. If any provision hereof is determined by any court of competent jurisdiction to be invalid, illegal or unenforceable, such provision shall be fully severable herefrom, and this Agreement shall be construed and enforced as if such invalid, illegal or unenforceable provision never comprised a part hereof; and the remaining provisions shall continue in full force and effect.

e. This Agreement is not intended to extend the liability of the parties beyond that provided by law. Neither City nor County waives any immunity or defense that would otherwise be available to it against claims by third parties.

f. This Agreement shall be effective as of _____, 2026, and shall replace the interlocal agreement previously executed by City and County. Preliminary and final plats of the North Johnson County Municipal Management District No. 1 submitted prior to, on, or after the effective date of this Agreement will not require approval by Johnson County.

APPROVED BY THE CITY COUNCIL FOR THE CITY OF BURLESON, TEXAS, in its meeting held on the ____day of _____2026, and executed by its authorized representative.

CITY OF BURLESON, TEXAS

By: _____
Chris Fletcher, Mayor

ATTEST:

_____
Amanda Campos, City Secretary

APPROVED BY THE COMMISSIONERS COURT FOR JOHNSON COUNTY, TEXAS, in its meeting held on the ____day of _____2026, and executed by its authorized representative.

JOHNSON COUNTY, TEXAS

By: _____
Christopher Boedeker, County Judge

ATTEST:

_____
April Long, County Clerk

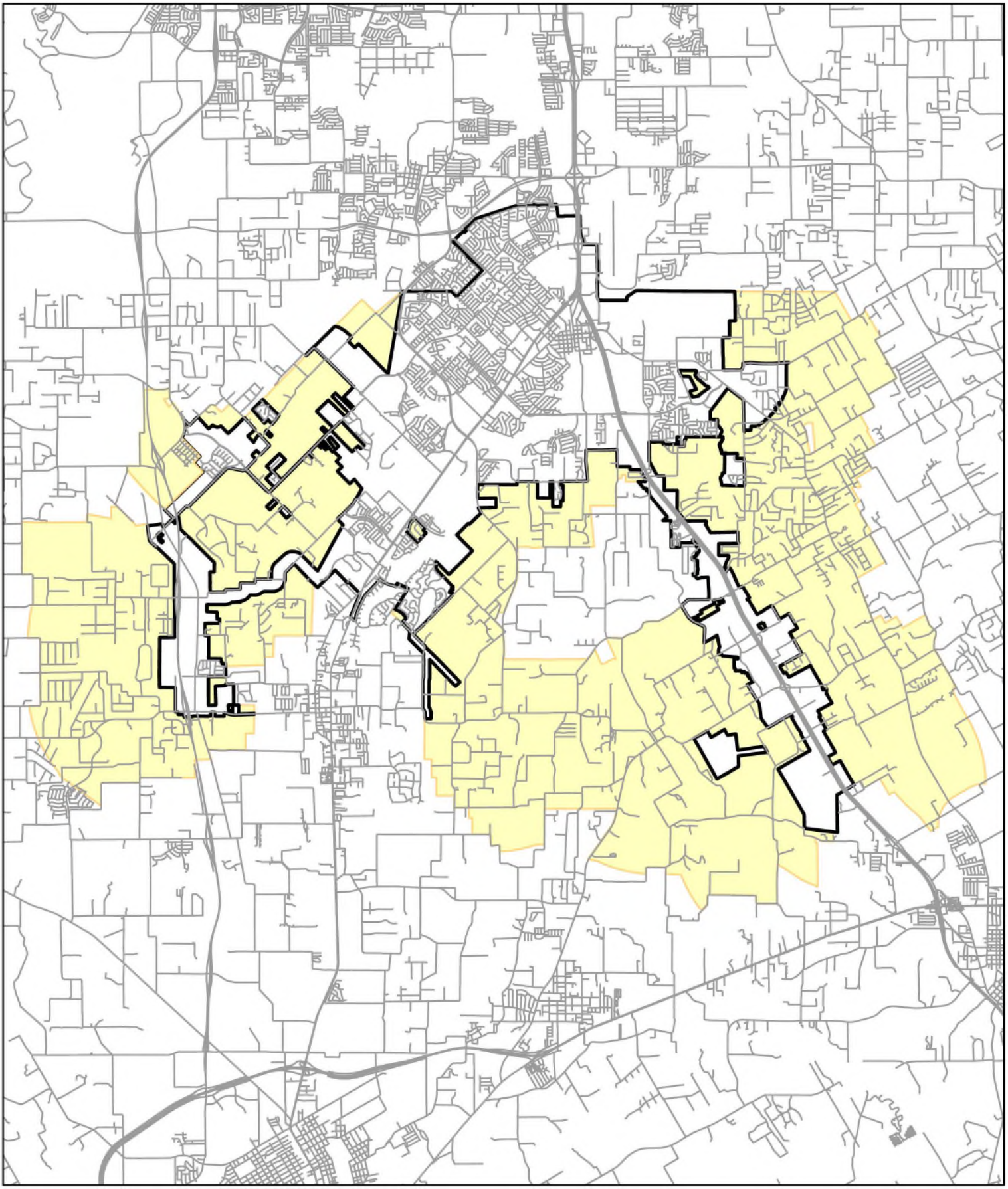
THE CITY OF BURLESON TEXAS

Exhibit "A"- Burleson ETJ Map

N
W E
S

JULY 2026

City Limits ETJ



NOTES

1. The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 based on observations made on August 6, 2024 with an applied combined scale factor of 1.00012.
2. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, agreements, lease agreements and ownership title evidence.
3. Any declaration made hereon or herein is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
4. This survey does not provide a determination or opinion concerning the location of existing wetlands, fault lines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
5. The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

FLOOD STATEMENT

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48251C0050J, for Johnson County, Texas and incorporated areas, dated December 4, 20012, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
IPF = IRON PIPE FOUND
ADF = ALUMINUM DISC STAMPED "TXDOT
BDF = BRASS DISC STAMPED "TXDOT

Exhibit "B"

CURVE TABLE					
NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3616.50'	15°35'49"	N18°20'06"W	981.44'	984.48'
C2	11290.66'	1°44'24"	N12°59'45"W	342.89'	342.90'
C3	11559.16'	0°50'00"	N14°35'55"W	168.12'	168.12'
C4	11299.16'	10°50'45"	N05°47'55"W	2135.71'	2138.90'
C5	984.93'	15°49'41"	S82°41'30"E	273.98'	274.85'
C6	1472.39'	12°11'52"	S05°50'01"E	312.87'	313.46'
C7	1472.39'	2°25'52"	S33°57'05"E	62.47'	62.47'
C8	1869.86'	81°30'04"	S05°34'58"W	2441.16'	2659.80'
C9	1949.86'	19°07'03"	N36°46'28"E	647.58'	650.59'
C10	11659.16'	1°55'33"	N18°32'40"W	391.85'	391.87'
C11	1384.39'	4°29'56"	N01°27'15"E	108.67'	108.70'
C12	1193.92'	37°19'27"	N14°57'31"W	764.08'	777.75'
C13	11279.16'	2°53'59"	S18°03'26"E	570.77'	570.83'
C14	11619.16'	10°30'22"	S05°37'43"E	2127.58'	2130.56'
C15	770.51'	23°01'33"	S01°01'02"E	307.57'	309.65'
C16	866.51'	50°49'35"	S14°55'03"E	743.71'	768.67'

AREA TABLE		
TRACT NO.	ACRES	SQ. FT.
TRACT 1	237.093	10,327,760
TRACT 2	200.745	8,744,463
TRACT 3	37.082	1,615,291
TRACT 4	85.619	3,729,576
TRACT 5	60.750	2,646,260
TOTAL	621.289	27,063,350

LINE TABLE															
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N30°38'51"W	691.32'	L14	S50°09'20"W	693.40'	L27	S22°33'22"E	1553.16'	L40	S08°25'10"E	408.81'	L53	N00°00'22"E	20.58'
L2	N00°20'41"W	1272.42'	L15	N09°24'38"E	44.38'	L28	S19°30'26"E	817.47'	L41	N81°32'42"E	18.00'	L54	N89°59'38"W	256.77'
L3	N89°23'59"E	368.24'	L16	N44°08'17"E	712.02'	L29	S45°45'02"W	686.32'	L42	S08°26'18"E	22.19.54'	L55	N00°45'42"W	2631.08'
L4	N89°23'40"E	694.15'	L17	N43°29'16"W	24.45'	L30	N44°46'30"W	425.53'	L43	N44°53'01"W	1612.04'	L56	N88°40'55"E	369.38'
L5	N73°12'59"E	309.28'	L18	N46°19'59"E	908.19'	L31	N08°26'18"W	2319.58'	L44	N41°43'10"W	2136.23'	L57	N00°48'28"W	3417.72'
L6	S89°44'01"E	30.43'	L19	S44°46'55"E	2094.19'	L32	N81°32'42"E	40.42'	L45	N89°45'36"W	34.69'	L58	N87°08'05"E	58.59'
L7	S00°15'59"W	406.76'	L20	S46°00'16"W	718.65'	L33	N05°25'24"W	200.28'	L46	N00°14'24"E	382.99'	L59	S00°22'32"E	1185.87'
L8	S74°34'22"W	464.28'	L21	S45°09'53"E	1052.08'	L34	N00°29'13"E	187.36'	L47	S89°59'38"E	1051.28'	L60	S12°08'11"E	995.28'
L9	S33°06'38"E	728.95'	L22	S45°54'55"W	3190.92'	L35	N06°47'27"E	232.82'	L48	S89°59'38"E	256.77'	L61	S19°51'51"E	379.29'
L10	N46°03'22"E	349.15'	L23	N19°30'26"W	1608.61'	L36	N80°25'28"E	36.38'	L49	S00°00'22"W	20.58'	L62	S17°47'45"E	58.58'
L11	S35°10'01"E	913.60'	L24	N15°51'51"W	286.84'	L37	S24°56'25"W	54.40'	L50	S78°55'09"E	903.61'	L63	S10°29'45"W	176.52'
L12	S46°19'59"W	908.52'	L25	N03°42'13"E	189.86'	L38	S13°19'32"W	45.64'	L51	N78°53'00"W	717.10'	L64	S40°19'50"E	203.70'
L13	N43°29'36"W	32.74'	L26	N30°38'46"W	37.19'	L39	S07°20'43"E	216.21'	L52	S86°11'34"W	202.00'	L65	S17°08'28"W	168.80'

LINE TYPE LEGEND

BOUNDARY LINE
ADJACENT PROPERTY LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
DENIAL OF ACCESS LINE

VICINITY MAP N.T.S.

SITE

GRAPHIC SCALE IN FEET
300 0 150 300 600
1" = 300' @ 24X36

NORTH

STANDARD LAND SURVEY
ANIMAL PANCAKES
WG SMITH SURVEY, ABSTRACT NO. 1012
JAMES L GANT SURVEY,
ABSTRACT NO. 316
DENNIS DYKES SURVEY,
ABSTRACT NO. 229
FRANCIS A CLARIDGE SURVEY,
ABSTRACT NO. 142
GREEN B JAMISON SURVEY,
ABSTRACT NO. 445
JOHNSON COUNTY, TEXAS

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	MCB	KHA	10/21/2024	069276715	1 OF 2

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LEGAL DESCRIPTION

TRACT 1

BEING a 237.0927 acre (10,327,760 square foot) tract of land situated in the W G Smith Survey, Abstract No. 1012, the J L Gant Survey, Abstract No. 316, and the G B Jamison Survey, Abstract No. 445, Johnson County, Texas; said tract being part of that tract of land described in Correction General Warranty Deed to AP Land Holdings, LLC recorded in Instrument No. 2014-16216 of the Official Public Records of Johnson County, Texas (OPRJCT); said tract also being part of Tracts 3, 4, 5, & 6 described in Deed of Distribution to James Clifton Armstrong recorded in Volume 2060, Page 282 of said OPRJCT; said tract being more particularly described as follows:

BEGINNING at an aluminum disc stamped "TXDOT" (AD) found at the intersection of the east right-of-way line of Chisholm Trail Parkway (CTP) (a variable width right-of-way) and the northwest right-of-way line of FM Road No. 1902 (a variable width right-of-way);

THENCE along the said east line of CTP, the following six (6) calls:

North 30°38'51" West, a distance of 691.32 feet to a point for corner at the beginning of a non-tangent curve to the right with a radius of 3,616.50 feet, a central angle of 15°35'49", and a chord bearing and distance of North 18°20'06" West, 981.44 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 984.48 feet to an AD found for corner at the beginning of a non-tangent curve to the right with a radius of 11,290.66 feet, a central angle of 01°44'24", and a chord bearing and distance of North 12°59'45" West, 342.89 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 342.90 feet to a point for corner at the beginning of a non-tangent curve to the left with a radius of 11,559.16 feet, a central angle of 00°50'00", and a chord bearing and distance of North 14°35'55" West, 168.12 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 168.12 feet to a brass disc stamped "TXDOT" (BD) found for corner at the beginning of a non-tangent curve to the right with a radius of 11,299.16 feet, a central angle of 10°50'45", and a chord bearing and distance of North 05°47'55" West, 2,135.71 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 2,138.90 feet to a point for corner;

North 00°20'41" West, a distance of 1,272.42 feet to an AD found for corner;

THENCE North 89°23'59" East, departing the said east line of CTP, a distance of 368.24 feet to a 1/2-inch iron rod found for the west corner of that tract of land described as Parcel 403 to the North Texas Toll Authority recorded in Instrument No. 2014-22793 of said OPRJCT; said point being the beginning of a non-tangent curve to the left with a radius of 994.93 feet, a central angle of 15°49'41", and a chord bearing and distance of South 82°41'30" East, 273.98 feet; said point also being in County Road No. 1015 (an apparent public right-of-way);

THENCE in an easterly direction, with said non-tangent curve to the left, an arc distance of 274.85 feet to a point for corner;

THENCE North 89°23'40" East, a distance of 694.15 feet to a point for corner;

THENCE North 73°12'59" East, a distance of 309.28 feet to a point for corner;

THENCE South 89°44'01" East, a distance of 30.43 feet to a point for corner in the west line of said FM Road No. 1902;

THENCE South 00°15'59" West, along the said west line of FM Road No. 1902, a distance of 406.76 feet to a 5/8-inch iron rod with "KHA" cap (IRC) set for corner at the beginning of a non-tangent curve to the left with a radius of 1,472.39 feet, a central angle of 12°11'52", and a chord bearing and distance of South 05°50'01" East, 312.87 feet;

THENCE in a southerly direction, continuing along the said west line of FM Road No. 1902 and with said non-tangent curve to the left, an arc distance of 313.46 feet to a point for corner;

THENCE South 74°34'22" West, departing the said west line of FM Road No. 1902, a distance of 464.28 feet to a IRC set for corner;

THENCE South 33°06'38" East, a distance of 728.95 feet to a IRC set for corner;

THENCE North 46°03'22" East, a distance of 349.15 feet to a 5/8-inch iron rod found for corner in the said west line of FM Road No. 1902; said point being the beginning of a non-tangent curve to the left with a radius of 1,472.39 feet, a central angle of 02°25'52", and a chord bearing and distance of South 33°57'05" East, 62.47 feet;

THENCE continuing along the said west and northwest line of FM Road No. 1902, the following six (6) calls:

In a southerly direction, with said non-tangent curve to the left, an arc distance of 62.47 feet to a point for corner;

South 35°10'01" East, a distance of 913.60 feet to a IRC set for corner at the beginning of a non-tangent curve to the right with a radius of 1,869.86 feet, a central angle of 81°30'04", and a chord bearing and distance of South 05°34'58" West, 2,441.16 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 2,659.80 feet to a IRC set for corner;

South 46°19'59" West, a distance of 908.52 feet to a BD found for corner;

North 43°29'36" West, a distance of 32.74 feet to a BD found for corner;

South 50°09'20" West, a distance of 693.40 feet to the **POINT OF BEGINNING** and containing 10,327,760 square feet or 237.0927 acres of land, more or less.

TRACT 2

BEING a 200.7453 acre (8,744,463 square foot) tract of land situated in the Dennis Dykes Survey, Abstract No. 229 and the Francis A Claridge Survey, Abstract No. 142, Johnson County, Texas; said tract being part of that tract of land described in Correction General Warranty Deed to AP Land Holdings, LLC recorded in Instrument No. 2014-16216 of the Official Public Records of Johnson County, Texas (OPRJCT); said tract also being part of Tracts 1, 2, 7, & 9 described in Deed of Distribution to James Clifton Armstrong recorded in Volume 2060, Page 282 of said OPRJCT; said tract being more particularly described as follows:

BEGINNING at an aluminum disc stamped "TXDOT" (AD) found at the south end of a right-of-way corner clip at the intersection of the east right-of-way line of Chisholm Trail Parkway (CTP) (a variable width right-of-way) and the southeast right-of-way line of FM Road No. 1902 (a variable width right-of-way);

THENCE North 09°24'38" East, along said corner clip, a distance of 44.38 feet to a brass disc stamped "TXDOT" (BD) found for corner;

THENCE along the said southeast line of FM Road No. 1902, the following four (4) calls:

North 44°08'17" East, a distance of 712.02 feet to a BD found for corner;

North 43°29'16" West, a distance of 24.45 feet to an AD found for corner;

North 46°19'59" East, a distance of 908.19 feet to a 5/8-inch iron rod with "KHA" cap (IRC) set for corner at the beginning of a tangent curve to the left with a radius of 1,949.86 feet, a central angle of 19°07'03", and a chord bearing and distance of North 36°46'28" East, 647.58 feet; from said point a 1/2-inch iron rod with "RPLS 5544" cap found bears North 20° East, a distance of 4.7 feet;

In a northeasterly direction, with said tangent curve to the left, an arc distance of 650.59 feet to a point for corner;

THENCE South 44°46'55" East, departing the said southeast line of FM Road No. 1902, a distance of 2,094.10 feet to a 1/2-inch iron rod found for the south corner of that tract of land described in Special Warranty Deed to Burleson 4A Economic Development Corporation recorded in Instrument No. 2021-21498 of said OPRJCT; said point being in the northwest line of that tract of land described in Warranty Deed to Burleson Development, Inc. recorded in Instrument No. 2017-24891 of said OPRJCT;

THENCE South 46°00'16" West, along the said northwest line of the Burleson Development, Inc. tract, a distance of 718.65 feet to a IRC set for corner; said point being the west corner of said Burleson Development, Inc. tract; from said point a t-post found bears North 19° East, a distance of 13.6 feet;

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LEGAL DESCRIPTION (continued)

THENCE South 45°00'53" East, along the southwest line of said Burleson Development, Inc. tract, a distance of 1,052.08 feet to a IRC set for corner in the northwest line of that tract of land described as Tract 4 in Warranty Deed with Vendor's Lien to Burleson Development, Inc. recorded in Instrument No. 2016-9009 of said OPRJCT; from said point an aluminum disc stamped "RPS 314 210" found bears North 23° East, a distance of 4.8 feet;

THENCE South 45°54'55" West, along the said northwest line of said Tract 4, to and along the northwest line of Tract 2 in said Warranty Deed with Vendor's Lien, a distance of 3,190.92 feet to an AD found for corner in the said east line of CTP; said point being the beginning of a non-tangent curve to the left with a radius of 11,659.16 feet, a central angle of 01°55'33", and a chord bearing and distance of North 18°32'40" West, 391.85 feet; from said point a 1/2-inch iron rod found bears South 18° East, a distance of 3.9 feet;

THENCE along the said east line of CTP, the following seven (7) calls:

In a northerly direction, with said non-tangent curve to the left, an arc distance of 391.87 feet to a point for corner;

North 19°30'26" West, a distance of 1,608.61 feet to an AD found for corner;

North 15°51'51" West, a distance of 285.84 feet to an AD found for corner at the beginning of a non-tangent curve to the right with a radius of 1,384.39 feet, a central angle of 04°29'56", and a chord bearing and distance of North 01°27'15" East, 108.67 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 108.70 feet to an AD found for corner;

North 03°42'13" East, a distance of 189.85 feet to an AD found for corner at the beginning of a tangent curve to the left with a radius of 1,193.92 feet, a central angle of 37°19'27", and a chord bearing and distance of North 14°57'31" West, 764.08 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 777.75 feet to a point for corner;

North 30°38'46" West, a distance of 37.19 feet to the **POINT OF BEGINNING** and containing 8,744,463 square feet or 200.7453 acres of land, more or less.

TRACT 3

BEING a 37.0820 acre (1,615,291 square foot) tract of land situated in the Dennis Dykes Survey, Abstract No. 229 and the Francis A Claridge Survey, Abstract No. 142, Johnson County, Texas; said tract being part of that tract of land described in Correction General Warranty Deed to AP Land Holdings, LLC recorded in Instrument No. 2014-16216 of the Official Public Records of Johnson County, Texas (OPRJCT); said tract also being part of Tracts 7 & 9 described in Deed of Distribution to James Clifton Armstrong recorded in Volume 2060, Page 282 of said Official Public Records; said tract being more particularly described as follows:

BEGINNING at a brass disc stamped "TXDOT" (BD) found at the east end of a right-of-way corner clip at the intersection of the west right-of-way line of Chisholm Trail Parkway (CTP) (a variable width right-of-way) and the southeast right-of-way line of FM Road No. 1902 (a variable width right-of-way);

THENCE along the said east line of CTP, the following three (3) calls:

South 22°33'22" East, a distance of 1,553.16 feet to a point for corner;

South 19°30'26" East, a distance of 817.47 feet to a point for corner at the beginning of a tangent curve to the right with a radius of 11,279.16 feet, a central angle of 02°53'59", and a chord bearing and distance of South 18°03'26" East, 570.77 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 570.83 feet to a 5/8-inch iron rod with "KHA" cap (IRC) set for corner; said point being the north corner of Block 1, Chisholm Trail West, an addition to the City of Burleson according to the plat recorded in Instrument No. 2021-74 of said OPRJCT; from said point a BD found along said curve to the right and in the said west line of CTP bears an arc length of 1,245.56 feet;

THENCE South 45°45'02" West, departing the said west line of CTP and along the northwest line of said Block 1, a distance of 686.32 feet to a point for corner in the northeast line of Section Two Whispering Meadows, an addition to the City of Burleson according to the plat recorded in Volume 6, Page 49 of the OPRJCT;

THENCE North 44°46'30" West, along the said northeast line of said Section Two, a distance of 425.53 feet to a point for corner in the east line of said FM Road No. 1902;

THENCE along the said east line of FM Road No. 1902, the following five (5) calls:

North 08°26'18" West, a distance of 2,319.58 feet to a IRC set for corner;

North 81°32'42" East, a distance of 40.42 feet to a IRC set for corner;

North 05°25'24" West, a distance of 200.28 feet to a point for corner;

North 00°29'13" East, a distance of 187.36 feet to a point for corner;

North 06°47'27" East, a distance of 232.82 feet to a BD found for corner at the west end of said corner clip;

THENCE North 80°25'28" East, along the south line of said corner clip, a distance of 36.38 feet to the **POINT OF BEGINNING** and containing 1,615,291 square feet or 37.0820 acres of land, more or less.

TRACT 4

BEING a 85.6193 acre (3,729,576 square foot) tract of land situated in the Green B Jamison Survey, Abstract No. 445, Dennis Dykes Survey, Abstract No. 229 and the Francis A Claridge Survey, Abstract No. 142, Johnson County, Texas; said tract being part of that tract of land described in Correction General Warranty Deed to AP Land Holdings, LLC recorded in Instrument No. 2014-16216 of the Official Public Records of Johnson County, Texas (OPRJCT); said tract also being part of Tracts 3, 7, & 9 described in Deed of Distribution to James Clifton Armstrong recorded in Volume 2060, Page 282 of said Official Public Records; said tract being more particularly described as follows:

BEGINNING at a point at the intersection of the south right-of-way line of County Road No. 915 (a variable width right-of-way); and the west right-of-way line of FM Road No. 1902 (a variable width right-of-way);

THENCE along the said west line of FM Road No. 1902, the following six (6) calls:

South 24°56'25" West, a distance of 54.40 feet to a point for corner;

South 13°19'32" West, a distance of 45.64 feet to a 5/8-inch iron rod with "KHA" cap (IRC) set for corner;

South 07°20'43" East, a distance of 216.21 feet to a point for corner;

South 08°25'10" East, a distance of 408.81 feet to a IRC set for corner;

North 81°32'42" East, a distance of 18.00 feet to a IRC set for corner;

South 08°26'18" East, a distance of 2,219.54 feet to a IRC set for corner in northeast line of Section Two Whispering Meadows, an addition to the City of Burleson according to the plat recorded in Volume 6, Page 49 of the OPRJCT;

THENCE North 44°53'01" West, departing the said west line of FM Road NO. 1902 and along the said northeast line of Section Two, a distance of 1,612.04 feet to a point for corner;

THENCE North 41°43'10" West, continuing along the said northeast line of Section Two, a distance of 2,136.23 feet to a point for corner;

THENCE North 89°45'36" West, a distance of 34.69 feet to a point for corner in Roaring Creek Road (a 60-foot wide access easement as shown on said plat of Section Two;

THENCE North 00°14'24" East, along said Roaring Creek Road, a distance of 362.99 feet to a point for corner in said County Road 915;

THENCE South 89°59'38" East, along said County Road 915, a distance of 1,308.05 feet to a point for corner;

THENCE South 00°00'22" West, a distance of 20.58 feet to a IRC set for the west corner of that tract of land described as Parcel 404 to the North Texas Toll Authority recorded in Instrument No. 2014-22793 of said OPRJCT;

THENCE South 78°55'09" East, along the south line of Parcel 404, a distance of 903.61 feet to the **POINT OF BEGINNING** and containing 3,729,576 square feet or 85.6193 acres of land, more or less.

No.	DATE	REVISION DESCRIPTION
1	10/21/24	ADDRESS COMMENTS, ADD GIS UTILITIES

LEGAL DESCRIPTION (continued)

TRACT 5

BEING a 60.7498 acre (2,646,260 square foot) tract of land situated in the Green B Jamison Survey and the W G Smith Survey, Abstract No. 1012, Johnson County, Texas; said tract being part of that tract of land described in Correction General Warranty Deed to AP Land Holdings, LLC recorded in Instrument No. 2014-16216 of the Official Public Records of Johnson County, Texas (OPRJCT); said tract also being part of Tracts 3, 5, & 6 described in Deed of Distribution to James Clifton Armstrong recorded in Volume 2060, Page 282 of said Official Public Records; said tract being more particularly described as follows:

BEGINNING at a point at the intersection of the north right-of-way line of County Road No. 915 (a variable width right-of-way); and the west right-of-way line of FM Road NO. 1902 (a variable width right-of-way); said point also being the northeast corner of that tract of land described as Parcel 404 to the North Texas Toll Authority recorded in Instrument No. 2014-22793 of said OPRJCT;

THENCE North 78°53'00" West, along the north line of said Parcel 404, a distance of 717.10 feet to a 5/8-inch iron rod with "KHA" cap (IRC) set for corner;

THENCE South 86°11'34" West, continuing along the said north line of Parcel 404, a distance of 202.00 feet to a IRC set for the west corner of said Parcel 404;

THENCE North 00°00'22" East, a distance of 20.58 feet to a point for corner in said County Road No. 915;

THENCE North 89°59'38" West, along said County Road No. 915, a distance of 256.77 feet to a point for corner;

THENCE North 00°45'42" West, departing said County Road No. 915, a distance of 2,631.08 feet to a IRC set for corner;

THENCE North 88°40'55" East, a distance of 369.38 feet to a IRC set for corner;

THENCE North 00°48'28" West, a distance of 3,417.72 feet to a IRC set for corner;

THENCE North 87°08'09" East, a distance of 56.59 feet to a IRC set for corner in the west right-of-way line of Chisholm Trail Parkway (a variable width right-of-way);

THENCE along the said west line of CTP, the following ten (10) calls:

South 00°22'32" East, a distance of 1,185.87 feet to a IRC set for corner at the beginning of a tangent curve to the left with a radius of 11,619.16 feet, a central angle of 10°30'22", and a chord bearing and distance of South 05°37'43" East, 2,127.58 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 2,130.56 feet to a IRC set for corner;

South 12°08'11" East, a distance of 995.28 feet to a IRC set for corner;

South 19°51'51" East, a distance of 379.29 feet to a point for corner;

South 17°47'45" East, a distance of 58.58 feet to a point for corner at the beginning of a non-tangent curve to the right with a radius of 770.51 feet, a central angle of 23°01'33", and a chord bearing and distance of South 01°01'02" East, 307.57 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 309.65 feet to an aluminum disc stamped "TXDOT" (AD) found for corner;

South 10°29'45" West, a distance of 176.52 feet to an AD found for corner at the beginning of a tangent curve to the left with a radius of 866.51 feet, a central angle of 50°49'35", and a chord bearing and distance of South 14°55'03" East, 743.71 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 768.67 feet to an AD found for corner;

South 40°19'50" East, a distance of 203.70 feet to a brass disc stamped "TXDOT" found for corner;

THENCE South 17°08'28" West, a distance of 168.80 feet to the **POINT OF BEGINNING** and containing 2,646,260 square feet or 60.7498 acres of land, more or less.

NOTES ADDRESSING SCHEDULE B EXCEPTIONS

(Pursuant to Commitment for Title Insurance, issued by Old Republic National Title Insurance Company, GF. No. 2001965T, effective date November 29, 2023, issued December 7, 2023.)

10(i) The subject tract is part of that/those tract(s) described in Pipe Line Easement granted to Sinclair Pipe Line Company, a Delaware corporation as set forth in instrument recorded in Volume 405, Page 405, of the Deed Records of Johnson County, Texas. Affects Tract 1, 2, 4, 5.

10(j) The tract of land described in Ingress and Egress Easement granted to State of Texas, acting through the State Highway Commission as set forth in instrument recorded in Volume 407, Page 533, of the Deed Records of Johnson County, Texas as affected by instrument recorded in Volume 1614, Page 716 of the Official Public Records of Johnson County, Texas is not part of the subject tract.

10(k) Electric Transmission and Distribution Line Easement granted to Texas Electric Service Company as set forth in instrument recorded in Volume 677, Page 90, of the Deed Records of Johnson County, Texas as affected by instrument recorded in Volume 900, Page 336 of the Deed Records of Johnson County affects the subject tract as shown hereon. Affects Tract 2.

10(l) Water Pipe Line Easement granted to Johnson County Rural Water Supply Corp. as set forth in instrument recorded in Volume 801, Page 333, of the Deed Records of Johnson County, Texas as affected by instrument recorded under Johnson County Clerk's File No. 2019-21879 affects the subject tract as shown hereon. Affects Tract 4.

10(m) The subject tract is part of that/those tract(s) described in Water Lines Easement granted to Johnson County Rural Water Supply Corporation as set forth in instrument recorded in Volume 1234, Page 553, of the Deed Records of Johnson County, Texas. Affects Tract 1, 2, 4, 5.

10(n) The subject tract is part of that/those tract(s) described in Electric Power Distribution Line Easement granted to Johnson County Electric Cooperative Association, a Texas corporation as set forth in instrument recorded in Volume 1537, Page 359, of the Deed Records of Johnson County, Texas. Affects Tract 1, 2, 4, 5.

10(o) The subject tract is part of that/those tract(s) described in Electric Power Distribution Line Easement granted to Johnson County Electric Cooperative Association, a Texas corporation as set forth in instrument recorded in Volume 1537, Page 361, of the Deed Records of Johnson County, Texas. Affects Tract 2, 3 & 4.

10(p) Road Easement granted to Johnson County, a political subdivision of the State of Texas as set forth in instrument recorded in Volume 1724, Page 386, of the Official Public Records of Johnson County, Texas affects the subject tract as shown hereon. Affects Tract 5.

10(q) Valve Site Easement granted to Arco Pipe Line Company, a Delaware corporation as set forth in instrument recorded in Volume 2151, Page 729, of the Official Public Records of Johnson County, Texas is not part of the subject tract.

10(r) The subject tract is part of that/those tract(s) described in Pipeline(s) Easement granted to Johnson County Rural Water Supply Corporation as set forth in instrument recorded in Volume 2348, Page 432, of the Official Public Records of Johnson County, Texas. Affects Tract 1, 2, 4, 5.

10(s) The subject tract is part of that/those tract(s) described in Pipeline(s) Easement granted to Johnson County Rural Water Supply Corporation as set forth in instrument recorded in Volume 2348, Page 436, of the Official Public Records of Johnson County, Texas as affected by instrument recorded under Johnson County Clerk's File no. 2019-21878. Affects Tract 1, 2, 4, 5.

10(t) Single Pipeline and Appurtenant Facilities Easement granted to Southwestern Gas Pipeline Inc. as set forth in instrument recorded in Volume 3924, Page 654, of the Official Public Records of Johnson County, Texas affect the subject tract as shown hereon. Affects Tract 2, 3, 4, & 5.

10(u) Single Pipeline Easement granted to Crosstex North Texas Gathering, L.P. as set forth in instrument filed for record in Volume 4256, Page 866, Official Public Records, Johnson County, Texas affects the subject tract as shown hereon. Affects Tract 2.

10(v) Single Pipeline and Appurtenant Facilities Easement granted to Texas Midstream Gas Services, L.L.C. as set forth in instrument recorded in Volume 4439, Page 387, of the Official Public Records of Johnson County, Texas affects the subject tract as shown hereon. Affects Tract 1 & 2.

10(w) Exclusive Easement for Single Pipeline together with above ground pipeline markers and test leads granted to Texas Midstream Gas Services, Inc., a Texas Company as set forth in instrument recorded in Volume 4450, Page 272, of the Official Public Records of Johnson County, Texas as affected by instrument recorded under Johnson County Clerk's File No. 2011-13420 affects the subject tract as shown hereon. Affects Tract 1.

10(x) Single Pipeline and Appurtenant Facilities Easement granted to Crosstex North Texas Gathering, L.P. as set forth in instrument recorded in Volume 4485, Page 416, of the Official Public Records of Johnson County, Texas affects the subject tract as shown hereon. Affects Tract 1 & 2.

10(y) The subject tract is part of that/those tract(s) described in Flowline(s) as shown on "Exhibit A" in instrument recorded in Volume 4597, Page 923, of the Official Public Records of Johnson County, Texas. Affects Tract 2.

10(z) One Pipeline and Appurtenant Equipment and Facilities Easement granted to Devon Energy Corporation, L.P. as set forth in instrument recorded in Volume 4605, Page 573, of the Official Public Records of Johnson County, Texas as affected by instrument recorded under Johnson County Clerk's File No. 20170021955 affects the subject tract as shown hereon. Affects Tract 1, 2, 3, & 4.

10(aa) One Pipeline and Authorized Appurtenances Exclusive Easement granted to Texas Midstream Gas Services, Inc., a Texas company as set forth in instrument recorded in Volume 4605, Page 790, of the Official Public Records of Johnson County, Texas affects the subject tract as shown hereon. Affects Tract 3.

10(bb) Exhibit "A" of the Utility Easement and Right of Way granted to United Electric Cooperative Services, Inc. a Texas corporation as set forth in instrument filed for record under Johnson County Clerk's File No. 201000005253 describing the easement was not recorded as part of the document.

10(cc) Utility Easement and Right of Way granted to United Electric Cooperative Services, Inc. a Texas corporation as set forth in instrument filed for record under Johnson County Clerk's File No. 2012-22796 affects the subject tract as shown hereon. Affects Tract 1 & 2.

10(dd) Utility Easement and Right of Way granted to Johnson County Special Utility District as set forth in instrument filed for record under Johnson County Clerk's File No. 2012-22795 affects the subject tract as shown hereon. Affects Tract 1, 4 & 5.

10(ee) Utility Easement and Right of Way granted to United Electric Cooperative Services, Inc. a Texas corporation as set forth in instrument filed for record under Johnson County Clerk's File No. 201300008168 affects the subject tract as shown hereon. Affects Tract 2.

10(ff) Utility Easement granted to Johnson County Special Utility District as set forth in instrument filed for record under Johnson County Clerk's File No. 2014-5196 affects the subject tract as shown hereon. Affects Tract 5.

10(gg) Overhead and/or Underground Electric Supply and Communications Easement granted to Oncor Electric Delivery Company, LLC, a Delaware limited liability company as set forth in instrument filed for record under Johnson County Clerk's File No. 2014-5197 affects the subject tract as shown hereon. Affects Tract 1.

10(hh) Utility Easement granted to Johnson County Special Utility District as set forth in instrument filed for record under Johnson County Clerk's File No. 2019-21876 affects the subject tract as shown hereon. Affects Tract 1 & 2.

10(ii) The subject tract is part of that tract described in Waterline(s) and Appurtenances Easement granted to Johnson County Special Utility District as set forth in instrument filed for record under Johnson County Clerk's File No. 2023-28822. Affects Tract 1, 4 & 5.

10(jj) The subject tract is part of that tract described in Waterline(s) and Appurtenances Easement granted to Johnson County Special Utility District as set forth in instrument filed for record under Johnson County Clerk's File No. 2023-28823. Affects Tract 2, 3 & 4.

10(kk) The subject tract is part of that/those tract(s) described in Memorandum of Gas Gathering Agreement as set out in instrument filed for record under Johnson County Clerk's File No. 2018-17489. Affects Tract 1, 2, 3, 4, & 5.

10(ll) The subject tract is part of that tract described in instrument(s) recorded in Volume 379, Page 327, of the Deed Records of Johnson County, Texas. Affects Tract 2, 3, 4, & 5.

10(mm) The subject tract is not a part of that/those tract(s) described in Oil, Gas and Mineral Lease(s) granted in instrument recorded in Volume 214, Page 141, of the Deed Records of Johnson County, Texas.

10(nn) It is unclear whether the subject tract is part of that/those tract(s) described in Oil, Gas and Mineral Lease(s) granted in instrument recorded in Volume 227, Page 181, of the Deed Records of Johnson County, Texas. The reference to Volume 217, Page 350 in said document is apparently in error. That document does not describe any of the subject tracts.

10(oo) The subject tract is part of that/those tract(s) described in il, Gas and Mineral Lease(s) granted in instrument recorded in Volume 2662, Page 959, of the Official Public Records of Johnson County, Texas as affected by instrument recorded in Volume 3534, Page 505, Official Public Records, Johnson County, Texas. Affects Tract 1, 2, 3, 4, & 5.

SURVEYORS CERTIFICATION

To: Old Republic National Title Insurance Company;
Title Partners; and
AP Land Holdings, LLC:

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition II, Standard Land Survey.

Survey Date: September 18, 2024

STATE OF TEXAS
REGISTERED
MICHAEL CLEO BILLINGSLEY
6558
PROFESSIONAL
LAND SURVEYOR

Michael Cleo Billingsley
Registered Professional Land Surveyor No. 6558
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-335-6511
michael.billingsley@kimley-horn.com

STANDARD LAND SURVEY
ANIMAL PANCAKES
WG SMITH SURVEY, ABSTRACT NO. 1012
JAMES L GANT SURVEY,
ABSTRACT NO. 316
DENNIS DYKES SURVEY,
ABSTRACT NO. 229
FRANCIS A CLARIDGE SURVEY,
ABSTRACT NO. 142
GREEN B JAMISON SURVEY,
ABSTRACT NO. 445
JOHNSON COUNTY, TEXAS

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MCB	KHA	10/21/2024	069276715	2 OF 2

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