AGENDA ITEM
CA33

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 ★ APPROVED ★ Commissioners Court

8.10.2026

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

CSO#6177-07-2026

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 August 10, 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 27th day of July 2026, and executed by its authorized representative.

CITY OF BURLESON, TEXAS

By: _____
Chris Fletcher, Mayor

ATTEST:

Lisandra Leal
~~Amanda Campos, City Secretary~~
Lisandra Leal, Assistant City Secretary

APPROVED BY THE COMMISSIONERS COURT FOR JOHNSON COUNTY, TEXAS, in its meeting held on the 10th day of August 2026, and executed by its authorized representative.

JOHNSON COUNTY, TEXAS

By: _____
Christopher Boedeker, County Judge

ATTEST:

April Long
April Long, County Clerk

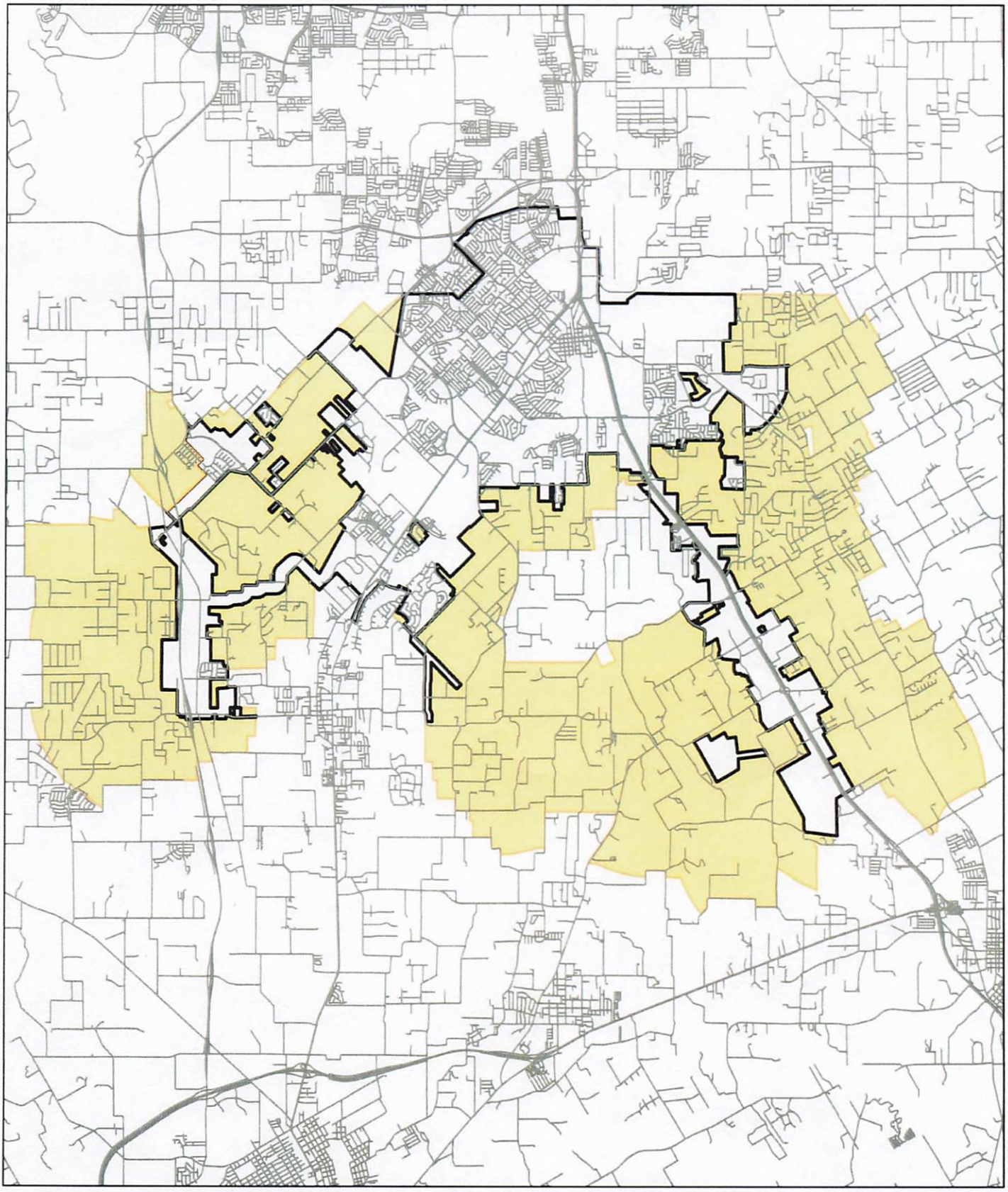
THE CITY OF BURLESON TEXAS

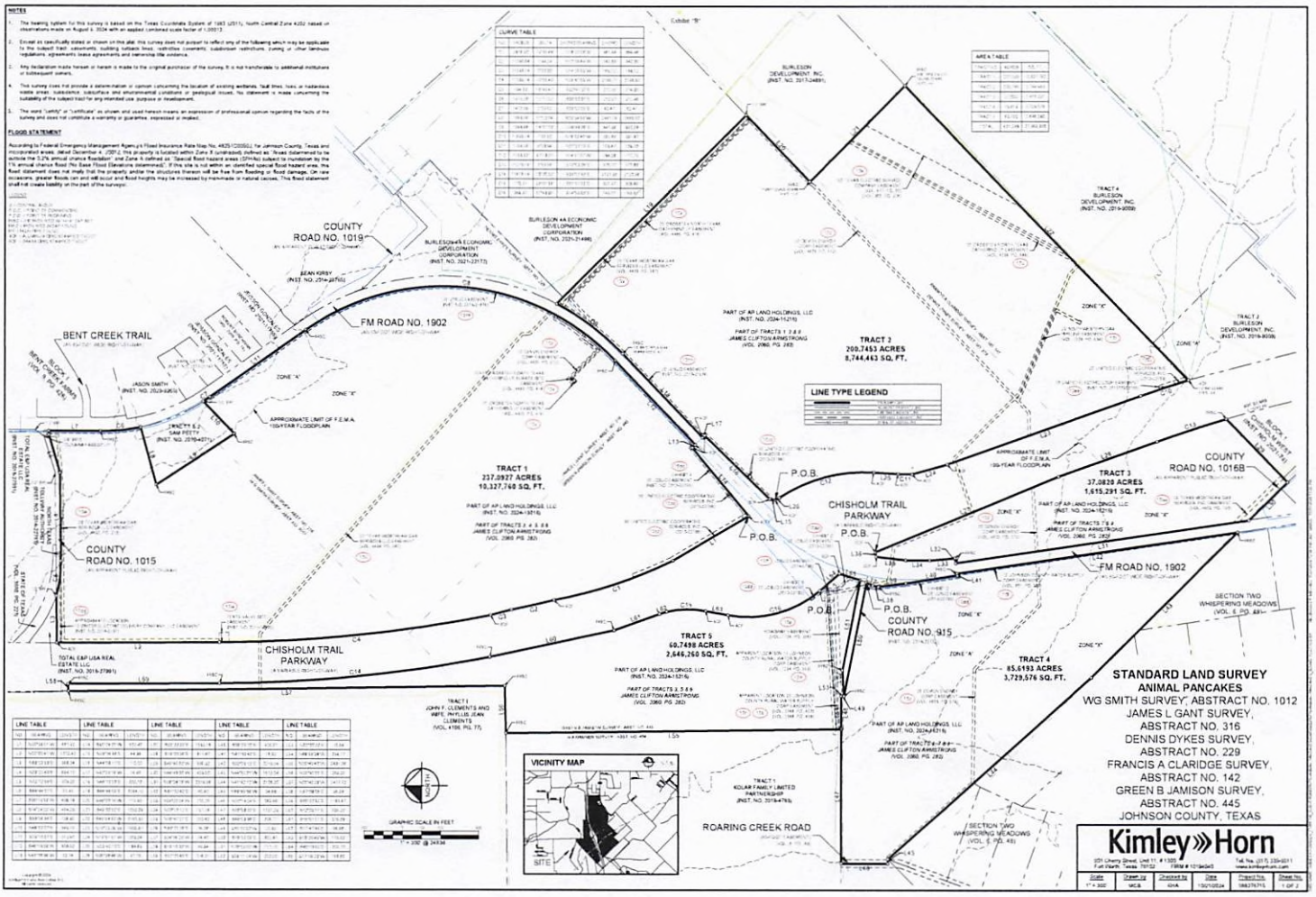
Exhibit "A"- Burleson ETJ Map

N W E S

JULY 2026

City Limits ETJ




NOTES
FLOOD STATEMENT
CURVE TABLE
AREA TABLE
LINE TYPE LEGEND
COUNTY ROAD NO. 1019
FM ROAD NO. 1902
BENT CREEK TRAIL
COUNTY ROAD NO. 1015
CHISHOLM TRAIL PARKWAY
COUNTY ROAD NO. 1016B
COUNTY ROAD NO. 915
ROARING CREEK ROAD
TRACT 1
237.0927 ACRES
10,327,760 SQ. FT.
TRACT 2
200.7453 ACRES
8,744,463 SQ. FT.
TRACT 3
37.0829 ACRES
1,615,291 SQ. FT.
TRACT 4
85.6193 ACRES
3,729,576 SQ. FT.
TRACT 5
60.7498 ACRES
2,646,260 SQ. FT.
P.O.B.
VICINITY MAP
SITE
GRAPHIC SCALE IN FEET
1" = 200' @ 24X36
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
Scale
1" = 200'
Drawn by
MLB
Checked by
KHA
Date
10/10/2024
Project No.
068279-01
Sheet No.
1 OF 2

LEGAL DESCRIPTION

TRACT 1

BEING a .237.5577 acre (10,347,798 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. 2014-16215 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 2560, Page 262 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 rightofway) and the northeast 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 ten (10) calls:

North 20° 26'31" West, a distance of 697.33 feet to a point for corner at the beginning of a nontangent curve to the right with a radius of 3,614.38 feet, a central angle of 15° 33'48", and a chord bearing and distance of North 18° 29'06" West, 891.44 feet;

In a northerly direction, with said nontangent curve to the right, an arc distance of 894.48 feet to an AD found for corner at the beginning of a nontangent curve to the right with a radius of 11,360.56 feet, a central angle of 01° 48'.48", and a chord bearing and distance of North 13° 58'45" West, 342.66 feet;

In a northerly direction, with said nontangent curve to the right, an arc distance of 342.69 feet to a point for corner at the beginning of a nonradgent curve to the left with a radius of 11,584.16 feet, a central angle of 09°36'09", and a chord bearing and distance of North 14° 05'53" West, 1,938.12 feet;

In a northerly direction, with said nonradgent curve to the left, an arc distance of 1,938.12 feet to a brass disc stamped "TXDOT" (BD) found for corner at the beginning of a nonradgent curve to the right with a radius of 11,359.16 feet, a central angle of 10°25'05", and a chord bearing and distance of North 09°47'28" West, 2,138.71 feet;

In a northerly direction, with said nonradgent curve to the right, an arc distance of 2,136.85 feet to a point for corner;

North 08° 39'41" West, a distance of 1,272.42 feet to an AD found for corner;

THENCE North 49° 33'56" East, departing the said east line of CTP, a distance of 366.34 feet to a 1/2-inch iron rod found for the west corner of that tract of land described as Parcel 45J-1 to the North Texas Toll Authority recorded in Instrument No. 2014-27743 of said OPRJCT, said point being the beginning of a nontangent curve to the left with a radius of 994.83 feet, a central angle of 12° 49'41", and a chord bearing and distance of South 82°41'39" East, 276.88 feet, said point also being in County Road No. 1915 (an apparent public rightofway);

THENCE in an easterly direction, with said nonradgent curve to the left, an arc distance of 276.85 feet to a point for corner;

THENCE North 89° 23'46" East, a distance of 884.15 feet to a point for corner;

THENCE North 75° 12'56" East, a distance of 308.28 feet to a point for corner;

THENCE South 89° 44'59" East, a distance of 35.43 feet to a point for corner in the west line of said FM Road No. 1902;

THENCE South 29° 15'34" West, along the said west line of FM Road No. 1902, a distance of 405.75 feet to a 5/8-inch iron rod with "CHK" cap (IRC) set for corner at the beginning of a nontangent curve to the left with a radius of 1,472.39 feet, a central angle of 17° 11'53", and a chord bearing and distance of South 55° 57'31" East, 312.97 feet;

THENCE in a southerly direction, continuing along the said west line of FM Road No. 1902 and with said nonradgent curve to the left, an arc distance of 313.66 feet to a point for corner;

THENCE South 34° 24'27" West, departing the said west line of FM Road No. 1902, a distance of 454.26 feet to a IRC set for corner;

THENCE North 33° 59'39" East, a distance of 736.85 feet to a IRC set for corner;

THENCE North 46° 53'27" East, a distance of 348.13 feet to a 3/4-inch iron rod found for corner in the said west line of FM Road No. 1902, said point being the beginning of a nontangent curve to the left with a radius of 1,472.39 feet, a central angle of 02° 35'53", and a chord bearing and distance of South 32° 57'05" East, 62.47 feet;

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

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

South 35° 10'01" East, a distance of 913.09 feet to a IRC set for corner at the beginning of a nonradgent curve to the right with a radius of 1,666.46 feet, a central angle of 91° 39'04", and a chord bearing and distance of South 35° 34'58" West, 2,441.16 feet;

In a southerly direction, with said nonradgent curve to the right, an arc distance of 2,658.80 feet to a IRC set for corner;

South 48° 19'36" West, a distance of 668.53 feet to a BD found for corner;

North 43° 28'49" West, a distance of 52.74 feet to a BD found for corner;

South 53° 09'35" West, a distance of 653.40 feet to the **POINT OF BEGINNING** and containing 10,327,798 square feet or 237.0577 acres of land, more or less.

TRACT 2

BEING a 200.7453 acre (8,744,463 square foot) tract of land situated in the Donna 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), and said also being part of Tracts 1, 2, 7, 8, & 9 described in Deed of Distribution to James Clifton Armstrong recorded in Volume 2560, Page 262 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 said rightofway 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 89° 24'39" 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 71.3.02 feet to a BD found for corner;

North 43° 39'16" West, a distance of 36.45 feet to an AD found for corner;

North 46° 19'54" East, a distance of 809.19 feet to a 3/8-inch iron rod with "CHK" cap (IRC) set for corner at the beginning of a tangent curve to the left with a radius of 1,849.86 feet, a central angle of 13° 57'53", and a chord bearing and distance of North 39° 40'.22" East, 647.56 feet, from said point a 1/2-inch iron rod with "RPLS 5344" cap found bears North 32° East, a distance of 0.72 feet;

In a northeasterly direction, with said tangent curve to the left, an arc distance of 650.58 feet to a point for corner;

THENCE South 44° 44'58" East, departing the said southeast line of FM Road No. 1902, a distance of 2,004.10 feet to a 1/2-inch iron rod found for the south corner of that tract of land described as Special Warranty Deed to Bullseye 45 Ecommerce Development Corporation recorded in Instrument No. 2021-21458 of said OPRJCT, said point being on the northwest line of that tract of land described in Warranty Deed to Bullseye Development, Inc. recorded in Instrument No. 2011-24881 of said OPRJCT;

THENCE South 45°00'14" West, along the said northwest line of the Bullseye Development, Inc. tract, a distance of 798.95 feet to a IRC set for corner, said point being the west corner of said Bullseye Development, Inc. tract, from said point a found found bears North 19° East, a distance of 13.6 feet;

LEGAL DESCRIPTION (continued)

THENCE South 46° 00'53" East, along the southwest line of said Bullseye Development, Inc. tract, a distance of 1,053.56 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 Bullseye Development, Inc. recorded in Instrument No. 2016-8009 of said OPRJCT, from said point an aluminum disc stamped "RPS 3.14 2-16" found bears North 23 East, a distance of 0.9 feet;

THENCE South 44° 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 3,188.82 feet to an AD found for corner in the said east line of CTP, said point being the beginning of a nonradgent curve to the left with a radius of 11,648.16 feet, a central angle of 01° 56'.33", and a chord bearing and distance of North 19° 32'49" West, 391.86 feet, from said point a 1/2-inch iron rod found bears South 19° East, a distance of 3.8 feet;

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

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

North 19° 36'39" West, a distance of 1,808.51 feet to an AD found for corner;

North 10° 51'51" West, a distance of 365.84 feet to an AD found for corner at the beginning of a nonradgent curve to the right with a radius of 1,366.38 feet, a central angle of 64° 29'54", and a chord bearing and distance of North 01° 27'13" East, 1,458.57 feet;

In a northerly direction, with said nonradgent curve to the right, an arc distance of 1,539.79 feet to an AD found for corner;

North 33° 42'11" East, a distance of 1,199.65 feet to an AD found for corner at the beginning of a tangent curve to the left with a radius of 1,113.82 feet, a central angle of 31° 13'27", and a chord bearing and distance of North 14° 17'51" West, 744.26 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° 36'45" 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 37.0020 acre (1,610,291 square foot) tract of land situated in the Donna 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 2560, Page 262 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 10° 30'26" East, a distance of 647.47 feet to a point for corner at the beginning of a tangent curve to the right with a radius of 11,379.16 feet, a central angle of 02° 53'06", and a chord bearing and distance of South 9° 03'.26" East, 576.77 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 576.83 feet to a 5/8-inch iron rod with "CHK" 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. J021-74 of said OPRJCT, from said point a BD found along said curve to the right and in the said east line of CTP bears an arc length of 1,346.34 feet;

THENCE South 46° 45'52" West, departing the said west line of CTP and along the northwest line of said Block 1, a distance of 488.32 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° 06'.58" West, along the said northeast line of said Section Two, a distance of 425.53 feet to a point for corner in the said 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 09° 28'19" West, a distance of 2,319.56 feet to a IRC set for corner;

North 01° 12'43" East, a distance of 46.43 feet to a IRC set for corner;

North 05° 35'.24" West, a distance of 333.28 feet to a point for corner;

North 03° 29'13" East, a distance of 187.36 feet to a point for corner;

North 09° 47'27" East, a distance of 312.83 feet to a BD found for corner at the west end of said corner clip;

THENCE North 69° 25'.29" East, along the said corner clip, a distance of 36.38 feet to the **POINT OF BEGINNING** and containing 1,610,291 square feet or 37.0020 acres of land, more or less.

TRACT 4

BEING a 85.7153 acre (3,733,576 square foot) tract of land situated in the Orwin B Jamison Survey, Abstract No. 445, Donna 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, 8, & 9 described in Deed of Distribution to James Clifton Armstrong recorded in Volume 2560, Page 262 of said Official Public Records, said tract being more particularly described as follows:

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

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

South 34° 56'39" West, a distance of 54.49 feet to a point for corner;

South 13° 11'.13" West, a distance of 46.64 feet to a 5/8-inch iron rod with "CHK" cap (IRC) set for corner;

South 07° 29'42" East, a distance of 215.21 feet to a point for corner;

South 09° 25'.19" East, a distance of 408.91 feet to a IRC set for corner;

North 81° 32'42" East, a distance of 16.09 feet to a IRC set for corner;

South 09° 26'19" East, a distance of 2,218.54 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'.59" West, departing the said east line of FM Road NO. 1902 and along the said northeast line of Section Two, a distance of 1,613.24 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 69° 43'.09" 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 03° 14'.24" East, along said Roaring Creek Road, a distance of 362.88 feet to a point for corner in said County Road 915;

THENCE South 69° 58'.38" East, along said County Road 915, a distance of 1,386.06 feet to a point for corner;

THENCE South 69°03'.22" East, a distance of 23.38 feet to a IRC set for the east corner of that tract of land described as Parcel 45K to the North Texas Toll Authority recorded in Instrument No. 2014-23765 of said OPRJCT;

THENCE South 76°55.09" East, along the south line of Parcel 45K, a distance of 1033.41 feet to the **POINT OF BEGINNING** and containing 3,733,576 square feet or 85.4163 acres of land, more or less.

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

LEGAL DESCRIPTION (continued)

TRACT 5

BEING a 45.7436 acre (1,991,995 square foot) tract of land situated in the Orwin 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 2560, Page 262 of said Official Public Records, said tract being more particularly described as follows:

BEGINNING at a point at the intersection of the north rightofway line of County Road No. 915 (a variable width rightofway) and the west rightofway line of FM Road NO. 1902 (a variable width rightofway), said point also being the northeast corner of that tract of land described as Parcel 45K to the North Texas Toll Authority recorded in Instrument No. 2014-23765 of said OPRJCT;

THENCE North 76° 55'09" West, along the north line of said Parcel 45K a distance of 717.16 feet to a 5/8-inch iron rod with "CHK" cap (IRC) set for corner;

THENCE South 69° 11'.34" West, continuing along the said north line of Parcel 45K a distance of 262.00 feet to a IRC set for the west corner of said Parcel 45K;

THENCE North 69 03'.22" East, a distance of 39.38 feet to a point for corner in said County Road No. 915;

THENCE North 69 58'.38" West, along said County Road No. 915, a distance of 356.77 feet to a point for corner

THENCE North 20 43'.42" West, departing said County Road No. 915, a distance of 2 631.88 feet to a IRC set for corner

THENCE North 35 47'.56" East, a distance of 368.38 feet to a IRC set for corner

THENCE North 65 49'.26" West, a distance of 3,417.72 feet to a IRC set for corner

THENCE North 37°09'.58" East, a distance of 56.58 feet to a IRC set for corner in the west rightofway line of Chisholm Trail Parkway (a variable width rightofway);

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

South 39° 23'.53" East, a distance of 1,155.87 feet to a IRC set for corner at the beginning of a tangent curve to the left with a radius of 11,819.15 feet, a central angle of 19° 36'.22", and a chord bearing and distance of South 55° 31'.17 East, 2,1.7.54 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 2,139.56 feet to a IRC set for corner;

South 12 06'.11" East, a distance of 668.28 feet to a IRC set for corner;

South 19°51'.51" East, a distance of 378.28 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 nontangent curve to the right with a radius of 773.54 feet, a central angle of 23 0° 33', and a chord bearing and distance of South 31° 01'.62" East, 257.37 feet;

In a southerly direction, with said nonradgent curve to the right, an arc distance of 308.85 feet to an aluminum disc stamped "TXDOT" (AD) found for corner;

South 19°.2'.45" West, a distance of 1,179.52 feet to an AD found for corner at the beginning of a tangent curve to the left with a radius of 666.51 feet, a central angle of 35 49'.32", and a chord bearing and distance of South 1 4 .35'.52" East, 743.71 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 768.57 feet to an AD found for corner

South 43°19'.56" East, a distance of 281.78 feet to a brass disc stamped "TXDOT" found for corner;

THENCE South 11° 06'.25" West, a distance of 116.65 feet to the **POINT OF BEGINNING** and containing 2,846,.60 square feet or 45.7436 acres of land, more or less.

RATE'S ADDENDUM SCHEDULE B EXCEPTIONS

(Pursuant to Commitment for Title Insurance, issued by Old Republic National Title Insurance Company, GF. No. 2001 0637 effective date November 26, 2023, issued December 7, 2023.)

10a) The subject tract is part of theAthens tract(s) described in Pipe Line Easement granted to Sandon Pipe Line Company, a Delaware corporation, as set forth in instrument recorded in Volume 456, Page 466, of the Deed Records of Johnson County, Texas. Affects Tract 1, 2, 4, 5.

10b) The rest 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 467, Page 533, of the Deed Records of Johnson County, Texas, as affected by instrument recorded in Volume 1414, Page 715 of the Official Public Records of Johnson County Texas is not part of the subject tract.

10c) Electric Transmission and Distribution Line Easement granted to Texas Electric Service Company as set forth in instrument recorded in Volume 577, Page 80, of the Deed Records of Johnson County, Texas as affected by instrument recorded in Volume 808, Page 338 of the Deed Records of Johnson County affects the subject tract as shown hereon. Affects Tract 3.

10d) Water Pipe Line Easement granted to Johnson County Rural Water Supply Corp. as set forth in instrument recorded in Volume 681, Page 333, of the Deed Records of Johnson County, Texas as affected by instrument recorded under Johnson County Clerk's File No. J919-21670 affects the subject tract as shown hereon. Affects Tract 4.

10pa) The subject tract is part of theAthens 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 563, of the Deed Records of Johnson County, Texas. Affects Tract 1, 2, 4, 5.

10pb) The subject tract is part of theAthens 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 358, of the Deed Records of Johnson County, Texas. Affects Tract 1, 2, 4, 5.

10pc) The subject tract is part of theAthens 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.

10pd) Road Easement granted to Johnson County, a political subdivision of the State of Texas as set forth in instrument recorded in Volume 1734, Page 366, of the Official Public Records of Johnson County Texas affects the subject tract as shown hereon. Affects Tract 5.

10pe) Valve Site Easement granted to Atex Pipe Line Company, a Delaware corporation as set forth in instrument recorded in Volume 2151, Page 728, of the Official Public Records of Johnson County, Texas is not part of the subject tract.

10pf) The subject tract is part of theAthens tract(s) described in Pipelines Easement granted to Johnson County Rural Water Supply Corporation as set forth in instrument recorded in Volume 2344, Page 432, of the Official Public Records of Johnson County, Texas. Affects Tract 1, 2, 4, 5.

10pg) The subject tract is part of theAthens tract(s) described in Pipelines Easement granted to Johnson County Rural Water Supply Corporation as set forth in instrument recorded in Volume 2344, Page 436, of the Official Public Records of Johnson County, Texas as affected by instrument recorded under Johnson County Clerk's File no. 2016-21676. Affects Tract 1, 2, 4, 5.

10qa) Single Pipeline and Appurtenant Facilities Easement granted to Southwestern Gas Pipeline Inc. as set forth in instrument recorded in Volume 2804, Page 634, of the Official Public Records of Johnson County, Texas affects the subject tract as shown hereon. Affects Tract 2 3 4 & 5.

10ra) Single Pipeline and Appurtenant Facilities Easement granted to Texas Gathering, L.P. as set forth in instrument filed for record in Volume 4258 Page 999, Official Public Records, Johnson County, Texas affects the subject tract as shown hereon. Affects Tract 2.

10rb) Single Pipeline and Appurtenant Facilities Easement granted to Texas Gathering, L.P. as set forth in instrument recorded in Volume 4465, Page 616, of the Official Public Records of Johnson County, Texas affects the subject tract as shown hereon. Affects Tract 1 & 2.

10sa) The subject tract is part of theAthens tract(s) described in Pipelines as shown on "Exhibit A" in instrument recorded in Volume 4587 Page 825 of the Official Public Records of Johnson County, Texas. Affects Tract 2.

10sb) One Pipeline and Appurtenant Equipment and Facilities Easement granted to Devon Energy Corporation, L.P. as set forth in instrument recorded in Volume 4883, Page 173, of the Official Public Records of Johnson County Texas as affected by instrument recorded under Johnson County Clerk's File No. 201702 9135 affects the subject tract as shown hereon. Affects Tract 1 2 3 & 4.

10sc) 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 4656, Page 760, of the Official Public Records of Johnson County, Texas affects the subject tract as shown hereon. Affects Tract 3

10taa) 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. 2019000005353 containing the easement was not recorded as part of the instrument.

10tba) 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. 2019-27795 affects the subject tract as shown hereon. Affects Tract 1 & 2.

10tca) 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. 2013-23765 affects the subject tract as shown hereon. Affects Tract 1 4 & 5.

10tda) 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. 2019000005353 affects the subject tract as shown hereon. Affects Tract 3.

10ua) Utility Easement granted to Johnson County Special Utility District as set forth in instrument filed for record under Johnson County Clerk's File No. J914-31 08 affects the subject tract as shown hereon. Affects Tract 3.

10ub) Overhead and/or Underground Electric Supply and Communications Easement granted to Orion Electric Delivery Company, LLC a Delaware limited liability company as set forth in instrument filed for record under Johnson County Clerk's File No. 2014-5157 affects the subject tract as shown hereon Affects Tract 1

10uc) Utility Easement granted to Johnson County Special Utility District as set forth in instrument filed for record under Johnson County Clerk's File No. 2018-21 076 affects the subject tract as shown hereon. Affects Tract 1 & 2.

10va) The subject tract is part of that tract described in Waterlines 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. 2023-29823. Affects Tract 1 4 & 5.

10vb) The subject tract is part of that tract described in Waterlines 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. 2023-29823. Affects Tract 2 3 & 4.

10wa) The subject tract is part of theAthens tract(s) described in Memorandum of Gas Gathering Agreement as set out in instrument filed for record under Johnson County Clerk's File No. 2016-17 688. Affects Tract 1 2 3 4 5 & 6.

10xa) The subject tract is part of that tract described in instruments recorded in Volume 376, Page 327 of the Deed Records of Johnson County, Texas. Affects Tract 2 3 4 & 5.

10ya) The subject tract is not a part of theAthens tract(s) described in Oil, Gas and Mineral Lease(s) granted in instrument recorded in Volume 214, Page 561 of the Deed Records of Johnson County Texas.

10yb) It is unclear whether the subject tract is part of theAthens 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. This reference to Volume 217, Page 288 in said document is apparently in error. That document does not describe any of the subject tracts.

10za) The subject tract is part of theAthens tract(s) described in Oil, Gas and Mineral Lease(s) granted in instrument recorded in Volume 2042, Page 838, of the Official Public Records of Johnson County, Texas as affected by instrument recorded in Volume 3334 Page 588, Official Public Records, Johnson County, Texas. Affects Tract 1, 2, 3, 4, & 5.

SURVEYOR'S 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 19, 2024

Michael Glen Mangrum
Registered Professional Land Surveyor No. 6536
Kimley»Horn and Associates, Inc.
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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
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Date	Drawn by	Checked by	Job #	Project No.	Sheet No.
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