



ETJ EXPANSION AND EXTENSION TALLGRASS MUNICIPAL MANAGEMENT DISTRICT

City Council: July 20, 2026

BACKGROUND

- December 16, 2024: The TallGrass property was released from the City of Fort Worth's ETJ by operation of law.
- January 20, 2026: City Council approved a petition for the expansion and extension of the ETJ to include Tracts 1, 3, 4 and 5 of the TallGrass development.
- Following that action, staff became aware that the City of Fort Worth had not released the rights-of-way adjacent to TallGrass from its ETJ.
- June 23, 2026: Fort Worth City Council approved an ETJ boundary agreement to allow the rights-of-way to be placed within Burleson's ETJ.
- The purpose of this item is to reaffirm Council's action from January 20th concurrently with consideration of the ETJ boundary agreement. This will allow lawful ETJ expansion and future municipal annexation.

TALLGRASS PROJECT SITE



NOTES

- 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.
- 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.
- 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.
- 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.
- 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

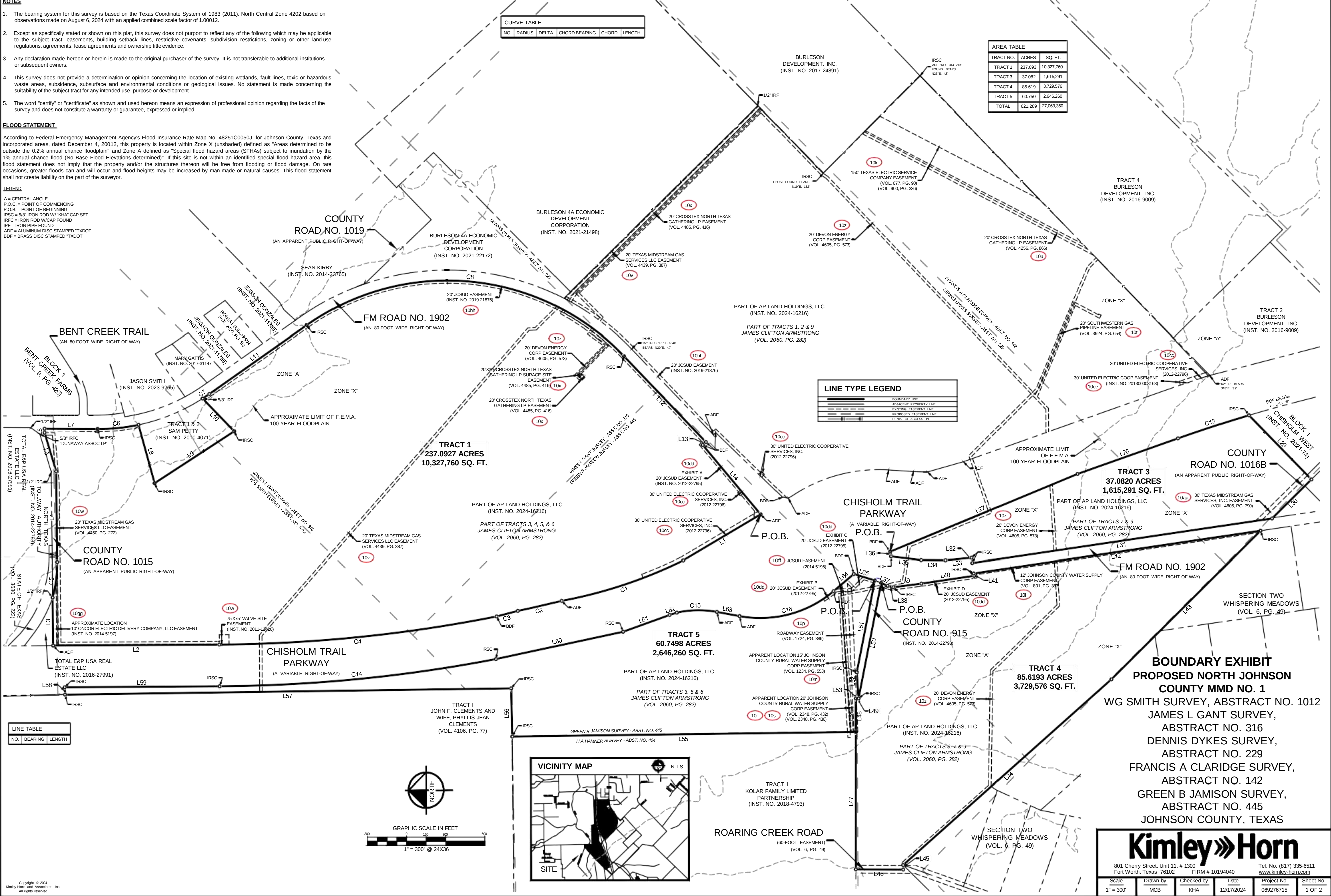
According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48251C00503, for Johnson County, Texas and incorporated areas, dated December 4, 2012, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone 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"

CURVE TABLE				
NO.	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH

AREA TABLE		
TRACT NO.	ACRES	SQ. FT.
TRACT 1	237.093	10,327,760
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



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Scale 1" = 300'	Drawn by MCB	Checked by KHA	Date 12/17/2024	Project No. 069276715	Sheet No. 1 OF 2
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RECOMMENDATION

- Staff recommends City Council reaffirm its previous action approving the landowner's petition requesting expansion and extension of the City's ETJ to include Tracts 1,3,4 and 5 of the North Johnson County Municipal Management District (MMD) No. 1.
- This action is consistent with the conditions detailed in Section 3.3 of the previously approved Development Agreement.