

PETITION REQUESTING EXPANSION AND EXTENSION
OF EXTRATERRITORIAL JURISDICTION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF BURLESON,
TEXAS:

AP-Groundwork Venture, LLC, a Texas limited liability company (the “Petitioner”), the owner of the property described by metes and bounds in **Exhibit A**, and incorporated herein for all purposes (the “Property”), and acting pursuant to the provisions of Chapter 42 of the Texas Local Government Code, particularly Section 42.022, as amended, hereby petitions the Mayor and City Council of the City of Burleson, Texas (the “City”), to expand the City's extraterritorial jurisdiction to include the Property, and would show the following:

I.

The Petitioner is the owner of title to all of the land within the Property, as shown by the certificate of ownership provided by the Central Appraisal District of Johnson County, and there are no other owners, lienholders, or claimants to any legal or equitable interests in or to the Property.

II.

The Property is neither within the limits of any incorporated city, town, or village, nor within the extraterritorial jurisdiction (as such term is defined in Chapter 42 of the Texas Local Government Code) of any city, town, or village. The Property is or will be contiguous to the existing extraterritorial jurisdiction of the City.

III.

This petition and request is made pursuant to Section 42.022, Texas Local Government Code.

IV.

Whereas the Texas Legislature declared in Section 42.001, Texas Local Government Code, it to be the policy of the state to designate certain areas as the extraterritorial jurisdiction of municipalities to promote and protect the general health, safety, and welfare of persons residing in and adjacent to the municipalities.

V.

The Petitioner believes that it will be in the best interests of the Petitioner and the City, and will benefit the Property and the City, if the City extends and expands its extraterritorial jurisdiction to include all of the Property.

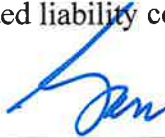
VI.

WHEREFORE, the Petitioner prays that this petition be granted; that the Property be added to and included within the extraterritorial jurisdiction of the City; and that this petition, if granted, be filed for record and be recorded in the Official Public Records of Johnson County, Texas.

[EXECUTION PAGE FOLLOWS]

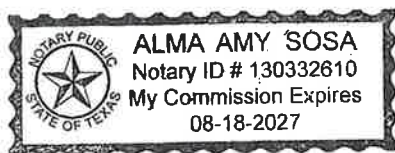
RESPECTFULLY EXECUTED this 23rd day of December, 2025.

AP-GROUNDWORK VENTURE, LLC,
a Texas limited liability company

By: 
Name: Robert Gass
Title: Manager

THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on December 23 2025, by Robert Gass, as Manager of AP-GROUNDWORK VENTURE, LLC, a Texas limited liability company, on behalf of said limited liability company.




Notary Public, State of Texas

(NOTARY SEAL)

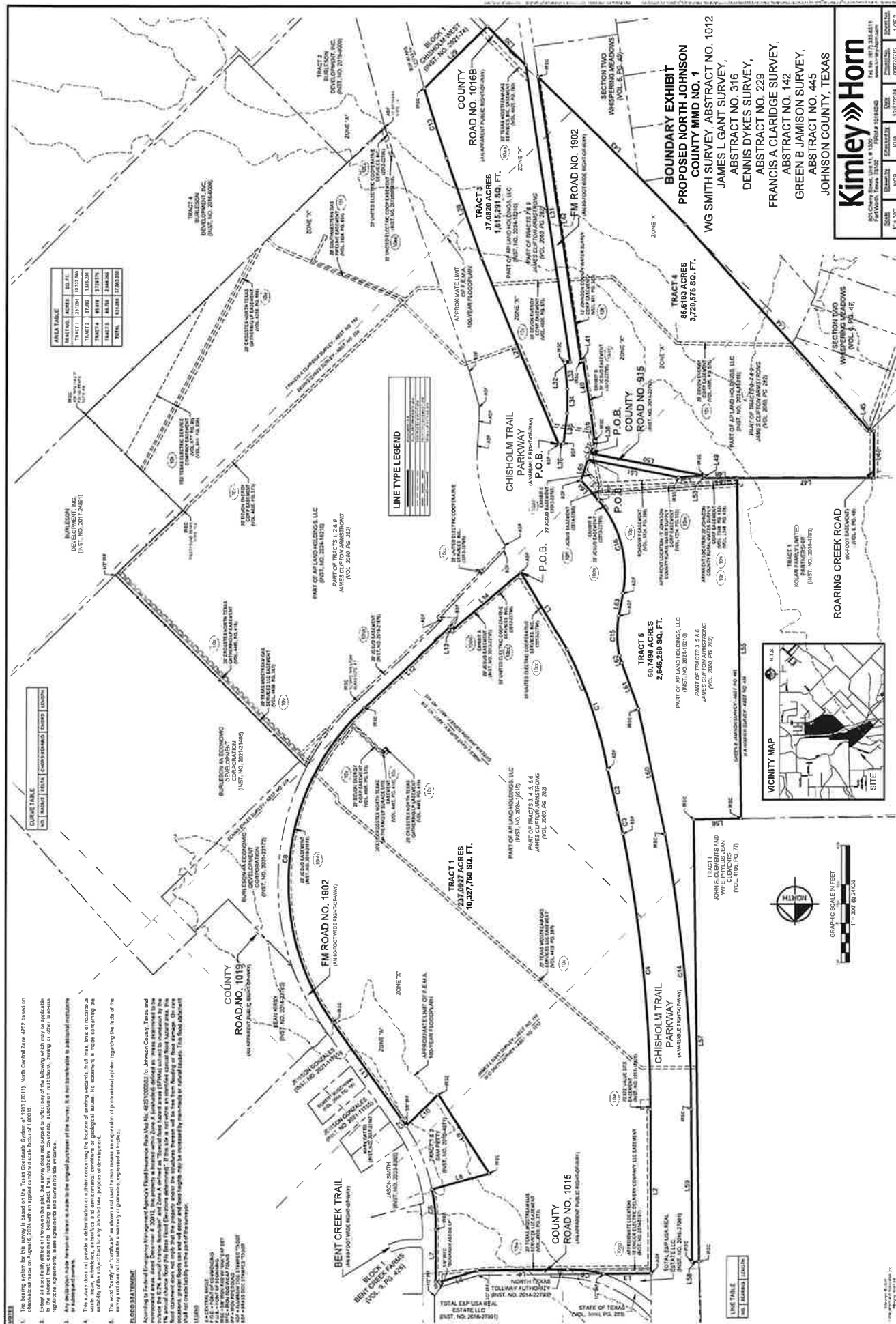
Attachment:

Exhibit A – Metes and Bounds Description of the Property

EXHIBIT A

Metes and Bounds Description of the Property

(attached)



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.

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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.

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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.

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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.

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