



**ETJ EXPANSION AND EXTENSION
TALLGRASS MUNICIPAL MANAGEMENT DISTRICT**

City Council: January 20, 2026

BACKGROUND

- October 6, 2025: The City entered into a Development Agreement with AP-Groundwork Venture, LLC pertaining to the North Johnson County Municipal Management District (MMD) No. 1, locally known as TallGrass.
- Section 3.3 of the Development Agreement relates to the City's consent to the expansion and extension of the ETJ into the MMD.
- Staff has received the Petition for expansion and extension of the ETJ to include Tracts 1, 3, 4 and 5 of the TallGrass development.

NOTES

- The bearing system for this survey is based on the Texas coordinate system of 1983 (2011), north central zone 4723 based on observations made in August, 2011 with an uncalibrated total station of 199712.
- Except as specifically noted on this plat, all survey lines are shown to reflect only that of the following which may be applicable to the subject tract: adjacent existing or established survey lines, easements, utility lines, lines in other land or right-of-way agreements, lines agreed to by the contract to this plat.
- Any acquisition made herein is deemed to be the original purchaser of the survey. It is not binding on any subsequent purchasers or subsequent parties.
- This survey does not provide a determination or opinion concerning the location of existing easements, utility lines, lines or easements, water, railroads, or other mineral or geological resources. Its execution is made concerning the validity of the subject tract for any intended use, purpose or purpose of record.
- The word "hereby" or "herein" is shown in all cases herein to mean a representation of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee of any kind.

BLOOD STATEMENT

According to Federal Emergency Management Agency's Flood Insurance Risk Map No. 16, (FIRM NO. 162400002C) for Johnson County Texas and surrounding areas, dated December 4, 2010, this property is located within Zone A (unshaded) defined as Area A determined to be in the 1% annual chance flood hazard and Zone A defined as "Special Flood Hazard Area (SFHA) subject to inundation by the 1% annual chance flood (No Data Flood Elevations determined). If this site is not within an elevated special flood hazard area, the Flood statement does not imply that the property owner's structures therein will be free from flooding or inundation. On rare occasions, greater flood rates and all minor flood flood heights may be increased by reworks of natural features. The Flood statement shall not create liability on the part of the surveyor.

TABLE

ACRES

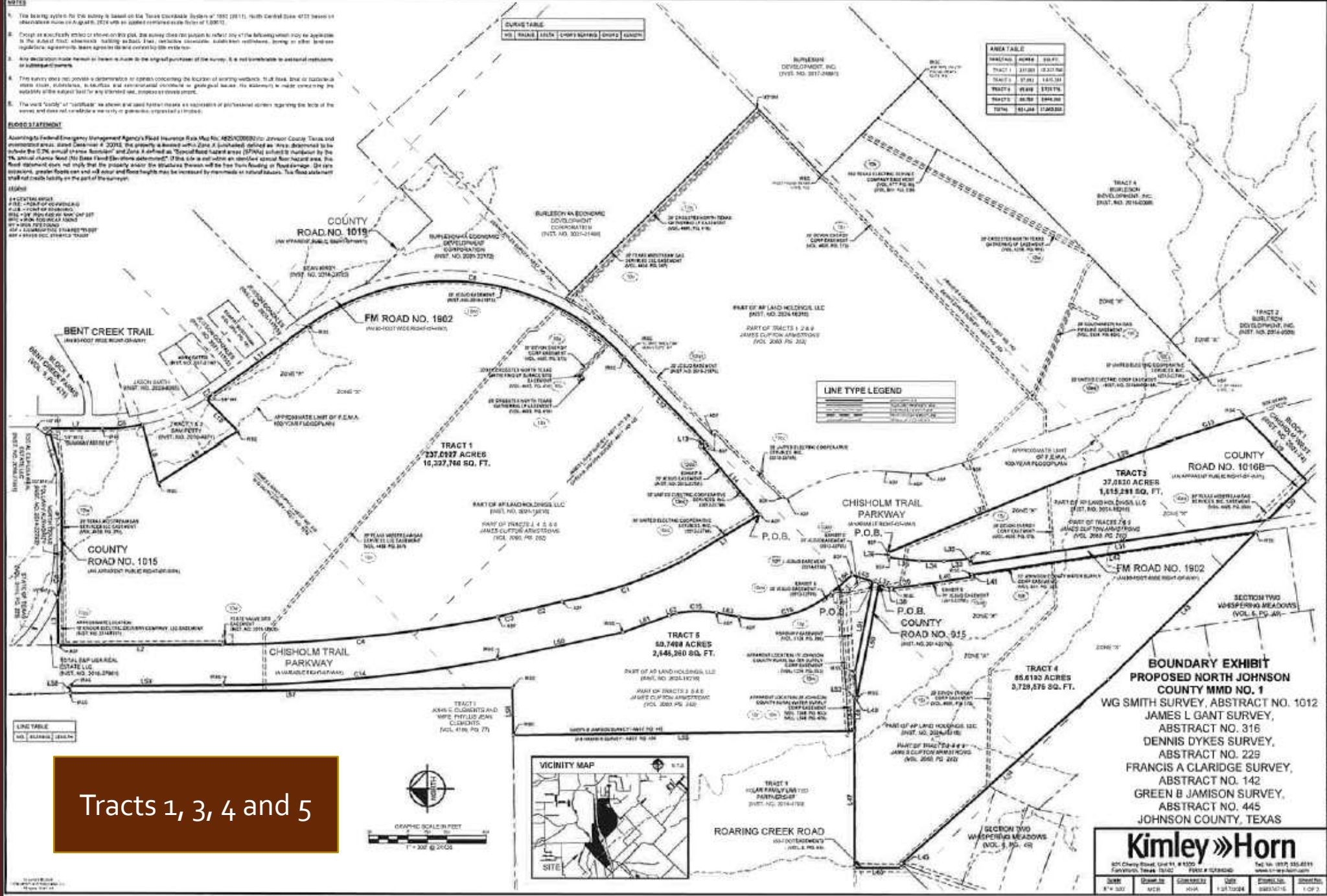
| | |
|---------|---------|
| TRACT 1 | 237,627 |
| TRACT 3 | 37,822 |
| TRACT 4 | 55,112 |
| TRACT 5 | 50,749 |
| TOTAL | 141,310 |

CURVE TABLE

| NO. | BEARING | LENGTH | CHORD BEARING | CHORD | ARC CENTER |
|-----|---------|--------|---------------|-------|------------|
| | | | | | |

AREA TABLE

| TRACT NO. | ACRES | SQ. FT. |
|-----------|---------|------------|
| TRACT 1 | 237,627 | 16,327,746 |
| TRACT 3 | 37,822 | 2,631,331 |
| TRACT 4 | 55,112 | 3,782,876 |
| TRACT 5 | 50,749 | 3,464,350 |
| TOTAL | 381,310 | 26,206,303 |



LINE TYPE LEGEND

| | |
|-----------------|---|
| (Solid line) | PROPERTY BOUNDARY |
| (Dashed line) | EASEMENT |
| (Dotted line) | ENCROACHMENT |
| (Dash-dot line) | APPROXIMATE LIMIT OF F.E.M.A. 100-YEAR FLOODPLAIN |

LINE TABLE

| | | |
|-----|---------|--------|
| NO. | BEARING | LENGTH |
| | | |



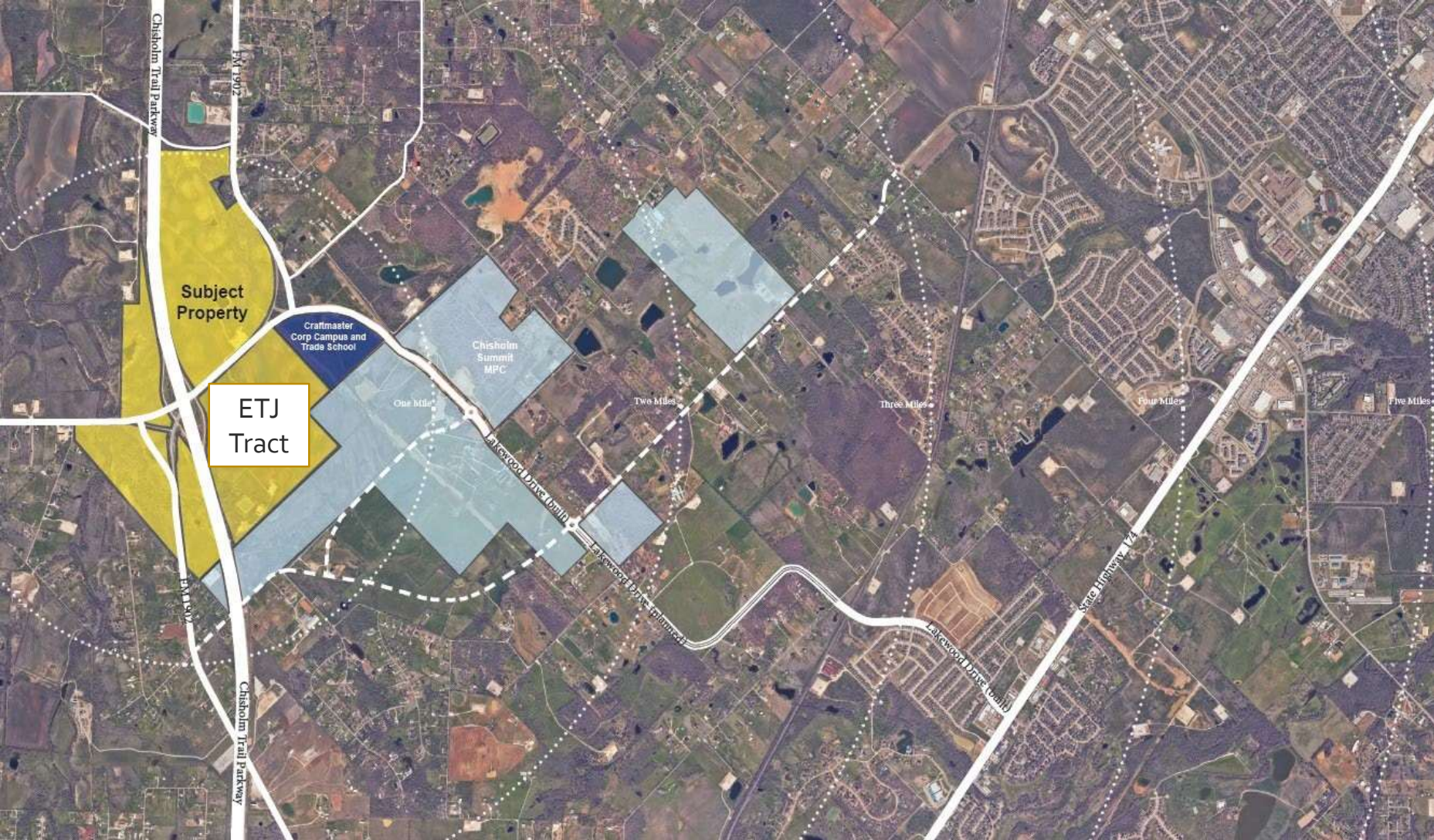
Tracts 1, 3, 4 and 5

BOUNDARY EXHIBIT
PROPOSED NORTH JOHNSON COUNTY MMD NO. 1
 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, Suite 11, # 1100
 Fairport, Texas 75642 Phone: 409-324-0100 Fax: 409-324-8511
 www.kimley-horn.com

| DATE | PROJECT NO. | DRAWING NO. | SCALE | SHEET NO. |
|-----------|-------------|-------------|---------|-----------|
| 8/14/2012 | 1503 | 101A | 1"=200' | 1 OF 2 |

PROJECT SITE





RECOMMENDATION

- Staff recommends City Council approve 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 the approved Development Agreement.