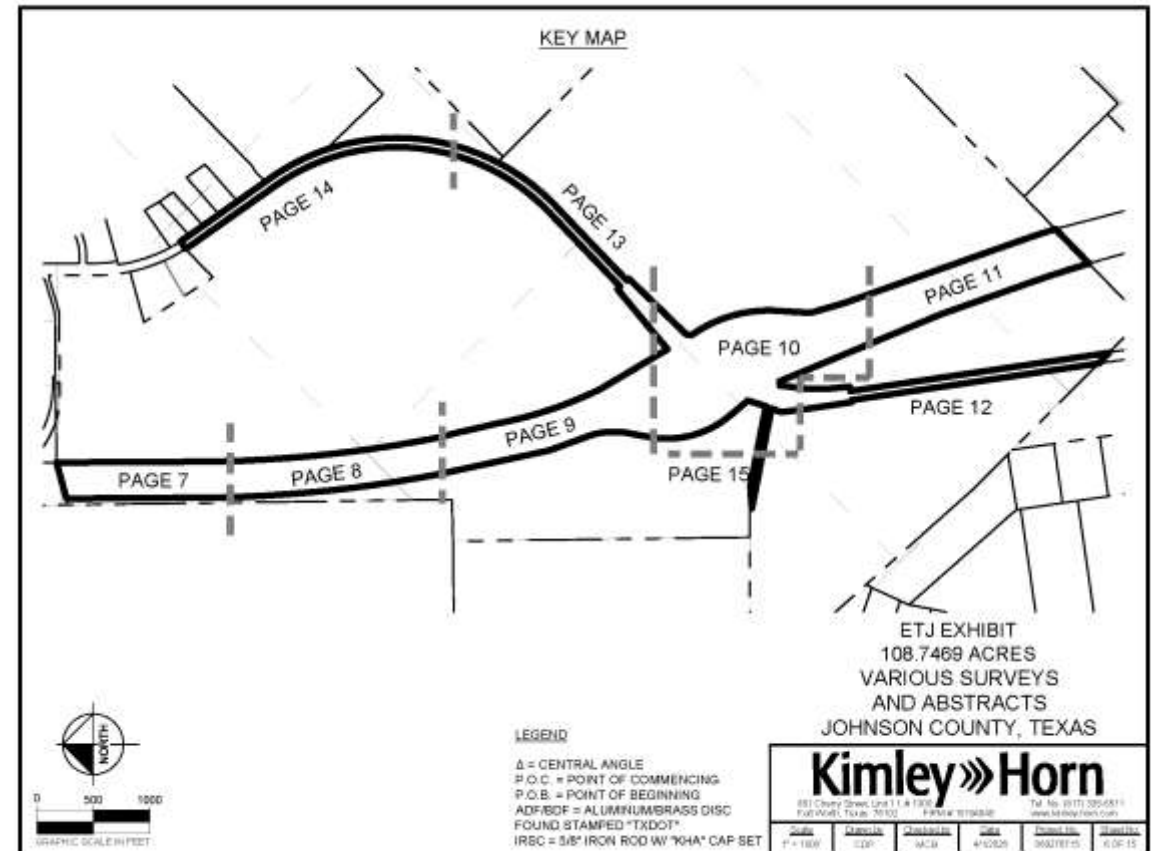


ETJ Boundary Agreement –Rights-of-Way

- Staff from the Cities of Burleson and Fort Worth have been in discussions regarding the release of rights-of-way within Fort Worth's ETJ.
- These rights-of-way total approximately 108.7469 acres and are located adjacent to the TallGrass development.
- The TallGrass property was released from Fort Worth's ETJ by operation of law on December 16, 2024.
- Approval of ETJ boundary agreement is required to facilitate lawful ETJ expansion and future annexation of the TallGrass MMD.

ETJ Boundary Agreement –Rights-of-Way

- The ETJ rights-of-way are illustrated on the survey exhibit.
- The survey field notes and exhibit and draft ETJ boundary agreement have been shared with Fort Worth staff.
- The ETJ boundary agreement is scheduled to go before the Fort Worth City Council on June 9th.



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 1.00021.
- 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 landowners 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 "certificates" 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, 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

- A = CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- RSC = IRON ROD W/ WAX CAP SET
- RF = IRON ROD W/ CAP FOUND
- RF = IRON PIPE FOUND
- ADF = ALUMINUM DISC STAMPED
- TROD = IRON BRASS DISC STAMPED
- TROD = IRON BRASS DISC STAMPED

CURVE TABLE	NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3818.50	13'48.47'	N18°20'00"W	581.44'	584.48'	
C2	11290.66	1'44.24"	N12°59'45"W	342.89'	342.90'	
C3	11559.16	0'50.00"	N14°35'55"W	158.12'	158.12'	
C4	11299.16	0'50.00"	N08°41'51"W	216.21'	216.20'	
C5	994.00	1'54.91"	S82°41'35"E	273.90'	274.45'	
C6	1472.39	1'21.12"	S05°50'07"E	312.93'	313.49'	
C7	1472.39	2'25.10"	S33°57'05"E	62.47'	62.47'	
C8	1869.80	8'13.00"	S05°34'58"W	2441.16'	2659.50'	
C9	1949.80	1'07.07"	N38°46'28"E	647.58'	650.50'	
C10	11669.16	1'55.33"	N18°32'40"W	391.85'	391.87'	
C11	1384.39	4'22.95"	N01°27'15"E	108.87'	108.70'	
C12	1193.02	3'71.22"	N14°57'31"W	764.98'	777.75'	
C13	11279.16	2'53.99"	S18°03'02"E	570.77'	570.83'	
C14	11819.16	0'39.22"	S05°37'42"E	212.20'	213.50'	
C15	1705.51	2'19.19"	S01°01'02"E	307.57'	309.89'	
C16	186.51	5'07.49"	S14°51'03"E	743.71'	768.62'	

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	85.613	3,729,576
	TRACT 5	60.720	2,646,260
	TOTAL	621.256	27,043,350

LINE TYPE	DESCRIPTION
(Symbol)	BOUNDARY
(Symbol)	SECTION CORNER
(Symbol)	20' CROSSSTEX NORTH TEXAS GATHERING LP EASEMENT
(Symbol)	20' DEVON ENERGY CORP EASEMENT
(Symbol)	20' JCSLD EASEMENT
(Symbol)	20' UNITED ELECTRIC COOPERATIVE SERVICES, INC. EASEMENT
(Symbol)	20' TEXAS MIDSTREAM GAS SERVICES, LLC EASEMENT
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Recommendation

- Staff recommends approval of the ETJ boundary agreement, subject to Fort Worth's approval.
- City's ETJ boundary map will be amended accordingly.