

Johnson County Platting Interlocal Agreement (ILA)

CITY COUNCIL: JUNE 15, 2026

Johnson County Platting ILA

- ❑ The City adopted an interlocal agreement (ILA) with Johnson County on April 1, 2002
- ❑ That ILA contained provisions for development in the ETJ:
 - City has authority for subdivision platting and applying its subdivision regulations
 - County has authority for on-site sewage system permitting and floodplain regulations
 - County has responsibility for road maintenance

Johnson County Platting ILA

- ❑ City Council approved a development agreement with the North Johnson County Municipal Management District No. 1 (i.e. TallGrass MMD).
- ❑ Agreement references City's intent to exercise exclusive jurisdiction over the platting and permitting of the project.
- ❑ In order to do that, it is necessary to approve a 2nd amendment to the existing interlocal agreement (ILA) with Johnson County.

Johnson County Platting ILA

- ❑ The City most recently undertook action to amend (*i.e.* *2nd amendment*) the ILA with Johnson County on May 18th.
- ❑ That amendment included only Tract 2 within the TallGrass municipal management district (MMD).
- ❑ In consideration of the ETJ boundary agreement with Fort Worth, city staff is bringing the updated ILA back before the Council to include ALL five tracts within the TallGrass development.

Johnson County Platting ILA

- This 2nd amendment includes the following provisions relating to the TallGrass MMD:
1. 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 “A”**, 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. 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 “A”**, 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.

Johnson County Platting ILA

- ❑ Additionally, this update to the 2nd amendment provides clarifying language to the City's plat approval authority for any TallGrass preliminary or final plats approved prior to, on, or after the effective date of the Agreement.

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 1.00022.
- 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 purchasers 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 identified 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°59'49"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	216.80	
C5	994.00	1'54.91"	S82°41'35"E	273.89	274.45	
C6	1472.39	1'21.12"	S05°50'07"E	312.89	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	2659.90	
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	212.28	213.59	
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	237.0923	10,327,760
	TRACT 2	200.7453	8,744,463
	TRACT 3	37.0820	1,615,291
	TRACT 4	85.6193	3,729,576
	TRACT 5	60.7498	2,646,260
	TOTAL	621.9893	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' UNITED ELECTRIC COOPERATIVE SERVICES, INC. EASEMENT
(Symbol)	20' JCSLD EASEMENT
(Symbol)	20' TEXAS MIDSTREAM GAS SERVICES, LLC EASEMENT
(Symbol)	20' SOUTH-WESTERN GAS PIPELINE EASEMENT
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Recommendation

- Staff recommends approval of update to the 2nd amendment to the 1445 Agreement.