

## INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT ("Agreement") is entered into and in accordance with the provisions of the Interlocal Cooperation Act, Chapter 791, Texas Government Code, and Section 242.001, Texas Local Government code, by and between the CITY OF BURLESON, TEXAS ("City"), a political subdivision of the state of Texas, and the COUNTY OF JOHNSON, TEXAS ("County"), also a political subdivision of the State of Texas.

WHEREAS, the Interlocal Cooperation Act allows local governments to contract with one another to perform governmental functions such as platting; and

WHEREAS, City and County mutually desire to be subject to the provisions of the Texas Government Code, Chapter 791, the Interlocal Cooperation Act, specifically 791.011 regarding contracts to perform governmental functions and services; and

WHEREAS, Section 242.001 requires City and County to enter into a written agreement that identifies the governmental entity authorized to regulate subdivision plats in the extraterritorial jurisdiction ("ETJ") of City; and

WHEREAS, Section 242.001 allows City and County to agree that City may be granted exclusive jurisdiction to regulate subdivision plats in the ETJ and may regulate subdivisions under Subchapter A of Chapter 212 of the Texas Local Government Code and other statutes applicable to municipalities; and

WHEREAS, both City and County desire that City be granted such exclusive jurisdiction to regulate subdivision plats in City's ETJ, all of which is provided for in the Interlocal Cooperation Act and Section 242.001; and

WHEREAS, City and County entered into an interlocal agreement effective April 1, 2002, in substantially the same form as this Agreement, providing City exclusive jurisdiction to regulate subdivision plats in the City's ETJ and preserving to the County authority to issue permits for onsite sewage facilities, floodplain enforcement, and road maintenance issues in the City's ETJ; and

WHEREAS, both City and County desire to enter into this interlocal agreement amending and replacing the previously executed interlocal agreement.

NOW, THEREFORE, City and County, for the mutual consideration stated herein, agree and understand as follows:

1. City Granted Exclusive Jurisdiction. City shall be granted exclusive jurisdiction to regulate all subdivision plats in City's ETJ and may regulate subdivisions under Subchapter A of Chapter 212 of the Texas Local Government Code and other statutes applicable to municipalities, and County shall not exercise any of these functions in City's ETJ.
  - a. In furtherance of the above, 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. Issues Not Affected by Section 242 001, Texas Local Government Code.

a. Section 242.001, Texas Local Government Code has no impact on permits issued for on-site sewage facilities or floodplain enforcement. County is responsible for on-site sewage facility permits and floodplain enforcement outside of the City Limits, except as specifically agreed to by City and County in this Agreement.

b. Section 242.001, Texas Local Government Code has no impact on road maintenance issues. County is responsible for road maintenance outside of the City Limits.

c. Section 242.001, Texas Local Government Code has no impact on the regulation of manufactured home rental communities outside the City Limits. A manufactured home rental community within City's ETJ is a subdivision of property that must be platted under the subdivision regulations of City; however, County's regulations for manufactured home rental communities shall apply to manufactured home rental communities within City's ETJ pursuant to Section 232.007, Texas Local Government Code.

3. City 's Flood Plain Enforcement Authority.

a. City and County agree that City has authority to handle and is responsible for flood plain enforcement within the Joshua Farms Municipal Management District No. 2, created pursuant to Sections 52 and 52-a, Article III, or Section 59, Article XVI of the Texas Constitution and Chapter 3929, Texas Special District Local Laws Code, and located within City's ETJ.

b. 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.

4. Drainage Studies. City agrees to provide to County a copy of a drainage study or flood study required by City of a developer of property in City's ETJ when it is received by City.

5. Wastewater Effluent Impact. For developments that have a wastewater treatment plant permitted by the Texas Commission on Environmental Quality (TCEQ), City agrees to provide to County a copy of a report received by City regarding the impact, if any, of the release of treated wastewater to the real property located outside of the development.

6. Term of Agreement. At the request of either party, this Agreement may be reviewed and revised to address changed circumstances. Any revision of this Agreement must be approved by the City Council for the City of Burleson and the Commissioners Court for Johnson County.
  
7. ETJ Expansion or Reduction. Should City expand or reduce its ETJ, City shall promptly notify County of such expansion or reduction so that this Agreement may be amended to take into account the expansion or reduction in City's ETJ. This Agreement shall be automatically amended to reflect any expansion or reduction in the City's ETJ by the City providing to the County an updated ETJ map. In the event that City's ETJ should expand or reduce such that the expansion or reduction of ETJ necessitates written amendment of this Agreement, both City and County agree that City shall continue to be granted exclusive jurisdiction to regulate subdivision plats in its ETJ, and to regulate subdivisions under Subchapter A of Chapter 212 of the Texas Local Government Code and other statutes applicable to municipalities, until this Agreement is amended to take into account such ETJ expansion or reduction.

Miscellaneous.

- a. This Agreement expresses the entire agreement between the parties hereto regarding the subject matter contained herein and, except in accordance with Section 2 hereof, may not be modified or amended except by written agreement duly executed by both parties.
  
- b. This Agreement has been duly and properly approved by each party's governing body and constitutes a binding obligation on each party.
  
- c. This Agreement shall be construed in accordance with the laws of the State of Texas and venue for all purposes hereunder shall be in Johnson County, Texas.
  
- d. If any provision hereof is determined by any court of competent jurisdiction to be invalid, illegal or unenforceable, such provision shall be fully severable herefrom, and this Agreement shall be construed and enforced as if such invalid, illegal or unenforceable provision never comprised a part hereof; and the remaining provisions shall continue in full force and effect.
  
- e. This Agreement is not intended to extend the liability of the parties beyond that provided by law. Neither City nor County waives any immunity or defense that would otherwise be available to it against claims by third parties.
  
- f. This Agreement shall be effective as of \_\_\_\_\_, 2026, and shall replace the interlocal agreement previously executed by City and County. Preliminary and final plats of the North Johnson County Municipal Management District No. 1 submitted prior to, on, or after the effective date of this Agreement will not require approval by Johnson County.

APPROVED BY THE CITY COUNCIL FOR THE CITY OF BURLESON, TEXAS, in its meeting held on the \_\_\_\_ day of \_\_\_\_\_ 2026, and executed by its authorized representative.

CITY OF BURLESON, TEXAS

By: \_\_\_\_\_  
Chris Fletcher, Mayor

ATTEST:

\_\_\_\_\_  
Amanda Campos, City Secretary

APPROVED BY THE COMMISSIONERS COURT FOR JOHNSON COUNTY,  
TEXAS, in its meeting held on the \_\_\_\_ day of \_\_\_\_\_ 2026, and executed by its authorized  
representative.

JOHNSON COUNTY, TEXAS

By: \_\_\_\_\_  
Christopher Boedeker, County Judge

ATTEST:

\_\_\_\_\_  
April Long, County Clerk

**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. 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 road heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

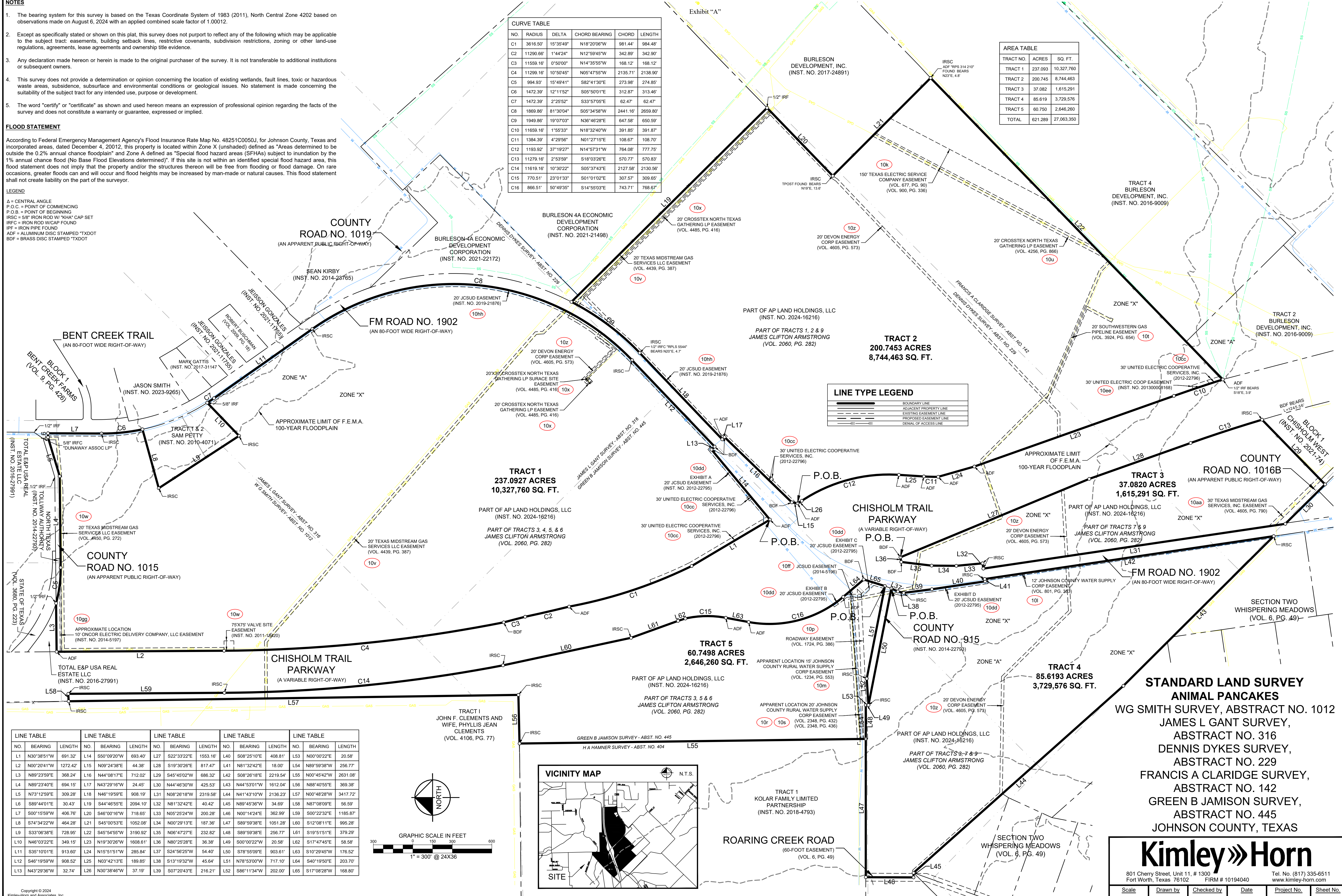
**LEGEND**

- 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
- IRP = IRON PIPE FOUND
- ADF = ALUMINUM DISC STAMPED "TXDOT"
- BDF = BRASS DISC STAMPED "TXDOT"

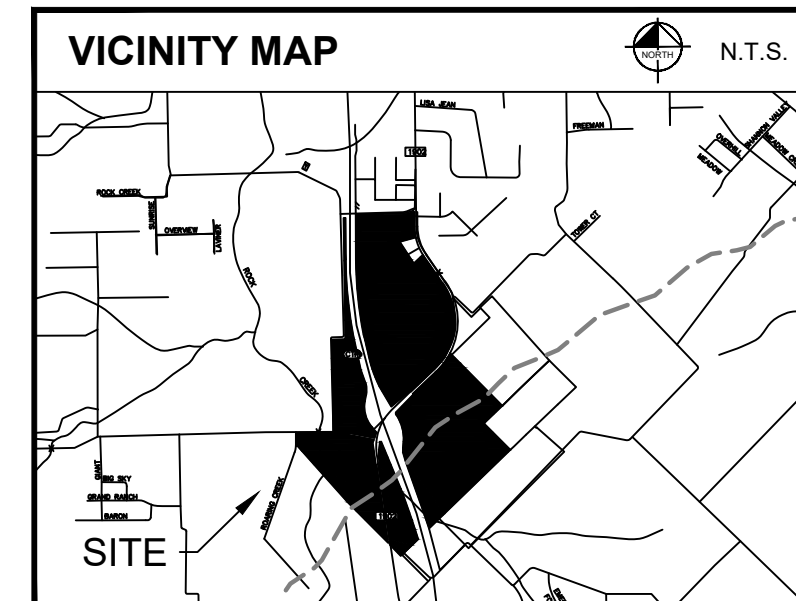
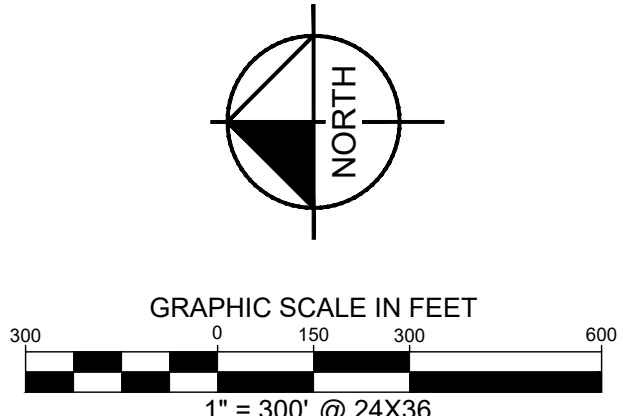
NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3616.50'	1°35'49"	N18°20'06"W	981.44'	984.48'
C2	11290.66'	1°44'24"	N12°59'45"W	342.89'	342.90'
C3	11559.16'	0°50'00"	N14°35'55"W	168.12'	168.12'
C4	11299.16'	10°50'45"	N05°47'55"W	2135.71'	2138.90'
C5	994.93'	15°49'41"	S82°41'30"E	273.98'	274.85'
C6	1472.39'	12°11'52"	S05°50'01"E	312.87'	313.46'
C7	1472.39'	2°25'52"	S33°57'05"E	62.47'	62.47'
C8	1869.86'	81°30'04"	S05°34'58"W	2441.16'	2659.80'
C9	1949.86'	19°07'03"	N36°46'28"E	647.58'	650.59'
C10	11659.16'	1°55'33"	N18°32'40"W	391.85'	391.87'
C11	1384.39'	4°29'56"	N01°27'16"E	108.67'	108.70'
C12	1193.92'	37°19'27"	N14°57'31"W	764.08'	777.75'
C13	11279.16'	2°53'59"	S18°03'26"E	570.77'	570.83'
C14	11619.16'	10°30'22"	S05°37'43"E	2127.58'	2130.56'
C15	770.51'	23°01'33"	S01°01'02"E	307.57'	309.65'
C16	866.51'	50°49'35"	S14°55'03"E	743.71'	768.67'

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	85.619	3,729,576
TRACT 5	60.750	2,646,260
TOTAL	621.289	27,063,350

LINE TYPE	DESCRIPTION
—————	BOUNDARY LINE
—————	ADJACENT PROPERTY LINE
—————	EXISTING EASEMENT LINE
—————	PROPOSED EASEMENT LINE
—————	DENIAL OF ACCESS LINE



LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N30°38'51"W	691.32'	L14	S50°09'20"W	693.40'
L2	N00°20'41"W	1272.42'	L15	N09°24'38"E	44.38'
L3	N89°23'59"E	368.24'	L16	N44°08'17"E	712.02'
L4	N89°23'40"E	694.15'	L17	N43°29'16"W	24.45'
L5	N73°12'59"E	309.28'	L18	N46°19'59"E	908.19'
L6	S89°44'01"E	30.43'	L19	S44°46'55"E	2094.10'
L7	S00°15'59"W	406.76'	L20	S46°00'16"W	718.65'
L8	S74°34'22"W	464.28'	L21	S45°00'53"E	1052.08'
L9	S33°06'38"E	728.95'	L22	S45°54'55"W	3190.92'
L10	N46°03'22"E	349.15'	L23	N19°30'26"W	1608.61'
L11	S35°10'01"E	913.60'	L24	N15°51'51"W	285.84'
L12	S46°19'59"W	908.52'	L25	N03°42'13"E	189.85'
L13	N43°29'36"W	32.74'	L26	N30°38'46"W	37.19'
L14	S22°33'22"E	1553.16'	L27	S22°33'22"E	1553.16'
L15	S19°30'26"E	817.47'	L28	S19°30'26"E	817.47'
L16	S45°45'02"W	686.32'	L29	S45°45'02"W	686.32'
L17	S08°26'18"E	2219.54'	L30	S08°26'18"E	2219.54'
L18	N44°30'10"W	1612.04'	L31	N44°30'10"W	1612.04'
L19	N00°48'28"W	3417.72'	L32	N81°32'42"E	40.42'
L20	N87°08'09"E	56.59'	L33	N05°29'24"W	200.28'
L21	S00°22'32"E	1185.87'	L34	N00°29'13"E	187.36'
L22	S12°08'11"E	995.28'	L35	S89°59'38"E	256.77'
L23	S19°51'51"E	379.29'	L36	S89°59'38"E	256.77'
L24	S17°47'45"E	58.58'	L37	S00°00'22"W	20.58'
L25	S10°29'45"W	176.52'	L38	S78°55'09"E	903.61'
L26	S40°19'50"E	203.70'	L39	S13°19'32"W	45.64'
L27	S17°08'28"W	168.80'	L40	S07°20'43"E	216.21'
L28	S08°25'10"E	408.81'	L41	S07°20'43"E	216.21'
L29	N00°00'22"E	20.58'	L42	S86°11'34"W	202.00'
L30	N89°59'38"W	256.77'	L43	S86°11'34"W	202.00'
L31	N88°40'55"E	369.38'	L44	S112°08'11"E	995.28'
L32	N00°48'28"W	3417.72'	L45	S112°08'11"E	995.28'
L33	N87°08'09"E	56.59'	L46	S17°47'45"E	58.58'
L34	S00°22'32"E	1185.87'	L47	S10°29'45"W	176.52'
L35	S12°08'11"E	995.28'	L48	S40°19'50"E	203.70'
L36	S19°51'51"E	379.29'	L49	S17°08'28"W	168.80'
L37	S17°47'45"E	58.58'	L50	S07°20'43"E	216.21'
L38	S10°29'45"W	176.52'	L51	S07°20'43"E	216.21'
L39	S40°19'50"E	203.70'	L52	S07°20'43"E	216.21'
L40	S17°08'28"W	168.80'	L53	S07°20'43"E	216.21'
L41	S08°25'10"E	408.81'	L54	S07°20'43"E	216.21'
L42	N00°00'22"E	20.58'	L55	S07°20'43"E	216.21'
L43	N89°59'38"W	256.77'	L56	S07°20'43"E	216.21'
L44	N88°40'55"E	369.38'	L57	S07°20'43"E	216.21'
L45	N00°48'28"W	3417.72'	L58	S07°20'43"E	216.21'
L46	N87°08'09"E	56.59'	L59	S07°20'43"E	216.21'
L47	S00°22'32"E	1185.87'	L60	S07°20'43"E	216.21'
L48	S12°08'11"E	995.28'	L61	S07°20'43"E	216.21'
L49	S19°51'51"E	379.29'	L62	S07°20'43"E	216.21'
L50	S17°47'45"E	58.58'	L63	S07°20'43"E	216.21'
L51	S10°29'45"W	176.52'	L64	S07°20'43"E	216.21'
L52	S40°19'50"E	203.70'	L65	S07°20'43"E	216.21'
L53	S17°08'28"W	168.80'	L66	S07°20'43"E	216.21'
L54	S08°25'10"E	408.81'	L67	S07°20'43"E	216.21'
L55	N00°00'22"E	20.58'	L68	S07°20'43"E	216.21'
L56	N89°59'38"W	256.77'	L69	S07°20'43"E	216.21'
L57	N88°40'55"E	369.38'	L70	S07°20'43"E	216.21'
L58	N00°48'28"W	3417.72'	L71	S07°20'43"E	216.21'
L59	N87°08'09"E	56.59'	L72	S07°20'43"E	216.21'
L60	S00°22'32"E	1185.87'	L73	S07°20'43"E	216.21'
L61	S12°08'11"E	995.28'	L74	S07°20'43"E	216.21'
L62	S19°51'51"E	379.29'	L75	S07°20'43"E	216.21'
L63	S17°47'45"E	58.58'	L76	S07°20'43"E	216.21'
L64	S10°29'45"W	176.52'	L77	S07°20'43"E	216.21'
L65	S40°19'50"E	203.70'	L78	S07°20'43"E	216.21'
L66	S17°08'28"W	168.80'	L79	S07°20'43"E	216.21'
L67	S08°25'10"E	408.81'	L80	S07°20'43"E	216.21'
L68	N00°00'22"E	20.58'	L81	S07°20'43"E	216.21'
L69	N89°59'38"W	256.77'	L82	S07°20'43"E	216.21'
L70	N88°40'55"E	369.38'	L83	S07°20'43"E	216.21'
L71	N00°48'28"W	3417.72'	L84	S07°20'43"E	216.21'
L72	N87°08'09"E	56.59'	L85	S07°20'43"E	216.21'
L73	S00°22'32"E	1185.87'	L86	S07°20'43"E	216.21'
L74	S12°08'11"E	995.28'	L87	S07°20'43"E	216.21'
L75	S19°51'51"E	379.29'	L88	S07°20'43"E	216.21'
L76	S17°47'45"E	58.58'	L89	S07°20'43"E	216.21'
L77	S10°29'45"W	176.52'	L90	S07°20'43"E	216.21'
L78	S40°19'50"E	203.70'	L91	S07°20'43"E	216.21'
L79	S17°08'28"W	168.80'	L92	S07°20'43"E	216.21'
L80	S08°25'10"E	408.81'	L93	S07°20'43"E	216.21'
L81	N00°00'22"E	20.58'	L94	S07°20'43"E	216.21'
L82	N89°59'38"W	256.77'	L95	S07°20'43"E	216.21'
L83	N88°40'55"E	369.38'	L96	S07°20'43"E	216.21'
L84	N00°48'28"W	3417.72'	L97	S07°20'43"E	216.21'
L85	N87°08'09"E	56.59'	L98	S07°20'43"E	216.21'
L86	S00°22'32"E	1185.87'	L99	S07°20'43"E	216.21'
L87	S12°08'11"E	995.28'	L100	S07°20'43"E	216.21'



**STANDARD LAND SURVEY**  
**ANIMAL PANCAKES**  
 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, Unit 11, # 1300  
 Fort Worth, Texas 76102  
 FIRM # 10194040  
 Tel. No. (817) 335-6511  
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	MCB	KHA	10/21/2024	069276715	1 OF 2

**LEGAL DESCRIPTION****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.

**TRACT 2**

**BEING** a 200.7453 acre (8,744,463 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 1, 2, 7, & 9 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 south end of a right-of-way corner clip at the intersection of the east 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** North 09°24'38" East, along said corner clip, a distance of 44.38 feet to a brass disc stamped "TXDOT" (BD) found for corner;

**THENCE** along the said southeast line of FM Road No. 1902, the following four (4) calls:

North 44°08'17" East, a distance of 712.02 feet to a BD found for corner;

North 43°29'16" West, a distance of 24.45 feet to an AD found for corner;

North 46°19'59" East, a distance of 908.19 feet to a 5/8-inch iron rod with "KHA" cap (IRC) set for corner at the beginning of a tangent curve to the left with a radius of 1,949.86 feet, a central angle of 19°07'03", and a chord bearing and distance of North 36°46'28" East, 647.58 feet; from said point a 1/2-inch iron rod with "RPLS 5544" cap found bears North 20° East, a distance of 4.7 feet;

In a northeasterly direction, with said tangent curve to the left, an arc distance of 650.59 feet to a point for corner;

**THENCE** South 44°46'55" East, departing the said southeast line of FM Road No. 1902, a distance of 2,094.10 feet to a 1/2-inch iron rod found for the south corner of that tract of land described in Special Warranty Deed to Burleson 4A Economic Development Corporation recorded in Instrument No. 2021-21498 of said OPRJCT; said point being in the northwest line of that tract of land described in Warranty Deed to Burleson Development, Inc. recorded in Instrument No. 2017-24891 of said OPRJCT;

**THENCE** South 46°00'16" West, along the said northwest line of the Burleson Development, Inc. tract, a distance of 718.65 feet to a IRC set for corner; said point being the west corner of said Burleson Development, Inc. tract; from said point a T-post found bears North 19° East, a distance of 13.6 feet;

Copyright © 2024  
Kimley-Horn and Associates, Inc.  
All rights reserved.

**LEGAL DESCRIPTION (continued)**

**THENCE** South 45°00'53" East, along the southwest line of said Burleson Development, Inc. tract, a distance of 1,052.08 feet to a IRC set for corner in the northwest line of that tract of land described as Tract 4 in Warranty Deed with Vendor's Lien to Burleson Development, Inc. recorded in Instrument No. 2016-9009 of said OPRJCT; from said point an aluminum disc stamped "RPS 314 210" found bears North 23° East, a distance of 4.8 feet;

**THENCE** South 45°54'55" West, along the said northwest line of said Tract 4, to and along the northwest line of Tract 2 in said Warranty Deed with Vendor's Lien, a distance of 3,190.92 feet to an AD found for corner in the said east line of CTP; said point being the beginning of a non-tangent curve to the left with a radius of 11,659.16 feet, a central angle of 01°55'33", and a chord bearing and distance of North 18°32'40" West, 391.85 feet; from said point a 1/2-inch iron rod found bears South 18° East, a distance of 3.9 feet;

**THENCE** along the said east line of CTP, the following seven (7) calls:

In a northerly direction, with said non-tangent curve to the left, an arc distance of 391.87 feet to a point for corner;

North 19°30'26" West, a distance of 1,608.61 feet to an AD found for corner;

North 15°51'51" West, a distance of 285.84 feet to an AD found for corner at the beginning of a non-tangent curve to the right with a radius of 1,384.39 feet, a central angle of 04°29'56", and a chord bearing and distance of North 01°27'15" East, 108.67 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 108.70 feet to an AD found for corner;

North 03°42'13" East, a distance of 189.85 feet to an AD found for corner at the beginning of a tangent curve to the left with a radius of 1,193.92 feet, a central angle of 37°19'27", and a chord bearing and distance of North 14°57'31" West, 764.08 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 777.75 feet to a point for corner;

North 30°38'46" West, a distance of 37.19 feet to the **POINT OF BEGINNING** and containing 8,744,463 square feet or 200.7453 acres of land, more or less.

**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.

**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.

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;

North 44°08'17" East, a distance of 712.02 feet to a BD found for corner;

North 43°29'16" West, a distance of 24.45 feet to an AD found for corner;

North 46°19'59" East, a distance of 908.19 feet to a 5/8-inch iron rod with "KHA" cap (IRC) set for corner at the beginning of a tangent curve to the left with a radius of 1,949.86 feet, a central angle of 19°07'03", and a chord bearing and distance of North 36°46'28" East, 647.58 feet; from said point a 1/2-inch iron rod with "RPLS 5544" cap found bears North 20° East, a distance of 4.7 feet;

In a northeasterly direction, with said tangent curve to the left, an arc distance of 650.59 feet to a point for corner;

**THENCE** South 44°46'55" East, departing the said southeast line of FM Road No. 1902, a distance of 2,094.10 feet to a 1/2-inch iron rod found for the south corner of that tract of land described in Special Warranty Deed to Burleson 4A Economic Development Corporation recorded in Instrument No. 2021-21498 of said OPRJCT; said point being in the northwest line of that tract of land described in Warranty Deed to Burleson Development, Inc. recorded in Instrument No. 2017-24891 of said OPRJCT;

**THENCE** South 46°00'16" West, along the said northwest line of the Burleson Development, Inc. tract, a distance of 718.65 feet to a IRC set for corner; said point being the west corner of said Burleson Development, Inc. tract; from said point a T-post found bears North 19° East, a distance of 13.6 feet;

Copyright © 2024  
Kimley-Horn and Associates, Inc.  
All rights reserved.

1 10/21/24 ADDRESS COMMENTS, ADD GIS UTILITIES

No. DATE REVISION DESCRIPTION

**LEGAL DESCRIPTION (continued)****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.

**NOTES ADDRESSING SCHEDULE B EXCEPTIONS**

(Pursuant to Commitment for Title Insurance, issued by Old Republic National Title Insurance Company, GF. No. 2001965T, effective date November 29, 2023, issued December 7, 2023.)

10(i) The subject tract is part of that/those tract(s) described in Pipe Line Easement granted to Sinclair Pipe Line Company, a Delaware corporation as set forth in instrument recorded in Volume 405, Page 405, of the Deed Records of Johnson County, Texas. Affects Tract 1, 2, 4, 5.

10(j) The tract of land described in Ingress and Egress Easement granted to State of Texas, acting through the State Highway Commission as set forth in instrument recorded in Volume 407, Page 533, of the Deed Records of Johnson County, Texas as affected by instrument recorded in Volume 1614, Page 716 of the Official Public Records of Johnson County, Texas is not part of the subject tract.

10(k) Electric Transmission and Distribution Line Easement granted to Texas Electric Service Company as set forth in instrument recorded in Volume 677, Page 90, of the Deed Records of Johnson County, Texas as affected by instrument recorded in Volume 900, Page 336 of the Deed Records of Johnson County affects the subject tract as shown hereon. Affects Tract 2.