



# **TALLGRASS MUNICIPAL MANAGEMENT DISTRICT**

**City Council: August 20, 2025**

# BACKGROUND

- October 6, 2025: The City entered into a Development Agreement with AP-Groundwork Venture, LLC pertaining to a municipal management district (MMD) development known as TallGrass.
- Section 3 of the Development Agreement relates to the City's consent to the annexation of the ETJ tract of the development into the MMD.
- Staff has received the Petition to the City for Annexation of Land in ETJ into MMD. The tract consists of approximately 200.7453 acres.

# ETJ Survey Exhibit

| LINE | BEARING         | LENGTH |
|------|-----------------|--------|
| 1    | N 89° 01' 15" E | 44.28  |
| 2    | N 89° 01' 15" E | 30.60  |
| 3    | N 89° 01' 15" E | 31.18  |

| NO. | BEARING         | LENGTH | CHORD BEARING   | CHORD LENGTH |
|-----|-----------------|--------|-----------------|--------------|
| 1   | N 89° 01' 15" E | 44.28  | N 89° 01' 15" E | 44.28        |
| 2   | N 89° 01' 15" E | 30.60  | N 89° 01' 15" E | 30.60        |
| 3   | N 89° 01' 15" E | 31.18  | N 89° 01' 15" E | 31.18        |

BURLESON AN ECONOMIC  
DEVELOPMENT  
CORPORATION  
(INSTR. NO. 2021-21488)

BURLESON  
DEVELOPMENT, INC.  
(INSTR. NO. 2017-24881)

TRACT 4  
BURLESON  
DEVELOPMENT, INC.  
(INSTR. NO. 2019-0008)

TRACT 2  
AP GROUNDWORK VENTURE, LLC  
(INSTR. NO. 2024-17248)  
  
200.7453 ACRES  
8,744,463 SQ. FT.

TRACT 1  
AP GROUNDWORK VENTURE, LLC  
(INSTR. NO. 2024-17248)

TRACT 3  
BURLESON  
DEVELOPMENT, INC.  
(INSTR. NO. 2019-0008)

TRACT 5  
AP GROUNDWORK VENTURE, LLC  
(INSTR. NO. 2024-17248)

FM ROAD NO. 1902  
(AN 80-FOOT WIDE RIGHT-OF-WAY)

COUNTY  
ROAD NO. 915  
(INSTR. NO. 2014-03700)



| LINE TYPE | DESCRIPTION            |
|-----------|------------------------|
| ---       | PROPERTY LINE          |
| ---       | ADJACENT PROPERTY LINE |
| ---       | ADJACENT PROPERTY LINE |
| ---       | ADJACENT PROPERTY LINE |
| ---       | ADJACENT PROPERTY LINE |

LEGEND  
 A - CENTER LINE  
 B - POINT OF BEGINNING  
 C - POINT OF BEGINNING  
 D - POINT OF BEGINNING  
 E - POINT OF BEGINNING  
 F - POINT OF BEGINNING  
 G - POINT OF BEGINNING  
 H - POINT OF BEGINNING  
 I - POINT OF BEGINNING  
 J - POINT OF BEGINNING  
 K - POINT OF BEGINNING  
 L - POINT OF BEGINNING  
 M - POINT OF BEGINNING  
 N - POINT OF BEGINNING  
 O - POINT OF BEGINNING  
 P - POINT OF BEGINNING  
 Q - POINT OF BEGINNING  
 R - POINT OF BEGINNING  
 S - POINT OF BEGINNING  
 T - POINT OF BEGINNING  
 U - POINT OF BEGINNING  
 V - POINT OF BEGINNING  
 W - POINT OF BEGINNING  
 X - POINT OF BEGINNING  
 Y - POINT OF BEGINNING  
 Z - POINT OF BEGINNING

**BOUNDARY EXHIBIT**  
**TRACT 2**  
**AP GROUNDWORK VENTURE, LLC**  
 DENNIS DYKES SURVEY,  
 ABSTRACT NO. 229  
 FRANCIS A. CLARIDGE SURVEY,  
 ABSTRACT NO. 142  
 JOHNSON COUNTY, TEXAS

**Kimley»Horn**

|                                                       |                       |                  |
|-------------------------------------------------------|-----------------------|------------------|
| 301 Cherry Street, Suite 110, Fort Worth, Texas 76102 | Phone 817.334.4000    | Fax 817.334.4011 |
| www.kimley-horn.com                                   |                       |                  |
| Scale: 1" = 200'                                      | Drawn by: KAH         | Checked by: KAH  |
| Date: 10/24/2024                                      | Project No: 2024-0001 | Sheet No: 1 OF 1 |



# ETJ SITE





# RECOMMENDATION

- Staff recommends City Council approve the Petition for Annexation of Land in ETJ into the MMD.
- This action is consistent with the conditions detailed in the approved Development Agreement.