

PETITION FOR CONSENT TO ANNEX LAND INTO
A MUNICIPAL MANAGEMENT DISTRICT

THE STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF BURLESON,
TEXAS:

The undersigned, AP-Groundwork Venture, LLC (the “Petitioner”) acting pursuant to the provisions of Chapter 49, Texas Water Code, particularly Section 49.301, and Chapter 375, Texas Local Government Code, particularly Section 375.043, together with all amendments and additions thereto, respectfully petitions the City Council of the City of Burleson, Texas (the “City”), for its written consent to the annexation by the North Johnson County Municipal Management District No. 1 (the “District”) of approximately +/- 200.7453 acres of land described by metes and bounds in **Exhibit A** (the “Land”), which is attached hereto and incorporated herein for all purposes. In support of this petition, the undersigned would show the following:

I.

The District was created and organized pursuant to Article III, Section 52, Article XVI, Section 59, and Article III, Section 52-a of the Texas Constitution, and is governed by the provisions of Chapter 49 of the Texas Water Code, as amended, and Chapter 375 of the Texas Local Government Code, as amended.

II.

The Petitioner holds fee simple title to the Land, as indicated by the certificate of ownership provided by the Central Appraisal District of Johnson County.

III.

The Petitioner represents that there are no lienholders on the Land.

IV.

The Land is situated wholly within Johnson County, Texas. No part of the Land is within the corporate limits of any incorporated city, town or village, and all of the Land is within the extraterritorial jurisdiction (as such term is defined of Texas Local Government Code Section 42.021 et seq., as amended) of the City. All of the Land may properly be annexed into the District.

V.

The general nature of the work to be done within the Land is the construction, acquisition, maintenance and operation of a waterworks and sanitary sewer system, a drainage and storm sewer system, and road facilities.

VI.

There is, for the following reasons, a necessity for the above-described work. The Land, which will be developed for commercial and/or residential purposes, is urban in nature, is within the growing environs of the City, is in close proximity to populous and developed sections of Johnson County, and within the immediate future will experience a substantial and sustained residential and commercial growth. There is not now available within the Land an adequate waterworks and sanitary sewer system, nor an adequate drainage system, nor road facilities, and it is not presently economically feasible for the Land to provide for such systems and facilities itself. Because the health and welfare of the present and future inhabitants of the Land and of lands adjacent thereto require the construction, acquisition, maintenance and operation of an adequate waterworks and sanitary sewer system, a drainage and storm sewer system, and road facilities, a public necessity exists for the annexation of the Land into the District, to provide for the purchase, construction, extension, improvement, maintenance and operation of such waterworks and sanitary sewer system, such drainage and storm sewer system, and such road facilities, so as to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VII.

The undersigned estimates, from such information as it has at this time, that the cost of extending the District's facilities to serve the Land is \$49,890.059.

VIII.

The Petitioner and the District agree and hereby covenant that if the requested consent to the annexation of the Land to the District is given, the Petitioner and the District will adopt and abide by the conditions set forth in **Exhibit B**, attached hereto and incorporated herein for all purposes.

WHEREFORE, the undersigned respectfully pray that this petition be heard and granted in all respects and that the City give its written consent to the annexation of the Land into the District.

[EXECUTION PAGE FOLLOWS]

RESPECTFULLY SUBMITTED on October __, 2025.

AP-GROUNDWORK VENTURE, LLC,
a Texas limited liability company

By: _____
Name: Robert Gass
Title: Manager

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on October __, 2025, by Robert Gass, as Manager of AP-GROUNDWORK VENTURE, LLC, a Texas limited liability company, on behalf of said limited liability company.

Notary Public, State of Texas

(NOTARY SEAL)

Exhibit A: Description of the Land
Exhibit B: Conditions of the City

CERTIFICATE

THE STATE OF TEXAS	§
	§
COUNTY OF DALLAS	§

I, the undersigned Secretary of the Board of Directors of North Johnson County Municipal Management District No. 1, do hereby certify that the attached and foregoing is a true and correct copy of the Petition for Consent to Annex Land into North Johnson County Municipal Management District No. 1 that was filed with the Board of Directors of the District on October 15, 2025.

WITNESS MY HAND AND SEAL OF SAID DISTRICT ON OCTOBER 15, 2025.

**NORTH JOHNSON COUNTY MUNICIPAL
MANAGEMENT DISTRICT NO. 1**

By: _____
Secretary, Board of Directors

(SEAL)

Exhibit A

Description of the Land
(attached)

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 and being all of a tract of land described as Tract 2 in the Contribution Deed to AP-Groundwork Venture, LLC recorded in Instrument No. 2024-17246 of the Official Public Records of Johnson County, Texas; 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;

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.

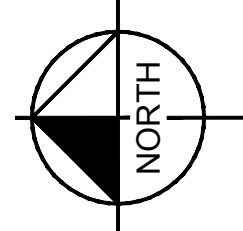
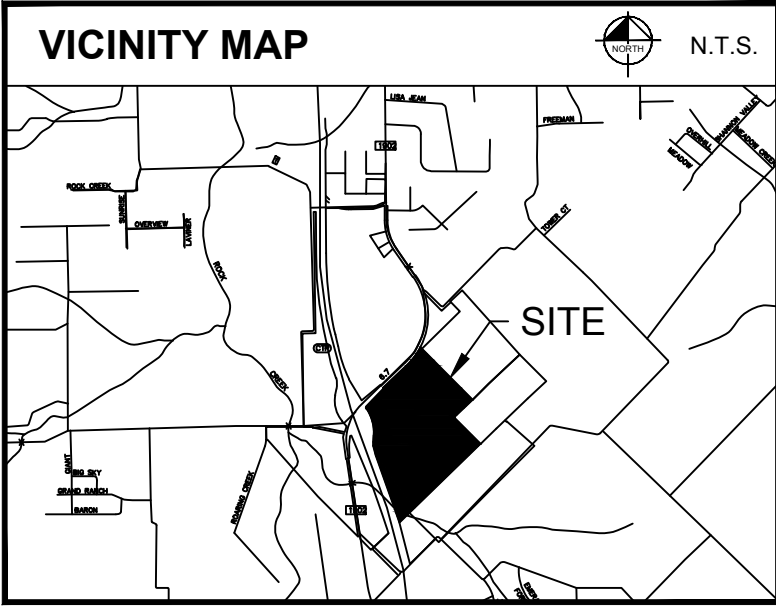


Michael C. Billingsley
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LINE TABLE		
NO.	BEARING	LENGTH
L1	N09°24'38"E	44.38'
L2	N43°20'16"W	24.45'
L3	N30°38'46"W	37.19'

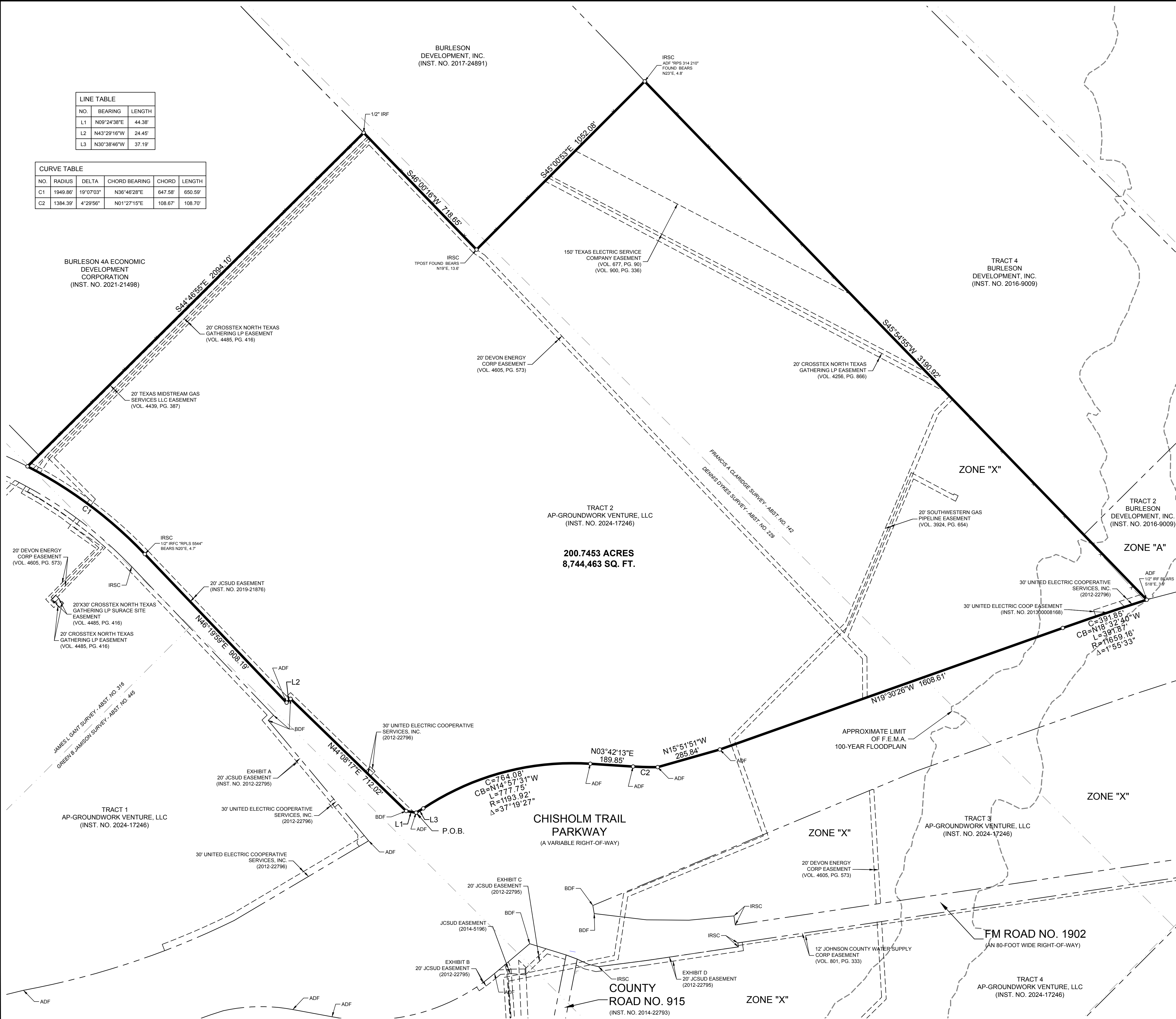
CURVE TABLE				
NO.	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1949.86'	19°07'03"	N36°46'28"E	647.58'
C2	1384.39'	4°29'56"	N01°27'15"E	108.67'



LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	DENIAL OF ACCESS LINE

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



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

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	MCB	KHA	10/8/2025	069276715	1 OF 1

Exhibit B

Conditions of the City

- (a) The District may issue bonds for any purpose authorized by law. Such bonds will expressly provide that the District reserves the right to redeem the bonds on any interest-payment date no later than subsequent to the fifteenth (15th) anniversary of the date of issuance without premium and (with the exception of refunding bonds) will be sold only after the taking of public bids therefor, and none of such bonds, other than refunding bonds, will be sold for less than 95% of par; provided, that the net effective interest rate on bonds so sold, taking into account any discount or premium as well as the interest rate borne by such bonds, will not exceed two percent (2%) above the highest average interest rate reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the one-month period preceding the date notice of the sale of such bonds is given, and that bids for the bonds will be received not more than forty-five (45) days after notice of sale of the bonds is given.
- (b) The District may not annex land in the City of Burleson's corporate limits or extraterritorial jurisdiction without the City of Burleson's consent.
- (c) The construction of the District's wastewater, drainage and detention, and road facilities shall be in accordance with plans and specifications which have been approved by the City.
- (d) The City shall have the right, but not the obligation, to inspect all wastewater, drainage and detention, and road facilities being constructed by the District.