

CITY OF FORT WORTH ORDINANCE NO. _____
CITY OF BURLESON ORDINANCE NO. _____
JOINT ORDINANCE AND BOUNDARY AGREEMENT

WHEREAS, the City of Burleson (hereinafter called “BURLESON”) is a home rule city located in Tarrant and Johnson Counties; and

WHEREAS, the City of Fort Worth (hereinafter called “FORT WORTH”) is a home rule city located in Tarrant, Wise, Parker, Johnson and Denton Counties; and

WHEREAS, FORT WORTH shares extraterritorial jurisdiction (“ETJ”) boundaries with BURLESON; and

WHEREAS, BURLESON has approached FORT WORTH regarding a large tract of land located within FORT WORTH’s ETJ (the “Animal Pancakes Roadway Tract”) (depicted on Exhibit “A”), and with a request that FORT WORTH release its ETJ within the Animal Pancakes Roadway Tract to BURLESON; and

WHEREAS, FORT WORTH agrees that it would promote orderly development to release the 108.7469 acres of the Animal Pancakes Roadway Tract located in its current ETJ to BURLESON; and

WHEREAS, BURLESON agrees to accept the Animal Pancakes Roadway Tract that FORT WORTH will release from its ETJ; and

WHEREAS, FORT WORTH and BURLESON desire to adjust the boundary between the ETJ of the two cities to promote orderly development to ensure public safety and effective delivery of municipal services; and

WHEREAS, Section 42.023 of the Texas Local Government Code authorizes a municipality to reduce its ETJ by ordinance approved by its governing body; and

WHEREAS, Section 43.015 of the Texas Local Government Code authorizes adjacent municipalities to make mutually agreeable changes to their boundaries that are less than 1,000 feet in width.

NOW, THEREFORE, BE IT ORDAINED AND MUTUALLY AGREED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH AND THE CITY COUNCIL OF THE CITY OF BURLESON:

SECTION 1.

Pursuant to Sections 42.023 and 43.015 of the Texas Local Government Code, FORT WORTH agrees to release and hereby releases the 108.7469 acre Animal Pancakes Roadway Tract located in FORT WORTH’s ETJ, as depicted and described

in Exhibit "A", for the sole benefit of BURLESON, and BURLESON hereby agrees to accept the tract into its ETJ.

SECTION 2.

This ordinance shall be cumulative of all provisions of the ordinances of the Cities of BURLESON and FORT WORTH, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 3.

It is hereby declared to be the intention of the City Councils of BURLESON and FORT WORTH that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance, since the same would have been enacted without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4.

The Cities of BURLESON and FORT WORTH do hereby covenant and agree to protect, preserve and defend the herein described boundary adjustments. Should any other municipality successfully claim a superior right to the ETJ relinquished herein by FORT WORTH, the relinquishment shall be null and void.

SECTION 5.

The Cities of BURLESON and FORT WORTH agree and ordain that the adoption by both cities of this Joint Ordinance and Boundary Agreement, and the boundary change resulting from this Agreement does not mitigate, diminish or lessen in any way the rights that either party may have, at law or in equity, to challenge or contest any other annexations, attempted annexations or extraterritorial jurisdiction claims made by the other party.

SECTION 6.

This Joint Ordinance and Boundary Agreement shall become effective and shall become a binding agreement upon the Cities of BURLESON and FORT WORTH by the adoption of same in regular open city council meetings of the Cities of BURLESON and FORT WORTH.

SECTION 7.

The Mayor of each city shall execute this Joint Ordinance and Boundary Agreement, upon adoption by both cities, in duplicate originals.

PASSED AND APPROVED by the City Council of the City of Fort Worth on this ___ day of _____, 2026.

Mattie Parker, Mayor

APPROVED AS TO FORM:

Assistant City Attorney

ATTEST:

Jannette S. Goodall, City Secretary

PASSED AND APPROVED by the City Council of the City of Burleson on this
___ day of _____, 2026.

Chris Fletcher, Mayor
City of Burleson

ATTEST:

Amanda Campos, City Secretary

APPROVED AS TO FORM:

E. Allen Taylor Jr., City Attorney

EXHIBIT A
ANIMAL PANCAKES ROADWAY TRACT

LEGAL DESCRIPTION

ETJ EXHIBIT - 108.7469 ACRES

BEING a 108.7469 acre (4,737,015 square foot) tract of land situated in the James L Gant Survey, Abstract No. 316, the W G Smith Survey, Abstract No. 1012, Dennis Dykes Survey, Abstract No. 229, Francis A Claridge Survey, Abstract No. 142, J D Myers Survey, Abstract No. 577 and the Green B Jamison Survey, Abstract No. 445, Johnson County, Texas; said tract being part of Chisholm Trail Parkway (a variable width right-of-way), FM Road No. 1902 (a 80-foot wide right-of-way) and County Road No. 915 (a variable width right-of-way); said tract being more particularly described as follows:

BEGINNING at a aluminum disc stamped "TXDOT" found in the east right-of-way line of said Chisholm Trail Parkway; said point also being the southwest corner of that tract of land described in Deed to Total E&P USA REAL ESTATE, LLC recorded in Instrument No. 2016-27991, Official Public Records, Johnson County, Texas;

THENCE along the said east right-of-way line of Chisholm Trail Parkway the following six (6) calls:

South 00°20'41" East, a distance of 1,272.42 feet to a point for corner at the beginning of a non-tangent curve to the left;

In a southeasterly direction, with said non-tangent curve to the left, having a radius of 11,299.16 feet, a central angle of 10°50'45", and a chord bearing and distance of South 05°47'55" East, 2,135.71 feet and an arc distance of 2,138.90 feet to a brass disc stamped "TXDOT" found for corner at the beginning of a non-tangent curve to the right;

In a southeasterly direction, with said non-tangent curve to the right, having a radius of 11,559.16 feet, a central angle of 00°50'00", and a chord bearing and distance of South 14°35'55" East, 168.12 feet and an arc distance of 168.12 feet to a point for corner at the beginning of a non-tangent curve to the left;

In a southeasterly direction, with said non-tangent curve to the left, having a radius of 11,290.66 feet, a central angle of 01°44'24", and a chord bearing and distance of South 12°59'45" East, 342.89 feet and an arc distance of 342.90 feet to a aluminum disc stamped "TXDOT" found for corner at the beginning of a non-tangent curve to the left;

In a southeasterly direction, with said non-tangent curve to the left, having a radius of 3,616.50 feet, a central angle of 15°35'49", and a chord bearing and distance of South 18°20'06" East, 981.44 feet and an arc distance of 984.48 feet to a point for corner;

South 30°38'51" East, a distance of 691.32 feet to a aluminum disc stamped "TXDOT" found for corner at the intersection of the said east right-of-way line of Chisholm Trail Parkway and the north right-of-way line of said FM Road No. 1902;

THENCE North 50°09'20" East, departing the said east right-of-way line of Chisholm Trail Parkway and along the said north/northwest right-of-way line of FM Road No. 1902, a distance of 693.40 feet to a brass disc stamped "TXDOT" found for corner;

THENCE continuing along the said north/northwest right-of-way line of FM Road No. 1902 the following five (5) calls:

South 43°29'36" East, a distance of 32.74 feet to a brass disc stamped "TXDOT" found for corner;

North 46°19'59" East, a distance of 908.52 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner at the beginning of a tangent curve to the left;

ETJ EXHIBIT
108.7469 ACRES
VARIOUS SURVEYS
AND ABSTRACTS
JOHNSON COUNTY, TEXAS

Kimley»Horn

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In a northerly direction, with said tangent curve to the left, having a radius of 1,869.86 feet, a central angle of 81°30'04", and a chord bearing and distance of North 05°34'58" East, 2,441.16 feet and an arc distance of 2,659.80 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

North 35°10'01" West, a distance of 913.60 feet to a point for corner at the beginning of a tangent curve to the right;

In a northwesterly direction, with said tangent curve to the right, having a radius of 1,472.39 feet, a central angle of 02°25'52", and a chord bearing and distance of North 33°57'05" West, 62.47 feet and an arc distance of 62.47 feet to a point for corner;

THENCE North 57°16'13" East, departing the said north/northwest right-of-way line of FM Road No. 1902, a distance of 80.19 feet to a point for corner at the beginning of a non-tangent curve to the left; said point being in the east/southeast right-of-way line of said FM Road No. 1902;

THENCE following along the said east/southeast right-of-way line of FM Road No. 1902 the following six (6) calls:

In a southeasterly direction, with said non-tangent curve to the left, having a radius of 1,392.39 feet, a central angle of 02°26'14", and a chord bearing and distance of South 33°56'54" East, 59.22 feet and an arc distance of 59.23 feet to a point for corner;

South 35°10'01" East, a distance of 913.60 feet to a point for corner at the beginning of a non-tangent curve to the right;

In a southerly direction, with said non-tangent curve to the right, having a radius of 1,949.86 feet, a central angle of 81°30'04", and a chord bearing and distance of South 05°34'58" West, 2,545.61 feet and an arc distance of 2,773.60 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

South 46°19'59" West, a distance of 908.19 feet to a aluminum disc stamped "TXDOT" found for corner;

South 43°29'16" East, a distance of 24.45 feet to a brass disc stamped "TXDOT" found for corner;

South 44°08'17" West, a distance of 712.02 feet to a brass disc stamped "TXDOT" found for corner at the north end of a right-of-way corner clip at the intersection of the said east/southeast right-of-way line of FM Road No. 1902 and the east right-of-way line of said Chisholm Trail Parkway;

THENCE South 09°24'38" West, along the east line of the said right-of-way corner clip, a distance of 44.38 feet to a aluminum disc stamped "TXDOT" found for corner at the south end of said right-of-way corner clip; said point also being in the said east right-of-way line of Chisholm Trail Parkway;

THENCE following along the said east right-of-way line of Chisholm Trail Parkway the following seven (7) calls:

South 30°38'46" East, a distance of 37.19 feet to a point for corner at the beginning of a non-tangent curve to the right;

In a southeasterly direction, with said non-tangent curve to the right, having a radius of 1,193.92 feet, a central angle of 37°19'27", and a chord bearing and distance of South 14°57'31" East, 764.08 feet and an arc distance of 777.75 feet to a aluminum disc stamped "TXDOT" found for corner;

South 03°42'13" West, a distance of 189.85 feet to a aluminum disc stamped "TXDOT" found for corner at the beginning of a tangent curve to the left;

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In a southerly direction, with said tangent curve to the left, having a radius of 1,384.39 feet, a central angle of 04°29'56", and a chord bearing and distance of South 01°27'15" West, 108.67 feet an arc distance of 108.70 feet to a aluminum disc stamped "TXDOT" found for corner;

South 15°51'51" East, a distance of 285.84 feet to a aluminum disc stamped "TXDOT" found for corner;

South 19°30'26" East, a distance of 1,608.61 feet to a point for corner at the beginning of a tangent curve to the right;

In a southerly direction, with said tangent curve to the right, having a radius of 11,659.16 feet, a central angle of 01°55'33", and a chord bearing and distance of South 18°32'40" East, 391.85 feet and an arc distance of 391.87 feet to a aluminum disc stamped "TXDOT" found for corner;

THENCE South 45°43'12" West, departing the said east right-of-way line of Chisholm Trail Parkway, a distance of 427.04 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the left; said point being in the west right-of-way line of said Chisholm Trail Parkway;

THENCE along the said west right-of-way line of said Chisholm Trail Parkway the following three (3) calls:

In a northwesterly direction, with said non-tangent curve to the left, having a radius of 11,279.16 feet, a central angle of 02°53'59", and a chord bearing and distance of North 18°03'26" West, 570.77 feet and an arc distance of 570.83 feet to a point for corner;

North 19°30'26" West, a distance of 817.47 feet to a point for corner;

North 22°33'22" West, a distance of 1,553.16 feet to a brass disc stamped "TXDOT" found for corner at the east end of a right-of-way corner clip at the intersection of the said west right-of-way line of Chisholm Trail Parkway and the east right-of-way line of FM Road No. 1902 (a variable width right-of-way);

THENCE South 80°25'28" West, along the south line of the said right-of-way corner clip, a distance of 36.38 feet to a brass disc stamped "TXDOT" found for corner in the east right-of-way line of said FM Road No. 1902;

THENCE following along the said east right-of-way line of FM Road No. 1902 the following five (5) calls:

South 06°47'27" West, a distance of 232.82 feet to a point for corner;

South 00°29'13" West, a distance of 187.36 feet to a point for corner;

South 05°25'24" East, a distance of 200.28 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

South 81°32'42" West, a distance of 40.42 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

South 08°26'18" East, a distance of 2,319.58 feet to a point for corner;

THENCE North 46°51'41" West, departing the said east right-of-way line of FM Road No. 1902, a distance of 128.73 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner in the west right-of-way line of said FM Road No. 1902;

THENCE following along the said west right-of-way line of FM Road No. 1902 the following six (6) calls:

North 08°26'18" West, a distance of 2,219.54 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

South 81°32'42" West, a distance of 18.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

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North 08°25'10" West, a distance of 408.81 feet to a point for corner;

North 07°20'43" West, a distance of 216.21 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

North 13°19'32" East, a distance of 45.64 feet to a point for corner;

North 24°56'25" East, a distance of 54.40 feet to a point for corner at the intersection of the said west right-of-way line of FM Road No. 1902 and the south right-of-way line of County Road No. 915 (a variable width right-of-way);

THENCE North 78°55'09" West, along the said south right-of-way line of County Road No. 915, a distance of 903.61 feet to a 5/8-inc iron rod with cap stamped "KHA" set for corner;

THENCE North 86°11'34" East, departing the said south right-of-way line of County Road No. 915, a distance of 202.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner in the north right-of-way line of said County Road No. 915;

THENCE South 78°53'00" East, along the said north right-of-way line of County Road No. 915, a distance of 717.10 feet to a point for corner at the intersection of the said north right-of-way line of County Road No. 915 and the said west right-of-way line of Chisholm Trail Parkway;

THENCE following along the said west right-of-way line of Chisholm Trail Parkway the following ten (10) calls:

North 17°08'28" East, a distance of 168.80 feet to a brass disc stamped "TXDOT" found for corner;

North 40°19'50" West, a distance of 203.70 feet to a aluminum disc stamped "TXDOT" found for corner at the beginning of a tangent curve to the right;

In a northerly direction, with said tangent curve to the right, having a radius of 866.51 feet, a central angle of 50°49'35", and a chord bearing and distance of North 14°55'03" West, 743.71 feet and an arc distance of 768.67 feet to a aluminum disc stamped "TXDOT" found for corner;

North 10°29'45" East, a distance of 176.52 feet to a aluminum disc stamped "TXDOT" found for corner at the beginning of a tangent curve to the left;

In a northerly direction, with said tangent curve to the left, having a radius of 770.51 feet, a central angle of 23°01'33", and a chord bearing and distance of North 01°01'02" West, 307.57 feet and an arc distance of 309.65 feet to a point for corner;

North 17°47'45" West, a distance of 58.58 feet to a point for corner;

North 19°51'51" West, a distance of 379.29 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

North 12°08'11" West, a distance of 995.28 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the right;

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In a northerly direction, with said non-tangent curve to the right, having a radius of 11,619.16 feet, a central angle of 10°30'22", and a chord bearing and distance of North 05°37'43" West, 2,127.58 feet and an arc distance of 2,130.56 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;


North 00°22'32" West, a distance of 1,185.87 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 74°30'22" East, departing the said west right-of-way line of Chisholm Trail Parkway, a distance of 332.01 feet to the **POINT OF BEGINNING** and containing 4,737,015 square feet or 108.7469 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), Texas North Central (4202). A survey plat of even survey date herewith accompanies this metes and bounds description.

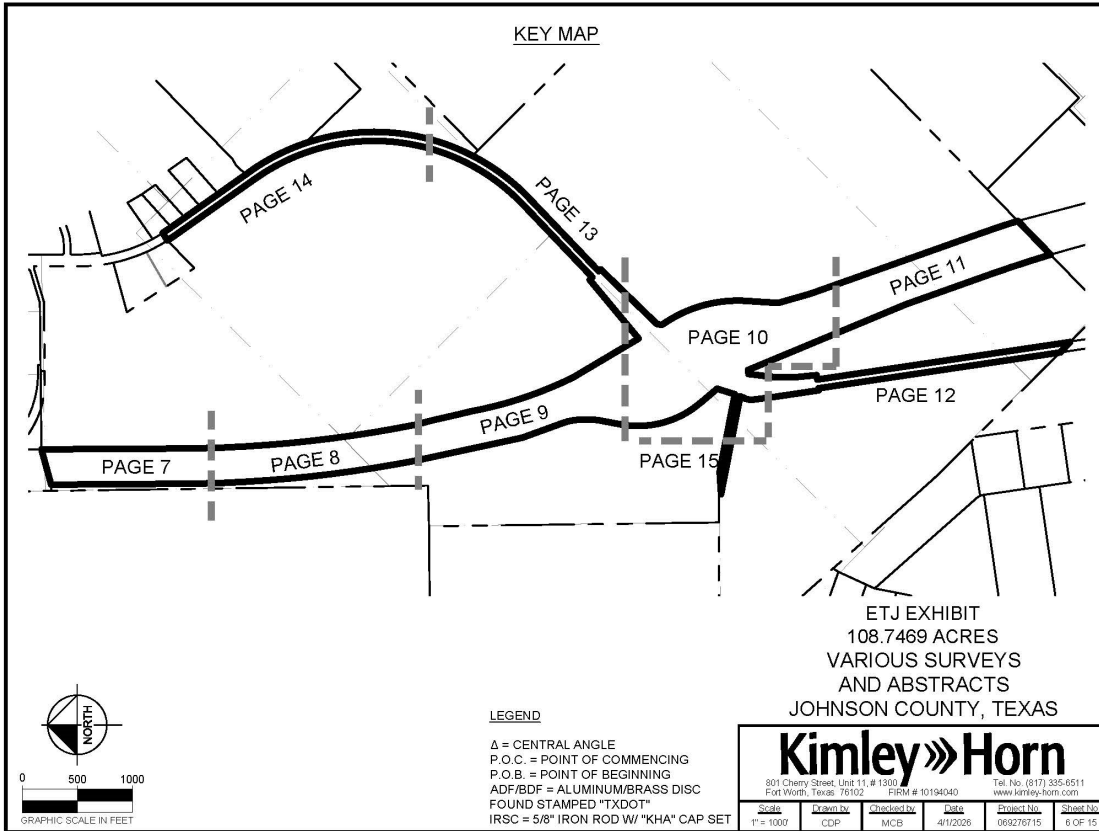
The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the etj tract.

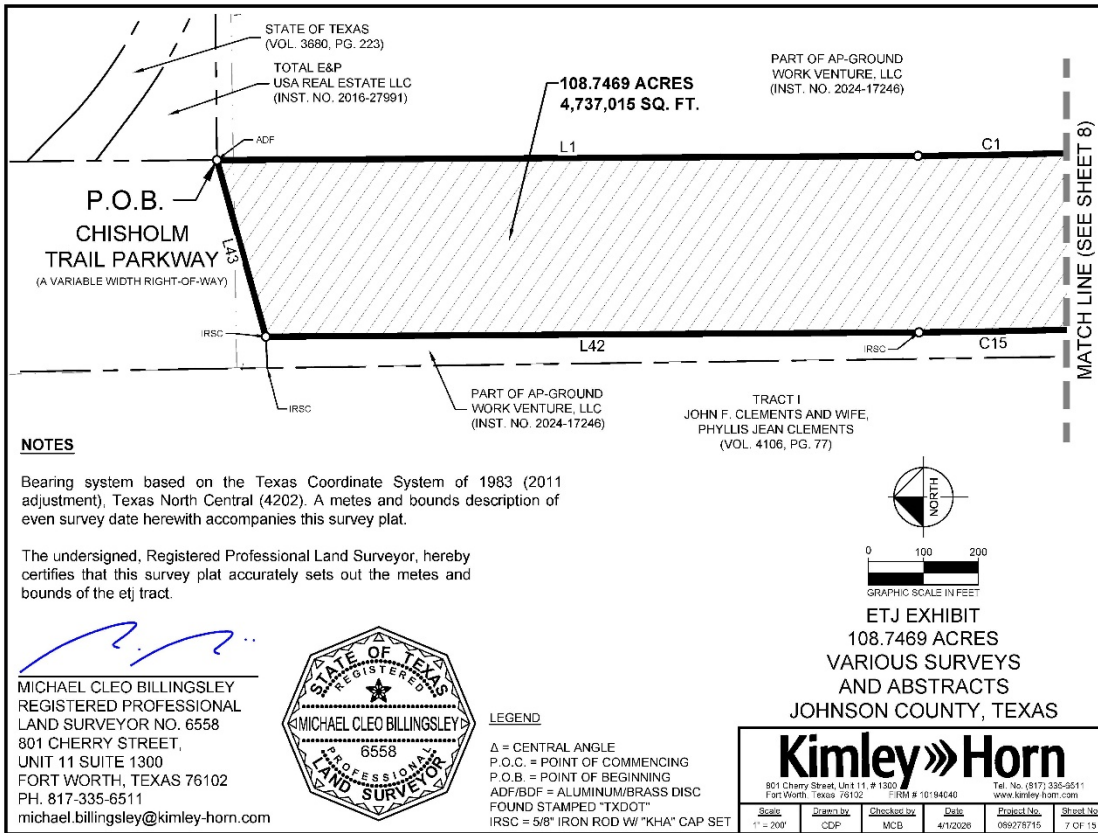

 MICHAEL CLEO BILLINGSLEY
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6558
 801 CHERRY STREET,
 UNIT 11 SUITE 1300
 FORT WORTH, TEXAS 76102
 PH. 817-335-6511
 michael.billingsley@kimley-horn.com



ETJ EXHIBIT
 108.7469 ACRES
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N/A	CDP	MCB	4/1/2028	069276715	5 OF 15		





NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), Texas North Central (4202). A metes and bounds description of even survey date herewith accompanies this survey plat.

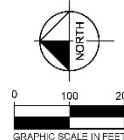
The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the etj tract.

[Signature]
 MICHAEL CLEO BILLINGSLEY
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6558
 801 CHERRY STREET,
 UNIT 11 SUITE 1300
 FORT WORTH, TEXAS 76102
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LEGEND

Δ = CENTRAL ANGLE
 P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING
 ADF/BDF = ALUMINUM/BRASS DISC
 FOUND STAMPED "TXDOT"
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

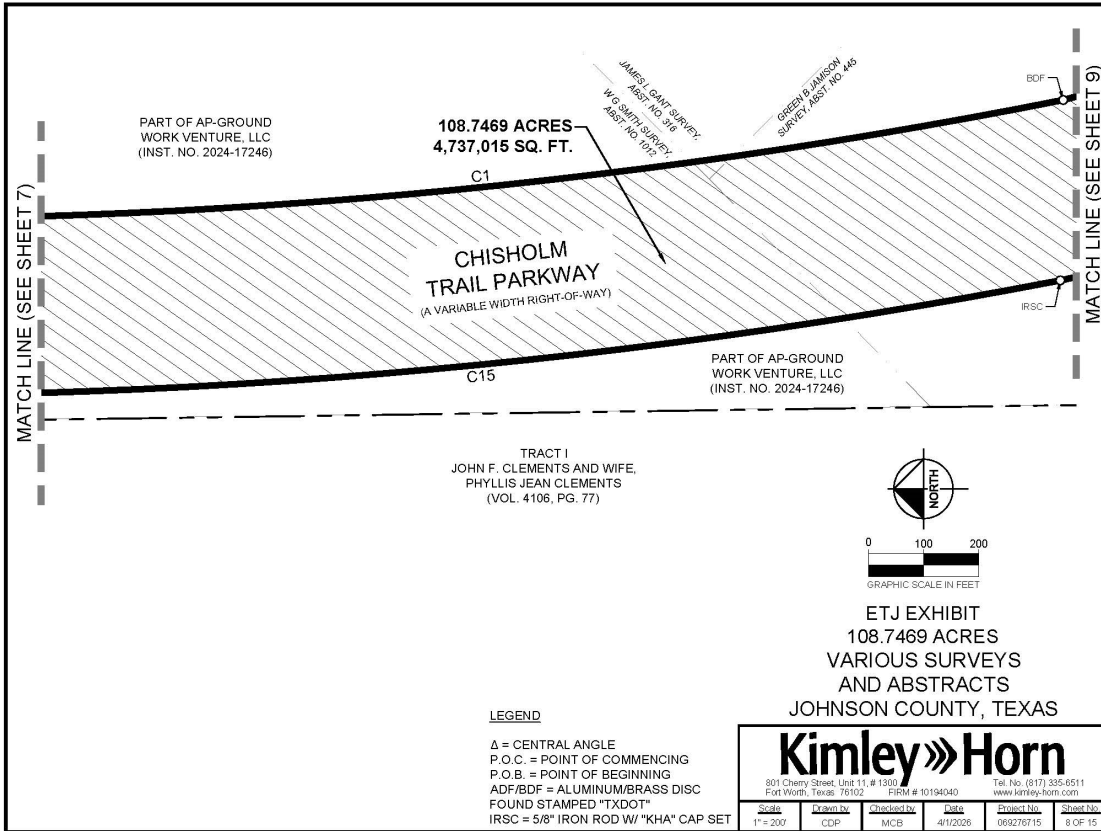


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1" = 200'	ODF	MCB	4/1/2026	069278715	7 OF 15





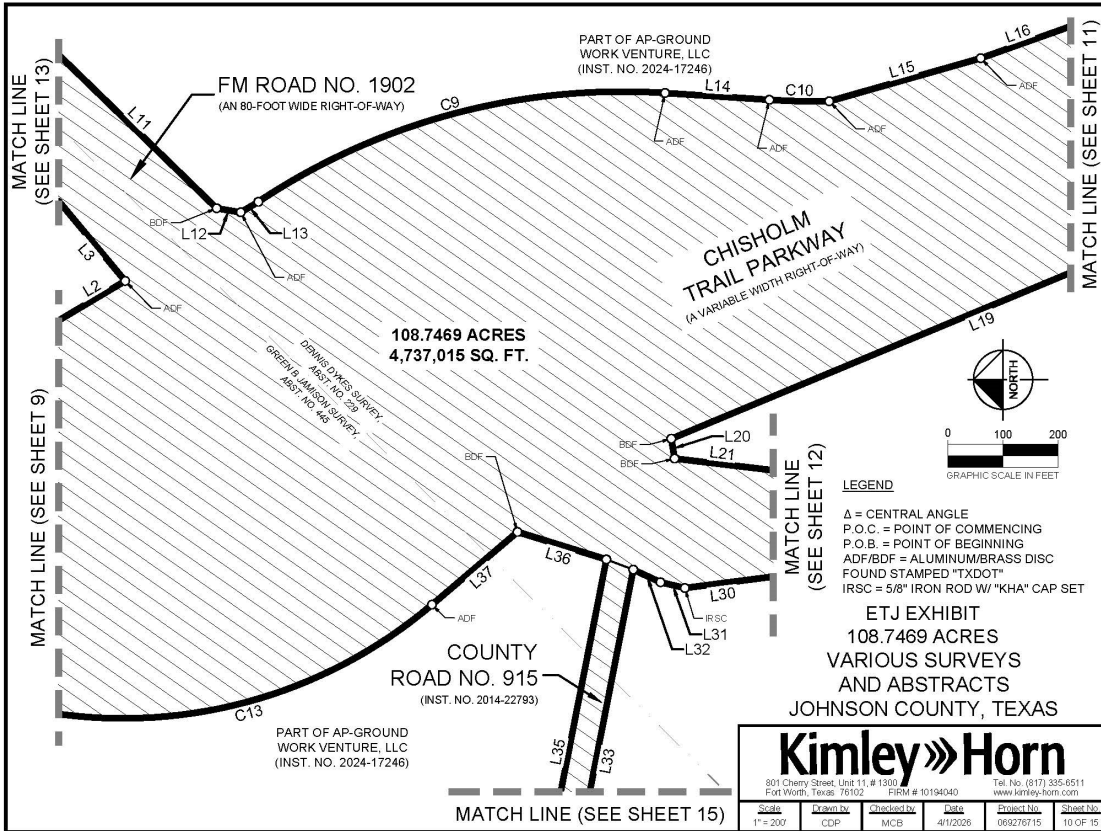
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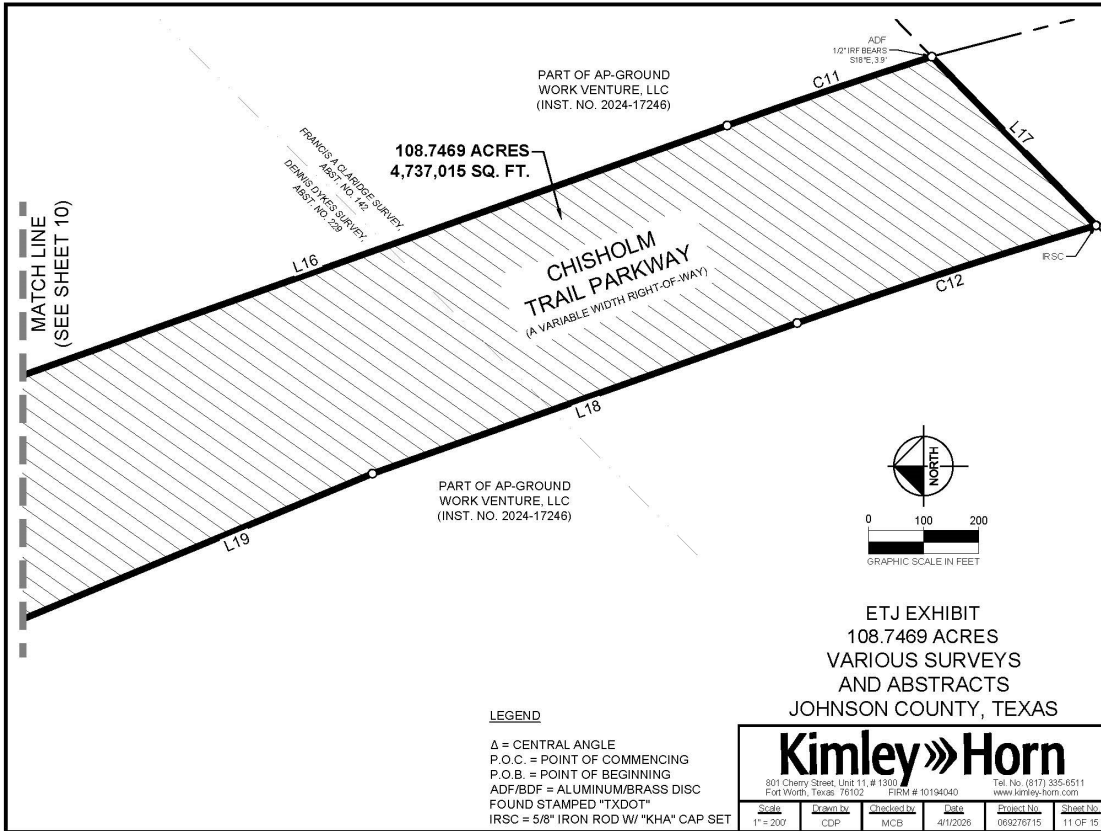
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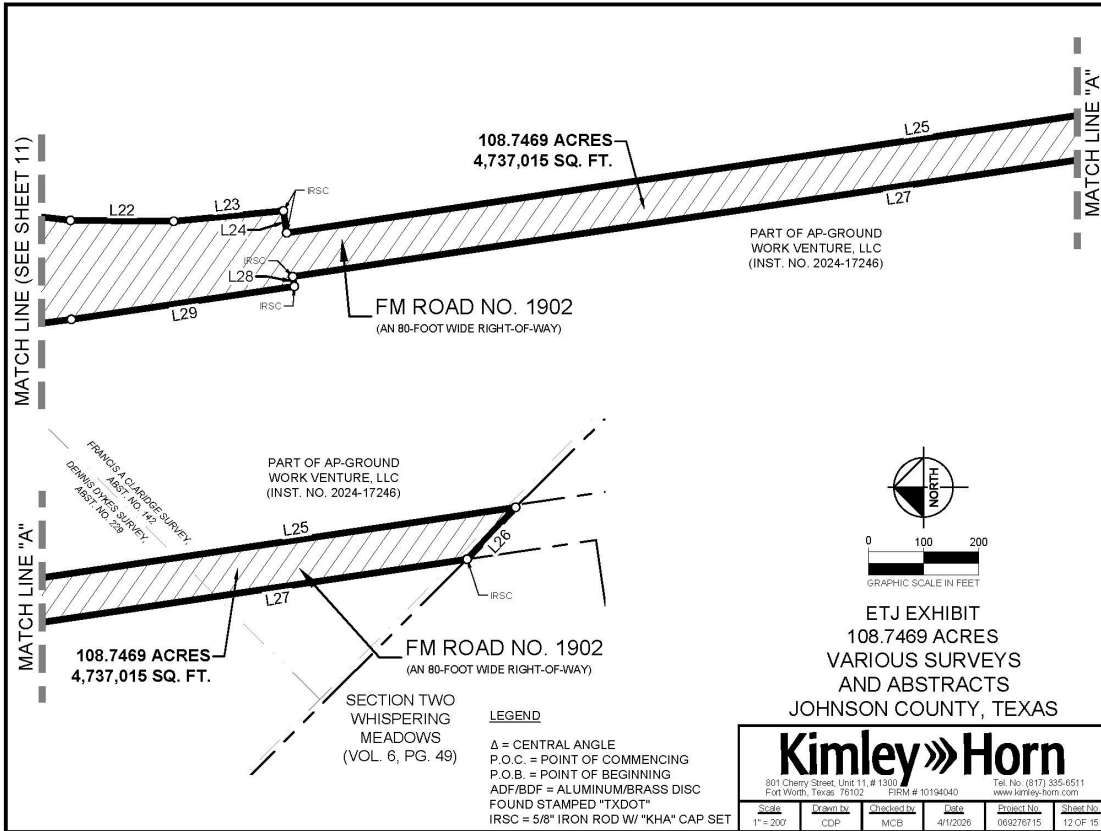
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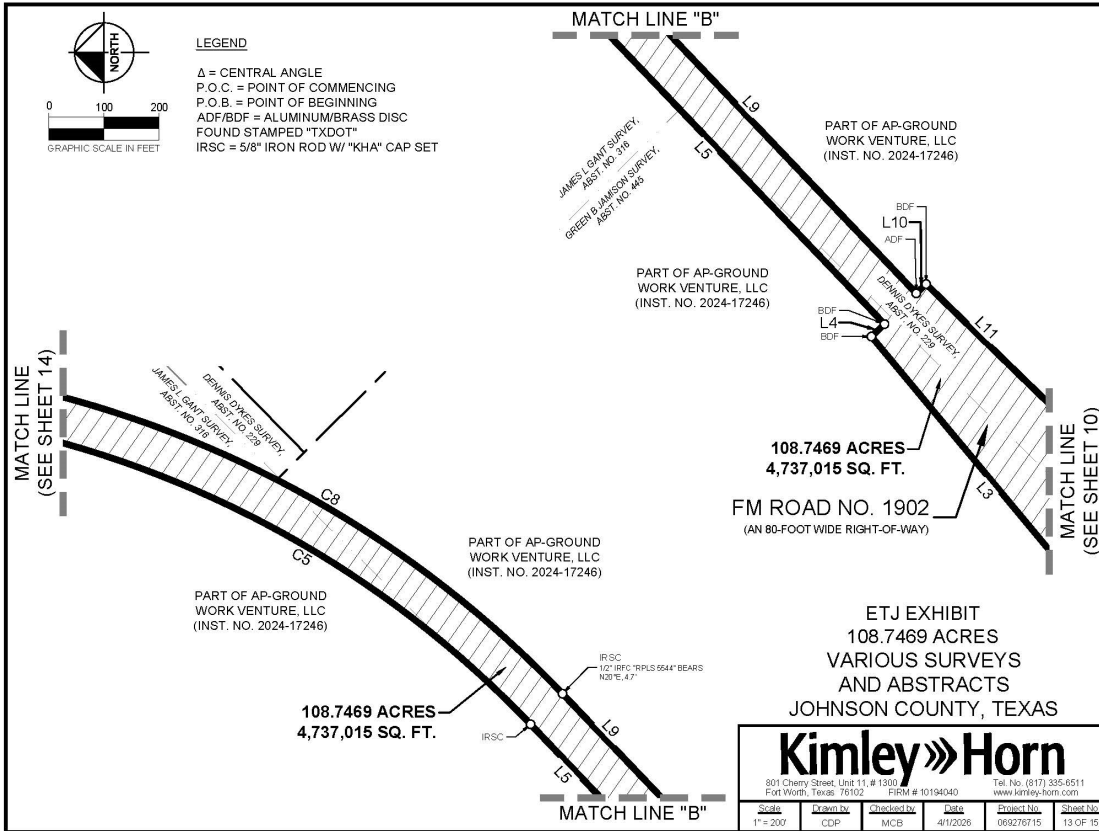
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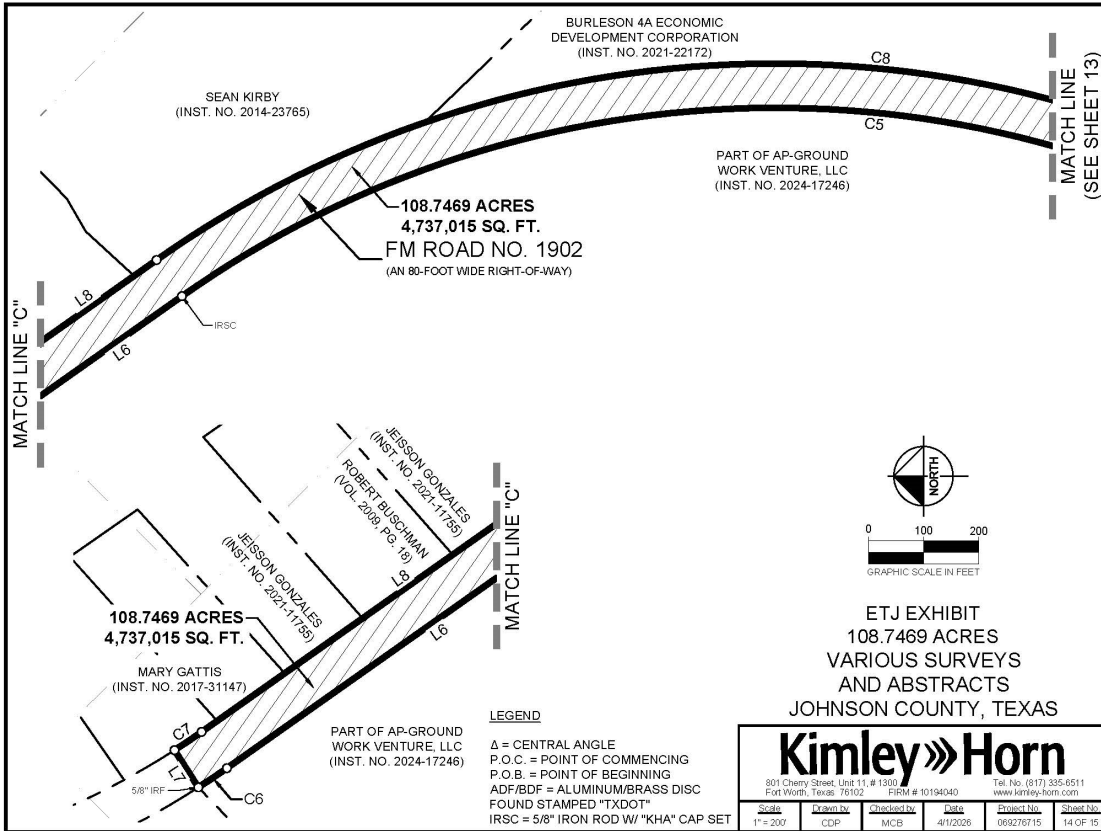
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SEAN KIRBY
(INST. NO. 2014-23765)

BURLESON 4A ECONOMIC
DEVELOPMENT CORPORATION
(INST. NO. 2021-22172)

108.7469 ACRES
4,737,015 SQ. FT.
FM ROAD NO. 1902
(AN 80-FOOT WIDE RIGHT-OF-WAY)

PART OF AP-GROUND
WORK VENTURE, LLC
(INST. NO. 2024-17246)

MATCH LINE "C"

MATCH LINE
(SEE SHEET 13)

108.7469 ACRES
4,737,015 SQ. FT.

MARY GATTIS
(INST. NO. 2017-31147)

PART OF AP-GROUND
WORK VENTURE, LLC
(INST. NO. 2024-17246)

JEISSON GONZALES
(INST. NO. 2021-11785)
ROBERT BUSCHMAN
(VOL. 2008, PG. 18)

LEGEND

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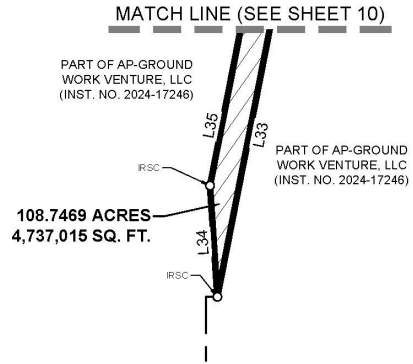
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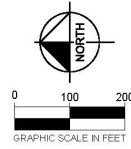
CURVE TABLE				
NO.	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	11299.16'	10°50'45"	S05°47'55"E	2135.71'
C2	11659.16'	0°50'00"	S14°35'55"E	168.12'
C3	11290.66'	1°44'24"	S12°59'45"E	342.89'
C4	3616.50'	15°35'49"	S18°20'06"E	981.44'
C5	1969.88'	81°30'04"	N05°34'58"E	2441.18'
C6	1472.39'	2°25'52"	N33°57'05"W	62.47'
C7	1392.39'	2°26'14"	S33°56'54"E	59.22'
C8	1949.88'	81°30'04"	S05°34'58"W	2545.61'
C9	1193.92'	37°19'27"	S14°57'31"E	764.08'
C10	1394.39'	4°29'56"	S01°27'15"W	108.67'
C11	11659.16'	1°55'33"	S18°32'40"E	391.85'
C12	11279.16'	2°53'59"	N18°03'28"W	570.77'
C13	866.51'	50°49'35"	N14°55'03"W	743.71'
C14	770.51'	23°01'33"	N01°01'02"W	307.57'
C15	11619.16'	10°30'22"	N05°37'43"W	2127.58'

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S00°20'41"E	1272.42'	L12	S09°24'38"W	44.38'	L24	S81°32'42"W	40.42'	L35	S78°53'00"E	717.10'
L2	S30°38'51"E	691.32'	L13	S30°38'49"E	37.19'	L25	S08°28'18"E	2319.58'	L36	N17°09'28"E	168.80'
L3	N59°09'20"E	693.40'	L14	S03°42'13"W	169.85'	L26	N46°51'41"W	128.73'	L37	N40°19'50"W	203.70'
L4	S43°29'38"E	32.74'	L15	S15°51'51"E	285.84'	L27	N08°28'18"W	2219.54'	L38	N10°29'45"E	176.62'
L5	N46°19'59"E	908.52'	L16	S19°30'28"E	1668.61'	L28	S81°32'42"W	18.00'	L39	N17°47'45"W	68.58'
L6	N35°10'01"W	913.60'	L17	S45°43'12"W	427.04'	L29	N08°25'10"W	408.81'	L40	N19°51'51"W	379.29'
L7	N57°16'13"E	80.19'	L18	N19°30'28"W	817.47'	L30	N07°20'43"W	216.21'	L41	N12°08'11"W	995.28'
L8	S35°10'01"E	913.60'	L19	N22°33'22"W	1953.16'	L31	N13°19'32"E	45.64'	L42	N00°22'52"W	1185.67'
L9	S46°19'59"W	908.19'	L20	S80°25'28"W	36.38'	L32	N24°56'25"E	54.40'	L43	N74°30'22"E	332.01'
L10	S43°29'16"E	24.45'	L22	S00°29'13"W	187.36'	L33	N78°55'09"W	903.61'			
L11	S44°08'17"W	712.02'	L23	S05°25'24"E	200.28'	L34	N68°11'34"E	202.00'			



LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
ADP/BDF = ALUMINUM/BRASS DISC
FOUND STAMPED "TXDOT"
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET



ETJ EXHIBIT
108.7469 ACRES
VARIOUS SURVEYS
AND ABSTRACTS
JOHNSON COUNTY, TEXAS

Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	CDP	MCB	4/1/2026	069276715	15 OF 15