

PETITION FOR RELEASE OF AN AREA FROM A MUNICIPALITY'S
EXTRATERRITORIAL JURISDICTION

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

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

ANGLETON 300 RES DEV LP, a Texas limited partnership and ANGLETON STASNY LAND LP, a Texas limited partnership (collectively, the "Petitioners"), acting pursuant to the provisions of Subchapter D, Chapter 42, Texas Local Government Code, together with all amendments and additions thereto, respectfully petitions this Honorable City Council to release the approximately 303.96 acres of land described by metes and bounds in **Exhibit A** and shown on the map attached as **Exhibit B** (the "Land"), attached hereto and incorporated herein for all purposes, from the extraterritorial jurisdiction of the City of Angleton, Texas, and in support of this petition the Petitioners represent, covenant, and agree as follows:

I.

The Petitioners hold fee simple title to the Land, and hereby represent that they own a majority in value of the Land to be released from the extraterritorial jurisdiction of the City, as indicated by the certificate of ownership provided by the Brazoria Central Appraisal District, attached hereto as **Exhibit C**, as may be supplemented, as needed, by recorded deed recorded in the official public records of Brazoria County, Texas.

II.

The Petitioners represent that the Land is not located within five (5) miles of the boundary of a military base, as defined by Section 43.0117 of the Texas Local Government Code, at which an active training program is conducted.

III.

The Petitioners represent that the Land has not been voluntarily annexed into the extraterritorial jurisdiction of a municipality that is located in a county (a) in which the population grew by more than fifty percent (50%) from the previous federal decennial census in the federal decennial census conducted in 2020; and (b) that has a population of greater than 240,000.

IV.

The Petitioners represent that the Land is not within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is (a) within 15 miles of the boundary of a military base, as defined by Section 43.0117 of the Texas Local Government Code, at which an active training program is conducted; and (b) in a county with a population of more than two million.

V.

The Petitioners represent that the Land is not in an area designated as an industrial district under Section 42.944 of the Texas Local Government Code.

VI.

The Petitioners represent that the Land is not in an area subject to a strategic partnership agreement entered into under Section 43.0751 of the Texas Local Government Code.

WHEREFORE, the undersigned respectfully pray that this petition be heard and granted in all respects and that the City immediately release the Land from its extraterritorial jurisdiction, as required by Section 42.105(c) of the Texas Local Government Code, as it exists today and from any future expansions of the City's extraterritorial jurisdiction whether by annexation or pursuant to Section 42.021 of the Texas Local Government Code. If the City fails to release the Land from its extraterritorial jurisdiction by the later of forty-five (45) days from the date it receives the petition or the next meeting of municipality's governing body that occurs after the 30th day after the date the City receives this petition, the Land shall be released from the City's extraterritorial jurisdiction by operation of law.

[EXECUTION PAGES FOLLOW]

County: Brazoria
 Project: Serenity Oaks
 Job No. 236901
 MBS No. 23-606

FIELD NOTES FOR 303.96 ACRES

Being a tract containing 303.96 acres of land located in the Andrew Roberts Labor, Abstract No. 363 and the Jose De Jesus Valderas Survey, Abstract No. 380, in Brazoria County, Texas. Said 303.96 acres being comprised of portions of a call 537.4 acre tract of land (as to those tracts styled "Tract 1" and "Tract 159") and a call 481.79 acre tract of land (as to that tract styled "Tract 158") recorded in the name of Mary Stasny Investment Partnership, Ltd. in File No. 1994015645, all of a call 5.630 acre tract of land recorded in the name of Mary Stasny Investment Partnership, Ltd. in File No. 1997022174, and a portion of a call 91.41 acre tract of land recorded in the name of Mary Stasny Investment Partnership, Ltd. in File No. 2003035788, all in the Official Public Records of Brazoria County (O.P.R.B.C.). Said 303.96 acres being more particularly described by metes and bounds as follows (bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations):

BEGINNING at a 1/2-inch capped iron rod stamped "RPLS 2112/6017" found at the southeast corner of a call 5.17 acre tract of land (styled "Tract 3") recorded in the name of The Angleton Drainage District in File No. 2014024678 of the O.P.R.B.C. and being on the south line of said 91.41 acres, from which a 1/2-inch capped iron rod stamped "RPLS 2112" found at the southwest corner of said 5.17 and 91.41 acres bears South 87 degrees 07 minutes 47 seconds West, 75.45 feet;

THENCE, with the east line of said 5.17 acres and a call 2.89 acre tract of land (styled "Tract 2") recorded in the name of The Angleton Drainage District in File No. 2014024678 of the O.P.R.B.C., North 02 degrees 11 minutes 42 seconds West, at 55.72 feet pass a found 1/2-inch capped iron rod stamped "RPLS 2112/6017", at 3,170.04 feet pass the common line between aforesaid 91.41 acres and aforesaid "Tract 159", from which a 5/8-inch capped iron rod stamped "RPLS 2112/6017" found for reference bears North 87 degrees 55 minutes 52 seconds West, 0.46 feet and a 1/2-inch iron pipe found at the upper northeast corner of said 91.41 acres bears North 86 degrees 24 minutes 07 seconds East, 19.38 feet, and continuing for a total distance of 4,568.44 feet to the northeast corner of said 2.89 acres, from which a found 1/2-inch capped iron rod stamped "RPLS 2112" bears North 54 degrees 36 minutes 03 seconds West, 1.17 feet;

THENCE, with the northeasterly line of said 2.89 acres, North 20 degrees 11 minutes 35 seconds West, a distance of 242.73 feet to a 5/8-inch capped iron rod stamped "GBI Partners" set at the northwest corner of said 2.89 acres and being on the east line of a call 642.45 acre tract of land recorded in the name of RLF Angleton Properties, LLC in File No. 2011051011 of the O.P.R.B.C.;

THENCE, with said east line, North 02 degrees 11 minutes 42 seconds West, at 26.85 feet pass a 1/2-inch capped iron rod stamped "RPLS 2112/6017" found for reference, and continuing for a total distance of 86.52 feet to a 1/2-inch iron rod found at the lower northeast corner of said 642.45 acres and being on the south line of a call 12.58 acre tract of land (styled "Tract 1") recorded in the name of Hidden Oaks Properties, LLC in File No. 2019024325 of the O.P.R.B.C.;

THENCE, with the south and east lines of said 12.58 acres, the following two (2) courses:

- 1.) North 86 degrees 07 minutes 42 seconds East, a distance of 350.84 feet to a 1/2-inch iron rod found at the southeast corner of said 12.58 acres;
- 2.) North 03 degrees 52 minutes 18 seconds West, a distance of 923.95 feet to the intersection of said east line with the south line of a call 1.810 acre tract of land recorded in the name of City of Angleton in File No. 1997022173 of the O.P.R.B.C., from which a found 1/2-inch capped iron rod stamped "Stroud" bears South 27 degrees 26 minutes 40 seconds West, 0.33 feet and a 1/2-inch capped iron rod stamped "RPLS 2112" found at the northeast corner of said 12.58 acres bears North 03 degrees 52 minutes 18 seconds West, 40.00 feet;

THENCE, with the said south line, the following two (2) courses:

- 1.) North 86 degrees 10 minutes 10 seconds East, at 59.70 feet pass a 1/2-inch capped iron rod stamped "Stroud" found for reference, and continuing for a total distance of 744.46 feet to a point from which a found 1/2-inch iron rod (bent) bears South 17 degrees 10 minutes 31 seconds West, 0.36 feet;
- 2.) North 86 degrees 16 minutes 39 seconds East, a distance of 1,090.87 feet to a 1/2-inch iron rod found at the southeast corner of said 1.810 acres and being on the west line of a call 0.27 acre tract of land recorded in the name of City of Angleton in File No. 2012023815 of the O.P.R.B.C.;

THENCE, with said west line, South 02 degrees 52 minutes 06 seconds East, a distance of 4.96 feet to the southwest corner of said 0.27 acre and northwest corner of aforesaid 5.630 acres, from which a found 1/2-inch capped iron rod stamped "Stroud" bears South 37 degrees 15 minutes 34 seconds East, a distance of 0.43 feet;

THENCE, with the common line between said 0.27 acre and said 5.630 acres, North 86 degrees 09 minutes 08 seconds East, a distance of 259.05 feet to the southeast corner of said 0.27 acre, the northeast corner of said 5.630 acres and being on the west Right-of-Way (R.O.W.) line of State Highway 288 (width varies) as recorded in File Nos. 1973015899, 1974014880 and 1975001072 of the O.P.R.B.C., from which a found 1/2-inch iron rod (bent) bears South 40 degrees 41 minutes 31 seconds East, a distance of 1.66 feet;

THENCE, with said R.O.W. line, South 02 degrees 16 minutes 15 seconds East, at 970.23 feet pass the southeast corner of said 5.630 acres, from which a found 1/2-inch iron rod bears South 87 degrees 45 minutes 26 seconds West, 0.42 feet, at 1,294.66 feet pass a concrete monument found for reference, at 2,295.02 feet pass a concrete monument found South 87 degrees 43 minutes 45 seconds West, 0.35 feet, at 2,668.37 feet pass a 1/2-inch iron rod found North 87 degrees 43 minutes 45 seconds East, 2.49 feet, at 3,295.59 feet pass a concrete monument found North 87 degrees 43 minutes 45 seconds East, 7.45 feet, and continuing for a total distance of 4,390.53 feet to the northeast corner of a call 3.32 acre tract of land (styled "Tract 1") recorded in the name of The Angleton Drainage District in File No. 2014024678 of the O.P.R.B.C., from which a found 1/2-inch capped iron rod stamped "RPLS 2112" bears South 83 degrees 09 minutes 11 seconds East, 7.74 feet;

THENCE, with the north and west lines of said 3.32 acres, the following two (2) courses:

- 1.) North 83 degrees 09 minutes 11 seconds West, a distance of 79.81 feet to a 1/2-inch capped iron rod stamped "RPLS 2112" found;
- 2.) South 02 degrees 47 minutes 09 seconds West, a distance of 1,408.28 feet to a concrete monument found at the southwest corner of said 3.32 acres and being on the westerly R.O.W. line of said State Highway 288;

THENCE, with said R.O.W. line, South 00 degrees 37 minutes 48 seconds East, a distance of 60.38 feet to a concrete monument found on the south line of aforesaid "Tract 1" of aforesaid 537.4 acres;

THENCE, with said south line, South 86 degrees 41 minutes 33 seconds West, a distance of 771.62 feet to a 5/8-inch capped iron rod stamped "GBI Partners" set at the southwest corner of said "Tract 1" of said 537.4 acres and the southeast corner of aforesaid 91.41 acres;

THENCE, with the south line of said 91.41 acres, South 87 degrees 07 minutes 47 seconds West, a distance of 1,374.00 feet to the **POINT OF BEGINNING** and containing 303.96 acres of land.

THIS DESCRIPTION WAS PREPARED IN CONNECTION WITH A LAND TITLE SURVEY FILED IN THE OFFICES OF GBI PARTNERS UNDER JOB NO. 236901.

GBI PARTNERS
TBPELS Firm No.10130300
Ph: 281.499.4539
October 11, 2023



EXHIBIT B
Map of the Land

See attached.

EXHIBIT C
Certificate of Ownership

See attached.

BRAZORIA COUNTY APPRAISAL DISTRICT

MEMBERS OF THE BOARD

Kristin Bulanek
Tommy King
Gail Robinson
Bobby Brown
George Sandars
Susan Spoor

CHIEF APPRAISER

Marcel Pierel III
500 North Chenango
Angleton, Texas 77515
979-849-7792
Fax 979-849-7984

Ownership Certificate

**Re: Total of 303.96 acres;
145.38 Acres, Abstract A-363
& 158.58 Acres, Abstracts
A-363 & A-380**

Date: November 07, 2023

Certificate No. 0272

I, the undersigned, hereby certify that I have examined the 2023 appraisal roll of Brazoria County Appraisal District as of November 7, 2023, for the land described in the legal description attached, the described property is listed in the name(s) of:

<u>Owner:</u>	<u>Account Number:</u>	<u>Market Value:</u>	<u>Appraised Value:</u>
145.38 Acres:			
ANGLETON 300 RES DEV LP	0363-0001-000*	\$3,833,350	\$5,620
ANGLETON 300 RES DEV LP	0363-0002-000*	\$430,740	\$1,860
158.58 Acres:			
ANGLETON STASNY LAND LP	0380-0041-000*	\$3,915,980	\$31,920
ANGLETON STASNY LAND LP	0380-0041-110*	\$157,410	\$460
ANGLETON STASNY LAND LP	0363-0002-000*	\$430,740	\$1,860
	Partial*		

Certified this the 7th day of November, 2023



Marcel Pierel III
Chief Appraiser

Certificate Cost: \$10.00

Cert0272

Requested by: Mai Lynn Womack
Organization: Allen Boone Humphries
Robinson LLP

County: Brazoria
Project: Serenity Oaks
Job No. 236901
MBS No. 23-606

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