

**PETITION REQUESTING EXPANSION AND EXTENSION
OF EXTRATERRITORIAL JURISDICTION**

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

TO THE HONORABLE MAYOR AND CITY COUNCILMEMBERS OF THE CITY OF
IOWA COLONY, TEXAS:

521 OPPORTUNITY, LLC, a Texas limited liability company, or its successor or assigns; 521 UM HOLDING 770 ACRES, LP, a Texas limited partnership, or its successor or assigns; GREGORY LLOYD MILLER, Trustee of the Gregory Lloyd Miller Trust, or its successor or assigns; and GEN-SKIP LLC, a Louisiana limited liability company, or its successors or assigns (each, a "Petitioner" and, collectively, the "Petitioners"), the owners of all of the territory described in the exhibit attached hereto as **Exhibit A** and incorporated herein for all purposes (the "Territory"), hereby petitions and requests the City of Iowa Colony, Texas (the "City"), to expand and extend the City's extraterritorial jurisdiction to include all of the Territory, and would show the following:

I.

The Petitioners are the owners of title to all of the land within the Territory, as shown by the tax rolls of Brazoria County, Texas.

II.

The Territory is contiguous to the existing extraterritorial jurisdiction of the City. Portions of the Territory have been released by operation of law from the extraterritorial jurisdictions of the Cities of Alvin and Sandy Point, Texas, as evidenced in the exhibits attached hereto as **Exhibits B-1 and B-2**, respectively, and incorporated herein for all purposes.

III.

This petition and request is made pursuant to the provisions of Section 42.022, Texas Local Government Code.

IV.

The Petitioners believe that it will be in the best interests of the Petitioners and the City, and will benefit the Territory and the City, if the City extends and expands its

extraterritorial jurisdiction to include all of the Territory.

V.

The Petitioners hereby certify that they are the sole owners of the Territory, and that this Petition is signed and acknowledged by each and every person, corporation or entity that owns the Territory or has an ownership interest in any part of the Territory. The Petitioners acknowledge the City has offered a development agreement and the Petitioners have entered into a development agreement with the City.

VI.

This Petition may be recorded in the official real property records of Brazoria County, Texas, and shall bind the Petitioners' successors and assigns.

VII.

This Petition is irrevocable while that certain Development Agreement dated effective August 12, 2024, by and between the City and the Petitioners is in effect as to the Land.

WHEREFORE, the Petitioners pray that this petition be properly filed, as provided by law, and that it be heard by the City and that the City duly pass and adopt a resolution extending and expanding the City's extraterritorial jurisdiction to include all of the Territory not presently in the City's existing extraterritorial jurisdiction.

[EXECUTION PAGES FOLLOW]

RESPECTFULLY EXECUTED this 26 day of March, 2025.

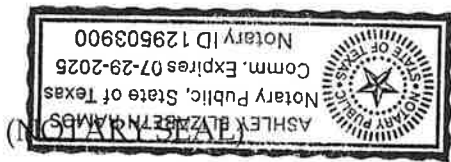
521 UM HOLDING 770 ACRES, LP, a Texas limited partnership

By: 521 Holding Tx, LLC,
a Texas limited liability company,
its General Partner

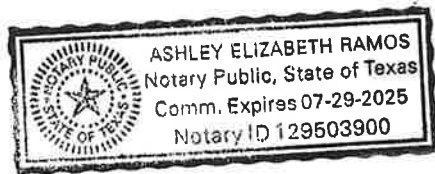
By: [Signature]
Name: Uri Man
Title: Mgr

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on March 26, 2025, by Uri Man, Manager of 521 Holding Tx, LLC, a Texas limited liability company, General Partner of 521 UM HOLDING 770 ACRES, LP, a Texas limited partnership, on behalf of said limited liability company and said limited partnership.



Ashley E. Ramos
Notary Public, State of Texas



521 OPPORTUNITY, LLC, a Texas limited liability company

By: Terpstra Investments, LLC, a Texas limited liability company, d/b/a Texas Land Investments, LLC,
its Manager

By: 
Mark Terpstra, Manager

THE STATE OF TEXAS

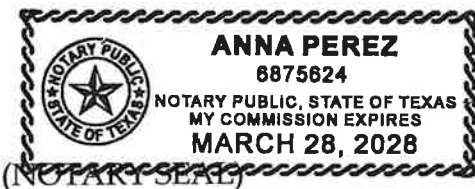
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COUNTY OF HARRIS

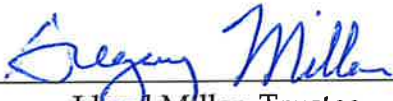
§

This instrument was acknowledged before me on April 2, 2025, by Mark Terpstra, as Manager of Terpstra Investments, LLC, a Texas limited liability company, d/b/a Texas Land Investments, LLC, Manager of 521 OPPORTUNITY, LLC, a Texas limited liability company, on behalf of said limited liability companies.




Notary Public, State of Texas

GREGORY LLOYD MILLER, Trustee of The
Gregory Lloyd Miller Trust u/t/a dated
January 5, 2005

By: 
Gregory Lloyd Miller, Trustee

THE STATE OF TEXAS

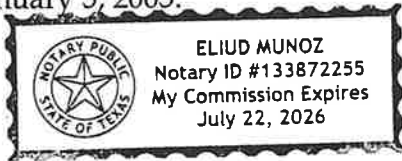
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§


COUNTY OF Harris

§

This instrument was acknowledged before me on March 26th, 2025, by
GREGORY LLOYD MILLER, Trustee of The Gregory Lloyd Miller Trust u/t/a dated
January 5, 2005.



(NOTARY SEAL)


Notary Public, State of Texas

GEN-SKIP LLC, a Louisiana limited liability company

By: 
Michael F. Mire, Owner

THE STATE OF LOUISIANA
COUNTY OF Jefferson

§
§
§

This instrument was acknowledged before me on March 26th, 2025, by Michael F. Mire, as Owner of GEN-SKIP LLC, a Louisiana limited liability company, on behalf of said limited liability company.


Notary Public, State of Louisiana

(NOTARY SEAL)



Exhibit A

Territory

County: Brazoria
Project: BCMUD 90 (Maple Farms)
M&B No.: 241424
Job Number: 4697-MUD (067158 Ph. 2)

**FIELD NOTES FOR A 806.02 ACRE TRACT
BRAZORIA COUNTY MUD No. 90**

Being a tract of land containing 806.02 acres (35,110,248 square feet), located in the David Tally League, Abstract Number (No.) 130, Chester S. Gorbet Survey, Abstract No. 64 and Edward Bradley Survey, Abstract No. 44 in Brazoria County, Texas; Said 806.02 acre tract being a portion of the Allison-Richey Land Company's Subdivision, a subdivision of record under Volume (Vol.) 2, Page (Pg.) 126, Brazoria County Plat Records (B.C.P.R.), a portion of a called 770.386 acre tract save and except Tracts 1, 2A, 2B and 3 totaling 63.889 acres leaving a net of 706.497 acres, recorded in the name of 521 UM Holding 770 Acres, LP, in Brazoria County Clerk's File (B.C.C.F.) No. 2024043624, a portion of a called 128.6825 acre tract recorded in the name of Gen-Skip, LLC in B.C.C.F. No. 2023055847, a portion of a called 37.695 acre tract (Tract 1) recorded in the name of James C. Harrison, Trustee in B.C.C.F. No. 2024023646 and being all of a called 6.198 acres (Tract 3) recorded in the name of James C. Harrison, Trustee in B.C.C.F. No. 2024023646; said 806.02 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, South Central Zone No. 4204, North American Datum of 1983 (NAD83), as per GPS observations):

BEGINNING at a 4"x4" concrete monument found at the most westerly corner of a called 50'x75' Tract recorded in the name of Stella Smith in Vol. 570, Pg. 471, Brazoria County Deed Records (B.C.D.R.), being on the westerly Right-of-Way (R.O.W.) line of F.M. 521 (width varies per Vol. 243, Pg. 193 & 194, B.C.D.R.) and marking the most southerly corner of said 770.386 acre tract and the herein described tract;

THENCE, along the lines common to said 770.386 acre tract, said 6.198 acre tract and the westerly R.O.W. of said F.M. 521, the following three (3) courses:

1. North 40 degrees 30 minutes 45 seconds West, a distance of 53.50 feet to a 3/4-inch iron rod found at a westerly corner of said 770.386 acre tract and the herein described tract;
2. North 38 degrees 45 minutes 53 seconds West, a distance of 353.37 feet to a 4"x4" concrete monument found at a westerly corner of said 770.386 acre tract and the herein described tract;
3. North 36 degrees 49 minutes 12 seconds West, a distance of 2,044.14 feet to an angle point at a westerly corner of the herein described tract;

THENCE, through and across said 770.386 acre tract, the following three (3) courses;

1. North 87 degrees 26 minutes 50 seconds East, a distance of 1,210.04 feet to an angle point at a westerly corner of the herein described tract;
2. North 36 degrees 49 minutes 12 seconds West, a distance of 907.52 feet to an angle point at the beginning of a curve to the right;
3. 1,269.33 feet along the arc of said curve to the right, having a radius of 3,213.81 feet, a central angle of 22 degrees 37 minutes 46 seconds, and a chord that bears North 25 degrees 30 minutes 19 seconds West, a distance of 1,261.09 feet to an angle point on the line common to said 770.386 acre tract and a called 40.0138 acre tract recorded in the name of Timothy and Rachelle Butler in B.C.C.F. No. 2015045233 and being a westerly corner of the herein described tract;

THENCE, along the lines common to said 770.386 acre tract and said 40.0138 acre tract, the following two (2) courses:

1. North 87 degrees 35 minutes 06 seconds East, a distance of 1,219.28 feet to a 1-inch iron pipe found at the southeast corner of said 40.0138 acre tract and marking a westerly interior corner of said 770.386 acre tract and the herein described tract;
2. North 02 degrees 22 minutes 23 seconds West, a distance of 907.41 feet to a 1-1/2-inch iron pipe found at the northeast corner of said 40.0138 acre tract, being on the southerly line of said 128.6825 acre tract and marking a westerly interior corner of said 770.386 acre tract and the herein described tract;

THENCE, along the line common to said 128.6825 acre tract and said 40.0138 acre tract, South 87 degrees 31 minutes 08 seconds West, a distance of 1,277.77 feet to an angle point at a westerly corner of the herein described tract;

THENCE, through and across said 128.6825 acre tract, North 01 degrees 54 minutes 11 seconds East, a distance of 2,122.06 feet to an angle point on a line common to said 128.6825 acre tract and the southerly R.O.W. line of C.R. 53 also known as Sandy Point Road 1 (60-feet wide as per Vol. 2, Pg. 126, B.C.P.R.) and being the northwest corner of the herein described tract;

THENCE, along the line common to said 128.6825 acre tract and the southerly R.O.W. line of said C.R. 53, North 87 degrees 16 minutes 33 seconds East, a distance of 1,663.41 feet to an angle point at the northeast corner of said 128.6825 acre tract, for the most northerly corner of called Tract 23 recorded in the name of Dustin L. Greak in B.C.C.F. No. 2019057509 and being a northerly corner of the herein described tract;

THENCE, along the line common to said 128.6825 acre tract and said Tract 23, South 02 degrees 23 minutes 51 seconds East, a distance of 146.65 feet to an angle point at the southwest corner of said Tract 23 and the northwest corner of said 37.695 acre tract, from which a 1/2-inch iron pipe found bears South 46 degrees 51 minutes West, a distance of 0.70 feet;

THENCE, along the line common to said 770.386 acre tract and said Tract 23, North 88 degrees 20 minutes 09 seconds East, a distance of 426.54 feet to a 1/2-inch iron pipe found at an easterly corner of said Tract 23, being on the line common to said 37.695 acre tract and the southerly R.O.W. line of said C.R. 53 and for a northerly corner of the herein described tract;

THENCE, along the southerly R.O.W. line of said C.R. 53 and through and across said 37.695 acre tract, North 89 degrees 25 minutes 19 seconds East, a distance of 443.51 feet to an angle point on the line common to said 37.695 acre tract and a called 107.60 acre tract recorded in the name of Betty Bingham Munson Bryan Family Limited Partnership in B.C.C.F. No. 1993046808 and being a northerly corner of the herein described tract;

THENCE, along the line common to said 37.695 acre tract and said 107.60 acre tract, South 02 degrees 23 minutes 51 seconds East, a distance of 1,962.04 feet to a 1/2-inch iron pipe found at the southwest corner of said 107.60 acre tract and a northerly corner of the herein described tract;

THENCE, along the line common to said 770.386 acre tract, said 107.60 acre tract and a called 945.8984 acre tract recorded in the name of Sandy Point Owner LP in B.C.C.F. No. 2023012556, North 87 degrees 47 minutes 09 seconds East, a distance of 4,469.31 feet to an angle point at the northwest corner of a called 615.92 acre tract recorded in the name of AA Sharp Investments, LTD. in B.C.C.F. No. 2007068904 and being the northeast corner of the herein described tract;

THENCE, along the lines common to said 770.386 acre tract and said 615.92 acre tract, the following three (3) courses:

1. South 02 degrees 33 minutes 28 seconds East, a distance of 1,879.57 feet to an angle point at an easterly interior corner of the herein described tract;
2. North 87 degrees 51 minutes 42 seconds East, a distance of 484.20 feet to a 1/2-inch iron pipe found at an easterly corner of the herein described tract;
3. South 01 degrees 58 minutes 34 seconds East, a distance of 1,302.17 feet to an angle point at the southwest corner of said 615.92 acre tract, being the northwest corner of a called 93.36 acre tract recorded in the name of Schlumberger Well Services in B.C.C.F. No. 1996034938 and marking an easterly corner of said 770.386 acre tract and the herein described tract;

THENCE, with the line common to said 770.386 acre tract and said 93.36 acre tract, South 02 degrees 04 minutes 14 seconds East, a distance of 1,071.83 feet to a 2-inch iron pipe found at a northwesterly corner of said 93.36 acre tract, being on the northerly line of called 157.87 acre tract recorded in the name of Schlumberger Well Services in B.C.C.F. No. 1996033029 and marking the southeast corner of said 770.386 acre tract and the herein described tract;


THENCE, with the line common to said 770.386 acre tract and said 157.87 acre tract, South 87 degrees 56 minutes 20 seconds West, a distance of 4,829.80 feet to an angle point at a southerly corner of the herein described tract;

THENCE, along the southerly lines of said 770.386 acre tract, the following nine (8) courses:

1. South 01 degrees 40 minutes 53 seconds East, a distance of 94.66 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;
2. South 49 degrees 32 minutes 19 seconds West, a distance of 688.51 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;
3. North 40 degrees 27 minutes 41 seconds West, a distance of 313.43 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;
4. South 49 degrees 32 minutes 19 seconds West, a distance of 212.45 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;
5. North 40 degrees 27 minutes 41 seconds West, a distance of 140.00 feet to a 1/2-inch iron rod found at a southerly corner of the herein described tract;
6. South 49 degrees 32 minutes 19 seconds West, a distance of 329.75 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;
7. North 40 degrees 27 minutes 41 seconds West, a distance of 115.38 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;
8. South 49 degrees 32 minutes 19 seconds West, a distance of 293.00 feet to the **POINT OF BEGINNING** and containing 806.02 acres (35,110,248 square feet) of land.

A District Boundary Map was prepared in conjunction with and accompanies this description.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


Anthony R. Peacock, R.P.L.S.
Texas Registration No. 5047



MILLER SURVEY | DCCM

Firm Registration No. 10047100

PH: (713) 413-1900

M&B No. 241424

Job No. 4697-MUD (067158 Ph. 2)

Dwg: 4697-MUD.dwg

Date: November 19, 2024

Exhibit B-1

Release from City of Alvin's Extraterritorial Jurisdiction

**NOTICE OF PETITION FOR RELEASE OF AN AREA FROM
THE CITY OF ALVIN'S EXTRATERRITORIAL JURISDICTION**

THE STATE OF TEXAS	§
	§
COUNTY OF BRAZORIA	§

A Petition for Release of an Area from a Municipality's Extraterritorial Jurisdiction (the "Petition") was duly submitted by MAPLE FARMS HOLDINGS LLC, a Texas limited liability company, to the CITY OF ALVIN, TEXAS (the "City") on September 26, 2024 (the "Receipt Date") in accordance with Subchapter D, Chapter 42, Texas Local Government Code. A true and correct copy of the Petition submitted to the City is attached hereto as **Exhibit "A."**

The City took affirmative action to release the 273.364 acres of land shown on **Exhibit "B"** (the "Land") from the City's extraterritorial jurisdiction, as prayed for by the Petition, by Ordinance No. 24-DD, dated October 17, 2024, attached hereto as **Exhibit "C"**.

In accordance with Section 42.105(d) of the Texas Local Government Code, the Land has been released from the extraterritorial jurisdiction of the City by operation of law.

[Signature Page Follows]

MAPLE FARMS HOLDINGS LLC, a Texas limited liability company

By: Maple Farms JV LLC, a Delaware limited liability company, its Manager

By: Maple Farms GP LLC, a Texas limited liability company, its General Partner

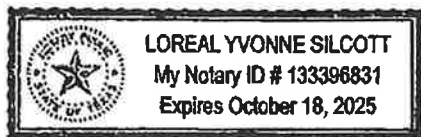
By: Maple X, Inc., a Texas corporation, its Manager

By: *Itiel Kaplan*
Itiel Kaplan, President

STATE OF TEXAS §
COUNTY OF Harris §

This instrument was acknowledged before me on October 31st, 2024, by Itiel Kaplan, as President of Maple X, Inc., a Texas corporation, Manager of Maple Farms GP LLC, a Texas limited liability company, General Partner of Maple Farms JV LLC, a Delaware limited liability company, Manager of MAPLE FARMS HOLDINGS LLC, a Texas limited liability company, on behalf of said corporation and limited liability companies.

(Notary Seal)



Lorel Silcott
Notary Public, State of Texas

Exhibit A

Petition

[See attached.]

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 ALVIN,
TEXAS:

MAPLE FARMS HOLDINGS LLC, a Texas limited liability company (the "Petitioner"), 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 273.364 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 Alvin, Texas (the "City"), and in support of this petition the Petitioner represents, covenants, and agrees as follows:

I.

The Petitioner holds fee simple title to the Land, and hereby represents that it owns 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 County 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 Petitioner represents 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 Petitioner represents 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 Petitioner represents 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 Petitioner represents that the Land is not in an area designated as an industrial district under Section 42.044 of the Texas Local Government Code.

VI.

The Petitioner represents 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 prays 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]

RESPECTFULLY SUBMITTED on September 25, 2024.

MAPLE FARMS HOLDINGS LLC, a Texas limited liability company

By: Maple Farms JV LLC, a Delaware limited liability company, its Manager

By: Maple Farms GP LLC, a Texas limited liability company, its General Partner

By: Maple X, Inc., a Texas corporation, its Manager

By: Itiel Kaplan

Name: Itiel Kaplan

Title: President

DOB: 1/9/85

Residence Address: 2330 Gramercy St.
Houston, TX 77030

Date of Signing: September 25, 2024

THE STATE OF TEXAS

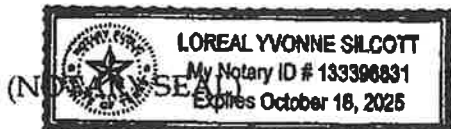
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COUNTY OF Harris

§

This instrument was acknowledged before me on September 25, 2024, by Itiel Kaplan, as President of Maple X, Inc., a Texas corporation, Manager of Maple Farms GP LLC, a Texas limited liability company, General Partner of Maple Farms JV LLC, a Delaware limited liability company, Manager of MAPLE FARMS HOLDINGS LLC, a Texas limited liability company, on behalf of said corporation and limited liability companies.



Loreal Yvonne Silcott

Notary Public, State of Texas

Attachments:

Exhibit A: Description of the Land

Exhibit B: Map of the Land

Exhibit C: Certificate of Ownership

Exhibit A, Page 1 of 3 Pages

County: Brazoria
Project: Maple Farms
M&B No.: 241334
Job Number: 4697-MB

**FIELD NOTES FOR A 273.364 ACRE TRACT
WITHIN THE CITY OF ALVIN, TEXAS ETJ**

Being a tract of land containing 273.364 acres (11,907,713 square feet), located in the Chester S. Gorbet Survey, Abstract Number (No.) 64, in Brazoria County, Texas; Said 273.364 acre tract being a portion of a called 770.386 acre tract recorded in the name of Maple Farms Holdings, LLC, in Brazoria County Clerk's File (B.C.C.F.) No. 2021083089; said 273.364 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, South Central Zone No. 4204, North American Datum of 1983 (NAD83), as per GPS observations):

BEGINNING at a 2-inch iron pipe found at a northwesterly corner of a called 93.36 acre tract recorded in the name of Schlumberger Well Services in B.C.C.F. No. 1996034938, being on the northerly line of called 157.87 acre tract recorded in the name of Schlumberger Well Services in B.C.C.F. No. 1996033029 and marking the southeast corner of said 770.386 acre tract and the herein described tract;

THENCE, with the line common to said 770.386 acre tract and said 157.87 acre tract, South 87 degrees 56 minutes 20 seconds West, a distance of 4,367.76 feet to an angle point on the westerly line of the City of Alvin, Texas ETJ as per Ordinance No. 09-FF, recorded in B.C.C.F. No. 2009042228, being on the easterly line of the City of Sandy Point, Texas ETJ recorded in B.C.C.F. No. 2005024932 and marking the southwest corner of the herein described tract;

THENCE, through and across said 770.386 acre tract and with the line common to said the City of Alvin, Texas ETJ and said the City of Sandy Point, Texas ETJ, the following three (3) courses:

1. North 33 degrees 07 minutes 46 seconds East, a distance of 391.55 feet to an angle point at a westerly corner of the herein described tract;
2. North 10 degrees 31 minutes 42 seconds East, a distance of 1,050.79 feet to an angle point at a westerly corner of the herein described tract;
3. North 11 degrees 15 minutes 04 seconds West, a distance of 163.49 feet to the beginning of a curve to the right and being a westerly corner of the herein described tract;

Exhibit A, Page 2 of 3 Pages


THENCE, through and across said 770.386 acre tract and along the westerly line of said City of Alvin, Texas ETJ, 4,411.98 feet along the arc of said curve to the right, having a radius of 10,560.00 feet, a central angle of 23 degrees 56 minutes 18 seconds, and a chord that bears North 49 degrees 42 minutes 45 seconds East, a distance of 4,379.96 feet to an angle point on the westerly line of a called 615.92 acre tract recorded in the name of AA Sharp Investments, LTD. in B.C.C.F. No. 2007068904 and being the most northerly corner of the herein described tract;

THENCE, along the lines common to said 770.386 acre tract and said 615.92 acre tract, the following three (3) courses:

1. South 02 degrees 33 minutes 28 seconds East, a distance of 1,843.84 feet to an angle point at an easterly interior corner of the herein described tract;
2. North 87 degrees 51 minutes 42 seconds East, a distance of 484.20 feet to a 1/2-inch iron pipe found at an easterly corner of the herein described tract;
3. South 01 degrees 58 minutes 34 seconds East, a distance of 1,302.17 feet to an angle point at the southwest corner of said 615.92 acre tract, being the northwest corner of said 93.36 acre tract and marking a southeasterly corner of said 770.386 acre tract and the herein described tract;

THENCE, with the line common to said 770.386 acre tract and said 93.36 acre tract, South 02 degrees 04 minutes 14 seconds East, a distance of 1,071.83 feet to the **POINT OF BEGINNING** and containing 273.364 acres (11,907,713 square feet) of land.

An Exhibit was prepared in conjunction with and accompanies this description.


Anthony R. Peacock, R.P.L.S.
Texas Registration No. 5047



MILLER SURVEY | DCCM
Firm Registration No. 10047100
PH: (713) 413-1900
M&B No. 241334
Job No. 4697-MB
Dwg: 4697-EXH-1 (Alvin ETJ)
Date: September 12, 2024

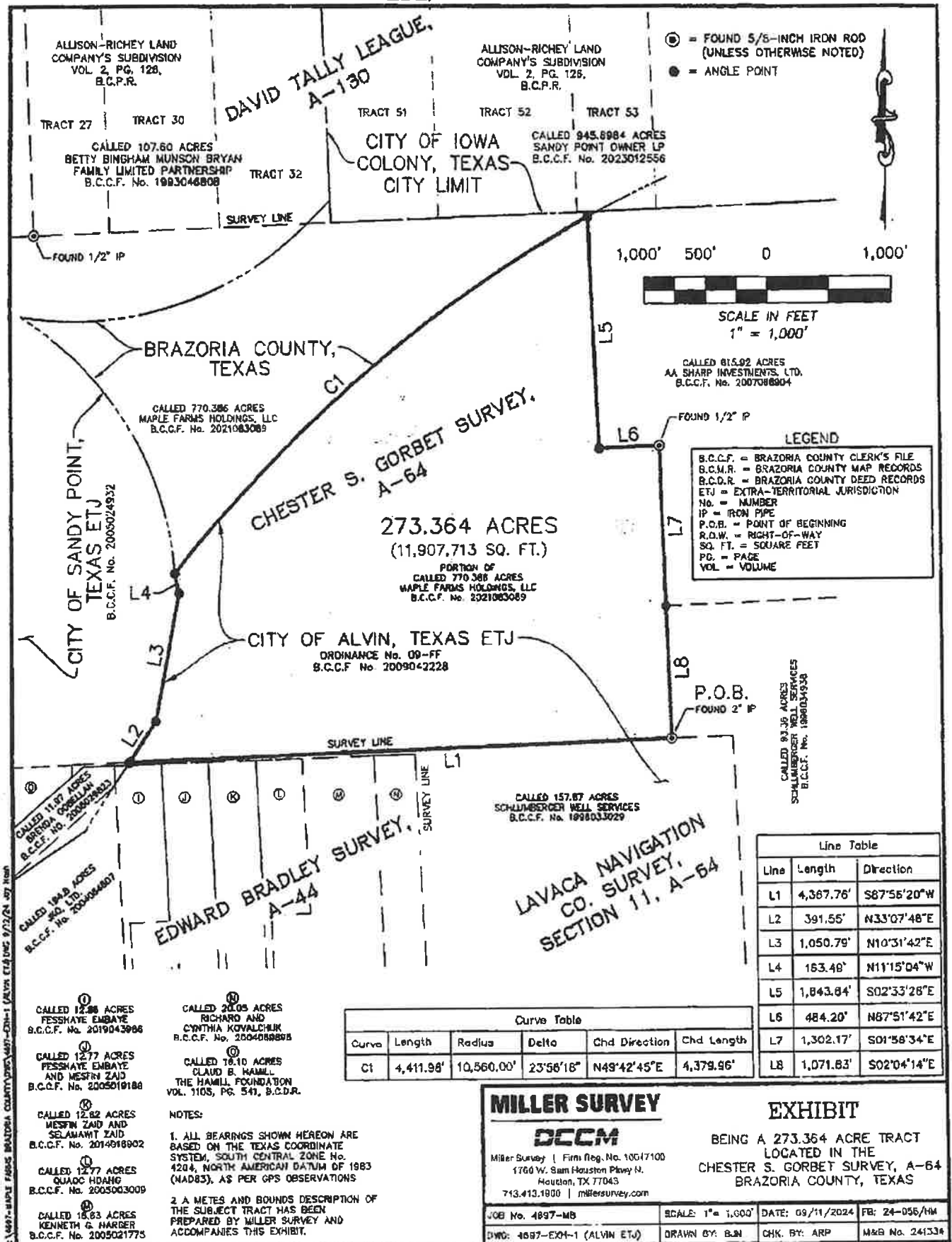
EXHIBIT B, PAGE 3 OF 3 PAGES

EXHIBIT C

BRAZORIA COUNTY APPRAISAL DISTRICT**MEMBERS OF THE BOARD**

Kristin Bulanek
 Elizabeth Day
 Tommy King
 John Luquette
 Patrick O'Day
 Gail Robinson
 George Sanders
 Susan Spoor
 Robert York-Westbrook

CHIEF APPRAISER

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

Ownership Certificate**Re: 273.364 acres, Abstract 24**

Date: 09/25/2024

Certificate No. 0285

I, the undersigned, hereby certify that I have examined the 2024 appraisal roll of Brazoria County Appraisal District as of September 25, 2024, 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>
MAPLE FARMS HOLDINGS LLC	0064-0023-000*	\$1,586,290	\$223,770
MAPLE FARMS HOLDINGS LLC	0064-1022-000*	\$425,600	\$59,280

Partial*Certified this the 25th day of September, 2024**


Marcel Pierel III
 Chief Appraiser

Certificate Cost: \$10.00

Cert 0285

Requested by: Ashley Ramos

Organization: ABHR

Exhibit_____, Page 1 of 3 Pages

County: Brazoria
Project: Maple Farms
M&B No.: 241334
Job Number: 4697-MB

**FIELD NOTES FOR A 273.364 ACRE TRACT
WITHIN THE CITY OF ALVIN, TEXAS ETJ**

Being a tract of land containing 273.364 acres (11,907,713 square feet), located in the Chester S. Gorbet Survey, Abstract Number (No.) 64, in Brazoria County, Texas; Said 273.364 acre tract being a portion of a called 770.386 acre tract recorded in the name of Maple Farms Holdings, LLC, in Brazoria County Clerk's File (B.C.C.F.) No. 2021083089; said 273.364 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, South Central Zone No. 4204, North American Datum of 1983 (NAD83), as per GPS observations):

BEGINNING at a 2-inch iron pipe found at a northwesterly corner of a called 93.36 acre tract recorded in the name of Schlumberger Well Services in B.C.C.F. No. 1996034938, being on the northerly line of called 157.87 acre tract recorded in the name of Schlumberger Well Services in B.C.C.F. No. 1996033029 and marking the southeast corner of said 770.386 acre tract and the herein described tract;

THENCE, with the line common to said 770.386 acre tract and said 157.87 acre tract, South 87 degrees 56 minutes 20 seconds West, a distance of 4,367.76 feet to an angle point on the westerly line of the City of Alvin, Texas ETJ as per Ordinance No. 09-FF, recorded in B.C.C.F. No. 2009042228, being on the easterly line of the City of Sandy Point, Texas ETJ recorded in B.C.C.F. No. 2005024932 and marking the southwest corner of the herein described tract;

THENCE, through and across said 770.386 acre tract and with the line common to said the City of Alvin, Texas ETJ and said the City of Sandy Point, Texas ETJ, the following three (3) courses:

1. North 33 degrees 07 minutes 46 seconds East, a distance of 391.55 feet to an angle point at a westerly corner of the herein described tract;
2. North 10 degrees 31 minutes 42 seconds East, a distance of 1,050.79 feet to an angle point at a westerly corner of the herein described tract;
3. North 11 degrees 15 minutes 04 seconds West, a distance of 163.49 feet to the beginning of a curve to the right and being a westerly corner of the herein described tract;

Exhibit____, Page 2 of 3 Pages

THENCE, through and across said 770.386 acre tract and along the westerly line of said City of Alvin, Texas ETJ, 4,411.98 feet along the arc of said curve to the right, having a radius of 10,560.00 feet, a central angle of 23 degrees 56 minutes 18 seconds, and a chord that bears North 49 degrees 42 minutes 45 seconds East, a distance of 4,379.96 feet to an angle point on the westerly line of a called 615.92 acre tract recorded in the name of AA Sharp Investments, LTD. in B.C.C.F. No. 2007068904 and being the most northerly corner of the herein described tract;

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1. South 02 degrees 33 minutes 28 seconds East, a distance of 1,843.84 feet to an angle point at an easterly interior corner of the herein described tract;
2. North 87 degrees 51 minutes 42 seconds East, a distance of 484.20 feet to a 1/2-inch iron pipe found at an easterly corner of the herein described tract;
3. South 01 degrees 58 minutes 34 seconds East, a distance of 1,302.17 feet to an angle point at the southwest corner of said 615.92 acre tract, being the northwest corner of said 93.36 acre tract and marking a southeasterly corner of said 770.386 acre tract and the herein described tract;

THENCE, with the line common to said 770.386 acre tract and said 93.36 acre tract, South 02 degrees 04 minutes 14 seconds East, a distance of 1,071.83 feet to the **POINT OF BEGINNING** and containing 273.364 acres (11,907,713 square feet) of land.

An Exhibit was prepared in conjunction with and accompanies this description.

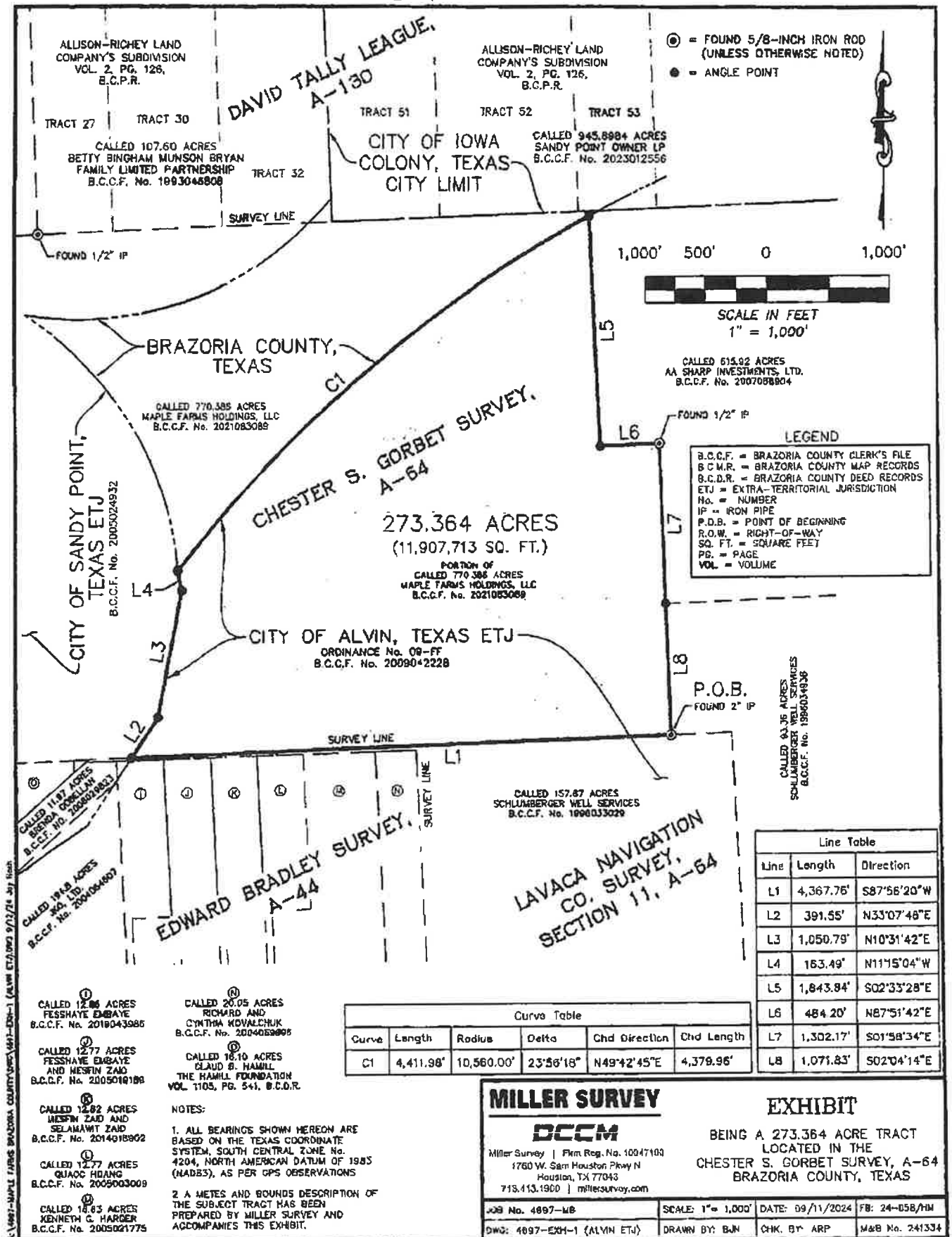


Anthony R. Peacock, R.P.L.S.
Texas Registration No. 5047



MILLER SURVEY | DCCM
Firm Registration No. 10047100
PH: (713) 413-1900
M&B No. 241334
Job No. 4697-MB
Dwg: 4697-EXH-1 (Alvin ETJ)
Date: September 12, 2024

EXHIBIT — PAGE 3 OF 3 PAGES



ALLEN BOONE HUMPHRIES ROBINSON LLP

ATTORNEYS AT LAW

PHOENIX TOWER
3200 SOUTHWEST FREEWAY
SUITE 2600
HOUSTON, TEXAS 77027
TEL (713) 860-6400
FAX (713) 860-6401
abhr.com

Direct Line: (713) 800-8469
Direct Fax: (713) 800-1169

aramos@abhr.com

Ashley Ramos
Legal Assistant

September 25, 2024

VIA FEDERAL EXPRESS

Ms. Dixie Roberts
City Secretary
City of Alvin
216 W. Sealy
Alvin, TX 77511

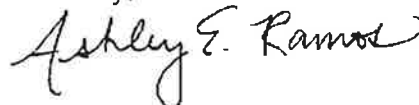
Re: Petition for Release of an Area from a Municipality's Extraterritorial
Jurisdiction - 273.364 acres

Dear Ms. Roberts:

Please find enclosed, for consideration by the Mayor and City Council of the City of Alvin, Texas (the "City"), one original of a Petition for Release of an Area from a Municipality's Extraterritorial Jurisdiction relating to 273.364 acres of land located in the City's extraterritorial jurisdiction (the "Land").

In accordance with Section 42.105(c) of the Local Government Code, we respectfully request that the City take official action to release the Land from the City's extraterritorial jurisdiction. Should you have any questions, or need additional information, regarding this matter or the enclosed document, please feel free to call me at (713) 860-6424. Thank you for your attention to this matter.

Sincerely,



Ashley Ramos
Legal Assistant

Enclosure

ORIGIN D:HOA (713) 860-6400
 ASHLEY RAMOS
 ALLEN BOONE HAMPHRIES ROBINSON
 3200 SOUTHWEST FREEWAY
 SUITE 2800
 HOUSTON, TX 77027
 UNITED STATES US

SHIP DATE: 26SEP24
 ACTWGT: 1.00 LB
 CAD: 105065296/NET4760
 BILL SENDER

TO **MS. DIXIE ROBERTS, CITY SECRETARY**

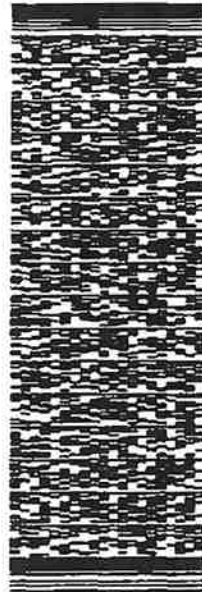
CITY OF ALVIN
216 W. SEALY

ALVIN TX 77511

(281) 388-4200
 INV.
 PO.

REF: MFH00021

DEPT.



TRK# 7788 2618 4048
 0201

THU - 26 SEP 5:00P
 STANDARD OVERNIGHT

43 GLSA

77511
 TX-US IAH



583J24EF99AE3

After printing this label:

1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.
2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

Warning: Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

Cindi Meek

From: FedEx Tracking <TrackingUpdates@fedex.com>
Sent: Thursday, September 26, 2024 1:06 PM
To: Cindi Meek
Subject: Your shipment was delivered



Your shipment was delivered.

Delivery Date

Thu, 09/26/2024
12:59pm

Delivered to

216 W SEALY ST, ALVIN, TX 77511

Received by

S.CRUIZ

Report missing package

How was your delivery?



Tracking details

Tracking ID	778826184048
From	ALLEN BOONE HUMPHRIES ROBINSON 3200 Southwest Freeway Suite 2600 Houston, TX, US 77027
To	City of Alvin 216 W. Sealy ALVIN, TX, US 77511
Ship date	Wed 9/25/2024 04:10 PM
Number of pieces	1
Total shipment weight	0.50 LB
Service	FedEx Standard Overnight

Exhibit B

Description of the Land

[See attached.]

Exhibit B, Page 1 of 3 Pages

County: Brazoria
Project: Maple Farms
M&B No.: 241334
Job Number: 4697-MB

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WITHIN THE CITY OF ALVIN, TEXAS ETJ**

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Exhibit B, Page 2 of 3 Pages

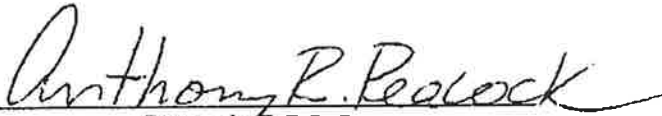
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An Exhibit was prepared in conjunction with and accompanies this description.


Anthony R. Peacock, R.P.L.S.
Texas Registration No. 5047



MILLER SURVEY | DCCM
Firm Registration No. 10047100
PH: (713) 413-1900
M&B No. 241334
Job No. 4697-MB
Dwg: 4697-EXH-1 (Alvin ETJ)
Date: September 12, 2024

Exhibit C

Ordinance No. 24-DD

[See attached.]

ORDINANCE NO. 24-DD

AN ORDINANCE OF THE CITY OF ALVIN, TEXAS, RELEASING APPROXIMATELY 273.364 ACRES OF LAND FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY; PROVIDING FINDINGS OF FACT; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

WHEREAS, Section 42.102 of the Texas Local Government Code authorizes a resident or landowner of an area in the extraterritorial jurisdiction ("ETJ") of a municipality to file petition with the municipality to be released from the ETJ of the municipality; and

WHEREAS, on or about September 26, 2024, the City received a Petition for Release from the Extraterritorial Jurisdiction of the City from Maple Farms Holdings, LLC, the owner of approximately 273.364 acres of land located near the city limits of Iowa Colony and the City of Sandy Point ETJ, located entirely within the City of Alvin's ETJ, in Brazoria County, Texas.

WHEREAS, said Petition, which complies with the requirements of Section 42.104 of the Texas Local Government Code, seeks the release of approximately 273.364 acres of land in the City's ETJ, as described in Exhibit A and reflected on Exhibit B, both attached hereto and incorporated herein for all purposes; and

WHEREAS, Section 42.105 provides upon a proper petition, the City shall immediately release the area from its ETJ and shall take action before either the 45th day after receiving the petition, or the next meeting that occurs after the 30th day after receiving the petition, whichever is later.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact. The City further finds that the meeting at which this Ordinance is being considered is within 45 days after receiving the Petition, in accordance with Section 42.105 of the Texas Local Government Code.

Section 2. Release. The City, in accordance with Section 42.105 of the Texas Local Government Code, hereby releases for all purposes the approximately 273.364 acres of land as described in Exhibit A and reflected in Exhibit B from its extraterritorial jurisdiction.

Section 3. This Ordinance shall not be construed to in any way alter, modify, or revise the ETJ of any municipality other than the City of Alvin. Any portion of Alvin's ETJ that becomes non-contiguous to the corporate boundaries or ETJ of the City of Alvin as a result of the release of ETJ pursuant to this Ordinance shall be deemed to have been hereby released by the City of Alvin.


Section 4. The official map and boundaries of the City of Alvin are hereby amended and revised so as to release solely the portion of its ETJ that is described in Exhibit A and reflected on Exhibit B.

Section 5. Severability. Should any section or part of this Ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this Ordinance are declared to be severable.

Section 6. Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED on this 17th day of October 2024.

CITY OF ALVIN, TEXAS

By: 
Gabe Adame, Mayor

ATTEST

By: 
Dixie Roberts, City Secretary



ALLEN BOONE HUMPHRIES ROBINSON LLP

ATTORNEYS AT LAW

PHOENIX TOWER
3200 SOUTHWEST FREEWAY
SUITE 2800
HOUSTON, TEXAS 77027
TEL (713) 860-6400
FAX (713) 860-6401
abhr.com

Rec 9/26/24

Direct Line: (713) 800-8469
Direct Fax: (713) 800-1169

aramos@abhr.com

Ashley Ramos
Legal Assistant

September 25, 2024

VIA FEDERAL EXPRESS

Ms. Dixie Roberts
City Secretary
City of Alvin
216 W. Sealy
Alvin, TX 77511

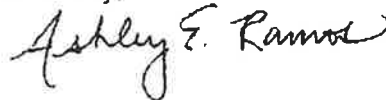
Re: Petition for Release of an Area from a Municipality's Extraterritorial
Jurisdiction - 273.364 acres

Dear Ms. Roberts:

Please find enclosed, for consideration by the Mayor and City Council of the City of Alvin, Texas (the "City"), one original of a Petition for Release of an Area from a Municipality's Extraterritorial Jurisdiction relating to 273.364 acres of land located in the City's extraterritorial jurisdiction (the "Land").

In accordance with Section 42.105(c) of the Local Government Code, we respectfully request that the City take official action to release the Land from the City's extraterritorial jurisdiction. Should you have any questions, or need additional information, regarding this matter or the enclosed document, please feel free to call me at (713) 860-6424. Thank you for your attention to this matter.

Sincerely,



Ashley Ramos
Legal Assistant

Enclosure

1Z19666

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 ALVIN,
TEXAS:

MAPLE FARMS HOLDINGS LLC, a Texas limited liability company (the "Petitioner"), 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 273.364 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 Alvin, Texas (the "City"), and in support of this petition the Petitioner represents, covenants, and agrees as follows:

I.

The Petitioner holds fee simple title to the Land, and hereby represents that it owns 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 County 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 Petitioner represents 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 Petitioner represents 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 Petitioner represents 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 Petitioner represents that the Land is not in an area designated as an industrial district under Section 42.044 of the Texas Local Government Code.

VI.

The Petitioner represents 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 prays 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]

RESPECTFULLY SUBMITTED on September 25, 2024.

MAPLE FARMS HOLDINGS LLC, a Texas limited liability company

By: Maple Farms JV LLC, a Delaware limited liability company, its Manager

By: Maple Farms GP LLC, a Texas limited liability company, its General Partner

By: Maple X, Inc., a Texas corporation, its Manager

By: Itiel Kaplan

Name: Itiel Kaplan

Title: President

DOB: 1/9/85

Residence Address: 2332 Gramercy St
Houston, TX 77032

Date of Signing: September 25, 2024

THE STATE OF TEXAS

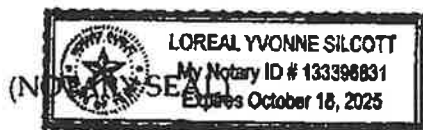
§

§

COUNTY OF Harris

§

This instrument was acknowledged before me on September 25, 2024, by Itiel Kaplan, as President of Maple X, Inc., a Texas corporation, Manager of Maple Farms GP LLC, a Texas limited liability company, General Partner of Maple Farms JV LLC, a Delaware limited liability company, Manager of MAPLE FARMS HOLDINGS LLC, a Texas limited liability company, on behalf of said corporation and limited liability companies.



Loreal Yvonne Silcott

Notary Public, State of Texas

Attachments:

Exhibit A: Description of the Land

Exhibit B: Map of the Land

Exhibit C: Certificate of Ownership

Exhibit ___A___, Page 1 of 3 Pages

County: Brazoria
 Project: Maple Farms
 M&B No.: 241334
 Job Number: 4697-MF

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 WITHIN THE CITY OF ALVIN, TEXAS ETJ**

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Exhibit A, Page 2 of 3 Pages

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Anthony R. Peacock, R.P.L.S.
Texas Registration No. 5047



MILLER SURVEY | DCCM
Firm Registration No. 10047100
PH: (713) 413-1900
M&B No. 241334
Job No. 4697-MB
Dwg: 4697-EXH-1 (Alvin ETJ)
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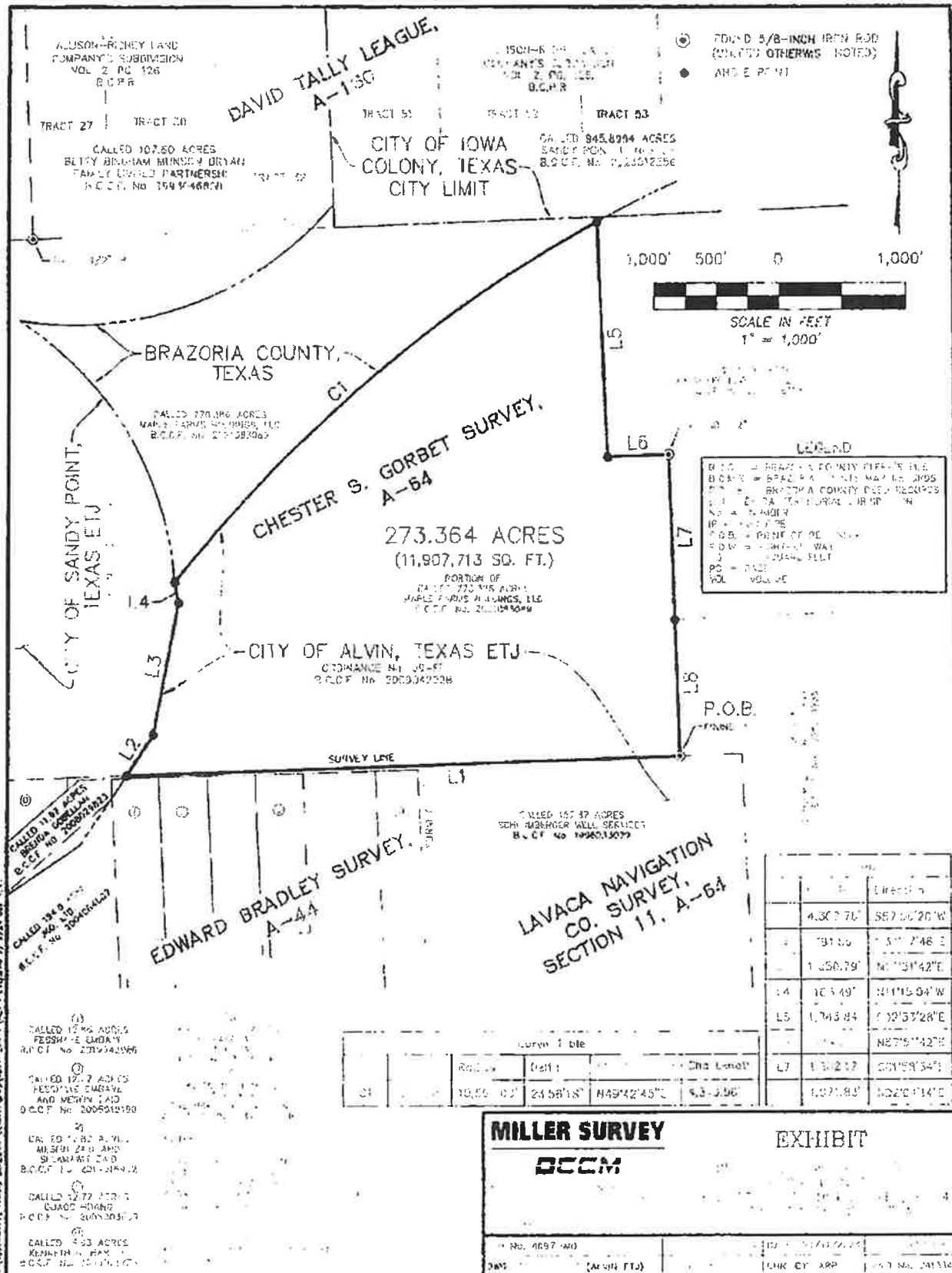
EXHIBIT B, PAGE 3 OF 3 PAGES

EXHIBIT C

BRAZORIA COUNTY APPRAISAL DISTRICT**MEMBERS OF THE BOARD**

Kristin Bulanek
 Elizabeth Day
 Tommy King
 John Luquette
 Patrick O'Day
 Gail Robinson
 George Sanders
 Susan Speer
 Robert York-Westbrook

CHIEF APPRAISER

Marcel Pierel III
 500 North Chenango
 Angleton, Texas 77515
 979.841.7797
 Fax 979.841.7094

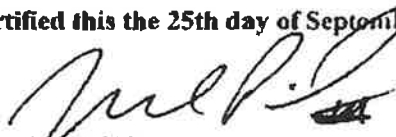
Ownership Certificate**Re: 273.364 acres, Abstract 24**

Date: 09/25/2024

Certificate No. 0285

I, the undersigned, hereby certify that I have examined the 2024 appraisal roll of Brazoria County Appraisal District as of September 25, 2024, 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>
MAPLE FARMS HOLDINGS LLC	0064-0023-000*	\$1,586,290	\$223,770
MAPLE FARMS HOLDING LLC	0064-1022-000*	\$425,600	\$59,280

Partial*Certified this the 25th day of September, 2024**


Marcel Pierel III
 Chief Appraiser

Certificate Cost: \$10.00

Cert 0285

Requested by: Ashley Ramos

Organization: ABHR

Exhibit , Page 1 of 3 Pages

County: Brazoria
 Project: Maple Farms
 M&B No.: 241334
 Job Number: 4697-MB

**FIELD NOTES FOR A 273.364 ACRE TRACT
 WITHIN THE CITY OF ALVIN, TEXAS ETJ**

Being a tract of land containing 273.364 acres (11,907,713 square feet), located in the Chester S. Gorbet Survey, Abstract Number (No.) 64, in Brazoria County, Texas; Said 273.364 acre tract being a portion of a called 770.386 acre tract recorded in the name of Maple Farms Holdings, L.L.C. in Brazoria County Clerk's File (B.C.C.F.) No. 2021083089; said 273.364 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, South Central Zone No. 4204, North American Datum of 1983 (NAD83), as per GPS observations):

BEGINNING at a 2-inch iron pipe found at a northwesterly corner of a called 93.36 acre tract recorded in the name of Schlumberger Well Services in B.C.C.F. No. 1996034938, being on the northerly line of called 157.87 acre tract recorded in the name of Schlumberger Well Services in B.C.C.F. No. 1996033029 and marking the southeast corner of said 770.386 acre tract and the herein described tract;

THENCE, with the line common to said 770.386 acre tract and said 157.87 acre tract, South 87 degrees 56 minutes 20 seconds West, a distance of 4,367.76 feet to an angle point on the westerly line of the City of Alvin, Texas ETJ as per Ordinance No. 09-FF, recorded in B.C.C.F. No. 2009042228, being on the easterly line of the City of Sandy Point, Texas ETJ recorded in B.C.C.F. No. 2005024932 and marking the southwest corner of the herein described tract;

THENCE, through and across said 770.386 acre tract and with the line common to said the City of Alvin, Texas ETJ and said the City of Sandy Point, Texas ETJ, the following three (3) courses:

1. North 33 degrees 07 minutes 46 seconds East, a distance of 391.55 feet to an angle point at a westerly corner of the herein described tract;
2. North 10 degrees 31 minutes 42 seconds East, a distance of 1,050.79 feet to an angle point at a westerly corner of the herein described tract;
3. North 11 degrees 15 minutes 04 seconds West, a distance of 163.49 feet to the beginning of a curve to the right and being a westerly corner of the herein described tract;

Exhibit _____, Page 2 of 3 Pages

THENCE, through and across said 770.386 acre tract and along the westerly line of said City of Alvin, Texas ETJ, 4,411.98 feet along the arc of said curve to the right, having a radius of 10,560.00 feet, a central angle of 23 degrees 56 minutes 18 seconds, and a chord that bears North 49 degrees 42 minutes 45 seconds East, a distance of 4,379.96 feet to an angle point on the westerly line of a called 615.92 acre tract recorded in the name of AA Sharp Investments, LTD. in B.C.C.F. No. 2007068904 and being the most northerly corner of the herein described tract;

THENCE, along the lines common to said 770.386 acre tract and said 615.92 acre tract, the following three (3) courses:

1. South 02 degrees 33 minutes 28 seconds East, a distance of 1,843.84 feet to an angle point at an easterly interior corner of the herein described tract;
2. North 87 degrees 51 minutes 42 seconds East, a distance of 484.20 feet to a 1/2-inch iron pipe found at an easterly corner of the herein described tract;
3. South 01 degrees 58 minutes 34 seconds East, a distance of 1,302.17 feet to an angle point at the southwest corner of said 615.92 acre tract, being the northwest corner of said 93.36 acre tract and marking a southeasterly corner of said 770.386 acre tract and the herein described tract:

THENCE, with the line common to said 770.386 acre tract and said 93.36 acre tract, South 02 degrees 04 minutes 14 seconds East, a distance of 1,071.83 feet to the **POINT OF BEGINNING** and containing 273.364 acres (11,907,713 square feet) of land.

An Exhibit was prepared in conjunction with and accompanies this description.

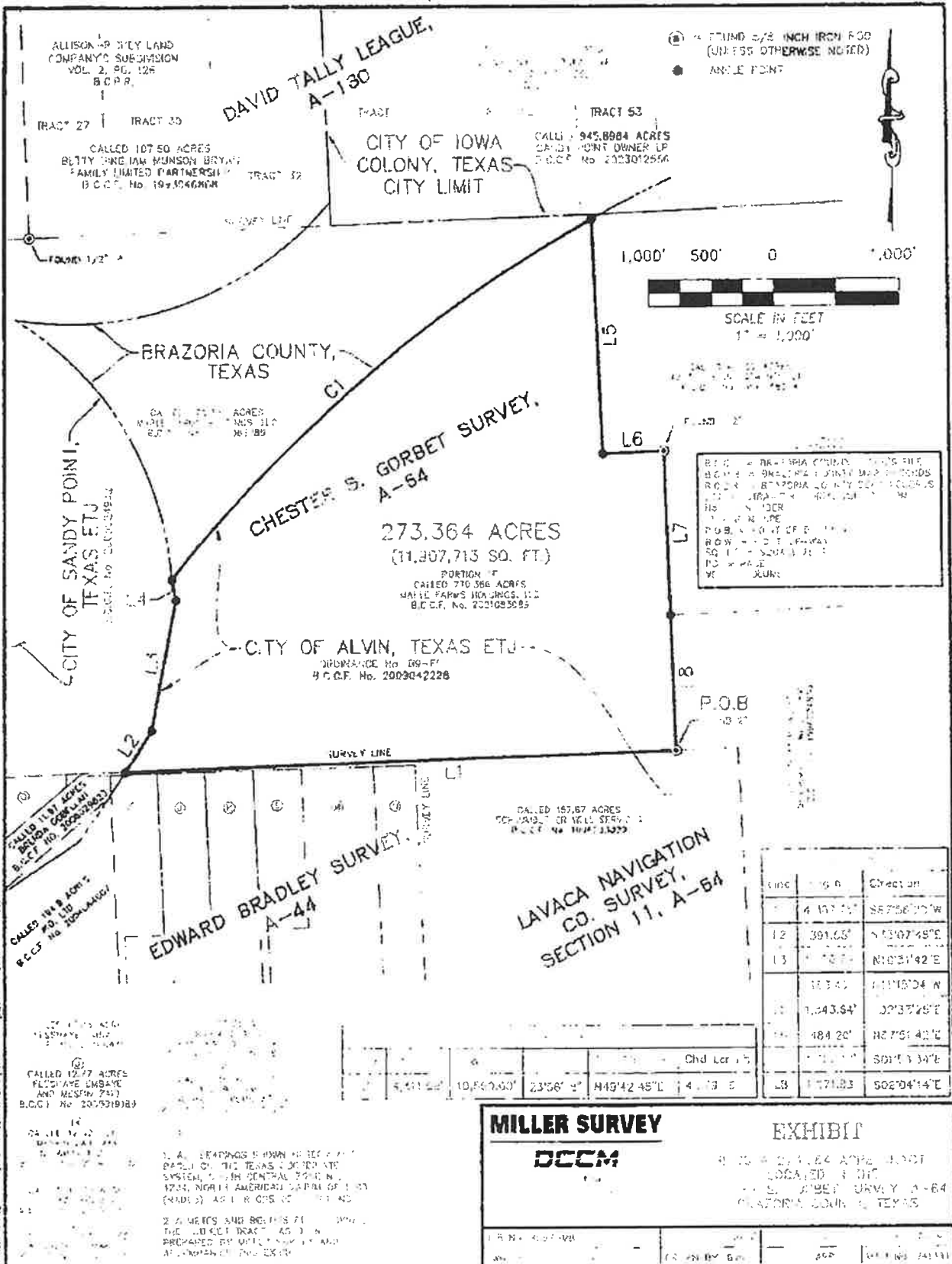


Anthony R. Peacock, R.P.L.S.
Texas Registration No. 5047



MILLER SURVEY | DCCM
Firm Registration No. 10047100
PH: (713) 413-1900
M&B No. 241334
Job No. 4697-MB
Dwg: 4697-EXH-1 (Alvin ETJ)
Date: September 12, 2024

EXHIBIT _____, PAGE 3 OF 3 PAGES



FILED and RECORDED

Instrument Number: 2024048270

Filing and Recording Date: 11/06/2024 10:38:44 AM Pages: 35 Recording Fee: \$157.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-emily

Exhibit B-1

Release from City of Sandy Point's Extraterritorial Jurisdiction

**NOTICE OF PETITION FOR RELEASE OF AN AREA FROM
THE CITY OF SANDY POINT'S EXTRATERRITORIAL JURISDICTION**

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

A Petition for Release of an Area from a Municipality's Extraterritorial Jurisdiction (the "Petition") was duly submitted by MAPLE FARMS HOLDINGS LLC, a Texas limited liability company, 521 OPPORTUNITY, LLC, a Texas limited liability company, GREGORY LLOYD MILLER, Trustee of The Gregory Lloyd Miller Trust, and GEN-SKIP LLC, a Louisiana limited liability company, to the CITY OF SANDY POINT, TEXAS (the "City") on October 22, 2024 (the "Receipt Date") in accordance with Subchapter D, Chapter 42, Texas Local Government Code. A true and correct copy of the Petition submitted to the City is attached hereto as Exhibit "A."

The City failed to take action to release the 432.182 acres of land shown on Exhibit "B" (the "Land") from the City's extraterritorial jurisdiction, as prayed for by the Petition, by the later of (a) the forty-fifth (45th) day after the Receipt Date or (b) the next meeting of the City Council of the City that occurred after the thirtieth (30th) day after the Receipt Date.

In accordance with Section 42.105(d) of the Texas Local Government Code, the Land has been released from the extraterritorial jurisdiction of the City by operation of law.

[Signature Page Follows]

MAPLE FARMS HOLDINGS LLC, a Texas limited liability company

By: Maple Farms JV LLC, a Delaware limited liability company, its Manager

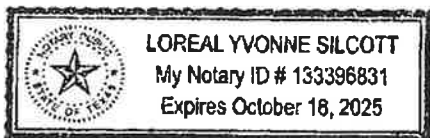
By: Maple Farms GP LLC, a Texas limited liability company, its General Partner

By: Maple X, Inc., a Texas corporation, its Manager

By: *Itiel Kaplan*
Itiel Kaplan, President

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on December 6th, 2024, by Itiel Kaplan, as President of Maple X, Inc., a Texas corporation, Manager of Maple Farms GP LLC, a Texas limited liability company, General Partner of Maple Farms JV LLC, a Delaware limited liability company, Manager of MAPLE FARMS HOLDINGS LLC, a Texas limited liability company, on behalf of said corporation and limited liability companies.



(NOTARY SEAL)

Loreal Yvonne Silcott
Notary Public, State of Texas

GREGORY LLOYD MILLER, Trustee of The
Gregory Lloyd Miller Trust u/t/a dated
January 5, 2005

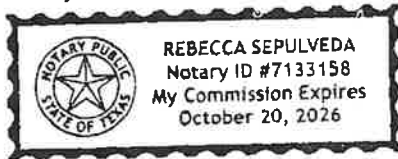
By: 
Gregory Lloyd Miller, Trustee

THE STATE OF TEXAS

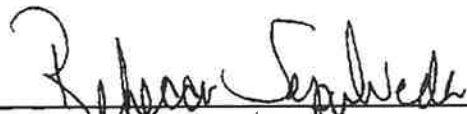
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COUNTY OF Harris

This instrument was acknowledged before me on December 10, 2024, by
GREGORY LLOYD MILLER, Trustee of The Gregory Lloyd Miller Trust u/t/a dated
January 5, 2005.




(NOTARY SEAL)


Notary Public, State of Texas

GEN-SKIP LLC, a Louisiana limited liability company

By:


Michael F. Mire, Sole Owner

THE STATE OF LOUISIANA

USA

cos

PARISH OF Telford

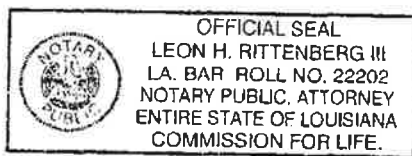
50

This instrument was acknowledged before me on December 9, 2024, by Michael F. Mire, as Owner of GEN-SKIP LLC, a Louisiana limited liability company, on behalf of said limited liability company.

Lens Pittsburg III

Notary Public, State of Louisiana

(NOTARY SEAL)



521 OPPORTUNITY, LLC, a Texas limited liability company

By: Terpstra Investments, LLC, a Texas limited liability company, d/b/a Texas Land Investments, LLC, its Manager

By: 
Mark Terpstra, Manager

THE STATE OF TEXAS

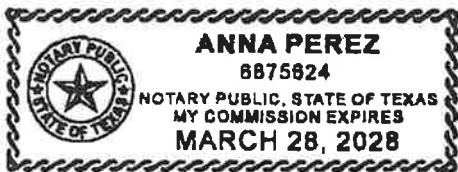
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COUNTY OF HARRIS

§

This instrument was acknowledged before me on December 19, 2024, by Mark Terpstra, as Manager of Terpstra Investments, LLC, a Texas limited liability company, d/b/a Texas Land Investments, LLC, Manager of 521 OPPORTUNITY, LLC, a Texas limited liability company, on behalf of said limited liability companies.



(NOTARY SEAL)

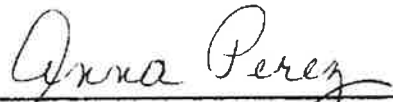

Notary Public, State of Texas

Exhibit A

Petition

[See attached.]

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 SANDY
POINT, TEXAS:

MAPLE FARMS HOLDINGS LLC, a Texas limited liability company, 521
OPPORTUNITY, LLC, a Texas limited liability company, GREGORY LLOYD MILLER,
Trustee of The Gregory Lloyd Miller Trust, and GEN-SKIP LLC, a Louisiana limited
liability company (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
432.182 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 Sandy Point, Texas (the
"City"), and in support of this petition the Petitioners represent, covenant, and agree as
follows:

I.

The Petitioners hold fee simple title to their portions of the Land, and hereby
represents 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 County Appraisal District, attached hereto as **Exhibit C**.

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 42.044 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 prays 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]

RESPECTFULLY SUBMITTED on Oct. 16, 2024.

MAPLE FARMS HOLDINGS LLC, a Texas limited liability company

By: Maple Farms JV LLC, a Delaware limited liability company, its Manager

By: Maple Farms GP LLC, a Texas limited liability company, its General Partner

By: Maple X, Inc., a Texas corporation, its Manager

By: Itiel Kaplan

Name: Itiel Kaplan

Title: President

DOB: 1/9/85

Residence Address: 2330 Gramercy
St, Houston TX 77030

Date of Signing: Oct. 16, 2024

THE STATE OF TEXAS

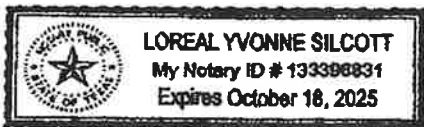
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COUNTY OF Harris

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This instrument was acknowledged before me on October 16, 2024, by Itiel Kaplan, as President of Maple X, Inc., a Texas corporation, Manager of Maple Farms GP LLC, a Texas limited liability company, General Partner of Maple Farms JV LLC, a Delaware limited liability company, Manager of MAPLE FARMS HOLDINGS LLC, a Texas limited liability company, on behalf of said corporation and limited liability companies.



(NOTARY SEAL)

Loreal Yvonne Silcott
Notary Public, State of Texas

521 OPPORTUNITY, LLC, a Texas limited liability company

By: Terpstra Investments, LLC, a Texas limited liability company, d/b/a Texas Land Investments, LLC,
its Manager

By: [Signature]
Name: Mark Terpstra
Title: Manager
DOB: 9/13/1973
Residence Address: 24000 A.J. Foyt Rd
Hockley, TX 77447
Date of Signing: 10/16/2024

THE STATE OF TEXAS

§

COUNTY OF Harris

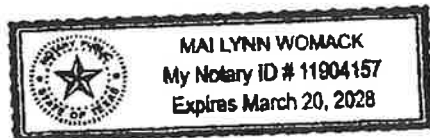
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This instrument was acknowledged before me on October 16, 2024, by Mark Terpstra, as Manager of Terpstra Investments, LLC, a Texas limited liability company, d/b/a Texas Land Investments, LLC, Manager of 521 OPPORTUNITY, LLC, a Texas limited liability company, on behalf of said limited liability companies.

[Signature]
Notary Public, State of Texas

(NOTARY SEAL)



GREGORY LLOYD MILLER, Trustee of The
Gregory Lloyd Miller Trust u/t/a dated
January 5, ~~2022~~ 2005.

By: Gregory Miller
Name: Gregory Lloyd Miller
Title: Trustee
DOB: 4/10/57
Residence Address: 3 Woodford Ct.
Houston, Tx 77024
Date of Signing: 10/7/24

THE STATE OF TEXAS

§
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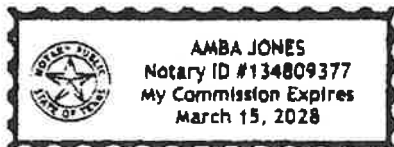
COUNTY OF Harris

This instrument was acknowledged before me on 7th day of October 2024, by
GREGORY LLOYD MILLER, Trustee of The Gregory Lloyd Miller Trust u/t/a dated
January 5, ~~2022~~ 2005.

Amby

Notary Public, State of Texas

(NOTARY SEAL)



GEN-SKIP LLC, a Louisiana limited liability company

By: *Michael F. Mire*
Name: Michael F. Mire
Title: Sole Owner
DOB: 7/29/1957
Residence Address: 34 Cycas
Kenner LA 70065.
Date of Signing: 10/17/24

THE STATE OF LOUISIANA §
§
PARISH OF Orleans §

This instrument was acknowledged before me on October 7, 2024, by Michael F. Mire, as Owner of GEN-SKIP LLC, a Louisiana limited liability company, on behalf of said limited liability company.

Leon H. Rittenberg III
Notary Public, State of Louisiana

(NOTARY SEAL)

Attachments:

- Exhibit A:** Description of the Land
- Exhibit B:** Map of the Land
- Exhibit C:** Certificate of Ownership

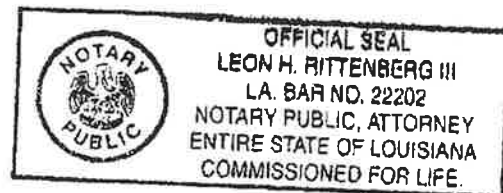


Exhibit A , Page 1 of 7 Pages

County: Brazoria
Project: Maple Farms
M&B No.: 241335
Job Number: 4697-MB

**FIELD NOTES FOR A 432.182 ACRE TRACT
WITHIN THE CITY OF SANDY POINT, TEXAS ETJ**

Being a tract of land containing 432.182 acres (18,825,847 square feet), located in the David Tally League, Abstract Number (No.) 130 and Chester S. Gorbet Survey, Abstract No. 64, in Brazoria County, Texas; Said 432.182 acre tract being a portion of the Allison-Richey Land Company's Subdivision, a subdivision of record under Volume (Vol.) 2, Page (Pg.) 126, Brazoria County Plat Records (B.C.P.R.), a portion of a called 770.386 acre tract recorded in the name of Maple Farms Holdings, LLC, in Brazoria County Clerk's File (B.C.C.F.) No. 2021083089 and a portion of a called 128.6825 acre tract recorded in the name of Gen-Skip, LLC in B.C.C.F. No. 2023055847; said 432.182 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, South Central Zone No. 4204, North American Datum of 1983 (NAD83), as per GPS observations):

BEGINNING at a 4"x4" concrete monument found at the most westerly corner of a called 50'x75' Tract recorded in the name of Stella Smith in Vol. 570, Pg. 471, Brazoria County Deed Records (B.C.D.R.), being on the westerly Right-of-Way (R.O.W.) line of F.M. 521 (width varies per Vol. 243, Pg. 193 & 194, B.C.D.R.) and marking the most southerly corner of said 770.386 acre tract and the herein described tract;

THENCE, along the lines common to said 770.386 acre tract and the westerly R.O.W. of said F.M. 521, the following three (3) courses:

1. North 40 degrees 30 minutes 45 seconds West, a distance of 53.50 feet to a 3/4-inch iron rod found at a westerly corner of said 770.386 acre tract and the herein described tract;
2. North 38 degrees 45 minutes 53 seconds West, a distance of 353.37 feet to a 4"x4" concrete monument found at a westerly corner of said 770.386 acre tract and the herein described tract;
3. North 36 degrees 49 minutes 12 seconds West, a distance of 2,044.14 feet to an angle point at a southeasterly corner of the City of Sandy Point, Texas City Limit, being a called 1070 acre tract recorded in B.C.C.F. No. 2005024932 and for a westerly corner of the herein described tract;

THENCE, along a southerly line of said City of Sandy Point, Texas City Limit and through and across said 770.386 acre tract, North 87 degrees 26 minutes 50 seconds East, a distance of 1,210.04 feet to an angle point at the southeast corner of said City of Sandy Point, Texas City Limit;

Exhibit A, Page 2 of 7 Pages

THENCE, along the easterly lines of said City of Sandy Point, Texas City Limit and through and across said 770.386 acre tract, the following two (2) courses:

1. North 36 degrees 49 minutes 12 seconds West, a distance of 907.52 feet to an angle point at the beginning of a curve to the right;
2. 1,269.33 feet along the arc of said curve to the right, having a radius of 3,213.81 feet, a central angle of 22 degrees 37 minutes 46 seconds, and a chord that bears North 25 degrees 30 minutes 19 seconds West, a distance of 1,261.09 feet to an angle point on the line common to said 770.386 acre tract and a called 40.0138 acre tract recorded in the name of Timothy and Rachelle Butler in B.C.C.F. No. 2015045233 and being a westerly corner of the herein described tract;

THENCE, along the lines common to said 770.386 acre tract and said 40.0138 acre tract, the following two (2) courses:

1. North 87 degrees 35 minutes 06 seconds East, a distance of 1,219.28 feet to a 1-inch iron pipe found at the southeast corner of said 40.0138 acre tract and marking a westerly interior corner of said 770.386 acre tract and the herein described tract;
2. North 02 degrees 22 minutes 23 seconds West, a distance of 907.41 feet to a 1-1/2-inch iron pipe found at the northeast corner of said 40.0138 acre tract, being on the southerly line of said 128.6825 acre tract and marking a westerly interior corner of said 770.386 acre tract and the herein described tract;

THENCE, along the line common to said 128.6825 acre tract and said 40.0138 acre tract, South 87 degrees 31 minutes 08 seconds West, a distance of 1,277.77 feet to an angle point on an easterly line of said City of Sandy Point, Texas City Limit and being a westerly corner of the herein described tract;

THENCE, through and across said 128.6825 acre tract and along an easterly line of said City of Sandy Point, Texas City Limit, North 01 degrees 54 minutes 11 seconds East, a distance of 2,122.06 feet to an angle point on a line common to said 128.6825 acre tract and the southerly R.O.W. line of C.R. 53 also known as Sandy Point Road 1 (60-feet wide as per Vol. 2, Pg. 126, B.C.P.R.) and being the northwest corner of the herein described tract;

THENCE, along the line common to said 128.6825 acre tract and the southerly R.O.W. line of said C.R. 53, North 87 degrees 16 minutes 33 seconds East, a distance of 1,663.41 feet to an angle point at the northeast corner of said 128.6825 acre tract, for the most northerly corner of called Tract 23 recorded in the name of Dustin L. Greak in B.C.C.F. No. 2019057509, being on an easterly line of said City of Sandy Point, Texas City Limit and being a northerly corner of the herein described tract;

Exhibit A, Page 3 of 7 Pages

THENCE, along the line common to said 128.6825 acre tract and said Tract 23, South 02 degrees 23 minutes 51 seconds East, a distance of 146.65 feet to an angle point at the southwest corner of said Tract 23 and a northwesterly corner of said 770.386 acre tract, from which a 1/2-inch iron pipe found bears South 46 degrees 51 minutes West, a distance of 0.70 feet;

THENCE, along the line common to said 770.386 acre tract and said Tract 23, North 88 degrees 20 minutes 09 seconds East, a distance of 426.54 feet to a 1/2-inch iron pipe found at an easterly corner of said Tract 23 and being on the line common to the southerly R.O.W. line of said C.R. 53 and said City of Sandy Point, Texas City Limit and being a northerly corner of the herein described tract;

THENCE, through and across said 770.386 acre tract and along the line common to the southerly R.O.W. line of said C.R. 53 and said City of Sandy Point, Texas City Limit, North 89 degrees 25 minutes 19 seconds East, a distance of 443.51 feet to an angle point on the line common to said 770.386 acre tract and a called 107.60 acre tract recorded in the name of Betty Bingham Munson Bryan Family Limited Partnership in B.C.C.F. No. 1993046808 and being a northeasterly corner of the herein described tract;

THENCE, along the line common to said 770.386 acre tract and said 107.60 acre tract, the following two (2) courses:

1. South 02 degrees 23 minutes 51 seconds East, a distance of 1,962.04 feet to a 1/2-inch iron pipe found at the southeast corner of said 770.386 acre tract and the southwest corner of said 107.60 acre tract;
2. North 87 degrees 47 minutes 09 seconds East, a distance of 2,194.78 feet to an angle point at the beginning of a curve to the right, being on the easterly line of the City of Sandy Point ETJ, recorded in B.C.C.F. No. 2005024932 and for the most easterly corner of the herein described tract;

THENCE, along the easterly lines of said City of Sandy Point ETJ and through and across said 770.386 acre tract, the following two (2) courses:

1. 2,507.82 feet along the arc of said curve to the right, having a radius of 2,640.00 feet, a central angle of 54 degrees 25 minutes 38 seconds, and a chord that bears South 72 degrees 36 minutes 52 seconds West, a distance of 2,414.59 feet to an angle point at the beginning of a curve to the right;
2. 2,493.61 feet along the arc of said curve to the right, having a radius of 2,640.00 feet, a central angle of 54 degrees 07 minutes 07 seconds, and a chord that bears South 31 degrees 00 minutes 54 seconds East, a distance of 2,401.94 feet to an angle point at the intersection of said City of Sandy Point ETJ and the City of Alvin, Texas ETJ as per Ordinance No. 09-FF, recorded in B.C.C.F. No. 2009042228 and being an easterly corner of the herein described tract;

Exhibit A, Page 4 of 7 Pages

THENCE, along the lines common to said City of Sandy Point ETJ and said City of Alvin, Texas ETJ and through and across said 770.386 acre tract, the following three (3) courses:

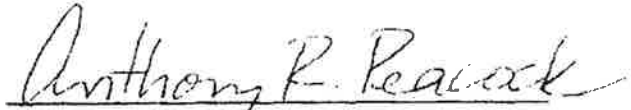
1. South 11 degrees 15 minutes 04 seconds East, a distance of 163.49 feet to an angle point at an easterly corner of the herein described tract;
2. South 10 degrees 31 minutes 42 seconds West, a distance of 1,050.79 feet to an angle point at a southeasterly corner of the herein described tract;
3. South 33 degrees 07 minutes 46 seconds West, a distance of 391.55 feet to an angle point on the southerly line of said 770.386 acre tract and being a southeasterly corner of the herein described tract;

THENCE, along the southerly lines of said 770.386 acre tract, the following nine (9) courses:

1. South 87 degrees 56 minutes 20 seconds West, a distance of 462.04 feet to an angle point at a southerly corner of the herein described tract;
2. South 01 degrees 40 minutes 53 seconds East, a distance of 94.66 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;
3. South 49 degrees 32 minutes 19 seconds West, a distance of 688.51 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;
4. North 40 degrees 27 minutes 41 seconds West, a distance of 313.43 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;
5. South 49 degrees 32 minutes 19 seconds West, a distance of 212.45 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;
6. North 40 degrees 27 minutes 41 seconds West, a distance of 140.00 feet to a 1/2-inch iron rod found at a southerly corner of the herein described tract;
7. South 49 degrees 32 minutes 19 seconds West, a distance of 329.75 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;
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9. South 49 degrees 32 minutes 19 seconds West, a distance of 293.00 feet to the **POINT OF BEGINNING** and containing 432.182 acres (18,825,847 square feet) of land.

Exhibit A, Page 5 of 7 Pages

An Exhibit was prepared in conjunction with and accompanies this description.



Anthony R. Peacock, R.P.L.S.
Texas Registration No. 5047



MILLER SURVEY | DCCM
Firm Registration No. 10047100
PH: (713) 413-1900
M&B No. 241335
Job No. 4697-MB
Dwg: 4697-EXH-2 (Sandy Point ETJ)
Date: September 16, 2024



②
CALLED 0.8874 ACRE
YONATHAN SANCHEZ
AND JEANNETTE GARCIA
B.C.C.F. No. 2019004314

③
CALLED 50.878' TRACT
STELLA SMITH
VOL. 579, PG. 471, B.C.D.R.

④
CALLED 1 ACRE
DIANA BARNES
B.C.C.F. No. 2013007115

⑤
CALLED 1 ACRE
JOSE LINARES
B.C.C.F. No. 2019005781

⑥
CALLED 2 ACRES
MORTENSE MITCHELL
B.C.C.F. No. 2012018372

⑦
CALLED 1 ACRE
ANDRE GREEN
B.C.C.F. No. 2010047159

⑧
CALLED 1 ACRE
PATRICIA AND STANLEY HARBOR
B.C.C.F. No. 2019039880

⑨
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B.C.C.F. No. 2012018372

⑩
CALLED 12.86 ACRES
PESSHAYE EMBAYE
B.C.C.F. No. 2019043888

⑪
CALLED 12.77 ACRES
PESSHAYE EMBAYE
AND MESFIN ZAID
B.C.C.F. No. 2008019188

⑫
CALLED 12.82 ACRES
MESFIN ZAID AND
SELAMAWET ZAID
B.C.C.F. No. 2014018902

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B.C.C.F. No. 2005003009

⑭
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B.C.C.F. No. 2005021775

⑮
CALLED 20.05 ACRES
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CYNTHIA KOVALCHUK
B.C.C.F. No. 2004089886

⑯
INTENTIONALLY DELETED

⑰
CALLED 11.07 ACRES
BRENDA DOBELLAN
B.C.C.F. No. 2008028823

⑱
CALLED 40.0136 ACRES
TIMOTHY AND RACHELLE BUTLER
B.C.C.F. No. 2019045213

⑲
HOPE B21 TRUST
B.C.C.F. No. 2020027448

⑳
CALLED 2.968 ACRES
SIERRA MARIA GUADALUPE
B.C.C.F. No. 2023052345

㉑
CALLED 2.5575 ACRES
RAYMOND SANDOVAL AND WIFE,
ALMA SANDOVAL
B.C.C.F. No. 1888041004

㉒
CALLED 6.17 ACRES
CITY OF SANDY POINT, TEXAS
B.C.C.F. No. 2015058220

Curve Table

Curve	Length	Radius	Delta	Chd Direction	Chd Length
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C3	2,493.61'	2,640.00'	54°07'07"	S31°00'54"E	2,401.94'

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2. A METES AND BOUNDS DESCRIPTION OF THE SUBJECT TRACT HAS BEEN PREPARED BY MILLER SURVEY AND ACCOMPANIES THIS EXHIBIT.

MILLER SURVEY

DCCM

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

EXHIBIT

BEING A 432.182 ACRE TRACT
LOCATED IN THE
DAVID TALLY LEAGUE, A-130 &
CHESTER S. GORBET SURVEY, A-64
BRAZORIA COUNTY, TEXAS

JOB No. 4897-MB SCALE: 1" = 1,000' DATE: 08/18/2024 FB: 24-058/HM
CWD: 4897-CWD-1 (SANDY POINT ETJ) DRAWN BY: BJN CHK. BY: ARP M&B No. 241335

BRAZORIA COUNTY APPRAISAL DISTRICT

MEMBERS OF THE BOARD

Kristin Bulanek
Elizabeth Day
Tommy King
John Luquette
Patrick O'Day
Gail Robinson
George Sanders
Susan Spoor
Robert York-Westbrook

CHIEF APPRAISER

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

Ownership Certificate

**Re: 432.182 Acres, Abstracts 130, 64,
& 44**

Date: 10/07/2024

Certificate No. 0286

I, the undersigned, hereby certify that I have examined the 2024 appraisal roll of Brazoria County Appraisal District as of October 7, 2024 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>
GEN-SKIP LLC & GREGORY LLOYD MILLER, TRUSTEE	0130-0010-000*	\$425,159	\$4,238
S21 OPPORTUNITY, LLC	0130-0038-000	\$148,880	\$1,980
MAPLE FARMS HOLDINGS LLC	0064-0023-000*	\$1,586,290	\$223,770
MAPLE FARMS HOLDINGS LLC	0044-0020-110	\$44,800	\$6,240

***Partial**

Certified this the 7th day of October, 2024



Marcel Pierel III
Chief Appraiser

Certificate Cost: \$10.00

Cert 0286

Requested by: Ashley Ramos
Organization: ABHR

Exhibit_____, Page 1 of 7 Pages

County: Brazoria
Project: Maple Farms
M&B No.: 241335
Job Number: 4697-MB

**FIELD NOTES FOR A 432.182 ACRE TRACT
WITHIN THE CITY OF SANDY POINT, TEXAS ETJ**

Being a tract of land containing 432.182 acres (18,825,847 square feet), located in the David Tally League, Abstract Number (No.) 130 and Chester S. Gorbet Survey, Abstract No. 64, in Brazoria County, Texas; Said 432.182 acre tract being a portion of the Allison-Richey Land Company's Subdivision, a subdivision of record under Volume (Vol.) 2, Page (Pg.) 126, Brazoria County Plat Records (B.C.P.R.), a portion of a called 770.386 acre tract recorded in the name of Maple Farms Holdings, LLC, in Brazoria County Clerk's File (B.C.C.F.) No. 2021083089 and a portion of a called 128.6825 acre tract recorded in the name of Gen-Skip, LLC in B.C.C.F. No. 2023055847; said 432.182 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, South Central Zone No. 4204, North American Datum of 1983 (NAD83), as per GPS observations):

BEGINNING at a 4"x4" concrete monument found at the most westerly corner of a called 50'x75' Tract recorded in the name of Stella Smith in Vol. 570, Pg. 471, Brazoria County Deed Records (B.C.D.R.), being on the westerly Right-of-Way (R.O.W.) line of F.M. 521 (width varies per Vol. 243, Pg. 193 & 194, B.C.D.R.) and marking the most southerly corner of said 770.386 acre tract and the herein described tract;

THENCE, along the lines common to said 770.386 acre tract and the westerly R.O.W. of said F.M. 521, the following three (3) courses:

1. North 40 degrees 30 minutes 45 seconds West, a distance of 53.50 feet to a 3/4-inch iron rod found at a westerly corner of said 770.386 acre tract and the herein described tract;
2. North 38 degrees 45 minutes 53 seconds West, a distance of 353.37 feet to a 4"x4" concrete monument found at a westerly corner of said 770.386 acre tract and the herein described tract;
3. North 36 degrees 49 minutes 12 seconds West, a distance of 2,044.14 feet to an angle point at a southeasterly corner of the City of Sandy Point, Texas City Limit, being a called 1070 acre tract recorded in B.C.C.F. No. 2005024932 and for a westerly corner of the herein described tract;

THENCE, along a southerly line of said City of Sandy Point, Texas City Limit and through and across said 770.386 acre tract, North 87 degrees 26 minutes 50 seconds East, a distance of 1,210.04 feet to an angle point at the southeast corner of said City of Sandy Point, Texas City Limit;

Exhibit_____, Page 2 of 7 Pages

THENCE, along the easterly lines of said City of Sandy Point, Texas City Limit and through and across said 770.386 acre tract, the following two (2) courses:

1. North 36 degrees 49 minutes 12 seconds West, a distance of 907.52 feet to an angle point at the beginning of a curve to the right;
2. 1,269.33 feet along the arc of said curve to the right, having a radius of 3,213.81 feet, a central angle of 22 degrees 37 minutes 46 seconds, and a chord that bears North 25 degrees 30 minutes 19 seconds West, a distance of 1,261.09 feet to an angle point on the line common to said 770.386 acre tract and a called 40.0138 acre tract recorded in the name of Timothy and Rachelle Butler in B.C.C.F. No. 2015045233 and being a westerly corner of the herein described tract;

THENCE, along the lines common to said 770.386 acre tract and said 40.0138 acre tract, the following two (2) courses:

1. North 87 degrees 35 minutes 06 seconds East, a distance of 1,219.28 feet to a 1-inch iron pipe found at the southeast corner of said 40.0138 acre tract and marking a westerly interior corner of said 770.386 acre tract and the herein described tract;
2. North 02 degrees 22 minutes 23 seconds West, a distance of 907.41 feet to a 1-1/2-inch iron pipe found at the northeast corner of said 40.0138 acre tract, being on the southerly line of said 128.6825 acre tract and marking a westerly interior corner of said 770.386 acre tract and the herein described tract;

THENCE, along the line common to said 128.6825 acre tract and said 40.0138 acre tract, South 87 degrees 31 minutes 08 seconds West, a distance of 1,277.77 feet to an angle point on an easterly line of said City of Sandy Point, Texas City Limit and being a westerly corner of the herein described tract;

THENCE, through and across said 128.6825 acre tract and along an easterly line of said City of Sandy Point, Texas City Limit, North 01 degrees 54 minutes 11 seconds East, a distance of 2,122.06 feet to an angle point on a line common to said 128.6825 acre tract and the southerly R.O.W. line of C.R. 53 also known as Sandy Point Road 1 (60-feet wide as per Vol. 2, Pg. 126, B.C.P.R.) and being the northwest corner of the herein described tract;

THENCE, along the line common to said 128.6825 acre tract and the southerly R.O.W. line of said C.R. 53, North 87 degrees 16 minutes 33 seconds East, a distance of 1,663.41 feet to an angle point at the northeast corner of said 128.6825 acre tract, for the most northerly corner of called Tract 23 recorded in the name of Dustin L. Greak in B.C.C.F. No. 2019057509, being on an easterly line of said City of Sandy Point, Texas City Limit and being a northerly corner of the herein described tract;

Exhibit _____, Page 3 of 7 Pages

THENCE, along the line common to said 128.6825 acre tract and said Tract 23, South 02 degrees 23 minutes 51 seconds East, a distance of 146.65 feet to an angle point at the southwest corner of said Tract 23 and a northwesterly corner of said 770.386 acre tract, from which a 1/2-inch iron pipe found bears South 46 degrees 51 minutes West, a distance of 0.70 feet;

THENCE, along the line common to said 770.386 acre tract and said Tract 23, North 88 degrees 20 minutes 09 seconds East, a distance of 426.54 feet to a 1/2-inch iron pipe found at an easterly corner of said Tract 23 and being on the line common to the southerly R.O.W. line of said C.R. 53 and said City of Sandy Point, Texas City Limit and being a northerly corner of the herein described tract;

THENCE, through and across said 770.386 acre tract and along the line common to the southerly R.O.W. line of said C.R. 53 and said City of Sandy Point, Texas City Limit, North 89 degrees 25 minutes 19 seconds East, a distance of 443.51 feet to an angle point on the line common to said 770.386 acre tract and a called 107.60 acre tract recorded in the name of Betty Bingham Munson Bryan Family Limited Partnership in B.C.C.F. No. 1993046808 and being a northeasterly corner of the herein described tract;

THENCE, along the line common to said 770.386 acre tract and said 107.60 acre tract, the following two (2) courses:

1. South 02 degrees 23 minutes 51 seconds East, a distance of 1,962.04 feet to a 1/2-inch iron pipe found at the southeast corner of said 770.386 acre tract and the southwest corner of said 107.60 acre tract;
2. North 87 degrees 47 minutes 09 seconds East, a distance of 2,194.78 feet to an angle point at the beginning of a curve to the right, being on the easterly line of the City of Sandy Point ETJ, recorded in B.C.C.F. No. 2005024932 and for the most easterly corner of the herein described tract;

THENCE, along the easterly lines of said City of Sandy Point ETJ and through and across said 770.386 acre tract, the following two (2) courses:

1. 2,507.82 feet along the arc of said curve to the right, having a radius of 2,640.00 feet, a central angle of 54 degrees 25 minutes 38 seconds, and a chord that bears South 72 degrees 36 minutes 52 seconds West, a distance of 2,414.59 feet to an angle point at the beginning of a curve to the right;
2. 2,493.61 feet along the arc of said curve to the right, having a radius of 2,640.00 feet, a central angle of 54 degrees 07 minutes 07 seconds, and a chord that bears South 31 degrees 00 minutes 54 seconds East, a distance of 2,401.94 feet to an angle point at the intersection of said City of Sandy Point ETJ and the City of Alvin, Texas ETJ as per Ordinance No. 09-FF, recorded in B.C.C.F. No. 2009042228 and being an easterly corner of the herein described tract;

Exhibit____, Page 4 of 7 Pages

THENCE, along the lines common to said City of Sandy Point ETJ and said City of Alvin, Texas ETJ and through and across said 770.386 acre tract, the following three (3) courses:

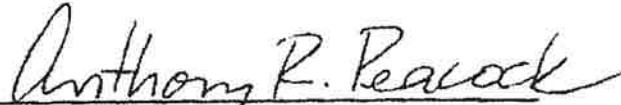
1. South 11 degrees 15 minutes 04 seconds East, a distance of 163.49 feet to an angle point at an easterly corner of the herein described tract;
2. South 10 degrees 31 minutes 42 seconds West, a distance of 1,050.79 feet to an angle point at a southeasterly corner of the herein described tract;
3. South 33 degrees 07 minutes 46 seconds West, a distance of 391.55 feet to an angle point on the southerly line of said 770.386 acre tract and being a southeasterly corner of the herein described tract;

THENCE, along the southerly lines of said 770.386 acre tract, the following nine (9) courses:

1. South 87 degrees 56 minutes 20 seconds West, a distance of 462.04 feet to an angle point at a southerly corner of the herein described tract;
2. South 01 degrees 40 minutes 53 seconds East, a distance of 94.66 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;
3. South 49 degrees 32 minutes 19 seconds West, a distance of 688.51 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;
4. North 40 degrees 27 minutes 41 seconds West, a distance of 313.43 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;
5. South 49 degrees 32 minutes 19 seconds West, a distance of 212.45 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;
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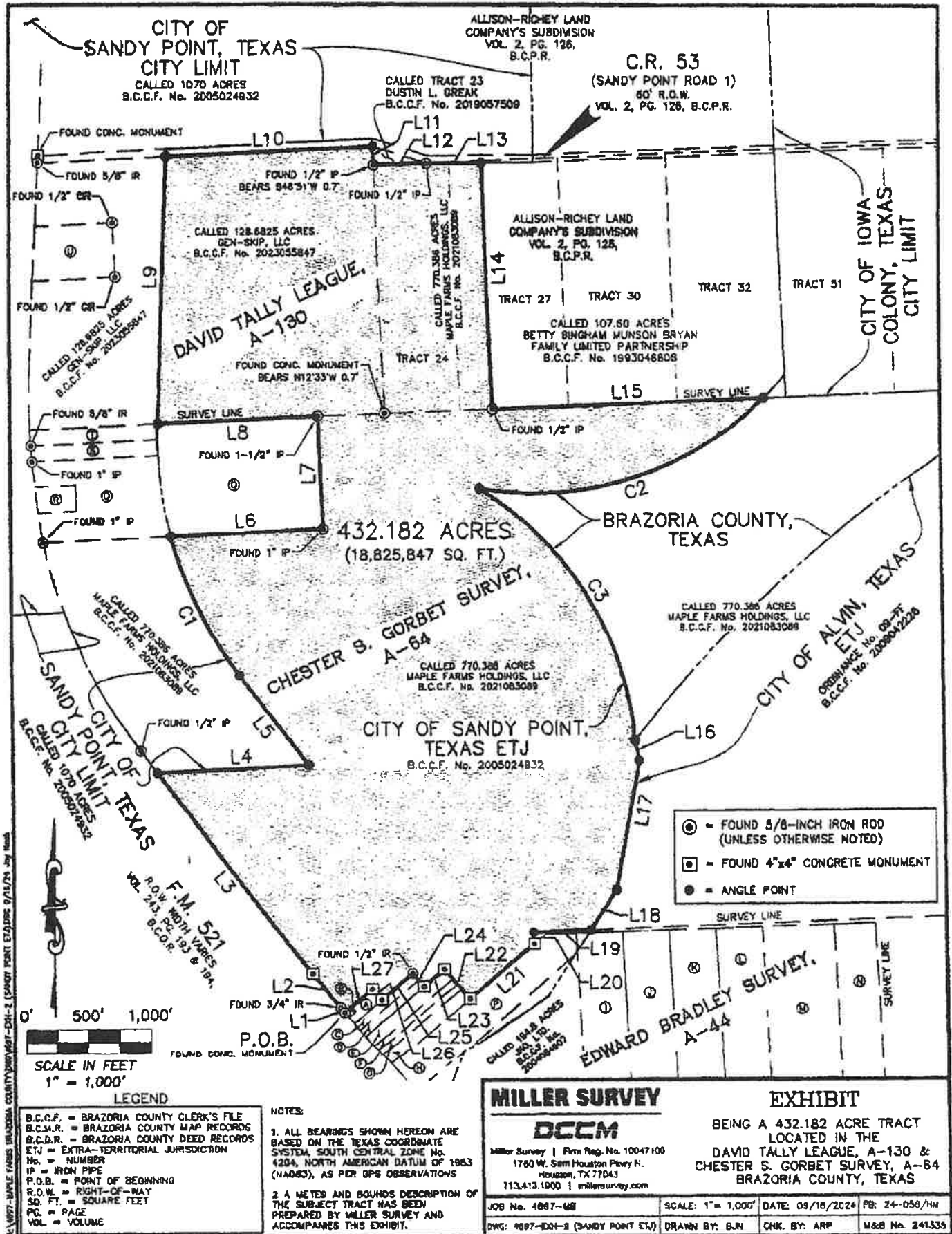
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MILLER SURVEY

DCCM

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

EXHIBIT

BEING A 432.182 ACRE TRACT
LOCATED IN THE
DAVID TALLY LEAGUE, A-130 &
CHESTER S. GORBET SURVEY, A-64
BRAZORIA COUNTY, TEXAS

JOB No. 4697-MB	SCALE: 1" = 1,000'	DATE: 09/16/2024	FB: 24-058/HM
DWG: 4697-EXH-2 (SANDY POINT ETJ)	DRAWN BY: B.N.	CHK. BY: ARP	N&B No. 241335

ALLEN BOONE HUMPHRIES ROBINSON LLP

ATTORNEYS AT LAW

PHOENIX TOWER
3200 SOUTHWEST FREEWAY
SUITE 2600
HOUSTON, TEXAS 77027
TEL (713) 860-6400
FAX (713) 860-6401
abhr.com

Direct Line: (713) 800-8469
Direct Fax: (713) 800-1169

aramos@abhr.com

Ashley Ramos
Legal Assistant

October 17, 2024

VIA EMAIL AND FEDERAL EXPRESS

Ms. Catherine Long
City Secretary
City of Sandy Point
P. O. Box 1098
Sandy Point, TX 77583

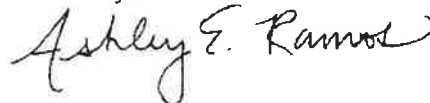
Re: Petition for Release of an Area from a Municipality's Extraterritorial
Jurisdiction - 432.182 acres

Dear Ms. Long:

Please find enclosed, for consideration by the Mayor and City Council of the City of Sandy Point, Texas (the "City"), one original of a Petition for Release of an Area from a Municipality's Extraterritorial Jurisdiction relating to 432.182 acres of land located in the City's extraterritorial jurisdiction (the "Land").

In accordance with Section 42.105(c) of the Local Government Code, we respectfully request that the City take official action to release the Land from the City's extraterritorial jurisdiction. Should you have any questions, or need additional information, regarding this matter or the enclosed document, please feel free to call me at (713) 860-6424. Thank you for your attention to this matter.

Sincerely,



Ashley Ramos
Legal Assistant

Enclosure

Transaction Record



TRACKING NO.:
779334385820

SHIP DATE:
Oct 17, 2024

ESTIMATED SHIPPING CHARGES:
28.74 USD

From address

Tequilla Shelvin
ALLEN BOONE HUMPHRIES ROBINSON
3200 Southwest Freeway
Suite 2600
77027 TX Houston
US
Phone: 7138606400
tshelvin@abhr.com

To address

Ms. Catherine Long, City Secretary
City of Sandy Point
PO Box 1098
77583 TX SANDY POINT
US
Phone: 3464563535

Package information

Pieces	Weight	Dimensions (LxWxH)	Carriage value	Package options
1 x	1.00 lb			n/a
Packaging type: FedEx Envelope		Service: FedEx Standard Overnight	Pickup / drop-off type: I'll drop off my shipment at a FedEx location	

Billing information

Bill transportation cost to:	*****857	P.O. No.:	
Bill duties, taxes and fees to:		Invoice No.:	
Your reference:	MFH000-21	Department No.:	238

Please note: This transaction record is neither a statement nor an invoice, and does not confirm shipment tendered to FedEx or payment. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1000, e.g., jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits. Consult the applicable FedEx Service Guide for details. The estimated shipping charge may be different than the actual charges for your shipment. Differences may occur based on actual weight, dimensions, and other factors. Consult the applicable FedEx Service Guide or the FedEx Rate Sheets for details on how shipping charges are calculated.



October 22, 2024

Dear Customer,

The following is the proof-of-delivery for tracking number: 779334385820

Delivery Information:

Status:	Delivered	Delivered To:	Residence
Signed for by:	Signature not required	Delivery Location:	
Service type:	FedEx Standard Overnight		
Special Handling:	Deliver Weekday; Residential Delivery		SANDY POINT, TX,
		Delivery date:	Oct 22, 2024 15:10

Shipping Information:

Tracking number:	779334385820	Ship Date:	Oct 17, 2024
		Weight:	0.5 LB/0.23 KG
Recipient:		Shipper:	
SANDY POINT, TX, US,		Houston, TX, US,	

Reference	MFH000-21
Department Number	238

Proof-of-delivery details appear below; however, no signature is available for this FedEx Express shipment because a signature was not required.

Thank you for choosing FedEx

Exhibit B

Description of the Land

[See attached.]

Exhibit B, Page 1 of 7 Pages

County: Brazoria
Project: Maple Farms
M&B No.: 241335
Job Number: 4697-MB

**FIELD NOTES FOR A 432.182 ACRE TRACT
WITHIN THE CITY OF SANDY POINT, TEXAS ETJ**

Being a tract of land containing 432.182 acres (18,825,847 square feet), located in the David Tally League, Abstract Number (No.) 130 and Chester S. Gorbet Survey, Abstract No. 64, in Brazoria County, Texas; Said 432.182 acre tract being a portion of the Allison-Richey Land Company's Subdivision, a subdivision of record under Volume (Vol.) 2, Page (Pg.) 126, Brazoria County Plat Records (B.C.P.R.), a portion of a called 770.386 acre tract recorded in the name of Maple Farms Holdings, LLC, in Brazoria County Clerk's File (B.C.C.F.) No. 2021083089 and a portion of a called 128.6825 acre tract recorded in the name of Gen-Skip, LLC in B.C.C.F. No. 2023055847; said 432.182 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, South Central Zone No. 4204, North American Datum of 1983 (NAD83), as per GPS observations):

BEGINNING at a 4"x4" concrete monument found at the most westerly corner of a called 50'x75' Tract recorded in the name of Stella Smith in Vol. 570, Pg. 471, Brazoria County Deed Records (B.C.D.R.), being on the westerly Right-of-Way (R.O.W.) line of F.M. 521 (width varies per Vol. 243, Pg. 193 & 194, B.C.D.R.) and marking the most southerly corner of said 770.386 acre tract and the herein described tract;

THENCE, along the lines common to said 770.386 acre tract and the westerly R.O.W. of said F.M. 521, the following three (3) courses:

1. North 40 degrees 30 minutes 45 seconds West, a distance of 53.50 feet to a 3/4-inch iron rod found at a westerly corner of said 770.386 acre tract and the herein described tract;
2. North 38 degrees 45 minutes 53 seconds West, a distance of 353.37 feet to a 4"x4" concrete monument found at a westerly corner of said 770.386 acre tract and the herein described tract;
3. North 36 degrees 49 minutes 12 seconds West, a distance of 2,044.14 feet to an angle point at a southeasterly corner of the City of Sandy Point, Texas City Limit, being a called 1070 acre tract recorded in B.C.C.F. No. 2005024932 and for a westerly corner of the herein described tract;

THENCE, along a southerly line of said City of Sandy Point, Texas City Limit and through and across said 770.386 acre tract, North 87 degrees 26 minutes 50 seconds East, a distance of 1,210.04 feet to an angle point at the southeast corner of said City of Sandy Point, Texas City Limit;

Exhibit B, Page 2 of 7 Pages

THENCE, along the easterly lines of said City of Sandy Point, Texas City Limit and through and across said 770.386 acre tract, the following two (2) courses:

1. North 36 degrees 49 minutes 12 seconds West, a distance of 907.52 feet to an angle point at the beginning of a curve to the right;
2. 1,269.33 feet along the arc of said curve to the right, having a radius of 3,213.81 feet, a central angle of 22 degrees 37 minutes 46 seconds, and a chord that bears North 25 degrees 30 minutes 19 seconds West, a distance of 1,261.09 feet to an angle point on the line common to said 770.386 acre tract and a called 40.0138 acre tract recorded in the name of Timothy and Rachelle Butler in B.C.C.F. No. 2015045233 and being a westerly corner of the herein described tract;

THENCE, along the lines common to said 770.386 acre tract and said 40.0138 acre tract, the following two (2) courses:

1. North 87 degrees 35 minutes 06 seconds East, a distance of 1,219.28 feet to a 1-inch iron pipe found at the southeast corner of said 40.0138 acre tract and marking a westerly interior corner of said 770.386 acre tract and the herein described tract;
2. North 02 degrees 22 minutes 23 seconds West, a distance of 907.41 feet to a 1-1/2-inch iron pipe found at the northeast corner of said 40.0138 acre tract, being on the southerly line of said 128.6825 acre tract and marking a westerly interior corner of said 770.386 acre tract and the herein described tract;

THENCE, along the line common to said 128.6825 acre tract and said 40.0138 acre tract, South 87 degrees 31 minutes 08 seconds West, a distance of 1,277.77 feet to an angle point on an easterly line of said City of Sandy Point, Texas City Limit and being a westerly corner of the herein described tract;

THENCE, through and across said 128.6825 acre tract and along an easterly line of said City of Sandy Point, Texas City Limit, North 01 degrees 54 minutes 11 seconds East, a distance of 2,122.06 feet to an angle point on a line common to said 128.6825 acre tract and the southerly R.O.W. line of C.R. 53 also known as Sandy Point Road 1 (60-feet wide as per Vol. 2, Pg. 126, B.C.P.R.) and being the northwest corner of the herein described tract;

THENCE, along the line common to said 128.6825 acre tract and the southerly R.O.W. line of said C.R. 53, North 87 degrees 16 minutes 33 seconds East, a distance of 1,663.41 feet to an angle point at the northeast corner of said 128.6825 acre tract, for the most northerly corner of called Tract 23 recorded in the name of Dustin L. Greak in B.C.C.F. No. 2019057509, being on an easterly line of said City of Sandy Point, Texas City Limit and being a northerly corner of the herein described tract;

Exhibit B, Page 3 of 7 Pages

THENCE, along the line common to said 128.6825 acre tract and said Tract 23, South 02 degrees 23 minutes 51 seconds East, a distance of 146.65 feet to an angle point at the southwest corner of said Tract 23 and a northwesterly corner of said 770.386 acre tract, from which a 1/2-inch iron pipe found bears South 46 degrees 51 minutes West, a distance of 0.70 feet;

THENCE, along the line common to said 770.386 acre tract and said Tract 23, North 88 degrees 20 minutes 09 seconds East, a distance of 426.54 feet to a 1/2-inch iron pipe found at an easterly corner of said Tract 23 and being on the line common to the southerly R.O.W. line of said C.R. 53 and said City of Sandy Point, Texas City Limit and being a northerly corner of the herein described tract;

THENCE, through and across said 770.386 acre tract and along the line common to the southerly R.O.W. line of said C.R. 53 and said City of Sandy Point, Texas City Limit, North 89 degrees 25 minutes 19 seconds East, a distance of 443.51 feet to an angle point on the line common to said 770.386 acre tract and a called 107.60 acre tract recorded in the name of Betty Bingham Munson Bryan Family Limited Partnership in B.C.C.F. No. 1993046808 and being a northeasterly corner of the herein described tract;

THENCE, along the line common to said 770.386 acre tract and said 107.60 acre tract, the following two (2) courses:

1. South 02 degrees 23 minutes 51 seconds East, a distance of 1,962.04 feet to a 1/2-inch iron pipe found at the southeast corner of said 770.386 acre tract and the southwest corner of said 107.60 acre tract;
2. North 87 degrees 47 minutes 09 seconds East, a distance of 2,194.78 feet to an angle point at the beginning of a curve to the right, being on the easterly line of the City of Sandy Point ETJ, recorded in B.C.C.F. No. 2005024932 and for the most easterly corner of the herein described tract;

THENCE, along the easterly lines of said City of Sandy Point ETJ and through and across said 770.386 acre tract, the following two (2) courses:

1. 2,507.82 feet along the arc of said curve to the right, having a radius of 2,640.00 feet, a central angle of 54 degrees 25 minutes 38 seconds, and a chord that bears South 72 degrees 36 minutes 52 seconds West, a distance of 2,414.59 feet to an angle point at the beginning of a curve to the right;
2. 2,493.61 feet along the arc of said curve to the right, having a radius of 2,640.00 feet, a central angle of 54 degrees 07 minutes 07 seconds, and a chord that bears South 31 degrees 00 minutes 54 seconds East, a distance of 2,401.94 feet to an angle point at the intersection of said City of Sandy Point ETJ and the City of Alvin, Texas ETJ as per Ordinance No. 09-FF, recorded in B.C.C.F. No. 2009042228 and being an easterly corner of the herein described tract;

Exhibit B, Page 4 of 7 Pages

THENCE, along the lines common to said City of Sandy Point ETJ and said City of Alvin, Texas ETJ and through and across said 770.386 acre tract, the following three (3) courses:

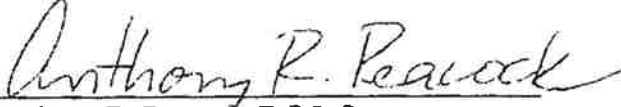
1. South 11 degrees 15 minutes 04 seconds East, a distance of 163.49 feet to an angle point at an easterly corner of the herein described tract;
2. South 10 degrees 31 minutes 42 seconds West, a distance of 1,050.79 feet to an angle point at a southeasterly corner of the herein described tract;
3. South 33 degrees 07 minutes 46 seconds West, a distance of 391.55 feet to an angle point on the southerly line of said 770.386 acre tract and being a southeasterly corner of the herein described tract;

THENCE, along the southerly lines of said 770.386 acre tract, the following nine (9) courses:

1. South 87 degrees 56 minutes 20 seconds West, a distance of 462.04 feet to an angle point at a southerly corner of the herein described tract;
2. South 01 degrees 40 minutes 53 seconds East, a distance of 94.66 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;
3. South 49 degrees 32 minutes 19 seconds West, a distance of 688.51 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;
4. North 40 degrees 27 minutes 41 seconds West, a distance of 313.43 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;
5. South 49 degrees 32 minutes 19 seconds West, a distance of 212.45 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;
6. North 40 degrees 27 minutes 41 seconds West, a distance of 140.00 feet to a 1/2-inch iron rod found at a southerly corner of the herein described tract;
7. South 49 degrees 32 minutes 19 seconds West, a distance of 329.75 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;
8. North 40 degrees 27 minutes 41 seconds West, a distance of 115.38 feet to a 4"x4" concrete monument found at a southerly corner of the herein described tract;
9. South 49 degrees 32 minutes 19 seconds West, a distance of 293.00 feet to the **POINT OF BEGINNING** and containing 432.182 acres (18,825,847 square feet) of land.

Exhibit B, Page 5 of 7 Pages

An Exhibit was prepared in conjunction with and accompanies this description.


Anthony R. Peacock, R.P.L.S.
Texas Registration No. 5047



MILLER SURVEY | DCCM

Firm Registration No. 10047100

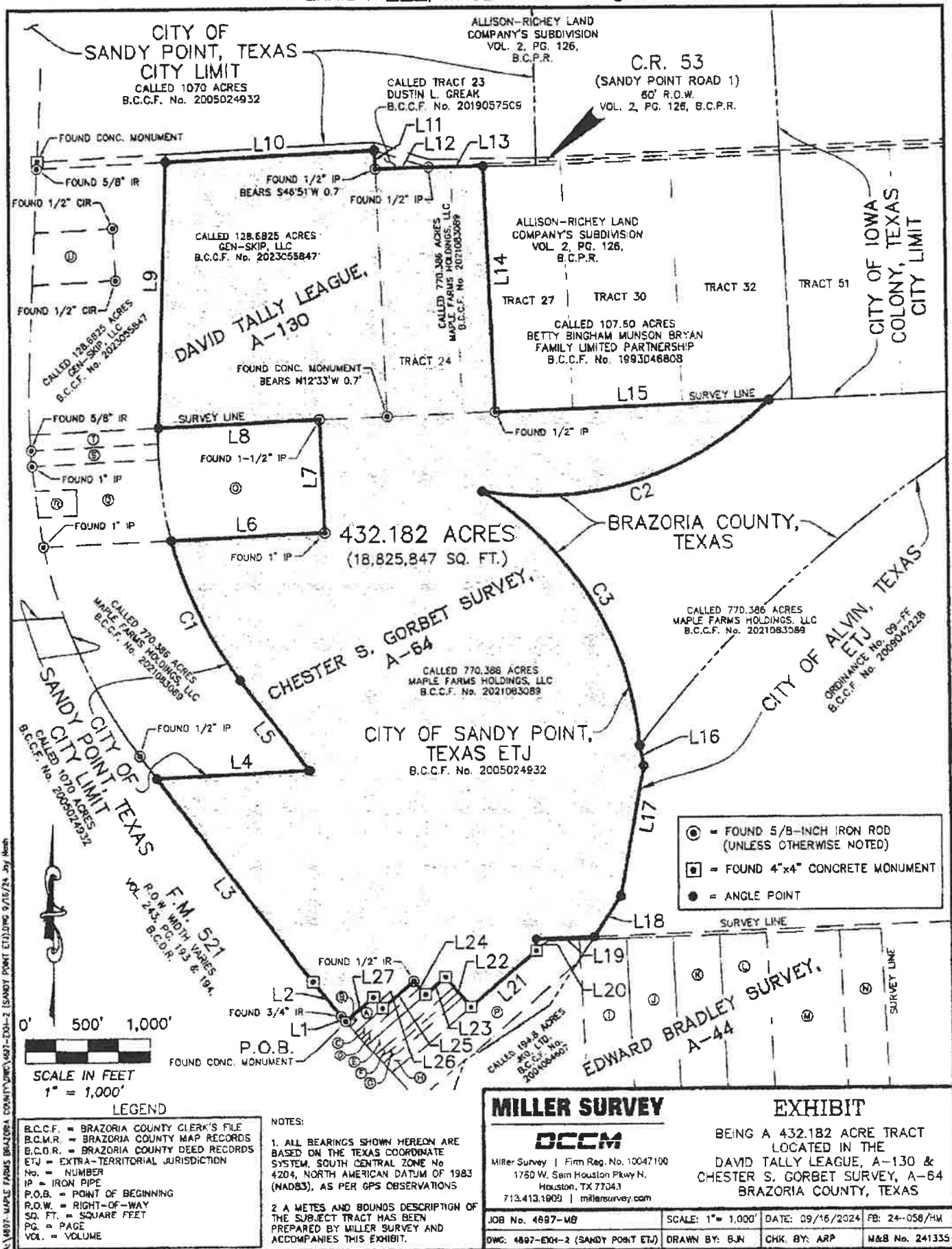
PH: (713) 413-1900

M&B No. 241335

Job No. 4697-MB

Dwg: 4697-EXH-2 (Sandy Point ETJ)

Date: September 16, 2024



① CALLED 0.8874 ACRE
YONATHAN SANCHEZ
AND JEANETTE GARCIA
B.C.C.F. No. 2019004314

② CALLED 50'X75' TRACT
STELLA SMITH
VOL. 570, PG. 471, B.C.D.R.

③ CALLED 1 ACRE
DIANA BARCEBAS
B.C.C.F. No. 2013007115

④ CALLED 1 ACRE
JOSE LINARES
B.C.C.F. No. 2019005781

⑤ CALLED 2 ACRES
HORTENSE MITCHELL
B.C.C.F. No. 2012018372

⑥ CALLED 1 ACRE
ANDRE GREEN
B.C.C.F. No. 2010047158

⑦ CALLED 1 ACRE
PATRICIA AND STANLEY HARBOR
B.C.C.F. No. 2019039860

⑧ CALLED 2 ACRES
HORTENSE MITCHELL
B.C.C.F. No. 2012018372

⑨ CALLED 12.86 ACRES
FESSHAYE EMBAYE
B.C.C.F. No. 2019043986

⑩ CALLED 12.77 ACRES
FESSHAYE EMBAYE
AND MESFIN ZAID
B.C.C.F. No. 2005019189

⑪ CALLED 12.52 ACRES
MESFIN ZAID AND
SELAMAWIT ZAID
B.C.C.F. No. 2014016902

⑫ CALLED 12.77 ACRES
QUAOC HOANG
B.C.C.F. No. 2005003009

⑬ CALLED 18.53 ACRES
KENNETH G. HARGER
B.C.C.F. No. 2005021779

⑭ CALLED 20.05 ACRES
RICHARD AND
CYNTHIA KOVALCHUK
B.C.C.F. No. 2004058888

⑮ INTENTIONALLY DELETED

⑯ CALLED 11.97 ACRES
BRENDA GOBELLAN
B.C.C.F. No. 2008029823

⑰ CALLED 40.0138 ACRES
TIMOTHY AND RACHELLE BUTLER
B.C.C.F. No. 2015045233

⑱ HOPE S. TRUST
B.C.C.F. No. 2020027448

⑲ CALLED 2.886 ACRES
SIERRA MARIA GUADALUPE
B.C.C.F. No. 2023052346

⑳ CALLED 2.3975 ACRES
RAYMOND SANDOVAL AND WIFE,
ALMA SANDOVAL
B.C.C.F. No. 1999041004

㉑ CALLED 6.17 ACRES
CITY OF SANDY POINT, TEXAS
B.C.C.F. No. 2015058220

Curve Table

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	1,269.33'	3,213.81'	22°37'46"	N25°30'19"W	1,261.09'
C2	2,507.82'	2,640.00'	54°25'38"	S72°38'52"W	2,414.59'
C3	2,493.61'	2,640.00'	54°07'07"	S31°00'54"E	2,401.94'

Line Table

Line	Length	Direction
L1	53.50'	N40°30'45"W
L2	353.37'	N38°45'53"W
L3	2,044.14'	N36°49'12"W
L4	1,210.04'	N87°26'50"E
L5	907.52'	N38°49'12"W
L6	1,219.28'	N87°35'06"E
L7	907.41'	N02°22'23"W
L8	1,277.77'	S87°31'08"W
L9	2,122.08'	N01°34'11"E
L10	1,883.41'	N87°16'33"E
L11	146.65'	S02°23'51"E
L12	426.54'	N88°20'09"E
L13	443.51'	N89°25'19"E
L14	1,962.04'	S02°23'51"E
L15	2,194.78'	N87°47'09"E
L16	163.49'	S11°15'04"E
L17	1,050.79'	S10°31'42"W
L18	391.55'	S33°07'46"W
L19	482.04'	S87°58'20"W
L20	94.66'	S01°40'53"E

Line Table

Line	Length	Direction
L21	688.51'	S49°32'19"W
L22	313.43'	N40°27'41"W
L23	212.45'	S49°32'19"W
L24	140.00'	N40°27'41"W
L25	329.75'	S49°32'19"W
L26	115.38'	N40°27'41"W
L27	293.00'	S49°32'19"W

LEGEND

B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
B.C.M.R. = BRAZORIA COUNTY MAP RECORDS
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
ETJ = EXTRA-TERRITORIAL JURISDICTION
No. = NUMBER
IP = IRON PIPE
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
SQ. FT. = SQUARE FEET
PG. = PAGE
VOL. = VOLUME

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE
BASED ON THE TEXAS COORDINATE
SYSTEM, SOUTH CENTRAL ZONE No.
4204, NORTH AMERICAN DATUM OF 1983
(NAD83), AS PER GPS OBSERVATIONS

2. A METES AND BOUNDS DESCRIPTION OF
THE SUBJECT TRACT HAS BEEN
PREPARED BY MILLER SURVEY AND
ACCOMPANIES THIS EXHIBIT.

MILLER SURVEY

DCCM

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

EXHIBIT

BEING A 432.182 ACRE TRACT
LOCATED IN THE
DAVID TALLY LEAGUE, A-130 &
CHESTER S. GORBET SURVEY, A-64
BRAZORIA COUNTY, TEXAS

JOB No. 4697-MB	SCALE: 1"= 1,000'	DATE: 09/16/2024	FB: 24-058/HW
DWG 4697-EXH-2 (SANDY POINT ETJ)	DRAWN BY: B.J.N.	CHK. BY: ARP	M&B No. 241335

FILED and RECORDED

Instrument Number: 2024055724

Filing and Recording Date: 12/23/2024 01:06:13 PM Pages: 39 Recording Fee: \$173.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, which appears to read "Joyce Hudman". The signature is written in a cursive, flowing style.

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-kali