

**LANDOWNER ANNEXATION PETITION**

**TO THE MAYOR AND CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS,  
A GENERAL LAW MUNICIPALITY:**

The undersigned owner of the hereinafter described tract of land hereby petitions your Honorable Body to extend the present City limits so as to include as part of the City of Montgomery, Texas (Local Government Code, Section 43.0671), the following territory, to wit:

Property Description

Attached as Exhibit "A"


The undersigned certifies that the above described land is contiguous and adjacent to the City of Montgomery.

The undersigned further waives the right to challenge or object to any procedural matters concerning the annexation of such land into the City's boundaries.

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Dated this 17 day of October, 2024.

**TRI POINTE HOMES TEXAS, INC.,**  
a Texas corporation


By:   
Collins Pier  
Vice President of Land  
Acquisition and Development

STATE OF TEXAS                   §  
   §  
COUNTY OF MONTGOMERY       §

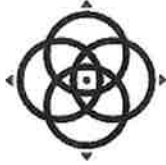
This instrument was acknowledged before me this 17 day of October, 2024,  
by Collins Pier, Vice President of Land Acquisition and Development of Tri Pointe Homes Texas,  
Inc., a Texas corporation, on behalf of said corporation.



(NOTARY SEAL)

  
\_\_\_\_\_  
Notary Public, State of Texas

# EXHIBIT A



**WINDROSE**  
LAND SURVEYING | PLATTING

## DESCRIPTION OF 32.24 ACRES OR 1,404,464 SQUARE FEET

A TRACT OR PARCEL CONTAINING 32.24 ACRES OR 1,404,464 SQUARE FEET OF LAND SITUATED IN THE BENJAMIN RIGSBY LEAGUE, ABSTRACT NO. 31, MONTGOMERY COUNTY, TEXAS, BEING PART OF AND OUT OF THE RESIDUE OF A CALLED 94.889 ACRE TRACT OF LAND DESCRIBED IN DEED TO NORMAN R. STEWART, JR. AND WIFE, JENNIFER H. STEWART AS RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE (M.C.C.F.) NO. 9357628, AND PART OF AND OUT OF A CALLED 67.820 ACRE TRACT OF LAND DESCRIBED IN DEED TO CMC PARTNERSHIP, LTD. AS RECORDED UNDER M.C.C.F. NO. 2022130572 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203):

**BEGINNING** AT A 1 INCH IRON PIPE FOUND ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 105 (PUBLIC R.O.W., WIDTH VARIES) AND MARKING THE SOUTHWEST CORNER OF THE RESIDUE OF A CALLED 10.0 ACRE TRACT OF LAND DESCRIBED IN DEED TO GERALD S. COLARIK AS RECORDED UNDER VOLUME 997, PAGE 529 OF THE MONTGOMERY COUNTY DEED RECORDS (M.C.D.R.), SAME BEING THE SOUTHWEST CORNER OF A CALLED 0.81 OF AN ACRE SAVE & EXCEPT TRACT DESCRIBED IN DEED TO CHARLES W. MORROW REVOCABLE LIVING TRUST AS RECORDED UNDER M.C.C.F. NO. 2010025394 AND THE SOUTHEAST CORNER OF SAID 67.820 AND OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 86 DEG. 57 MIN. 13 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID STATE HIGHWAY NO. 105, A DISTANCE OF 164.84 FEET TO A CAPPED 5/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION AS RECORDED UNDER M.C.C.F. NO. 8714908 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 02 DEG. 35 MIN. 40 SEC. WEST, WITH THE EAST LINE OF SAID MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION TRACT AND THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION AS RECORDED UNDER M.C.C.F. NO. 8714909, AND THE EAST LINE OF A CALLED 2.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO MID-SOUTH ELECTRIC COOPERATIVE AS RECORDED UNDER M.C.C.F. NO. 2001000592, A DISTANCE OF 855.95 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 2.00 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 87 DEG. 48 MIN. 17 SEC. WEST, ALONG THE NORTH LINE OF SAID 2.00 ACRE TRACT, A DISTANCE OF 566.76 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "VTSM 4070" FOUND ON THE EAST LINE OF A CALLED 6.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO MONTGOMERY UNITED METHODIST CHURCH AS RECORDED UNDER M.C.C.F. NO. 9762884 AND MARKING A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 03 DEG. 53 MIN. 09 SEC. WEST, ALONG THE EAST LINE OF SAID 6.00 ACRE TRACT, A DISTANCE OF 40.15 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 6.00 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 1.2708 ACRE TRACT OF LAND DESCRIBED IN DEED TO MONTGOMERY INDEPENDENT SCHOOL DISTRICT UNDER M.C.C.F. NO. 2012076186, SAME BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 04 DEG. 32 MIN. 42 SEC. WEST, ALONG THE EAST LINE OF SAID 1.2708 ACRE TRACT, A DISTANCE OF 281.04 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTH LINE OF A CALLED 61.8107 ACRE TRACT OF LAND DESCRIBED IN DEED TO MONTGOMERY INDEPENDENT SCHOOL DISTRICT AS RECORDED UNDER M.C.C.F. NO. 2001065612, SAME BEING A NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, WITH THE COMMON LINE OF SAID 61.8107 ACRE TRACT AND SAID 67.820 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 41 DEG. 24 MIN. 28 SEC. EAST, A DISTANCE OF 15.51 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT;

SOUTH 67 DEG. 03 MIN. 40 SEC. EAST, A DISTANCE OF 189.20 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT;

NORTH 54 DEG. 18 MIN. 07 SEC. EAST, A DISTANCE OF 151.74 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT;

NORTH 82 DEG. 21 MIN. 41 SEC. EAST, A DISTANCE OF 116.46 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID 61.8107 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 06 DEG. 13 MIN. 39 SEC. WEST, A DISTANCE OF 1,011.39 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "VTSM 4070" FOUND MARKING THE NORTHEAST CORNER OF SAID 61.8107 ACRE TRACT, SAME BEING A NORTHWEST CORNER OF SAID 67.820 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 76 DEG. 27 MIN. 15 SEC. EAST, WITH THE NORTH LINE OF SAID 67.820 ACRE TRACT, A DISTANCE OF 100.93 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "VTSM 4070" FOUND MARKING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 81 DEG. 31 MIN. 13 SEC. EAST, CONTINUING WITH THE NORTH LINE OF SAID 67.820 ACRE TRACT, A DISTANCE OF 310.66 FEET TO A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF THE RESIDUE OF SAID 94.899 ACRE TRACT AND MARKING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 02 DEG. 48 MIN. 59 SEC. WEST, WITH THE WEST LINE OF SAID 94.899 ACRE TRACT, A DISTANCE OF 339.66 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 04 DEG. 06 MIN. 50 SEC. WEST, CONTINUING WITH THE WEST LINE OF SAID 94.899 ACRE TRACT, A DISTANCE OF 1,203.47 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "CARTER & BURGESS" FOUND ON THE SOUTH R.O.W. LINE OF LONE STAR PARKWAY (PUBLIC R.O.W., WIDTH VARIES) AS RECORDED UNDER M.C.C.F. NOS. 200142417, 2006024865, AND 2006077576 AND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 88 DEG. 08 MIN. 18 SEC. EAST, ALONG THE SOUTH R.O.W. LINE OF SAID LONE STAR PARKWAY, A DISTANCE OF 274.97 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 00 DEG. 00 MIN. 31 SEC. WEST, OVER AND ACROSS SAID 94.899 ACRE TRACT AND SAID 67.820 ACRE TRACT, A DISTANCE OF 3,350.91 FEET TO A POINT ON THE NORTHWEST LINE OF SAID RESIDUE OF A 10.0 ACRE TRACT, SAME BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 35 DEG. 30 MIN. 45 SEC. WEST, ALONG THE NORTHWEST LINE OF SAID RESIDUE OF A 10.0 ACRE TRACT, A DISTANCE OF 127.10 FEET TO A 1 INCH IRON PIPE FOUND MARKING AN ANGLE POINT OF SAID 10.0 ACRE TRACT, SAID 67.820 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

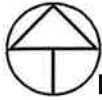
**THENCE**, SOUTH 02 DEG. 58 MIN. 03 SEC. WEST, ALONG THE COMMON LINE OF SAID RESIDUE OF A 10.0 ACRE TRACT AND SAID 67.820 ACRE TRACT, A DISTANCE OF 417.29 FEET TO THE POINT OF BEGINNING, AND CONTAINING 32.24 ACRES OR 1,404,464 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 59962-ANNEXATION, PREPARED BY WINDROSE LAND SERVICES.



LUCAS G. DAVIS  
R.P.L.S. NO. 6599  
STATE OF TEXAS  
FIRM REGISTRATION NO. 10108800

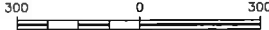


9/20/2024  
DATE



**NORTH**

SCALE: 1" = 300'



**GENERAL NOTES**

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. (4203)
3. THIS EXHIBIT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.
4. THIS EXHIBIT DOES NOT IMPLY TO BE A LAND TITLE SURVEY OF THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE PURPOSES.

**OWNERSHIP KEY**

<b>A</b>	MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION M.C.C.F. NO. 8714908
<b>B</b>	MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION M.C.C.F. NO. 8714909
<b>C</b>	CALLED 2.00 AC. MID-SOUTH ELECTRIC COOPERATIVE M.C.C.F. NO. 2001000592
<b>D</b>	CALLED 1.2708 AC. MONTGOMERY INDEPENDENT SCHOOL DISTRICT M.C.C.F. NO. 2012076186
<b>E</b>	RESIDUE OF CALLED 10.0 AC. GERALD S. COLARIK VOL. 997, PG. 529, M.C.D.R.
<b>F</b>	CALLED 2.235 AC. (TRACT 81B) CHARLES W. MORROW REVOCABLE LIVING TRUST M.C.C.F. NO. 2010025394
<b>G</b>	CALLED 6.00 AC. MONTGOMERY UNITED METHODIST CHURCH M.C.C.F. NO. 9762884

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°57'13" W	164.84'
L2	N 02°35'40" W	855.95'
L3	N 87°48'17" W	566.76'
L4	N 03°53'09" W	40.15'
L5	N 04°32'42" W	281.04'
L6	N 41°24'28" E	15.51'
L7	S 67°03'40" E	189.20'
L8	N 54°18'07" E	151.74'
L9	N 82°21'41" E	116.46'
L10	N 76°27'15" E	100.93'
L11	N 81°31'13" E	310.66'
L12	N 02°48'59" W	339.66'
L13	N 88°08'18" E	274.97'
L14	S 35°30'45" W	127.10'
L15	S 02°58'03" W	417.29'

**LEGEND**

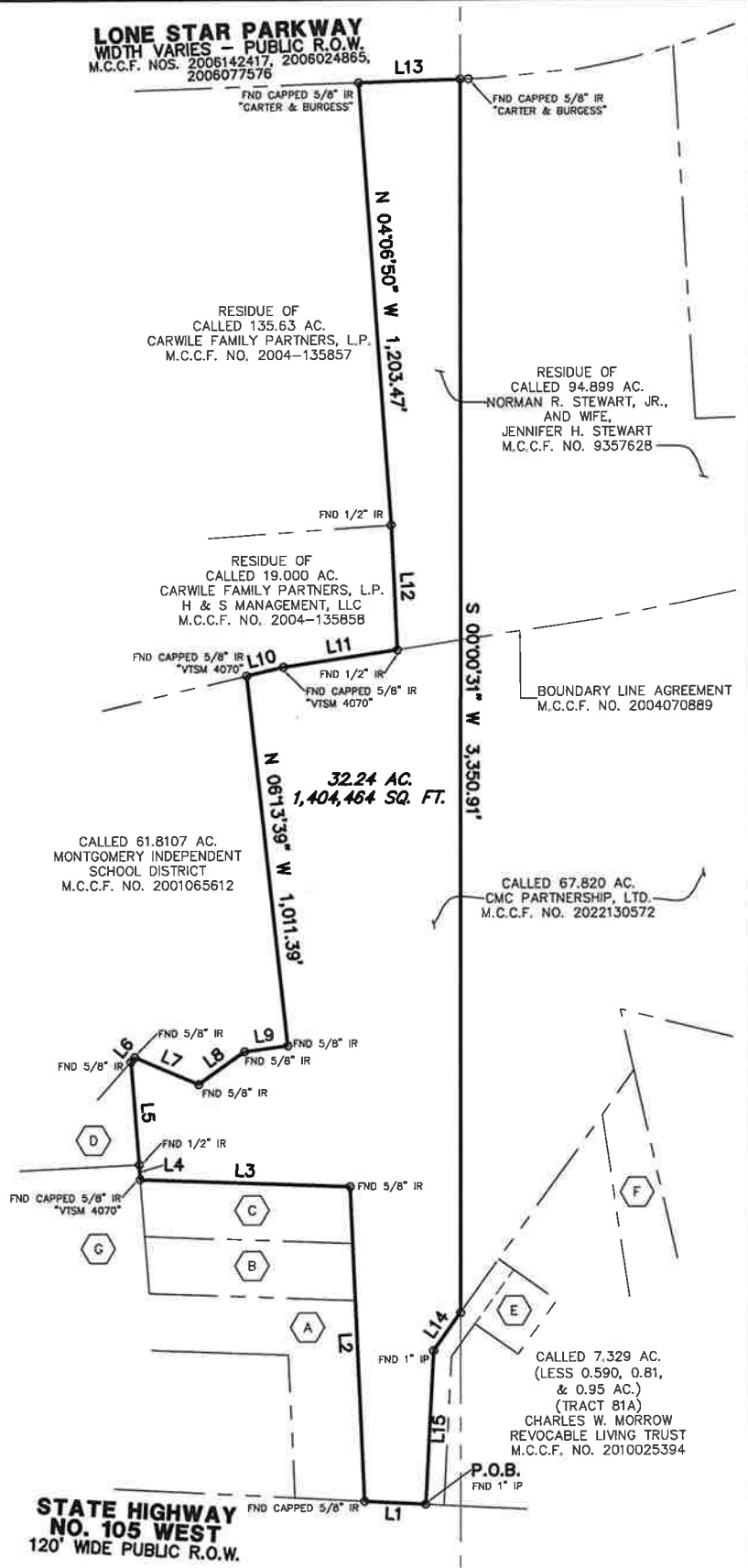
- FND - FOUND
- M.C.C.F. - MONTGOMERY COUNTY CLERK FILE
- M.C.D.R. - MONTGOMERY COUNTY DEED RECORDS
- M.C.M.R. - MONTGOMERY COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- F.C. - FILM CODE



*Lucas G. Davis*

EXHIBIT OF  
32.24 AC. / 1,404,464 SQ. FT.  
SITUATED IN THE  
BENJAMIN RIGSBY LEAGUE, A-31  
MONTGOMERY COUNTY, TEXAS

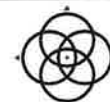
**LONE STAR PARKWAY**  
WIDTH VARIES - PUBLIC R.O.W.  
M.C.C.F. NOS. 2006142417, 2006024865,  
2006077576



**STATE HIGHWAY  
NO. 105 WEST**  
120' WIDE PUBLIC R.O.W.

FILED BY:	JUM	DATE:	09-26-2024
DRAWN BY:	CL	REV:	
CHECKED BY:	LGD	REV:	
JOB NO.	59962-ANNEX	REV:	
SHEET 1 OF 3		REV:	

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**WINDROSE**  
LAND SURVEYING | PLATTING

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