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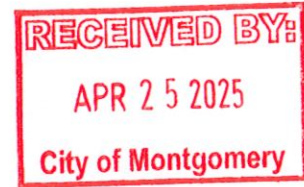
RYAN E. LARUE

larue@sklaw.us

April 24, 2025

VIA FEDEX

Ms. Ruby Beaven, TRMC, MMC
City Secretary & Director of Administrative Services
City of Montgomery, Texas
101 Old Plantersville Road
Montgomery, Texas 77316



RE: Extraterritorial Jurisdiction Release

Dear Ms. Beaven:

Pursuant to Chapter 42, Texas Local Government Code, as amended by Senate Bill 2038, effective September 1, 2023, please find the attached Petition for Release of Area from the Extraterritorial Jurisdiction (the "Petition") and Certificates of Ownership (the "Certificates"). The Petitioners, Steven Havens and Lisa Havens, are the owners of the 135.270-acre parcel of land to be released from the Extraterritorial Jurisdiction of the City of Montgomery, Texas, as confirmed by the attached Certificates.

There are no residential tenants residing on the land. Additionally, there are no lienholders on the land. Attached to the Petition are a metes and bounds description and a survey of the land to be removed.

Upon receipt of this letter, and the Petition, please verify the signatures of the Petitioners pursuant to Chapter 42.105, Texas Local Government Code and notify the undersigned the results of the Petition.

Should you have any questions, please do not hesitate to contact the undersigned.

Respectfully,

A handwritten signature in blue ink, appearing to read "Ryan E. LaRue".

Ryan E. LaRue

Enclosures

**PETITION FOR RELEASE OF AREA
FROM THE EXTRATERRITORIAL JURISDICTION**

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

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

The undersigned (hereinafter called "Petitioner"), acting pursuant to Section 42.102 of the Texas Local Government Code, as amended, hereby respectfully petitions the City of Montgomery, Texas (hereinafter called the "City"), for the removal of the area described in Exhibit "A" and depicted on the map in Exhibit "B", both attached hereto (the "Property"), from the extraterritorial jurisdiction (the "ETJ") of the City.

In support of this Petition, Petitioners would respectfully show:

I.

Petitioners have authority, pursuant to Section 42.102(b) of the Texas Local Government Code, to file this Petition as the owners of the majority in value of an area of land in a municipality's ETJ, as described herein.

II.

This Petition is signed by a majority in value of the holders of title of land in the area as described by this Petition, as indicated by the Certificate of Ownership attached as Exhibit "C".

III.

This Petition has satisfied the signature requirements described by Sections 42.103 and 42.104(a) of the Texas Local Government Code, and Chapter 277, Texas Election Code, and is not later than the 180th day after the date the first signature for the Petition is obtained.

IV.

The signature collected for this Petition is in writing, pursuant to Section 42.104(c) of the Texas Local Government Code.

V.

The Property is located in Montgomery County, Texas, and totals approximately 135.2 acres, as described in Exhibit "A", which is located within the ETJ of the City and, to the best of the Petitioners' knowledge, is not subject to any of the exceptions from applicability described in Section 42.101, Texas Local Government Code.

VI.

This Petition shall be verified by the City Secretary of the City or other person at the City responsible for verifying signatures.

VII.

The City must notify the residents or landowners of the Property of the results of the Petition, which notification requirement may be satisfied by notifying the Petitioner in writing.

VIII.

If Petitioners have obtained the signatures on the Petition required under Section 42.104, Texas Local Government Code, to release the Property from the City's ETJ, the City shall immediately release the Property from its ETJ pursuant to Section 42.105(c), Texas Local Government Code.

WHEREFORE, PREMISES CONSIDERED, Petitioners pray that this Petition be filed with the City Secretary of the City, and that, thereafter, the Property be removed from the ETJ of the City, in the manner provided by law, including particularly Sections 42.102-105 of the Texas Local Government Code, as amended, that after this Petition has been granted, that it and the Petitioners' action thereon be filed of record and be recorded in the Office of the City Secretary of the City; and that Petitioners have such other order and relief to which it may show itself entitled. If the City Council has not released the Property from the ETJ by the later of the 45th day after the date the City receives this Petition or the next meeting of the City Council that occurs after the 30th day after the date the City receives this Petition, the Property shall be released by operation of law pursuant to Chapter 42.105(d), Texas Local Government Code.

[SIGNATURE PAGE FOLLOWS]

RESPECTFULLY SUBMITTED this ^{14th}~~18th~~ day of April, 2025.

"Petitioner"

Steven Havens

Steven Havens

DATE OF BIRTH:

4-18-1954

RESIDENCE ADDRESS:

2297 Springbranch Montgomery Texas 77316

DATE OF SIGNING:

April 14, 2025

THE STATE OF TEXAS

§

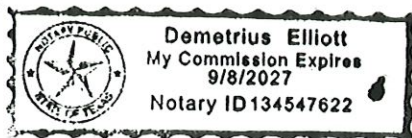
§

COUNTY OF MONTGOMERY

§

This instrument was acknowledged before me on the ^{14th}~~18th~~ day of April, 2025, by Steven Havens, individually, and acknowledged to me that said person executed the same for the purposes therein expressed, in the capacity therein stated, as the act and deed of said individual.

(SEAL)



Demetrius Elliott

NOTARY PUBLIC, STATE OF TEXAS

"Petitioner"

Lisa Havens

Lisa Havens

DATE OF BIRTH:

7/16/1957

RESIDENCE ADDRESS:

2297 Spring Branch Rd. Montgomery

DATE OF SIGNING:

4/4/2025

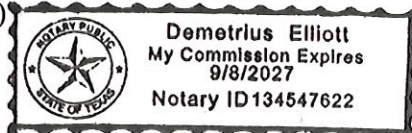
THE STATE OF TEXAS

§
§
§

COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 14th day of April, 2025, by Lisa Havens, individually, and acknowledged to me that said person executed the same for the purposes therein expressed, in the capacity therein stated, as the act and deed of said individual.

(SEAL)



Demetrius Elliott

NOTARY PUBLIC, STATE OF TEXAS

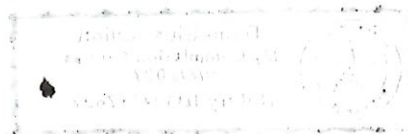


EXHIBIT "A"

**LEGAL DESCRIPTION OF AREA TO BE REMOVED FROM THE
EXTRATERRITORIAL JURISDICTION**

[Please See Attached]



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
135.270 ACRES
IN THE ZACHARIAH LANDRUM SURVEY, ABSTRACT NUMBER 22
MONTGOMERY COUNTY, TEXAS

BEING a 135.270 acre tract of land situated in the Zachariah Landrum Survey, Abstract Number 22, Montgomery County, Texas, being a portion of that certain called 251.96 acre tract described in instrument to Steven L. Havens, recorded under Clerk's File Number 9403259, of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), being all of the area lying within the City of Montgomery Extra-Territorial Jurisdiction, said 135.270 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the southerly line of the remainder of that certain called 454.2890 acre tract, now or formerly described in instrument to Michael J. Kammerer and Judith L. Kammerer, recorded under Clerk's File Number 9401426, R.P.R.M.C.T., in the southerly line of an access easement, recorded under Clerk's File Number 9511114, R.P.R.M.C.T., for the common northerly corner of said 251.96 acre tract and that certain called 49.895 acre tract described in instrument to James Heine and Norma Heine, recorded under Clerk's File Number 2023032964, O.P.R.M.C.T., being the northeasterly corner of the herein described 135.270 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,129,051.65, E: 3,750,580.10, Central Zone, grid measurements;

THENCE South 03°53'26" East, 1358.22 feet, with the common line between said 251.96 acre tract and said 49.895 acre tract, to a 5/8 inch iron rod with cap found for the common westerly corner of said 49.895 acre tract and that certain called 96.43 acre tract described as "Tract I" in instrument to The Hetland Trust Limited Partnership, recorded under Clerk's File Number 2020124901, O.P.R.M.C.T., being an angle point in the easterly line of said 251.96 acre tract and the herein described 135.270 acre tract;

THENCE South 03°05'53" East, 1272.64 feet, with the common line between said 251.96 acre tract and said 96.43 acre tract, to a calculated point in a southerly line of The City of Montgomery Extra-Territorial Jurisdiction (ETJ line), in the arc of a non-tangent curve to the right, for the southeasterly corner of the herein described 135.270 acre tract, from which a 1 inch iron pipe found for a southerly common corner of said 251.96 acre tract and said 96.43 acre tract bears South 03°05'53" East, 84.27 feet;

THENCE over and across said 251.96 acre tract, with a southerly line of said ETJ line, the following three (3) courses and distances:

1. Southwesterly, 235.70 feet, with the arc of said non-tangent curve to the right, having a radius of 2640.00 feet, a central angle of 05°06'56", and a chord that bears South 85°45'03" West, 235.62 feet, to a calculated point for the end of said curve to the right;
2. South 88°18'37" West, 2413.37 feet, to a calculated point for the beginning of a curve to the right;
3. Northwesterly, 1337.98 feet, with the arc of said curve to the right, having a radius of 2640.00 feet, a central angle of 29°02'17", and a chord that bears North 77°10'18" West, 1323.70 feet, to a calculated point in the centerline of said Spring Branch Road, the westerly line of said 251.96 acre tract, for the end of said curve to the right, being the southwest corner of the herein described 135.270 acre tract;

THENCE with the centerline of said Spring Branch Road, the westerly line of said 251.96 acre tract, the following two (2) courses and distances:

1. North 02°48'37" West, 34.49 feet, to a calculated point for corner;
2. North 03°05'00" West, 127.67 feet, to a calculated point for the westerly northwest corner of the herein described 135.270 acre tract;

THENCE over and across said 251.96 acre tract, the following two (2) courses and distances:

1. North 86°46'33" East, at a distance of 20.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for reference in the easterly margin of said Spring Branch Road, in all, a total distance of 2033.08 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for corner;
2. North 03°01'28" West, 2092.23, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" found in the common line between said 251.96 acre tract and that certain called 388.5 acre tract described in instrument to Redbird Development, LLC., recorded under Clerk's File Number 2021049974, O.P.R.M.C.T., for the northerly northwest corner of the herein described 135.270 acre tract;

THENCE North 88°18'44" East, 1866.92 feet, with the southerly line of said 388.5 acre tract and said remainder of 454.2890 acre tract, common to the northerly line of said 251.96 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 135.270 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 26, 2024, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 38550.

All coordinates, bearings, distances, and areas shown hereon are grid measurements on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

April 1, 2025
Date

A handwritten signature in black ink, appearing to read "Thomas A. McIntyre".

Thomas A. McIntyre
R.P.L.S. No. 6921

EXHIBIT “B”

**MAP OF AREA TO BE REMOVED FROM THE
EXTRATERRITORIAL JURISDICTION**

[Please See Attached]

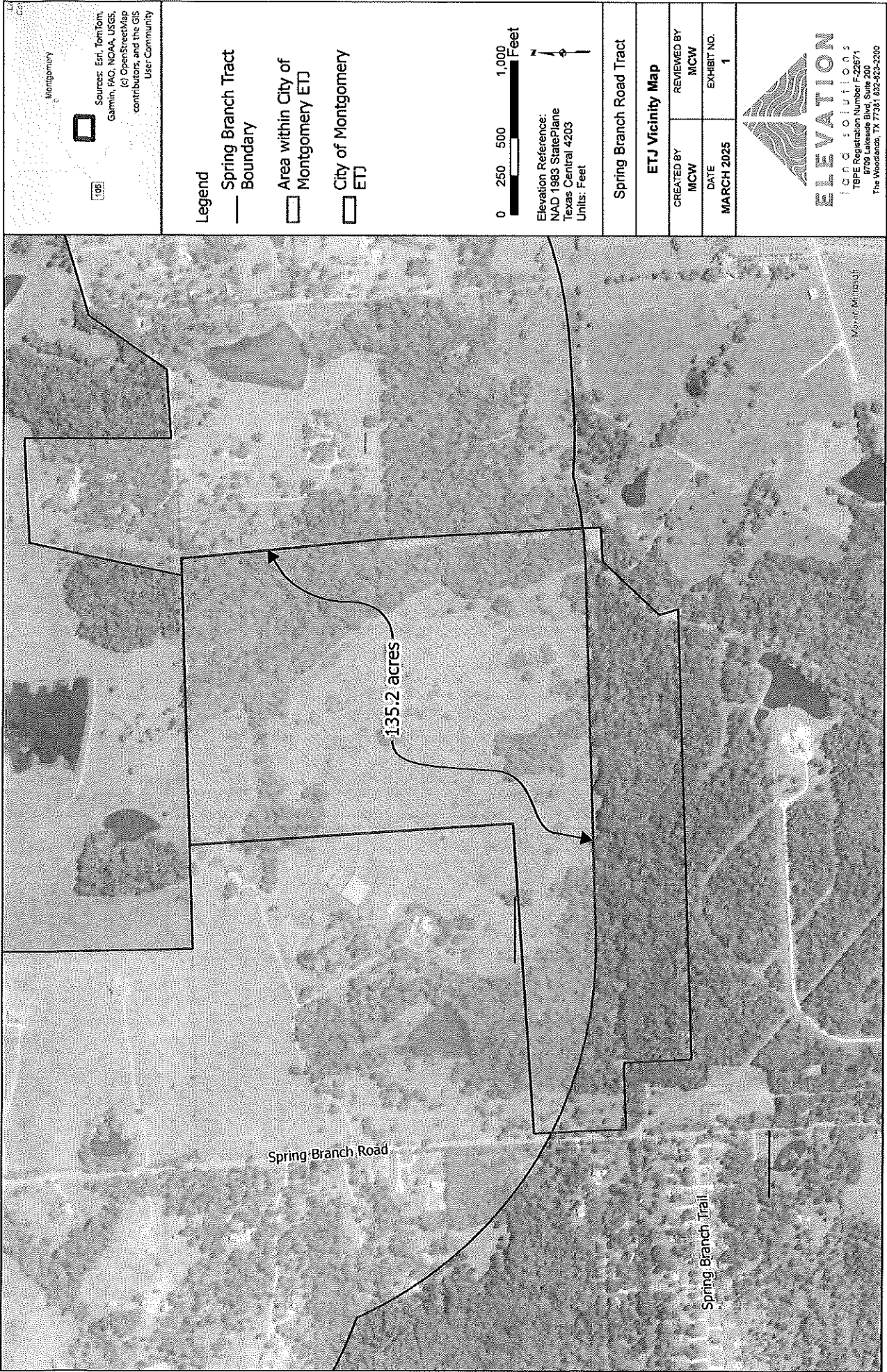


EXHIBIT “C”

CERTIFICATE OF OWNERSHIP

[Please See Attached]



MONTGOMERY CENTRAL APPRAISAL DISTRICT
SHERRY C. HUNTER RPA, CCA
CHIEF APPRAISER



109 GLADSTELL ST., CONROE, TX 77301
P.O. BOX 2233, CONROE, TX 77305
936-756-3354 | WWW.MCAD-TX.ORG

CERTIFICATE OF OWNERSHIP

THE STATE OF TEXAS §
 §
 §
COUNTY OF MONTGOMERY §

District: Decker Prairie Municipal Utility District

Description: 135.270 acres of land situated in the Zachariah Landrum Survey, Abstract No. 22 located in Montgomery County, Texas.

I, the undersigned, hereby certify that I have examined the rolls of Montgomery Central Appraisal District and find that as of April 1, 2025 fee simple ownership of all of the property described in an Exhibit attached hereto, was assessed on the rolls of Montgomery Central Appraisal District, in the name of:

Existing or Parent Accounts on Last Certified Roll (2024) with Appraised Values (if applicable):

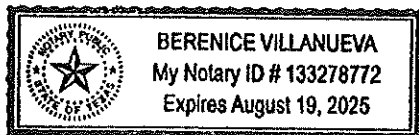
OWNER	ACCOUNT #	ACRES
STEVEN AND LISA HAVENS	33389	135.270

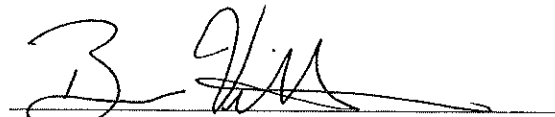
Above calculation are given by the Registered Surveyor upon request and not by the Montgomery Central Appraisal District.

State of Texas
County of Montgomery

Subscribed and sworn to (or affirmed) before me this 4th day of April, 2025.

By 
Adam Edmundson, Director of Special Operations




Berenice Villanueva, Notary Public