

PETITION FOR ANNEXATION
INTO THE CITY OF MONTGOMERY, TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

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

REDBIRD MEADOW DEVELOPMENT, LLC, a Texas limited liability company (the "Petitioner"), acting pursuant to Section 43.0671 of the Texas Local Government Code, together with all amendments and additions thereto, respectfully petitions the Mayor and the City Council of the City of Montgomery (the "City") to extend the present city limits so as to include and annex as part of the City the tracts of land described by metes and bounds in **Exhibit A-1, Exhibit A-2, and Exhibit A-3** (the "Land"), which is attached hereto and incorporated herein for all purposes, and further petitions the City to negotiate and enter into a written agreement with the Petitioner for the provision of services in the area. In support of this petition, the Petitioner would show the following:

1. The Land is comprised of 279.29 acres within the extraterritorial jurisdiction of the City (as such term is defined in Texas Local Government Code Section 42.001 et seq., as amended) and 98.9115 acres not within the extraterritorial jurisdiction or corporate boundaries of any city.
2. The Land is described by metes and bounds in **Exhibit A-1, Exhibit A-2, and Exhibit A-3**, which are attached hereto and incorporated herein for all purposes.
3. The Petitioner hereby certifies that it is the sole owner of the tracts of land described by metes and bounds in **Exhibit A-1, Exhibit A-2, and Exhibit A-3**, and that this Petition is signed and acknowledged by each and every person, corporation or entity owning the tracts of land described by metes and bounds in **Exhibit A-1, Exhibit A-2, and Exhibit A-3** or having an ownership interest in any part of the tracts of land described by metes and bounds in **Exhibit A-1, Exhibit A-2, and Exhibit A-3**. There are no lienholders on the tracts of land described by metes and bounds in **Exhibit A-1, Exhibit A-2, and Exhibit A-3**, other than Conservative Investments, Inc., a Texas corporation.
4. Prior to annexation of the Land into the City, the Petitioner agrees that it will negotiate and enter into a written agreement with the City for the provision of services in the area in accordance with Section 43.0672, Texas Local Government Code.

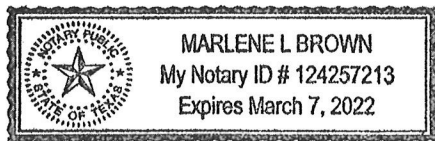
Respectfully submitted this 31st day of January, 2022.

REDBIRD MEADOW DEVELOPMENT,
LLC
a Texas limited liability company

By: _____
Name: Ronnie Matthews
Title: Member/Manager

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on this 31st day of January, 2022,
by Ronnie Matthews Member/Manager of REDBIRD MEADOW DEVELOPMENT,
LLC, a Texas limited liability company, on behalf of said limited liability company.



Marlene L Brown
Notary Public, State of Texas

(NOTARY SEAL)

EXHIBIT A-1

METES AND BOUNDS DESCRIPTION
279.29 ACRES OUT OF THE
ZACHARIAH LANDRUM SURVEY, A-22
MONTGOMERY COUNTY, TEXAS

A tract of land containing 279.29 acres (12,166,237 square feet) out of the Zachariah Landrum Survey, Abstract No. 22, Montgomery County, Texas, being a portion of a 388.5 acre tract, conveyed to Redbird Development, LLC, as recorded under Clerk's File (C.F.) No. 2021049974 of the Official Public Records Montgomery County (O.P.R.M.C.), said 279.29 acres being more particularly described by metes and bounds as follows with all bearings be based on the Texas Coordinate System, Central Zone, NAD 83, 2001 Adjustment:

BEGINNING at a north corner of the herein described tract, being the intersection of the approximate centerline of said Old Dobbin Road and the approximate centerline of Old Plantersville Road;

THENCE with and adjoining said approximate centerline of Old Plantersville Road, the following five (5) courses and distances:

1. SOUTH 50 degrees 02 minutes 03 seconds EAST, 484.20 feet, to a northerly corner of the herein described tract;
2. SOUTH 49 degrees 34 minutes 13 seconds EAST, 603.77 feet, to a northerly corner of the herein described tract;
3. SOUTH 49 degrees 43 minutes 52 seconds EAST, 594.81 feet, to a northerly corner of the herein described tract;
4. SOUTH 49 degrees 49 minutes 14 seconds EAST, 503.40 feet, to a northerly corner of the herein described tract;
5. EASTERLY along a curve to the left, through a central angle of 40 degrees 04 minutes 17 seconds, to a northerly corner of the herein described tract, lying in a westerly line of the City of Montgomery City Limit, said curve having a radius of 1,540.00 feet an arc length of 1,077.04 feet, and a long chord bearing and distance of SOUTH 69 degrees 51 minutes 23 seconds EAST, 1,055.23 feet;

THENCE SOUTH 01 degree 33 minutes 44 seconds EAST, 511.01 feet, with and adjoining said westerly line of the City of Montgomery City Limit, to a northerly corner of the herein described tract;

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THENCE NORTH 88 degrees 26 minutes 15 seconds EAST, 797.59 feet, with and adjoining a southerly line of the City of Montgomery City Limit, to the northeast corner of the herein described tract;

THENCE SOUTH 03 degrees 00 minute 07 seconds EAST, 1,215.74 feet, with and adjoining the east right-of-way line of Womack Cemetery Road, to the northeast corner of a called 18.43 acre tract conveyed to Van Stovall and Jeanne Stovall as recorded under Clerk's File No. 99050272 of the Official Public Records of Real Property, Montgomery County, Texas (O.P.R.R.P.M.C.), lying at the intersection to the east right-of-way line and the south right-of-way line of Womack Cemetery Road, lying in the west line of a called 10.758 acre tract conveyed to Ford Hal Bazar as recorded under Clerk's File No. 2001-040245 of the O.P.R.R.P.M.C., for the southeast corner of the herein described tract;

THENCE with and adjoining the south right-of-way of Womack Cemetery Road, the following six (6) courses and distances:

1. SOUTH 71 degrees 44 minutes 11 seconds WEST, 497.65 feet, to the northwest corner of said called 18.43 acre tract, also being the northeast corner of a called 8.0793 acre tract conveyed to Samuel Scheler and wife Tanya Scheler as recorded under Clerk's File No. 2013100439 of the O.P.R.M.C., for a southerly corner of the herein described tract;
2. SOUTH 71 degrees 58 minutes 44 seconds WEST, 493.64 feet, along the north line of said called 8.0793 acre tract and the north line of a called 9.434 acre tract conveyed to Micah D. Tomlinson and spouse Diane Tomlinson, as recorded under Clerk's File No. 2006-009043 of the O.P.R.R.P.M.C., to a southerly corner of the herein described tract;
3. SOUTH 75 degrees 35 minutes 39 seconds WEST, 604.23 feet, along the north line of said called 9.434 acre tract and the north line of a called 15.1045 acre tract conveyed to Lester W. Gallatin and wife Cynthia Gallatin as recorded under Clerk's File No. 2003-152894 of the O.P.R.R.P.M.C., to a southerly corner of the herein described tract;
4. SOUTH 59 degrees 21 minutes 52 seconds WEST, 55.10 feet, to a north corner of a called 2.221 acre tract conveyed to 11845 Womack Cemetery Road Joint Venture as recorded under Clerk's File No. 2018057068 of the O.P.R.M.C., also being a southerly corner of the herein described tract;
5. SOUTH 35 degrees 03 minutes 48 seconds WEST, 625.59 feet, to a southwest corner of said called 2.221 acre tract, lying in the north line of said called 49.956 acre tract, also being a southerly corner of the herein described tract;
6. SOUTH 87 degrees 25 minutes 18 seconds WEST, 373.13 feet, to a non-tangent curve and southerly corner of the herein described tract, lying in a southerly line of the City of Montgomery Extraterritorial Jurisdiction;

EXHIBIT A-1

THENCE NORTHWESTERLY along a curve to the right, through a central angle of 03 degrees 40 minutes 37 seconds, to a southerly line of said 388.5 acre tract, said curve having a radius of 2,640.00 feet, an arc length of 169.42 feet, and a long chord bearing and distance of NORTH 54 degrees 55 minutes 37 seconds WEST, 169.40 feet;

THENCE NORTH 00 degree 05 minutes 49 seconds EAST, 894.74 feet, with and adjoining said southerly line of the 388.5 acre tract, to a southerly corner of the herein described tract;

THENCE SOUTH 87 degrees 23 minutes 22 seconds WEST, 677.53 feet, with and adjoining said southerly line of the 388.5 acre tract, to a southerly corner of the herein described tract;

THENCE SOUTH 12 degrees 17 minutes 49 seconds WEST, 86.97 feet, with and adjoining said southerly line of the 388.5 acre tract, to a non-tangent curve and southerly corner of the herein described tract, lying in a westerly line of the City of Montgomery Extraterritorial Jurisdiction;

THENCE NORTHERLY along a curve to the right, with and adjoining a westerly line of the City of Montgomery Extraterritorial Jurisdiction, through a central angle of 18 degrees 03 minutes 22 seconds, to a non-tangent curve and southerly corner of the herein described tract, said curve having a radius of 2,640.00 feet, an arc length of 831.97 feet, and a long chord bearing and distance of NORTH 21 degrees 16 minutes 18 seconds WEST, 828.53 feet;

THENCE WESTERLY along a curve to the right, with and adjoining a westerly line of the City of Montgomery Extraterritorial Jurisdiction, through a central angle of 55 degrees 07 minutes 41 seconds, to the southwest corner of the herein described tract, lying in a westerly line of said 388.5 acre tract, said curve having a radius of 2,638.90 feet, an arc length of 2,539.06 feet, and a long chord bearing and distance of NORTH 82 degrees 17 minutes 39 seconds WEST, 2,442.25 feet;

THENCE NORTH 07 degrees 47 minutes 11 seconds WEST, 604.15 feet, with and adjoining said westerly line of the 388.5 acre tract, to a westerly corner of the herein described tract;

THENCE NORTH 86 degrees 39 minutes 25 seconds EAST, 1,710.81 feet, with and adjoining the southerly line of a 44.201 acre tract, conveyed to Promocon USA, LLC as recorded under Clerk's File No. 2019008141 of the O.P.R.M.C., to the southeast corner of said 44.201 acre tract;

THENCE NORTH 03 degrees 01 minute 49 seconds WEST, 1,436.78 feet, with and adjoining an east line of said 44.201 acre tract, to the northwest corner of the herein described tract, lying in the approximate centerline of Old Dobbin Road:

EXHIBIT A-1

THENCE with and adjoining the approximate centerline of said Old Dobbin Road, the following three (3) courses and distances:

1. NORTH 63 degrees 02 minutes 56 seconds EAST, 319.69 feet, to a northerly corner of the herein described tract;
2. NORTH 65 degrees 05 minutes 57 seconds EAST, 303.42 feet, to a northerly corner of the herein described tract;
3. NORTH 62 degrees 20 minutes 23 seconds EAST, 242.77 feet, to the POINT OF BEGINNING, containing 279.30 acres (12,166,237 square feet) of land.

This document was prepared from record information only and was prepared under the authority of Stephen P. Matovich, RPLS 5347, on December 6, 2021. This document is not to be relied upon as a complete survey and has not been monumented.

This document was prepared under 22 TAC §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.



EXHIBIT A-2

METES AND BOUNDS DESCRIPTION
98.75 ACRES OUT OF THE
ZACHARIAH LANDRUM SURVEY, A-22
MONTGOMERY COUNTY, TEXAS

A tract of land containing 98.75 acres (4,301,583 square feet) out of the Zachariah Landrum Survey, Abstract No. 22, Montgomery County, Texas, being a portion of a 388.5 acre tract, conveyed to Redbird Development, LLC, as recorded under Clerk's File (C.F.) No. 2021049974 of the Official Public Records Montgomery County (O.P.R.M.C.), said 98.75 acres being more particularly described by metes and bounds as follows with all bearings be based on the Texas Coordinate System, Central Zone, NAD 83, 2001 Adjustment:

BEGINNING at a southwesterly corner of said 388.5 acre tract, also being the southeast corner of a 29.510 acre tract conveyed to Eco World Construction LLC by deed as recorded under Clerk's File No. 2017075464 of the O.P.R.M.C., lying in the northerly line of a called 251.96 acre tract conveyed of Steven L. Havens as recorded under Clerk's File No. 9403259 of the Official Public Records of Real Property, Montgomery County, Texas (O.P.R.R.P.M.C.);

THENCE NORTH 01 degree 03 minutes 09 seconds WEST, 936.63 feet, with and adjoining the east line of said 29.510 acre tract, to the northeast corner of said 29.510 acre tract, also being the southeast corner of a 18.285 acre tract conveyed to Cullan Morris Cotton and spouse Angela Carolyn Cotton, as recorded under Clerk's File No. 2013123600 of the O.P.R.M.C.;

THENCE NORTH 01 degree 18 minutes 35 seconds WEST, 538.33 feet, with and adjoining the east line of said 18.285 acre tract, to the northeast corner of said 12.285 acre tract;

THENCE with and adjoining the north line of said called 18.285 acre tract, the following two (2) courses and distances:

1. SOUTH 86 degrees 44 minutes 07 seconds WEST, 713.98 feet, to a northerly corner of said 18.285 acre tract;
2. SOUTH 84 degrees 52 minutes 41 seconds WEST, 788.26 feet, westerly corner of the herein described tract lying in the approximate centerline of Spring Branch Road;

EXHIBIT A-2

THENCE NORTH 07 degrees 58 minutes 17 seconds WEST, 60.07 feet, with and adjoining said approximate centerline of Spring Branch Road, to a westerly corner of the herein described tract;

THENCE NORTH 84 degrees 52 minutes 41 seconds EAST, 792.22 feet, with and adjoining a westerly line of said 388.5 acre tract, at 53.58 feet passing the southwest corner of a called 5.74 acre tract conveyed to Ty Russell as recorded under Clerk's File No. 2002-029580 of the O.P.R.R.P.M.C., to the southeast corner of said 5.74 acre tract, also being the southwest corner of a called 14.929 acre tract conveyed to Carl M Wilson, Jr. as recorded under Clerk's File No. 2012019241 of the O.P.R.M.C.;

THENCE NORTH 86 degrees 44 minutes 07 seconds EAST, 717.13 feet, with and adjoining the south line of said 14.929 acre tract, to the southeast corner of said 14.929 acre tract and a westerly corner of the herein described tract;

THENCE NORTH 07 degrees 47 minutes 11 seconds WEST, 560.93 feet, with and adjoining a westerly line of said 388.5 acre tract, to a non-tangent curve and southerly line of the City of Montgomery Extraterritorial Jurisdiction and northwest corner of the herein described tract;

THENCE EASTERLY along a curve to the left, through a central angle of 55 degrees 07 minutes 41 seconds, with and adjoining said southerly line of City of Montgomery Extraterritorial Jurisdiction, to a non-tangent curve and northeast corner of the herein described tract, said curve having a radius of 2,638.90 feet, an arc length of 2,539.06 feet, and a long chord bearing and distance of SOUTH 82 degrees 17 minutes 39 seconds EAST, 2,442.25 feet;

THENCE SOUTHERLY along a curve to the left, through a central angle of 18 degrees 03 minutes 22 seconds, with and adjoining said southerly line of City of Montgomery Extraterritorial Jurisdiction, to an easterly corner of the herein described tract, lying in a southerly line of said 388.5 acre tract, said curve having a radius of 2,640.00 feet, an arc length of 831.97 feet, and a long chord bearing and distance of SOUTH 21 degrees 16 minutes 18 seconds EAST, 828.53 feet;

THENCE SOUTH 12 degrees 17 minutes 49 seconds WEST, 941.97 feet, with and adjoining said southerly line of the 388.5 acre tract, to a southerly corner of the herein described tract, lying in said northerly line of the 251.96 acre tract;

EXHIBIT A-2

THENCE SOUTH 88 degrees 19 minutes 34 seconds WEST, 2,414.45 feet, with and adjoining said northerly line of the 251.96 acre tract, to the POINT OF BEGINNING, containing 98.75 acres (4,301,583 square feet) of land. This document was prepared from record information only and was prepared under the authority of Stephen P. Matovich, RPLS 5347, on December 6, 2021.

This document was prepared under 22 TAC §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.



METES AND BOUNDS DESCRIPTION
0.1615 ACRE OUT OF THE
ZACHARIAH LANDRUM SURVEY, A-22
MONTGOMERY COUNTY, TEXAS

A tract of land containing 0.1615 acre (7,036 square feet) out of the Zachariah Landrum Survey, Abstract No. 22, Montgomery County, Texas, being a portion of a 388.5 acre tract, conveyed to Redbird Development, LLC, as recorded under Clerk's File (C.F.) No. 2021049974 of the Official Public Records Montgomery County (O.P.R.M.C.), said 0.1615 acre being more particularly described by metes and bounds as follows with all bearings be based on the Texas Coordinate System, Central Zone, NAD 83, 2001 Adjustment:

BEGINNING at a southerly corner of said 388.5 acre tract, lying in the southerly line of Womack Cemetery Road, lying in a northerly line of a 49.956 acre tract conveyed to Scott T. Kammerer and wife, Kimberly K. Kammerer, as recorded under Clerk's File No. 2006-111859 of the Official Public Records of Real Property, Montgomery County, Texas (O.P.R.R.P.M.C.), from which the northwest corner of said 49.956 acre tract bears SOUTH 87 degrees 25 minutes 18 seconds WEST, 743.11 feet;

THENCE NORTH 00 degree 05 minutes 49 seconds EAST, 103.59 feet, with and adjoining a southerly line of said 388.5 acre tract, to a southerly line of the City of Montgomery Extraterritorial Jurisdiction boundary;

THENCE SOUTHEASTERLY along a curve to the left, through a central angle of 03 degrees 40 minutes 37 seconds, with and adjoining a southerly boundary line of the City of Montgomery Extraterritorial Jurisdiction boundary, to the southeast corner of the herein described tract, lying in said southerly line of Womack Cemetery Road, said curve having a radius of 2,640.00 feet, an arc length of 169.42 feet, and a long chord bearing and distance of SOUTH 54 degrees 55 minutes 37 seconds EAST, 169.40 feet;

THENCE SOUTH 87 degrees 25 minutes 18 seconds WEST, 138.95 feet, with and adjoining said southerly line of Womack Cemetery Road, to the POINT OF BEGINNING, containing 0.1615 acre (7,036 square feet) of land. This document was prepared from record information only and does not reflect an on the ground survey and was prepared under the authority of Stephen P. Matovich, RPLS 5347, on December 6, 2021.

This document was prepared under 22 TAC §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.

