

**PETITION FOR RELEASE OF AN AREA FROM THE
EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY**

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

FORT BEND COUNTY, Texas (the “Petitioner”), a political subdivision of the state of Texas, acting pursuant to the provisions of Subchapter D, Chapter 42, Texas Local Government Code, together with all amendments and additions thereto, respectfully petitions the Honorable Mayor and City Council to release the 10.783 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 Houston, Texas (the “City”), and in support of this petition the Petitioner represents, covenants, and agrees as follows:

I.

The Petitioner represents that Petitioner owns in fee simple a majority in value of the Land, as indicated by the certificate of ownership provided by Fort Bend Central Appraisal District, attached hereto as **Exhibit C**.

II.

The Petitioner represents that the Land is 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 program is conducted.

III.

The Petitioner represents that the Land has not been voluntarily annexed into the extraterritorial jurisdiction 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 (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.

SIGNED this _____ day of _____, 2024.

FORT BEND COUNTY, TEXAS,
a political subdivision of the state of Texas

By: _____
KP George, County Judge

Address: Office of the Fort Bend County Judge
401 Jackson St., 1st Floor
Richmond, Texas 77469

Date of Birth: _____ N/A

Voter Registration Number: _____ N/A

Voter County of Registration: _____ N/A

ATTEST:

By: _____
Laura Richard, County Clerk

Exhibit A: Description of the Land

METES AND BOUNDS DESCRIPTION OF 10.78 ACRES OF LAND OUT OF THE H. D. BROWN SURVEY, A-406 FORT BEND COUNTY, TEXAS

All that certain 10.78 acres of land out of the 71.3364 acre tract described in the deed from James W. Smith, Jr., Trustee to Rodman S. Peddie, et al, recorded under Volume 659, Page 127 in the Deed Records of Fort Bend County, Texas, out of the H. D. Brown Survey, A-406, Fort Bend County, Texas, and being more particularly described by metes and bounds as follows: (All bearings based on the record bearing of N 84° 46' 46" E in the north line of said 71.3364 acre tract);

Commencing at a Corps of Engineers concrete monument found for the southeast corner of the 42.2 acre tract of land described in the Final Judgement to the United States of America, recorded under Volume 225, Page 26, in the Deed Records of Fort Bend County, Texas; Thence S 84° 46' 46" W - 592.75' along the south line of said 42.2 acre tract to a 1/2" iron pipe found for the northeast corner and POINT OF BEGINNING of the herein described tract in the north line of the aforesaid 71.3364 acre tract;

THENCE S 13° 44' 52" E - 736.05' along the west line of the 7.681 acre tract of land described in the deed from Lloyd Estate Trustee to Houston Lighting & Power Company, recorded under Volume 739, Page 571 in the Deed Records of Fort Bend County, Texas, to a 1/2" iron pipe found for the southeast corner of the herein described tract in the north right-of-way line of State F.M. Highway 1093 (100' R.O.W.)

THENCE S 84° 58' 55" W - 702.29' along said north right-of-way line to a 5/8" iron rod set for the southwest corner of the herein described tract;

THENCE N 05° 01' 05" W - 725.44' to a 5/8" iron rod set for the northwest corner of the herein described tract in the aforesaid north line of the 71.3364 acre tract;

THENCE N 84° 46' 46" E - 590.59' along said north line to the POINT OF BEGINNING of the herein described tract and containing 10.78 acres (469,700 square feet) of land.

Prepared by:
G.P. SURVEYORS
a division of
Pate Engineers, Inc.

Job No. 279-002-52
Original Issue date:
December 10, 1992

STATE OF TEXA
REGISTERED
ROCKY J. BRADSHAW
477
Rocky J. Bradshaw
Certification Date
December 10, 1992

THIS LEGAL DESCRIPTION IS BASED ON THE SURVEY BY G.P. SURVEYORS CERTIFIED
DECEMBER 10, 1992.

[illegible]

Exhibit C: Certificate of Ownership



FORT BEND CENTRAL APPRAISAL DISTRICT
2801 B. F. Terry Blvd., Rosenberg, Texas 77471-5600
Phone 281.344.8623
Website www.fbcad.org

Ownership Certificate

Re: 10.78 acre De-annexation tract

Date: September 18, 2024

Certificate No. 1228

The 2024 FBCAD appraisal roll for the land described in the legal description attached has an ownership(s) of:

1. County of Fort Bend, Texas

Ownership is based on Instrument #:

1. Volume 2476 Page 1402

Existing or Parent Accounts on Last Certified Roll (2024) with Appraisal Values:

	Market Value	Ag Value
1. 0406-02-000-0020-914	\$5,636,490	

Name: Maggie Dalton

Organization: Fort Bend County Engineering

A handwritten signature in cursive script, appearing to read "Sue Gore".

Sue Gore

Senior Research Associate

Certificate Cost: \$20.00

Cert 1228

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