

PETITION FOR CONSENT TO ANNEXATION OF LAND
INTO LIBERTY COUNTY MUNICIPAL MANAGEMENT DISTRICT NO. 1

THE STATE OF TEXAS §

COUNTY OF LIBERTY §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF PLUM GROVE,
TEXAS:

The undersigned (the "Owner"), being the owner of the land described on Exhibit "A" attached hereto, respectfully petitions the City of Plum Grove, Texas (the "City") for its consent to the annexation of land into Liberty County Municipal Management District No. 1 (the "District"). In support of this Petition, the Owner would show the following:

I.

The land sought to be added to the District (the "Property") is described by metes and bounds in Exhibit "A," attached hereto and made a part hereof for all purposes.

II.

Currently, a portion of the Property, as depicted in Exhibit "A", lies within the extraterritorial jurisdiction of the City of Plum Grove.

III.

The Owner is the holder of title to the Property as shown by the Liberty County Tax Rolls and conveyances of record.

IV.

The District has been created pursuant to House Bill 4341, 85th Legislature, 2017, Regular Session, codified as Chapter 3795, Texas Special Districts Local Laws Code, under the terms and provisions of Article XVI, Section 59, and Article III, Section 52, of the Texas Constitution, Chapter 49, Texas Water Code, and Chapter 375 of the Local Government Code, together with all amendments and additions thereto.

V.

The general nature of the work or services to be provided by the District is (i) the providing of supplemental law enforcement services; (ii) the providing of firefighting services; (iii) the providing of maintenance and improvement of the roads and/or drainage facilities serving the District; and (iv) encouraging economic development in the District, including the creation of commercial/retail development within the District (collectively, "Public Services and Economic Development").

VI.

There is a necessity for the improvements above described because the Property is located within an area that is experiencing substantial and sustained residential and commercial growth, is urban in nature and is not supplied with adequate water, sanitary sewer and drainage facilities and roads. The health and welfare of the future inhabitants of the Property require the Public Services and Economic Development. The purchase, construction, extension, improvement, maintenance and operation of such Public Services and Economic Development will conserve and preserve the natural resources of this State by promoting and protecting the purity and sanitary condition of the State's waters and will promote and protect the public health and welfare of the community; therefore, a public necessity exists for the inclusion of the Property within the District.

VII.

Said proposed improvements are practicable and feasible, in that the terrain of the Property is of such a nature that a waterworks system and sanitary and storm sewer systems and roads can be constructed at a reasonable cost; and said land will be rapidly developed for commercial and residential purposes.

VIII.

A preliminary investigation has been instituted to determine the cost of the project attributable to the Property, and it is now estimated by those filing this Petition, from such information as they have at this time, that the ultimate cost of the project contemplated will be approximately \$ 21,000,000.

WHEREFORE, the undersigned respectfully pray that this Petition be granted in all respects and that the City Council of the City adopt a resolution giving its written consent to the addition of the Property to the District.

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"OWNER"

COLONY RIDGE DEVELOPMENT, LLC.
a Texas limited liability company

By: 

Name: John Harris

Title: Pres, Mgr

EXHIBIT “A”



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

1,500.000 ACRES

**IN THE THOMAS E. FOSTER SURVEY, ABSTRACT NO. 929
THE H & T.C. RR. CO. SURVEY, ABSTRACT NO. 228
AND THE RUBEN BARROW JR. SURVEY, ABSTRACT NO. 136,
LIBERTY COUNTY, TEXAS**

BEING a 1,500.000 acre tract of land situated in the Thomas E. Foster Survey, Abstract No. 929, the H. & T.C. RR. Co. Survey, Abstract No. 228, and the Ruben Barrow, Jr. Survey, Abstract No. 136, Liberty County, Texas, being a portion of that certain called 3,126.843 acre tract described in instrument to CR Farms, LLC., recorded in Clerk's File No. 2018-064767 of the Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 1,500.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the apparent common line between said H&TC RR Co. Survey, Abstract No. 228, and the Ann Holhousen Survey, Abstract No. 208, and in the common line of said 3,126.843 acre tract and a called 5,793.857 acre tract described in instrument to Colony Ridge Development, LLC, recorded in Clerk's File No. 2018-010778, O.P.R.L.C.T. for the most southeasterly corner of the herein described 1,500.000 acre tract;

THENCE South 88°28'10" West, 536.20 feet, with said apparent common line between said H&TC RR Co. Survey, Abstract No. 228, and said Ann Holhousen Survey, and with the common line of said 3,126.843 acre tract and said 5,793.857 acre tract, to a fence corner post found for the common northerly corner of said 5,793.857 acre tract and a called 269.05 acre tract described as "Tract 2" in instrument to Calvin Nelson, recorded in Volume 1954, Page 102, O.P.R.L.C.T., being an angle corner in a southerly line of the herein described 1,500.000 acre tract;

THENCE South 86°00'49" West, 3,023.13 feet, continuing along the apparent southerly line of said H&TC RR Co. Survey, Abstract No. 228, along the apparent southerly line of said Foster Survey, common to the apparent northerly line of said Holshousen Survey, and with the common line of said 3,126.843 acre tract and said 269.05 acre tract, to a ½ inch iron rod with cap stamped "1962" found for the apparent common southerly corner of said Foster Survey and said Barrow Survey, for the common northerly corner of said 269.05 acre tract and Camino Real, Section 4, as shown on the map or plat thereof, recorded in Clerk's File No. 2016-019631, O.P.R.L.C.T., being an angle corner in a southerly line of the herein described 1,500.000 acre tract;

THENCE South 85°33'02" West, 822.27 feet, along the apparent common line of said Holshousen Survey and said Barrow Survey, and with the common line of said 3,126.843 acre tract and said Camino Real, Section 4, to a cross tie found for an angle corner in said common line, being an angle corner in a southerly line of the herein described 1,500.000 acre tract;

THENCE South 85°54'28" West, 1,776.43 feet, continuing along the apparent common line of said Holshousen Survey and said Barrow Survey, and continuing with the common line of said 3,126.843 acre tract and said Camino Real, Section 4, to a fence corner post found for the common northerly corner of said Camino Real, Section 4, and a called 20.0 acre tract described in said instrument to Calvin Nelson, being an angle corner in a southerly line of the herein described 1,500.000 acre tract;

THENCE South 85°54'20" West, 8,368.94 feet, along the apparent common line of said Barrow Survey and said Holshousen Survey, and with the northerly line of said 20.0 acre tract, the northerly line of Camino Real, Section 2, as shown on the map or plat thereof, recorded in Clerk's File No. 2015-012997, O.P.R.L.C.T., common to the southerly line of said 3,126.843 acre tract, to a 3/8 inch iron rod found for the northwesterly corner of said Camino Real, Section 2, being an angle corner in a southerly line of the herein described 1,500.000 acre tract;

THENCE South 85°57'26" West, 178.97 feet, continuing along the apparent common line of said Barrow Survey and said Holshousen Survey, with the southerly line of said 3,126.843 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for a common corner of said 3,126.843 acre tract and a called 4.538 (net) acre tract described in instrument to Nobel Wayne Enloe and Paula K. Enloe, recorded in Volume 1950, Page 387, O.P.R.L.C.T., being a southwesterly corner of the herein described 1,500.000 acre tract, from which a 3/8 inch iron bolt found for reference bears North 04°22' East, 8.5 feet;

THENCE North 02°53'28" West, 620.06 feet, with the southerly east line of said 4.538 (net) acre tract and a called 1.5245 acre tract described in instrument to Jacob Clay and Mickie Clay, recorded in Clerk's File No. 2004-008632, O.P.R.L.C.T., and the northerly east line of said 4.538 (net) acre tract, common to a westerly line of said 3,126.843 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for a common corner of said 4.538 (net) acre tract and said 3,126.843 acre tract, being an interior corner of the herein described 1,500.000 acre tract;

THENCE South 85°41'32" West, 349.62 feet, with the common line of said 4.538 (net) acre tract and said 3,126.843 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for a common corner of same, being an interior corner of the herein described 1,500.000 acre tract;

THENCE South 02°45'20" East, 71.71 feet, with the common line of said 3,126.843 acre tract and said 4.538 (net) acre tract, to a 5/8 inch iron rod found for a common corner of said 3,126.843 acre tract and that certain called 2.5597 acre tract described in instrument to Nobel Wayne Enloe and Paula K. Enloe, recorded in Clerk's File No. 2006-015262, O.P.R.L.C.T., being a southeasterly corner of the herein described 1,500.000 acre tract;

THENCE South 83°12'57" West, 275.75 feet, with the common line of said 3,126.843 acre tract and said 2.5597 acre tract, to a 2 inch iron pipe found for a common corner of the same, being an interior corner of the herein described 1,500.000 acre tract;

THENCE South 03°28'22" East, 506.42 feet, with the westerly line of said 2.5597 acre tract and that certain called 0.6900 acre tract described in instrument to Cheri Lesa Jipson, recorded in Clerk's File No. 2003-016315, O.P.R.L.C.T., common with an easterly line of said 3,126.843 acre tract, to a 2 inch iron pipe found for a common corner of said 3,126.843 acre tract and said 0.6900 acre tract, being a southeasterly corner of the herein described 1,500.000 acre tract;

THENCE South 86°43'03" West, 310.87 feet, with a southerly line of said 3,126.843 acre tract to a 1/2 inch iron rod found for an interior corner of said 3,126.843 acre tract and the herein described 1,500.000 acre tract;

THENCE South 03°13'10" East, 34.31 feet, with an easterly line of said 3,126.843 acre tract, to a 5/8 inch iron rod found for a southeasterly corner of said 3,126.843 acre tract and the herein described 1,500.000 acre tract;

THENCE South 85°49'04" West, 1,966.45 feet, with a southerly line of said 3,126.843 acre tract to a 1 inch iron pipe found in arc of a curve to the left in the easterly margin of Plum Grove Road for the most westerly southwest corner of said 3,126.843 acre tract and the herein described 1,500.000 acre tract;

THENCE in a northerly direction, with a westerly line of said 3,126.843 acre tract and along the arc of said curve to the left in the easterly margin of said Plum Grove Road, having of radius of 2,698.67 feet, a central angle of 03°11'10", and a chord that bears North 07°25'23" West, 150.05 feet to a 5/8 inch iron rod found for a common corner of said 3,126.843 acre tract and that certain called 26.884 (net) acre tract described in instrument to T. Watrous Garret, Jr., and Claire Garret, recorded in Clerk's File No. 2006-017116, O.P.R.L.C.T., being the most westerly northwest corner of the herein described 1,500.000 acre tract;

THENCE North 85°49'22" East, 447.06 feet, with the common line of said 3,126.843 acre tract and said 26.884 (net) acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for a common corner of the same, being an interior corner of the herein described 1,500.000 acre tract;

THENCE North 84°32'30" East, 935.22 feet, continuing with said common line, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for a common corner of the same, being an interior corner of the herein described 1,500.000 acre tract;

THENCE North 47°38'58" East, 1,522.00 feet, continuing with said common line, to a 60D nail found at a fence corner for a common corner of the same, being an interior corner of the herein described 1,500.000 acre tract;

THENCE North 02°55'10" West, 226.99 feet, with the common line of said 3,126.843 acre tract and said 26.884 (net) acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for a common corner of said 3,126.843 acre tract and that certain called 31.22 acre tract described in said instrument to T. Watrous Garret, Jr., being a northwesterly corner of the herein described 1,500.000 acre tract;

THENCE North 86°07'48" East, 887.82 feet, with the common line of said 3,126.843 acre tract and said 31.22 acre tract to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the approximate center of Orange Branch for a common corner of the same, being an interior corner of the herein described 1,500.000 acre tract;

THENCE Northeasterly, continuing with said common line and with the meanders of said Orange Branch the following eighteen (18) courses and distances:

- 1) North 08°34'14" East, 92.56 feet, to a calculated point for corner;
- 2) North 29°09'56" East, 97.27 feet, to a calculated point for corner;
- 3) North 55°08'36" East, 43.79 feet, to a calculated point for corner;
- 4) North 69°50'54" East, 34.92 feet, to a calculated point for corner;
- 5) North 86°22'07" East, 44.02 feet, to a calculated point for corner;
- 6) North 33°24'01" East, 29.57 feet, to a calculated point for corner;
- 7) North 24°50'25" East, 48.12 feet, to a calculated point for corner;
- 8) North 20°53'30" East, 42.45 feet, to a calculated point for corner;
- 9) North 37°25'37" East, 53.59 feet, to a calculated point for corner;
- 10) North 42°47'36" East, 44.16 feet, to a calculated point for corner;
- 11) North 60°57'32" East, 66.13 feet, to a calculated point for corner;
- 12) North 82°03'04" East, 16.65 feet, to a calculated point for corner;
- 13) North 48°55'37" East, 19.98 feet, to a calculated point for corner;
- 14) North 04°20'27" East, 25.99 feet, to a calculated point for corner;
- 15) North 58°39'17" East, 136.70 feet, to a calculated point for corner;

- 16) North 34°51'11" East, 21.30 feet, to a calculated point for corner;
- 17) North 61°09'30" East, 85.66 feet, to a calculated point for corner;
- 18) North 40°42'31" East, 25.60 feet, to a fence corner post found in the southerly line of a called 60.0 acre tract described in instrument to Wheat Holdings, Ltd., recorded in Volume 319, Page 210, O.P.R.L.C.T., for a common corner of said 3,126.843 acre tract and said 31.22 acre tract, being a northwesterly corner of the herein described 1,500.000 acre tract;

THENCE North 87°29'47" East, 1,270.63 feet, with the common line of said 3,126.843 acre tract and said 60.0 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for a common corner of the same, being an interior corner of the herein described 1,500.000 acre tract;

THENCE North 02°24'41" West, 1,633.31 feet, continuing with said common line, to a concrete monument found for a common corner of the same, being an interior corner of the herein described 1,500.000 acre tract;

THENCE South 87°16'21" West, 1,819.76 feet, with the northerly line of said 60.0 acre tract and a called 1.1212 acre tract described in instrument to Johnnie Hall, recorded in Clerk's File No. 2004-015246, O.P.R.L.C.T., common with a southerly line of said 3,126.843 acre tract, to a 3/8 inch iron rod found for the common westerly corner of said 3,126.843 acre tract and said 1.212 acre tract, being a southwesterly corner of the herein described 1,500.000 acre tract;

THENCE North 03°05'41" West, 60.01 feet, with a westerly line of said 3,126.843 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southerly line of 59 Estates, as shown on the map or plat thereof, recorded in Volume 9, Page 150, O.P.R.L.C.T., for a northwesterly corner of said 3,126.843 acre tract and the herein described 1,500.000 acre tract;

THENCE North 87°17'05" East, 3,856.47 feet, with the southerly line of said 59 Estates and a called 1.732 acre tract described in instrument to C.C. Lilley, Inc., recorded in Volume 1557, Page 858, O.P.R.L.C.T., common to a northerly line of said 3,126.843 acre tract, to a ½ inch iron rod found for a common corner of said 3,126.843 acre tract and said 1.732 acre tract, being the northeasterly corner of the herein described 1,500.000 acre tract;

THENCE North 02°56'35" West, 1,044.91 feet, with the common line of said 3,126.843 acre tract and said 1.732 acre tract, to a 3/8 inch iron rod found (bent) for a northwesterly corner of said 3,126.843 acre tract and the herein described 1,500.000 acre tract;

THENCE South 89°48'37" East, 297.71 feet, with a northerly line of said 3,126.843 acre tract, to a 3/8 inch iron rod found for an interior corner of said 3,126.843 acre tract and the herein described 1,500.000 acre tract;

THENCE North 02°54'03" West, 460.30 feet, with a westerly line of said 3,126.843 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for a northwesterly corner of said 3,126.843 acre tract and the herein described 1,500.000 acre tract;

THENCE North 45°40'16" East, 404.29 feet, with a northwesterly line of said 3,126.843 acre tract, to a 3/8 inch iron rod found in the apparent common line of said Foster Survey and the James Humphries Survey, Abstract No. 212, in a southerly line of that certain called 3,498.89 acre tract described in instrument to Forestar (USA) Real Estate Group, Inc., recorded in Clerk's File No. 2017-010989, O.P.R.L.C.T., for a northwesterly corner of said 3,126.843 acre tract and the herein described 1,500.000 acre tract;

THENCE North 86°55'50" East, 8146.42 feet, along said apparent common line of said Foster Survey and said Humphries Survey, and with the common line of said 3,126.843 acre tract and said 3,498.89 acre tract, to a 4 inch x 4 inch concrete monument found for the apparent common northerly corner of said Foster Survey and said H&TC RR Co. Survey, Abstract No. 228, for a common corner of said 3,126.843 acre tract and said 3,498.89 acre tract, being an angle point in a northerly line of the herein described 1,500.000 acre tract;

THENCE North 87°17'27" East, 1,485.99 feet, along the apparent common line of said H&TC RR Co. Survey, Abstract No. 228 and said Humphries Survey, the common line between said 3,126.843 acre tract and said 3,498.89 acre tract, to a calculated point for the northeasterly corner of the herein described 1,500.000 acre tract;

THENCE South 02°42'33" East, 5,107.18 feet, over and across said 3,126.843 acre tract, to the **PLACE OF BEGINNING**;

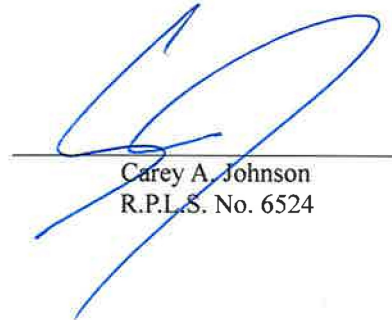
CONTAINING a computed area of 1,500.000 of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground in July, 2018 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number C69-889plumgrove.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

April 5, 2019
Date




Carey A. Johnson
R.P.L.S. No. 6524

L2	S 85°41'32" W	349.62'
L3	S 85°41'32" W	349.62'
L4	S 85°41'32" W	349.62'
L5	S 85°41'32" W	349.62'
L6	S 85°41'32" W	349.62'
L7	S 85°41'32" W	349.62'
L8	S 85°41'32" W	349.62'
L9	S 85°41'32" W	349.62'
L10	S 85°41'32" W	349.62'
L11	S 85°41'32" W	349.62'
L12	S 85°41'32" W	349.62'
L13	S 85°41'32" W	349.62'
L14	S 85°41'32" W	349.62'
L15	S 85°41'32" W	349.62'
L16	S 85°41'32" W	349.62'
L17	S 85°41'32" W	349.62'
L18	S 85°41'32" W	349.62'
L19	S 85°41'32" W	349.62'
L20	S 85°41'32" W	349.62'
L21	S 85°41'32" W	349.62'
L22	S 85°41'32" W	349.62'
L23	S 85°41'32" W	349.62'
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L32	S 85°41'32" W	349.62'
L33	S 85°41'32" W	349.62'
L34	S 85°41'32" W	349.62'

