PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

TO THE MAYOR OF THE GOVERNING BODY OF THE CITY OF LEAGUE CITY, TEXAS:

The undersigned owners of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three qualified voters reside, hereby waive the requirement to be offered a development agreement pursuant to Section 43.016, Texas Local Government Code, and petition your honorable Body to extend the present city limits so as to include as part of the City of League City Texas, the following described territory, to wit:

That certain tract of land containing 80.45 acres of land, located in Galveston County, Texas, amore particularly described in **Exhibit A** attached hereto ("Property").

We certify that, to our actual knowledge, the Property is contiguous and adjacent to the City of City of League City, Texas, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

[Execution Pages Follow]

	MARTRON, LLC,
	a Texas limited liability company -
	By: Jack Fields Title: Manager
	DOB or Voter Registration No. $\frac{3-31-52}{3-31-1952}$
THE STATE OF TEXAS	3-31-1952
COUNTY OF FORT Dend	
	efore me on the 3rd day of 4pril, 2025 by n, LLC, a Texas limited liability company, on behalf of
said limited liability company.	Suis Mata
	Notary Public in and for
LUIS MATA Notary Public, State of Texas Comm. Expires 08-27-2028 Notary ID 135059870	fort Bend County, Texas.

	in her individual capacity Llen Sloyd Commons DOB or Voter Registration No. //15/59
THE STATE OF TEXAS	
COUNTY OF Harris	
This instrument was executed be Ellen Lloyd Cummins.	efore me on the 7th day of April, 2025 by Bude Lyn Curp Notary Public in and for
BRENDA LYN CRUMP Notary Public, State of Texas Comm. Expires 01-27-2028 Notary ID 132331715	Harris County, Texas.

J.A.C. INTERESTS, LTD., a Texas limited partnership

By: J.A.C. Interests Management, L.L.C., a Texas limited liability company,

its General Partner

By:

Name: James A. Cummins, Jr.

Its:

President

DOB or Voter Registration No. 6/3/58

THE STATE OF TEXAS

COUNTY OF Harris

This instrument was executed before me on the ______ day of ______, 2025 by James A. Cummins, Jr., President of J.A.C. Interests Management, L.L.C., a Texas limited liability company, general partner of J.A.C. Interests Ltd., a Texas limited partnership, on behalf of said limited liability company and limited partnership.

BRENDA LYN CRUMP

Notary Public, State of Texas

Comm. Expires 01-27-2028

Notary ID 132331715

Burdu Lyn Cunp Notary Public in and for

Harris County, Texas

Attachment:

Exhibit A

Property Description

EXHIBIT A

January 23, 2025 Revised February 24, 2025 S001-3082-020072

DESCRIPTION OF 80.45 ACRES

Being 80.45 acres of land located in the I.R. Lewis Survey, Abstract 15, Galveston County, Texas, being all of Lots 7, 8, 9, 10, 11, 12 of Block 14, and lots 6 and 7 of Block 4 Division E, of Galveston-Houston Interurban Land Company Subdivision, a subdivision of record in Volume 7, Page 33, of the Map Records of Galveston County, Texas (G.C.M.R.), more particularly being a portion of the remainder of that certain called 1,777.3392 acre tract described as "Tract III" in the deed to Martron LLC by an instrument of record under File Number 2013000636 of the Official Public Records of Galveston County, Texas (G.C.O.P.R.), said 80.45 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83, NA2011 (Epoch 2010.00)):

COMMENCING for reference at a 2-inch iron pipe with cap found for the southeast corner of said 1,777.3392 acre tract, same being the southwest corner of that certain called 1,324.530 acre tract described in the deed to RKD. Sr. Family-II, L.P. by an instrument of record in File Number 2021092053, G.C.O.P.R. and corrected in File Number 2024024743, G.C.O.P.R., said point lying on the north right-of-way line of F.M. 517 (width varies), from which an aluminum TxDOT disc found on the east line of said 1,777.3392 acre tract, common to the west line of said 1,324.530 acre tract bears North 03° 05' 31" West, 479.05 feet;

Thence, South 88° 49' 48" West, along the south line of said 1,777.3392 acre tract, common to the north right-of-way line of said F.M. 517, 739.06 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for the southeast corner the aforementioned Lot 7 Block 14, Division E of said Galveston-Houston Interurban Land Company Subdivision, and the POINT OF BEGINNING of the herein described tract;

Thence, South 88° 49' 48" West, continuing along said common line and the south line of said Block 14, 104.74 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner, the beginning of a curve;

Thence, continuing along said common line and 364.21 feet along the arc of a non-tangent curve to the left, having a radius of 2,865.12 feet, a central angle of 07° 17' 00", and a chord which bears South 85° 56' 38" West, 363.96 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, South 82° 17' 43" West, continuing along said common line, 2,742.76 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for the common south corner of the aforementioned Lot 12, Block 14 and Lot 8, Block 4, Division E of said Galveston-Houston Interurban Land Company Subdivision;

Thence, North 02° 30' 10" West, departing said common line and along the west line of said Lot 12, Block 14 common to the east line of said Lot 8, Block 4, 1,238.94 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for the common north corner of said Lot 12, Block 14 and said Lot 8, Block 4;

Thence, North 87° 29' 50" East, along the north line of Lots 7 through 12 of said Block 4, 3,200.00 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for the northeast corner of said Lot 7, Block 12, same being the northwest corner of Lot 11, Block 5, Division E of said Galveston-Houston Interurban Land Company Subdivision;

Thence, South 02° 30' 10" East, along the east line of said Lot 7, Block 14 and the west line of said Lot 11, Block 15, 982.83 feet to the POINT OF BEGINNING and containing 80.45 acres of land.

Benjamin Lowe, RPLS Texas Registration No. 6944 LJA Surveying, Inc.



80.45 ACRES (3.504,363 SQ. FEET)

BENJAMIN LOWE

6944

SESSION

SUBSTRICT

6944

FM 517

100' R.O.W.

80.45 ACRES
IN THE
IRA R. LEWIS SURVEY,
ABSTRACT 15
GALVESTON COUNTY, TEXAS

BLOCK 15

11

ALUMINUM DISC

P.O.B.

(S)

FND TXDOT

FND 2" IP W/ALUMINUM CAP

FEBRUARY 2025

C₁

I.R. LEWIS SURVEY,

ABSTRACT NO. 15

500

100

REMAINDER OF 1324.530 ACRES RKD. SR. FAMILY—II, L.P. F.N. 2021092053 CORRECTED IN F.N. 2024024743 G.C.O.P.R. 1500

JOB NO. 3082-020072



SURVEYING, INC.

N03°05'31"W 479.05'

P.O.C.

2011 E. Broadway Street Suite 130 Pearland, Texas 77581 Phone 281.930.0201

TBPELS Firm No. 10194382

(S) \$82°17'43"W 2742.76'

IOTES:

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1. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, NA2011 (EPOCH 2010.00).