

**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  
Name: Jack Fields  
Title: Manager

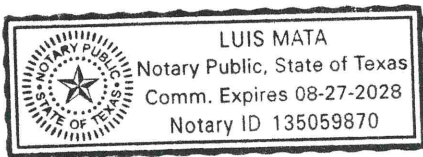
DOB or Voter Registration No. 3-31-52  
3-31-1952

THE STATE OF TEXAS

COUNTY OF fort Bend

This instrument was executed before me on the 3<sup>rd</sup> day of April, 2025 by Jack Fields, Manager of Martron, LLC, a Texas limited liability company, on behalf of said limited liability company.

Luis Mata  
Notary Public in and for  
fort Bend County, Texas.



**ELLEN LLOYD CUMMINS,**  
in her individual capacity

Ellen Lloyd Cummins

DOB or Voter Registration No. 1/15/59

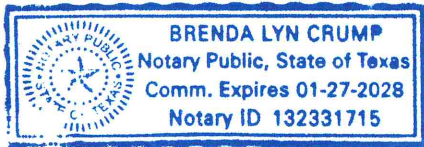
THE STATE OF TEXAS

COUNTY OF Harris

This instrument was executed before me on the 7th day of April, 2025 by  
Ellen Lloyd Cummins.

Brenda Lyn Crump  
Notary Public in and for

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

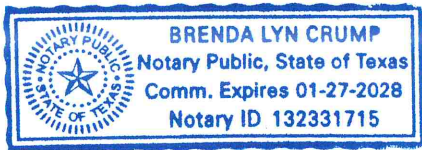
By: [Signature]  
Name: James A. Cummins, Jr.  
Its: President

DOB or Voter Registration No. 6/3/58

THE STATE OF TEXAS

COUNTY OF Harris

This instrument was executed before me on the 4th day of April, 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 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;

80.45 Acres

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Thence, South  $88^{\circ} 49' 48''$  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  $07^{\circ} 17' 00''$ , and a chord which bears South  $85^{\circ} 56' 38''$  West, 363.96 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, South  $82^{\circ} 17' 43''$  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  $02^{\circ} 30' 10''$  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  $87^{\circ} 29' 50''$  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;



80.45 Acres

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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.



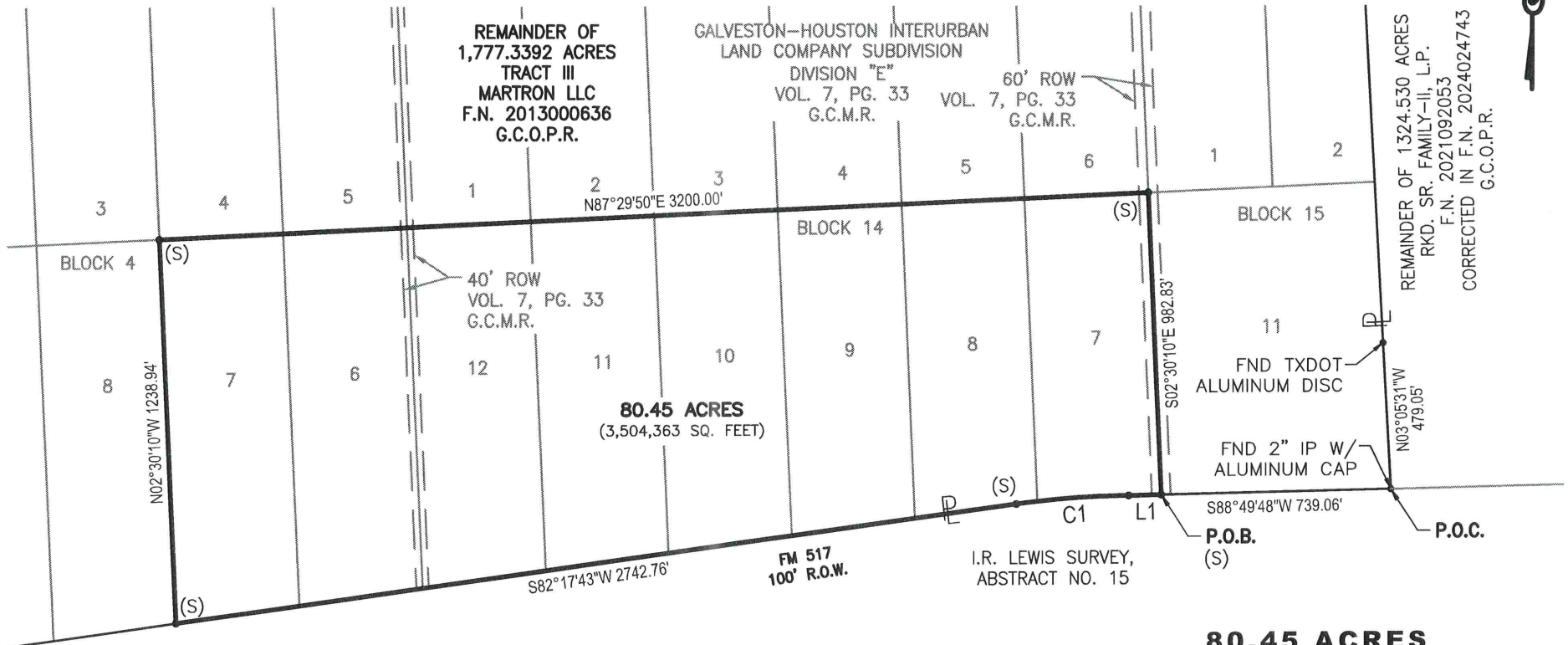
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2/20/2025

Line Table		
Line #	Direction	Length
L1	S88° 49' 48"W	104.74'

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	364.21'	2,865.12	7°17'00"	S85° 56' 38"W	363.96'

LEGEND:

P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCING  
G.C.O.P.R. OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY  
G.C.M.R. MAP RECORDS OF GALVESTON COUNTY  
R.O.W. RIGHT OF WAY  
P PROPERTY LINE  
(S) SET 5/8" IRON ROD W/ CAP  
STAMPED "LJA SURVEY"



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

**80.45 ACRES  
IN THE  
IRA R. LEWIS SURVEY,  
ABSTRACT 15  
GALVESTON COUNTY, TEXAS**  
FEBRUARY 2025 JOB NO. 3082-020072

**LJA SURVEYING, INC.**  
2011 E. Broadway Street Suite 130  
Pearland, Texas 77581 Phone 281.930.0201  
TBPELS Firm No. 10194382