



**City of Pattison**

*P.O. Box 223  
Pattison, TX 77466  
281-934-3715*

**Ordinance No. 154**

**AN ORDINANCE OF THE CITY OF PATTISON, TEXAS EXTENDING AND EXPANDING THE CITY OF PATTISON'S EXTRATERRITORIAL JURISDICTION BY THE REQUEST OF LAND OWNER(S) OF TERRITORY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Section 42.022(b) of the Texas Local Government Code, Expansion of Extraterritorial Jurisdiction, the land owner(s) of all the territory which is contiguous to the existing jurisdiction of the City of Pattison, Texas ("City") and as described in Exhibit "A" and shown on Exhibit "B" attached hereto, has been presented to the City requesting that the City extend and expand its extraterritorial jurisdiction to include all of the territory described in Exhibit "A" and shown on Exhibit "B" attached to this Ordinance and incorporated and adopted in it's entirety as part of this Ordinance for all purposes; and

**WHEREAS**, the City has reviewed and approved the land owner's Petition to be included in the City's extraterritorial jurisdiction at its April 14, 2022, City Council meeting; and

**WHEREAS**, the City Council finds that it will be in the best interest of the City to extend and expand its extraterritorial jurisdiction to include all of the territory described in Exhibit "A" and shown on Exhibit "B";

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PATTISON, TEXAS:**

**Section 1.** The facts and recitations contained in the preamble to this Ordinance are true and correct and incorporated herein for all purposes.

**Section 2.** Land owner(s) have requested by written petition that the property described in Exhibit "A" and shown on Exhibit "B" be included within the extraterritorial jurisdiction of the City of Pattison, Texas.

**Section 3.** The area described in Exhibit "A" and shown on Exhibit "B" is an area contiguous to the existing extraterritorial jurisdiction of the City of Pattison, Texas.

**Section 4.** The extension and expansion of the City's extraterritorial jurisdiction to include the territory described in Exhibit "A" and shown on Exhibit "B" does not include any area in the existing territorial jurisdiction of another municipality.

**Section 6.** *Severability.*

In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the city council of the City of Pattison, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

**Section 7.** *Effective Date.*

This Ordinance shall become effective immediately upon passage.

PASSED, APPROVED and ADOPTED this, the 14<sup>th</sup> day of April, 2022.

  
\_\_\_\_\_  
Joe Garcia, Mayor

ATTEST:

  
\_\_\_\_\_  
Lorene L. Hartfiel, City Secretary

EXHIBIT "A", PAGE 1 OF 2 PAGES

County: Waller  
Project: Maple Grove Waller  
M&B No: 21-162  
CS Job No: 21151

**METES AND BOUNDS DESCRIPTION OF 272.540 ACRES**

Being a tract of land containing 272.540 acres, located in the T.S. Reese Survey, Abstract 328, in Waller County, Texas; Said 272.540 acre tract being all of a called 272.550 acre tract of land recorded in the name of Morton Newman Partners, LLC, in Volume 1052, Page 005, of the Waller County Deed Records (W.C.D.R.); Said 272.540 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, of 1983, South Central Zone):

**BEGINNING**, at a 1/2-inch iron rod found at the northwest corner of said 272.550 acre tract, same being the southeast intersection of Newman Road (monumented at fifty feet wide) and Prairie Grass Lane (sixty feet wide per Volume 294, Page 797, of the W.C.D.R.), for the northwest corner of the herein described tract;

**THENCE**, North 87° 55' 43" East, with the westerly north line of said 272.550 acre tract and with the south Right-of-Way (R.O.W.) line of said Prairie Grass Lane, a distance of 2,642.16 feet to a 5/8-inch capped iron rod found at the northerly northeast corner of said 272.550 acre tract, same being the south end of the east terminus line of said Prairie Grass Lane, on the west line of a called 152.694 acre tract of land recorded in the name of Poarch/Swinback, LLC in Waller County Clerk's File Number (W.C.C.F. No.) 2102032;

**THENCE**, with the lines common to said 272.550 acre tract with said 152.694 acre tract, the following two (2) courses:

1. South 01° 58' 36" East, a distance of 777.54 feet to a 1/2-inch iron pipe found at the southwest corner of said 152.694 acre tract;
2. North 87° 56' 00" East, a distance of 2,601.94 feet to a 1/2-inch iron pipe found at the easterly northeast corner of said 272.550 acre tract, same being the southeast corner of said 152.694 acre tract, on the west line of a called 1.8471 acre tract of land recorded in the name of Joseph Freeland Interests, LLC, in Volume 607, Page 138, of the W.C.D.R.;

**THENCE**, South 02° 02' 29" East, with the line common to said 272.550 acre tract with said 1.8471 acre tract, a distance of 1,009.59 feet to a 5/8-inch capped iron rod set on the north line of the remainder of a called 317.3080 acre tract of land recorded in the name of Morton RD Property in W.C.C.F. No. 1900318;

**THENCE**, with the lines common to said 272.550 acre tract and said remainder tract, the following two (2) courses:


EXHIBIT A, PAGE 2 OF 2 PAGES

1. South 87° 56' 12" West, a distance of 2,604.01 feet to a 1/2-inch iron pipe found at the northwest corner of said remainder tract;
2. South 01° 55' 26" East, a distance of 1,712.93 feet to a one-inch iron pipe found at the southeast corner of said 272.550 acre tract, same being the southwest corner of said remainder tract, on the north line of a called 20.000 acre tract of land recorded in the name of Bin Hao in Volume 1023, Page 453, of the W.C.D.R., within the occupied R.O.W. of Morton Road (called eighty feet wide), for the southeast corner of the herein described tract;

**THENCE**, South 87° 55' 36" West, with the south line of said 272.550 acre tract and with the north lines of said 20.000 acre tract, the remainder of a called 50.026 acre tract of land recorded in the name of Full Blessing Investment, LP, in Volume 858, Page 400, of the W.C.D.R., and a called 40.10 acre tract of land recorded in the name of J. Patrick Properties, LLC, in Volume 1089, Page 434, of the W.C.D.R., respectively, and through and across said occupied Morton Road, a distance of 2,639.72 feet to a 5/8-inch capped iron rod set at the southwest corner of said 272.550 acre tract, same being the northwest corner of said 40.10 acre tract, at the northeast intersection of occupied Morton Road with monumented Newman Road, for the southwest corner of the herein described tract;

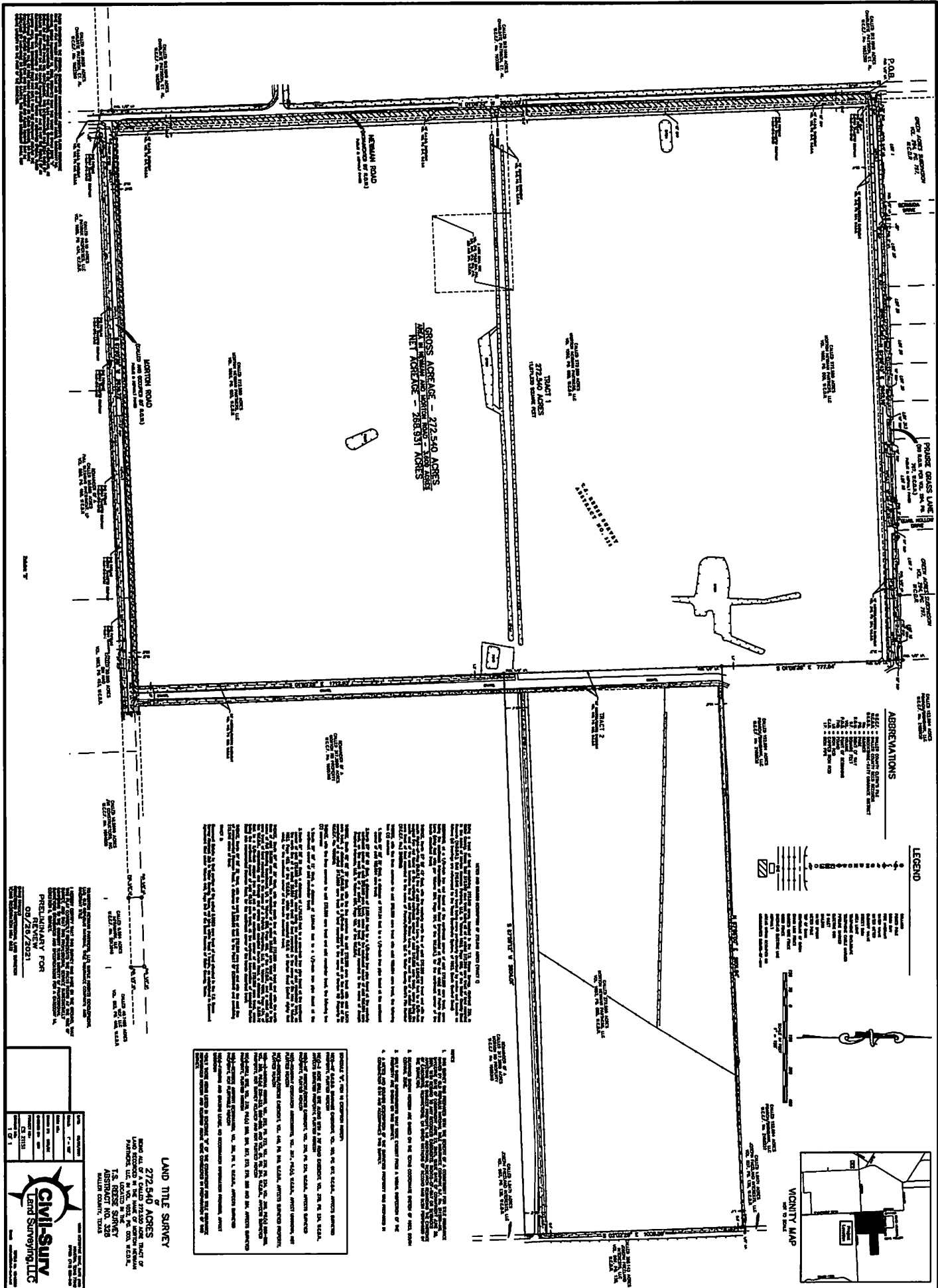
**THENCE**, North 01° 58' 32" West, with the west line of said 272.550 acre tract and with the east line of monumented Newman Road, a distance of 3,500.00 feet to the **POINT OF BEGINNING** and containing 272.540 acres of land.

A Land Title Survey of the herein described tract was prepared in conjunction with and accompanies this description.

  
Chris Rhodes, R.P.L.S.  
Texas Registration Number 6532

CIVIL-SURV LAND SURVEYING, LC  
PH: (713) 839-9181  
August 25, 2021





THIS PRELIMINARY SURVEY WAS MADE BY FIELD MEASUREMENTS AND PHOTOGRAPHIC SURVEYS. THE BOUNDARIES SHOWN ON THIS MAP ARE NOT GUARANTEED AND SHOULD BE VERIFIED BY A FINAL SURVEY. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THIS MAP IS FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR ANY LEGAL PURPOSES WITHOUT THE ASSISTANCE OF A LAWYER.

**TRACT 1**  
272,540 ACRES  
NET ACREAGE - 268,937 ACRES

**TRACT 2**  
272,540 ACRES  
NET ACREAGE - 268,937 ACRES

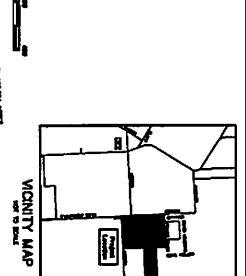
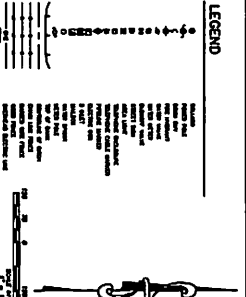
TRAFFIC SIGN

ABBRVIATIONS

AREA - TOTAL SURVEY AREA  
NET ACREAGE - NET ACREAGE  
GROSS AREA - GROSS AREA  
TRACT 1 - TRACT 1  
TRACT 2 - TRACT 2  
HAIWAY - HIGHWAY

LEGEND

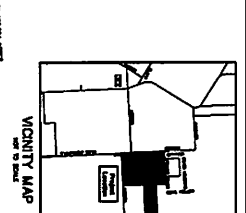
ROAD - ROAD  
DRAINAGE CANAL - DRAINAGE CANAL  
DITCH - DITCH  
WELL - WELL  
POWER LINE - POWER LINE



PROPERTY INFORMATION

1. THE SURVEY WAS MADE BY FIELD MEASUREMENTS AND PHOTOGRAPHIC SURVEYS. THE BOUNDARIES SHOWN ON THIS MAP ARE NOT GUARANTEED AND SHOULD BE VERIFIED BY A FINAL SURVEY. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THIS MAP IS FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR ANY LEGAL PURPOSES WITHOUT THE ASSISTANCE OF A LAWYER.

**LAND TITLE SURVEY**  
272,540 ACRES  
PRELIMINARY FOR  
AS-SEVEN  
18.76639021



**PETITION REQUESTING EXPANSION AND EXTENSION  
OF EXTRATERRITORIAL JURISDICTION**

TO THE HONORABLE MAYOR AND CITY COUNCILMEMBERS OF THE CITY OF  
PATTISON, TEXAS:

MAPLE GROVE DEVELOPMENT LLC, a Texas limited liability company (herein the "Petitioner"), the owner of all of the territory described in the exhibit attached hereto as Exhibit "A" and incorporated herein for all purposes (the "Territory"), hereby petitions and requests the City of Pattison, Texas (the "City"), to expand and extend the City's extraterritorial jurisdiction to include all of the Territory, and would show the following:

I.

Petitioner is the owner of title to all of the land within the Territory, as shown by the tax rolls of Waller County, Texas.

II.

The Territory is or will be contiguous to the existing extraterritorial jurisdiction of the City.

III.

This petition and request is made pursuant to the provisions of Section 42.022, Texas Local Government Code.

IV.

Petitioner believes that it will be in the best interests of Petitioner and the City, and will benefit the Territory and the City, if the City extends and expands its extraterritorial jurisdiction to include all of the Territory.

WHEREFORE, Petitioner prays that this petition be properly filed, as provided by law, and that it be heard by the City and that the City duly pass and adopt a resolution extending and expanding the City's extraterritorial jurisdiction to include all of the Territory not presently in the City's existing extraterritorial jurisdiction.

[EXECUTION PAGE FOLLOWS]

RESPECTFULLY EXECUTED this 11 day of April, 2022.

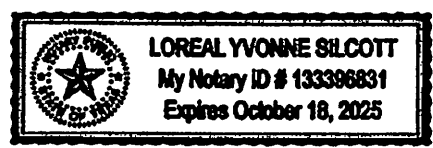
MAPLE GROVE DEVELOPMENT LLC

By: *Itiel Kaplan*  
Itiel Kaplan  
Manager

STATE OF TEXAS                   §  
  §  
COUNTY OF Harris           §

BEFORE ME, the undersigned authority, on this day personally appeared Itiel Kaplan, known to me to be the person whose name is subscribed to the foregoing instrument as Manager of Maple Grove Development LLC, a Texas limited liability company, on behalf of such limited liability company, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said limited liability company.

GIVEN under my hand and seal of office this 11 day of April, 2022.



*Loreal Silcott*  
Notary Public in and for the State of Texas

My commission Expires:  
October 18, 2025

**Exhibit A**

**Territory**



EXHIBIT A, PAGE 1 OF 2 PAGES

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Project: Maple Grove Waller  
M&B No: 21-162  
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**THENCE**, North 87° 55' 43" East, with the westerly north line of said 272.550 acre tract and with the south Right-of-Way (R.O.W.) line of said Prairie Grass Lane, a distance of 2,642.16 feet to a 5/8-inch capped iron rod found at the northerly northeast corner of said 272.550 acre tract, same being the south end of the east terminus line of said Prairie Grass Lane, on the west line of a called 152.694 acre tract of land recorded in the name of Poarch/Swinback, LLC in Waller County Clerk's File Number (W.C.C.F. No.) 2102032;

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