

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

TO THE MAYOR OF THE CITY OF BRYAN, 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 43.035, and petition your honorable Body to extend the present city limits so as to include as part of the City of Bryan, Texas, the following described territory, to wit:

**FIELD NOTES
243.82 ACRES
OUT OF THE
ROBERT BRIAN LAWRENCE
CALLED 136.178 ACRE TRACT
VOLUME 9806, PAGE 204
AND THE
ROBERT BRIAN LAWRENCE, AS TRUSTEE OF THE
ROBERT ORR LAWRENCE, III FAMILY TRUST
CALLED 595.777 ACRE TRACT
VOLUME 9806, PAGE 204
S. F. AUSTIN LEAGUE NO. 9, A – 62, J. McMILLAN SURVEY, A – 176,
T. F. McKINNEY SURVEY, A – 33 & THE J. WILLIAMS SURVEY, A – 237
BRAZOS COUNTY, TEXAS
MARCH 25, 2021**

[Please see Exhibit A-1 for full metes and bounds description]

We certify that the above-described tract of land is contiguous and adjacent to the City of Bryan, Texas and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

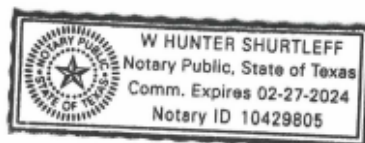
**Robert Brian Lawrence as Trustee for the
Robert Orr Lawrence III Family Trust**

Signed: Robert Brian Lawrence, Trustee
Title: Trustee

THE STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, the undersigned authority, on this day personally appeared Robert Brian Lawrence, Trustee, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 2nd day of April, 2021.



W Hunter Shurtleff
Notary Public in and for
County, _____

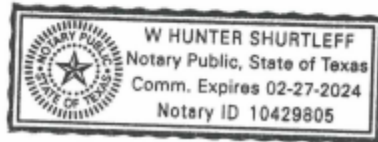
Robert Brian Lawrence, Individually

Signed: Robert Brian Lawrence

THE STATE OF TEXAS
COUNTY OF BRAZOS

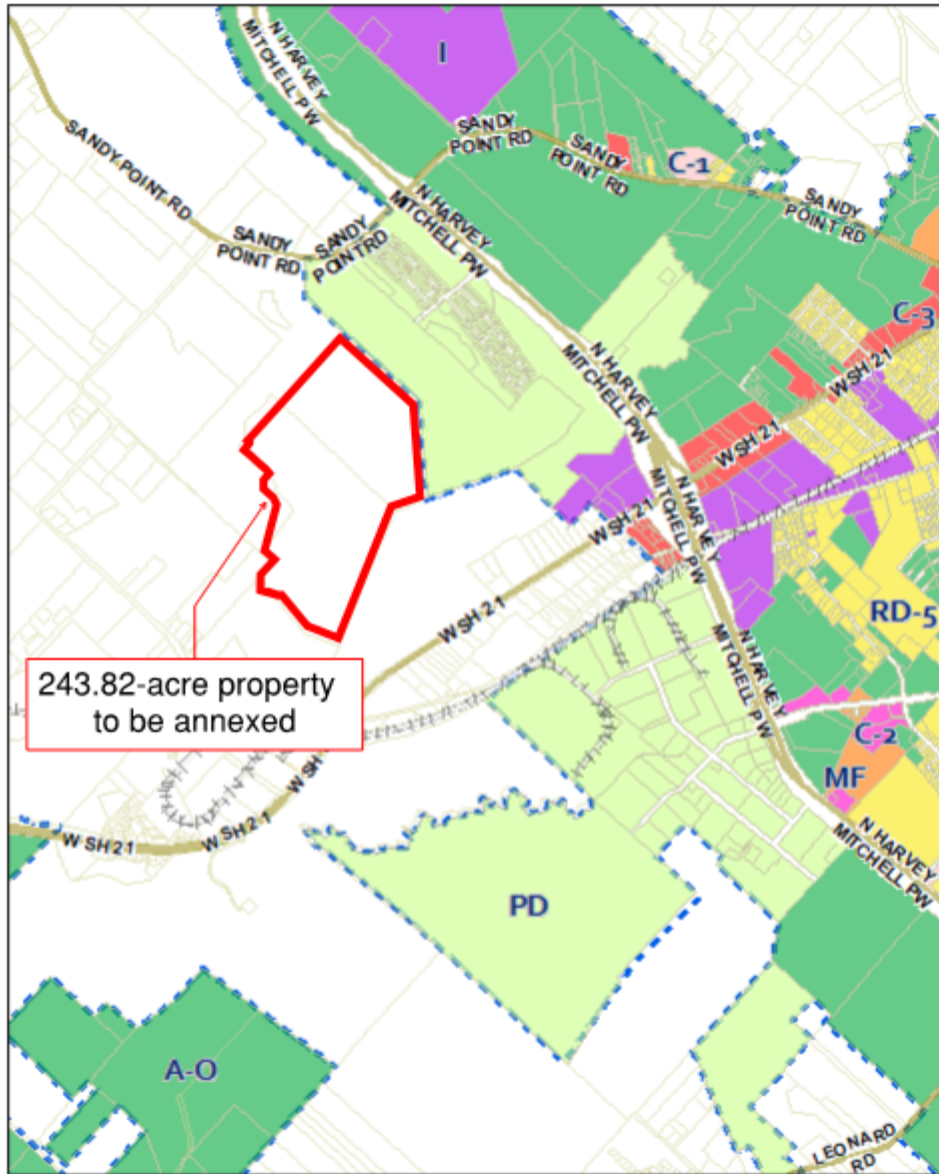
BEFORE ME, the undersigned authority, on this day personally appeared Robert Brian Lawrence, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 2nd day of April, 2021.



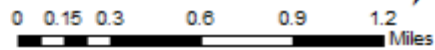
[Signature]
Notary Public in and for
County, _____

City of Bryan | Zoning as of May 11, 2021



243.82-acre property to be annexed

- RE SIDENTAL 5000 DISTRICT (RD-5)
- COMMERCIAL DISTRICT (C-3)
- INDUSTRIAL DISTRICT (I)
- MULTI FAMILY DISTRICT (MF)
- PLANNED DEVELOPMENT DISTRICT (PD)
- AGRICULTURAL OPEN DISTRICT (A-O)
- OFFICE DISTRICT (C-1)
- RETAIL DISTRICT (C-2)



RESOLUTION NO. _____

A RESOLUTION GRANTING A PETITION SEEKING ANNEXATION OF 243.82 ACRES OF VACANT LAND OUT OF THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62, J. MCMILLAN SURVEY, ABSTRACT NO. 176, T.F. MCKINNEY SURVEY, ABSTRACT NO. 33, AND THE J. WILLIAMS SURVEY, ABSTRACT NO. 237, LOCATED APPROXIMATELY 3,500 FEET SOUTHWEST OF THE INTERSECTION OF PLEASANT HILL AND SANDY POINT ROADS IN BRYAN'S EXTRATERRITORIAL JURISDICTION (ETJ) IN BRAZOS COUNTY, TEXAS, LYING ADJACENT AND CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE CITY OF BRYAN; ADOPTING A TIMELINE FOR COMPLETING ANNEXATION, TEXAS; DIRECTING CITY STAFF TO PERFORM ACTIVITIES NECESSARY FOR THE INITIATION OF ANNEXATION PROCEEDINGS, AS REQUIRED BY STATE LAW AND PROVIDING AN EFFECTIVE DATE;

WHEREAS, the City of Bryan, Texas is a home-rule municipality authorized by State law and the City Charter to annex territory lying adjacent and contiguous to the corporate limits of said City of Bryan, Texas; and

WHEREAS, Robert Lawrence Orr III Family Trust owns 243.82 acres of vacant land out of the Stephen F. Austin League No. 9, Abstract No. 62, J. McMillan Survey, Abstract No. 176, T.F. McKinney Survey, Abstract No. 33, and the J. Williams Survey, Abstract No. 237, located approximately 3,500 feet southwest of the intersection of Pleasant Hill and Sandy Point Roads; and

WHEREAS, the property owner is seeking annexation of said 243.82 acres to the City of Bryan under Section 43.028 of the Texas Local Government Code; and

WHEREAS, the above-described property lies adjacent and contiguous to the present corporate limits of the City of Bryan, is one-half mile or less in width, vacant and without residents or on which fewer than three qualified voters reside, as required by Section 43.028 of the Texas Local Government Code; and

WHEREAS, Section 43.028 of the Texas Local Government Code requires the governing body of a municipality to grant or refuse petitions seeking annexation; and

WHEREAS, Section 43.063 of the Texas Local Government Code requires that before a municipality may institute annexation proceedings, the governing body must conduct a public hearing at which all persons interested in the annexation are given the opportunity to be heard; and

WHEREAS, Section 43.065 of the Texas Local Government Code requires that before the publication of the notice of the hearing required under Section 43.063 of the Texas Local Government Code, the governing body of the municipality shall direct its planning department or other appropriate municipal department to prepare a service plan that provides for the extension of full municipal services to the area to be annexed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRYAN, TEXAS:

1.

That the City of Bryan hereby grants the petition seeking annexation of own 243.82 acres of vacant land out of the Stephen F. Austin League No. 9, Abstract No. 62, J. McMillan Survey, Abstract No. 176, T.F. McKinney Survey, Abstract No. 33, and the J. Williams Survey, Abstract No. 237, located

approximately 3,500 feet southwest of the intersection of Pleasant Hill and Sandy Point Roads in Bryan's extraterritorial jurisdiction (ETJ) in Brazos County, Texas, said 243.82 acres being depicted on attached Exhibit "A" and described more particularly by metes-and-bounds on attached Exhibit "A-1".

2.

That the City of Bryan hereby adopts a timetable for completing annexation of the above-described property, providing for all public hearings to be held within the time required by law, as described on Exhibit "B" attached to this Resolution.

3.

That city staff is hereby directed to prepare a service plan that provides for the extension of full municipal services to the above-described property, publish appropriate notices, and perform other activities necessary for the initiation of annexation proceedings, as required by state law.

4.

That this Resolution shall be effective immediately upon its passage and approval.

PASSED AND APPROVED this the 11th day of May, 2021.

ATTEST:

CITY OF BRYAN:

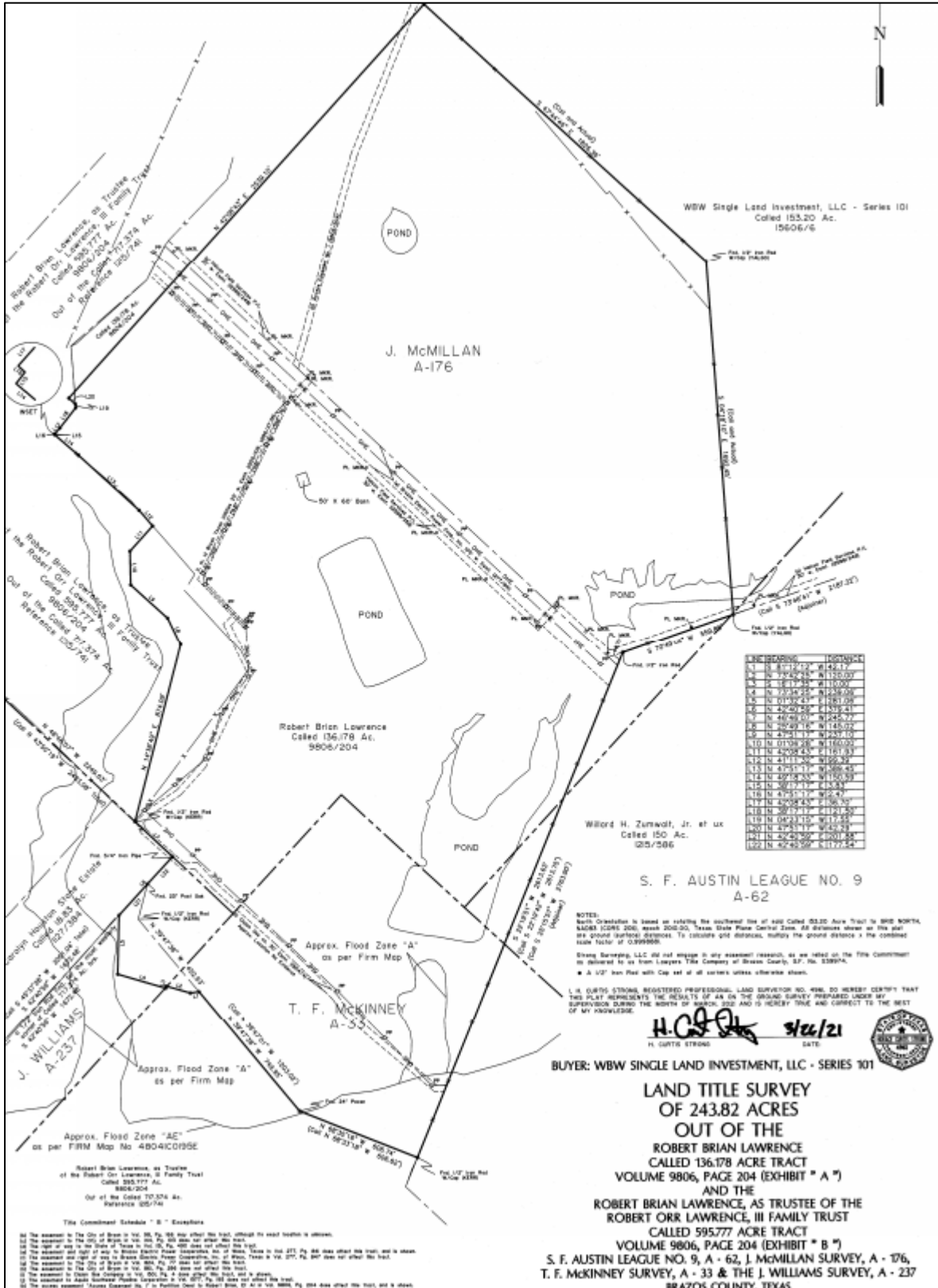
Mary Lynne Stratta, City Secretary

Andrew Nelson, Mayor

APPROVED AS TO FORM:

Janis K. Hampton, City Attorney

Exhibit "A":



BUYER: WBW SINGLE LAND INVESTMENT, LLC - SERIES 101

**LAND TITLE SURVEY
OF 243.82 ACRES
OUT OF THE
ROBERT BRIAN LAWRENCE
CALLED 136.178 ACRE TRACT
VOLUME 9806, PAGE 204 (EXHIBIT "A")
AND THE
ROBERT BRIAN LAWRENCE, AS TRUSTEE OF THE
ROBERT ORR LAWRENCE, III FAMILY TRUST
CALLED 595.777 ACRE TRACT
VOLUME 9806, PAGE 204 (EXHIBIT "B")
S. F. AUSTIN LEAGUE NO. 9, A - 62, J. McMILLAN SURVEY, A - 176,
T. F. MCKINNEY SURVEY, A - 33 & THE J. WILLIAMS SURVEY, A - 237
BRAZOS COUNTY, TEXAS**

Exhibit "A-1":



**FIELD NOTES
243.82 ACRES
OUT OF THE
ROBERT BRIAN LAWRENCE
CALLED 136.178 ACRE TRACT
VOLUME 9806, PAGE 204
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BRAZOS COUNTY, TEXAS
MARCH 25, 2021**

All that certain lot, tract or parcel of land being 243.82 acres situated in the S. F. AUSTIN LEAGUE NO. 9, Abstract No. 62, J. McMILLAN SURVEY, ABSTRACT No. 176, T. F. McKINNEY SURVEY, Abstract No. 33 and the J. WILLIAMS SURVEY, Abstract No. 237, Brazos County, Texas and being a part of the following described tracts: 1) Being a part of that certain Called 136.178 acre tract as described in Exhibit " A " of Partition Deed to Robert Brian Lawrence of record in Volume 9806, Page 204, Official Records of Brazos County, Texas, and 2) Being a part of that certain Called 595.777 acre tract as described in Exhibit " B " of Partition Deed to Robert Brian Lawrence, as Trustee of the Robert Orr Lawrence, III Family Trust of record in Volume 9806, Page 204, Official Records of Brazos County, Texas, said 595.777 being further described as a part of a Called 717.374 acre tract of record in Volume 1215, Page 741, Official Records of Brazos County, Texas, said 243.82 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod with Cap (YALGO) found in the southwest line of the WBW Single Land Investment, LLC – Series 101 Called 153.20 acre tract as described in Volume 15606, Page 6, Official Records of Brazos County, Texas for the most northerly corner, the calculated southwest corner of said Called 153.20 acre tract bears N 47 ° 44 ' 47 " W a distance of 863.03 feet from which a T-Post found for reference bears N 23 ° 35 ' 11 " W a distance of 0.33 feet;

THENCE S 47°44'46" E along the southwest line of said Called 153.20 acre tract a distance of 1826.39 feet to a 1/2" Iron Rod with Cap (YALGO) found for an exterior angle point, said point being an interior angle point of said Called 153.20 acre tract;

THENCE S 04°18'10" E along the westerly line of said Called 153.20 acre tract a distance of 1692.45 feet to a 1/2" Iron Rod with Cap (YALGO) found for a northeasterly corner, said point being the most southerly corner of said Called 153.20 acre tract, said point also being located in the northwest line of the Willard H. Zumwalt, Jr. et ux Called 150 acre tract as described in Volume 1215, Page 586, Official Records of Brazos County, Texas;

THENCE S 70°49'06" W along the northwest line of said Called 150 acre tract a distance of 559.85 feet to a 1/2" Iron Rod found for an interior angle point, said point being an exterior angle point of said Called 150 acre tract;

THENCE S 22°19'51" W along the northwest line of said Called 150 acre tract at a distance of 68.75 feet passing the calculated most easterly corner of said Called 136.178 acre tract and continuing for a total distance of 2613.63 feet to a 1/2" Iron Rod with Cap (KERR) found for the most southerly corner, said point being the most southerly corner of said Called 136.178 acre tract;

THENCE N 68°30'16" W along the southwest line of said Called 136.178 acre tract a distance of 606.74 feet to a 24" Pecan found for an interior angle point, said point being an interior point of said Called 136.178 acre tract;

THENCE N 39°47'38" W continuing along the southwest line of said Called 136.178 acre tract a distance of 749.95 feet to a 1/2" Iron Rod with Cap set for angle point, a 1/2" Iron Rod with Cap (KERR) found for an angle point of said Called 136.178 acre tract bears N 39 ° 47 ' 38 " W a distance of 452.63 feet;

THENCE S 81°12'12" W a distance of 42.17 feet to a 1/2" Iron Rod with Cap set for angle point;

THENCE N 73°42'25" W a distance of 120.00 feet to a 1/2" Iron Rod with Cap set for angle point;

THENCE S 16°17'35" W a distance of 10.00 feet to a 1/2" Iron Rod with Cap set for angle point;

THENCE N 73°34'25" W a distance of 239.06 feet to a 1/2" Iron Rod with Cap set for angle point;

THENCE N 01°32'47" E a distance of 281.06 feet to a 1/2" Iron Rod with Cap set for angle point in a northwest line of said Called 717.374 acre tract, said point being located in the southeast line of the Carolyn Houston Stone Called 18.83 acre tract as described in Volume 1127, Page 384, Official Records of Brazos County, Texas, a 1/2" Iron Rod found for the most westerly corner of said Called 717.374 acre tract bears S 42 ° 40 ' 59 " W a distance of 1672.48 feet;

THENCE N 42°40'59" E along a northwest line of said Called 717.374 acre tract and the southeast line of said Called 18.83 acre tract at a distance of 201.88 feet passing a 23" Post Oak found for an angle point in said Called 136.178 acre tract and continuing for a total distance of 379.41 feet to a 3/4" Iron Pipe found for an interior angle point, said point being an angle point of said Called 136.178 acre tract and also an angle point of said Called 717.374 acre tract, said point being the most easterly corner of said Called 18.83 acre tract;

THENCE N 46°46'07" W along the southwest lines of said Called 136.178 acre tract and said Called 717.374 acre tract, said point also being along the northeast line of said Called 18.83 acre tract a distance of 245.77 feet to a 1/2" Iron Rod with Cap (KERR) found for a west corner, said point being a west corner of the Called 136.178 acre tract;

THENCE N 14°38'49" E a distance of 874.09 feet to a 1/2" Iron Rod with Cap set for angle point;

THENCE N 25°49'16" W a distance of 145.02 feet to a 1/2" Iron Rod with Cap set for angle point;
THENCE N 47°51'17" W a distance of 237.10 feet to a 1/2" Iron Rod with Cap set for angle point;
THENCE N 01°06'28" W a distance of 160.00 feet to a 1/2" Iron Rod with Cap set for angle point;
THENCE N 42°08'43" E a distance of 161.93 feet to a 1/2" Iron Rod with Cap set for angle point;
THENCE N 41°11'32" W a distance of 99.39 feet to a 1/2" Iron Rod with Cap set for angle point;
THENCE N 47°51'17" W a distance of 389.45 feet to a 1/2" Iron Rod with Cap set for angle point;
THENCE N 49°18'33" W a distance of 150.59 feet to a 1/2" Iron Rod with Cap set for angle point;
THENCE N 38°17'17" E a distance of 3.83 feet to a 1/2" Iron Rod with Cap set for angle point;
THENCE N 47°51'17" W a distance of 2.47 feet to a 1/2" Iron Rod with Cap set for angle point;
THENCE N 42°08'43" E a distance of 36.70 feet to a 1/2" Iron Rod with Cap set for angle point;
THENCE N 38°17'17" E a distance of 121.50 feet to a 1/2" Iron Rod with Cap set for angle point;
THENCE N 04°23'15" W a distance of 17.55 feet to a 1/2" Iron Rod with Cap set for angle point;
THENCE N 47°51'17" W a distance of 42.29 feet to a 1/2" Iron Rod with Cap set for angle point;

THENCE N 42°08'43" E a distance of 2539.10 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 243.82 ACRES OF LAND MORE OR LESS, according to a survey prepared during the month of March, 2021, under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961, doing business under FIRM No. 10093500. North Orientation is based on rotating the southwest line of said Called 153.20 acre tract to GRID North, NAD83 (CORS 2011), epoch 2010.00, Texas State Plane Central Zone. All distances are Ground (surface) distances. To calculate grid distances multiply ground distance x the combined scale factor of 0.9998881. For other information, see accompanying plat.



Exhibit “B”:

TIMETABLE FOR COMPLETING REQUESTED ANNEXATION OF 243.82 ACRES OF VACANT LAND OUT OF THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62, J. MCMILLAN SURVEY, ABSTRACT NO. 176, T.F. MCKINNEY SURVEY, ABSTRACT NO. 33, AND THE J. WILLIAMS SURVEY, ABSTRACT NO. 237, LOCATED APPROXIMATELY 3,500 FEET SOUTHWEST OF THE INTERSECTION OF PLEASANT HILL AND SANDY POINT ROADS IN BRYAN’S EXTRATERRITORIAL JURISDICTION (ETJ) IN BRAZOS COUNTY, TEXAS

- June 3, 2021: public hearing at which all persons interested in the annexation are given the opportunity to be heard, to be held during a regular meeting of Bryan’s Planning and Zoning Commission (the Planning and Zoning Commission will then make a recommendation concerning the proposed annexation)
- July 13, 2021: public hearing at which all persons interested in the annexation are given the opportunity to be heard, and first and only reading of annexation ordinance, to be held during a regular meeting of Bryan’s City Council